

GENERAL PLAN ADVISORY COMMITTEE
REGULAR MEETING

MINUTES

Civic Center – Poinsettia Room
505 South Vulcan Avenue
Encinitas, California 92024

Monday, January 11, 2010
6:00 PM

CALL TO ORDER

The Regular General Plan Advisory Committee (GPAC) meeting of January 11, 2010 was called to order at 6:00 PM.

ROLL CALL/SIGN-IN

**Committee Members Present,
Representing a Stakeholder Group:**

Lee Vance
Peter Kohl
John Gjata
Derrick Marow
Julian Duval
Erica Buxbaum
Beth Hergesheimer
John A. Eldon
Rahul Desphande
Kathleen Lees
Patricia Klaus
Bart Smith
Mathew Gordon
Geoff Wing
Patricia Stidham
Noami Pines

Dee Snow
Sjirk Zijlstra
Laurin Pause
Pete Bethea
Bob Echter
Virginia Felker

Members Absent:
Mark Steyaert

Others Attending:
Patrick Murphy, Planning and Building Director
Diane S. Langager, Principal Planner
Mike Strong, Associate Planner
Laurie Tremor, Associate Planner
Daniel Iacofano, MIG, Inc.
Matt Raimi, Raimi and Associates

REGULAR AGENDA

1. Introductions:

Mr. Iacofano and Mr. Raimi welcomed GPAC members and invited a round of introductions.

2. Consultant Presentation:

The Consultant Team provided a brief overview of California general plan requirements and the contents of the existing Encinitas General Plan.

3. Discussion/Brainstorm Session:

The Consultant Team facilitated a group discussion on the City's strengths and assets, as well as potential issues and challenges with updating the General Plan. Overarching topics or categories that were identified in this exercise included the City's natural environment, community character, housing/population, economic sustainability, recreation, and transportation/land use planning.

4. GPAC Roles and Responsibilities and Project Schedule:

Members are to provide on-going input to the consultant team and share information with, and seek feedback from, the constituencies they represent throughout the General Plan Update process. Members will play an important role in encouraging broader community participation throughout the General Plan update process. It is anticipated that the work program will take two years to complete.

To help collect input during the visioning process, several members volunteered to facilitate small focus group meetings (utilizing a tool kit). A special session will be held on January 28, 2010 for tool kit training purposes.

5. Closing and Public Comment

Mike Andreen provided some suggestions on ways to broaden participation in the General Plan Update process. Mr. Andreen requested that all GPAC materials be made available to the public prior to, or at, future meetings.

Russel Levan suggested that a public email system/network be utilized for GPAC updates or announcements. Mr. Levan also noted that new businesses should market and capitalize on new issues addressed in this update.

Chad Reese asked which tools would be used to measure sustainability performance or if test zones would be used.

5. Next Meeting

ADJOURNMENT: Committee adjourned to the Regular Meeting of April 14, 2010 with a Special Session, tool kit training, scheduled on January 28, 2010.

GENERAL PLAN ADVISORY COMMITTEE
SPECIAL SESSION MEETING

MINUTES

Civic Center – Poinsettia Room
505 South Vulcan Avenue
Encinitas, California 92024

Monday, January 28, 2010
6:00 PM

CALL TO ORDER

The Special Session of the General Plan Advisory Committee (GPAC) was called to order at 6:00 PM.

ROLL CALL/SIGN-IN

Committee Members Present:

Mark Steyaert
John Gjata
Rahul Deshpande
Kathleen Lees
Patricia Klaus
Geoff Wing
Patricia Stidham
Noami Pines
Dee Snow
Virginia Felker

Others Attending:

Patrick Murphy, Planning and Building Director
Diane S. Langager, Principal Planner
Mike Strong, Associate Planner
Cindy O'Grady, Support Specialist
Andy Pendoley, MIG, Inc.

REGULAR AGENDA

1. Introductions:

Mr. Pendoley welcomed GPAC members and invited a round of introductions. This meeting is a special session of the General Plan Advisory Committee, where the number present constitutes as quorum.

