



El Camino Real

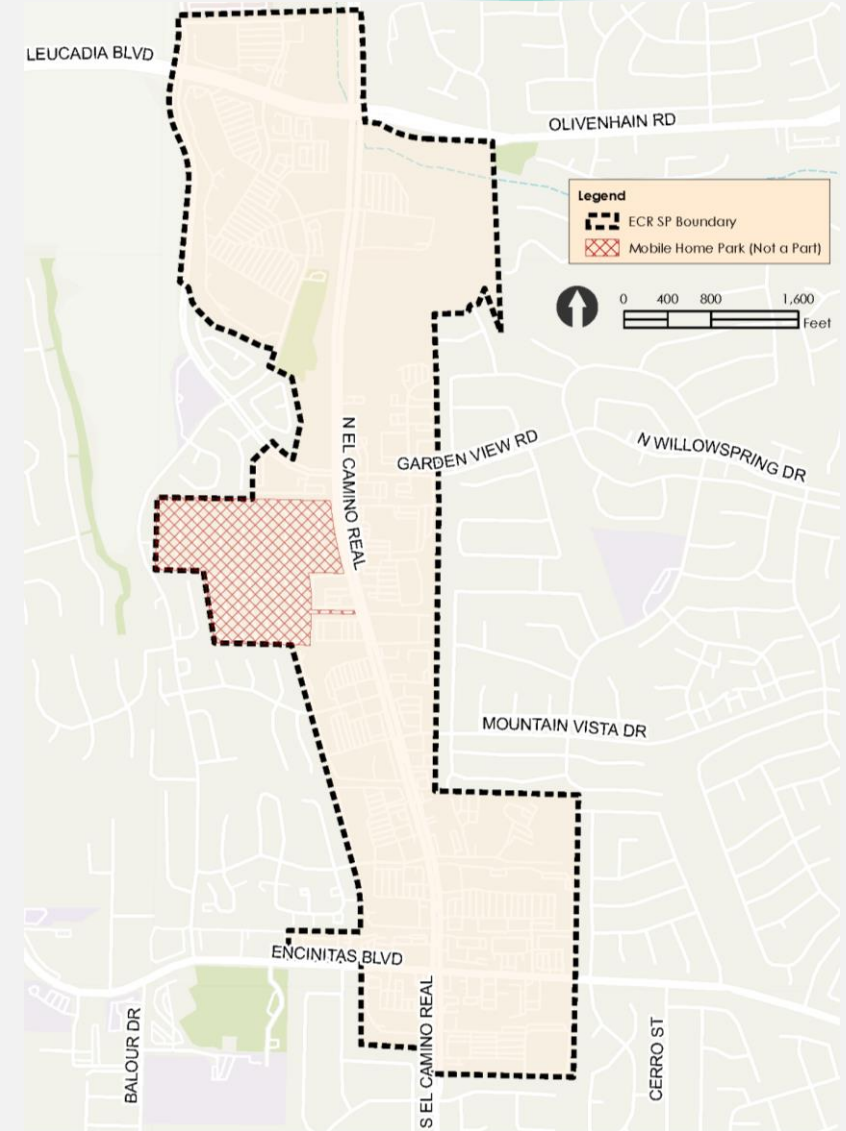
S P E C I F I C P L A N

City of
ENCINITAS

El Camino Real Specific Plan

City Council Status Update

January 26, 2022



Project Background & Purpose



2013-2021 Housing Element Update

- Goals and programs to diversify housing in Encinitas



HCD's Local Early Action Planning (LEAP) Grant Program

- Expedite permit approvals and objective design standards for the El Camino Real corridor



