

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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SAN DIEGO, CA 92108-4421
(619) 767-2370



February 17, 2010

W25d**TO: COMMISSIONERS AND INTERESTED PERSONS****FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT
GARY CANNON, COASTAL PROGRAM ANALYST, SAN DIEGO COAST DISTRICT****SUBJECT: STAFF RECOMMENDATION ON CITY OF ENCINITAS LCP AMENDMENT
#1-09 (Encinitas Ranch Specific Plan Revisions) for Commission Meeting of
March 10-12, 2010**

SYNOPSIS**SUMMARY OF AMENDMENT REQUEST**

Staff is recommending approval, as submitted, of the proposed revisions to the City's LCP Land Use Plan and the Encinitas Ranch Specific Plan which serves as both land use plan and implementation plan in the certified LCP. The amendment would allow an increase in the overall maximum commercial floor area permitted within the Regional Commercial Center from 695,000 sq. ft. to 750,000 sq. ft. The Regional Commercial Center is within the Green Valley Planning Area segment of the Encinitas Ranch Specific Plan. Up to 15,000 sq. ft. of the proposed 750,000 sq. ft. maximum is set aside for community-oriented use, such as a community theater. The Regional Commercial Center is located approximately 3 miles inland of the shoreline near the 1000 block of El Camino Real and the 1500 block of Leucadia Blvd.

On December 7, 2009, the City of Encinitas Local Coastal Program Amendment (LCPA) No. 1-09 was filed and deemed complete. A one-year time extension was granted on February 11, 2010. As such, the last date for Commission action on this item is March 7, 2011.

SUMMARY OF STAFF RECOMMENDATION

The appropriate resolutions and motions begin on Page 4 and are continued on Page 5.
The findings for approval of the Land Use Plan Amendment and Implementation Plan Amendment as submitted begin on Page 5.

BACKGROUND

On November 17, 1994, the Commission approved, with suggested modifications, the City of Encinitas Local Coastal Program (both land use plan and implementing ordinances). The City accepted the suggested modifications and, on May 15, 1995, began issuing coastal development permits for those areas of the City within the Coastal Zone.

On August 9, 1995, the Commission approved City of Encinitas LCPA 1-95-A, adopting the Encinitas Ranch Specific Plan. The Encinitas Ranch Specific Plan covers an approximately 850 acre area located within the north central portion of the City of Encinitas that was not a part of the City of Encinitas when the City's LCP was initially certified by the Commission. The approved specific plan contained two land use alternatives for the area it covers, either of which could have been implemented for the area. Both land use plan alternatives (A and B) included residential, commercial, and mixed-use development as well as open space, recreational areas/trails and agricultural uses. The major difference between the two alternatives is the location of the existing Paul Ecke Ranch and agricultural operations. LUP Alternative A proposes moving the ranch and greenhouses to another portion of the plan area. LUP Alternative B has subsequently been implemented which involves the retention of Paul Ecke Ranch and the agricultural operations.

The specific plan is divided into eight separate "Planning Areas", which were the same for both land use alternatives. As part of the specific plan, the Commission approved, among other things, a phasing plan for build-out of the specific plan areas to assure adequate public facilities and infrastructure were developed and constructed as needed so as to not adversely impact surrounding areas and roadways. In addition, the Commission also adopted pedestrian/bicycle trail alignments and development standards for such, as well as requirements for timing of trail construction. While the Encinitas Ranch Specific Plan contains both land use plan policies and implementing ordinances, it acts in conjunction with the City's overall LCP, with the policies and ordinances of the LCP that are not specifically addressed in the Specific Plan, also serving as the standard of review.

ADDITIONAL INFORMATION

Further information on the Encinitas LCP Amendment 1-09 may be obtained from Gary Cannon, Coastal Planner, at (619) 767-2370.

PART I. OVERVIEW**A. LCP HISTORY**

On November 17, 1994, the Commission approved, with suggested modifications, the City of Encinitas Local Coastal Program (both land use plan and implementing ordinances). The City accepted the suggested modifications and, on May 15, 1995, began issuing coastal development permits for those areas of the City within the Coastal Zone. On August 9, 1995, the Commission approved City of Encinitas LCPA 1-95-A, adopting the Encinitas Ranch Specific Plan. On June 10, 2004, the Commission approved City of Encinitas LCPA #1-04 to allow an increase in the overall maximum commercial floor area permitted within the Regional Commercial Center of the Encinitas Ranch Specific Plan area from 650,000 sq. ft. to 695,000 sq. ft. to include up to 15,000 sq. ft. for a community-oriented use. The subject amendment request is to allow for an increase of up to 750,000 sq. ft. to include up to 15,000 sq. ft. for a community-oriented use such as a community theater.

B. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments (pursuant to section 30514(b)), on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

In those cases when a local government approves implementing ordinances in association with a land use plan amendment and both are submitted to the Commission for certification as part of one LCP amendment, pursuant to Section 13542(c) of the Commission's regulations, the standard of review of the implementing actions shall be the land use plan most recently certified by the Commission. Thus, if the land use plan is conditionally certified subject to local government acceptance of the suggested modifications, the standard of review shall be the conditionally certified land use plan.

C. PUBLIC PARTICIPATION

The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- I. **MOTION:** *I move that the Commission certify the Land Use Plan Amendment #1-09 for the City of Encinitas as submitted.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion to certify as submitted passes only upon an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Land Use Plan Amendment #1-09 for the City of Encinitas as submitted and adopts the findings set forth below on grounds that the land use plan, as amended, will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the land use plan.

- II. MOTION:** *I move that the Commission reject the Implementation Program Amendment #1-09 for the City of Encinitas as submitted.*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for the City of Encinitas as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment will meet the requirements of and be in conformity with the policies of the certified Land Use Plan (LUP) and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment.

PART III. FINDINGS FOR APPROVAL OF THE LAND USE PLAN AND IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION. The proposed LCP amendment involves increasing the overall maximum commercial floor area permitted within the Regional Commercial Center of the Encinitas Ranch Specific Plan to 750,000 sq. ft. The amendment involves revising a land use distribution table in the certified LCP land use plan (LUP) to reflect an increase of 55,000 sq. ft. for the Regional Commercial Center within the Encinitas Ranch Specific Plan. In addition, the Encinitas Ranch Specific Plan, which contains both land use plan policies and implementing ordinances, is proposed to be revised to increase the maximum amount of floor area permissible within the Regional Commercial Center from 680,000 sq. ft. to 750,000 sq. ft. The amendment also includes a requirement that any future expansion of the center in excess of 708,500 sq. ft. will require a parking management plan to assure alternative parking measures in the event the Specific Plan parking ratios are exceeded. The current Specific Plan authorizes the Community Development Director to authorize an adjustment to the Specific Plan parking standards pursuant to such a parking management plan. In addition, in response to public requests, the proposed amendment includes a provision to require a Pedestrian Walkability Plan/Study for the Regional

Commercial Center be performed if the amount of constructed floor area exceeds 695,000 sq. ft. The concern involves the need to provide safe and pedestrian-friendly access throughout the Regional Center. The findings for approval of the land use plan and implementation plan changes have been combined because the changes to both portions of the LCP are the same.

