

## September 19, 2011 General Plan Update Public Workshop

### Station Board Notes

#### Land Use and Community Design Element

- Is population growth absolutely necessary for Encinitas?
- Respect zoning i.e. IDU/ZAC = 1 unit or lot averaging
- Correct Sphere of Influence Map adjacent to Carlsbad: no road connectors
- How practical is it to have Light Industrial?
- Open communication with Town Councils and City Council
- Citizens have a lot of difficulty "Imagining" what the 2035 build out might be like — why not provide a 3-D model that includes existing buildings, etc to indicate the extent of development, then let them decide?
- Height limitations should remain the same. We don't need anything larger than 'Pacific Station' (Whole Foods).
- The Condos for sale over Whole Foods do not fit the Community. They will provide for empty a building which ultimately kills an otherwise vibrant "old" Downtown. We should not build more like structures.
- Delete "Special Study" designation for corner of Encinitas Boulevard and Quail Gardens Drive.
- It appears that units/lofts at Moonlight Lofts are also not selling.
- Protect private views from vegetation encroachment.
- Special Study area should eliminate the adjacent uses (i.e. mixed use, Higher Residential) but lower density towards north. Adjacent uses should take advantage of transportation corridor.
- Certain designated open/green space should be incorporated into all new developments.
- Multi-use facilities have limited to no success — creating new areas that are vacant ruining the atmosphere of Encinitas
- Also, Multi-story along El Camino needs to be reconsidered – again, will ruin area.
- Mixed Use loft/dorm — reduced parking for co-housing.
- Hostel (temporary) in private residences
- The proposed multi-use residential area along El Camino would reduce the number of larger businesses that would not be able to exist in the multi-use format —negative impact on quality of life with reduced tax base.
- Mixed Use density needs to be studied. 2-3 story and 30 DU/acre will not be successful. Need:
  - varied heights
  - 40+DU/acre
- Look at successful examples in other areas
- Need to clear on "opt in" for mixed use zone. Current uses don't have to change.

- Concern with Cell antenna facilities. Locate cell facilities 1500 ft from daycare or where children gather.
- Provide signage to identify cell sites.
- Maintain height limit at 30 feet.

### **Housing Element**

- Only vertical mixed-use housing
- Welcome the enhanced walkability and access to El Camino Commercial Corridor.
- No change in maximum height of 30 feet in any zones (especially El Camino Real)
- Like the idea of having a library, park, movie theater (or just a theater), language school along El Camino Real instead of more housing.
- To allow more creativity in site design, allow vertical or horizontal mixed use.
- Don't want to see a "wall of buildings" along El Camino Real.
- Implement parking structures so that land can be used for gathering spaces, parks, etc.
- Create temporary housing (i.e. Dorm housing or co-housing) bunk housing for hostels/private homes, bed and breakfasts, less than 30 day housing [short-term rentals]
- More participating section 8 landlords
- Allow accessory units on 2 acre lots for gardeners/housekeepers. This could be low income housing.
- Allow larger granny flats than 750 sq.ft.
- No mixed use on El Camino Real
- Granny flats are ok, but not blocking someone else's view.
- Yes, mixed use on El Camino Real and Encinitas Boulevard
- Green homes — building code requirements
- Incentives for green buildings — must be measurable requirements and incentives.

### **Circulation Element**

- No road exists in Sphere adjacent to Carlsbad: it's a temporary utility road
- Left turn lane — yields to oncoming traffic. Save fuel/reduce congestion.
- Trail maps availability for walking and biking; promote our facilities!
- El Camino Real from Santa Fe to Mira Costa needs to reduce speeds (6 schools in this area). Needs nice bikeway/pedestrian facilities. Trees
- Evaluate El Camino Real streetscape program
- La Costa Avenue (west of I-5) needs a stop-light at Sheridan — needs traffic calming.
- Need pedestrian walkway on La Costa to beach

- Mini-buses/ shuttles along prime arterials and connecting to collector roads, etc.
- Traffic Calming on Quail Gardens Drive
- Sidewalk under I-5 Freeway on Encinitas Blvd.
- At Grade Railroad Crossings every ¼ mile.
- Find hostel for bikers/train
- Expand bikeways at major streets (Manchester, Encinitas, 101, La Costa, El Camino Real, Santa Fe, Leucadia Boulevard
- Where is the "Transit" on El Camino Real/Encinitas? If new — who pays for it? How are other Encinitas Communities going to contribute?
- Don't decrease level of service on El Camino Real or Encinitas Boulevard. We don't want worse gridlock.
- For robust transit network: should have a "check" for state housing requirements and fiscal and economic health (grid)
- Bicycle detection at all signals.

