



El Camino Real

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

TASK FORCE

Meeting January 23, 2024

City of
ENCINITAS

TASK FORCE – ROLL CALL

City Council Member

Mayor Tony Kranz
Bruce Ehlers (Alternate)

Planning Commissioner | New Encinitas Representative

Susan Sherod

Mobility and Traffic Safety Commissioner | New Encinitas Representative

David Thile

Two Property Owners within the Corridor

Carlitas 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

MEETING AGENDA

- **3A. PROJECT STATUS UPDATE**
- **3B. DRAFT STREETScape AMENITY OPTIONS**
- **3C. PUBLIC COMMENT**

- **ADJOURNMENT**

MEETING GOALS

- Bring Task Force members up to speed on new Specific Plan objectives
- Brief the Task Force members on the State Laws effecting the Specific Plan direction
- Assess, discuss, and provide feedback on the draft streetscape options to inform standards and renderings

An aerial photograph of a residential neighborhood, showing a main road that curves through the center. The houses are densely packed, and there are many trees. The entire image is overlaid with a semi-transparent blue color. In the center, the text 'ITEM 3A | PROJECT STATUS UPDATE' is written in white, bold, sans-serif font.

ITEM 3A | PROJECT STATUS UPDATE

PROJECT STATUS UPDATE

- **Last Task Force Meeting 12-5-2022:**
Walkabout recap; Community Benefits Program, Draft Development Standards
- **City Council Direction 6-21-23:** Remove the Mixed-Use Overlay Zone from the Specific Plan, allow AB2011 and SB6 to replace the allowance for residential, create objective design standards for residential projects, plan for streetscape improvements and CIPs.