The primary Coastal Act and LCP issue relating to the subject amendment request involves potential adverse impacts from increased traffic. While the Regional Commercial Center is located approximately three miles inland of the shoreline and, therefore, does not raise direct coastal shoreline access concerns, the Center is situated along El Camino Real and Leucadia Blvd, both of which are major coastal access corridors. In addition, the Center is located adjacent to a wetlands and open space area that contains environmentally sensitive habitat area in the form of riparian vegetation. A small tributary channel containing the riparian vegetation runs adjacent to the Center, parallel to El Camino Real and feeds north into Encinitas Creek and, ultimately, to Batiquitos Lagoon. The primary concern raised by the proposed amendment is whether El Camino Real will be required to be widened in the future in the direction of the wetlands as a result of increased traffic impacts associated with the proposed LCP amendment request.

B. CONFORMITY WITH CHAPTER 3 OF THE COASTAL ACT AND THE CERTIFIED LAND USE PLAN.

COASTAL ACT POLICIES

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in

close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. [. . .]

Section 30252.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, [. . .]

LAND USE PLAN POLICIES:

Land Use Element:

POLICY 2.7: Implement mechanisms to ensure the preservation of significant environmental areas of the City. These mechanisms might include establishing development standards encouraging developers to maximize open space, transfers of development rights (TDR's), land banking, purchase, etc.

POLICY 8.6: Significant natural features shall be preserved and incorporated into all development. Such features may include bluffs, rock outcroppings, natural drainage courses, wetland and riparian areas, steep topography, trees, and views.

RESOURCE MANAGEMENT ELEMENT:

GOAL 3: The City will make every effort possible to preserve significant mature trees, vegetation and wildlife habitat within the Planning Area.

POLICY 9.9: The City shall develop and implement a program to preserve natural drainage courses and their associated vegetation.

GOAL 10: The City will preserve the integrity, function, productivity, and long term viability of environmentally sensitive habitats throughout the City, including kelp-beds, ocean recreational areas, coastal water, beaches, lagoons and their up-lands, riparian areas, coastal strand areas, coastal sage scrub and coastal mixed chaparral habitats.

A riparian wetlands/open space area is located along the eastern edge of the Regional Commercial Center site and lies between the Regional Commercial Center and the west side of El Camino Real, a major north/south traffic corridor for the City of Encinitas. One concern is whether increased traffic from an enlarged Regional Commercial Center may generate demands to widen El Camino Real toward the wetlands and open space area. Based on the traffic analysis performed for the subject LCPA, the increased traffic associated with an additional 55,000 sq. ft. of commercial floor area for the Regional Commercial Center will not result in future demand to widen El Camino Real toward the wetlands or open space areas. In addition, the additional traffic would not be expected to adversely affect public mobility or coastal access.

The original traffic analysis performed to support the Encinitas Ranch Specific Plan as approved by the Commission in 1994, estimated total Average Daily Traffic to be 68,037 ADT following implementation of the most intense land use scenario (Alternative A). Subsequently, a less intense development scenario was implemented (Alternative B). In addition, in 1997, the Encinitas Ranch Specific Plan was amended to modify Alternative B, resulting in even less intense land uses. An updated analysis (“Traffic Study by Austin-Foust Associates, Inc.”, dated January 21, 2009), identifies that trip generation of implemented land uses at full build-out, along with an estimated increase to accommodate the proposed increase of 55,000 sq. ft. of commercial use, will result in approximately 63,984 ADT. This still represents a trip generation reduction of 4,053 ADT from what was anticipated by the certified LCP (68,037 ADTs). The traffic study not only evaluated land use at full build-out for the entire Encinitas Ranch Specific Plan area but also took into consideration surrounding development outside of the planning area. Specifically, the traffic study evaluated the City of Carlsbad’s “Green Valley” commercial and residential development located immediately north of the proposed commercial development site. The “Green Valley” development in Carlsbad was also included in the original traffic studies performed for the certified Encinitas Ranch Specific Plan.

The updated traffic study identifies that the proposed increase of maximum floor area of the Regional Commercial Center will not adversely affect traffic along El Camino Real at the intersections adjacent to the Center. Because the proposed buildout scenario for the Encinitas Ranch Specific Plan (as amended by the subject request) will be approximately 4,053 ADTs less than that assumed by the original Encinitas Ranch Specific Plan buildout, the traffic study indicates the Level of Service at each of the intersections adjacent to the project would continue to operate at an acceptable Level of Service. This evaluation included consideration of full build-out of the northern “Green Valley” commercial and residential development located in the City of Carlsbad. Therefore, since traffic along El Camino Real adjacent to an existing wetlands and open space area will not increase beyond originally adopted levels as a result of the proposed LCP amendment, approval of the LCP amendment will not result in future demand to widen El Camino Real toward the wetlands or open space area.

It should be noted that although the subject LCP amendment request could result in the construction of up to 55,000 additional sq. ft. of commercial structures adjacent to an existing open space area that includes wetlands, the location of any new structures