2. Tool Kit Presentation:

Mr. Pendoley provided a detailed overview of the tool kit and facilitation tips. It was noted that input sessions are designed to inform participants about the General Plan Update and to solicit input about the desired future for the City. The exercise is designed for a group of about 10-15 people and should take approximately 45 minutes to one hour.

3. Facilitation, Input Session:

Mr. Pendoley facilitated a group discussion and community visioning exercise.

4. Closing and Public Comment

No public comment.

5. Next Meeting

ADJOURNMENT: Committee adjourned to the Regular Meeting of April 14, 2010.



Preliminary Draft Goals, Issues and Opportunities

April 14, 2010

The following goals, issues and opportunities were derived from community feedback received during the initial round of community input events for the Encinitas General Plan Update, including five community workshops held between March 8th and March 23rd and several neighborhood outreach meetings.

The goals, issues and opportunities are organized into the following six categories:

1. Where We Live (e.g., housing affordability; mixed-use; preserving residential neighborhoods, etc.).
2. Our Unique Character, Identity and Sense of Place (e.g., unique qualities and characteristics; urban design; building heights; architectural styles).
3. Where We Work and Shop (e.g., economic development; commercial centers; individual businesses).
4. How We Get Around (e.g., transportation network; walking, bicycling, and transit; safety)
5. Our Parks, Services and Facilities (e.g., schools; libraries; parks and recreation; infrastructure; sheriff; fire).
6. Our Natural Environment (e.g., open space; natural habitat; species protection; conservation; beaches; bluffs; lagoons).

Each category provides two sections to reflect public comments received: goals; and issues and opportunities. Goals are overarching visionary statements that provide general direction. Issues and opportunities list concerns, problems, suggested potential solutions and/or preferred directions that were described by community members. The initials of the community are provided where the comment reflects an issue or opportunity in a specific community area. In addition, some issues and opportunities are reflected in more than one category. This is because many of the specific issues are relevant to more than one category and/or were identified by the public in multiple category discussions.

The goals, issues and opportunities will continue to evolve and expand as we conduct additional background analysis and receive further input from the General Plan Advisory Committee and community members.

This information will be used to help craft the community vision, the goals for the General Plan, and finally, to identify policy issues facing the community and the appropriate policy solution to that issue.

Where We Live – Goals and Issues

Goals

- Provide diverse housing options.
- Ensure future development occurs at an appropriate density, scale, and intensity.
- Plan for diverse and appropriate mix of land use.
- Preserve existing neighborhood character.
- Maintain and enhance important community resources and amenities.

Issues and Opportunities

- **Sidewalks.** Balance the need for ADA accessibility and walkability with the potential impact of sidewalks on the unique character of each community.
- **Density, Development Scale and Intensity.** Identify and maintain appropriate density, development scale, and intensity within each community and within various residential and non-residential areas.
- **Land Use Mixes.** Create opportunities for a variety of land use mixes to meet the needs of the community and support the local economy, including
 - Live-work opportunities;
 - Transit-oriented development;
 - Mixed uses along El Camino (NE); and
 - Commercial uses in downtown (OE).
- **Small/Local Businesses.** Protect “mom and pop” stores and small local businesses that provide economic benefits and diversity to Encinitas.
- **Housing Diversity.** There is a need for a variety housing unit types and sizes that meet the needs of diverse incomes, household types, and lifestyle needs.
- **Community Character.** The community and neighborhood character of all areas in Encinitas should be maintained and enhanced.
- **Dog Park.** There is a need for more off-leash space, such as a dog beach or dog park, and there are dog, hiker, and other user conflicts in some areas, such as trails.
- **Community Garden.** There is a lack of community space to grow food.
- **Library.** There is a need for more library services and expansion of the existing Encinitas library for community use (CBTS and OE).
- **School Access.** Residents in Old Encinitas must travel too far to go to school (OE).
- **Green Building.** Encinitas should adopt a community-wide green building program.
- **Development Process.** Increase transparency in the development process, including costs of development.
- **Speeding.** Speeding is an issue on residential roads.
- **Inactive Greenhouses.** Inactive greenhouses are a community eyesore and should be converted to new uses.
- **Sheriff's substation.** The sheriff's substation in New Encinitas should be preserved (NE).

