



**NOTICE OF DECISION**  
Development Services Department

<b>Project Name:</b>	Time Extension - Carlson Residence
<b>Request:</b>	First one-year extension to extend approval date for previously approved demolition of an existing single-family residence and the construction of a new two-story single-family residence with basement, roof deck, detached garage and accessory dwelling unit (ADU) within the Coastal Commission's appeal jurisdiction.
<b>Discretionary Actions:</b>	Time Extension (EXT)
<b>CEQA Determination:</b>	Exempt
<b>DECISION:</b>	APPROVED
<b>Project Number:</b>	MULTI-008628-2026, EXT-008647-2026, CDPNF-008648-2026
<b>DSD Number:</b>	2025-30
<b>Location:</b>	188 Phoebe Street
<b>Community:</b>	Leucadia
<b>APN:</b>	254-230-39
<b>Applicant:</b>	Michael Carlson, Property Owner
<b>Representative:</b>	Andrea Miller, MADesign and Drafting Services
<b>Project Planner:</b>	Esteban Cisneros, Contract Assistant Planner ecisneros@encinitasca.gov
<b>Decision Date:</b>	April 13, 2026
<b>Report Approval:</b>	<input checked="" type="checkbox"/> <b>Meagan Openshaw</b> , Assistant Director, Development Services

## **TIME EXTENSION DESCRIPTION**

The applicant proposes a time extension to an approved Coastal Development Permit for a period of one year for a site located at 188 Phoebe Street in the Leucadia community area. Section 30.80.164 of the Municipal Code allows for the extension of an approved Coastal Development Permit if there are no changed circumstances which would affect the development's consistency with the certified Local Coastal Program. The applicant is not proposing any modifications to the approved project or adding/modifying conditions of the approved Coastal Development Permit.

## **BACKGROUND**

On January 23, 2024, the City approved Case No. CDP-004424-2021 (Development Services Notice of Decision (NO. DSD-2024-06) for the demolition of the existing 1,262- square-foot single-family residence and attached 441-square-foot garage and construct a new 3,564-square-foot single-family residence with a new 194-square-foot accessory dwelling unit (ADU) above a new 524-square-foot two-car detached garage.

## **ANALYSIS**

The original project included approval of a coastal development permit. Encinitas Municipal Code (EMC) Section 30.80.164 (Coastal Development Permits) provides allowances for project approvals to be extended when certain findings are met. The conditions of approval will remain as approved under Case No. CDP-004224-2021. There are no changed circumstances that would affect the development's consistency with the certified Local Coastal Program or require any changes in conditions associated with the original approval.

The required findings for the Time Extension request are summarized below.

## **MUNICIPAL CODE REQUIREMENTS:**

The Development Services Director may grant time extensions to approved Design Review Permits and Coastal Development Permits per Encinitas Municipal Code (EMC) Section 23.08.160 (Expiration and Extension of Design Review Permit), and 30.80.164 (Extension of Coastal Development Permit).

### *Time Extension Findings*

30.80.164 (Extension of Coastal Development Permit) allows the Director of Development Services to grant an extension of the time of expiration for an approved Coastal Development Permit as demonstrated below.

- EMC Section 30.80.164 (Extension of Coastal Development Permit) states upon application to the Director and good cause having been shown, and that there are no changed circumstances that would affect the development's consistency with the certified Local Coastal Program, the Director may, on one or more occasions, extend the expiration period on the coastal development permit. No changes have been made to the project as a part of the requested

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Time Extension application, and no changed circumstances or policies have occurred that would result in a conflict with the City's certified Local Coastal Program.

The proposed time extension will extend the expiration by one year from January 23, 2026, to January 23, 2027. Compliance with the sections above are demonstrated in the Findings section of the report below.

### **30.80.164 – Extension of Coastal Development Permit.**

The Development Services Director may grant time extensions to approved Coastal Development Permits per Encinitas Municipal Code (EMC) Section 30.80.164.