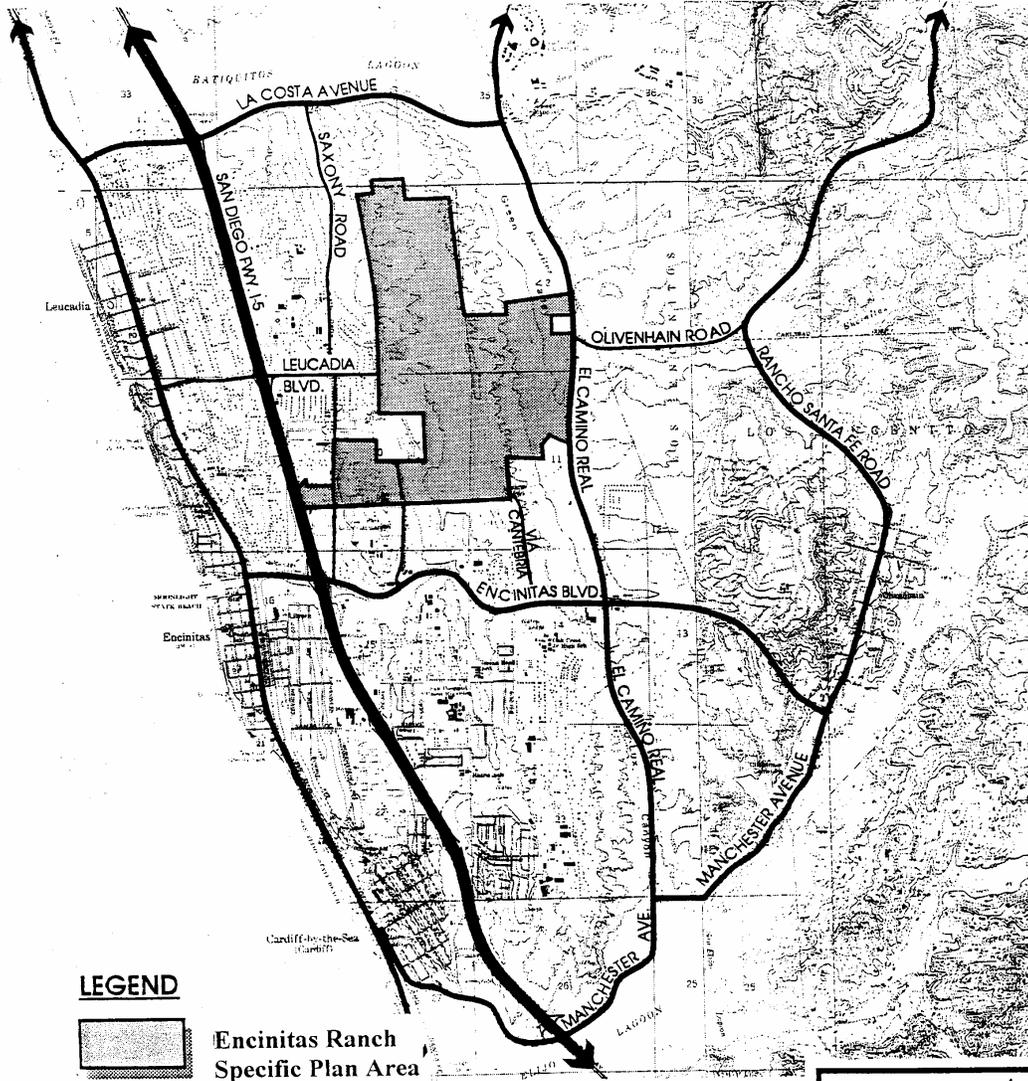
would occur within an existing parking lot of the existing shopping center. The existing shopping center was developed consistent with the coastal resource protection policies of the LCP, which included the creation of the open space easements and wetland buffers. Approval of the subject LCP amendment would not allow the additional commercial development to be located any closer to the adjacent habitat areas than the current approved development footprint. Also, it should be noted that any future commercial structure(s) must also meet existing resource protection and development standards contained in the certified LCP. No changes to other existing development or use standards are proposed herein. Therefore, since the proposed LCP amendment will not adversely affect the nearby habitat, or coastal access opportunities, the increase in the maximum commercial floor area of the Regional Commercial Center within the Encinitas Specific Plan is consistent with Sections 30231, 30240, 30250 and 30252 of the Coastal Act and the resource protection policies of the certified Encinitas Land Use Plan.

PART IV. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

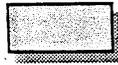
Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) – exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process.

The Commission is required, in approving an LCP submittal, or, as in this case, an LCP amendment submittal, to find that the approval of the proposed LCP, or LCP, as amended, does conform with CEQA provisions, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. §§ 13542(a), 13540(f), and 13555(b). In this particular case, none of the proposed amendments are expected to have a significant adverse environmental impact, and they are being approved as submitted. Therefore, the Commission finds the subject LCP land use and implementation plans, as amended, conform with CEQA provisions.

VICINITY MAP



LEGEND



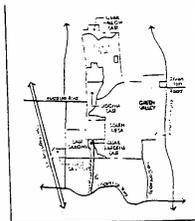
Encinitas Ranch
Specific Plan Area

ENCIN

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| EXHIBIT NO. 1 |
| APPLICATION NO. |
| Encinitas LCPA |
| #1-09 |
| Vicinity Map for Encinitas Ranch Specific Plan |
| California Coastal Commission |

