



# El Camino Real

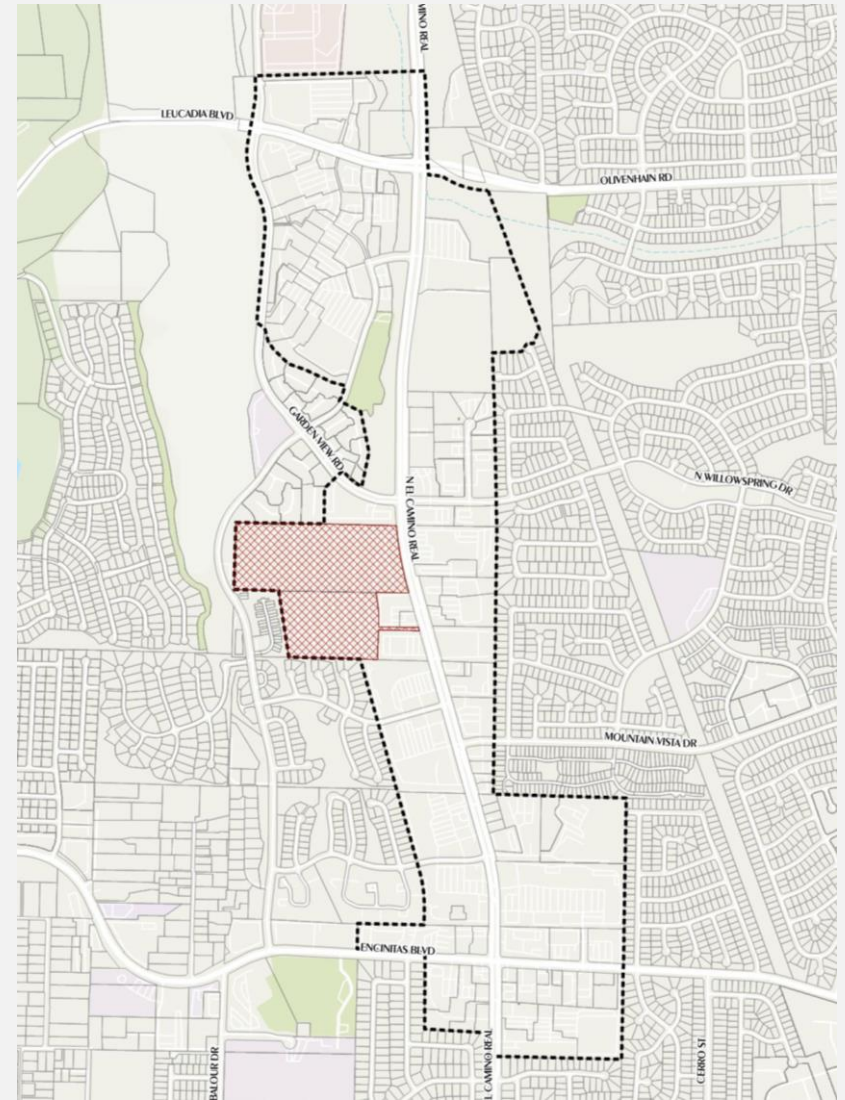
S P E C I F I C P L A N

City of  
**ENCINITAS**

# El Camino Real Specific Plan

## Opportunities, Constraints & Visioning Workshop

November 15, 2021



# Workshop Team

## City of Encinitas

Roy Sapa'u, Director of Development Services

Jennifer Gates, Advanced Planning Manager

Christian Gutierrez, Housing Services Manager

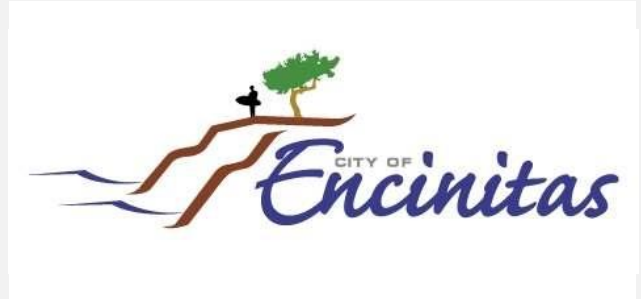
Melinda Dacey, Planner IV - Advanced Planning