Cardiff-by-the-Sea (C); Leucadia (L); New Encinitas (NE); Old Encinitas (OE) and Olivenhain (O).

Our Unique Character, Identity and Sense of Place – Goals and Issues

Goals

- Maintain the unique character, identity and sense of place for each of the five communities in Encinitas.
 - Cardiff-by-the-Sea – Maintain the beach character and unique architecture of Cardiff.
 - Leucadia – Maintain the diversity of land uses and small-scale village of Leucadia. Keep it “funky”.
 - New Encinitas – Maintain the strong neighborhoods of New Encinitas.
 - Old Encinitas – Maintain the diversity of land uses and beach character and of Old Encinitas.
 - Olivenhain – Maintain the rural character of Olivenhain.
- Promote high-quality and sustainable development.
- Encourage community design that helps strengthen the community and encourage interaction.
- Preserve and protect cultural and historic resources.

Issues and Opportunities

- **Unique character of 5 communities.** Preserve the unique characteristics of the five communities, while also ensuring that Encinitas functions as one cohesive City.
- **Building height and density/intensity.** Identify appropriate building height and density/intensity for each community that balances the preservation of community character with other goals such as economic stability and environmental sustainability.
- **Local-serving retail/commercial.** Preserve and expand local serving commercial throughout the City and keep diverse shopping experiences and opportunities.
- **Big box stores.** Limit the number and location of big box stores.
- **Streetscape.** The streetscapes (e.g. trees, landscaping and roadway design) are inconsistent throughout the City and lack features unique to each community.
- **Downtown.** Make downtown a more diverse and success successful shopping district (OE).
- **“Flower Capitol” identity.** As greenhouses are converted to other uses, the City is losing its identity as the “Flower Capitol”.
- **Highway 101 pedestrian environment.** The pedestrian environment along Highway 101 is unsafe for pedestrians and should be improved (L; OE and C).
- **Views.** Views to the ocean and hills throughout the City are at risk of being lost due to landscaping/trees and new development.
- **Tree canopy.** Some areas of the City lack an appropriate tree canopy.
- **Signage.** The signage used in each business district should allow for unique signage.
- **Underutilized shopping centers.** Some strip commercial centers are underutilized and should be enhanced.
- **Community meeting places.** There is a lack of public community gathering areas, such as community gardens, plazas, etc.
- **Design review.** The design review process should be more reflective of the community in order to maintain community character.
- **Architectural style and character.** Ensure a mix of architectural styles and allow flexibility in design.
- **Height of vegetation.** The height of vegetation should be limited to protect views and character (C).
- **Light pollution.** The Dark Skies Policy should be enforced (C and O).
- **Mansionization.** The construction of large homes on small lots should be limited.
- **Street character.** The scale of neighborhood streets should be small and intimate (C; L and OE).
- **Local businesses.** Small, locally-owned businesses should be preserved and chain retail stores should be minimized.
- **Mixed-Use Development.** Identify appropriate locations for mixed-use development.
- **Agricultural uses.** Appropriate new uses for agricultural land should be explored.
- **Topography.** Maintaining natural topography preserves community character.

Cardiff-by-the-Sea (C); Leucadia (L); New Encinitas (NE); Old Encinitas (OE) and Olivenhain (O).

Where We Work and Shop – Goals and Issues

Goals

- Create a strong local economy that welcomes, encourages and promotes small, independent businesses.
- Develop distinct and accessible commercial areas that meet the needs of local residents and visitors.
- Create a vibrant and walkable Downtown.
- Encourage attractive, high-quality, environmentally sustainable commercial and office uses.
- Ensure fiscal sustainability and a diverse local economy.
- Expand the number and diversity of jobs in the community.