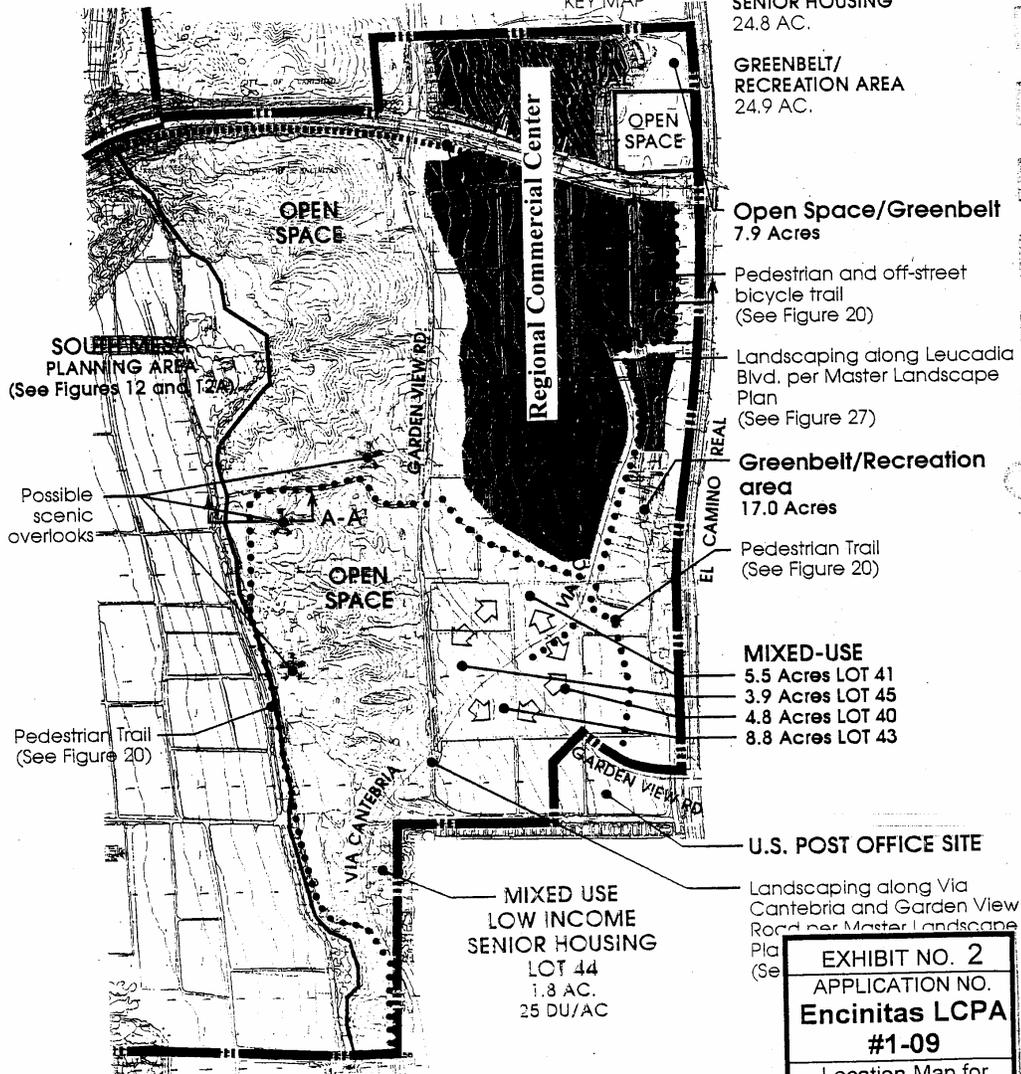
LEGEND

-  PARK
-  OPEN SPACE
-  COMMERCIAL
-  MIXED-USE
-  GREENBELT/REC AREA
-  LOW INCOME SENIOR HOUSING
-  PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
-  PEDESTRIAN TRAIL



GREEN VALLEY PLANNING AREA

- OPEN SPACE
103.2 AC.
- COMMERCIAL
73.8 AC.
- MIXED USE/LOW INCOME SENIOR HOUSING
24.8 AC.
- GREENBELT/RECREATION AREA
24.9 AC.



- Open Space/Greenbelt
7.9 Acres
- Pedestrian and off-street bicycle trail
(See Figure 20)
- Landscaping along Leucadia Blvd. per Master Landscape Plan
(See Figure 27)
- Greenbelt/Recreation area
17.0 Acres
- Pedestrian Trail
(See Figure 20)
- MIXED-USE
5.5 Acres LOT 41
3.9 Acres LOT 45
4.8 Acres LOT 40
8.8 Acres LOT 43

- Possible scenic overlooks
- Pedestrian Trail
(See Figure 20)

- MIXED USE LOW INCOME SENIOR HOUSING
LOT 44
1.8 AC.
25 DU/AC
- U.S. POST OFFICE SITE
- Landscaping along Via Cantabria and Garden View Road per Master Landscape Plan
(See Figure 27)

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| <p>EXHIBIT NO. 2 APPLICATION NO. Encinitas LCPA #1-09</p> |
| <p>Location Map for Regional Commercial Center</p> |

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact acreage and configuration, etc., will be determined at the Tentative Map stage.

ENCIN

City of Encinitas

RESOLUTION 2009-47

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ENCINITAS APPROVING AMENDMENTS TO THE ENCINITAS
RANCH SPECIFIC PLAN, LOCAL COASTAL PROGRAM LAND USE PLAN
AND IMPLEMENTATION PLAN, AND TABLE 6a OF THE LAND USE
ELEMENT OF THE GENERAL PLAN**

CASE NO. 08-092 GPA/LCPA/SPA/EIA

WHEREAS, on May 11, 1995, the City of Encinitas Local Coastal Program was formally certified by the California Coastal Commission and the City began issuing coastal development permits for those coastal zone areas within the City; and

WHEREAS, on July 1, 1995, the Encinitas Ranch area was annexed to the City of Encinitas, and became part of the City's Coastal Zone jurisdiction; and

WHEREAS, on September 14, 1995, the California Coastal Commission certified the Land Use Plan and Implementation Plan of the Encinitas Ranch Specific Plan through the approval of the Encinitas Ranch Specific Plan Local Coastal Program Amendment; and

WHEREAS, on October 23, 2008, the City of Encinitas received an application from the Caritas Company to consider amendments to the Encinitas Ranch Specific Plan; and

WHEREAS, the City of Encinitas completed an initial environmental analyses for the application request per the requirements of the California Environmental Quality Act, which determined that the amendment application, if adopted, would have no significant negative environmental effects; a Negative Declaration was prepared and was circulated for public and agency review and comment from May 22, 2009 through June 22, 2009; and

WHEREAS, the City of Encinitas distributed a Public Notice of Availability in accordance with the California Coastal Act, opening a six-week public review and comment period from July 17, 2009 through August 27, 2009; and

WHEREAS, on August 6, 2009, the City of Encinitas Planning Commission held a duly noticed public hearing, to consider the staff report, the environmental analysis, all attachments and public testimony, and recommended approval of the proposed Encinitas Ranch Specific Plan, Local Coastal Program Land Use Plan / Implementation Plan, and General Plan Amendment; and

WHEREAS, on September 23, 2009, the City Council held a duly-noticed public hearing to consider Resolution No. 2009-47 approving amendments to Encinitas Ranch Specific Plan, Local Coastal Program Land Use Plan / Implementation Plan, and General Plan; and

PBD/JD/T/R/Resolutions/9-23/RCC/2009-47/ERSPA

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|-----------------------|
| EXHIBIT NO. 3 |
| APPLICATION NO. |
| Encinitas LCPA |
| #1-09 |
| City Resolution |
| Page 1 of 8 |

WHEREAS, the City Council, upon the recommendation of the Planning Commission, hereby approves an amendment to the Encinitas Ranch Specific Plan, Local Coastal Program Land Use Plan / Implementation Plan, and General Plan, based on the following findings:

SEE ATTACHMENT "A"

BE IT FURTHER RESOLVED that the City Council of the City of Encinitas hereby determines that prior to issuance of building permits in reliance upon this amendment application, the following condition applies:

On July 31, 2001, a "Conditional Irrevocable Offer to Dedicate (IOD) Real Property for Performing Arts Theater Required as Condition of Approval of Final Map No. 13333 For Encinitas Tract 94-066" (Document #2001-0536902) was recorded on the currently vacant Lot 16 located between the existing Blockbuster Video and Aaron Brothers. This IOD will be released concurrently with a new IOD that will allow Lot 16 to:

- A. Develop as a community-oriented use only;
- B. Develop with another allowed use in addition to a community-oriented use;
- C. Allow the community-oriented use to be located elsewhere within the city on a property as a result of Lot 16 being sold or traded at the discretion of the City. If Lot 16 is sold, the value is based on 10,000 square feet of commercial building area. And
- D. Include a mechanism for the owners of the properties abutting Lot 16 and the owners of at least fifty-one percent (51%) of the total land area within the shopping center to consent to the development of Lot 16 with anything or in addition to a community-oriented use.

