

DRAFT Community Benefits Program

Applicability

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.

Community Benefit Options

The menu of community benefit options includes a description of parameters to qualify for the benefit, the priority level of the community benefit, and the allocated points for that community benefit.

At least 30% of the number of points must be earned by providing affordable housing units. The maximum number of development points granted via community benefits is 30.

Community Benefit	Description	Priority	Community Benefit Points Granted
Affordable Housing Units¹	Development of affordable units on- or off-site, over and above the amount or affordability mix/targets required under the City's existing regulations, and beyond what would be offered through the California "Density Bonus Law" found in California Government Code Sections 65915-65918). On-site units preferred over off-site units, and units at deeper levels of affordability (extremely low, very low, and low income) are a priority along the El Camino Real Corridor.	1	5 points for every unit over the amount required under the exist regulations.
Common Open Space	Development of new publicly accessible, privately maintained common open spaces such as plazas, parklets, play areas, dog parks, splash pads, recreational facilities, community gardens, or other spaces consistent with the design guidelines in Section 4.6.11, Common Open Space. This must be in addition to what is required in Section 3.5.4, Common Open Space, of the ECRSP.	1	5 points for every 500 square feet of common open space
Added Utility Infrastructure Improvements	Off-site infrastructure and utility improvements above and beyond those required to serve the development (including water, sewer, and recycled water systems). Also includes greening segments of the Encinitas Creek concrete channel along El Camino Real.	1	15 points
Mobility Improvements	Improvements to mobility infrastructure such as: <ul style="list-style-type: none"> - Bike lane improvements (per every 500 linear feet) - Bicycle racks/ shelters (per every 20 bicycles) - High visibility crosswalks (per one crosswalk) - New pedestrian and bicycle connections to transit facilities, neighborhoods, trails, commercial areas, etc. (per every 500 linear feet) - Removal of existing pedestrian and bicycle barriers (per every 500 linear feet) - Upgrading traffic signals to enhance pedestrian and bicycle safety (per every traffic signal enhanced) 	1	5 points per metrics included in description
Paseos	A meandering public pathway at least 8 feet wide that connects destinations such as shopping centers, or from a pedestrian facility to a center. Should be consistent with the design guidelines included in Chapter 4. A maximum of 6 points can be provided for paseos.	2	5 points for every 1000 feet of linear feet

¹ In addition to what is required by the City of Encinitas Inclusionary Housing Program.

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Landscaping and Streetscape improvements	<p>Incorporating a variety of landscaping and streetscape improvements along El Camino Real within the front setback. Landscape improvements shall include street trees and comply with the City's Planting Plan. Streetscape improvements may include:</p> <ul style="list-style-type: none"> - Public seating - Public art - Wayfinding signage - Pedestrian-oriented lighting 	2	10 points for every 200 square feet of landscaped area with at least one streetscape improvement
Encinitas Creek Trail Linkage or Expansion	<p>Pedestrian or multi-use passages either to and from the Encinitas Creek Trail or extension of the Creek Trail south of Garden View Road.</p> <p>The established network of pedestrian trails near the Leo Mullen Sports Park and Home Depot could be upgraded to cater for a wider range of people with more restrictive mobility considerations.</p>	2	10 points for every 100 feet of linear feet
Small Business Support	<p>Supporting or subsidizing commercial tenants, small, and/or local businesses including (but not limited to):</p> <ul style="list-style-type: none"> - Providing new dedicated spaces within new buildings for small businesses - Providing rent subsidies to existing commercial tenants or other local small businesses - Providing relocation assistance to help commercial tenants and small businesses in the SPA displaced by new development to locate elsewhere along El Camino Real or the City. 	2	10 points
Public Art	<p>Incorporating public art on-site, in the form of:</p> <ul style="list-style-type: none"> - Murals - Artistic fountains - Sculptures or freestanding art pieces - Artistic or interactive seating or benches 	3	5 points for every art piece greater than 10 square feet
Historic Landmark-Branding	<p>The El Camino Real Corridor is a historic landmark, embellished with the distinctive El Camino bells located along the historic route. Recognizing the historic nature of El Camino Real as branding, installation of public amenities with City-established branded logo may include:</p> <ul style="list-style-type: none"> - Gateway signage - Bus stops - Lighting - Bike racks 	3	5 points for each branded amenity
Green Buildings	<p>Construct high-performance green buildings consistent with either of the following criteria:</p> <ul style="list-style-type: none"> - LEED Certification to at least the Gold level for non-residential, mixed-use, or residential buildings; or - GreenPoint Rated with at least 75 points for residential buildings 	3	10 points

Increased Development Potential

A menu of options is anticipated to be included within the Community Benefits Program in which projects may be granted increased development potential and would be required to identify the standard the project seeks to use. Projects may not exceed the intensities allocated in the “Allowed Reduction of Development Standard” column.