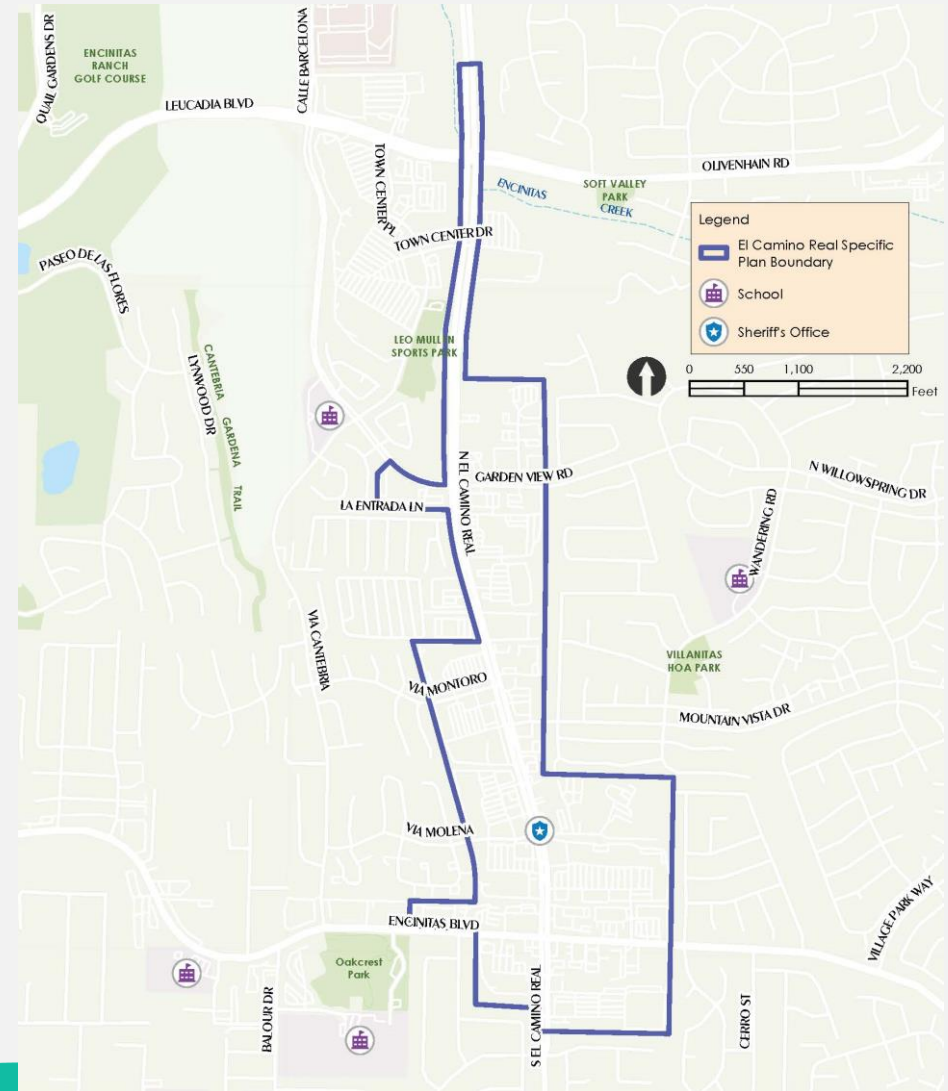
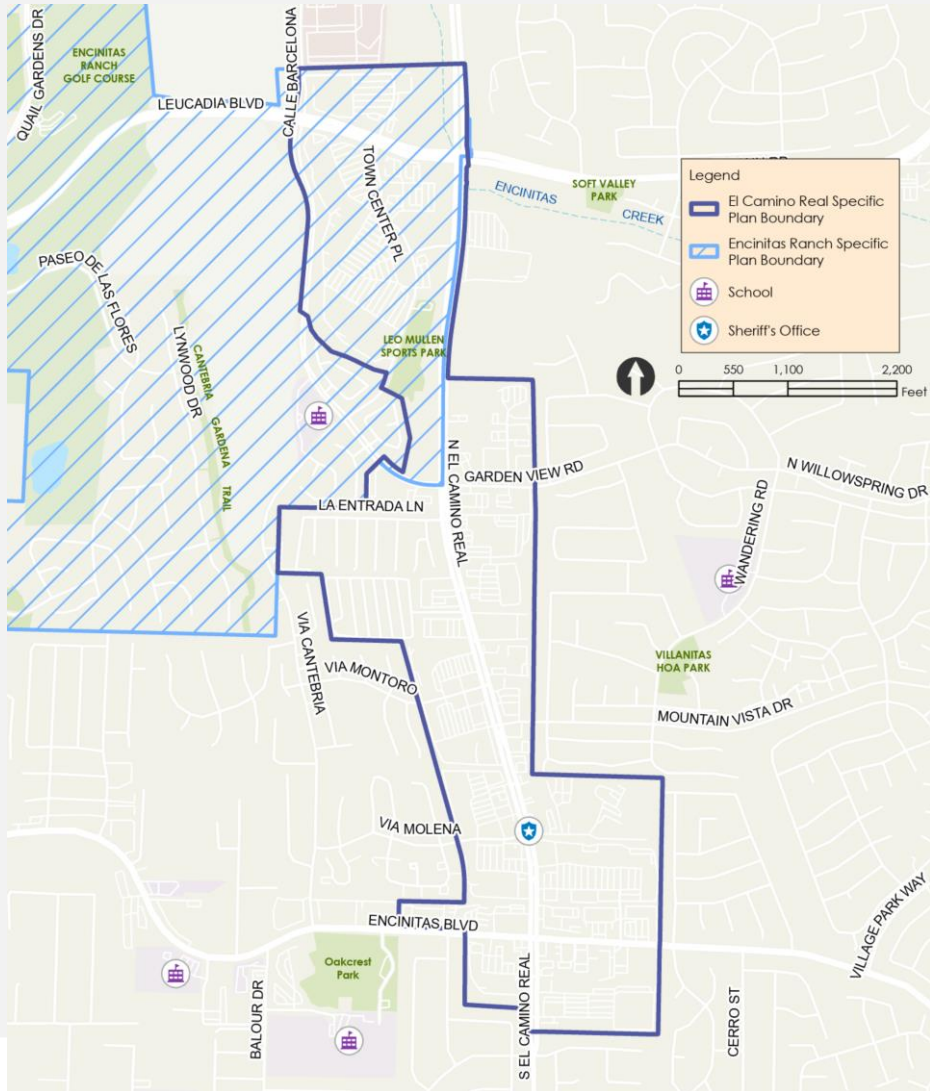
PROJECT STATUS UPDATE