Further, this amended IOD must be completed prior to the issuance of any building permits that increase square footage in the regional commercial center that rely on this amendment application (Case No. 08-092 GPA/LCPA/SPA/EIA).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Encinitas, as follows:

1. Text, tables, and figures of both the City of Encinitas General Plan and Encinitas Ranch Specific Plan are hereby amended as follows:

SEE ATTACHMENT "B"

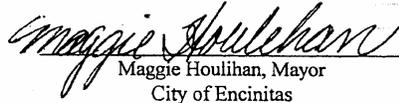
2. That the Encinitas Ranch Specific Plan/Local Coastal Program and General Plan Amendments are intended to be carried out in a manner in full conformance with the California Coastal Act of 1976;

3. That the Planning & Building Director is hereby authorized to submit the Encinitas Ranch Specific Plan, Local Coastal Program Land Use Plan / Implementation Plan, and General Plan amendment application to the Executive Director of the California Coastal Commission;
4. That the amendments to the Encinitas Ranch Specific Plan, Local Coastal Program Land Use Plan / Implementation Plan, and General Plan, as indicated in Exhibit "A" of this Resolution, are hereby approved and shall not become effective until the Local Coastal Program Amendment is approved by the California Coastal Commission; and
5. Pursuant to the California Environmental Quality Act (CEQA), the City Council of the City of Encinitas has reviewed the proposed applications and has adopted a Negative Declaration finding, in its independent judgment, that the project will not have a significant effect on the environment;
6. The Planning and Building Director and the City Clerk are hereby directed to make all said amendments to the General Plan, if and when the General Plan and Local Coastal Program Land Use Plan Amendment becomes effective; to distribute these to City officers and departments, and agencies as required by law; and to maintain documents accordingly. All documents related to this amendment, including the environmental findings, Negative Declaration, notices, analyses, reports and recommendations, shall be kept on file in the offices of the City of Encinitas as required by law.

PASSED AND ADOPTED this 23rd day of September, 2009, by the following vote, to wit:

AYES: Bonds, Dalager, Stocks.
NAYS: Barth, Houlihan.
ABSENT: None.
ABSTAIN: None.

ATTEST:


Maggie Houlihan, Mayor
City of Encinitas


Deborah Cervone, City Clerk

ATTACHMENT "A"
RESOLUTION NO. 2009-47

FINDINGS FOR APPROVAL OF THE AMENDMENTS TO
THE ENCINITAS RANCH SPECIFIC PLAN, LOCAL COASTAL PROGRAM
LAND USE PLAN AND IMPLEMENTATION PLAN, AND
TABLE 6a OF THE LAND USE ELEMENT OF THE GENERAL PLAN

CASE NO. 08-092 GPA/LCPA/SPA/EIA

FINDINGS FOR THE ENCINITAS RANCH SPECIFIC PLAN AND GENERAL
PLAN AMENDMENT (Government Code Article 6. Preparation, Adoption and
Amendment of the General Plan):

- a. **That the proposed amendment is consistent with the purposes of the Land Use Plan of the Encinitas Ranch Specific Plan, the Encinitas General Plan and the Local Coastal Program Land Use Plan (LUP).**

Facts: The proposed amendment increases the maximum aggregate commercial floor area by 55,000 square feet in the Green Valley Planning Area of the Encinitas Ranch Specific Plan. The amendment allows total commercial development to increase to a maximum of 750,000 square feet in the planning area inclusive of an allowance for a 15,000 square foot community oriented use. Allowable uses, land use policies, and development standards are not affected by this amendment. The Green Valley Planning Area will continue to provide for a wide range of general commercial, mixed-use, residential, and recreational uses.

Discussion: The Encinitas Ranch Specific Plan is a comprehensive planning and implementation document intended to provide for the orderly development of the Encinitas Ranch Specific Plan Area by guiding the timing of development and the range, intensities and densities of land uses. The Encinitas Ranch Specific Plan integrates and carries out the goals and policies of the General Plan and the Local Coastal Program Land Use Plan. The Specific Plan has been adopted both by the City Council and the California Coastal Commission to serve as the Implementation Plan for the Encinitas Ranch.

The amendment proposes to increase the maximum allowable floor area of commercial use in the Green Valley Planning Area from 695,000 to 750,000 square feet inclusive of an allowance for a 15,000 square foot community-oriented use. In considering the original approval of the Encinitas Ranch Specific Plan, the City Council placed a limit on the total floor area of commercial uses in the Green Valley Planning Area in order to ensure that traffic impacts would not exceed the planned capacity of circulation improvements in and around the Specific Plan area. Since the original approval, the developer pursued a land use plan alternative that resulted in an overall decrease of Average Daily Trips (ADT) than what was planned. The

land use plan was amended in 1997, creating "spare" traffic capacity overall, even though ADTs within the Green Valley Planning Area will increase incrementally with this amendment. A traffic analysis has demonstrated that increasing the square limitation by 55,000 square feet from 695,000 square feet to 750,000 square feet will not significantly impact the circulation system.

Moreover, future commercial uses that may develop as a result of this amendment will be reviewed through the City's development review process for consistency with the policies and standards of the Encinitas Ranch Specific Plan for the Green Valley Planning Area. No changes to existing development or use standards are proposed.

Conclusion: The City Council finds that the proposed amendment is consistent with the purposes of the Land Use Plan of the Encinitas Ranch Specific Plan, the Encinitas General Plan and the Local Coastal Program Land Use Plan (LUP).

- b. **That the proposed amendment is consistent with the Implementation Plan of the Encinitas Ranch Specific Plan and the approved Local Coastal Program Implementation Plan.**

Facts: The applicable component of the Land Use Implementation Plan is the Encinitas Ranch Specific Plan. The proposed amendment will increase the commercial development potential within the Green Valley Planning Area of the Encinitas Ranch Specific Plan by 55,000 square feet. The numerical floor area cap was placed initially to limit traffic impacts to the area, based on planned land uses of the Encinitas Ranch. In 1997, a less intense land use plan was approved by the City Council and California Coastal Commission, resulting in less traffic impact than what the circulation system was built to accommodate.

Discussion: The "excess" traffic capacity provides the justification to increase the allowable floor area from 695,000 to 750,000 square feet. This increase will result in traffic impacts consistent with the thresholds originally analyzed and planned for. To ensure consistency with the General Plan, Table 6a of the Land Use Element will be amended to reflect the increase in allowable commercial development in the Green Valley Planning Area. No other changes to the Implementation Plan are proposed.

Conclusion: The City Council finds that the proposed amendment is consistent with the Implementation Plan of the Encinitas Ranch Specific Plan and the approved Local Coastal Program Implementation Plan.

