



El Camino Real

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

TASK FORCE

Meeting June 7, 2022

City of
ENCINITAS

Agenda

June 7, 2022

CALL TO ORDER

ROLL CALL

AGENDA ITEM

3A. TASK FORCE MEMBER INTRODUCTIONS, ROLES AND RESPONSIBILITIES

3B. PROJECT INTRODUCTION

3C. WORKSHOP NO. 2 UPDATE

3D. PUBLIC COMMENT

ADJOURNMENT

Task Force

Formed City Council May 11, 2022

Members:

City Council Member
Deputy Mayor Joe Mosca
Tony Kranz (Alternate)

Planning Commissioner | New Encinitas Representative
Susan Sherod

Mobility and Traffic Safety Commissioner | New Encinitas Representative
Michael von Neumann

Two Property Owner's within the Corridor
Carlta Company, Chris Calkins, Encinitas Ranch; and
TRC Retail, Byron de Arakal, Encinitas Village

Two Residents in New Encinitas
Ron Dodge; and
Georg Capielo

Chamber of Commerce Member
Sherry Yardley, CEO

Non-Profit Affordable Housing Developer
Nicki Cometa, Affirmed Housing

Task Force

Roles:

- a. The City Council member shall be chair and the Planning Commissioner shall be vice-chair.
- b. The Task Force shall hold meetings in accordance with the Brown Act (<https://www.bbklaw.com/bbk/media/library/pdf/major-provisions-and-requirements-of-the-brown-act.pdf>).
- c. All meetings shall be open to the public.

Responsibilities:

- a. The El Camino Real Specific Plan Task Force will be an advisory committee to the City Council for the preparation of the Draft Specific Plan. The established schedule considers adoption of the Specific Plan by the City Council by August 2023. Public hearings will start with the Planning Commission June 2023. It is important for the Task Force to recognize and maintain the time schedule. The Task Force shall review and guide the development of the Specific Plan which includes the various tasks identified below:
 - i. Review the existing conditions and work completed to date.
 - ii. Review and comment on the goals, objectives and policies for the plan.
 - iii. Review and comment on the land use, circulation, and development and design standards.

Financial Interests:

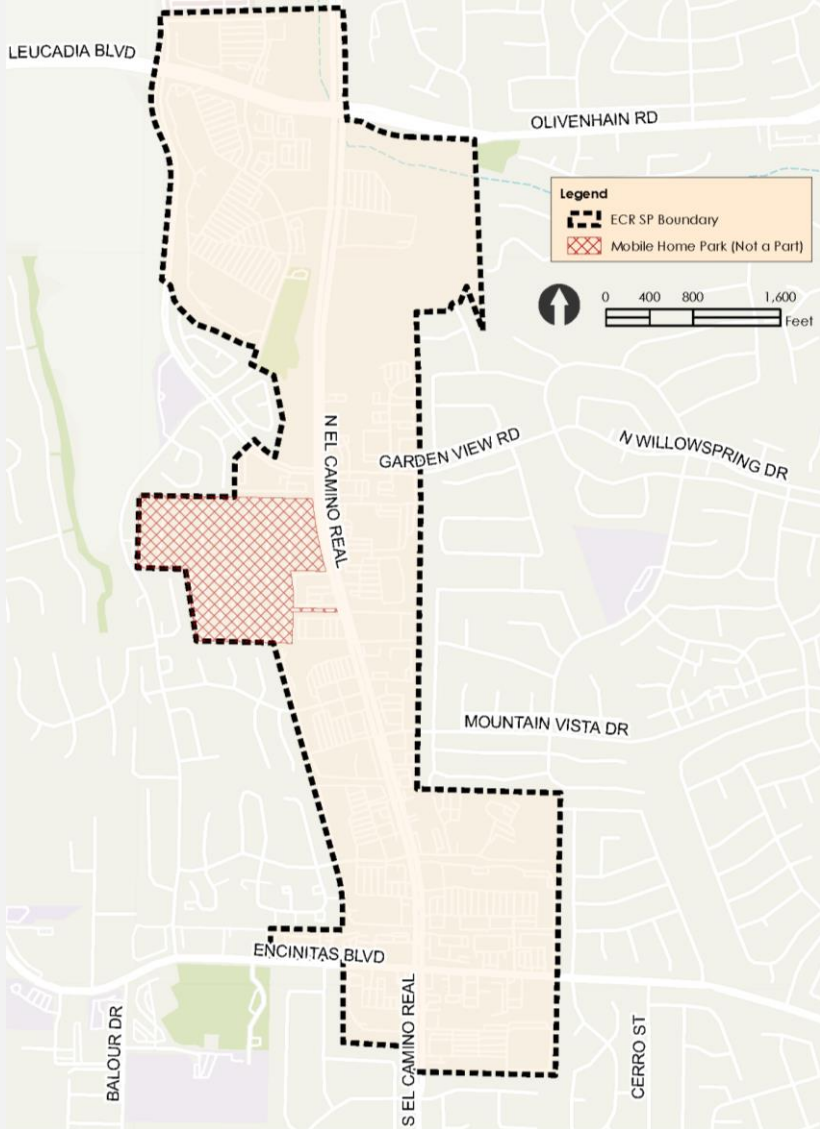
- a. The El Camino Real Specific Plan Task Force shall perform a solely advisory function. Their conclusions and recommendations may but are not required to be considered by the Planning Commission and/or the City Council before action is taken.
- b. The members of the Task Force do not have decision making authority within the meaning of FPPC Regulation 18700(c)(2).