- **AB2011:** City must approve by-right high-density affordable housing projects of 5 units or more if:
 - 100% affordable proposed in commercial zones (parking, retail, office); or
 - Mixed income housing proposed in commercial zone along a commercial corridor
- Projects must be at least 30 du/ac
- Projects must comply with objective zoning, subdivision and design review standards
- Prevailing wage must be paid
- Projects which meet all requirements are exempt from CEQA
- **SB6:** Similar to AB 2011:
 - Housing allowed in commercial (parking, retail, office)
 - Must be at least 30 du/ac
 - May obtain density bonus
- Different from AB 2011:
 - Does not automatically require affordable housing
 - Prevailing wage is required + skilled and trained workforce
 - Not necessarily exempt from CEQA

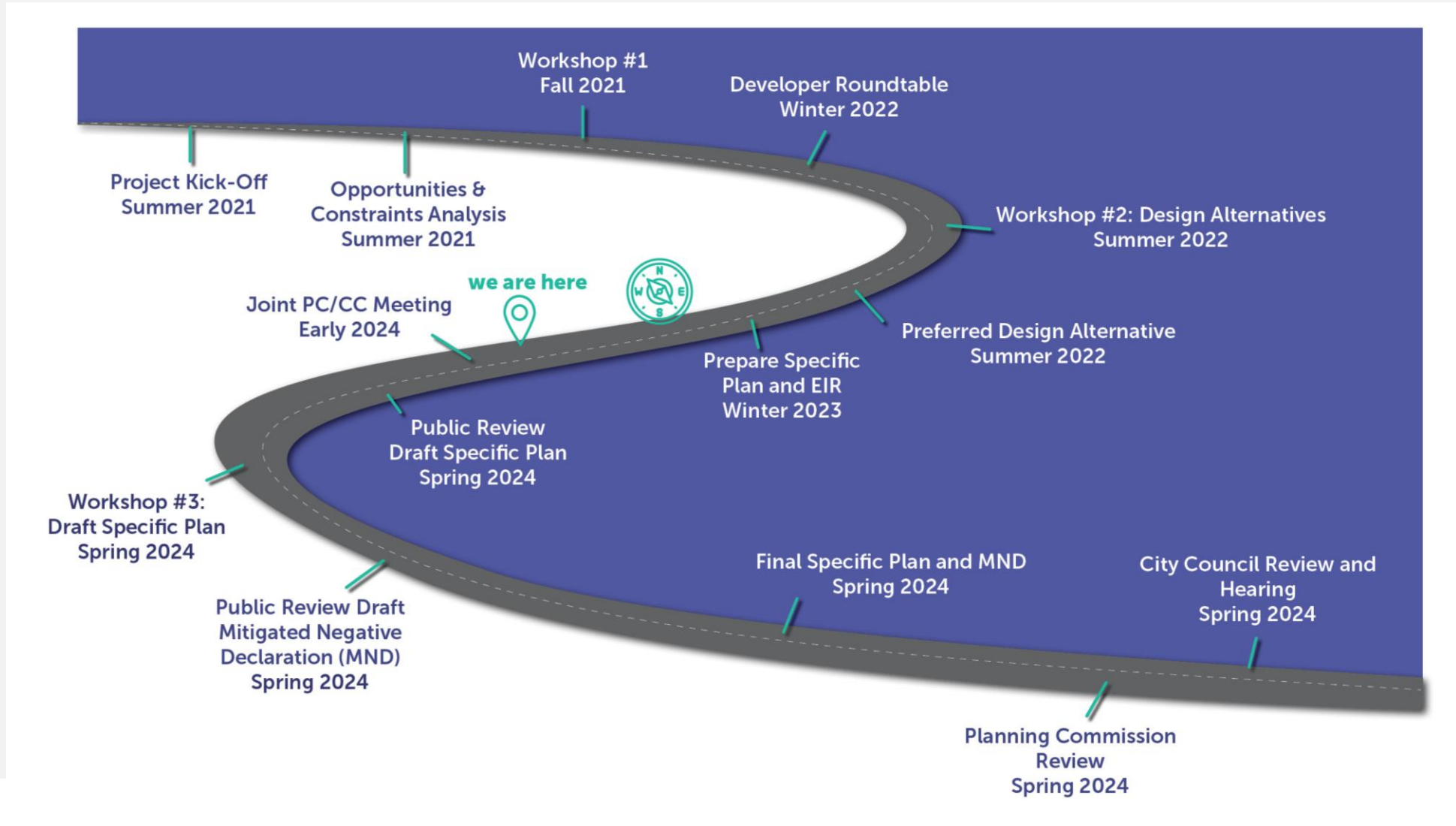
PROJECT CHANGES

- **Removed Mixed-Use Overlay:** Retains existing land use and zoning designations (e.g., General Commercial, Office Professional)
- **New Emphasis on Streetscape:** Will add new standards within the public right-of-way (e.g., pavement types, lighting, seating)
- **New Emphasis on Signage:** Will add new standards to building and monument signage.
- **Retains Objective Design Standards:** Objective Design Standards were kept in the Plan that will apply to ALL projects, even those using State law.
- **Project Boundary Changes:** Removed Encinitas Ranch Specific Plan and Mobile Home Park from boundary

PROJECT CHANGES



PROJECT ROADMAP



UPDATES TO COMMUNITY BENEFITS PROGRAM

Applicability

- OLD: “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.”