**a. Upon application to the Director and good cause having been shown, the Director may, on one or more occasions, extend the expiration period on the coastal development permit if the Director finds that there are no changed circumstances which would affect the development's consistency with the certified Local Coastal Program.**

The applicant has demonstrated good cause for the requested extension. A grading permit has been issued and building permits have been submitted for plan check. There have been no changes in circumstances that would affect the development's consistency with the certified Local Coastal Program.

**b. A request for such an extension shall be filed with the Director at least 15 days prior to the expiration of the Coastal Development Permit, together with the required application fee and evidence of the applicant's continued legal interest in the property.**

The application for the subject extension and the payment of the fees were received by the Director at least 15 days prior to the expiration of the coastal development permit. Additionally, the applicant provided evidence of continued legal interest in the property.

**c. The total of all extensions shall not exceed a period of two years.**

The Director grants the extension for a total of one (1) year for the coastal development permit.

**d. Upon proper filing of an application for extension, public notice shall be made in accordance with Chapter 30.01 as modified by this chapter. A public hearing may be required.**

A public notice for the subject extension request was mailed on March 12, 2026, to all property owners and occupants within 500 feet of the project site and to anyone who requested such notice in writing, in compliance with Encinitas Municipal Code Sections 30.01.070 (Noticed Public Hearings). Additionally, as a courtesy, the notice was posted at City Hall and on the Development Services Department's Internet site under "Public Notices."

## **CONCLUSION**

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Based upon the aforementioned findings, and subject to the conditions of approval, the Time Extension Request is hereby approved. Therefore, the expiration of the project approval is extended for one year from January 23, 2026, to January 23, 2027.

## **PUBLIC NOTICE AND PARTICIPATION**

### ***Public Notice***

The Notice of Pending Action on the Coastal Development Permit Application was mailed on March 12, 2026, to all property owners within 500 feet of the project site and to anyone who requested such notice in writing, in compliance with Encinitas Municipal Code Sections 30.01.070 (Noticed Public Hearings), and Government Code Sections 65090, 65091 and 65092, as applicable. Additionally, as a courtesy, the notice was posted at City Hall and on the Development Services Department's Internet site under "Public Notices". No comments were received during the public notice period.

## **ENVIRONMENTAL CONSIDERATIONS**

The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(l)(1) and 15303(a). Section 15301(l)(1) exempts the demolition and removal of one single-family residence. Section 15303(a) exempts the new construction of one single-family residence and accessory dwelling unit in a residential zone. The proposed residential project meets the criteria for these exemptions. None of the exceptions in CEQA Guidelines 15300.2 apply, therefore, the project may rely on the categorical exemptions and is exempt from environmental review.

## **CONDITIONS OF APPROVAL**

### **SPECIFIC CONDITIONS:**

**SCA The following Building-related condition shall be completed/fulfilled to the satisfaction of the Development Services Department - Planning:**

1. The Building Permit construction plans shall include a note stating that the garage roof may not be converted to a roof deck.
2. The proposed time extension will extend the expiration by one year from January 23, 2026, to March January 23, 2027.

### **STANDARD CONDITIONS:**

#### **PLANNING:**

**CONTACT THE DEVELOPMENT SERVICES DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING CONDITIONS:**

**ADU 01 Accessory Dwelling Units:** Prior to Building Permit issuance, a covenant regarding real property shall be recorded regarding the accessory unit providing that compliance with the following conditions shall be maintained: a) The

accessory unit is approved for use as a second dwelling unit, accessory to the principal use of the property as a single-family residence. b) The use of the accessory unit shall be incidental, related, appropriate and clearly subordinate to the single-family residence. c) Sale or ownership of the accessory unit separate from the associated single-family residence is prohibited. d) All required parking for the accessory unit shall be located, constructed, and maintained as approved and shown on the approved plans.