Community Surveys

- Better understanding of the community's needs and values

Project Process



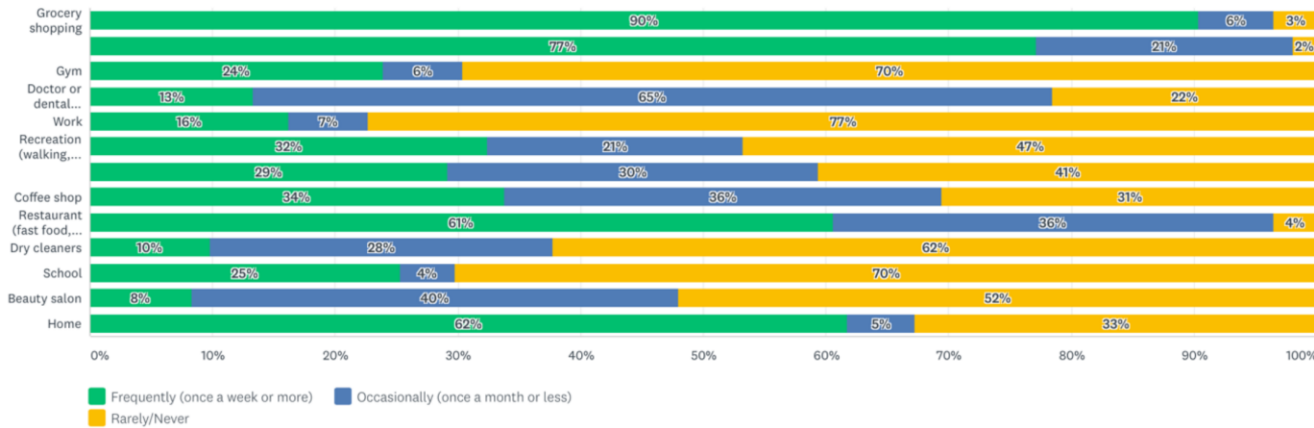
Project Milestones

May – June 2021 | Early Outreach Survey



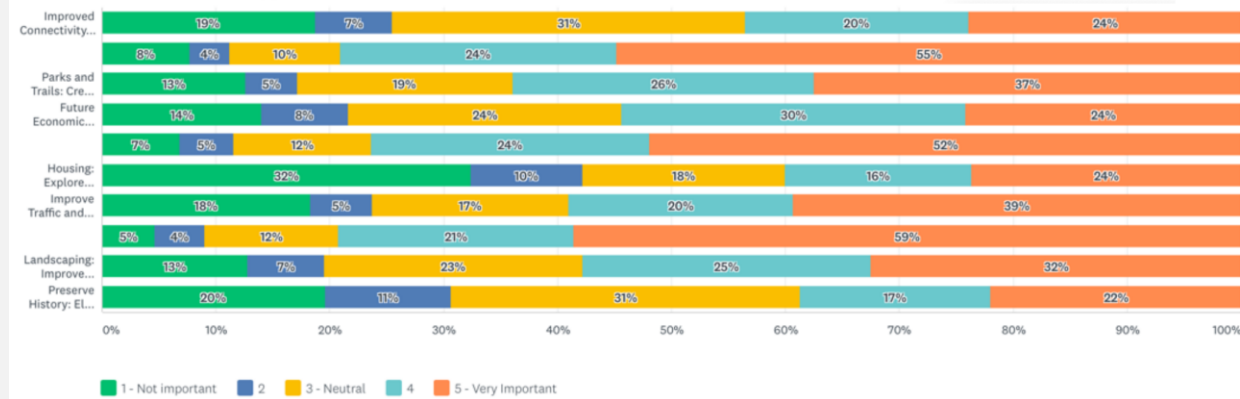
How often do you visit the El Camino Real corridor for the following activities?

Answered: 643 Skipped: 38



When thinking about future development within the El Camino Real corridor, what is most important to you?

