

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
LEGAL NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL**

PLACE OF MEETING: **Council Chambers, Civic Center
505 South Vulcan Avenue
Encinitas, CA 92024**

THE CITY OF ENCINITAS IS AN EQUAL OPPORTUNITY PUBLIC ENTITY AND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, SEX, RELIGION, AGE OR DISABILITY IN EMPLOYMENT OR THE PROVISION OF SERVICE. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT/SECTION 504 REHABILITATION ACT OF 1973, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (760) 633-2710 AT LEAST 48 HOURS BEFORE THE MEETING IF DISABILITY ACCOMMODATIONS ARE NEEDED.

It is hereby given that the City Council will conduct a Public Hearing on **Wednesday, March 13, 2019, at 6:00 p.m.**, to discuss the following item of the City of Encinitas:

CASE NUMBER: 17-128 GPA/SPA/LCPA
APPLICANT: City of Encinitas
LOCATION: Citywide
DESCRIPTION: An Update to the City's Housing Element, also known as Housing Plan Update 2019, and Related Land Use Element, Specific Plan, and Zoning Amendments.

The project would repeal the existing 1992 Housing Element and adopt the City of Encinitas Housing Element along with all related Land Use Element, Specific Plan, and Zoning amendments for the housing period 2013-2021 (the Housing Element Package). The State of California mandates that all cities and counties prepare a Housing Element as part of the comprehensive General Plan. The 2013-2021 Housing Element and related changes are intended to fulfill the requirements under the State Housing Element Law and to comply with the order of the San Diego Superior Court dated December 12, 2018. The Housing Element Package includes upzoning the sites shown on the attached map to allow densities of 30 units per net acre, three-story structures, and other changes in development standards to allow densities of 30 units per net acre to occur. Changes would also be made in the North 101 Corridor Specific Plan, Downtown Encinitas Specific Plan, and Encinitas Ranch Specific Plan. The City has established the following website: <http://www.encinitasca.gov/Housing-Plan-Update-2019> where all available documents may be obtained.

On February 21, 2019 the Planning Commission recommended approval on the item to the City Council with the revision that the draft Ordinance be revised such that the Convent and Monastery use as proposed for the R-30 OL zone in Chapter 30.09 (Use Matrix) of the Encinitas Municipal Code be allowed upon issuance of a Major Use Permit rather than permitted by right and footnote 36 be referenced rather than footnote 35.

If the Council approves the Housing Element Package, a proposed Local Coastal Program (LCP) amendment for the portions of the project within the Coastal Zone must be submitted to the California Coastal Commission for review and adoption. The LCP amendment will not become effective within the Coastal Zone until after adoption by the California Coastal Commission.

ENVIRONMENTAL STATUS: The Housing Element Package is exempt from the California Environmental Quality Act under Government Code Section 65759. An Environmental Assessment has been prepared under Government Code Section 65759(a). Portions of the Housing Element Package have also been examined in the Certified Environmental Assessment/Program Environmental Impact Report (SCH #2015041044).

NOTICE OF AVAILABILITY: This project constitutes an amendment to the Local Coastal Program (LCP) for the portions of the project within the Coastal Zone. If the City approves the amendment, the proposed LCP amendment must be submitted to the California Coastal Commission for review and adoption. The LCP amendment will not become effective until after adoption by the California Coastal Commission. Pursuant to

California Code of Regulations Code 13515 (14 CCR 13515) and California Government Code 65352, staff released a Notice of Availability, with the February 21, 2019, Planning Commission Public Hearing Notice which opened a six-week/45-day public review period (February 8, 2019 through March 25, 2019) prior to any final action being taken by the City Council on the LCP amendment request.

For further information, please contact Diane Langager, Principal Planner, at 760-633-2714 or via email at dlangager@encinitasca.gov or contact the Development Services Department at 760-633-2710, 505 South Vulcan Avenue, Encinitas, CA 92024. Information is also available on the City's website at the following webpage: <http://www.encinitasca.gov/Housing-Plan-Update-2019>.