

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



December 18, 2003

Fr 8a

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: DEBORAH LEE, SOUTH COAST DEPUTY DIRECTOR
SHERILYN SARB, DISTRICT MANAGER, SAN DIEGO AREA OFFICE
GARY CANNON, COASTAL PROGRAM ANALYST, SAN DIEGO AREA OFFICE**

SUBJECT: STAFF RECOMMENDATION ON CITY OF ENCINITAS MAJOR AMENDMENT No. 2-03 (Johnson and Fullwood) (For Commission Consideration and Possible Action at the Meeting of January 14-16, 2004)

SYNOPSIS

The proposed LCP amendment was submitted and filed on October 2, 2003. On December 12, 2003, the Commission granted a time extension of up to one year.

SUMMARY OF AMENDMENT REQUEST

The proposed LCP Amendment No. 2-03 involves changes to both the certified Land Use Plan and Implementation Plan by changing the land use and zoning designations of two separate lots within the City of Encinitas. The first site, known as the Johnson site, will be redesignated in the Land Use Plan from Public/Semi-Public to General Commercial. In addition, the Implementation Plan (IP) which consists of the Downtown Encinitas Specific Plan for the subject site will be amended to change the zoning of the site from Downtown-Public/Semi-Public (D-P/SP) to Downtown-Commercial Mixed-Second Street (D-CM-2). The second site, referred to as the Fullwood site, will be changed within the Land Use Plan as well as on the IP's Zoning Map from General Commercial to Residential 11 (8.01 – 11.0 dwelling units per acre). The amendment also involves text changes to the Downtown Encinitas Specific Plan segment of the IP to reflect the changes to acreages assigned to each zoning category.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the LCP amendment as submitted. The amendment is consistent with Section 30250 of the Coastal Act in that it concentrates development in already developed areas that can accommodate the proposed density and intensity of use. The sites contain existing development and do not contain environmentally sensitive habitat areas. The amendment has no potential for adverse effects on sensitive coastal resources. The sites are also not located in any sensitive overlay areas identified in the

LCP and no adverse effects on public views from scenic coastal areas or along Highway 101 is anticipated. The appropriate resolutions and motions begin on page 3. The findings for approval of the Land Use Plan Amendment as submitted begin on page 4. The findings for approval of the Implementation Plan Amendment as submitted begin on page 7.

ADDITIONAL INFORMATION

Further information on the Encinitas LCP Amendment #2-03 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. The subject LCPA will be the twelfth amendment to the City's certified LCP.

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 and conforms with 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, 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.

However, 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 Number 2-03 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 No. 2-03 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 Number 2-03 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 No. 2-03 for the City of Encinitas certified Local Coastal Program as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment conforms with and is adequate to carry out the provisions of the certified land use plan, as amended, 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.

PART III. FINDINGS FOR APPROVAL OF THE CITY OF ENCINITAS LAND USE PLAN AMENDMENT #2-03, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The amendment involves changing the land use designation of two separate sites. The first site, known as the Johnson site, will be redesignated from Public/Semi-Public to General Commercial. The second site, referred to as the Fullwood site, will be changed from General Commercial to Residential 11 (8.01 – 11.0 dwelling units per acre). The changes to the Land Use Plan (LUP) consist of revising the certified Land Use Policy Map as depicted on Pages LU-59 and LU-73 of the LUP (ref. Exhibit #1).

Johnson

The Johnson site is located on the west side of Second Street, between J and K Streets, in the community of Old Encinitas, approximately 1 block west of Highway 101. For approximately 35 years (until 2001), this approximately 15,161 sq. ft. privately owned lot was the site of an U.S. Post Office facility consisting of an approximately 5,400 sq. ft. building, 21-spaced parking lot and loading dock area. Prior to the City's incorporation in 1986, the subject site was designated as General Commercial. After incorporation the site was designated Public/Semi-Public to accommodate the Post Office operation.

Surrounding uses include single-family and multi-family uses, general commercial, public/semi-public, several churches and office professional. The properties to the west are designated as Residential, the properties to the south are designated Public/Semi-Public, and the properties to the north and east are designated as General Commercial.

The amendment would redesignate the site from Public/Semi-Public to General Commercial. The General Commercial land use designation permits a wide range of retailing, wholesaling, and service activities and may accommodate other secondary activities such as mixed use of commercial/office and residential.

Since the privately owned site is no longer being used as an U.S. Post Office facility, the purpose of the redesignation from Public/Semi-Public to General Commercial is to bring the lot into consistency with the surrounding uses consisting of general commercial, residential and office professional.

