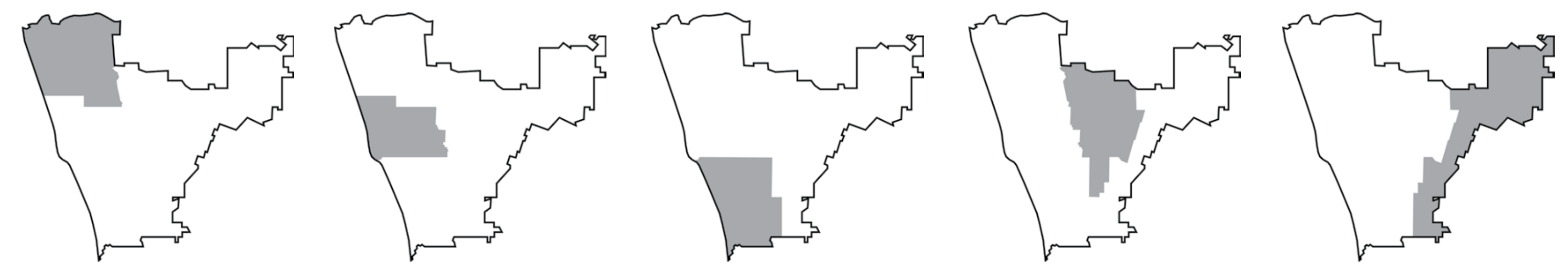


# 5A NEXT STEPS

## HOW TO STAY ENGAGED



### WHAT IS THE CURRENT STATUS OF THE HOUSING PLAN?

A draft Housing Plan, including the three alternative housing strategies, has been submitted to the State for review, and an **Environmental Impact Report (EIR)** is being prepared. The purpose of the EIR is to objectively evaluate the changes that might occur as a result of introducing new housing and to identify mitigation for any impacts identified. Key topics include traffic, public services and community character, along with many other environmental factors.



To ensure that the **community-supported solutions** identified through the public input process are implemented, **new zoning standards and design guidelines** are being prepared that will apply to these new housing sites. Zoning standards define the allowable uses and bulk or scale of development, while design guidelines address the appearance and quality of development. Both tools will promote compatibility with existing community character.



### WHAT IS THE FINAL PROCESS FOR CREATING THE PLAN?

The City of Encinitas is dedicated to creating a future that is sustainable and livable for all. The Housing Plan will be our roadmap for directing new housing and mixed use development in order to meet state housing requirements while meeting our goals of maintaining community character and creating livable and sustainable neighborhoods.



The process for creating the Housing Plan is lengthy and requires lots of education, input from various entities, and ultimately acceptance from the voters of Encinitas. An Environmental Impact Report is currently being prepared. Once the EIR is published, City staff will work with the Planning Commission and City Council toward a Final Housing Plan. The final plan will then be referred to Encinitas voters in November 2016.



### WE NEED YOUR INPUT!

The Zoning Standards and Design Guidelines work together to assure that new development under the Housing Plan fits into our goals of maintaining community character, maintaining traditional scale, creating sustainable neighborhoods, and diversifying our housing options.



This series of Community Dialogue Sessions is designed to inform the community about the process and the new policy documents, and solicit feedback in order to produce a final package for City Council. **We welcome your input!**

You may provide comments on the Zoning Code and Design Guidelines documents in two ways:



**PASSPORT:** Provide **written comments** on the “passport” provided to you tonight.

**ONLINE:** Visit [www.athomeinencinitas.info](http://www.athomeinencinitas.info) and click on “contact us” page to provide comments via the web.

### HOUSING ELEMENT TIMELINE TO-DATE:

- NOV. '14 ● Community Dialogue Sessions (Part 1)
- FEB. '15 ● CC/PC direction on preferred land use and community character plan for future housing
- MAY '15 ● Draft Plan submitted to state and EIR scoping meeting
- JULY '15 ● CC/PC review approach for new zoning and design guidelines for potential housing sites and how to engage community
- SEPT. '15 ● Updated Draft Plan submitted to state addressing comments
- NOV. '15 ● Community Dialogue Sessions (Part 2) - Public input on proposed Zoning and Design Guidelines

### FUTURE HOUSING ELEMENT TIMELINE:

- DEC. '15 ○ Draft EIR Complete; public review and comment opens
- FEB '16 ○ Draft EIR comment period closes
- MAR '16 ○ Staff responds to comments on Draft EIR
- APR. '16 ○ Final EIR Published
- JUNE '16 ○ PC recommendation and CC endorses Plan to be referred to Encinitas voters
- NOV. '16 ○ Public vote on Housing Element