- A 02**      **Approval—General:** This approval may be appealed to the City Council within 10- calendar days from the date of this approval in accordance with Chapter 1.12 of the Municipal Code.
- A 03**      **Approval—General:** This project is located within the California Coastal Commission’s Appeal Jurisdiction of the Coastal Zone and may be appealed to the California Coastal Commission pursuant to Coastal Act Section 30603 and Chapter 30.04 of the City of Encinitas Municipal Code. An appeal of the City’s decision must be filed with the Coastal Commission within 10-working days following the Coastal Commission’s receipt of the Notice of Final Action. Applicants will be notified by the Coastal Commission as to the date the Commission's appeal period will conclude. Appeals must be in writing to the Coastal Commission, San Diego Coast District office.
- A 04**      **Approval - General:** This project is conditionally approved as set forth on the application and project drawings consisting of **eleven** sheets including Plot Plan (T-1), Topographic Survey (T-2), Site Sections (T-3), Preliminary Grading Plan (GP-1), Erosion Control Plan (GP-2), Existing Floor Plans (AB-1), Proposed Basement and Main Floor Plan (A-1), Proposed 2<sup>nd</sup> Floor and Roof Deck Floor Plan (A-2), South and West Single-family Elevations (A-3), North and East Single-family Elevations (A-4), Accessory Dwelling Unit Elevations (A-5), all designated as approved by the **Development Services Director** on **April 13, 2026**, and shall not be altered without express authorization by the Development Services Department.
- A 05**      **Approval - General:** All conditions of approval of **CDP-004424-2021, NOD DSD No. 2024-06 and January 23, 2024** shall remain in full force and effect unless specifically modified herein.
- A 08**      **Approval - General:** Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
- A 09**      **Approval - General:** Prior to any use or issuance of final occupancy of the project site pursuant to this permit, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.
- COV 01**      **Covenants:** Prior to **Grading Permit issuance**, the owner shall cause a covenant regarding real property to be recorded. Said covenant shall set forth the terms and conditions of this grant of approval and shall be of a form and content satisfactory to the Development Services Director.

**DF 01**

**Development Fees:** The applicant shall pay development fees at the established rate. Such fees may include but are not limited to: permit and plan checking fees, water and sewer service fees, school fees, traffic mitigation fees, flood control mitigation fees, park mitigation fees, and fire mitigation, and fire cost recovery fees. **All plan check, permit, and service fees shall be paid in accordance with the table below to the satisfaction of the applicable Department Director or designee.** The applicant is advised to contact the Development Services Department regarding Park Mitigation Fees (Planning Division), Flood Control and Traffic Fees (Engineering Division), applicable School District(s) regarding School Fees (Building Division), Fire Mitigation/Cost Recovery Fees (Fire Department), and the applicable Utility Departments or Districts regarding Water and/or Sewer Fees.

Fee Name	Department/Division	Timing for fee collection <sup>1</sup>
Affordable Housing Monitoring Fee	Planning Division	Prior to building permit issuance
Fire mitigation fee	Fire Prevention	Prior to building permit issuance
Fire cost recovery fee	Fire Prevention	Prior to building/fire permit issuance
Flood control mitigation fee	Engineering Division	With grading permit issuance/or prior to final building permit issuance
Inclusionary housing in-lieu fee	Planning Division	Prior to final map recordation or prior to building permit issuance
Parkland acquisition fee	Planning Division	Prior to certificate of occupancy
Parkland development fee	Planning Division	Prior to certificate of occupancy
Plan check fee	Building, Engineering, Fire Prevention and Planning Divisions	At plan check submittal
Permit fee	Building Division and Engineering Division	At permit issuance
School fees	Building Division	Prior to building permit issuance
Traffic mitigation fee	Engineering Division	Prior to building permit

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		issuance
Water and sewer fee	Engineering Division	Prior to permit issuance
<sup>1</sup> Initiating use in reliance on this approval may apply when no permits required.		