Answered: 593 Skipped: 88

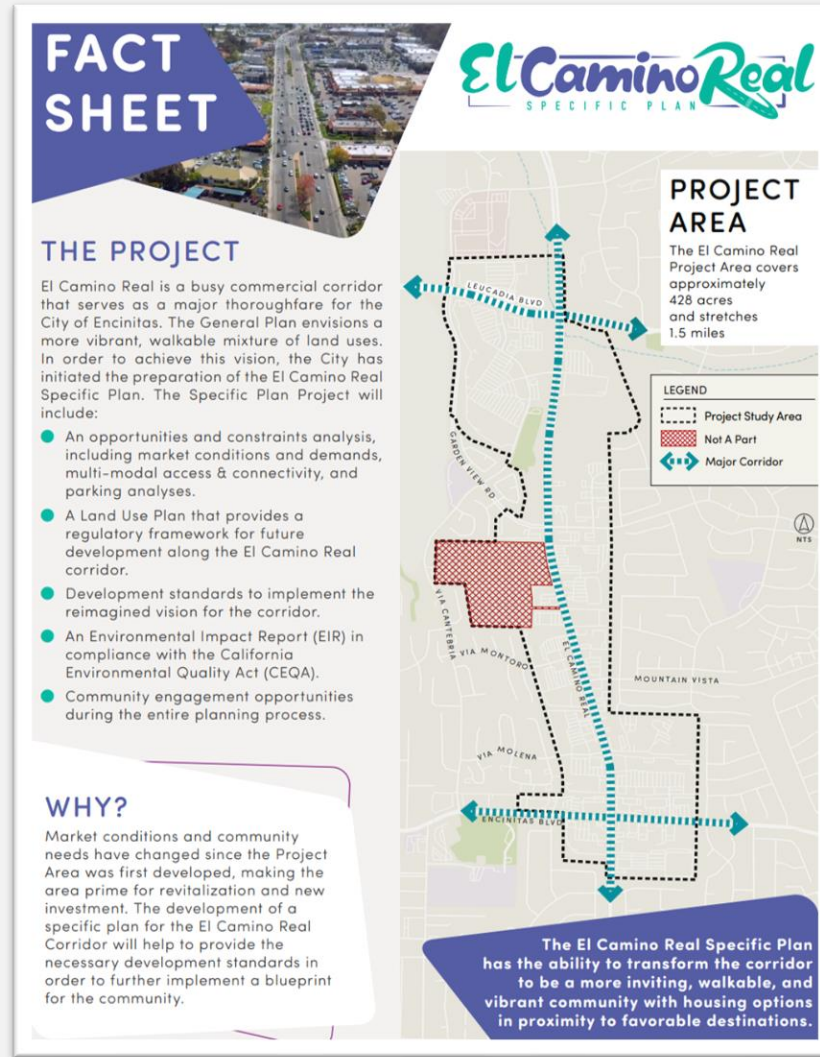


June 23, 2021 | City Council Approved Contract

July 14, 2021 | Project Kick-off Meeting

Project Milestones

September 2021 | Project Area Fact Sheet



Project Milestones

October 2021 | Opportunities and Constraints Memorandum – Draft

December 2021 | Finalized and Published

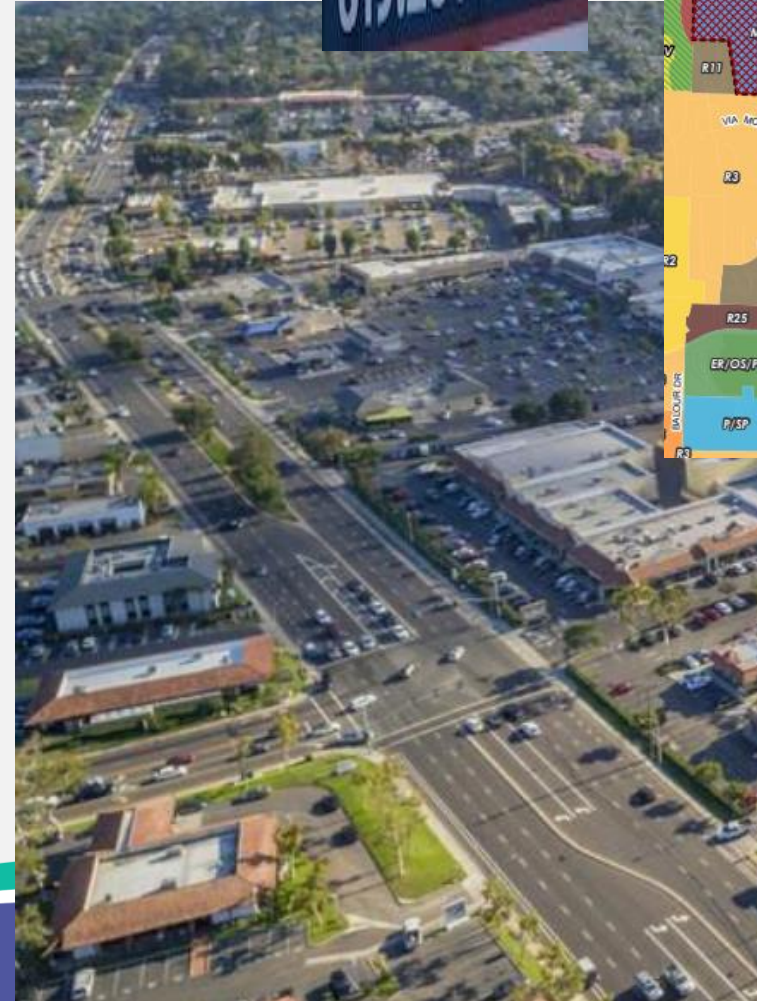


Project Milestones

Opportunities and Constraints Memorandum

Key Findings:

- Land Use/Zoning Regulations
 - Car oriented development
 - Lack of diversity and housing
 - Limited park and rec facilities
 - Underutilized retail and parking lots



Project Milestones

Opportunities and Constraints Memorandum

Key Findings:

- Mobility
 - Long block patterns;
 - Lack of bus stop amenities;
 - Ample parking that rarely reaches full capacity; and
 - Standard pedestrian and bike connections.