Kevin Parker, Planner IV - Current Planning

Abraham Bandegan, Traffic Engineer

Pat Piatt, Senior Management Analyst

Melissa Vasquez, Advanced Planning Intern



# Workshop Team

## RICK Planning + Design

Brooke Peterson, Project Manager - Planner

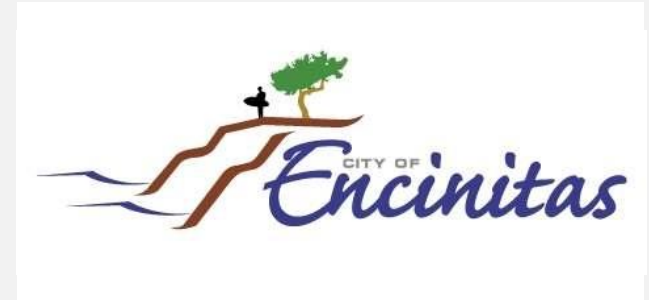
Mimi Morisaki, Deputy Project Manager - Planner

Britt Palmberg, Economics Analysis Planner

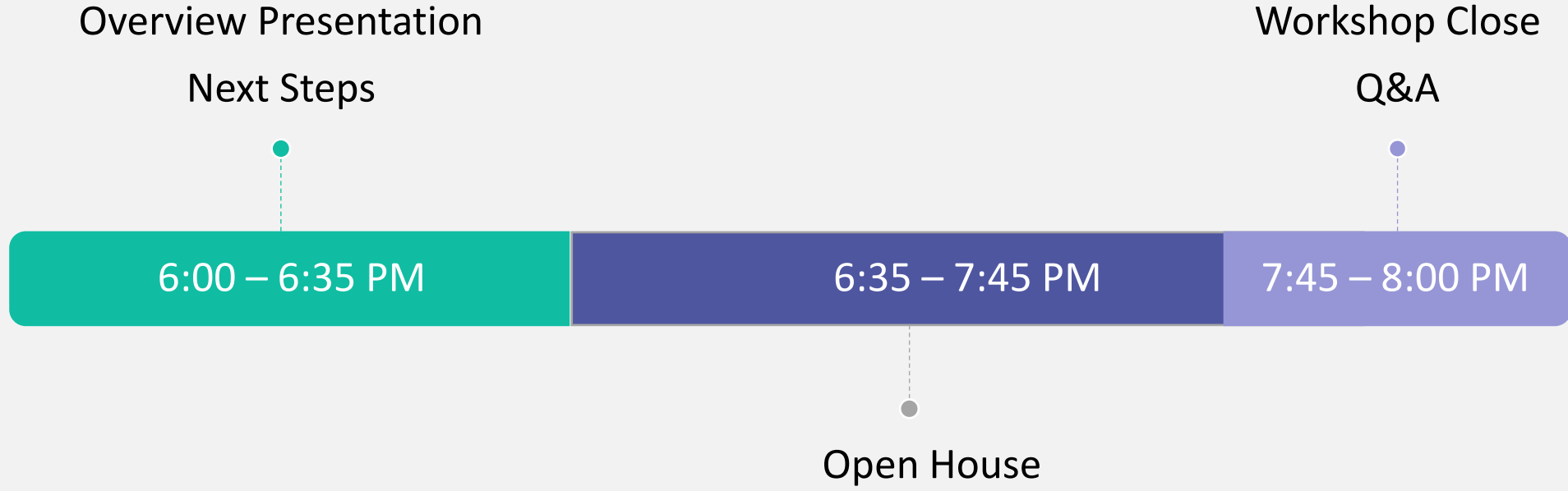
Shannon Baer, Planner

## Citythinkers

Diego Velasco, Urban Designer



# Workshop Agenda



# 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**

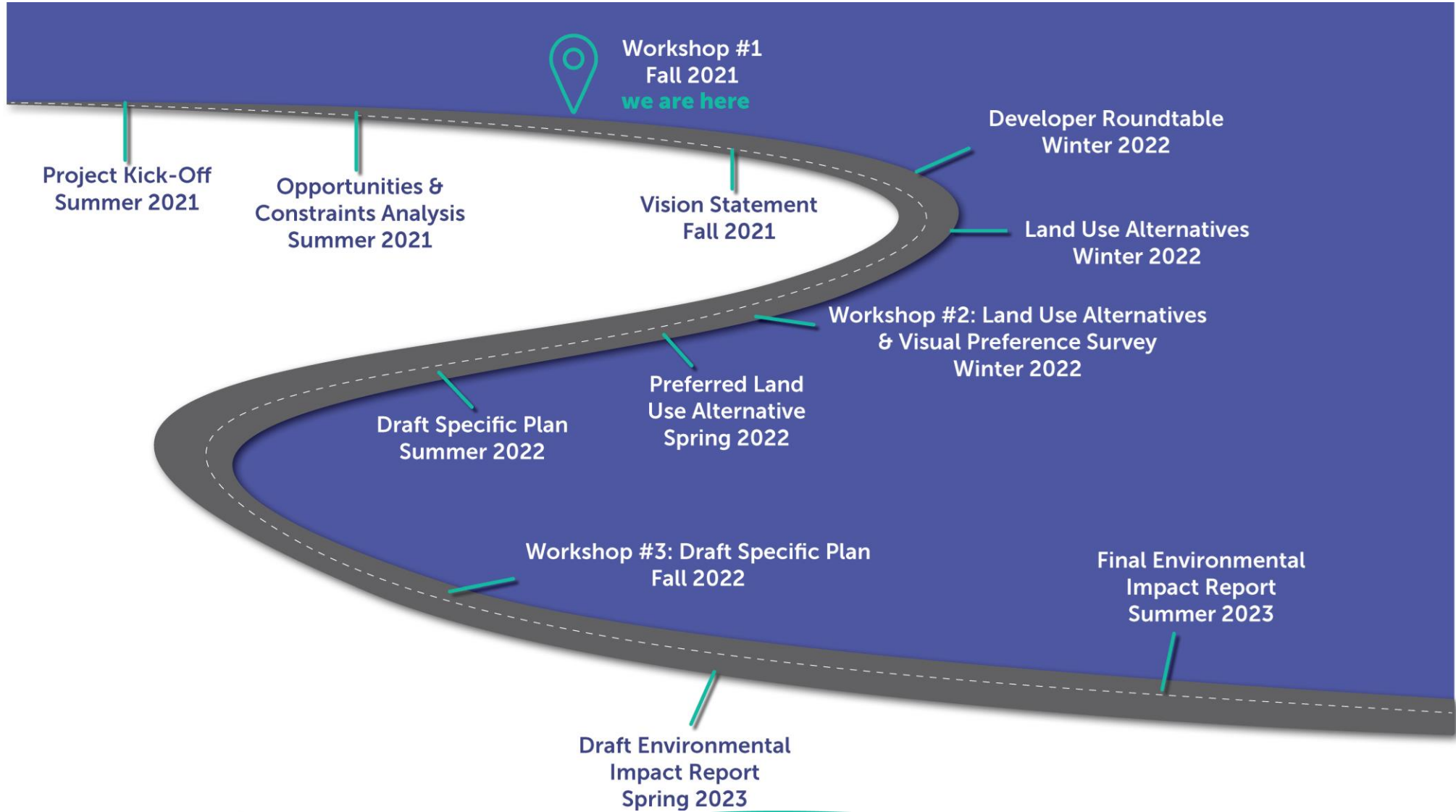
- Expedite permit approvals and objective design standards for the El Camino Real corridor