- NEW: “The Community Benefits Program is applicable to redevelopment projects within the SPA that utilize the underlying uses of Office Professional, General Commercial, and Public/Semi-Public. Residential projects utilizing State law may not receive these additional incentives, but are strongly encouraged to incorporate these types of community benefits into their plans.”

Community Benefit Options

- ~~30% of the points must include affordable housing units (~9 Points)~~
- No longer ranked by priority
- Examples: Common Open Space; Additional Biofiltration System; Bicycle Lockers, Additional EV Charging Stations, Creek Trail Enhancements, Public Art, Wayfinding Signage, Youth-Oriented Space, Contribution to ECRSP Community Benefits Fund.

UPDATES TO COMMUNITY BENEFITS PROGRAM (cont.)

Community Benefit Points are Redeemable on:

- ~~Increased Development Potential~~
- ~~Discounted permit fees (depends upon the benefit)~~
- Streamlined Permit Processing
- Reduced Parking Requirements
 - For projects within a 0.25 mile radius of a transit stop, applicants may chose to redeem a maximum of **60 community benefit points** on reduced parking requirements described in Table 6-2, Reduced Parking Requirements.

Table 6-2: Reduced Parking Requirements

Use	Allowed Reduction
Office Professional	10%
General Commercial	20%
Public/Semi-Public	15%

UPDATES TO DEVELOPMENT STANDARDS

“Development standards shall apply to all non-residential redevelopment proposals within the ECRSP, including all building additions adding over 500 square feet.”

Height

Three (3) stories above grade

Stepbacks (no change)

	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

Setbacks (no change)

	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

Comments or Questions?

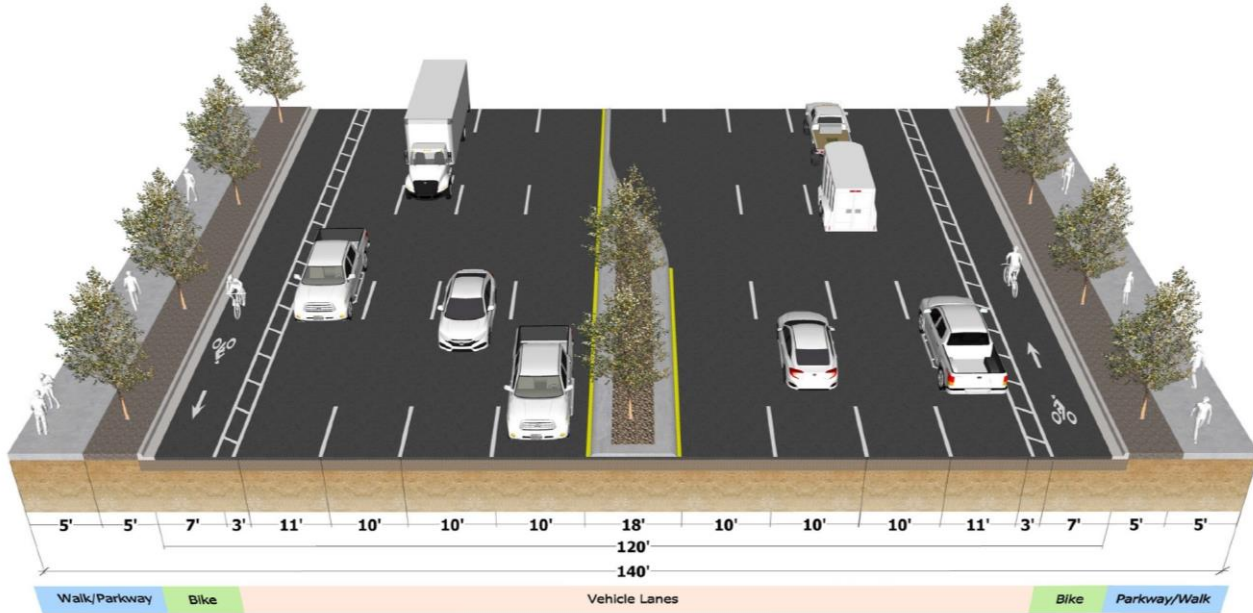
Watch and listen to the June 21, 2023 PC/CC hearing:
https://www.youtube.com/watch?v=vGpp_uB5UwA