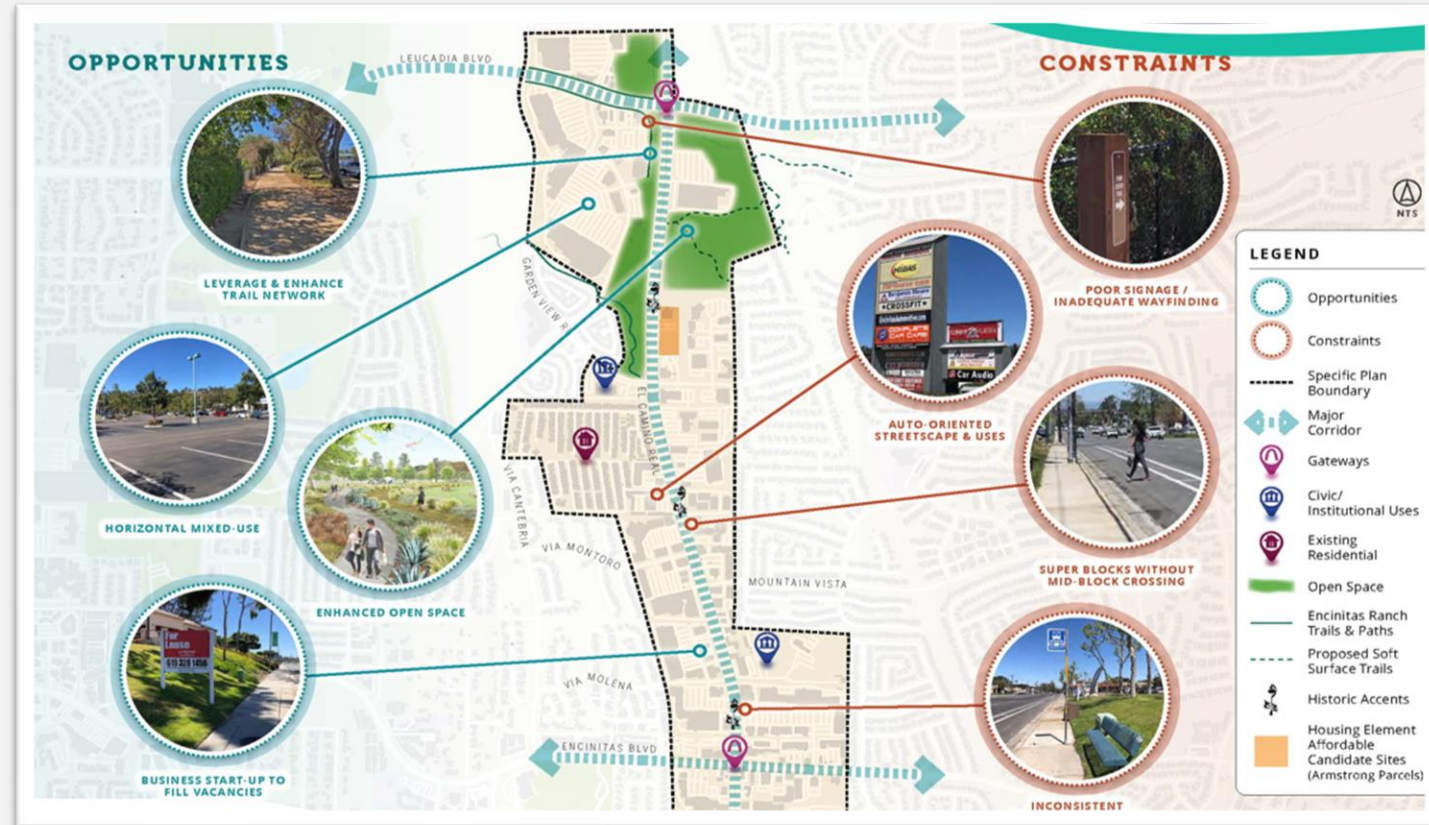


Project Milestones

Opportunities and Constraints Memorandum

Key Findings:

- Urban Design
 - Internal-facing shopping centers
 - Lack of connectivity between centers
 - Eclectic architectural styles
 - Lacks a sense of place
 - Limited street presence
 - Varying building orientations.



Project Milestones

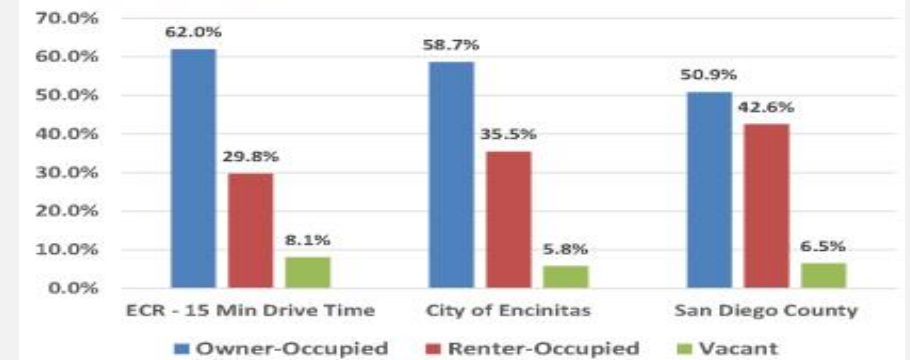
Opportunities and Constraints Memorandum

Key Findings:

- Economics
 - Aging shopping centers
 - Aging population needs
 - High office vacancy
 - Underutilized retail and parking lots
 - Opportunity for high quality employers and start-up/incubator space



Housing Occupancy Data



Source: ESRI

15 Minute Drive Time	2021 (Estimated)		2026 (Projected)		2021 - 2026 Change (Projected)	
	Number	Percentage	Number	Percentage	Number	Percentage
