

ENCINITAS

# @HOME IN ENCINITAS



# Future Housing in Encinitas



**The City is beginning a comprehensive process to develop a plan for future housing in Encinitas...**

**and we need you!**



# 2016 Ballot Measure

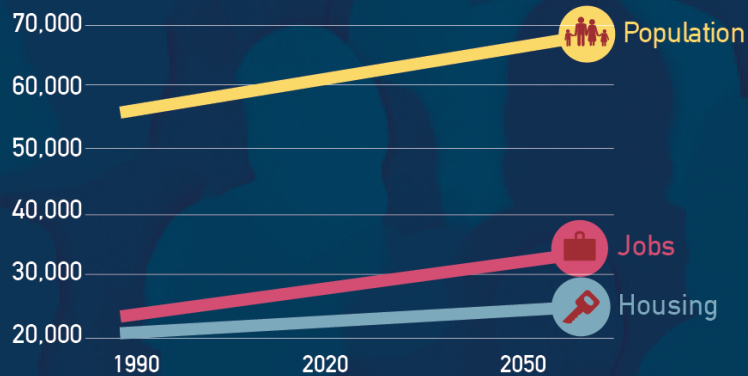
**In 2016, there will be a ballot measure to adopt a plan for future housing in Encinitas...**

**what do you want this plan to look like?**



# Why Does Encinitas Need More Housing?

- **Our population is changing**
  - Accommodating housing choices will meet the needs of our community.



Source: San Diego Association of Governments - Series 13



# Why Adopt a Plan for Future Housing?



- It protects our quality of life
  - Planning for future housing helps avoid negative consequences of growth
  - Ensures development will provide community benefits



**Benefits**

- Ensures more compatible development
- Strengthens our local economy
- Provides adequate amenities
- Makes us eligible for infrastructure grants

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**Negative Consequences**

- Overcrowding in existing homes
- Unattainable housing prices
- Mismatch between needs and facilities/amenities
- Loss of organic and eclectic local character

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# Are There Financial Benefits to Adopting a Plan?



- **Tax dollars are saved**
  - With an approved housing plan, Encinitas will be eligible for regional and state grants that can help fund infrastructure and public amenities
  - Currently these projects are developed using local tax dollars



# What Happens If We Don't Make a Plan?

- **It's the law** – State law requires that we adopt a plan to accommodate the housing needs of everyone in our community.
  - Without an adopted housing plan we are in violation, which makes the City vulnerable to litigation

Threat of losing land use control

Housing obligations continue to compound over the years without any chance of relief

Ineligibility for a variety of infrastructure and public amenity improvements funds

Makes the entire General Plan vulnerable to challenge

# Project Process

2014



November 2014: Community dialogue sessions in each of Encinitas' five communities and e-Town Hall online engagement is launched.

December 2014: City Council and Planning Commission joint study session to review results of public input.

2015



January 2015: City Council and Planning Commission joint study session to provide direction on a preferred land use and community character plan for future housing.

February 2015: City Council and Planning Commission joint study session to review the complete draft housing plan and policies, and submission of the draft plan for State review.

March 2015: City Council and Planning Commission joint study session and public review of related draft rezonings and Zoning Code amendments.

May 2015: Environmental Impact Report (EIR) scoping meeting

May-Dec 2015: City staff prepares Draft EIR

2016

January-February 2016: Draft EIR public review and comment period

February-March 2016: City staff prepares responses to comments on Draft EIR

April 2016: Final EIR published

May to June 2016: Planning Commission recommendation and City Council decision to refer final housing plan to voters.

November 2016: Public vote on new housing plan.



