



El Camino Real

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

TASK FORCE
Meeting August 2, 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
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

Agenda August 2, 2022

AGENDA ITEM

- 3A. WORKSHOP NO. 2 SUMMARY
- 3B. VISION
- 3C. DRAFT PREFERRED DESIGN ALTERNATIVES
- 3D. PUBLIC COMMENT

ADJOURNMENT

Task Force Goals for Today

- Identify preferred locations for potential mixed-use development overlay.
- Identify preferred street design.



El Camino Real

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WORKSHOP NO. 2 SUMMARY

City of
ENCINITAS

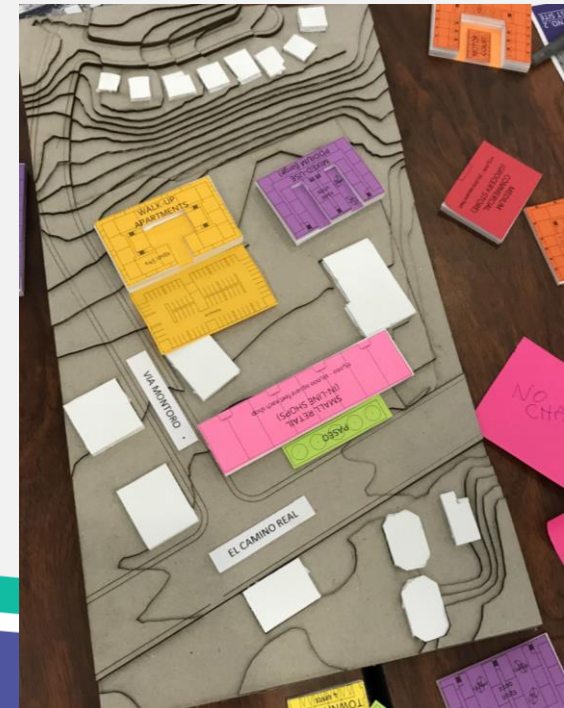
Workshop No. 2 Summary

- In-person Workshop | June 20, 2022
- Interactive On-line Activities | June 21, 2022 to July 15, 2022
- Four Pop-up Events | July 10, 2022 to July 14, 2022

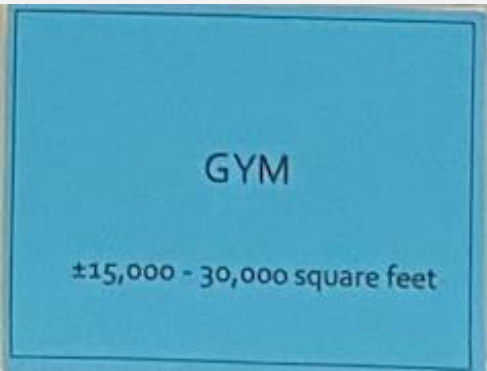
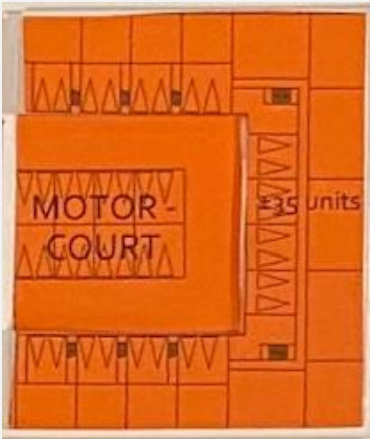
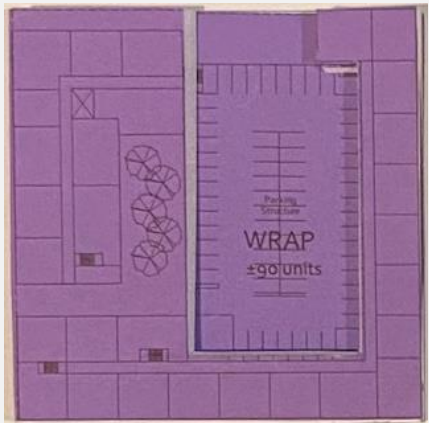


Group Exercise A. Overview

- Development Type “Game Pieces”
- Arrange preferred game pieces on test site
- Answer prompts



Development Types Game Piece Examples




Group Exercise B. Overview

Visual Preference Survey

BUILDING TYPES


Of the existing building types below, are the building type's size and scale appropriate for the Specific Plan Area? Should their look and feel be replicated within the Specific Plan Area?

Small Shopping Center




Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree




Large Big Box Shopping Center




Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree




Three-Story Medical Offices




Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree

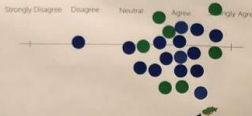


Two-Story Office Building



Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree




Encinitas

BUILDING TYPES CONT...


Based on your vision for the Specific Plan Area, are the building type's size and scale appropriate for the corridor? Should their look and feel be replicated within the Specific Plan Area?

