



General Plan Advisory Committee
December 15, 2010 | 6:00 – 9:00 pm
Community and Senior Center

MEETING #5 SUMMARY

I. Introduction

The Encinitas General Plan Advisory Committee (GPAC) held its fifth meeting on December 15, 2010 at the Community and Senior Center.

The role of the GPAC is to advise City of Encinitas staff and consultants over the course of the General Plan Update process and provide on-going feedback to the groups they represent. Daniel Iacofano of MIG, Inc. facilitated the meeting with City staff in attendance (Patrick Murphy and Mike Strong).

Mr. Iacofano welcomed the GPAC and began the meeting by reviewing the agenda. The main goals of the meeting were to: 1) provide a regional housing needs assessment (RHNA) overview; 2) review the results of the November 16 workshop; and 3) confirm the overall direction of potential land use options.

II. RHNA Overview

The State's Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

Patrick Murphy provided information on the process that cities go through to quantify the need for new housing within each jurisdiction during specified planning periods. SANDAG is currently beginning the RHNA for the next housing element cycle. The process includes establishing the timing of the RHNA process and developing a RHNA methodology that allocates a RHNA determination from the region to local agencies. The regional RHNA determination for the 2013-2020 housing element cycle is 161,980 new units based on forecasted housing need provided by the State Department of Housing and Community Development. As noted by staff, the allocated needs

assessment can be broken down by densities that are appropriate to accommodate housing for each income category.

Patrick Murphy also provided information on the past Housing Element cycle and what progress there has been toward meeting the RHNA determination from 2005-2010. Mr. Murphy provided an overview of how the RHNA allocation might relate to the City's estimated capacity based on SANDAG's current projections (in the year 2050).

III. Areas for Community Discussion and Visioning

As a result of community member and resident feedback, most of the GPAC discussion focused on three (3) areas for further community discussion and visioning – Santa Fe Avenue, Encinitas Blvd. Corridor and El Camino Real Corridor. Based on the initial feedback, even though these aforementioned areas are where future change and growth is likely to occur, several other areas have potential for focused change that could help to achieve a preferred land use alternative.

For this exercise, City staff provided a facilitation map for Santa Fe Avenue, Encinitas Blvd. and El Camino Real conveying "marked-up" potential land use changes. The idea was to get GPAC members thinking what these areas may look like in the year 2035 and if (and where) land use changes may be appropriate for further evaluation.

GPAC members were asked to discuss the areas, examine the existing land use patterns, confirm workshop results and incorporate workshop feedback into potential land use options in preparation of the January 26, 2011 City Council work session. It was noted by the consultant team that the visioning statements or list of physical improvements have been further refined based on workshop comments.

Please note that all GPAC members received an Agenda packet consisting of mark-up maps and complete workshop results/comments. The agenda packet and initial public feedback is documented online at www.encinitas2035.info.

GPAC members provided comments related to each focus area based on workshop results. Two GPAC comments were received that related to all areas:

- There was some GPAC inquiry/comment to how mixed use with a residential emphasis versus mixed use with a commercial emphasis would be defined. It was noted that adjustments can be made to allow a different mix of uses (residential, retail, office, etc.)

depending on the desired character; however, a general mixed use category may allow the flexibility to not second guess the market. This would have to be further evaluated since the various types of mixed use can influence the design and intensity of use.

- There was some discussion on how the CGPU should redesignate ER/OS/P to classify open space as preserved habitat/open space and parks and active recreation space with a different designation.

The following is a summary of comments for each focus area.

Area 1 – Santa Fe Avenue

- Workshop results generally support 2-3 stories.
- Large commercial area to the south of the hospital (Vons shopping center) should have a residential component (mixed use). Acknowledge what is built and the commercial center should still provide necessary services for the surrounding residential community. Redevelopment of the center should create better access to the park.
- Add a small residential component (mixed use) to the strip commercial center on the corner of Regal Rd. and Santa Fe Ave.
- P/SP land use should be VSC – gateway to park from the east.
- Allow for medical-office expansion.

Area 2 – Encinitas Blvd.

- Focus area is centrally located – the area has larger parcels to consider and greater opportunity for change.
- Workshop results support 2-3 stories.
- Encinitas Blvd. should have coaster shuttle service or linkage for efficient public transit. Surrounding land use should activate streetscape.
- Area to the northwest of the I-5 interchange (Wendy's and Pet Smart) should have some lodging (MU/VSC). This would be a nice location for a hotel with access to the park.
- There was general consensus to have mixed use in the existing commercial areas off of Calle Magdalena (south of Encinitas Blvd.).
- Some areas within this corridor should be revitalized and have opportunities for land use change, but some sites are constrained by condo-maps or because individual buildings have multiple

tenant/owners (constrained and therefore not likely to be redeveloped).

