

CITY OF ENCINITAS



DRAFT Workshop #3 Summary

June 2024

Prepared for:



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1. Workshop #3 Background

The third workshop for the El Camino Real Specific Plan Project (Project) was held in-person on June 11, 2024, from 6:00 p.m. to 8:00 p.m. at the Encinitas Library in the Community Room (540 Cornish Dr, Encinitas, CA, 92024). Approximately forty (40) people attended in-person. Community members who were not able to attend or who had additional input to share following the workshop were able to provide comments using the interactive online platform, supported by SocialPinpoint. The virtual platform was made publicly available between June 11, 2024 and July 2, 2024 and recorded [XX] user comments.

The main objectives of Workshop #3 were to:

- Provide an overview of the change in scope of the Project;
- Present the Public Review Draft El Camino Real Specific Plan;
- Obtain input on design elements of the streetscape improvements and objective design standards; and
- Receive written comments on the Mitigated Negative Declaration (MND).

Community members and stakeholders were notified of the meeting through a series of City email blasts and posts on the project website. The website hosts project materials such as the Project Fact Sheet, Workshops #1 and #2 summary and recordings, and other background information. The project website includes a link for community members to sign-up for project updates and review the latest events and analyses conducted by the City of Encinitas Planning Staff and RICK Planning + Design project team staff (Project Team). The project website is available here:

<https://www.encinitasca.gov/el-camino-real-sp>

All input received from the in-person workshop, online platform, and email has been recorded in this Workshop #3 summary. The input will be used to form the Final El Camino Real Specific Plan.

2. Workshop #3 Overview

Workshop #3 was organized into two main components, a presentation and an open house. The components are outlined in the section below.

2.1 Presentation

A 30-minute presentation summarized the project process, the change in direction to the project scope and legislative changes affecting the project area. The presentation was given by City of Encinitas Housing Services Manager, Melinda Dacey, and land use planning consultant, Brooke Peterson, AICP. During the course of the presentation, a few members in attendance interjected and asked the following questions:

Q: Will the presentation be recorded and posted online?

A: Yes

Q: Does the Specific Plan explain why the project changed to an EIR to and MND?

A: We will go over the project changes and why those occurred. No, the change to an MND will not be memorialized in either the Specific Plan or the MND.

Q: How is the specific plan going to prevent excessive development?

A: We will go over the Objective Design Standards as part of the presentation

Q: Where are you from?

A: San Diego

The presentation included the following topics:

Project Team Introductions

Melinda introduced the Project Team members present at the workshop who would be available for discussions during the open house portion of the workshop. The project team included City officials such as Kerry Kusiak, Director of Development Services, and Melinda Dacey, Housing Services Manager, alongside planners from the City and the firm RICK.

Workshop Agenda

The workshop agenda included an approximately 30-minute presentation including the City's opening remarks. Following the presentation, the workshop attendees were encouraged to visit the six various stations of the open house to ask project team members questions at each station.

Project Process

Participants were informed about the steps taken since the project's inception, highlighting the importance of community surveys and feedback from previous workshops. The plan's primary goals are to expedite permit approvals and develop new design standards that reflect community needs and values. The presentation highlighted the background work that lead to the development of the El Camino Real Specific Plan including:

- This project is part of the HCD's Local Early Action Planning (LEAP) Grant Program to expedite permit approvals and establish objective design standards for the El Camino Real corridor.
- Community surveys and Workshops 1 and 2 helped us understand community needs and values.
- The Developer Roundtable and the El Camino Real Task Force have been instrumental in the development of the standards established in the Specific Plan.

Changes in Project Direction

The presentation highlighted the recent changes in project direction in light of the recent State housing legislation including Assembly Bill (AB) 2011 and Senate Bill (SB) 6, which mandate cities to approve by-right high-density housing projects with an affordable component if they meet certain criteria. Additionally, following City Council direction on June 21, 2023, the Mixed-Use Overlay Zone has been

removed from the Specific Plan, allowing AB 2011 and SB 6 to replace the residential allowances. Other important changes include:

- Project boundary modifications: The Encinitas Ranch Specific Plan area and the Mobile Home Park have been removed from the project boundary as they are excluded under State housing legislation.
- New emphasis on streetscape improvements and objective design standards: due to the unique challenges of the El Camino Real corridor, with its vehicle-focus, this corridor is prime for streetscape improvements and objective design standards to transform the area to cohesively and tastefully take on residential and mixed use development.

AB 2011 and SB 6 are required to adhere to local objective design standards; therefore, making the El Camino Real Specific Plan imperative for the inclusion of objective design standards. The City is currently undergoing a separate City-lead effort for the implementation of AB 2011 and SB 6, including an Eligible Sites Mapping Tool expected this summer and an Implementation Ordinance expected in 2025. Participants were encouraged to ask Melinda questions about the separate AB 2011 and SB 6 implementation tools during the open house.

Land Use and Development Standards

The presentation provided a brief overview of key aspects of land use and development standards, such as allowed uses, and development standards such as floor area ratio (FAR), building height, setbacks, stepbacks, neighborhood adjacency, useable open space, and parking.

Objective Design Standards

The presentation provided a brief overview of Objective Design Standards that cover topics such as site design, buffers and screening, streetscape and public realm, frontage zone, building scale, massing and articulation, architectural design, and building materials.

Streetscape Standards

The presentation provided an example of streetscape standards. The example was “Where there is additional public ROW width beyond the five-foot sidewalk, a parkway will be placed between the sidewalk and the curb to create a safer and more pleasant walking experience.”

Mobility Improvements

The presentation provided proposed mobility improvements including:

- Bus stop enhancements like signage, benches, shelters, accessible pads, removal of sidewalk obstructions, trash receptacles, and lighting.

- Bicycle improvements like cycle tracks (Class IV Bikeways) along El Camino Real and buffered Class II bike lanes.
- Pedestrian improvements like high visibility crosswalks, advance stop bars, pedestrian countdown signals, and ADA detectable warning surfaces.

Community Benefits

The presentation described how community benefits will be tied to incentives based on the number of points achieved and provided several examples. The points achieved could be exchanged for reduced parking requirements or streamlined permit processing. The community benefits program does not apply to projects using state housing law.

2.2 Open House

Following the presentation, attendees were invited to visit the open house stations to learn more about the draft Specific Plan and interact directly with the project team, ask questions, and provide written comments. Open house stations included:

- a. Overview
- b. Mobility
- c. Streetscape Renderings
- d. Objective Design Standards
- e. Community Benefits
- f. Written Comments

At the Written Comments station, community members were given the option to write hand-written comments on a comment card and drop their comment in a submittal box or scan a QR code to an online comment submittal form. The open house encouraged a collaborative environment to ensure the draft plan aligns with the community's vision for the El Camino Real corridor. For those unable to attend, the City encourages reviewing the draft plan available on the project website and submitting any comments or questions directly to the project team. This ongoing dialogue is crucial for refining the Specific Plan before its final presentation to the Planning Commission and City Council.

Comments gathered during this workshop are summarized into the themes outlined in section 3 of this report.

3. Workshop #3 Input Summary [PENDING]

- 3.1 Workshop #3 Themes
- 3.2 Workshop #3 Written Comments
- 3.3 Workshop #3 Online Comments