El Camino Real

SPECIFIC PLAN

City of
ENCINITAS

El Camino Real Specific Plan



Project Background & Purpose



2013-2021 Housing Element Update

- Goals and programs to diversify housing in Encinitas



HCD's Local Early Action Planning (LEAP) Grant Program

- Expedite permit approvals and objective design standards for the El Camino Real corridor



Community Surveys

- Better understanding of the community's needs and values

Project Process



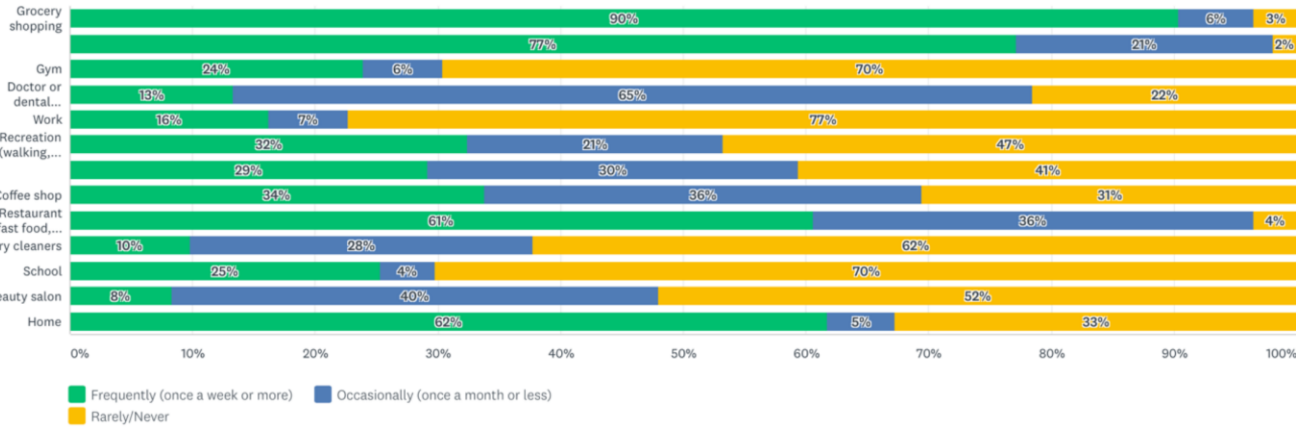
Project Milestones

May – June 2021 | Early Outreach Survey



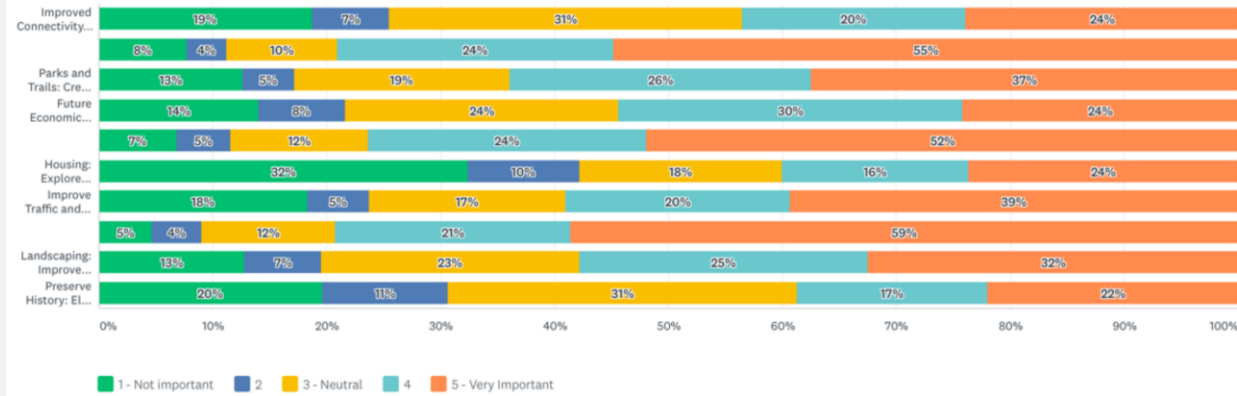
How often do you visit the El Camino Real corridor for the following activities?

Answered: 643 Skipped: 38



When thinking about future development within the El Camino Real corridor, what is most important to you?

