



El Camino Real

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

TASK FORCE

Meeting December 6, 2022

City of
ENCINITAS

Task Force

Roll Call

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 Owners 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

Agenda December 6, 2022

AGENDA ITEM

- 3A. RECAP ON THE OCTOBER 8, 2022 ECR WALKABOUT
- 3B. PROJECT STATUS UPDATE
- 3C. DRAFT PUBLIC BENEFIT AND DRAFT DEVELOPMENT STANDARDS
- 3D. PUBLIC COMMENT

ADJOURNMENT

Task Force Goals for Today

- Discuss the ECR Walkabout Recap;
- Review, discuss, and provide feedback on the draft public benefits program; and
- Review, discuss, and provide feedback on the draft development standards.



El Camino Real

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ITEM 3A | RECAP ON THE OCTOBER 8, 2022
ECR WALKABOUT

City of
ENCINITAS

October 8, 2022 ECR Walkabout

Discussion Topics:

- **Streetscape:** Bus Stops, Sidewalks, Fixtures (lighting, benches, etc.)
- **Public Amenities:** Parkway, Plaza, Parks
- **Building Orientation:** Setbacks, Stepbacks
- **Landscaping:** Street Trees, Creek Restoration
- **Height:** Number of Stories
- **Utilities:** Above-ground, Under-ground
- **Signage:** Monument signs, etc.
- **Parking:** Visibility, Location on site



October 8, 2022 ECR Walkabout

Stop 1:

- Do you like the look and feel and the size and scale of the buildings?
- How about across the street with the topography difference and proximity to adjacent residential development?
- Would a more than one story height be acceptable if sufficient stepbacks (distance between the ground level wall plane and the upper-level wall plane) were in place?

Public Comment Themes:

- Sidewalk too small and too close to street, with a lack of walk appeal
- Add more greenery, trees
- Layer the buildings (stepbacks)
- More mid-block crossings
- Underground the utilities
- Better signage
- Highlight the El Camino Real “bell”



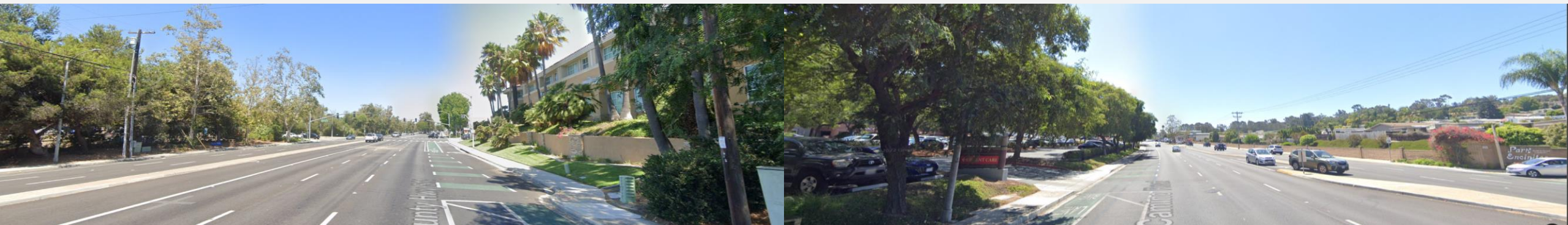
October 8, 2022 ECR Walkabout

Stop 2:

- Do you like the look and feel and the size and scale of the building at the intersection of El Camino Real and Garden View Road?
- Setbacks, height, and landscaping. How do you feel about the bus stop?

Public Comment Themes:

- Sidewalk and utilities
- Open creek and restore
- Tree canopy and more shade
- Building orientation and articulation
- Pedestrian access from sidewalk
- Parking behind buildings
- More public transit



October 8, 2022 ECR Walkabout

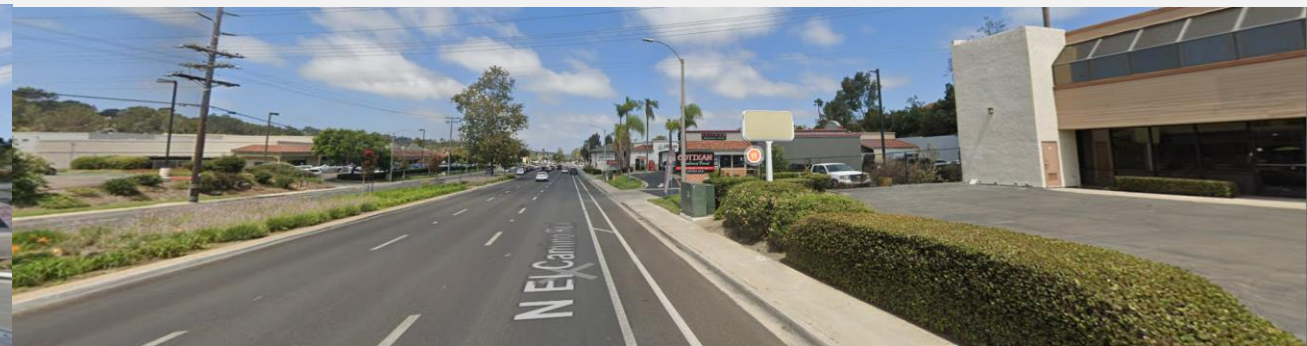
Stop 3:

- Do you like the look and feel and the size and scale of the buildings?