Walk-Up Apartment Building




Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree




Apartment Building




Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree

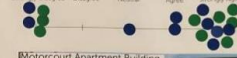


Residential Mixed Use




Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree




Townhomes




Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree




Motorcourt Apartment Building




Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree




Podium Apartment Building



Size and Scale

Strongly Disagree Disagree Neutral Agree Strongly Agree



Group Exercise B. Overview

Mapping Exercise

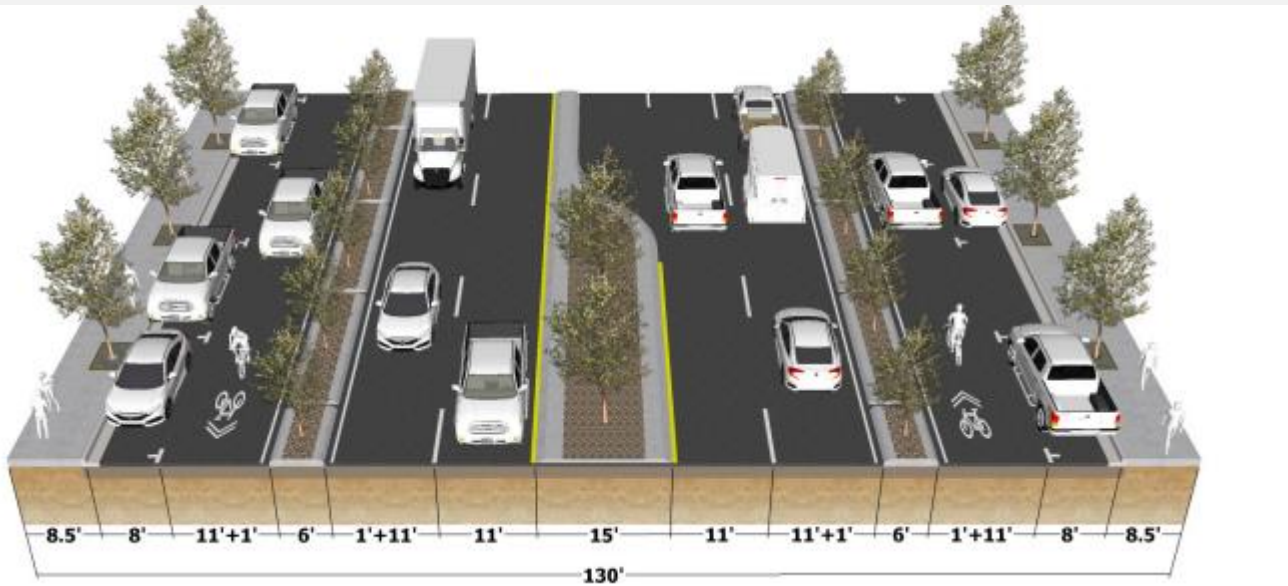
Design El Camino Real Activity



El Camino Real | Street Design

- Mobility Element Workshop | July 21, 2022

Mobility Workshop Unconstrained Right-of-way



ECR Workshop No. 2 | Design El Camino Real Activity





El Camino Real

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

VISION

City of
ENCINITAS

Vision Statement

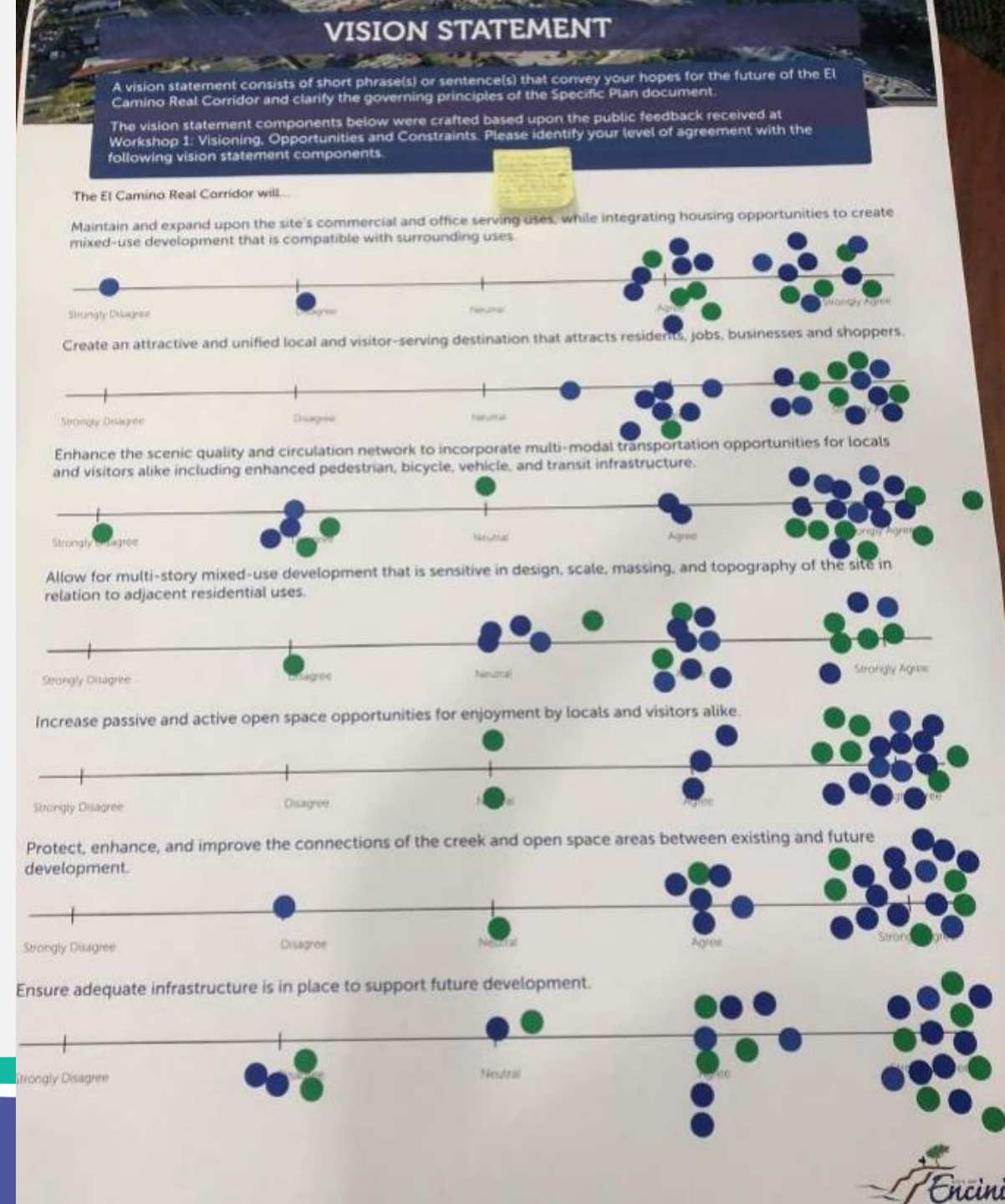
- 1) Maintain and expand upon the site's commercial and office serving uses, while integrating housing opportunities to create mixed-use development that is compatible with surrounding uses.
- 2) Create an attractive and unified local and visitor-serving destination that attracts residents, jobs, businesses and shoppers.
- 3) Enhance the scenic quality and circulation network to incorporate multi-modal transportation opportunities for locals and visitors alike including enhanced pedestrian, bicycle, vehicle, and transit infrastructure.
- 4) Allow for multi-story mixed-use development that is sensitive in design, scale, massing, and topography of the site in relation to adjacent residential uses.