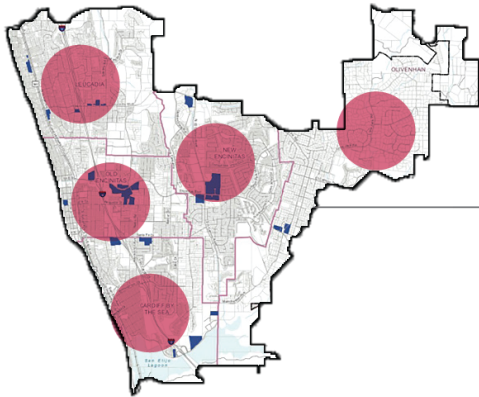
**Community participation is integral to the development of the Housing Plan update**



# Community Dialogue Sessions



- One in each community
- Focus is to:



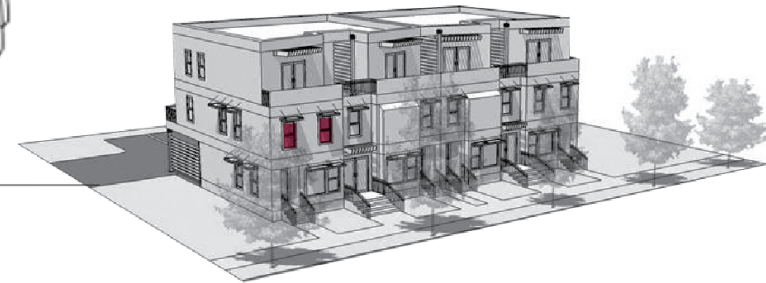
## Identify

the type and location of future housing in Encinitas



## Determine

the community characteristics that you value to ensure that they are preserved



## Create

design standards for future projects so that the community can be confident that they will fit in with existing neighborhoods

# Your Voice Counts!

## 1. CARDIFF

Seaside Center for Spiritual Living  
1613 Lake Drive  
November 13, 2014

## 2. OLD ENCINITAS

Library  
540 Cornish Drive  
November 15, 2014

## 3. LEUCADIA

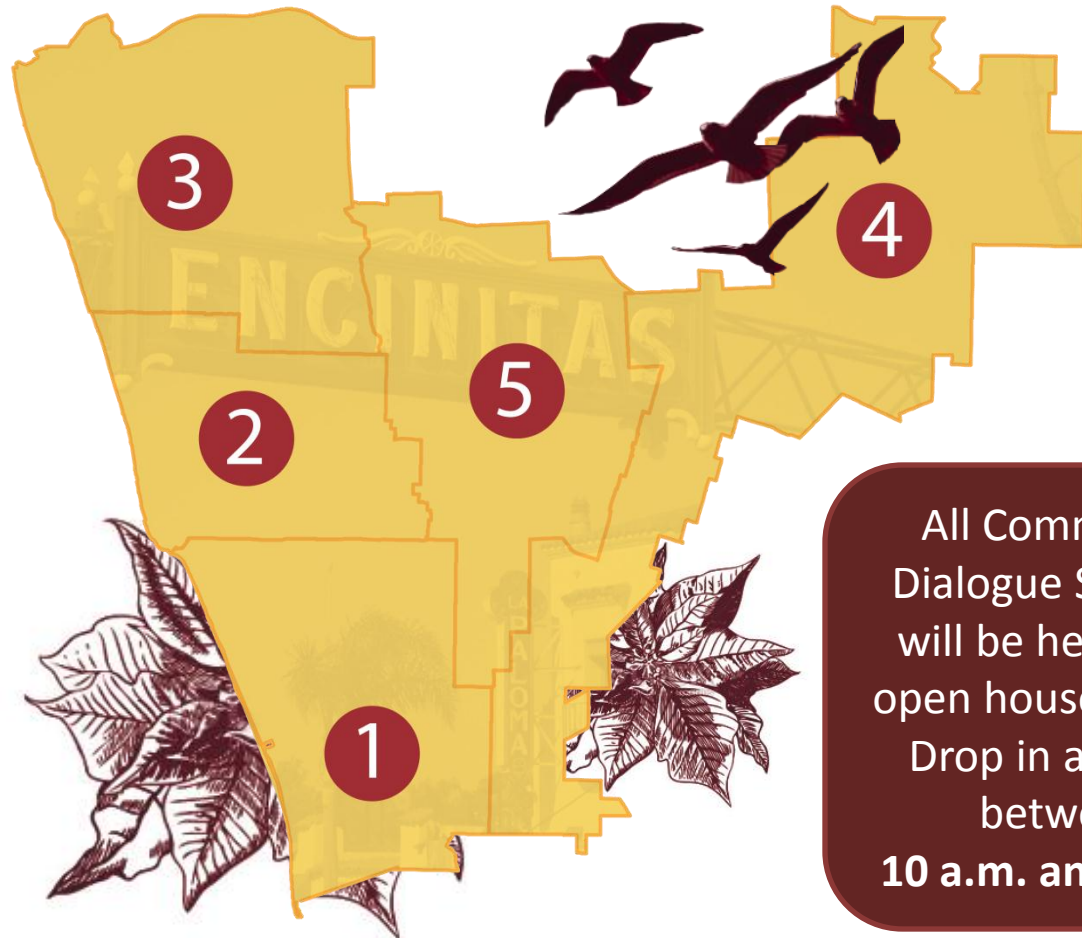
Beacon's Bible Church  
367 La Veta Avenue  
November 17, 2014