**EM 01      Electrical and Mechanical Equipment:** All roof-mounted equipment and appurtenances, including air conditioners and their associated vents, conduits and other mechanical and electrical equipment, shall be architecturally integrated, and shall be shielded from view and sound buffered to the satisfaction of the Development Services Department. Note: All rooftop equipment shall be assumed visible unless demonstrated otherwise to the satisfaction of the Development Services Department, and adequate structural support shall be incorporated into building design. Rooftop vent pipes shall be combined below the roof and shall utilize decorative caps where visible from any point.

**EM 02      Electrical and Mechanical Equipment:** All ground-mounted mechanical and electrical equipment shall be screened, and sound buffered through use of a wall, fence, landscaping, berm, or combination thereof and shall be designed to be compatible with the primary building's exterior to the satisfaction of the Development Services Department.

**HC 01      Height Certification:** Prior to issuing a final inspection on framing, the applicant shall provide a survey from a licensed surveyor or a registered civil engineer verifying that the building height is in compliance with the approved plans. The height certification/survey shall be supplemented with a copy of the site plan and elevations depicting the exact points of certification to the satisfaction of the Development Services Director. The engineer/surveyor shall contact the Development Services Department to identify and finalize the exact point(s) to be certified prior to conducting the survey.

**I 01      Indemnification:** To the maximum extent permitted by law, the Owner shall waive any claims of liability against the City, and shall indemnify, hold harmless and defend the City of Encinitas, and its agents, officers and employees from and against any and all actions, claims, damages, liabilities and/or proceedings arising from: (i) the City's approval of any and all entitlements or permits relating to the project; (ii) any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Owner or its contractors, subcontractors, agents, employees, or other persons acting on the Owner's behalf relating to the project; and (iii) the operation of the project.

The Owner agrees to execute an indemnity agreement provided by the City prior to **Building/ Grading Permit issuance** and the Development Services Director, or designee, is hereby authorized to execute the same. The Owner further

agree that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of the City by counsel approved by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project but shall survive in perpetuity.

- L 01**      **Landscaping:** The project is / may be subject to Chapter 23.26 of the Municipal Code (Water Efficient Landscape Program), which requires a landscape and irrigation plan to be prepared by a State licensed landscape designer. The requirements for the plans are listed in Chapter 23.26. The landscape and irrigation plans, including the required signature block of the State licensed landscape designer, must be submitted as part of the Building Permit application for the project.
- L 02**      **Landscaping:** All required plantings and automated irrigation systems shall be in place prior to use or occupancy of new buildings or structures. All required plantings and automated irrigation systems shall be maintained in good condition, and whenever necessary, shall be replaced with new materials to ensure continued compliance with applicable landscaping, buffering, and screening requirements. All landscaping and irrigation systems shall be maintained in a manner that will not depreciate adjacent property values and otherwise adversely affect adjacent properties. All irrigation lines shall be installed and maintained underground (except drip irrigation systems).
- P04**      **Parking:** Garages enclosing required parking spaces shall be available and usable for the parking of owner/tenant vehicles at all times and not be rented or conveyed separately from the appurtenant dwelling unit without City approval.
- SSO 01**      **Security, Safety and Operations:** Prior to issuance of a **Grading / Building Permit**, a Security, Safety, and Operations plan shall be submitted and approved by the Development Services Department and the Fire Department. Such plan shall include, but not be limited to, the following items (as applicable): site location, owner info, 24-hour emergency contact info, safety and perimeter fencing, access location(s), loading/unloading zones, onsite/offsite circulation, worker parking and signage, temporary parking lot location/design, neighborhood traffic flow, model home phasing and fencing, large vehicle turnaround areas, signage for haul routes per EMC 23.24.410, construction trailer location, hours of grading and building permit operations, City tree protection zones, hours of hauling (i.e. school routes, prime arterials, impacted streets, etc.), and construction phasing.
- UTILITY 01**      **Utility Connections:** All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Locations of pad mounted transformers, meter boxes, and other utility related items shall be included in the site plan submitted with the Building Permit application with appropriate screening treatment. Transformers, terminal boxes, meter cabinets, pedestals, ducts and other facilities may be placed above ground provided they are screened with landscaping.
- WF 01**      **Walls and Fences:** All retaining and other freestanding walls, fences, and enclosures shall be architecturally designed in a manner similar to, and consistent with, the primary structures (stucco-coated masonry, split-face block, slump stone, etc.). These items shall be approved by the Development Services Department prior to the issuance of **building and/or grading permits**.
- WF 02**      **Walls and Fences:** Any wall, fence or combination thereof exceeding six feet in