Issues and Opportunities

- **Local business.** There is a need for more local, independent businesses. Help support the established business community.
- **Business access and diversity.** Balance the location of service and retail uses throughout the City and encourage a diversity of businesses. Allow the appropriate amount of retail to serve the local population.
- **Big box stores and commercial character.** There is a need for enhanced commercial character and limits on big box stores.
- **Shopping districts.** Facilitate development of distinct shopping and commercial areas that are pedestrian-friendly and accessible by multiple travel modes.
- **Grocery stores.** Some neighborhoods have demand for a grocery store.
- **Farmers markets.** Maintain and expand farmers market and consider establishing more farmers markets.
- **Sustainable businesses.** Implement and encourage quality, energy efficient design and establish a green business program.
- **Transportation access.** Increase public transit and multi-modal transportation options to and from commercial areas.
- **Downtown.** Encourage more community events, live music and retail uses Downtown; and develop a plan for Downtown transportation to meet community needs (OE).
- **El Camino Real.** There is a lack of commercial uses on El Camino Real that promotes interconnectivity.
- **Highway 101.** Enhance Highway 101 and attract independent businesses to locate along the corridor (L).
- **Tourism.** Determine whether or not the City should encourage tourism as an economic development strategy.
- **Downtown Cardiff-by-the-Sea.** Keep Downtown Cardiff vibrant by maintaining the post office, locating a bank downtown, and encouraging more shopping and restaurants (C).
- **Commercial area revitalization.** Street improvements on corridors; beautify commercial centers and zones; improve commercial facades; and address the number of commercial vacancies.
- **Signage.** Improve signage and remove billboards (L).
- **Funding.** There are opportunities for the City to generate revenue and reduce reliance on sales tax revenue.
- **Complete neighborhoods.** Some communities lack a balance of jobs, housing, and services.
- **Office uses.** There is a lack of office space in the City and some areas, including El Camino Real and Encinitas Boulevard, can support additional office space (NE).
- **Urban forestry.** The City's trees need to be better protected.
- **Historic preservation.** There should be better preservation and designation of historic buildings.

Cardiff-by-the-Sea (C); Leucadia (L); New Encinitas (NE); Old Encinitas (OE) and Olivenhain (O).

How We Get Around – Goals and Issues

Goals

- Create a complete and multi-modal transportation system.
- Improve connectivity, safety, and facilities on the bicycle and pedestrian networks.
- Create a more walkable environment and pedestrian-friendly streetscapes.
- Improve public transit service throughout the City and better connect the City to the region.
- Improve rail service while decreasing the negative impacts of the rail corridor on connectivity and the community quality of life.
- Limit the negative impacts of traffic on residents and neighborhoods.
- Improve connectivity and circulation on the street network.

Issues and Opportunities

- **Bicycle and pedestrian network.** The bicycle, pedestrian and trail network has many gaps and barriers. There is a need for safe, connected bicycle lanes citywide, including on El Camino Real (NE), on Rancho Santa Fe (O), and to the Botanic Gardens (OE). There may be opportunities to separate bicycle lanes from traffic.
- **Bicycle and pedestrian circulation.** Circulation and access citywide could be improved, with better connections between residential and commercial areas.
- **East-west connectivity.** There is a need for better east-west bicycle connections.
- **Bicycle storage.** There is a lack of bicycle storage and lockers at key locations, including the beach and library (OE).
- **Safe bicycle and pedestrian crossings.** Bicycle and pedestrian crossings are poor at locations throughout the City including Highway 101, at Santa Fe and Encinitas railroad crossing (OE), at Interstate 5 and Manchester (O) and at other major intersections and freeway crossings.
- **Pedestrian lights.** Many roundabouts and crossings lack pedestrian signals.
- **Walkable environment.** Many areas in the City are not walkable, including along the Pacific Coast Hwy (L), and on El Camino Real (NE).
- **Safe routes-to-schools.** Many walking and cycling routes to schools are unsafe.
- **Streetscape improvements.** There are many opportunities for improved streetscapes. For example, Coast Hwy 101, as well as Vulcan and NCTD right-of-way is underutilized (L).
- **Utilities.** Above-ground utilities clutter the streetscape.
- **Multi-modal transit.** There is a need for an integrated multi-modal transportation system designed for all users.
- **Transit connectivity.** Transit connectivity could be enhanced throughout the City, with more frequent service and expanded routes.
- **Bus service.** There is a need for more frequent daily bus service. Leucadia residents in particular are disconnected from bus service (L).

