

April 17, 2026

1967 San Elijo LLC invites you to attend a
Citizen Participation Program Meeting
Mindsai Gardens – 1967 San Elijo Ave, Cardiff-by-the-Sea
Case No. MULTI-008762-2026

The project, located at 1967 San Elijo Ave in Cardiff, proposes the demolition of an existing 1320 square foot structure and redevelopment of a 17,072-square-foot (0.39-acre) site within the Coastal Zone. The proposed development includes the construction of a new 4,099 gross square foot multi-tenant restaurant/retail complex. The design of the development includes a podium deck supporting eight (8) modular units intended to be leased to individual food vendors, as well as one (1) vendor at grade-level. The modular units will function as independent food service spaces and are designed to accommodate either rotating or long-term tenants. Limited alcohol service may be accommodated for this project, subject to tenant pursuit of the required use permits. The project proposes a Design Review Permit (DR), a Coastal Development Permit (CDP) and a Boundary Adjustment (BADJ).

This property is owned by 1967 San Elijo LLC and is zoned C-GC1, and is within the Coastal Overlay, Special Study Overlay, and Cardiff Specific Plan. The property is currently zoned Cardiff-By-The-Sea Specific Plan – Planning Area 1 – Cardiff – General Commercial 1 (C-GC-1). The project site is currently developed with a vacant one-story structure that previously operated as a Jack-in-the-Box fast-food restaurant, as well as associate site parking for 23 parking spaces. The project is proposing demolition of the existing structure and redevelopment of the site to a community-serving, food-oriented commercial gathering space that supports small-scale food vendors in an open, pedestrian-focused environment.

Parking is located at grade to enhance accessibility, preserve neighborhood character, and avoid elevated or podium-level parking structures that would be inconsistent with Specific Plan policies. The project has been designed to comply with the City of Encinitas' 30-foot maximum height limit and all applicable zoning, coastal, and development standards. The scale, massing, and site layout are intended to be compatible with the surrounding area while activating the site with a public-serving commercial use. Buildings in the surrounding area are predominantly one to two stories in height and generally comply with the 30-foot height limitation established by the Cardiff-by-the-Sea Specific Plan. Architectural character reflects a coastal village scale, with articulated façades, pedestrian-oriented frontages, and at grade parking configurations typical of the corridor.

We look forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. If you are unable to attend the meeting or have questions prior, please contact Jacob Gorman at Jacob@mindsaigardens.com

Please join us on
Wednesday, April 29, 2026
6:00 PM – 7:00 PM
1967 San Elijo Avenue

Vicinity Map



*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact person above. Questions regarding the Citizen Participation Program should be direct to the Development Services Department at (760) 633-2710.