

**April 17, 2026**

**Shea Homes**

Invite you to attend a neighborhood meeting

**Wild Oak**

MULTI-008218-2025; CDP-008238-2025; DR-008239-2025; CPP-008887-2026

This project proposes the construction of custom designed 17 detached single-family residential units comprised of 15 market rate units and two (2) affordable units at Bella Vista Drive, Encinitas, CA 92024. This property is owned by Shea Homes, is zoned RR-1, and is within the Cultural / Natural Resources Zones Overlay Zone and the Coastal Zone.

The project requires Planning Commission approval for the following:

1. **Design Review Permit:** This permit is required because the project proposes 17 homes including grading, landscaping and other site improvements.
2. **Coastal Development Permit:** A Coastal Development Permit is required for the construction of the new homes, and the use of a temporary construction trailer during construction activities.

Additional project details: the project area is a 10.11-acre (440,411 sq ft) site that is currently undeveloped. The subdivision of the site was previously approved per Planning Commission Resolution No. PC-2024-31, which approved the tentative map, density bonus, coastal development permit and the design review permit for grading to exceed four feet of fill and eight feet of cut, encroachment into steep slopes. Further, per CEQA determination, the project approved a Mitigated Negative Declaration (MND), mitigating potentially significant environmental effects. The new custom designed 17 detached single-family home sites will include 15 market rate units, and two affordable units designated as 'Very Low-Income'.

The square footages for the residences will range between 1,700 – 5,100 sq ft. The architectural design will include three distinct styles: modern farmhouse, mid-century modern, and contemporary ranch. Each design includes two unique color/material schemes, ensuring both individuality and visual cohesion across the neighborhood. All home plans emphasize indoor-outdoor integration through features like covered patios, large windows, and sliding glass doors, promoting outdoor living. The design of each home was specifically considered in relation to its lot and adjacent properties to preserve views and respect privacy. The combination of diverse styles and color schemes creates a visually stimulating and harmonious neighborhood that is compatible with the surrounding neighborhood, and aims to enhance the overall aesthetic and property values of the area. This architectural diversity mirrors the eclectic mix of homes found in the surrounding Encinitas neighborhood, ensuring a seamless blend. The project site is surrounded by existing single-family detached residential home sites to the north, south, and west, and natural bluffs to the east.

We are looking forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. Plans are available for review upon request. If you are unable to attend the meeting or have questions prior to the meeting, please contact **Roberta F Correia** at **telephone: 858.526.6552 or email: [roberta.correia@sheahomes.com](mailto:roberta.correia@sheahomes.com)**

Please join us on:

**Tuesday, April 28, 2026**

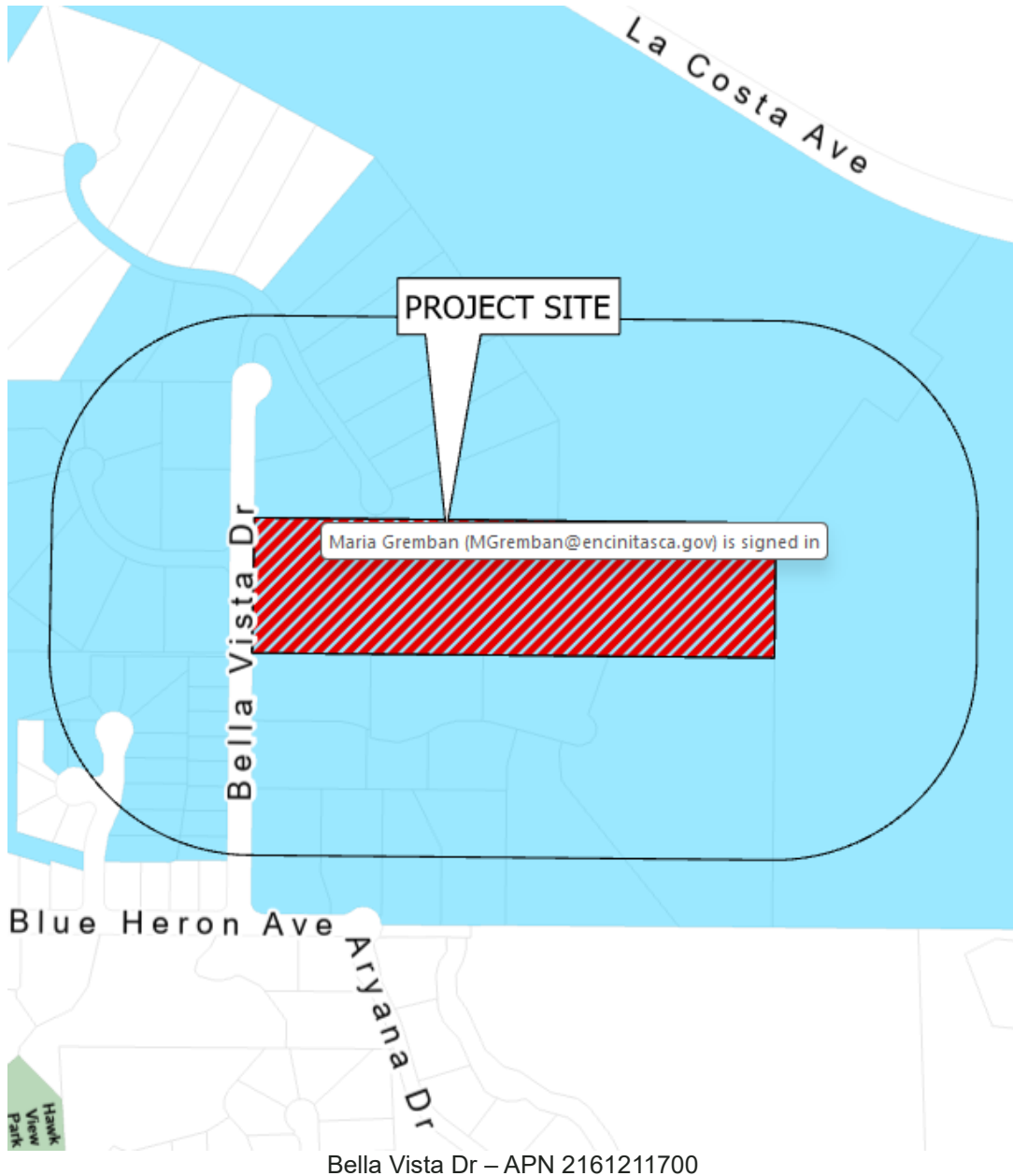
**6:00 pm -7:00 pm –**

**Encinitas City Hall – Carnation Room**

**505 S. Vulcan Avenue**

**Encinitas, CA 92024**

## 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