Age						
0 - 4	9,824	5.1%	10,192	5.1%	368	3.7%
5 - 9	11,159	5.8%	11,356	5.7%	197	1.8%
10 - 14	12,388	6.4%	11,594	5.8%	(794)	-6.4%
15 - 19	10,940	5.7%	10,370	5.2%	(570)	-5.2%
20 - 24	8,935	4.6%	8,272	4.2%	(663)	-7.4%
25 - 34	20,910	10.8%	23,225	11.7%	2,315	11.1%
35 - 44	25,159	13.0%	25,799	13.0%	640	2.5%
45 - 54	25,798	13.3%	25,171	12.7%	(627)	-2.4%
55 - 64	28,115	14.5%	26,340	13.3%	(1,775)	-6.3%
65 - 74	22,867	11.8%	24,322	12.3%	1,455	6.4%
75 - 84	11,619	6.0%	15,325	7.7%	3,706	31.9%
85 +	5,881	3.0%	6,355	3.2%	474	8.1%
Total	193,595		198,321		4,726	2.4%
Median Age	44.0		44.4			

Project Milestones

Opportunities and Constraints Memorandum

Key Findings:

- Utilities
 - Visible
 - Obstruct sidewalk access
 - May need capacity upgrades



Project Milestones

November 15, 2021 | Public Workshop #1



SAVE THE DATE!