- There was general consensus that this area serves as a gateway to Moonlight Beach.
- It seems necessary to differentiate between pedestrian oriented use areas and general commercial – parkway use areas along this corridor. For example, there could be internal building orientation with pedestrian scaled development and/or uses.
- The focus area features the movement of a lot of traffic. This would have to be considered with the land use alternatives. Separated bike/ped paths are needed – increased access east/west.
- Like to see more space for industrial uses/park – offices with shipping and receiving. There is an existing (small) category that permits light-industrial in the focus area – but some of the existing uses and what is built are more office based. Consider expanding light-industrial in this area such as the north east corner of Quail Garden Drive and Encinitas Blvd.
- The CGPU process should evaluate or allow light-industrial in other focused areas since there may be a market need and/or demand for this type of leasable space. The consultant team noted that it would be important to verify market needs and test it against the City's available land supply.
- Relative to the nursery site – there were comments from the GPAC to do what was necessary to keep the nursery business there. There was GPAC consensus to extend the focus area boundary to the north - up along Quail Garden Drive and create a special study or treatment area to consider suitable use of this area and to acknowledge the importance that this areas serves as primary access to Botanic Garden (and beyond). The GPAC also noted that there should be policies that provide some flexibility and versatility in use. For example, the area could be classified as P/SP or some form of limited-mixed use that accommodates a “special treatment area” and a variety of things that supports nursery (such as integrating agriculture or nursery uses into a commercial area) or the guiding themes contained within the Encinitas Commons.

Area 3 – El Camino Real

- This focus area has a great opportunity for change and the CGPU could create a new village area or town center.
- General support for 2-3 stories and increased pedestrian activity along the corridor and within shopping centers.

- Daylight a portion of the drainage system to simulate a creek next to El Camino Real.
- Potential CGPU/Specific Plan policies could regulate design aspects, public realm design, and encourage separate entrances for residential units.
- There were comments from the GPAC to evaluate or add mixed use to all commercial areas south of Garden View Road.
- The vacant site (County burn-site) is a good site for stand-alone residential, but it was noted that this site could be a good location for mixed use to incentive its development. Portion should be retained for S.D. Sheriff use and expansion.
- A streetscape plan is needed on El Camino Real to calm and slow down traffic or to make it move more smoothly to be pedestrian and bicycle friendly. There are many types of devices and treatments that could be used. It was noted by the consultant team and City staff that all these things would have to be tested. An analysis would have to model existing and projected traffic volumes to determine what level of changes could be introduced.
- The lot to the south of Home Depot would be ideal for commercial uses, but it is currently restricted by open space. It is difficult to rescind and cancel an open space restriction.
- One GPAC member noted that El Camino Real may be a major escape route for evacuation purposes. Its designation status will be verified and considered with any conceptual streetscape redesign.
- In order to respond to an issue that was previously identified relative to light-industrial needs in the City, one GPAC member thought there might be opportunities to add light-industrial uses to this focus area. For example, the commercial area in the southwest corner of El Camino Real and Encinitas Blvd. (old target center) might be good for this type of use.
- There were some comments from the GPAC to extend the focus area boundary to the north to include all of Encinitas Town Center and beyond (including REI and the old Home Expot site). There was general consensus that this site would be a good location for a movie theater since there is little entertainment opportunities along El Camino Real.

Other areas

- Manchester Ave. and I-5 focus area – The GPAC generally confirmed the results of the workshop, reflecting community input to preserve the open space and allow uses that support agriculture (like bed and breakfasts or restaurants) but the group added that

there may be opportunity for standalone residential just north of the college campus where there are existing and compatible uses (senior housing and churches). The referenced area is outside of the existing focus area boundary to the north - near the Manchester Avenue and El Camino Real intersection. Since the area lacks access to commercial services, there might be an opportunity for limited commercial mixed use. Some GPAC members noted that the closest services are within the El Camino Real Commercial Corridor or at four corners, which is not convenient. The consultant team and City staff noted that this was an area that has not been previously identified through the first phase of the CGPU, but residential uses might be compatible with the surrounding land uses (churches and senior housing or congregate care). However, introducing new commercial uses to this area could be problematic.

- La Costa Ave. and I-5 focus area – There was some limited discussion from the GPAC regarding VSC. Some GPAC members felt this would be a great location for lodging which was supported by the community in the recent workshop. This generated some questions on what an unexpected change of zoning might do to property values.
- Leucadia Blvd. and I-5 focus area – the only comment from the GPAC was that the workshop results support further evaluation of VSC, but some sites within the focus area are already designated for VSC. There was limited discussion on the physical improvements in the area, mostly noting that Pireaus has the potential to be connected as a two-way street.