- 5) Increase passive and active open space opportunities for enjoyment by locals and visitors alike.
- 6) Protect, enhance, and improve the connections of the creek and open space areas between existing and future development.
- 7) Ensure adequate infrastructure is in place to support future development.

Vision Statement

Combined Responses

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total
1) Maintain and expand...	22	4	6	27	16	75
2) Create an attractive...	8	5	13	22	22	70
3) Enhance the scenic...	15	7	8	15	31	76
4) Allow for multi-story...	19	8	8	18	18	71
5) Increase passive...	6	4	11	14	38	73
6) Protect, enhance...	7	5	7	19	37	75
7) Ensure adequate infrastructure...	9	7	15	24	24	79
Total	86	40	68	139	186	

	Strongly Disagree (1)	Disagree (2)	Neutral (3)	Agree (4)	Strongly Agree (5)	Average
1) Maintain and expand...	29.3%	5.3%	8.0%	36.0%	21.3%	3.15
2) Create an attractive...	11.4%	7.1%	18.6%	31.4%	31.4%	4.42
3) Enhance the scenic...	19.7%	9.2%	10.5%	19.7%	40.8%	3.81
4) Allow for multi-story...	26.8%	11.3%	11.3%	25.4%	25.4%	4.17
5) Increase passive...	8.2%	5.5%	15.1%	19.2%	52.1%	4.69
6) Protect, enhance...	9.3%	6.7%	9.3%	25.3%	49.3%	4.50
7) Ensure adequate infrastructure...	11.4%	8.9%	19.0%	30.4%	30.4%	3.78



Workshop No. 2 Summary | Conclusion

- Solicited feedback from over 150 community members.
- Community Agreement
 - Increased parks, plazas, greenery, and community facilities
 - Limit impacts on residential development upslope of the corridor
 - Limit vehicle access to ECR from adjacent sites
 - Protect ECR as a thoroughfare
- Community Concerns
 - Added housing impacting traffic



