

Identify your interest in the challenging determination:

Encinitas Citizens for Responsible Development (ECRD) is a non-profit community alliance of Encinitas residents whose mission is to strike a balance between neighborhood preservation and meeting goals for affordable housing. ECRD has participated in the full public process for the review of the application for development of Quail Meadows Apartments and seeks to have the project developed responsibly and consistently with the general plan municipal code and all applicable regulations and laws of the city, county of San Diego, the state of California and the United States .

Specify exactly what is being appealed. Identify each issue which you believe was wrongly determined together with every argument and a copy of every item of evidence submitted to the subordinate entity that supports your allegations:

The actions of the Planning Commission on Oct. 3 were inconsistent with CA SB330, the general plan, the 5th cycle housing element update and the guidelines of the CA Department of Housing and Community Development.

The approval by the Planning Commission was inconsistent with the Circulation Element, the Land Use Element and Public Safety Element of the General Plan.

The approval by the Planning Commission failed to adequately address the risks to public health and safety of residents, visitors and businesses from disturbance of inland creeks, use of an unpermitted, illegal structure for drainage and storm water management, failure to adequately assess impact to the Cottonwood Creek and the Moonlight State Beach and ocean waters.

The approval by the Planning Commission of the Coastal Development Permit was inconsistent with the Local Coastal Program.

The approval was inconsistent with the CA Coastal Act.

The project as approved does not conform to the Public Resources Code and does not follow CEQA.

The project as approved, is inconsistent with the agreement between the CA Coastal Commission and the Baldwin developers for managing the coastal wetlands on the site.

Action you wish to be taken:

ECRD request City council to consider the Planning Commission's actions that were taken to approve the Quail Meadows Apartments development and review the proposed development with the applicable June 2020 general plan and the state and federal guidelines and regulations governing the development of this parcel of land.

ECRD wishes for the City Council to approve this appeal of the approval of permits for development by the Planning Commission and to deny the project.

(You may attach additional documentation but all blanks on this form must be completed)

Additional Documentation is attached.

**NOTE: An incomplete appeal and fee shall be returned to you and considered to be inappropriately filed.
The appeal period expires 10 calendar days after the determination and cannot be extended for
you to adequately complete the appeal.**

Encinitas Citizens for Responsible Development/*Steven C. Gerken*

October 14, 2024

Appellant's Signature

Date