Preliminary Draft: April 14, 2010

Issues and Opportunities (continued)

- **At-need populations.** Seniors, college students, and locals have a particular need for enhanced transit access and assistance (OE).
- **Shuttle service.** There is demand for continued citywide shuttle service with routes serving local beaches, the train station, and downtown (OE and C).
- **Rail service.** There is a need for more frequent Coaster service, especially on weekends and during commute hours, for more train stops, and for passenger light rail service. Potential stops/stations in Leucadia (L) and Cardiff (C).
- **Train noise.** There is a need to reduce train noise and create more quiet zones.
- **Railroad crossings.** The railroad tracks discourage pedestrian, transit and vehicular crossing, which could be addressed with grade separation or improved crossings (OE).
- **Alternative vehicles.** The street network could accommodate small electric vehicles, including charging stations.
- **Golf carts/Small electric vehicles.** Golf carts may not be compatible with cars on City streets. Evaluate alternatives.
- **Speeding.** Some speed limits are not enforced, especially in residential areas.
- **Traffic calming and management.** There are opportunities for calming traffic including roundabouts, coordinating traffic signals, speed bumps, on-ramp metering and off-ramp control, diverters, and cut-through traffic deterrence (NE, O). There could be traffic calming instead of road widening on Santa Fe, between Lake and El Camino Real (OE).
- **Regional traffic.** The City experiences high levels of regional cut-through traffic and this impacts traffic on local streets.
- **Parking garage.** A new garage could meet demand for more parking for the train station and downtown businesses (OE).
- **Resident vs. non-resident parking.** Resident-only parking in some areas, such as near the beach, could preserve more spaces for residents (OE).
- **Street connectivity.** There is a general lack of east-west connections in the City (L).
- **Truck routes.** Truck routes are not strongly enforced (NE).
- **Alleys.** Alleys could continue to be used for trash pick-up and deliveries, but also be more pleasant, clean and safe (C).
- **I-5 expansion.** I-5 expansion could negatively impact residents and could lose its designation as a scenic corridor (L).
- **Vehicle circulation.** Circulation is poor in some areas, including on I-5 to Encinitas Boulevard and Santa Fe (C), across Birmingham over I-5 (C), and at the traffic lights on Leucadia and Vulcan at the Railroad crossing (L).
- **Traffic congestion.** There is significant traffic congestion at some intersections at certain points in the day, especially during the morning and evening commutes.
- **Traffic congestion near schools.** During drop-off and pick-up times, schools experience significant traffic congestion and this impacts local streets.

Cardiff-by-the-Sea (C); Leucadia (L); New Encinitas (NE); Old Encinitas (OE) and Olivenhain (O).

For GPAC Discussion Purposes Only

Our Parks, Services and Facilities – Goals and Issues

Goals

- Provide a system of high-quality, accessible parks and open spaces that meets the needs of all Encinitas residents.
- Provide a system of well-maintained cultural and community facilities that supports life-long learning and the well-being of all members of Encinitas' diverse community.
- Create an integrated network of multi-use trails that connects local and regional destinations and amenities.
- Promote community-wide, environmentally responsible solid waste reduction and management that emphasizes reduced consumption and materials reuse and recycling.
- Establish a high level of community safety with police, fire and emergency response services that meet or exceed accepted standards.
- Upgrade and improve existing utilities infrastructure and service provision to support the long-term social, economic and environmental health of the Encinitas community.