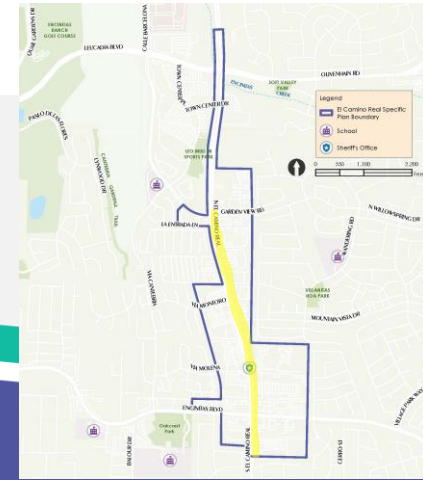
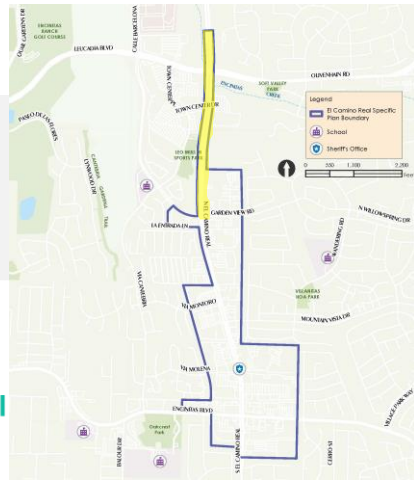
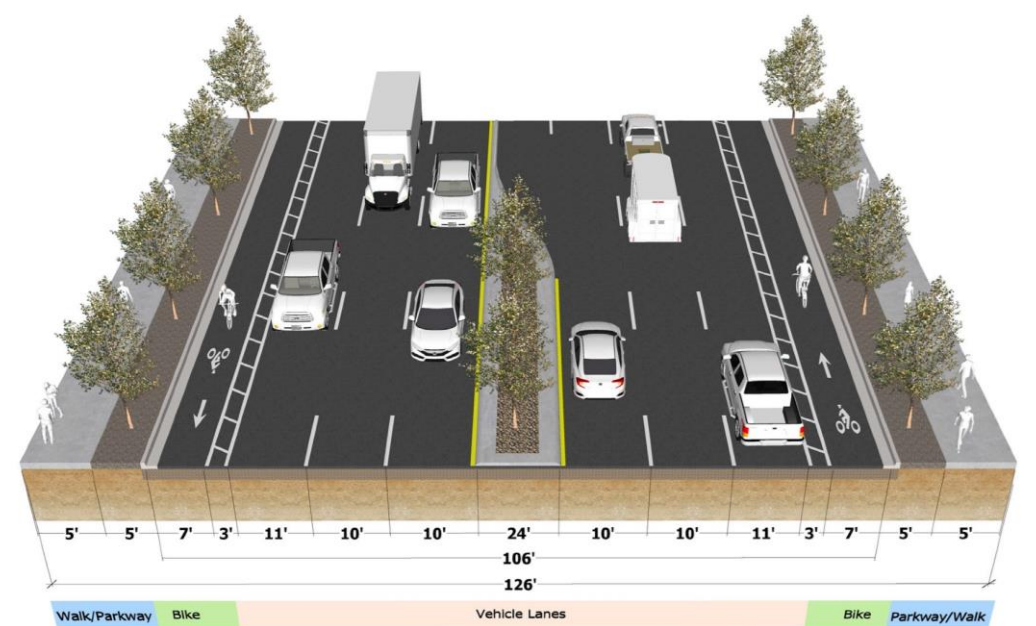
ITEM 3B | DRAFT STREETScape AMENITY OPTIONS