Answered: 593 Skipped: 88



June 23, 2021 | City Council Approved Contract

July 14, 2021 | Project Kick-off Meeting

Project Milestones

October 2021 | Opportunities and Constraints Memorandum – Draft

December 2021 | Finalized and Published

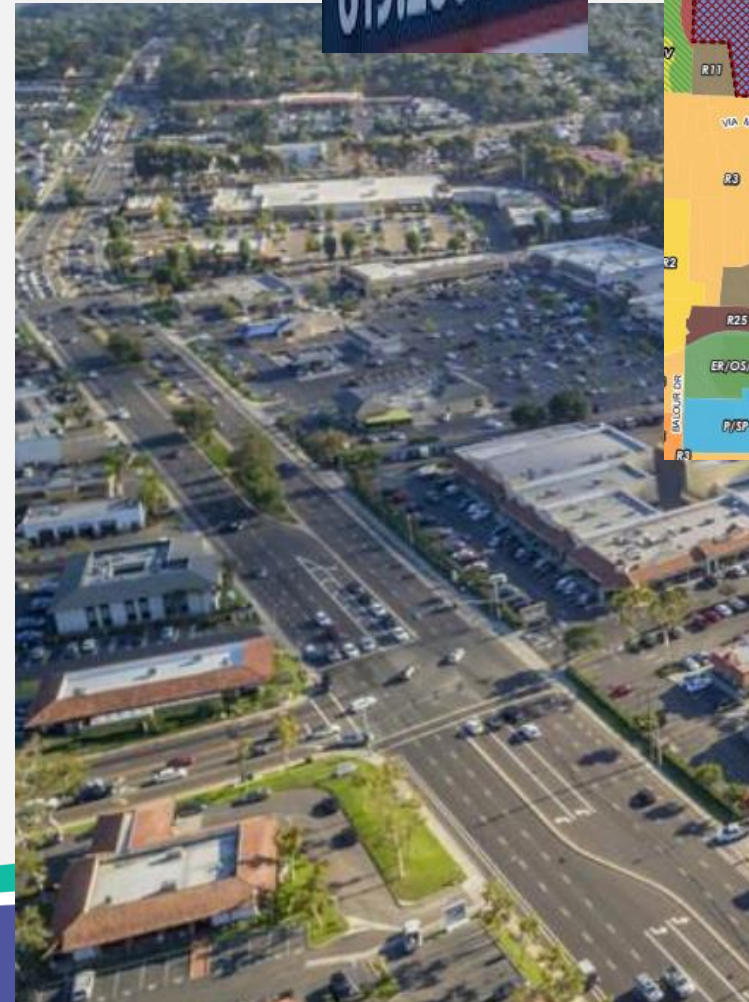


Project Milestones

Opportunities and Constraints Memorandum

Key Findings:

- Land Use/Zoning Regulations
 - Car oriented development
 - Lack of diversity and housing
 - Limited park and rec facilities
 - Underutilized retail and parking lots



Project Milestones

Opportunities and Constraints Memorandum

Key Findings:

- Mobility
 - Long block patterns
 - Lack of bus stop amenities
 - Ample parking that rarely reaches full capacity
 - Standard pedestrian and bike connections