El Camino Real

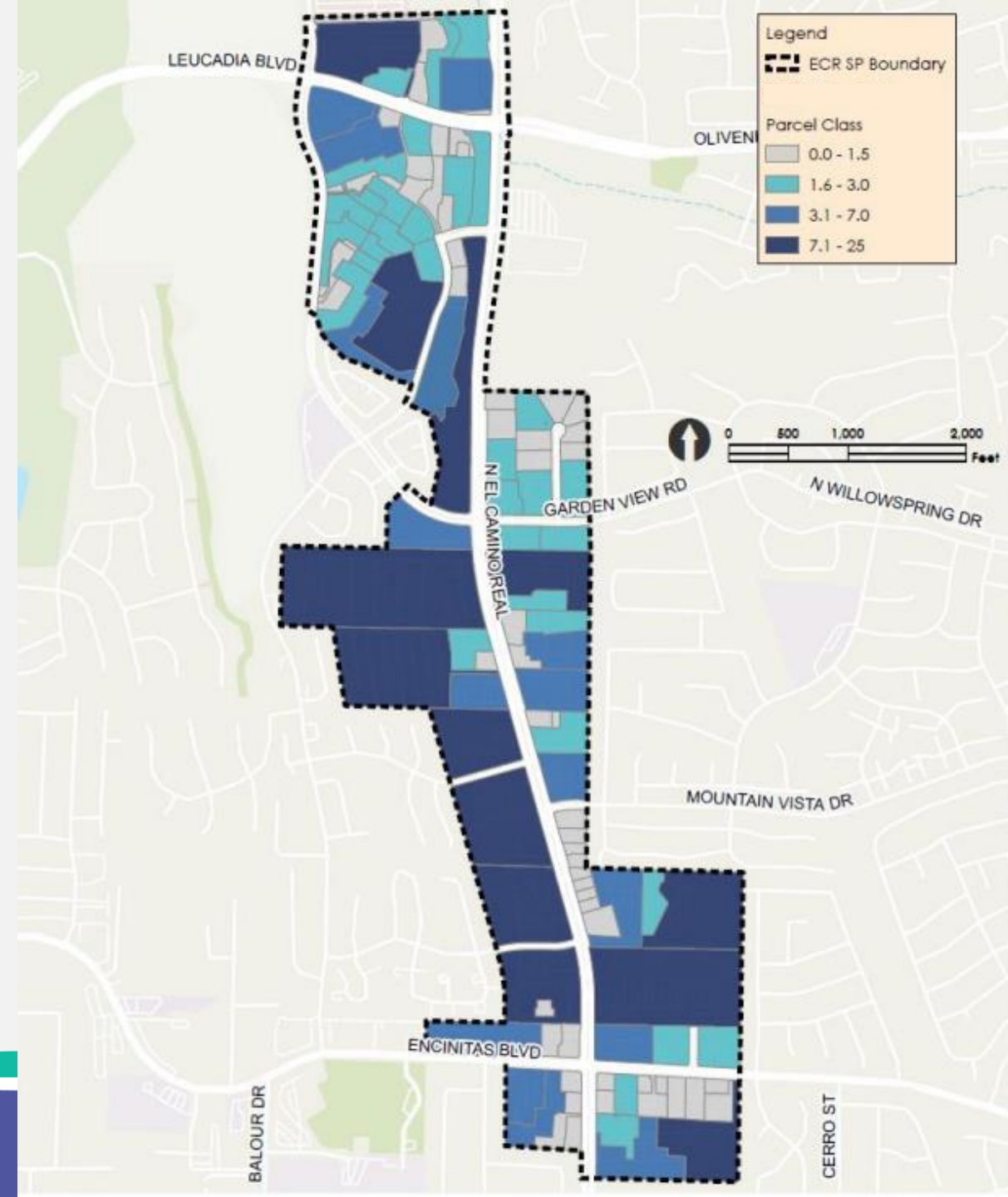
S P E C I F I C P L A N

DRAFT PREFERRED DESIGN
ALTERNATIVES

City of
ENCINITAS

DRAFT Preferred Design Alternatives

- Mixed-use overlay over entire corridor
- 1.5 acres minimum parcel size
- Focused on parcel size
 - Accommodate a 30-dwelling unit per acre maximum



DRAFT Preferred Design Alternatives

- Basic assumptions for development build yield:
 - Affordability 20% of units
 - Min. Buildout based on minimum du/acre
 - Max. Buildout includes 30 du/acre and 20% Density Bonus
 - Commercial Acreage based on parcel size

	Min Residential Buildout (DUs)	Anticipated Residential Buildout (DUs)	Max. Residential Buildout (DUs)	Non-Residential Buildout (SF)
	4813	5855	8068	2115611
Assumed 50% Turnover:	2406	2928	4034	1057805
< 1.5 Acre Existing Commercial Building Area:	n/a	n/a	n/a	231370
<1.5 Acre Existing Public + Industrial Building Area:	n/a	n/a	n/a	16436
50% of Existing Commercial Building Area:	n/a	n/a	n/a	237592
50% of Existing Public + Industrial Building Area:	n/a	n/a	n/a	3843
Mobile Home Park:	253	253	253	n/a
GRAND TOTAL:	2659	3181	4287	1547045
Affordable	532	636	857	

ASSUMPTIONS

Net Acreage 80% of gross acreage: - 10% for internal public/private roadways - 5% for slopes, - 5% for easements and other site constraints

Minimum Density

R-30 is 25 du/ac

Small site: 15 du/ac to allow more flexibility on smaller, more restricted sites while allowing for uses other than residential.

