

FACT SHEET

El Camino Real SPECIFIC PLAN

THE PROJECT

El Camino Real is a busy commercial corridor that serves as a major thoroughfare for the City of Encinitas. The General Plan envisions a more vibrant, walkable mixture of land uses. In order to achieve this vision, the City has initiated the preparation of the El Camino Real Specific Plan. The Specific Plan Project will include:

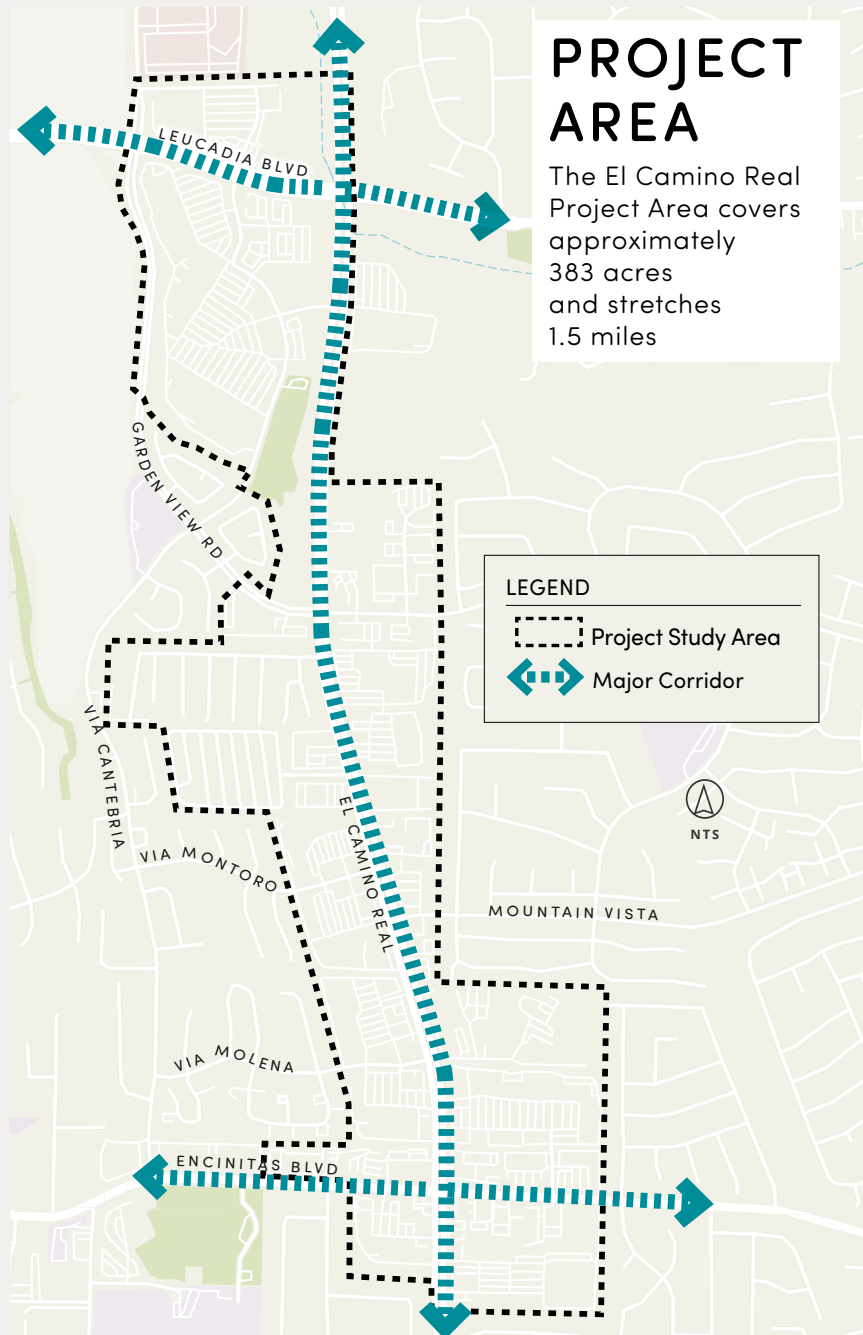
- An opportunities and constraints analysis, including market conditions and demands, multi-modal access & connectivity, and parking analyses.
- A Land Use Plan that provides a regulatory framework for future development along the El Camino Real corridor.
- Development standards to implement the reimagined vision for the corridor.
- An Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA).
- Community engagement opportunities during the entire planning process.

WHY?

Market conditions and community needs have changed since the Project Area was first developed, making the area prime for revitalization and new investment. The development of a specific plan for the El Camino Real Corridor will help to provide the necessary development standards in order to further implement a blueprint for the community.

PROJECT AREA

The El Camino Real Project Area covers approximately 383 acres and stretches 1.5 miles



The El Camino Real Specific Plan has the ability to transform the corridor to be a more inviting, walkable, and vibrant community with housing options in proximity to favorable destinations.



PROJECT GOALS

Goals of the project include:

- A reimagined vision for the revitalization of the El Camino Real corridor.
- Providing critically-needed housing options to infuse greater activity in the corridor and serve the community's housing needs.
- Compliance with the 2021-2029 Housing Element goals and programs.
- Improved transit, bicycle, and pedestrian connections.
- Enhanced green space through improvement of creek connections, street trees, and other amenities.

COMMUNITY INVOLVEMENT

The City will be offering a diverse range of opportunities for the community to participate and provide valuable input, including:

- **Public Workshops:** Three will be held throughout the Project timeline
- **Project Website and Online Engagement:** An online opportunity to solicit input and feedback throughout the process
encinitasca.gov/El-Camino-Real-SP
- **Pop-Up Events:** In-person engagement opportunities such as information tables at community events like farmer's markets
- **Drop-In Office Hours:** An in-person opportunity for one-on-one conversations
- **Developer Roundtable Discussion:** A conversation to solicit direct feedback from the developer and real estate community

POINT OF CONTACT

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PROJECT TIMELINE

2021

FALL 2021

- Workshop #1: Opportunities & Constraints Analysis

2022

SUMMER 2022

- Workshop #2: Design Alternatives & Visual Preference Survey
- Land Use Alternatives

SUMMER/FALL 2022

- Preferred Design Alternative
- CEQA Notice of Preparation / Initial Study

FALL 2022

- Draft Specific Plan
- Draft Environmental Impact Report

WINTER 2022

- Workshop #3: Draft Specific Plan
- Joint Planning Commission & City Council Workshop

2023

SPRING 2023

- Public Review Draft Environmental Impact Report

SUMMER 2023

- Final Draft Specific Plan
- Final Draft Environmental Impact Report
- Planning Commission Hearing

FALL 2023

- City Council Hearing

2024

2024

- Prop A Vote
- California Coastal Commission