### **Resource Management Element**

- Make City a reference/resource for potential environmental hazards.
- Limit number of overlays: update from 1986
- Everyone shares in preservation
- Equity mechanism for upzoning and preservation
- It's imperative to consider the preservation of cultural and historic resource for the purpose of attracting visitors and creating/improving fiscal and economic health for Encinitas (grid/table)
- Tree management should include private view preservation considerations (11.2 Urban Tree Management)

### **Parks, Recreation and Public Facilities Element**

- GPS and other technology to connect to park maps
- How to do a better job of getting information to the public
- Encourage outdoor informal gathering spaces and center (i.e. Lunch, reading, playing fields)
- make sure center is utilized to its fullest potential
- As part of trails system, could you create more connectivity between neighborhoods in the form of bike paths and eventually link various paths.
- Graffiti control and trash pickup at moonlight beach needs to keep pace with increased use. San should be groomed regularly.
- Build a dog park at Encinitas Community Park in the first phase.
- More community dog parks
- Outdoor lighted basketball court
- Ensure timely park/recreation additions to community — i.e. Hall Park and 7 years so far? When?
- Build skate park at Hall property in phase one
- Consider lights at Leo Mullin Park

- Consider address/address segregated areas for off-leash dogs at current shared facilities.
- Maintain clean environment and facilities (i.e. children's play areas)
- Let's name a park, public facility in honor of Maggie Houlihan
- Through GIS-click on park for detailed information including calendar/'reservability' and permit application if available (on park map). Google maps would work too.
- Spanish helpline for park reservations (after hours).

### **Public Safety Element**

- Fire Station in Olivenhain
- Open (for Emergency vehicles only) Mountain Vista to Lone Jack per pre 1986 plans
- Defensible space around properties
- Maintaining traffic flow for Fire access/evacuation impacted by higher Density on El Camino Real
- Emergency lighting needed for large businesses during power outages.
- Do we have equipment/resources to monitor air-borne release of hazardous materials (e.g. San Onofre, Natural Gas, etc).
- New Lifeguard station at Moonlight State Beach
- Quantify balance between traffic calming and response times

### **Public Health Element**

- Expressed concern regarding the City of Encinitas being in the "Top 5" for Public Drunkenness in San Diego County.
- Concern regarding Cell Towers (the number of them generally speaking and specifically the number of unmarked/ "concealed in building design" cell towers and antennas around daycare facilities). Example: Frogs in Encinitas.
- Concern for the low rate of immunization in Elementary Schools. Address "Belief-Exemption" regarding immunization and also provide education for adults and parents.
- Close the Immunization gap: provide resources/make education more accessible for parents/schools (utilize city website as a more active resource; use the hotline to include immunization information).
- Expand Section PH8.1 to include hazardous substances (not just pesticides).
- Expanded bikeways at Encinitas Boulevard, Santa Fe Drive, the 101, La Costa Avenue, El Camino Real, Manchester, Leucadia (Policy PH12.3)
- Storm water drainage concern at Moonlight Beach
- Concern with SDG&E smart meters and children (R.F. signals)

## **Noise Element**

- Motorcycles at night on the 101
- Sirens on Santa Fe Drive
- Airplane traffic noise on El Camino Real — including helicopters
- Noise in Old Encinitas with bars open until 2AM
- Tree line along Freeway — tall trees that are not a nuisance
- A place for young people to play instruments, yell, etc
- Support local businesses in efforts to solve unmet needs of “noisy recreation”.



# Public Review Draft Comment Form

To assist us in providing responses to your comments, please provide your contact information (optional):

Name: JOSEPHINE G. MORAN Email: JOMOMA16@AOL.COM

Element: <u>HOUSING</u>	Goal/Policy: <u>LANDSCAPE - PLANT - DESIGN</u>	Page:	Date:
----------------------------	---	-------	-------

Comments:

See Additional Comments

Not real clear as to how I should do this - so put my main attitudes together on back of page.

LARGE TREES IN COURTYARD - ROOTS GROWING UNDER WALKWAYS - LEAF RESIDUE BLOWS IN APARTMENTS

Element: <u>NOISE</u>	Goal/Policy:	Page:	Date:
--------------------------	--------------	-------	-------

Comments:

See Additional Comments

Element: <u>Circulation Element</u>	Goal/Policy:	Page:	Date:
--	--------------	-------	-------

Comments:

See additional comments back of this page.

This parking lot was built - only accomodates 3/4 of cars for apts built - so for those of us w/out cars of cannot drive. We hope to fight not only aggressive tenants.