Medium site: Citythinker's test sites average out to 17 du/ac (net) Large site: Citythinker's test sites average out to 26 du/ac (net)

Max Buildout Residential Assumptions

Net acreage; multiplied by the max residential density (30 du/ac), add 20% unit density bonus

Commercial Area (SF/ Net Acre)

Small sites: 7,000 sf of commercial space per acre

Diego's test site: **7,000 sf/ac**

Case studies: San Marco Market MU: ~2.15 Net Acres, ~5,200 sf commercial= **~2,500 sf/ac**

Village Square Peet's Coffee Shopping Center: ~1.8 Net Acres, 31,000 sf commercial - **~ 15,000 sf/ac**

Medium sites: 10,000 sf of commercial space per acre

Diego's test site: **~14,527 sf/ac**

Case study: Chinaberry Lane MU, San Marcos, ~3.6 acres, **~4,100 sf/ac**

Large site: 8,000 sf of commercial space per acre

Diego's test site: **~8,756 sf/ac**

Case study: Bressi Ranch Sprouts Center: ~15.5 acre, **~ 7,000 sf/ acre**

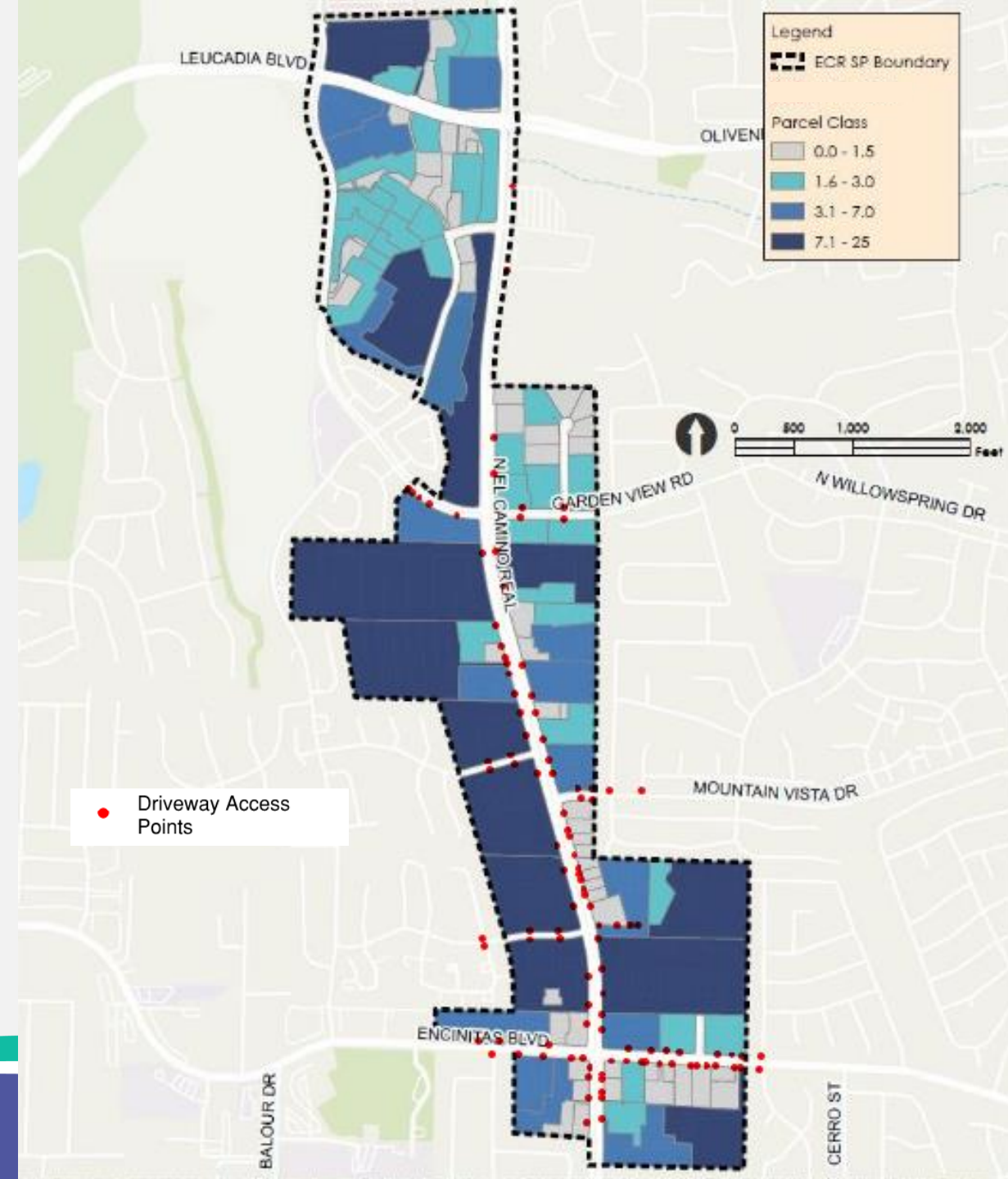
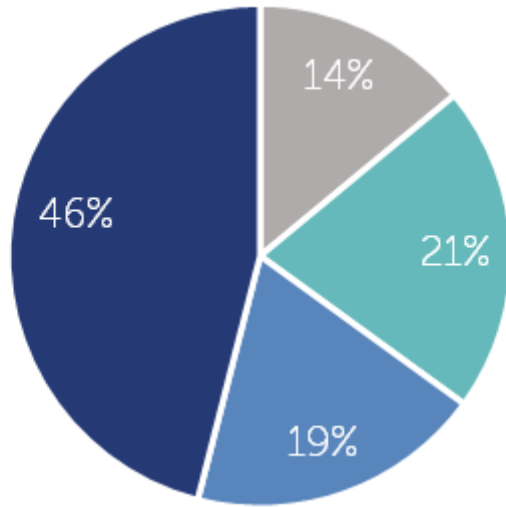
%Parking Lot Area