These are the small undersized lots where the lot consolidation would be encouraged to enhance the area and eliminate some of the driveway conflicts.

Public Comment Themes:

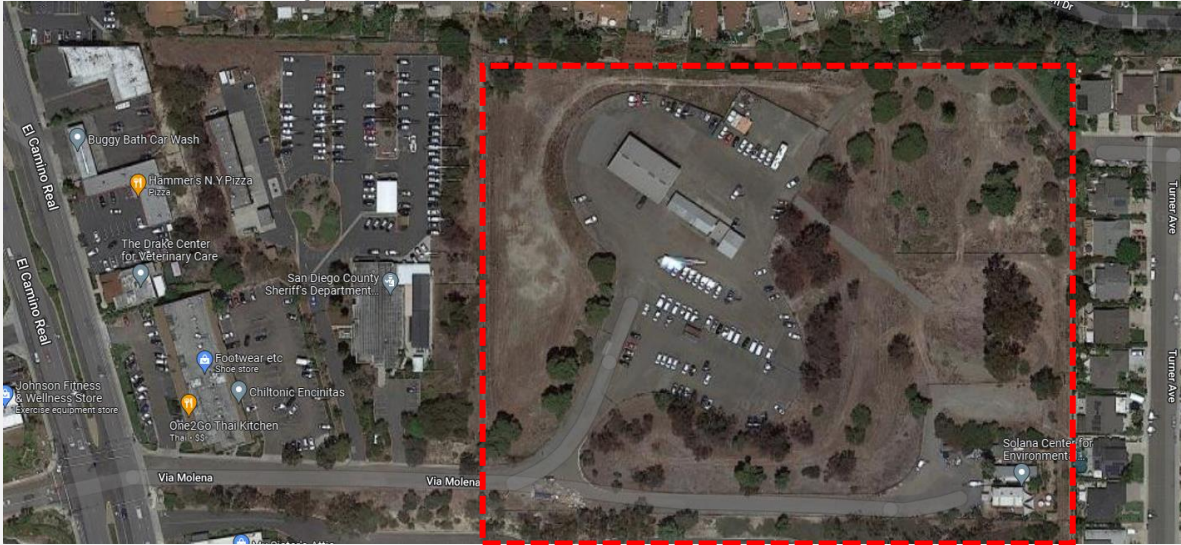
- Sidewalks do not feel safe
- Utilities encroaching
- ADA Accessibility
- Transit
- Building orientation with landscaping
- Parking Management with access from the rear



October 8, 2022 ECR Walkabout

Stop 4:

- How do you envision this site being used?



Public Comment Themes:

- Complimentary uses to residential
- Connectivity to residential
- Possible use for a plaza, gathering space
- Library
- Local transit hub



Comments or Questions?

Watch and listen to the October 8, 2022 recording: <https://youtu.be/N8oai2aXiSQ>



El Camino Real

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ITEM 3B | PROJECT STATUS UPDATE

City of
ENCINITAS

Project Status Update



Comments or Questions?



El Camino Real

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

**ITEM 3C | DRAFT PUBLIC BENEFIT PROGRAM AND
DRAFT DEVELOPMENT STANDARDS**

City of
ENCINITAS

DRAFT Community Benefits Program

Applicability

- The Community Benefits Program is applicable to all sites within the SPA. Redevelopment projects do not need to be applying the Mixed-Use Overlay to participate in the Community Benefits Program.