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height and facing any neighboring property or visible from the public right-of-way shall be subject to design review pursuant to Section 23.08.040.A.1 of the Encinitas Municipal Code. Where a minimum two feet horizontal offset is provided, within which screening vegetation is provided to the satisfaction of the Development Services Department, the fence/wall may not be considered one continuous structure for purpose of measuring height and may be exempted from design review provided none of the offset fences or walls exceed six feet in height.

**WF 03**      **Walls and Fences:** All masonry freestanding or retaining walls visible from points beyond the project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be of a type satisfactory to the Development Services Department. The property owner shall be responsible for the removal in a timely manner of any graffiti posted on such walls.

**BUILDING:**

**CONTACT THE DEVELOPMENT SERVICES DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING CONDITION(S):**

**BLDG 02**      **Single Family and Duplex:** The applicant shall submit a complete set of construction plans to the Development Services Department for building permit plan check processing. The submittal shall include a Soils/Geotechnical Report, structural calculations, and State Energy compliance documentation (Title 24). Construction plans shall include a site plan, a foundation plan, floor and roof framing plans, floor plan(s), section details, exterior elevations, and materials specifications. Submitted plans must show compliance with the latest adopted editions of the California Building Code (The Uniform Building Code with California Amendments, the California Mechanical, Electrical and Plumbing Codes). These comments are preliminary only. A comprehensive plan check will be completed prior to permit issuance and additional technical code requirements may be identified and changes to the originally submitted plans may be required.

**EV 01**      **Electric Vehicle Charging Ready:** New one- and two-family dwellings, including townhouses with private garages, must include a dedicated 208/240-volt branch circuit rated to 40 amperes minimum for each unit capable of accommodating a future Level 2 home electric vehicle charging station. See Encinitas Municipal Code 23.12.110.

**GWS 01**      **Greywater Systems:** Newly constructed single-family dwelling units shall be pre-plumbed for a greywater system permitted and constructed in accordance with Chapter 15 of the California Plumbing Code and including a stub-out in a convenient location for integration of the greywater system with landscape irrigation systems and accepting greywater from all sources permissible in conformance with the definition of greywater as per Section 14876 of the California Water Code. Exception: A greywater system shall not be permitted where a qualified soils engineer determines in a written, stamped report, or percolation test shows that the absorption capacity of the soil at the project site is unable to accommodate the discharge of a greywater irrigation system.

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**GWS 02      Greywater Systems:** The greywater system shall be identified on the Building Permit construction plans and installed to the satisfaction of the Building Official prior to Final CO or occupancy.

**SPV 01      Solar Photovoltaic Panels:** All newly constructed low-rise residential buildings the installed PV system must be big enough to offset the electricity use of the proposed building as if it was a mixed-fuel building. See Section 150.1(c)14 of the California Building Code, Part 6 (Energy Code).

**ENGINEERING:**

**CONTACT THE ENGINEERING DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING CONDITION(S):**

**Grading**

**GRD 01      Grading—Regulations:** All City Codes, regulations, and policies in effect at the time of building/grading permit issuance shall apply.

**GRD 02      Grading—Datum:** All drawings submitted for Engineering permits are required to be based on the NAVD 88 datum; the NGVD 29 datum will not be accepted.

**GRD 03      Grading—Plan:** The applicant shall submit a Grading Plan for review and obtain a Grading Permit prior to the commencement of any clearing or grading of the site. The Grading Plan shall include, but not be limited to, the design for site grading, drainage improvements, erosion control, stormwater pollution control, and on-site pavement.