FINDINGS FOR THE LOCAL COASTAL PROGRAM AMENDMENT (Coastal Commission Administrative Regulations Article 15. Amendments to Certified LCPs and LRDPs):

- a. **That the proposed Land Use Plan and Implementation Plan Amendment is internally consistent and compatible with the City of Encinitas General Plan and the Local Coastal Program Land Use Plan (LUP).**

Facts: The Encinitas General Plan contains policies that provide for the orderly development of Encinitas. Land Use Element Policy 8.8 requires the City to develop and implement a Specific Plan for the Encinitas Ranch consistent with the goals and policies of the General Plan and the Local Coastal Program. The Encinitas Ranch Specific Plan was adopted in 1994 to carry out the provisions of the General Plan and Local Coastal Program.

Discussion: The proposed amendment will modify the commercial development limitation provisions for the Green Valley Planning Area. To ensure internal consistency between this and the General Plan/Land Use Plan, Land Use Element Table 6a will also be modified to reflect the floor area increase as proposed in the Encinitas Ranch Specific Plan. No other changes are proposed by this amendment.

Conclusion: The City Council finds that the proposed Land Use Plan and Implementation Plan Amendment is internally consistent and compatible with the City of Encinitas General Plan and the Local Coastal Program Land Use Plan.

- b. **That the proposed Local Coastal Program Amendment conforms to the California Coastal Act of 1976.**

Facts: In 1995, the California Coastal Commission certified the Encinitas Ranch Specific Plan Land Use Plan and Implementation Plan as conforming to the California Coastal Act of 1976. The plan was subsequently amended in 1997 to adopt a less intense land use plan. The Coastal Commission certified this amendment in 1998.

The proposed amendment allows for incremental intensification of commercial use in the Green Valley Planning Area by increasing the overall maximum allowable floor area from 695,000 to 750,000 square feet inclusive of an allowance for a 15,000 square foot community-oriented use. No other development standards or land use policies are affected by the proposed amendment.

Discussion: Although the proposed amendment will allow for intensification of commercial use in the Green Valley Planning Area, overall impacts are within the scope previously analyzed and approved through the original adoption of the Encinitas Ranch Specific Plan. In 1994, the total average daily trips (ADT) for the

Encinitas Ranch, originally estimated and analyzed at 68,037 ADT, with 2,666 AM and 6,762 PM peak hour trips, was updated in 2003 to reflect the approved land use plan at 62,364 ADTs, with 2,252 AM and 6,250 PM peak hour trips. The balance of 5,673 ADT with 414 AM and 512 PM peak hour trips justified the request to increase the maximum floor area by 55,000 SF from 650,000 SF to 695,000 SF for the commercial shopping area as documented by City Council Resolution 2004-13.

Austin-Foust Associates prepared a traffic study (January 21, 2009) that assumed a 70,000 increase (which includes the 55,000 square foot amendment application request and the 15,000 square foot community oriented use site to be built on Lot 16) in floor area based on the amendment application submitted. The study pointed out that the amendment application would add 1,620 ADTs with 35 AM and 154 PM peak hour trips. As a result, the proposed increase in square feet and the reduction of "pass-by" trips increase the estimated total ADT for Encinitas Ranch to be 63,984 ADT with 2,287 AM and 6,404 PM peak hour trips. These numbers are less than the overall total average daily and peak hour trips originally estimated for Encinitas Ranch in 1994. While there was a documented increase in overall ADT and peak hour trips, the increase was not considered significant. Moreover, the traffic study pointed out that each of the intersections adjacent to project area would operate at an acceptable level of service – except the intersection of Leucadia Boulevard and El Camino Real where the Level of Service E is anticipated in the 2030 PM peak hour irrespective of project implementation and is not significantly effected by the additional floor area proposed.

The additional square feet proposed would be realized incrementally as a result of this amendment application would be located entirely within the existing shopping center thereby not affecting the surrounding environment, therefore no changes to the Land Use Plan or development standards is not required.

Conclusion: The City Council finds that the proposed Local Coastal Program Amendment conforms to the California Coastal Act of 1976.

- c. **That the proposed Local Coastal Program Amendment is consistent with applicable public access, recreation, resource planning and development standards of Chapter 3 of the California Coastal Act of 1976.**

Facts: The Encinitas Ranch Specific Plan contains a number of policies and implementation measures to protect environmentally sensitive habitat areas, and enhance recreation and public access opportunities consistent with Chapter 3 of the California Coastal Act of 1976. Among these policies and implementation measures is the designation of open space areas and development of a comprehensive system of recreation trails throughout the Encinitas Ranch. Open space areas are being conserved and public trails have been improved through the Encinitas Ranch, including the Green Valley Planning Area.

Discussion: Trails in the Green Valley Planning Area, including a trail along the easterly and northerly boundary of the commercial area proposed for additional development have been built. There exists also a conserved open space area east and north of the proposed development site, as well as a 50-foot wildlife corridor. The proposal for additional development will occur within the footprint of the existing regional commercial center. Adequate buffers between future development and the adjacent trail and open space/wildlife corridor will be ensured through site plan review. The proposed amendment will not affect the existing public access or recreation facilities.

Conclusion: The City Council finds that the proposed Local Coastal Program Amendment is consistent with the public access and recreation standards of Chapter 3 of the California Coastal Act of 1976.

TABLE 6a

DEC 07 2009

ENCINITAS RANCH SPECIFIC PLAN
LAND USE DISTRIBUTION SUMMARY: NEW ENCINITAS

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

| Land Use | Acreage | Comm/Office | Density | Mid-DU | Max-DU |
|--|---------------------|---|---------|------------------|------------------|
| Single Family Residential | 0 | | 0.9 | 0 DU | 0 DU |
| Single Family Residential | 0 | | 3.0 | 0 DU | 0 DU |
| Single Family Residential | 0 | | 5.0 | 0 DU | 0 DU |
| Single Family Residential (Total) | 0 | | | 0 DU | 0 DU |
| Multi-Family Residential | 0 | | 10.0 | 0 DU | 0 DU |
| Green Valley Mixed-Use Multi-Family Residential Commercial/Office/Residential Church/School Site | 11.5 3.9 10.9 | 50,000 SF 41,000 SF ⁽³⁾ | 25.0 | 258 DU 107 DU | 287 DU 117 DU |
| Open Space ⁽⁴⁾ | 27.0 ⁽⁵⁾ | | | | |
| Golf Course & Club House | 0 | | | | |
| Agriculture | 0 | | | | |
| Regional Commercial Center | 73.8 | 680,000 SF 750,000 SF ⁽⁶⁾ | | | |
| Elementary School | 0 | | | | |
| Major Roads | 9.7 | | | | |
| PROJECT TOTAL | 117.0 | 800,000 SF | | 365 DU | 404 DU |

- (1) Based on acreage multiplied by mid-range density for each residential classification.
- (2) Based on acreage multiplied by maximum density for each residential classification.
- (3) If this 10.9-acre site does not build-out with church/school uses, then the site could develop with multi-family homes, provided the total number of dwelling units permitted within the entire Green Valley Mixed Use zone shall not exceed 543 DU.
- (4) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and the linear greenbelt/recreation area adjoining El Camino Real.
- (5) Excludes the open space bluffs located within the Green Valley Planning Area. This open space area is accounted for in Table 5a of the Leucadia CAB area.
- (6) An additional 15,000 SF of building area for possible community-oriented use such as a community theater shall be permitted in excess of the allowable 680,000 SF for commercial and office uses. No more than 725,000 SF is permitted unless a community-oriented use (such as a community theater) acceptable to the City has been constructed or is under construction. The number of square feet acceptable to the City, which can be a maximum of 75,000 SF shall be deducted from the total 750,000 SF of uses, with the remaining number of square feet for commercial use.