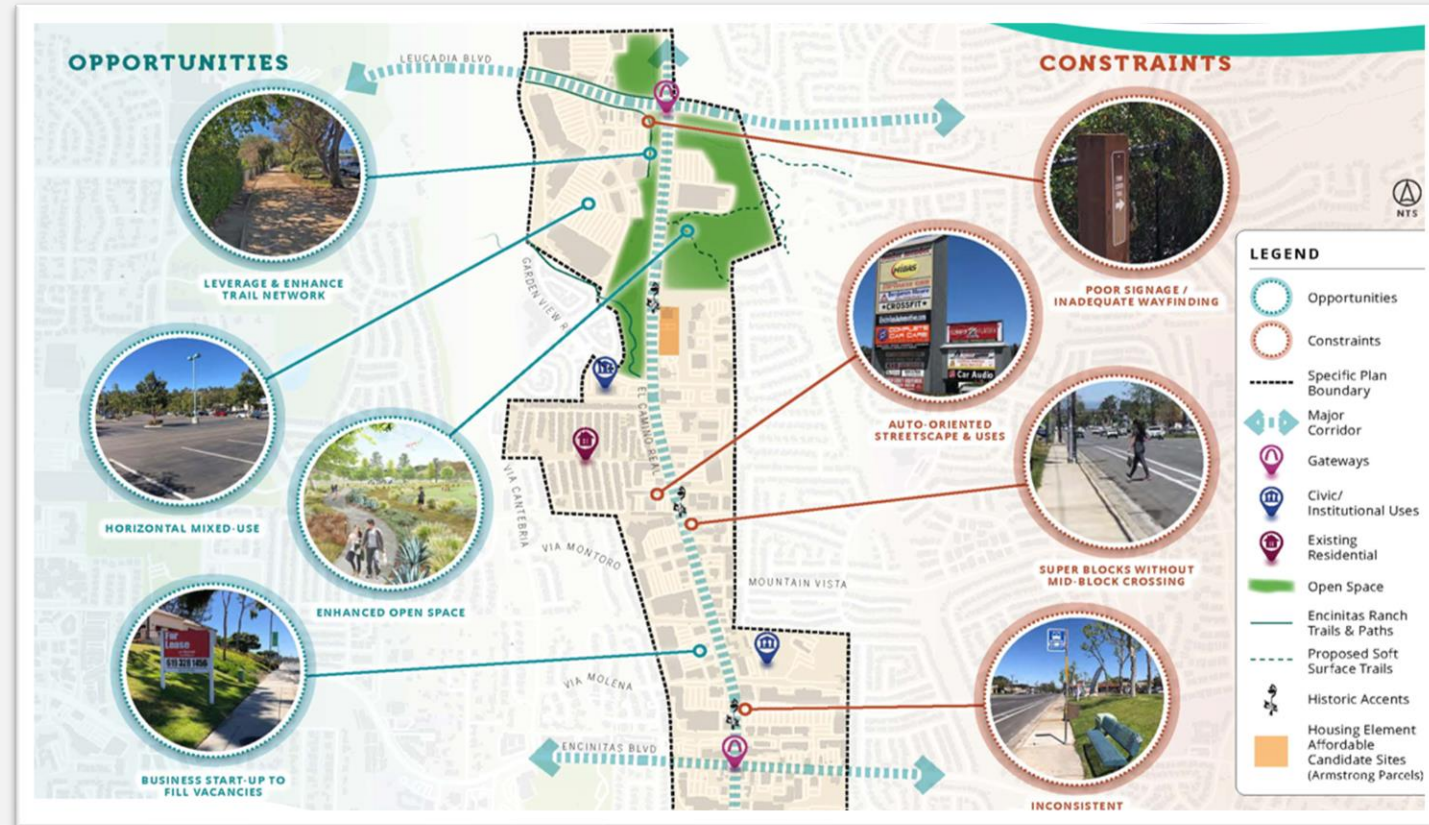


Project Milestones

Opportunities and Constraints Memorandum

Key Findings:

- Urban Design
 - Internal-facing shopping centers
 - Lack of connectivity between centers
 - Eclectic architectural styles
 - Lacks a sense of place
 - Limited street presence
 - Varying building orientations