Assumes residential parking ratio of 1.5 parking space/unit; multiplied by the unit #, and commercial parking ratio of 1 parking space/ 300 sf of commercial; multiplied by 135 sf (area of one parking space); and add 30% to account for drive aisles

DRAFT Preferred Design Alternatives

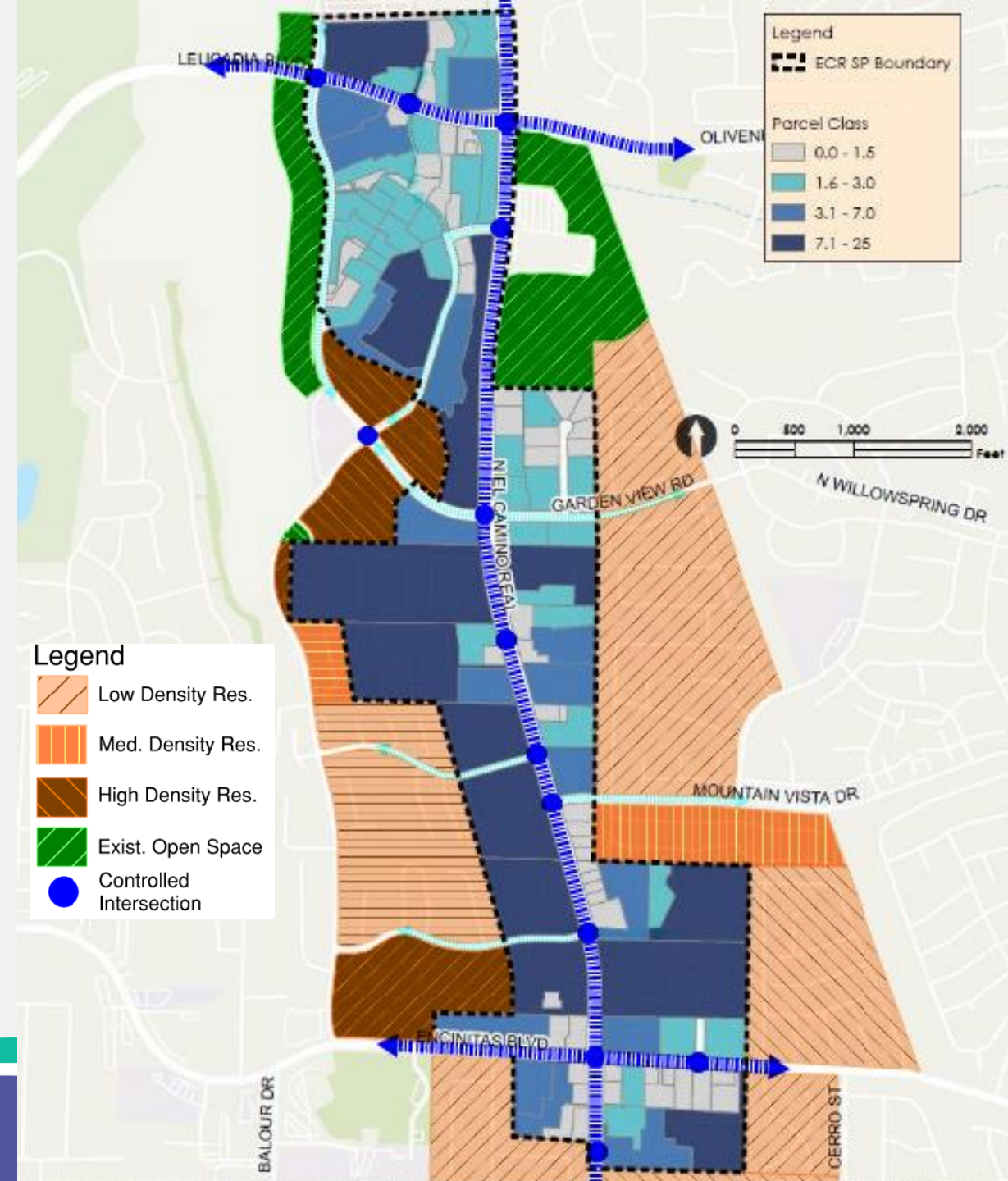
- Is 1.5 acres the correct limit to apply mixed use overlay?