Development Standard	Allowed Reduction of Development Standard		Maximum Development Points Granted
Floor Area Ratio	Up to 20% additional floor area ratio		20
Building Height	Up to 20% additional building height		20
Density	Up to 60% additional density		20
Parking Standards	Studio	1 space	20
	1 Bedroom	1 space	
	2 Bedroom	1.5 spaces	
	3 Bedroom	1.5 spaces	
	4 Bedroom	2.4 spaces	

Additional Incentives for the Community Benefits Program:

- Receive streamlined permit processing.
- Discounted permit fees depending on the community benefit(s) provided.

DRAFT Development Standards

Height:

Building height shall exceed no more than three (3) stories above grade.

Setbacks²

	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

Stepbacks³

	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

Neighborhood Adjacency Standards

The neighborhood adjacency standards provide for appropriate and sensitive transitions to the existing residential neighborhoods, which are dependent upon location and topography constraints.

- New buildings directly adjacent to existing single-family residential shall provide a minimum 20-foot setback with a minimum 15-foot landscaped area (trees, shrubs, and groundcover).
- New buildings directly adjacent to existing single-family residential with landscaped slope shall provide a minimum 15-foot setback with a minimum 10-foot landscaped area (trees, shrubs, and groundcover).

The respective 15- or 20-foot setbacks may include open space and landscaped areas and slopes, including the following: trellises, garden walls and fences not exceeding 6 feet in height, retaining walls, lighting, signage, and pedestrian circulation elements. Trees within the setbacks shall be at least six feet in height at the time of planting and should be spaced approximately 15-20 feet on center to create a continuous and effective foliage barrier at maturity, along with medium-sized shrubs and live ground cover.

² A setback is the distance measured between a building and the associated property line [EMC 30.04.010].

³ A stepback is the distance measured between the first floor and the associated upper level.

Common Open Space Standards

Small Parcels (1.5-3.0 acres)	Medium Parcels (3.1-7.0 acres)	Large Parcels (7.1+ acres)
130 square feet of common open space per unit for projects with five or more units. Must have a minimum 10-foot dimension in all directions	140 square feet of common open space per unit for projects with five or more units. Must have a minimum 10-foot dimension in all directions	150 square feet of common open space per unit for projects with five or more units. Must have a minimum 10-foot dimension in all directions; or 5% of the property, whichever is greater.

Parking Standards

All required parking shall be off-street (provided on-site) unless:

- Discretionary design review approves parking on an immediate adjacent site under same zoning, with unimpeded access to parking, and the parking is not required for any other land use. Will require irrevocable easement.

Joint-use for parking per [EMC 30.54.050](#)

- Requires discretionary Planning Commission approval of reciprocal parking arrangement through a minor use permit
- Up to 50% of the parking facilities may be used if there are primarily daytime vs. night-time uses

Shared Parking

Use	Standard	Peak Period
Residential – 1 Bed	1.5 spaces	Evening
Residential – 2 Bed	2 spaces	Evening
Residential – 3+ Bed	2 spaces	Evening
Mobile Home Development	2 spaces per 1 dwelling unit	Evening
Commercial (Less than 100,000 sf)	1 space per 300 sf	Daytime
Commercial (Greater than 100,000 sf)	1 space per 500 sf	Daytime
Office	1 space per 300 sf	Daytime
Mixed Use Project	Sum of the requirements of the various uses computed separately. The parking spaces for one use shall not provide required parking for another use except through use of the shared parking standard.	Various

Landscaping Standards

Site landscaping shall include a combination of trees, shrubbery, vines, or groundcovers all of which shall be drought-tolerant, where feasible.

- Lots 10,000 SF or less required to have a minimum 10% landscaped area
- Lots >10,000 SF required to have a minimum 15% landscaped area
- Site amenities such as sculptures, fountains, planters, enhanced paving, etc., may be counted towards meeting the respective landscaping minimum, up to a maximum of 50% of the respective landscaping minimum.

Landscaping in parking areas shall be predominantly trees to provide shade and visual relief. Where feasible landscaping in parking areas shall include one fifteen (15) gallon tree for every four (4) parking spaces distributed throughout the parking area.