**GRD 04      Grading—Responsible Charge:** The grading for this project is defined in Chapter 23.24 of the Encinitas Municipal Code. Grading shall be performed under the observation of a civil and geotechnical engineer whose responsibility it shall be to coordinate site inspection and testing to ensure compliance of the work with the approved grading plan, submit required reports to the Development Services Department and verify compliance with Chapter 23.24 of the Encinitas Municipal Code.

**GRD 05      Grading—Offsite Authorization:** No grading shall occur outside the limits of the project boundary and easements unless a letter of permission is obtained from the owners of the affected properties and provided to the Development Services Department.

**GRD 07      Grading—Slopes:** All newly created slopes within this project shall be no steeper than 2:1.

**GRD 09      Grading—Reports:** Geotechnical, Drainage/Hydrology, Stormwater Quality, and Traffic studies/report (as applicable) shall be prepared by a qualified engineer

licensed by the State of California to perform such work. The reports shall be

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submitted with the first grading plan submittal and shall be approved prior to issuance of any grading or improvement permit for the project.

**GRD 10      Grading—Haul Route:** Prior to hauling dirt or construction materials to any proposed construction site within this project the developer shall submit to and receive approval from the Development Services Department for the proposed haul route. The applicant shall comply with Municipal Code section 23.24.410 as well as all conditions and requirements the Development Services Department may impose with regards to the hauling operation.

**GRD 13      Grading—Structural Review:** All proposed temporary shoring and/or non-standard structural retaining wall shall be included as part of the grading plans and will be reviewed by the City’s third-party reviewer. Additional plan check fees shall be required.

**Drainage Conditions**

**DRAIN 01      Drainage—Erosion Control:** An erosion control system shall be designed and installed onsite during all construction activity. The system shall prevent discharge of sediment and all other pollutants onto adjacent streets and into the storm drain system. The City of Encinitas Stormwater Standards Manual shall be employed to determine appropriate stormwater pollution control practices during construction.

**DRAIN 02      Drainage—Drainage System:** A drainage system capable of handling and disposing of all surface water originating within the project site, and all surface waters that may flow onto the project site from adjacent lands, shall be required. Said drainage system shall include any easements and structures required by the Development Services Department to properly handle the drainage.

**DRAIN 03      Drainage—Flood Control Fee:** Pursuant to Municipal Code Chapter 23.96, the applicant shall pay the current adopted Flood Control Fee for the creation of new impervious surfaces prior to issuance of the building or grading permit for this project to the satisfaction of the Development Services Department.

**DRAIN 05      Drainage—Concentrated Flows:** Concentrated flows across driveways and/or sidewalks shall not be permitted.

**Street Conditions**

**ST 01      Street—Right-of-Way Permit:** Prior to any work being performed in the public right-of-way or City easement, a right-of-way construction permit shall be obtained from the Development Services Department and appropriate fees paid, in addition to any other permits required.

**ST 02      Street—Encroachment Agreement:** Private improvements constructed within the present or future public right-of-way shall be considered temporary. The owner shall enter into an Encroachment Maintenance and Removal covenant agreeing to maintain the improvements in perpetuity and to remove those improvements at the direction of the City.

**ST 03 Street—Dedication General:** The owner shall dedicate to the City of Encinitas all public streets and easements required by these conditions or shown on the site development plan. The offer shall be made by execution of an easement document or by a certificate on the Map or Parcel Map prior to issuance of any building/grading permit for this project. All land so offered shall be dedicated to the City free and clear of all liens and encumbrances and without cost to the City. Streets that are already public are not required to be rededicated.

**ST 04 Street—Dedication per Document:** The owner shall dedicate to the City of Encinitas a 8 feet wide Easement for Public Street Right-of-Way subject to the terms and conditions set forth in the City of Encinitas Resolution 2009-52 adopted October 28, 2009 to the City of Encinitas along the property frontage to Phoebe Street to ensure a property line to center line distance of 28 feet per Parcel Map 18809. The plat, existing legal description, and easement legal description including lot closures shall be included with the grading permit application.