Element: Parks & Rec	Goal/Policy:	Page:	Date:
-------------------------	--------------	-------	-------

Comments:

Superior - to most Citrus

Element: Public Health Element	Goal/Policy: ① NOISE ELEMENT ② other	Page:	Date:
--------------------------------------	--	-------	-------

Comments:

Managers Apt - 4 Managers have been exposed to mold mildew - last Manager no longer here but spent a lot of time on sick leave. No Manager has lived in the Manager's Apt for at least 4 1/2 months.

**ADDITIONAL COMMENTS:**

At 62 yrs moved into 645 Via Condebría (Senior Affordable Housing) located on Ecke Ranch Area. Via Condebría - Speedway - noise all day and night. Via Condebría (645) located on top of hill between Encinitas Blvd / Garden View - NO BUS SERVICE FOR INDEPENDENT TRAVEL and everytime we leave property on foot can only return climbing hills. Senior Housing Affordable for anyone especially Seniors needs better reviews and more developer creativity

Please answer the following questions. Thanks for your participation!

1. <sup>Once upon a time</sup> Do you work or own a business in Encinitas? Yes  No  Have been in area since lacked and volunteered 1979
2. Which community do you live in?
  - Olivenhain
  - New Encinitas
  - Cardiff-by-the-Sea
  - Leucadia
  - Old Encinitas worked
3. Which General Plan Update workshops have you attended? Please check all that apply.
  - March 2010 Community-Specific Workshops
  - May 2010 Vision Festival
  - Nov. 2010 Land Use Workshop
  - March 2011 Policy Development Workshop
  - Sept. 2011 Public Draft Review Workshop

→ Merced Housing Catholic Charities



# Public Review Draft Comment Form

To assist us in providing responses to your comments, please provide your contact information (optional):

Name: Misty Andersen Email: Manderson29@hotmail.com

Element: <u>Public Health</u>	Goal/Policy: <u>5.8</u>	Page: <u>PH-27</u>	Date:
----------------------------------	----------------------------	-----------------------	-------

Comments:  
 I love the idea of garden tool lending program & backyard bounty exchange. I know these ideas have been successful in other communities. We need more community gardens & I love the idea of urban farms.

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

ADDITIONAL COMMENTS

Please answer the following questions. Thanks for your participation!

1. Do you work or own a business in Encinitas?    Yes    No
2. Which community do you live in?  
 Olivenhain     New Encinitas     Cardiff-by-the-Sea     Leucadia     Old Encinitas
3. Which General Plan Update workshops have you attended? Please check all that apply.  
 March 2010 Community-Specific Workshops     May 2010 Vision Festival     Nov. 2010 Land Use Workshop  
 March 2011 Policy Development Workshop     Sept. 2011 Public Draft Review Workshop

To assist us in providing responses to your comments, please provide your contact information (optional):

Name: CAMILLE CLEMENS Email: you have a dream

Element: <u>CIRCULATION</u>	Goal/Policy:	Page:	Date:
--------------------------------	--------------	-------	-------

1) SLOWER SPEED LIMIT MIRA COSTA → SANTA FE ON GCR  
 Comments: 6 SCHOOLS, 4 CHURCHES, 4 SENIOR RESIDENT HOMES ALL IN 55 MPH ZONE  
 THAT IS FREEWAY SPEED TODAY & ENTER & LEAVE THESE ESTABLISHMENTS  
 DETERMINE SPEED BY WHAT IS SAFE NOT WHAT PEOPLE DRIVE!

2) BETTER FREEWAY ACCESS MANCHESTER TO I-5 IN MORNING PEOPLE/CAR  
 ARE STACKED UP TO TEMPLE SQUARE TO GET ON FREEWAY THEN LINE-  
 UP FROM LEFT LANE INTO RIGHT LANE CAUSING EVEN MORE BACKUP

Element: <u>NOISE</u>	Goal/Policy:	Page:	Date:
--------------------------	--------------	-------	-------

Comments:

1) AIR TRAFFIC USING GCR AS LAND MARKER - THEY CAN USE THE COAST LINE  
 1.5 MILES WEST. MUST NOISE TO LOCAL RESIDENTS

2) SMALL PLANES FLYING UNDER 1000' CEILING

3) NOISE FROM HELICOPTERS

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

GENERALLY THE CITY IS DOING A VERY GOOD JOB! I HAVE LIVED IN ENCINITAS  
 SINCE 1975

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

**ADDITIONAL COMMENTS**

Please answer the following questions. Thanks for your participation!