El Camino Real Right-Of-Way

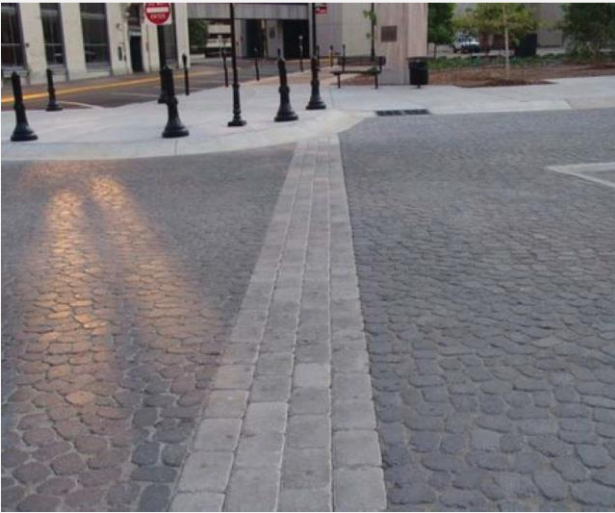
Unconstrained (north of Garden View)



Constrained (south of Garden View)



STREETSCAPE AMENITY OPTIONS: PAVEMENT



STREETSCAPE AMENITY OPTIONS: BIKE LANE BARRIERS



STREETSCAPE AMENITY OPTIONS: CONTEMPORARY LIGHTING



STREETSCAPE AMENITY OPTIONS: TRADITIONAL LIGHTING



STREETSCAPE AMENITY OPTIONS: LIGHT POLES AND BANNERS



STREETSCAPE AMENITY OPTIONS: PARKWAY PLANTERS



STREETSCAPE AMENITY OPTIONS: CONTEMPORARY BENCHES



STREETSCAPE AMENITY OPTIONS: TRADITIONAL BENCHES



STREETSCAPE AMENITY OPTIONS: BOLLARDS AND BOLLARD LIGHTS



STREETSCAPE AMENITY OPTIONS: TRASH RECEPTACLES



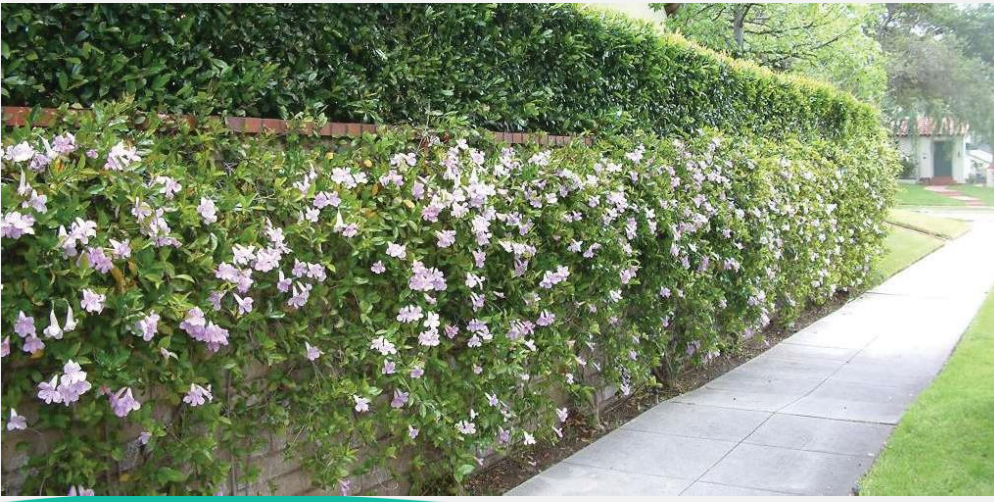
STREETSCAPE AMENITY OPTIONS: BICYCLE RACKS