**ST 14 Street—Improvements Pavers:** Prior to building occupancy, the applicant shall be responsible for the construction of public improvements along the property frontage to Phoebe Street. Street improvements shall include a 7 foot wide (min.) permeable pavers parking area along entire property frontage of Phoebe Street. The pavers shall be surrounded on all sides by a 6" wide by 16" deep PCC flush curb and parallel the right-of-way beginning at 12 feet from centerline. The street widening, PCC flush curb and first 2 feet of the permeable pavers shall be sloped at 2% to the flow line, and then rise at no more than 5% slope to the back of the pervious pavers. A cross section shall be provided on the Grading Plan.

**ST 26 Street—Public Facility Protection:** All street signs, lights, lamps, utilities, etc. located within the public right-of-way shall be protected in-place during construction or replaced to the satisfaction of the Development Services Department.

**ST 30 Streets—Traffic Control Plan:** Prior to commencement of any work in the public right-of-way or other work that may cause a traffic disturbance, the applicant shall obtain approval of a Traffic Control Plan from the City's Traffic Engineering division, as necessary.

**Utilities Conditions**

**UT 01 Utility—Regulations/Coordination:** The owner shall comply with all the rules, regulations, and design requirements of the respective utility agencies regarding services to the project. The owner shall be responsible for coordination with S.D.G. & E., AT&T, Cox, SDWD, OMWD, LWD, and all other applicable utility companies.

**UT 02 Utility—Underground:** All proposed utility services within the project shall be installed underground including existing utilities unless exempt by the Municipal Code.

**UT 03 Utility—Underground Existing Services:** All existing overhead utility services to the property shall be reconstructed underground and the overhead lines removed.

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- UT 09**      **Utility—LWD:** The project lies within the Leucadia Wastewater District. Project plans shall be submitted to the District for requirements and processed to approval.
- UT 18**      **Utility—Clearance:** No excavation shall be permitted within five (5) feet of any utility pole or anchor without written approval of the utility pole owner.

**Stormwater Pollution Control Conditions**

**STORM 02**      **Stormwater—LID BMP's:** Best Management Practices shall be utilized for stormwater pollution and flow control per the City of Encinitas BMP Design Manual to the satisfaction of the Development Services Department. The Grading Plan/Permit Site Plan shall identify all landscape areas designed for stormwater pollution control and incorporate Low Impact Development (LID) BMP's. A note shall be placed on the plans indicating that the BMP's are to be privately maintained and the facilities not modified or removed without a permit from the City.

**STORM 03**      **Stormwater—Post Construction BMP Required:** The applicant shall provide permanent post construction stormwater quality treatment BMP facilities to collect and treat all runoff generated by all new and/or removed and replaced impervious surfaces prior to discharge from the subject site. A note shall be placed on the plans indicating that the BMP's are to be privately maintained and the facilities not modified or removed without a permit from the City.

**STORM 12**      **Stormwater—Roof Drains:** For stormwater pollution control purposes, all runoff from all roof drains shall discharge onto grass and landscape areas prior to collection and discharge onto the street and/or into the public storm drain system unless directly connected to an adequately designed BMP facility to the maximum extent practical. Grass/landscape areas and BMP's designated for stormwater pollution control shall not be modified without a permit from the City. A note shall be placed on the plans indicating that the BMP's are to be privately maintained and the facilities not modified or removed without a permit from the City.

**FIRE:**

**CONTACT THE FIRE DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING CONDITIONS:**

**FIRE 01**      **Street Numbers:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

**FIRE 05**      **Class "A" Roof:** All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Encinitas Fire Department.

**FIRE 08**      **General—Basement:** a) All basements shall be designed and equipped with

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emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade. b) Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning).

**FIRE 18 Protection System – Automatic Fire Sprinkler:** One- and two-family dwellings: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.

