

City of Encinitas

Planning and Building Department

Current Planning Division

505 S. Vulcan Avenue, Encinitas, California 92024-3633

FINDING OF SUBSTANTIAL CONFORMANCE DESIGN REVIEW PERMIT AND COASTAL DEVELOPMENT PERMIT

CASE NO.: 16-130 SUBC

APPLICANT: Development Solutions Enclave, LLC.

DESCRIPTION: Substantial Conformance Determination with Design Review Permit and Coastal Development Permit Case No. 15-134 DR/CDP (Resolution No. PC 2016-09) approved by the City of Encinitas Planning Commission on February 18, 2016.

LOCATION: 1420-1441 Enclave Court

DATE: July 20, 2016

This document is to certify that the applicant's proposed plans dated received by the City of Encinitas on June 7, 2016, to allow for the modifications listed below, have been determined to be in substantial conformance with the project plans previously approved through the Design Review Permit and Coastal Development Permit process.

The proposed modifications include:

- Replacing the previously approved construction trailer for Encinitas Enclave Phase I to a sales trailer;
- Relocating the previously approved construction trailer from Lot 6 and locate the newly proposed sales trailer on Lot 11; and
- Associated parking facilities including an ADA compliant parking space with landscaping.

This determination is based upon the following findings:

1. No project condition is changed or deleted;

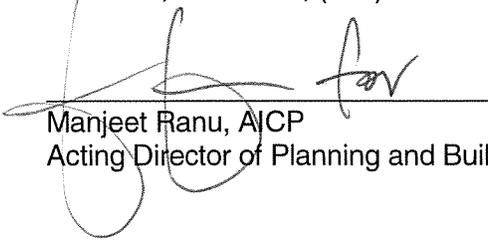
The proposed substantial conformance request does not affect the original conditions of approval for Case No. 15-134 DR/CDP, which was approved pursuant to Planning Commission Resolution No. PC 2016-09. The original conditions will remain in full force and effect.

2. No feature, facility, or amenity is deleted or substantially altered which had been considered essential to the project's quality, safety, or function by the decision-making body;

With the proposed modification, the project will still maintain the features, facilities and amenities which were considered essential to the project's design and overall architectural style, as originally approved. The new sales trailer (to replace the previously approved construction trailer) is temporary in nature and will be utilized during the construction and

Tel: (760) 633-2710; Fax: (760) 633-2818

Any questions should be directed to Katie Innes, Associate Planner, at (760) 633-2716 or via email at kinnes@encinitasca.gov, or the Planning and Building Department at 505 South Vulcan Avenue, Encinitas, CA 92024, (760) 633-2710.



Manjeet Ranu, AICP
Acting Director of Planning and Building