■ <1.5 acres ■ Small Parcels ■ Medium Parcels ■ Large Parcels



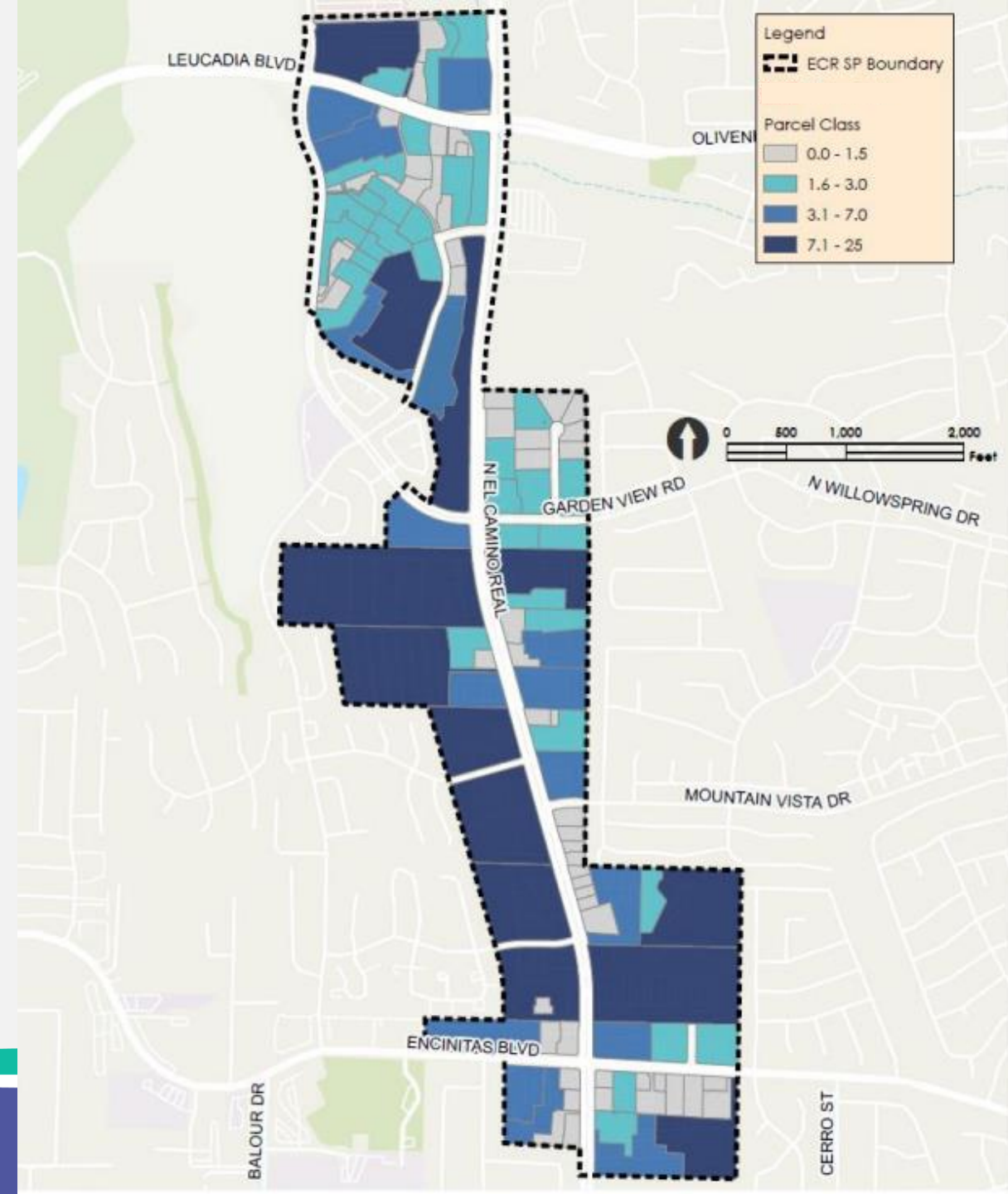
DRAFT Preferred Design Alternatives

- Should the mixed-use overlay be based on location rather than parcel size? Or in addition to parcel size?
 - Adjacency to streets?
 - Adjacency to intersections?