**FIRE 24 Obstruction of Roadways During Construction:** All roadways shall be a minimum of 24 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Encinitas Fire Department.

**SAN DIEGUITO WATER DISTRICT (SDWD) CONDITIONS:**

**CONTACT THE SAN DIEGUITO WATER DISTRICT REGARDING COMPLIANCE WITH THE FOLLOWING CONDITIONS:**

**SDWD EWS 03 Existing Water Service—SFR/Miscellanies Improvements:** The subject property is currently being served by a 5/8-inch water meter. If the existing water meter needs to be upsized, the cost of upgrading the meter and/or service shall be the responsibility of the developer.

**SDWD WS 02 Water System—Fees/Charges:** The developer shall comply with SDWD's fees, charges, rules and regulations.

**SDWD WS 04 Water System—Grading/Improvement Plans:** The developer shall show all existing and proposed water facilities on improvement and/or grading plans for SDWD Approval (if applicable).

**SDWD WS 07 Water System—Water Agencies' Standards:** The developer shall install the water system according to Water Agencies' (WAS) standards.

**SDWD WS 08 Water System—Water Meter Location:** Water meters shall be outside of any existing or proposed travel way. Appurtenance shall not be placed in roadside ditches. Cost of relocation shall be the responsibility of the developer.

**DISCLOSURES**

This notice constitutes a decision of the Development Services Department for discretionary entitlement only. Additional permits, such as building and grading permits, may be required by the Development Services Department, or other City Departments or Divisions. It is the property owner's and applicant's responsibility to obtain all necessary permits required for the type of

ITEM NAME: TIME EXTENSION CARLSON RESIDENCE  
PROJECT NUMBER: MULTI-008628-2026, EXT-008647-2026, CDPNF-008648-2026  
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project proposed.

In accordance with the provisions of Municipal Code Section 1.12, the decision of the Development Services Department may be appealed to the City Council within 10 calendar days of the date of this determination. The appeal must be filed, accompanied by a \$431 filing fee, prior to 5:00 pm on the 10<sup>th</sup> calendar day following the date of this Notice of Decision. Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1), until such time as an action is taken on the appeal. **The action of the Development Services Department may be appealed to the Coastal Commission.**

## SIGNATURE

Signed by:  
  
F66B0FEFA7E34AA...

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MEAGAN OPENSHAW  
ASSISTANT DIRECTOR,  
DEVELOPMENT SERVICES

## Certificate Of Completion

Envelope Id: 2654CCAD-AB67-4823-A23E-180899503531  
 Subject: Complete with Docusign: 008628-2026 MULTI(188 Phoebe St) 2026-30.docx  
 Source Envelope:  
 Document Pages: 15  
 Certificate Pages: 1  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed  
  
 Envelope Originator:  
 Brayden James  
 505 S Vulcan Ave  
 Encinitas, CA 92024  
 bjames@encinitasca.gov  
 IP Address: 209.215.56.226

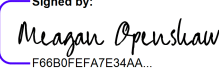
## Record Tracking

Status: Original  
 4/13/2026 2:47:45 PM  
 Holder: Brayden James  
 bjames@encinitasca.gov  
 Location: DocuSign

## Signer Events

Meagan Openshaw  
 mopenshaw@encinitasca.gov  
 City of Encinitas  
 Security Level: Email, Account Authentication (None)

## Signature

Signed by:  
  
 F66B0FEFA7E34AA...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 98.97.136.20  
 Signed using mobile

## Timestamp

Sent: 4/13/2026 2:48:12 PM  
 Viewed: 4/13/2026 3:07:42 PM  
 Signed: 4/13/2026 3:07:48 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Event	Status	Timestamp
Envelope Sent	Hashed/Encrypted	4/13/2026 2:48:12 PM
Certified Delivered	Security Checked	4/13/2026 3:07:42 PM
Signing Complete	Security Checked	4/13/2026 3:07:48 PM
Completed	Security Checked	4/13/2026 3:07:48 PM

## Payment Events

## Status

## Timestamps