- Do you work or own a business in Encinitas? Yes  No
- Which community do you live in?
  - Olivenhain     New Encinitas     Cardiff-by-the-Sea     Leucadia     ~~ON~~ Encinitas *Steyers*
- Which General Plan Update workshops have you attended? Please check all that apply.
  - March 2010 Community-Specific Workshops     May 2010 Vision Festival     Nov. 2010 Land Use Workshop
  - March 2011 Policy Development Workshop     Sept. 2011 Public Draft Review Workshop



Public Review Draft  
Comment Form

To assist us in providing responses to your comments, please provide your contact information (optional):

Name: Shirley Klein Email: Scuba5hr/256cglobal.net

Element:	Goal/Policy:	Page:	Date:
<u>circulation</u>	<u>more/wider public Transit</u>		

Comments:

smaller more frequent vans/buses throughout com. to Transit Hub - especially near mp/walk areas & low income housing & apartments - could Complexes

Element:	Goal/Policy:	Page:	Date:

Comments:

Trail maps promoted around town (here@clc?) easy access to that info

Element:	Goal/Policy:	Page:	Date:

Comments:

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

**ADDITIONAL COMMENTS:**

Please answer the following questions. Thanks for your participation!

- Do you work or own a business in Encinitas?  Yes  No
- Which community do you live in?
  - Olivenhain     New Encinitas     Cardiff-by-the-Sea     Leucadia     Old Encinitas
- Which General Plan Update workshops have you attended? Please check all that apply.
  - March 2010 Community-Specific Workshops     May 2010 Vision Festival     Nov. 2010 Land Use Workshop
  - March 2011 Policy Development Workshop     Sept. 2011 Public Draft Review Workshop



# Public Review Draft Comment Form

To assist us in providing responses to your comments, please provide your contact information (optional):

Name: Leslie Anderson Email: 760-942-0801

Element: <u>Land use</u>	Goal/Policy:	Page:	Date:
-----------------------------	--------------	-------	-------

Comments:

It would be helpful to know what the actual (2010) population of each Encinitas community is. This information should be available from the 2010 US census and should be included in the general plan.

Element: <u>Noise</u>	Goal/Policy:	Page:	Date:
--------------------------	--------------	-------	-------

Comments:

Noise / Public safety  
The Santa Fe corridor (route to hospital) is experiencing sirens on a regular basis. Can anything be done to mitigate the emergency vehicle sirens?

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

ADDITIONAL COMMENTS

Please answer the following questions. Thanks for your participation!

- Do you work or own a business in Encinitas?    Yes    No
- Which community do you live in?  
 Olivenhain     New Encinitas     Cardiff-by-the-Sea     Leucadia     Old Encinitas
- Which General Plan Update workshops have you attended? Please check all that apply.  
 March 2010 Community-Specific Workshops     May 2010 Vision Festival     Nov. 2010 Land Use Workshop  
 March 2011 Policy Development Workshop     Sept. 2011 Public Draft Review Workshop



# Public Review Draft Comment Form

To assist us in providing responses to your comments, please provide your contact information (optional):

Name: Tim Allen Email: tallen3@roadrunner.com

Element: <u>LAND USE</u>	Goal/Policy: <u>Multi-use Residential</u>	Page:	Date: <u>9/19</u>
-----------------------------	--	-------	----------------------

Comments:

The 3 designated areas along El Camino Real, Encinitas Blvd. and Santa Fe are all quite distinct. The area on El Camino Real is a vibrant commercial center with large businesses that do not fit the multi-use concept. Moving commercial business out would hurt the tax base, create vacant stores, and ruin our life

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---

**ADDITIONAL COMMENTS:**



Please answer the following questions. Thanks for your participation!

1. Do you work or own a business in Encinitas?
2. Which community do you live in?
  - Olivenhain     New Encinitas     Cardiff-by-the-Sea     Leucadia     Old Encinitas
3. Which General Plan Update workshops have you attended? Please check all that apply.
  - March 2010 Community-Specific Workshops     May 2010 Vision Festival     Nov. 2010 Land Use Workshop
  - March 2011 Policy Development Workshop     Sept. 2011 Public Draft Review Workshop



Public Review Draft  
Comment Form

To assist us in providing responses to your comments, please provide your contact information (optional):

Name: Sanford Shapiro Email: sanshapiro@roadrunner.com

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

"Promoting Local Agriculture"  
 "Transition greenhouse uses from floriculture to food.  
 How will city do this if greenhouse owners want  
 to sell for max value of housing."

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

**ADDITIONAL COMMENTS:**

Please answer the following questions. Thanks for your participation!