## 4. OLIVENHAIN

Ranch View Baptist Church  
416 Rancho Santa Fe Road  
November 18, 2014

## 5. NEW ENCINITAS

Diegueño Middle School  
150 Village Park Way  
November 22, 2014



All Community  
Dialogue Sessions  
will be held as an  
open house format.  
Drop in anytime  
between  
10 a.m. and 8 p.m.

# Participate in e-Town Hall



Starting November 10, you will be able to provide your input online using e-Town Hall

Build Up	Build Out	Build Alternative
<p><b>2</b> <b>12.5</b> <b>289</b></p> <p>NEW RESIDENCES ACRES OF DEVELOPMENT NEW HOUSING UNITS</p> <p><b>DESCRIPTION:</b> Housing is clustered at the intersection of Encinitas Boulevard and Quail Gardens Drive on medium to large sites to reduce the area of the community that needs parking changes.</p> <p><b>TYPE OF DEVELOPMENT:</b> Three-story housing</p>	<p><b>3</b> <b>26.8</b> <b>370</b></p> <p>NEW RESIDENCES ACRES OF DEVELOPMENT NEW HOUSING UNITS</p> <p><b>DESCRIPTION:</b> Housing is clustered south of the intersection of Encinitas Boulevard and Quail Gardens Drive on larger groupings of sites. A mixed-use neighborhood center creates a new place to serve nearby tourist attractions and local businesses.</p> <p><b>TYPE OF DEVELOPMENT:</b> Two-and three-story housing and mixed use</p>	<p><b>4</b> <b>22.3</b> <b>358</b></p> <p>NEW RESIDENCES ACRES OF DEVELOPMENT NEW HOUSING UNITS</p> <p><b>DESCRIPTION:</b> New housing and mixed use is focused in the downtown area, along Highway 101 on sites currently zoned for I1, but need the building height limit to be returned to three stories. Underutilized sites are chosen to strengthen the character of downtown and create the emerging cultural corridor. New housing is added at Quail Gardens Drive and Encinitas Boulevard to connect various existing vibrant pieces together in the area.</p> <p><b>TYPE OF DEVELOPMENT:</b> Two-and three-story housing and mixed use</p>
<p><b>RESIDENTIAL INFILL - MEDIUM TO LARGE SITE</b></p> <p>3-STORIES</p>	<p><b>NEIGHBORHOOD CENTER/ MIXED USE - LARGE SITE</b></p> <p>2 &amp; 3-STORIES</p>	<p><b>MAIN STREET/MIXED USE - SMALL SITE</b></p> <p>2 &amp; 3-STORIES</p> <p><b>RESIDENTIAL INFILL - MEDIUM TO LARGE SITE</b></p> <p>2 &amp; 3-STORIES</p>



# Get Involved!

**Together we can design a future that  
provides more choices...  
while protecting the city we love!**



[www.AtHomeInEncinitas.info](http://www.AtHomeInEncinitas.info)