Table Added 9/21/94 Table Amended 11/11/09 (Reso. 19-05)
LU-06a

EXHIBIT NO. 4
APPLICATION NO.
**Encinitas LCPA
#1-09**
City Land Use Plan
Revisions

Page 1 of 1
California Coastal Commission

Regional Commercial Center by increasing the permitted total of the Regional Commercial Center from 650,000 square feet to 680,000 square feet. *Paragraph added 03/17/04 (Reso. 2004-13)*

1.6 SPECIFIC PLAN AMENDMENT (CASE NO. 08-092) Paragraph added 07/07/00 (Reso 00-00)

The 2008 Specific Plan Amendment incorporated one revision to the Specific Plan in the Green Valley Planning Area. Previously, development in the Regional Commercial Center in the Green Valley Planning Area was permitted to a maximum of 680,000 square feet, plus 15,000 square feet for a performing arts theater, for a total of 695,000 square feet of uses. The 2008 revision increased the total permitted development in the Regional Commercial Center to 750,000 square feet, provided that no more than 725,000 square feet is permitted unless a community-oriented use (such as a community theater) acceptable to the City has been constructed or is under construction. Paragraph added 07/07/00 (Reso.00-00).

| |
|---|
| EXHIBIT NO. 5 |
| APPLICATION NO. |
| Encinitas LCPA |
| #1-09 |
| Encinitas Ranch Specific Plan Revisions |
| Page 1 of 5 |
|  California Coastal Commission |

**TABLE 3-1
ENCINITAS RANCH
LAND USE PLAN SUMMARY**

| LAND USE | ACREAGE | COMMERCIAL/ OFFICE (SF) | DENSITY ALLOWED | MAX. DU | | |
|--|--------------|----------------------------------|--------------------|---------------------------|-------------------------|--------------|
| | | | | ALLOWED | APPROVED ⁽⁵⁾ | PLANNED |
| Mesa ⁽¹⁾ Residential | | | | | | |
| Medium Single Family Residential | 16.2 | - | 5.0 | 81 | - | 81 |
| Low Single Family Residential | 149.3 | - | 3.0 | 446 | - | 446 |
| SUBTOTAL | 165.5 | - | - | 527 | - | 527 |
| GREEN VALLEY MIXED USE | | | | | | |
| Residential Lots 40,41 | 10.3 | - | 25.0 | 257 | 118 | - |
| Comm/Off/Res Lot 45 | 3.9 | - | 25.0 | 97 | - | 97 |
| Comm/Off/Res Lot 43 | 8.8 | 3,000 | 25.0 | 224 | 91 | - |
| Low Income Senior Lot 44 | 1.8 | - | 25.0 | 45 | - | 44 |
| SUBTOTAL | 24.8 | 3,000 | - | 450 ⁽⁴⁾ | - | 350 |
| WEST SAXONY MIXED USE | | | | | | |
| Multi-Family Residential | 8.1 | - | 20.0 | 162 | 138 | - |
| Office | 4.9 | 25,000 | - | - | - | - |
| SUBTOTAL | 13.0 | 25,000 | - | 162 | 138 | - |
| Open Space ⁽²⁾ | 179.0 | - | - | - | - | - |
| Golf Course & Clubhouse ⁽²⁾ | 171.8 | - | - | - | - | - |
| Agricultural ⁽²⁾ | 130.0 | - | N/A | - | - | 25 |
| Regional Community Center | 73.8 | 680,000 | - | - | - | - |
| Community Use | 12.8 | 750,000 ⁽³⁾ | - | - | - | - |
| Elementary School Use | 10.0 | - | - | - | - | - |
| Major Roads | 42.3 | - | - | - | - | - |
| Magdalena Ecke Park | 29.8 | - | - | - | - | - |
| PROJECT TOTAL | 852.8 | 783,000 853,000 | - | 1,139 | - | 1,040 |

Table amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17) and 3/17/04 (Reso. 2004-13) and 0/0/00 (Reso. 00-00)

⁽¹⁾ Mesa includes the Quail Hollow East, Sidonia East, North Mesa and South Mesa Planning Areas.

⁽²⁾ Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside golf course, and linear greenbelt/recreation area adjoining El Camino Real. Additional Open Space is contained within the golf course, the agricultural area, and the undeveloped residential areas.

⁽³⁾ An additional 15,000 SF of building area for possible community-oriented uses such as a community theater shall be permitted in excess of 650,000 SF for commercial and office uses. No more than 725,000 square feet is permitted unless a community-oriented use (such as a community theater) acceptable to the City has been constructed or is under construction.

⁽⁴⁾ The total residential units permitted within the Green Valley Planning Area shall not exceed 450 dwelling units.

⁽⁵⁾ Approved Maximum Dwelling Units includes already developed units and approved Tentative Map units.

The 4.8, 5.5, 8.8 and 3.9 acre mixed-use parcels (Lots 40, 41, 43 and 45 respectively) located at the intersection of Garden View Road and Via Catebria may be developed as multi-family residential at a maximum density of 25du/ac. However, the total residential units permitted within the entire 24.8 acre mixed-use area (Lots 40, 41, 43, 44, and 45) shall not exceed 450 dwelling units. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

The 1.8 acre parcel (Lot 44) on the east side of Via Catebria (west of the existing mobile home park) shall be restricted to low income senior housing at 25 dwelling units per acre. An affordable housing compliance plan shall be submitted and approved by the City prior to submittal of a development proposal for the 1.8 acre parcel. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

The 3.9 acre mixed-use parcel (Lot 45) west of the intersection of Garden View Road and Via Catebria may be used for neighborhood commercial uses and multi-family residential uses at a maximum density of 25du/ac. However, the total residential units permitted within the 24.8 acre mixed-use area shall not exceed 450 dwelling units. *Paragraph amended 3/18/98 (Reso. 98-17)*

It is the intention of the mixed-use development in Green Valley to allow for significant functional and physical integration of project components of different adjacent uses as well as mixed commercial/office professional and residential uses. Consideration will be given to joint use of parking, common areas, landscaping, specific types of uses and associated intensities, housing types and sizes of units, and overall architectural design. Below-grade and on-grade parking shall be permitted in the Mixed-Use Zone; however, above-ground multi-story parking structures are discouraged.