El Camino Real
SPECIFIC PLAN

WORKSHOP NO. 1: OPPORTUNITIES, CONSTRAINTS, AND VISIONING

Workshop No. 1 will share information on the El Camino Real Specific Plan project, including:

- Project schedule and process
- Community design
- Market trend and demand conditions
- Land uses
- Transportation – multi-modal mobility and parking
- And much more!

We will also be seeking your input on the overall vision for the Project Area.

Join us for an interactive community workshop to discuss assets, issues, opportunities, and your vision for the El Camino Real corridor!

DATE: Monday, November 15, 2021

TIME: 6:00 p.m. - 8:00 p.m.

LOCATION: Encinitas Community and Senior Center

RSVP: <https://el-camino-real-sp-workshop1.eventbrite.com>

To sign up for e-notifications, click here and select El Camino Real Specific Plan:

<https://encinitasca.gov/Home/City-Updates>

For more project information, please visit:

www.encinitasca.gov/El-Camino-Real-SP

POINT OF CONTACT

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(760) 633-2714 | jgates@encinitasca.gov

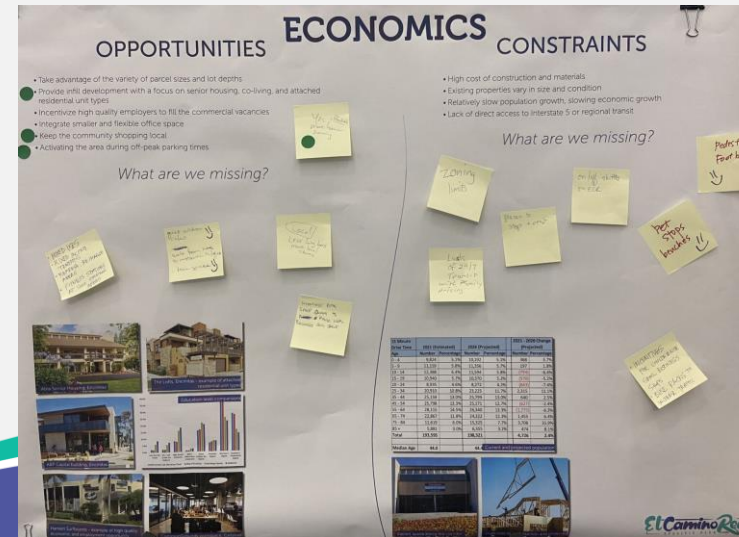
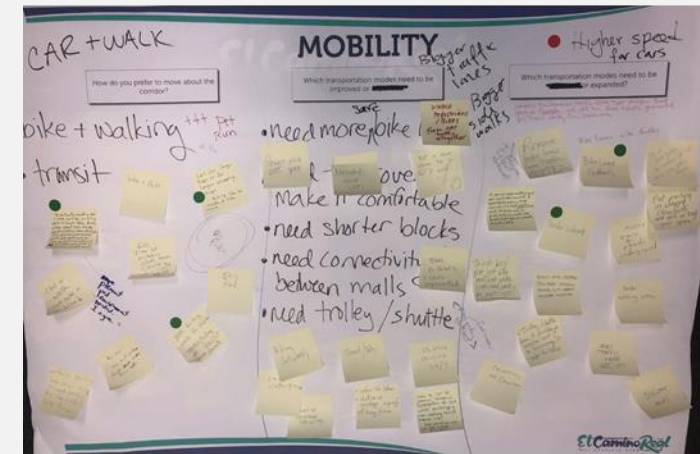
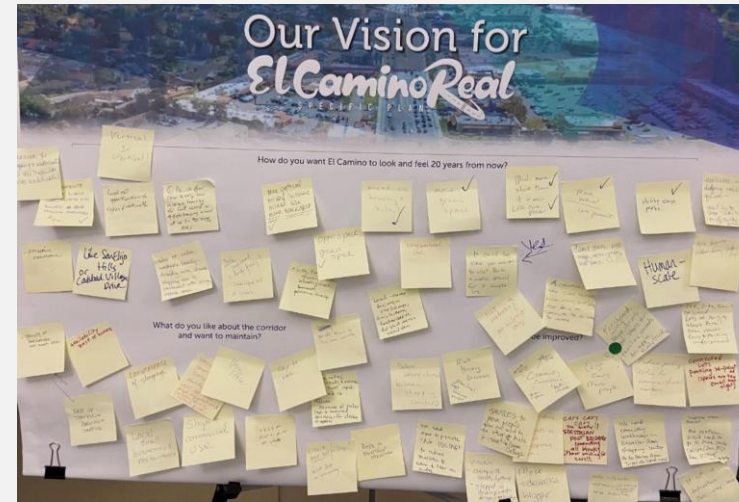