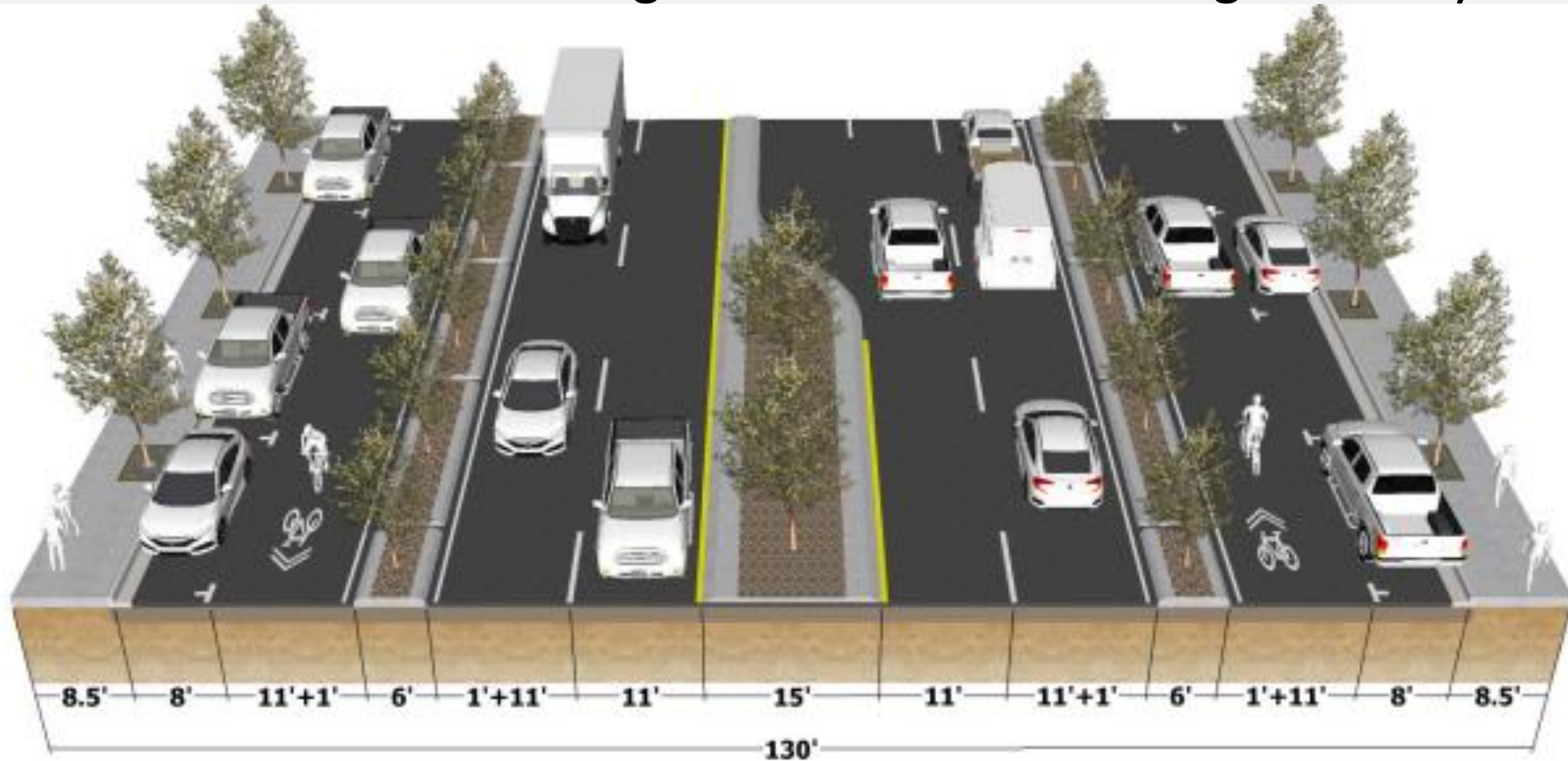
Questions

- Today's goal is to look at the WHERE.
- The current standard is 1.5 acres.
- Should we look at a different size minimum parcel size to apply a mixed-use overlay?
- Should the location of the overlay be specific instead of the entire corridor? (i.e., Adjacency to side streets, or only at major intersections?)
- Are there other placements that should be considered?



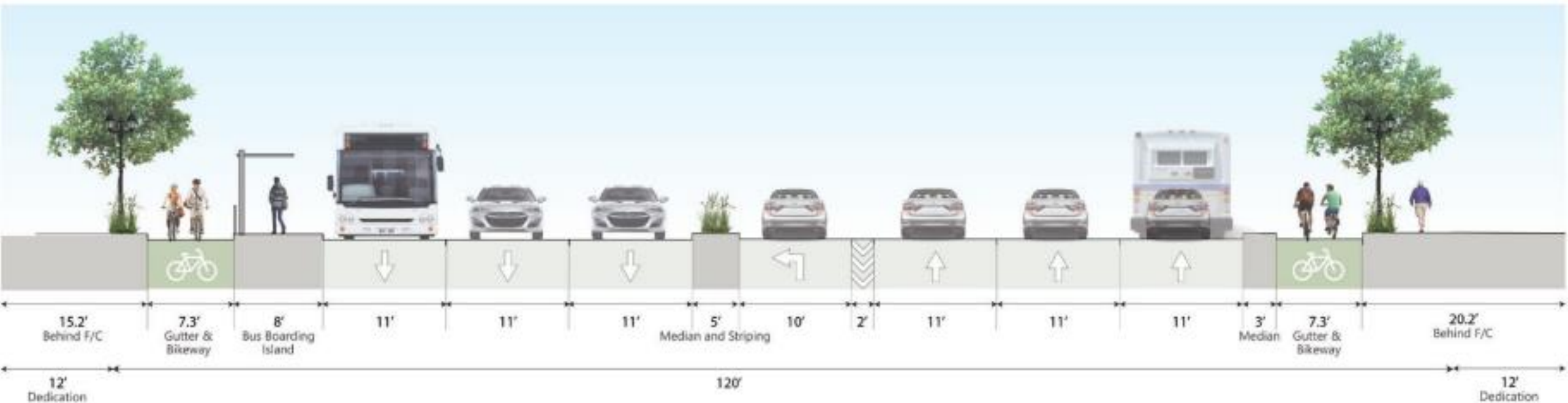
El Camino Real | Street Design

Alternative Street Design #1: Unconstrained Right-of-way



El Camino Real | Street Design

Alternative Street Design #2



Questions

- Should there be parking on El Camino Real (Alternative 1)?
- Thoughts on the “frontage road” concept design (Alternative 1).
- Should the bike lane be buffered like today, sharrow, or a separated bike lane as shown in the alternative design 2?
- Should the sidewalk be adjacent to the street or also separated?

Public Comments