2. Commercial Zone

The Commercial Zone in Green Valley Planning Area contains 73.8 acres and is intended to develop as a regional retail center within the City of Encinitas. It is expected that this zone will be implemented as a Regional Commercial Center. The Regional Commercial Center in Green Valley is proposed as a "one-stop" shopping center with a carefully selected group of businesses that will provide a wide variety of shopping opportunities for the residents of Encinitas Ranch, as well as the region as a whole. A total of ~~680,000~~750,000 square feet of commercial and office uses is permitted within the Commercial Zone; ~~provided that an additional building area not to exceed 15,000 square feet is permitted for community-oriented uses such as a community theater~~ no more than 725,000 square feet is permitted unless a community-oriented use (such as a community theater) acceptable to the City has been constructed or is under construction. *Paragraph amended 3/17/04 (Reso. 2004-13) and 02/02/00 (Reso. 02-00)*

An illustrated site plan depicting one possible development scenario is included as Figure 8A. *The Green Valley Illustrative Site Plan* is intended to depict an example of how the Green Valley Planning Area, and the Regional Commercial Center in particular, could be built-out, including access points, parking, arrangements of buildings, relationship to the greenbelt, etc. The Tentative Map shall be judged in substantial conformance to the illustrative site plan, but is not required to duplicate it exactly. The illustrated scenario proposes a large shopping complex with numerous large anchor tenants found at more traditional community shopping centers. Smaller tenants would be clustered into groups at the entrances into the Center and near the intersection of Leucadia Boulevard and

- c. A thirty-five (35) foot wide building setback shall apply from the edge of Leucadia Boulevard right-of-way for all commercial and public buildings; provided that only twenty-five (25) feet directly adjacent to the right of way must be landscaped. The remaining ten (10) feet within the setback may accommodate parking areas and access drives.
- d. A hundred (100) foot wide building setback shall apply from the edge of the El Camino Real right-of-way.
- e. The internal circulation network within the Regional Commercial Center shall provide for vehicular and pedestrian connection between the Center and the mixed-use areas of Green Valley. It shall consist of a vehicular connector with sidewalks and shall run along the west edge of the greenbelt/recreation area along El Camino Real.
- f. A maximum of four (4) vehicular access points shall be permitted into the Regional Commercial Center from Leucadia Boulevard (two access points to the north and two to the south). Additional access points will provide direct access into the Center from El Camino Real. The easterly access point(s) on Leucadia Boulevard shall be a minimum of 700 feet from El Camino Real to insure adequate stacking for automobiles.

Design Review for the Regional Commercial Center shall be conducted by the Planning Commission to insure that the project is designed in substantial conformance with the architectural theme and other specified design characteristics detailed in the Specific Plan. ~~With the exception of the 15,000 square foot performing arts theater, no~~ No proposed development plan may exceed ~~680,000~~ 750,000 square feet in retail, office, and service commercial uses, provided that no more than 725,000 square feet is permitted unless a community-oriented use (such as a community theater) acceptable to the City has been constructed or is under construction. Paragraph amended 3/18/98 (Reso. 98-17), and 3/17/04 (Reso. 2004-13) and 03/00 (Reso. 00-00).

- 9. Grading in Green Valley Planning Area shall conform to Figure 24, *Grading Concept*. Cross-sections have been prepared to show how the Green Valley area will look once build-out has been achieved. (see figure 9, *Green Valley Cross-Sections*). Paragraph amended 3/18/98 (Reso. 98-17)
- 10. Landscape buffers shall occur in Green Valley to buffer natural open space areas from adjacent commercial, mixed-use and residential areas. This landscape treatment shall occur between the high intensity commercial and mixed-use areas in the eastern portion of Green Valley and the natural open space in the western portion of the Planning Area. The plant materials selected for use in this area should require low maintenance and be compatible with existing vegetation types. Incorporation of indigenous plant species is especially encouraged. The actual buffer between natural open areas in the western portion of the Green Valley Planning Area and the development located in the eastern portion of the Planning Area shall be a minimum of 50 feet in width. Paragraph amended 3/18/98 (Reso. 98-17)

1. without the need to add public street infrastructure or to enter the public street system.
 2. Sidewalks or other safe pedestrian walkways shall be located along streets in all commercial areas. A Pedestrian Walkability Plan/Study for the regional commercial center shall be submitted by the applicant of the next development application that exceeds the aggregate commercial square footage of the regional commercial center of 695,000 square feet (excluding the maximum 15,000 square foot community-oriented use). The plan/study should identify the opportunities for and constraints to improving the walkability of the regional commercial center so pedestrians can travel safely and efficiently to their destinations. Paragraph amended 00/00/00 (Reso. 00-00)
- A. *Off-Street Parking Requirements.* Off-street parking requirements in all Commercial Zones shall be required to conform with Section 30.54 of Title 30 of the City of Encinitas Municipal Code and the City Parking Design Manual, except as otherwise amended below.
1. Parking areas adjacent to Leucadia Boulevard shall be partially screened by low earth mounds, landscaping, low decorative walls, lowering the grade of the parking area below the street grade, or a combination of any of these methods.
 2. The number of required off-street parking spaces for all retail and commercial uses shall be one (1) space per 200 square feet of enclosed floor area (may contain up to twenty percent (20%) restaurant uses) or portion thereof. A standard parking space shall be defined as a parking space that measures nine (9) feet in width by eighteen (18) feet in length.
 3. Compact parking spaces may comprise up to twenty-five (25) percent of all required parking spaces provided within Commercial Zones. A compact parking space shall be defined as a parking space that measures eight (8) feet in width by sixteen (16) feet in length.
 4. The Director of Community Development may authorize an adjustment to these standards that is either less or more restrictive based on a site-specific parking study which supports the proposed adjustment in parking spaces and all permitted deviations shall be subject to on-going review and monitoring. In addition, as a condition of approval of any application (i) to build in excess of 708,500 square feet (excluding the maximum 15,000 square foot community-oriented use) with no increased parking, or (ii) that reduces the total number of parking spaces below 3,181 parking spaces, a parking management plan shall be submitted and approved by the Planning Commission prior to building permit issuance. The parking management plan may include measures such as, but not limited to, attendant-operated tandem parking, valet parking and managed employee parking with proposed implementation in the event parking utilization exceeds 90%. Paragraph amended 8/23/95 (Reso. 95-91) and 00/00/00 (Reso. 00-00)