1. Do you work or own a business in Encinitas?  Yes  No

2. Which community do you live in?

- Olivenhain  
  New Encinitas  
  Cardiff-by-the-Sea  
  Leucadia  
  Old Encinitas

3. Which General Plan Update workshops have you attended? Please check all that apply.

- March 2010 Community-Specific Workshops  
  May 2010 Vision Festival  
  Nov. 2010 Land Use Workshop  
 March 2011 Policy Development Workshop  
  Sept. 2011 Public Draft Review Workshop

*+ Public Health Workshop*



yesterday...today...tomorrow  
ENCINITAS 2035 GENERAL PLAN UPDATE

# Public Review Draft Comment Form

To assist us in providing responses to your comments, please provide your contact information (optional):

Name: NANCY C HENDERSON Email: NANCY 4 ART @ SBC GLOBAL  
NET

Element: <u>PLANNING LAND USE</u>	Goal/Policy: <u>RF CELL ANTENNAS</u>	Page:	Date:
---------------------------------------	--------------------------------------	-------	-------

Comments:

- LOCATE CELL ANTENNAS 1500 FT AWAY FROM DAYCARE FACILITIES OR WHERE CHILDREN GATHER
- PROVIDE SIGNAGE FOR CELL SITES THAT ARE DISGUISED BEHIND SCREENS. FRAGS GYM IN ENCINITAS HAS 46 CELL ANTENNAS - LOCATED WITHIN 30 FT OF WHERE CHILDRENS DAYCARE  
IS

Element: <u>HEALTH</u>	Goal/Policy: <u>RF CELL ANTENNAS</u>	Page:	Date:
------------------------	--------------------------------------	-------	-------

Comments:

DITTO OF ABOVE - PLEASE SEE ADDITIONAL SUPPORTIVE MATERIALS, WE CONSIDER OURSELVES A PROGRESSIVE & HEALTHY COMMUNITY. FRANCES POSITION ON THE HEALTH EFFECTS OF RF IS MUCH MORE STRINGENT: NO WI-FI IN SCHOOLS OR LIBRARY  
RF CELL SITES ARE NOT ALLOWED NEAR SCHOOLS OR DAYCARE  
(MORE MATERIALS COMING)

Element: <u>HEALTH/PLANNING</u>	Goal/Policy: <u>SDOE SMART METERS RF HEALTH ISSUES</u>	Page:	Date:
---------------------------------	--	-------	-------

Comments:

LOCATE SDOE SMART METERS AWAY FROM DAYCARE PLAY AREAS -

*Nancy*

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

Element:	Goal/Policy:	Page:	Date:
----------	--------------	-------	-------

Comments:

---



---



---



---

<b>ADDITIONAL COMMENTS:</b>

**Please answer the following questions. Thanks for your participation!**

1. Do you work or own a business in Encinitas?    Yes    No
2. Which community do you live in?  
 Olivenhain     New Encinitas     Cardiff-by-the-Sea     Leucadia     Old Encinitas
3. Which General Plan Update workshops have you attended? Please check all that apply.  
 March 2010 Community-Specific Workshops     May 2010 Vision Festival     Nov. 2010 Land Use Workshop  
 March 2011 Policy Development Workshop     Sept. 2011 Public Draft Review Workshop



**General Plan  
Advisory Committee**  
April 11, 2011 | 6:00 – 9:00 pm  
Community Center

**MEETING #7 SUMMARY**

**I. Introduction**

The Encinitas General Plan Advisory Committee (GPAC) held its seventh meeting on April 11, 2011. Daniel Iacofano of MIG, Inc. facilitated the session. City staff managing the General Plan update project and members of the consulting team were also present.

The meeting began with introductions of participants and an overview of the evening. The minutes from the previous meeting were approved with one minor comment from Beth Hergesheimer on the extent to which school playing fields are used for recreational purposes.

Daniel presented an overview of the project schedule to date and confirmation that the project is on track for completion by the end of 2011. Following this, Daniel presented a debrief of the March 28 public workshop, sharing that the meeting was very well attended, that the community gave great feedback, and that there were only a few issues where the team felt additional input was needed.

**II. Summary Notes from Discussion**

The following is a summary of the notes from the GPAC discussion. The discussion is organized according to topic area discussed with the verbalized GPAC comments summarized for brevity.

**Recreation**

**Policy issue discussed:** *“Address unmet demand for sports and ball fields and other facilities for active recreation.”*

**GPAC feedback:**

- The word “unmet” may need more context for people to fully understand the intent of the policy and should be reframed to clarify a need to track and respond to future needs or to consider a hypothetical condition
- There is likely concern that the policy will not be followed or supported by the City