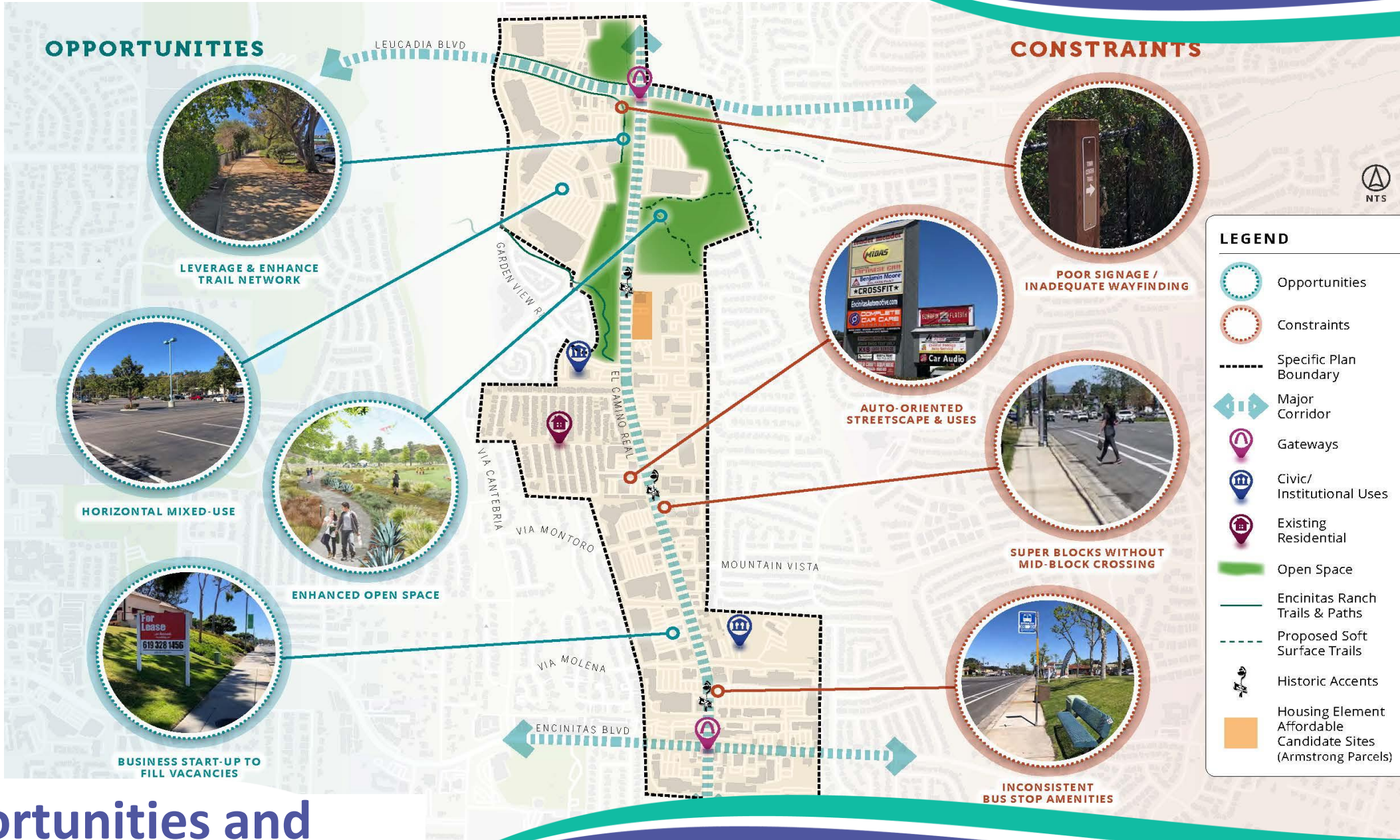


## **Community Surveys**

- Better understanding of the community's needs and values

# Project Process





**OPPORTUNITIES**

**CONSTRAINTS**



**LEVERAGE & ENHANCE TRAIL NETWORK**



**HORIZONTAL MIXED-USE**



**ENHANCED OPEN SPACE**



**BUSINESS START-UP TO FILL VACANCIES**



**POOR SIGNAGE / INADEQUATE WAYFINDING**



**AUTO-ORIENTED STREETScape & USES**



**SUPER BLOCKS WITHOUT MID-BLOCK CROSSING**



**INCONSISTENT BUS STOP AMENITIES**

**LEGEND**

- Opportunities
- Constraints
- Specific Plan Boundary
- Major Corridor
- Gateways
- Civic/ Institutional Uses
- Existing Residential
- Open Space
- Encinitas Ranch Trails & Paths
- Proposed Soft Surface Trails
- Historic Accents
- Housing Element Affordable Candidate Sites (Armstrong Parcels)



**Opportunities and Constraints**





# Land Use

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## What and Why

- Regulates how a property can/cannot be used
- Multiple characterizations (park, residential, office, industrial, etc.)
- Shapes the future built environment
- Considers the community's health, safety, and welfare