Project Milestones

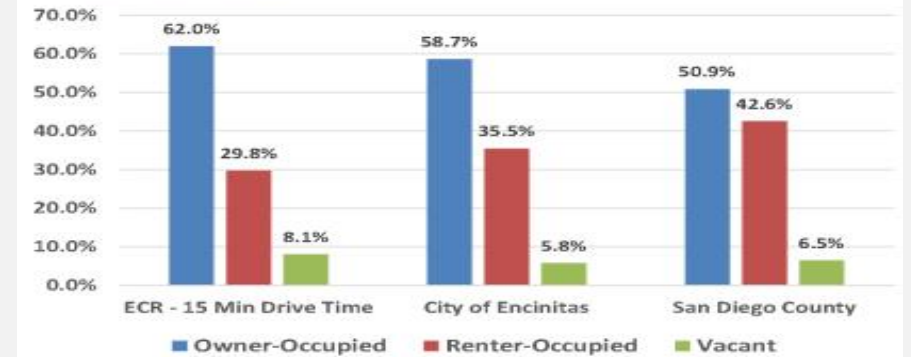
Opportunities and Constraints Memorandum

Key Findings:

- Economics
 - Aging shopping centers
 - Aging population needs
 - High office vacancy
 - Underutilized retail and parking lots
 - Opportunity for high quality employers and start-up/incubator space



Housing Occupancy Data



Source: ESRI

15 Minute Drive Time	2021 (Estimated)		2026 (Projected)		2021 - 2026 Change (Projected)	
	Number	Percentage	Number	Percentage	Number	Percentage
Age						
0 - 4	9,824	5.1%	10,192	5.1%	368	3.7%
5 - 9	11,159	5.8%	11,356	5.7%	197	1.8%
10 - 14	12,388	6.4%	11,594	5.8%	(794)	-6.4%
15 - 19	10,940	5.7%	10,370	5.2%	(570)	-5.2%
20 - 24	8,935	4.6%	8,272	4.2%	(663)	-7.4%
25 - 34	20,910	10.8%	23,225	11.7%	2,315	11.1%
35 - 44	25,159	13.0%	25,799	13.0%	640	2.5%
45 - 54	25,798	13.3%	25,171	12.7%	(627)	-2.4%
55 - 64	28,115	14.5%	26,340	13.3%	(1,775)	-6.3%
65 - 74	22,867	11.8%	24,322	12.3%	1,455	6.4%
75 - 84	11,619	6.0%	15,325	7.7%	3,706	31.9%
85 +	5,881	3.0%	6,355	3.2%	474	8.1%
Total	193,595		198,321		4,726	2.4%
Median Age	44.0		44.4			

Project Milestones

Opportunities and Constraints Memorandum

Key Findings:

- Utilities
 - Visible
 - Obstruct sidewalk access
 - May need capacity upgrades



Project Milestones

November 15, 2021 | Public Workshop #1



SAVE THE DATE!

El Camino Real

SPECIFIC PLAN

WORKSHOP NO. 1: OPPORTUNITIES, CONSTRAINTS, AND VISIONING

Workshop No. 1 will share information on the El Camino Real Specific Plan project, including:

- Project schedule and process
- Community design
- Market trend and demand conditions
- Land uses
- Transportation – multi-modal mobility and parking
- And much more!

We will also be seeking your input on the overall vision for the Project Area.

Join us for an interactive community workshop to discuss assets, issues, opportunities, and your vision for the El Camino Real corridor!

DATE: Monday, November 15, 2021

TIME: 6:00 p.m. - 8:00 p.m.

LOCATION: Encinitas Community and Senior Center

RSVP: <https://el-camino-real-sp-workshop1.eventbrite.com>

To sign up for e-notifications, click here and select El Camino Real Specific Plan:

