



El Camino Real

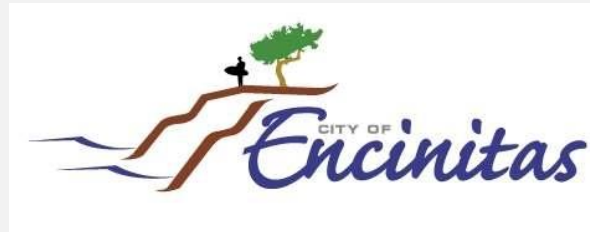
S P E C I F I C P L A N

City of
ENCINITAS

El Camino Real Specific Plan

Planning Commission Hearing

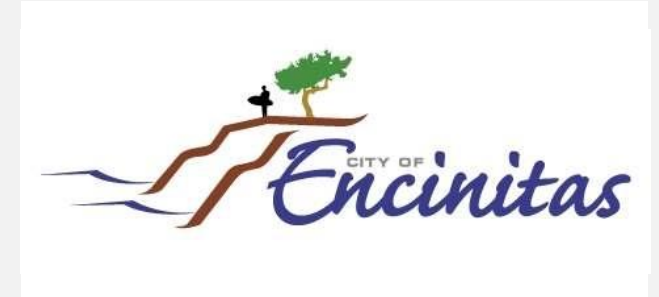
August 15, 2024



Project Team Members Present Today

City of Encinitas

- Patty Anders, Planning Manager – Policy and Housing
- Melinda Dacey, Housing Services Manager



Consultant Team

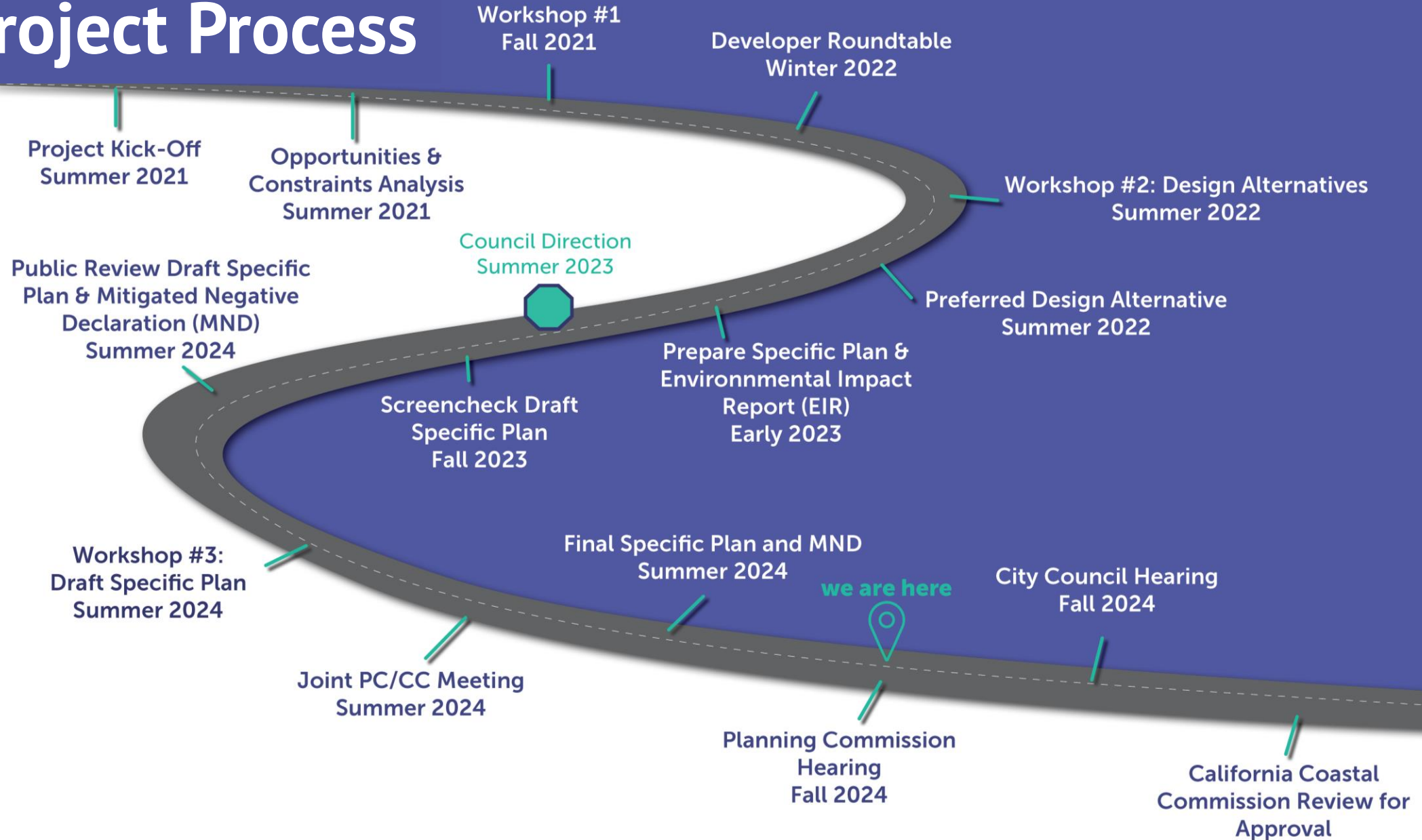
- RICK: Brooke Peterson AICP, Principal-in-Charge
- RECON: Nick Larkin, Environmental Lead
- CRA: Andrew Prescott, Senior Transportation Planner