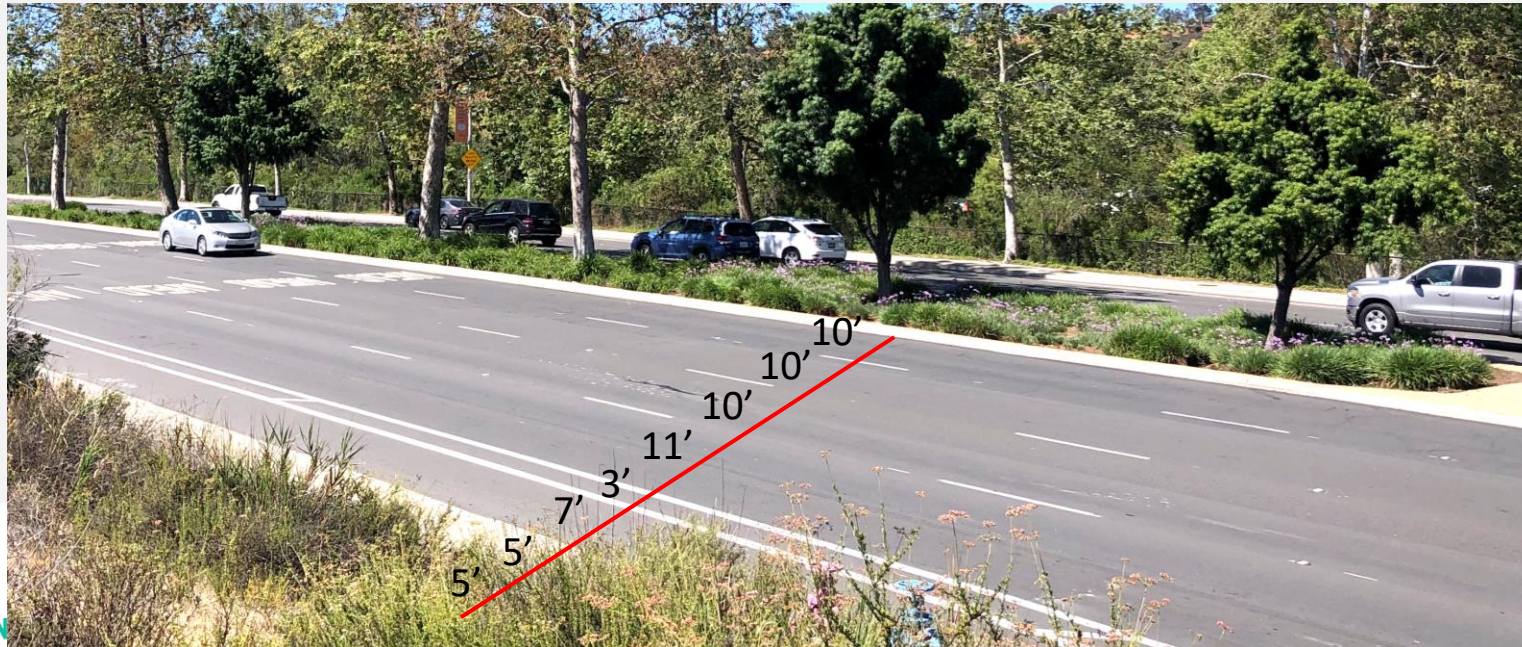
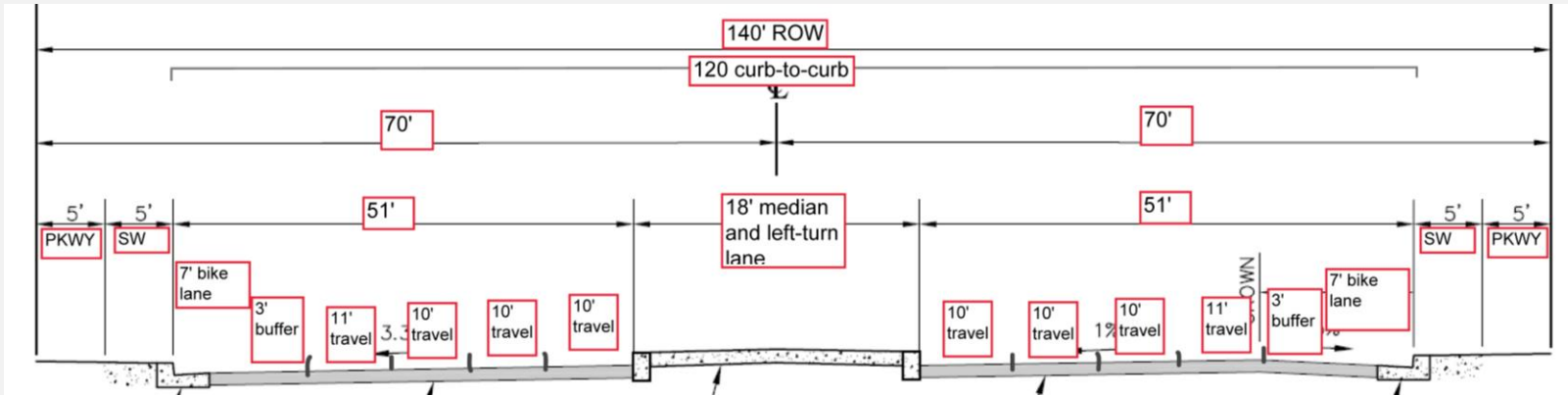
STREETSCAPE AMENITY OPTIONS: TREE GRATES