Wetland Revegetation Area,  
Native Habitat  
Restoration in Progress

PLEASE  
DO NOT LITTER

EMC 11.24.030



## Land Use

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### Key Findings

- Commercial uses with reliance on cars
- Lack of housing options
- Limited active parks and recreational facilities throughout the corridor
- Underutilized retail spaces and parking lots

Shaping Places

Embracing Streets

Understanding  
Context

Making  
Connections

Human Comfort

## Urban Design

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### What and Why

- Blends architecture, landscape architecture, and land uses
- Fosters a unique atmosphere
- Considers:
  - Block sizes
  - Mix and interactions between land uses
  - Pedestrian experience
  - Activation of shared spaces



# Urban Design

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## Key Findings

- Internal-facing shopping centers
- Lack of connections between shopping centers
- Eclectic mix of architectural styles
- Lacks a sense of place and communal gathering areas
- Limited street presence
- Varying building orientation



# Mobility

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## What and Why

- Ability and quality of moving throughout the community
- Considers:
  - Traffic congestion levels
  - Number of vehicle trips
  - Multi-modal travel options
  - Parking demand and usage



# Mobility

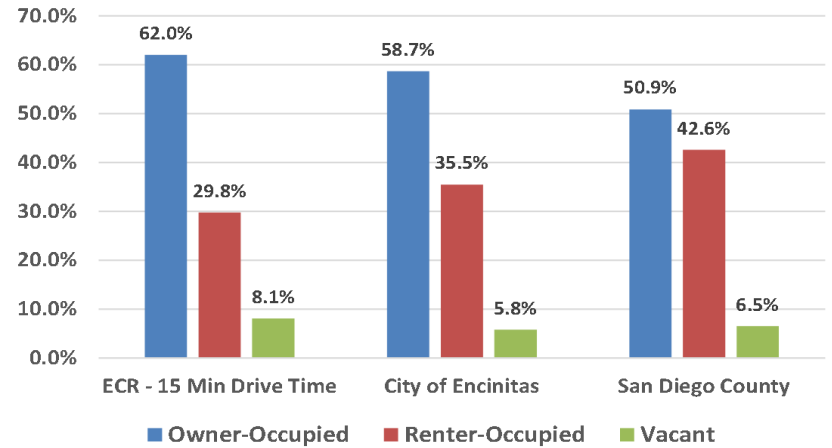
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## Key Findings

- Long block patterns
- Lack of bus stop amenities
- Ample parking supply that rarely reaches fully capacity
- Standard pedestrian and bicycle connections



Housing Occupancy Data



Source: ESRI

15 Minute Drive Time	2021 (Estimated)		2026 (Projected)		2021 - 2026 Change (Projected)	
	Number	Percentage	Number	Percentage	Number	Percentage
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%
<b>Total</b>	<b>193,595</b>		<b>198,321</b>		<b>4,726</b>	<b>2.4%</b>
<b>Median Age</b>	<b>44.0</b>		<b>44.4</b>			

# Economics

## What and Why

- Study of production, distribution, and consumption of goods and services
- Considers:
  - Existing and future market trends
  - Demographics
  - Employment
  - Housing market trends



# Economics

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## Key Findings

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





# Utilities

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## What and Why

- Electricity, gas, water, wastewater supply
- Assesses:
  - System capacities
  - Future supplies
  - Future demands



# Utilities

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## Key Findings

- Visible utilities
- Some utilities obstruct sidewalk access
- Capacity upgrades may be needed

# Open House

- 7 interactive stations
- Ask questions
- Post comments with sticky notes
- Show preferences with dots
- Share your vision!

*Refreshments*

*Project  
Process*

*Economics*

*Spanish  
Translation*

**El Camino Real**  
SPECIFIC PLAN

WORKSHOP NO. 1 STATIONMAP

*Check-In*

*Visioning*

*Urban  
Design*

*Land Use*

*Mobility*

*Presentation*

# Questions and Comments

## Contact Information

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Melinda Dacey, Planner IV

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## Project Website

[encinitasca.gov/El-Camino-Real-SP](http://encinitasca.gov/El-Camino-Real-SP)



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