Project Introduction

- Prepared pursuant to City Council Direction
- Carries out General Plan Land Use Element policies LU-65 through LU-68
- Zoning Amendment to incorporate reference to ECRSP as “SP-6”
- General Plan Amendment to incorporate SP-6
- Zoning and General Plan Amendment would amend the City’s Local Coastal Program (LCP)

Project Process



Public Outreach

- **Three Community Workshops and a Scoping Meeting**
Better understanding of the community's needs and values
- **Several Pop-Up Events Such As:**
EcoFest, Brewer's Tap House, Leucadia Farmer's Market
- **Developer Roundtable**
Key understanding of development feasibility to inform standards
- **El Camino Real Walkabout**
Task Force and City staff conducted a walkabout along El Camino Real, open to the public
- **El Camino Real Task Force Meetings**
Created by City Council to assist in development of Specific Plan
- **Joint PC/CC Workshop**



Specific Plan Benefits

1. El Camino Real's Unique Conditions

- Vehicle-oriented, heavily trafficked, commuter route
- Dispersed strip commercial
- Surrounded by single-family homes
- Variety of physical conditions

2. Improves Quality of Development through Objective Design Standards

- Building massing and articulation requirements
- Frontage Zone for additional streetscape features
- Pedestrian linkages requirements

3. Improves Quality of Streetscape Improvements

- Separated bike lanes
- Landscaped parkways



Public Review Draft El Camino Real Specific Plan

Specific Plan Contents

1. Introduction
2. Community Vision, Goals, and Objectives
3. Land Use and Development Regulations
4. Design Standards
5. Mobility
6. Community Benefits
7. Public Services and Infrastructure
8. Implementation



Changes to the Public Review Specific Plan

Chapter 1 – Introduction

- Expanded discussion on the historic context of El Camino Real and the commemorative bells.

Chapter 2 – Community Participation, Goals, and Objectives

- Objective RM-1.5 has been removed to clarify areas for storm water management.

Chapter 3 - Land Use and Development Regulations

- Text was added which requires a maximum average unit size, consistent with the EMC.

Changes to the Public Review Specific Plan

Chapter 4 - Design Standards

- Preservation of commemorative bells added.
- Language was added regarding the importance of context sensitive design.
- Language was added to require tree grate extension panels and to address sight distance concerns.
- Text was updated to indicate that any of the three features utilized within a development must be distinct from each other.
- Text was added to specify that the common open space amenities reflect the cultural and historic context of the City and the corridor.

Changes to the Public Review Specific Plan

Chapter 5 – Mobility

- Added text to note that Figure 5-4 depicts items that are recommended to be added to existing bus stops.

Chapter 6 - Community Benefits

- The maximum number of points a project can receive has been removed.
- Table 6-1: added 50 percent for-sale housing.
- Table 6-1: added a local public art component.
- Table 6-1: added relocation of commemorative bells.
- Table 6-1: added the daylighting of Cottonwood Creek.
- Table 6-1: added an “other” option that requires approval of the Planning Commission.

Changes to MND

- Updated discussions to the transportation topic (Section XVII.a and c) of the MND to further describe existing road conditions and lane widths to address concerns raised by Caltrans and NCTD.
- Life Science use was erroneously left out of the land use table in the ECRSP, which necessitates updated discussions to the air quality (Section III.b), greenhouse gas (Section VIII.a), and noise (Section XIII.a) topics of the MND.

CEQA Recommendation

Approve the El Camino Real Specific Plan Mitigated Negative Declaration

Staff Recommendations

Adopt PC Resolution No. 2024-11 recommending that the City Council approve and adopt the El Camino Real Specific Plan and Amendments to Section 30.84.010 of Chapter 30.84 (Specific Plans) of the Zoning Regulations, Figure 4 Land Use Policy: New Encinitas Map of the Land Use Element of the General Plan, and the Local Coastal Program.



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