



FAQ

Frequently Asked Questions Encinitas 2035 Draft General Plan Update

Many comments and concerns have been received by staff, subsequent to the September 1, 2011 release of the Draft General Plan document. In order to ensure that accurate information is available this informational handout responds to frequently asked questions (FAQ) on the draft General Plan and the overall planning process. Additionally, this FAQ will be periodically updated.

When did the General Plan Update start?

The City initiated the Comprehensive General Plan Update in January 2010.

How many public workshops have been held?

A total of nine (9) public workshops have been held regarding the General Plan Update; beginning with five community specific workshops held in March and April of 2010, followed by four other city-wide public workshops (from May 2010 to September 19, 2011).

How did you advertise these events?

A postcard or flyer was sent to every property owner and resident in Encinitas for each event. Additionally, the events were advertised with banners displayed in a few locations around town; newspaper ads (Coast News, North County Times, Union Tribune); notices displayed on television during intermission of the Planning Commission and City Council meetings; ads at the Coaster Station; displaying postcard notices at local restaurants, businesses, public libraries, community center city hall and other community organizations. The events were also posted on the city main website and the project website (www.encinitas2035.info); additionally, the city's e-alert system was utilized to inform interested citizens via email.

What does the draft General Plan document include:

The draft Encinitas 2035 General Plan contains all the same elements as the existing General Plan; however, the Land Use Element has been enhanced to Land Use and Community Design, and the Recreation Element is now Parks, Recreation and Public Facilities. Additionally, a new element, the Public Health Element has been added.

Are any Zoning Code Amendments proposed as part of the Update?

Some Zoning Code amendments are proposed , in order to implement some of the policy direction and the new Land Use Designations contained in the draft Encinitas 2035 General Plan; these amendments were included as part of the draft release in September 2011.

What are the focus areas and where are they located?

The focus areas are those areas where Land Use Designation changes are proposed and include the El Camino Real Commercial Corridor, the Encinitas Blvd. Corridor and the Santa Fe Drive/I-5 Interchange, which comprise approximately 5% of the total city area.

What Land Use Designation Changes are proposed with the draft document and where?

Land Use Designation changes are proposed in the identified focus areas and include Residential 25.01- 30.00 du/ac (R-30), Mixed-Use Residential (MU-R), Mixed-Use Commercial (MU-C), Mixed-Use Visitor Serving Commercial (MU-VSC), and Live/Work Light Industrial (LW-LI).

Why was mixed use proposed for El Camino Real?

In addition to providing new and diverse housing opportunities, mixed-use was proposed to combine residential, retail, office and public spaces to create vibrant areas for living, shopping and working where residents and employees would be able to walk to meet their daily needs. The goal is to create a pedestrian, bicycle and transit-friendly environment and sense of place, while still accommodating traffic flows.

How many new Housing Units will be allowed on the El Camino Real Corridor Focus Area?

A maximum of 1255 new residential units will result in the El Camino Real Corridor Focus Area as set forth with the new land use designations proposed in the draft General Plan. The total residential units permitted within the new mixed-use land use designations on the El Camino Real Commercial Corridor are capped and shall not exceed 1,000 units; which when combined with the maximum 255 units allowed in the new R-30 Land Use Designation would result in a maximum allowance of 1255 units.

Are all of the new units proposed in the focus areas required to be affordable?

No. Units may be constructed at market rate; affordable units are not required as part of the provisions for mixed use (MU-R, MU-C, and LW/LI) or the stand alone multi-family units (R-30).

Are road lanes being reduced/eliminated on El Camino Real as part of the draft General Plan Update?

No. Although visions for a streetscape program for El Camino Real are identified in the General Plan Update, no specific design has been created or delineated. As part of a multi-modal design process a variety of design solutions are to be considered such as establishing through lanes with parkway lanes for local traffic; however, no lanes are

stipulated to be eliminated. The design details would be defined as part of a streetscape program and/or a Specific Plan which would include full public participation.

Why is the density for the new residential land use designations (stand alone residential and the residential component of the mixed use areas) proposed at 30 dwelling units per acre (du/ac)?

State law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans which provide opportunities for, and do not unduly constrain, housing development in order to accomplish a range of housing types. Through the Regional Housing Needs Assessment (RHNA) the city is required to provide an inventory of land adequately zoned or planned to be zoned to provide the opportunity to meet a certain number of housing units for a variety of income levels including very low, low, moderate and above moderate levels.

State law requires a density of 30 du's/acre to accommodate housing needs for very low- and low-income categories. Although the units are not required to be affordable/income restricted, the state recognizes that 30 du/ac provides the opportunity for affordable units to be provided through the natural market rate process.

Will four or five story building heights be allowed with the draft plan?

No. Four to five stories are not proposed. As specified in the Land Use Element (pg. LU-105), building heights for the focus areas should be limited to two to three stories. The draft zoning amendments propose the following height limits for the new zone designations of the focus areas:

- R-30 – building height may be 35' and 3 stories
- MU-R – 2 to 3 stories; 30' – 40'
- MU-C – 2 to 3 stories; 30' – 40'
- ER-MU3 – 35' – 45'

All other building height regulations remain the same.

Will an Environmental Impact Report (EIR) be prepared?

Yes. Preparation of the EIR is on hold at this time until the details of the plan, such as densities, uses and development standards are fully vetted and accepted by Council for consideration and analysis.

Will impact analyses related to traffic, noise, air quality and greenhouse gas emissions be prepared/assessed for the project?

Yes. Upon confirmation of the plan and associated densities, uses and development standards, the impact analyses will be completed. The impact analysis will be utilized to analyze potential impacts associated with the draft General Plan Update and will be integrated into an Environmental Impact Report for the project.

Will I be able to comment on the EIR?

Upon completion of the draft Environmental Impact Report a 60 day public review period will be initiated; at such time you can submit written comments (hard copy or electronic). Comments on the draft EIR and the draft General Plan will be considered and provided to the decision-making bodies.

Has the Planning Commission or the City Council approved the project?

No. The General Plan Update is a draft document and has not been reviewed or approved by the Planning Commission or City Council.

Will there be more opportunities to learn about the project and provide comments?

Yes. In order to allow the public ample opportunity to know the document and provide comments to influence and have a say in the final document, an expanded schedule is being developed to increase work session and outreach opportunities.

How do I get involved or learn more about the General Plan Update?

The draft General Plan Update is available for review via:

- the project website at www.encinitas2035.info
- hard copies are available at the Civic Center and the public libraries
- cds are available for pick up (free) at the Planning & Building Department

Additionally to further participate and be informed of the next steps in the outreach process:

- sign-up for e-alerts via the city's website (www.cityofencinitas.org)
- monitor the project website at www.encinitas2035.info