



El Camino Real

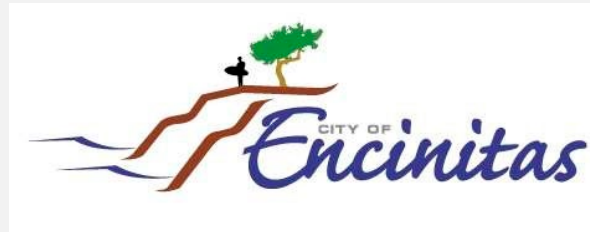
S P E C I F I C P L A N

City of
ENCINITAS

El Camino Real Specific Plan

Planning Commission Hearing

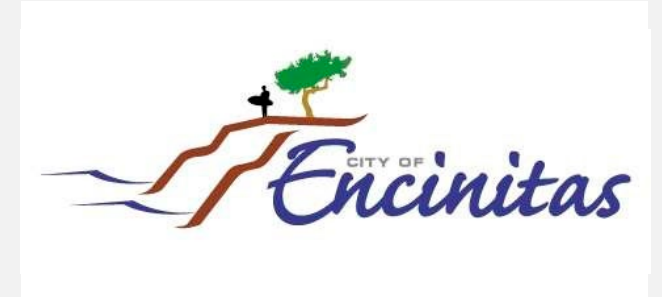
August 22, 2024



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



Specific Plan Review Status

Chapter	PC Progress 8-15-24 Hearing
1. Introduction	Reviewed, no changes made
2. Community Vision, Goals, and Objectives	Reviewed, no changes made
3. Land Use and Development Regulations	Reviewed, no changes made
4. Design Standards	Reviewed, changes made
5. Mobility	Reviewed, no changes made
6. Community Benefits	Pending Review
7. Public Services and Infrastructure	Reviewed, no changes made
8. Implementation	Reviewed, no changes made
Environmental MND	Reviewed, no changes made

Community Benefits Overview

- Voluntary program that provides development incentives to developers in exchange for providing extra amenities/improvements.
- Eligibility:
 - Office Professional, General Commercial, Public/Semi-Public projects
 - Residential or mixed-use projects are NOT eligible to receive these additional incentives
- Process:
 - List of Community Benefits with varying number of points granted
 - Points granted per unit up to a maximum (per Community Benefit)
 - No overall maximum number of development points
 - Maximum points redeemable: 90 points:
 - 60 points for Reduced Parking Requirements
 - 30 points for Streamlined Permit Processing max redemption

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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