

**City of Encinitas  
Planning and Building Department**

**NOTICE OF PENDING ACTION ON  
DEVELOPMENT PERMIT**

The Planning & Building Department of the City of Encinitas is currently reviewing the following Administrative Application request for a project located within the Coastal Zone of the City of Encinitas:

**CASE NUMBER:** 09-181 CDP

**FILING DATE:** November 4, 2009

**APPLICANT:** Vance Southwick

**LOCATION:** 917 Nolbey Street

**PROJECT DESCRIPTION:** The applicant requests the approval of a Coastal Development Permit for a major remodel and addition to an existing single-family residence. The residence will not remain habitable during construction and requires the issuance of a Coastal Development Permit. The subject property is located in the Residential 8 (R-8) zone and Coastal zone. (260-542-03)

**ENVIRONMENTAL STATUS:** The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections= 15301(e)(1). Section 15301(e)(1) exempts from environmental review additions to existing structures provided that the addition will not result in more than 50% of the floor area of the structures of the addition, or 2,500 square feet, whichever is less.

A minimum **10-calendar day review period** has been established for the subject application. The application submittal is available for your review and comments during regular business hours, 7:00 AM to 6:00 PM Monday through Friday. City Hall is closed alternate Fridays (3/19, 4/2, etc.)

**PRIOR TO 6:00 PM ON MONDAY, MARCH 22, 2010, ANY INTERESTED PERSON MAY REVIEW THE APPLICATION AND PRESENT TESTIMONY, ORALLY OR IN WRITING, TO THE PLANNING & BUILDING DEPARTMENT. WRITTEN TESTIMONY IS PREFERRED IN ORDER TO HAVE A RECORD OF THE COMMENTS RECEIVED.**

If additional information is not required, the Planning & Building Department will render a determination on the application, pursuant to Section 2.28.090 of the City of Encinitas Municipal Code, after the close of the review period. An **Appeal** of the Department's determination accompanied by the appropriate filing fee may be filed **within 15-calendar days** from the date of the determination. Appeals will be considered by the City Council pursuant to Chapter 1.12 of the Municipal Code. The action of the Planning & Building Director **may not be appealed to the California Coastal Commission.**

Under California Government Code Sec. 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised regarding the matter described in this notice or written correspondence delivered to the City at or prior to the date and time of the determination.

For further information, contact Andrew Maynard, Assistant Planner at (760) 633-2718, or the Planning & Building Department, 505 S. Vulcan Avenue, Encinitas, CA 92024.