<https://encinitasca.gov/Home/City-Updates>

For more project information, please visit:

www.encinitasca.gov/El-Camino-Real-SP

POINT OF CONTACT

Jennifer Gates, Planning Manager
(760) 633-2714 | jgates@encinitasca.gov



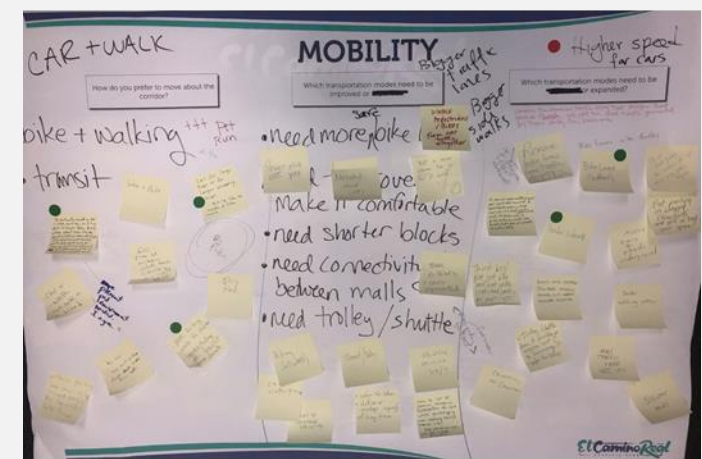
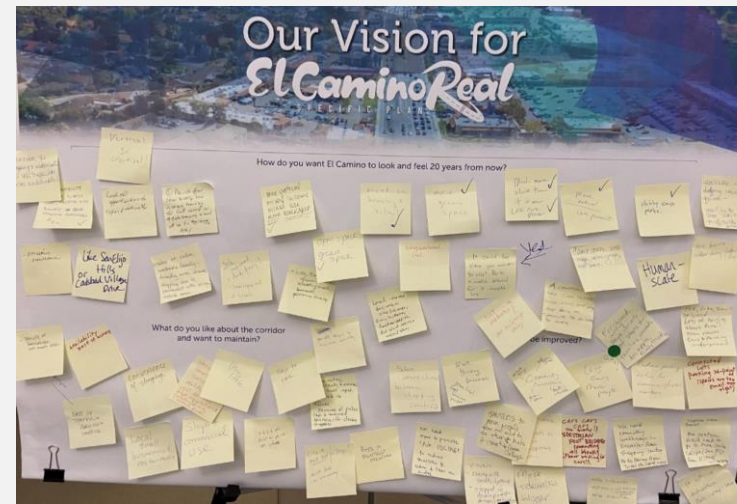
Project Milestones

November 15, 2021 | Public Workshop #1

November 16, 2021 | Virtual Workshop Comment Period November 16, 2021 to December 13, 2021

Station Topics:

- Land Use
- Urban Design
- Mobility
- Economics
- Vision for Corridor



Project Milestones

Public Workshop #1 | Community Feedback Themes

Similar Opinions:

- Pedestrian and Bike Friendly Environment
- Traffic Improvements
 - Address congestion and reduce speed to improve safety
- Existing Vehicle Access and Parking
- Landscape Improvements Throughout
 - Trees, turf, parks and open space
- Retain quantity/variety of uses but see unique small businesses
- More mixed development types in strategic locations
 - Retail, office, and housing

Project Milestones

Public Workshop #1 Feedback Themes

Differing Opinions:

- Building Heights

Remove Height Limitation	Keep Height Limitation
Allow for a greater range to the land uses.	Retain the “small town” feel.

- Public Transportation

Pro	Con
Trolley or Shuttle Service	Unrealistic for area

- Housing

Pro	Con
Variety of housing options (Condo, Townhome)	Added housing will cause more congestion.
Missing Middle Housing	
Affordable Housing	
Senior Housing	

Project Milestones

December 7, 2021 | Developer Roundtable Discussion

Discussion Topics Included:

- Market Reflections/Market Forecast
- Current Regulations
- Housing
- Parking



Project Milestones

December 7, 2021 | Developer Roundtable Discussion

Overall Developer Comments:

- Standalone Retail is Failing
- Increase Density (40-60 du/ac)
 - Corridor needs to be more bikeable/ walkable to accommodate density
- Increase Building Heights
- Flexible Zoning Regulations (Overlays)
 - Let the market dictate uses
- Horizontal Mixed-Use is Preferred
- Municipal Code outdated w/ Conditional Use Permits required for certain uses

Project Process



Workshop #2

June 20, 2022 @ 6:00pm

Community and Senior Center

- Summarize Workshop No. 1 community input;
- Present draft design concept alternatives and renderings; and
- Offer hands-on exercises to inform urban design of future development along the corridor.

RSVP: <https://ECR-Specific-Plan-Workshop2.eventbrite.com>

To sign up for e-notifications, click here and select El Camino Real Specific Plan:
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Public Comments