Community Benefit Options

- 11 Total Community Benefit Options with 30 points Max.
- 30% of the points must include affordable housing units (~9 Points)
 - **Priority 1 Benefits:** Affordable Housing Units; Common Open Space; Added Utility Infrastructure Improvements; Mobility Improvements
 - **Priority 2 Benefits:** Paseos; Landscaping and Streetscape Improvements; Encinitas Creek Trail Link or Expansion; Small Business Support
 - **Priority 3 Benefits:** Public Art; Historic Landmark Branding; Green Buildings

DRAFT Community Benefits Program

Increased Development Potential

Development Standard	Allowed Reduction of Development Standard	Maximum Development Points Granted	
Floor Area Ratio	Up to 20% additional floor area ratio	20	
Building Height	Up to 20% additional building height	20	
Density	Up to 60% additional density	20	
Parking Standards	Studio	1 space	20
	1 Bedroom	1 space	
	2 Bedroom	1.5 spaces	
	3 Bedroom	1.5 spaces	
	4 Bedroom	2.4 spaces	

Additional Incentives

- Streamlined permit processing
- Discounted permit fees (depends upon the benefit)

Questions DRAFT Community Benefits Program

- **Do the Community Benefits identified make sense?**
- **Are the priority levels appropriate?**
- **Do the assigned points make sense?**
- **Do the increased development potential standards identified make sense?**
- **Are there missing items?**

DRAFT Development Standards

Height

Three (3) stories above grade

Setbacks

	Small Parcels (1.5-3.0 acres)	Medium Parcels (3.1-7.0 acres)	Large Parcels (7.1+ acres)
Front/Pedestrian Zone	8 feet	10 feet	10 feet
Along El Camino Real	15 feet	15 feet	15 feet
Side	5 feet	8 feet	10 feet
Street Side	8 feet	8 feet	10 feet
Rear	10 feet	10 feet	10 feet
Adjacent to Encinitas Creek	15 feet	15 feet	15 feet

Stepbacks

	Small Parcels (1.5-3.0 acres)	Medium Parcels (3.1-7.0 acres)	Large Parcels (7.1+ acres)
Second Story Minimum Stepback	20% of the building wall plane	30% of the building wall plane	30% of the building wall plane
Second Story Dimensions	Three (3) foot minimum. Five (5) foot minimum average.	Four (4) foot minimum. Six (6) foot minimum average.	Four (4) foot minimum. Eight (8) foot minimum average.
Third and Higher Story Minimum Stepback	10% of the building wall plane	15% of the building wall plane	20% of the building wall plane
Third and Higher Story Dimensions	Three (3) foot minimum Five (5) foot minimum average	Four (4) foot minimum. Six (6) foot minimum average	Four (4) foot minimum. Eight (8) foot minimum average

DRAFT Development Standards

Neighborhood Adjacency Standards

- Provide appropriate and sensitive transitions

Setbacks Increase

- Flat lot
 - Increase to 20 feet when adjacent to single-family
 - Minimum 15-foot landscaped area
- Sloped lot
 - Increase to 15 feet when adjacent to single-family
 - Minimum 10-foot landscaped area

DRAFT Development Standards

Common Open Space

Small Parcels (1.5-3.0 acres)	Medium Parcels (3.1-7.0 acres)	Large Parcels (7.1+ acres)
130 square feet of common open space per unit for projects with five or more units. Must have a minimum 10-foot dimension in all directions.	140 square feet of common open space per unit for projects with five or more units. Must have a minimum 10-foot dimension in all directions.	150 square feet of common open space per unit for projects with five or more units. Must have a minimum 10-foot dimension in all directions; or 5% of the property, whichever is greater.

Parking Standards

Use	Standard	Peak Period
Residential – 1 Bed	1.5 spaces	Evening
Residential – 2 Bed	2 spaces	Evening
Residential – 3+ Bed	2 spaces	Evening
Mobile Home Development	2 spaces per 1 dwelling unit	Evening
Commercial (Less than 100,000 sf)	1 space per 300 sf	Daytime
Commercial (Greater than 100,000 sf)	1 space per 500 sf	Daytime
Office	1 space per 300 sf	Daytime
Mixed Use Project	Sum of the requirements of the various uses computed separately. The parking spaces for one use shall not provide required parking for another use except through use of the shared parking standard.	Various

DRAFT Development Standards

Parking Standards

- Shall be off-street (on-site parking) unless:
 - Design review approval is received for parking on an adjacent site, subject to restrictions.
- Joint-use Parking Allowed
 - Requires Planning Commission approval for reciprocal parking arrangements with minor use permit.

Landscape Standards

- Lots 10,000 SF or less required to have a minimum 10% landscaped area.
- Lots >10,000 SF required to have a minimum 15% landscaped area.
- Site amenities such as sculptures, fountains, planters, enhanced paving, etc., may be counted towards meeting the respective landscaping minimum, up to a maximum of 50% of the respective landscaping minimum.

Questions DRAFT Development Standards

- **Do the setbacks make sense?**
- **Do the stepbacks make sense?**
- **Does the height make sense with the context of the setback and stepbacks?**
- **Are the neighborhood adjacency standards appropriate and sensitive?**
- **Do the parking standards and shared parking program make sense?**
- **Are the landscape standards appropriate?**
- **Are there missing items?**

Comments or Questions?

Public Comments