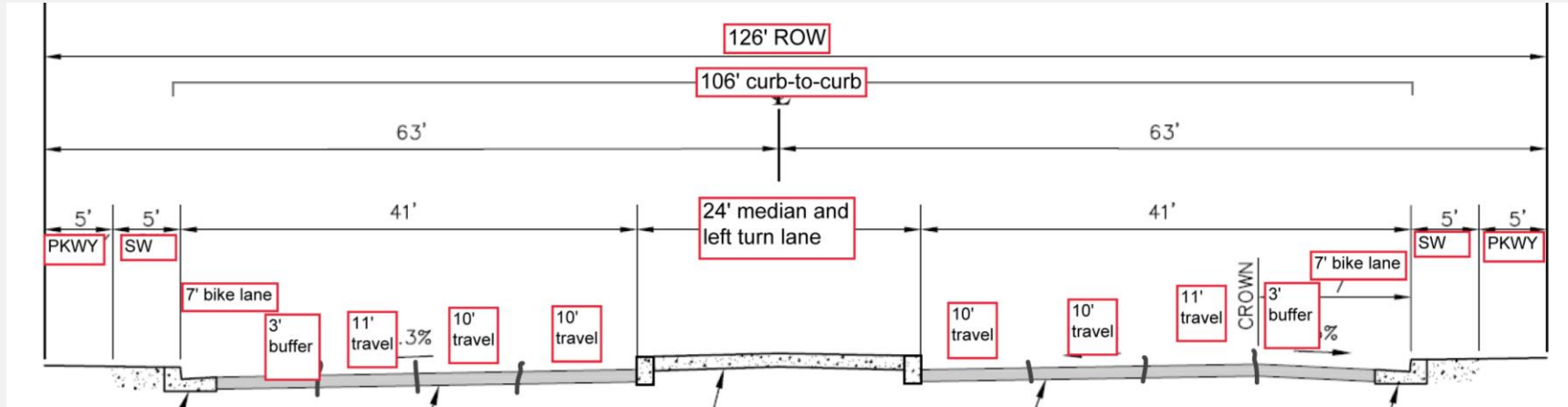
STREETSCAPE AMENITY OPTIONS: SCREENING, FENCING, WALLS



Existing Unconstrained Conditions



Existing Constrained Conditions



Poster Boards Exercise

1. What streetscape amenities would you like to see and where?
2. What styles would you like to see along the ECR Corridor?

NEXT STEPS

- **Update Planning Commission/City Council:**
Project update at a joint PC/CC hearing anticipated Spring 2024.
- **Public Review Mitigated Negative Declaration (MND):**
Public Review anticipated Spring 2024.
- **Public Review Draft Specific Plan:**
Public Review Draft Specific Plan (along with EIR) anticipated Spring 2024.
- **Community Workshop #3:**
Community Workshop on the Specific Plan and MND (Spring/Summer 2024) during public review period.

An aerial photograph of a road in Encinitas, California, with a blue overlay. The road is a two-lane road with a center line, and it is surrounded by trees and houses. The text "ITEM 3C | PUBLIC COMMENT" is overlaid in white on the road.

ITEM 3C | PUBLIC COMMENT



El Camino Real

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

ITEM 4 | ADJOURNMENT

City of
ENCINITAS