Issues and Opportunities

- **Existing and underutilized park land.** There is underutilized park land. Explore temporary and future uses for underutilized and undeveloped land.
- **Parks and facilities maintenance.** Existing park land, beaches, trails and open space require ongoing maintenance, and there are opportunities to upgrade park land and beach facilities.
- **Park land and open space.** Some areas do not have adequate access to parks. Identify new locations for parks and open space, including active and passive recreational uses.
- **Dog parks.** Maintain dog-free parks and establish separate dog parks or dedicated leash-free areas Citywide. Provide dog waste receptacles and bags at parks.
- **Utilities.** Underground utilities may improve community aesthetics and conditions for wildlife. Consider using utility easements areas for passive recreational use.
- **Libraries.** Keep libraries open and active by expanding book collections, improving parking and ADA access, and maintaining facilities.
- **Serving the community.** Recreational programs and facilities should reflect community demographics and meet the needs of multiple generations.
- **Cultural facilities.** There is a need for more cultural facilities Citywide, including a performing arts center, music and event venues, and possibly an outdoor amphitheatre.
- **School property.** Explore opportunities to establish a joint use agreement with schools and enhance recreational use of school properties.
- **State and regional parks.** Improve state parks facilities and create better local community access to state and regional parks and beaches.
- **Police presence.** There is a need for increased police presence and responsiveness, particularly in areas subject to loitering and drug-related activity (C and OE).
- **Community gardens.** There is a lack of community gardens in Encinitas. Create a centralized community garden and multiple community gardens in walking distance of residential areas.
- **Trails and parkways.** Expand the existing trails system and develop a linear parkway system.
- **Parks funding.** Establish community benefits agreements as appropriate, require developer parks and open space contributions, and/or implement parks user fees.
- **Fiscal responsibility.** Be fiscally sound in funding police, fire and lifeguard services.
- **Secure continued funding for police and fire protection.**
- **Fire protection.** Build more fire stations, upgrade existing stations, and provide more fire protection in fire-prone areas.
- **Reclaimed water.** Expand use of reclaimed water and City facilities and make reclaimed water more available.
- **Solid waste.** There is a need for an improved and expanded recycling and composting program.

Cardiff-by-the-Sea (C); Leucadia (L); New Encinitas (NE); Old Encinitas (OE) and Olivenhain (O).

Our Natural Environment – Goals and Issues

Goals

- Protect, preserve and restore natural habitat and biodiversity, including protected species and their habitats, lagoons, wildlife corridors, creeks, coastal areas and coastal and inland bluffs.
- Reduce greenhouse gas emissions from community and municipal sources.
- Reduce energy use and promote the use of renewable energy sources.
- Reduce overall water use and promote water conservation.
- Reduce overall waste and material use by increasing waste diversion rates and increase the use of materials with recycled content.
- Promote stewardship of water resources by improving water quality and encouraging natural stormwater management.
- Promote green buildings and other sustainable development/building practices.

Issues and Opportunities

- **Water quality.** Poor water quality due to pollution and stormwater runoff.
- **Erosion control.** Hillside erosion and slope stability needs to be better controlled.
- **Shoreline protection.** Shoreline resources including marine wildlife, beaches, and surf breaks need to be better protected.
- **Open space access.** There is a need to identify and improve appropriate public access areas for beaches, lagoons, and other open space areas.
- **Open space management.** There is a need for consistent and comprehensive management of open spaces. Balance user access and use of recreation areas and preserved areas.
- **Sand replenishment.** Many beaches require sand replenishment.
- **Agriculture preservation.** Preserve agriculture for local independent food supplies.
- **Landscaping.** Expand the use of native and drought-tolerant plants in landscaping.
- **Invasive plants.** There are many invasive plants in areas in the City.
- **Railroad right-of-way.** Landscape railroad right-of-way with native plants and grasses (L).
- **Sustainable building practices.** Require new construction to follow sustainable building practices.
- **Open space preservation.** Strengthen protection of all open space.
- **Species and habitat protection.** Strengthen protection of wildlife and their habitats.
- **Conservation and recycling.** Improve conservation programs such as composting, recycling, etc. Other programs may include better oversight of contractors, mandatory recycling, and public education.
- **Public awareness.** Increase public awareness and education regarding environmental issues.
- **New development.** Mitigate impacts from new development on environmental resources. Limit new development adjacent to sensitive environmental resources.
- **Flood control.** Flood control improvements are needed to reduce the risk of flooding.

Cardiff-by-the-Sea (C); Leucadia (L); New Encinitas (NE); Old Encinitas (OE) and Olivenhain (O).