Project Milestones

November 15, 2021 | Public Workshop #1

Station Topics:

- Land Use
- Urban Design
- Mobility
- Economics
- Vision for Corridor



Project Milestones

November 16, 2021 | Virtual Workshop Environment

Comment Period November 16, 2021 to December 13, 2021



The screenshot shows the website for the El Camino Real Specific Plan. At the top, there is a navigation bar with the following links: Phase #1 Public Engagement, Land Use, Urban Design, Economics, Mobility, and Visioning. The main header features the title "El Camino Real" in a large, white, stylized font, with "SPECIFIC PLAN" in a smaller, white, sans-serif font below it. The background of the header is an aerial view of a city street with buildings and trees. Below the header, there is a teal banner with the text "Phase #1: Opportunities, Constraints, & Visioning" and "Help us identify the assets, issues, opportunities, and your vision for the El Camino Real corridor!". Below the banner, there is a white section with the following text: "The first El Camino Real Specific Plan workshop was held open house-style on November 15, 2021 at the Encinitas Community and Senior Center. The City's Project Team presented initial findings of the opportunities and constraints for the corridor and then held an open house for community members to learn more about the findings, ask questions, and provide input on the topics. If you were not able to attend to workshop, we still want your input! Browse through the following topics and participate in the activities. Please provide your thoughts and comments by **Monday, December 13, 2021.**"

Project Milestones

Public Workshop #1 | Community Feedback Themes

Similar Opinions:

- Pedestrian and Bike Friendly Environment
- Traffic Improvements
 - Address congestion and reduce speed to improve safety
- Existing Vehicle Access and Parking
- Landscape Improvements Throughout
 - Trees, turf, parks and open space
- Retain quantity/variety of uses but see unique small businesses
- More mixed development types in strategic locations
 - Retail, office, and housing

Project Milestones

Public Workshop #1 Feedback Themes

Differing Opinions:

- Building Heights

Remove Height Limitation	Keep Height Limitation
Allow for a greater range to the land uses.	Retain the “small town” feel.

- Public Transportation

Pro	Con
Trolley or Shuttle Service	Unrealistic for area

- Housing

Pro	Con
Variety of housing options (Condo, Townhome)	Added housing will cause more congestion.
Missing Middle Housing	
Affordable Housing	
Senior Housing	

Project Milestones

December 7, 2021 | Developer Roundtable Discussion

Discussion Topics Included:

- Market Reflections/Market Forecast
- Current Regulations
- Housing
- Parking



Project Milestones

December 7, 2021 | Developer Roundtable Discussion

Overall Developer Comments:

- Standalone Retail is Failing
- Increase Density (40-60 du/ac)
 - Corridor needs to be more bikeable/ walkable to accommodate density
- Increase Building Heights
- Flexible Zoning Regulations (Overlays)
 - Let the market dictate uses
- Horizontal Mixed-Use is Preferred
- Municipal Code outdated w/ Conditional Use Permits required for certain uses

Project Process



Questions and Comments

Sign-up for Notifications

[www. encinitasca.gov/Home/City-Updates](http://www.encinitasca.gov/Home/City-Updates)

Project Website

www.encinitasca.gov/El-Camino-Real-SP



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