



**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF
EI CAMINO REAL SPECIFIC PLAN DEVELOPER ROUNDTABLE**

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT/SECTION 504 REHABILITATION ACT OF 1973 AND TITLE VI, THIS AGENCY IS AN EQUAL OPPORTUNITY PUBLIC ENTITY AND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, ETHNIC ORIGIN, NATIONAL ORIGIN, SEX, RELIGION, VETERANS STATUS OR PHYSICAL OR MENTAL DISABILITY IN EMPLOYMENT OR THE PROVISION OF SERVICE. IF YOU REQUIRE SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (760) 633-2710 AT LEAST 72 HOURS BEFORE THE MEETING. PLEASE NOTE THAT MASKS ARE REQUIRED INDOORS.

An El Camino Real Specific Plan Developer Roundtable will be held on:

**Tuesday, December 7, 2021 at 3:00pm – 4:30pm
Encinitas City Hall, Poinsettia Room
505 South Vulcan Avenue
Encinitas, CA 92024**

The City of Encinitas is in the process of developing the El Camino Real Specific Plan, a plan that will reimagine possible future development within the El Camino Real corridor in Encinitas. Development has occurred in the El Camino Real corridor steadily over time, with real estate market conditions and community needs changing with time. The El Camino Real Specific Plan project will re-envision the El Camino Real corridor to better suit the future community needs, market conditions, and foster more consistent development within the project boundaries.

The focus of the roundtable discussion is to receive input from participants in the affordable housing and market-rate development community in order to: 1) understand barriers in the development and design regulations that currently prevent revitalization of the El Camino Real corridor; and 2) obtain feedback on options that would make the corridor an attractive investment opportunity.

A workshop was previously held on November 15, 2021 where City staff and the project consultant team presented the existing conditions, opportunities, and constraints of the corridor. The workshop also sought the community's input and feedback on an overall vision for El Camino Real.

Staff and the project consultant team will present draft land use alternatives and will discuss some of the key themes and topics from the first workshop in order to inform the preferred land use plan and objective design standards for the El Camino Real Specific Plan. **Please note this is a publicly noticed meeting and will be open to the public with opportunity for public input at the end of the meeting.**

For more information, please contact Melinda Dacey, Planner IV at (760) 633-2711 or mdacey@encinitasca.gov.