Fullwood

The Fullwood site is located in southwest portion of the city approximately ½ mile east of Highway 101 in the Cardiff Community of Encinitas. The approximately 27,785 sq.ft. parcel is currently improved with an older single-family dwelling, detached garage, accessory unit, and a utility shed.

Surrounding uses include an elementary school to the north, which has a land-use designation of Public/Semi-Public. Multi-family units and restaurants are located to the west of the site, and an office building is located to the south. All of these properties are designated General Commercial. Finally, a multi-family condominium development, designated Residential 11, is located to the east.

The amendment would redesignate the site from General Commercial to Residential 11. The R-11 land use designation includes a variety of residential development types ranging from single-family detached units to single-family attached homes such as condominiums, townhouses, and senior housing developments.

With the redesignation of the subject property to Residential 11, the property will serve as a transition area between the commercial zones to the west and the residential zones to the east. In addition, redesignating the subject site as Residential 11 will bring the existing residence into conformity with the land use and zoning classifications.

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2(b) of the Coastal Act, that portions of the Land Use Plan as set forth in the preceding resolutions, are in conformance with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act which states:

The legislature further finds and declares that the basic goals of the state for the Coastal Zone are to:

a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.

b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights or private property owners.

(d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.

(e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The Commission therefore finds, for the specific reasons detailed below, that the land use plan conforms with Chapter 3 of the Coastal Act or the goals of the state for the coastal zone.

C. CHAPTER 3 CONSISTENCY

The following Coastal Act policies, as summarized, apply to the proposed amendment:

Section 30222.

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

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 30251.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan

prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed amendment involves the redesignation of two separate lots, one from Public/Semi-Public to General Commercial (Johnson) and the other from General Commercial to Residential 11 (Fullwood). The Johnson site, which previously was used as the City's primary U.S. Post Office facility, is surrounded by commercial/office, residential and church uses. The Fullwood site is surrounded by commercial, residential and school uses. The two lots are located in existing developed areas that can accommodate the proposed change in density and intensity of use. Adequate roads, sewer and other public services currently exist to serve the proposed changes in land use. In each case, the properties are located less than ¼ mile from Highway 101 the primary coastal access route for the City of Encinitas. However, the proposed redesignation in land use will result in less traffic generated by the subject lots than would occur if the lots were developed consistent with their current designations. Therefore, the proposed land use redesignations are consistent with Section 30250 of the Coastal Act.

In addition, neither site is designated visitor-serving commercial which is a high priority use pursuant to Section 30222 of the Act. Adequate area is designated for visitor-serving uses in other areas within the certified LUP which serve to enhance public opportunities for coastal recreation.

While the Fullwood site is slightly visible by motorists driving south on Highway 101, the project site lies on the east side of Highway 101 and any future development will not adversely affect public views of the shoreline. In addition, the project sites are not visible from nearby lagoons or beaches. Finally, any development permissible under the proposed designations will be compatible with the existing development in the area although potentially larger and denser than currently exists on the two sites today. Therefore, the proposed land use redesignations are consistent with Section 30251 of the Coastal Act

PART IV. FINDINGS FOR APPROVAL OF THE CITY OF ENCINITAS IMPLEMENTATION PLAN AMENDMENT #2-03, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The amendment involves changing the zoning classification of two separate sites. The Johnson site, will be rezoned from Downtown-Public/Semi-Public (D-P/SP) to Downtown-Commercial Mixed – Second Street (D-CM-2). The amendment involves text changes to the Downtown Encinitas Specific Plan segment of the IP to reflect the proposed zoning change as well as a revision the certified city-wide Zoning Map. Specifically, references within the Downtown Encinitas Specific Plan to the amount of acreage within the Commercial Mixed and Public/Semi-Public zones will be revised accordingly to reflect the proposed zoning changes. In addition, references to the Post Office within the D-P/SP zone will also be eliminated (ref. Exhibits 2 and 3). The Fullwood site will be rezoned from General Commercial (GC) to Residential 11 (R-11) and involves only a revision to the certified city-wide Zoning Map (Ref. Exhibit 2).

B. FINDINGS FOR APPROVAL

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

1) Johnson Property Rezone/ Downtown-Commercial Mixed-Second Street (D-CM-2)

a) Purpose and Intent of Ordinance. The D-CM-2 zone is intended to allow individual properties to develop as either residential, commercial, office professional or a mixed use of commercial/office and residential uses. The uses may be combined vertically on the site within the same structure, or spread horizontally on the site in different areas and structures or combination of both.

b) Major Provisions of the Ordinance. The D-CM-2 zone carries a number of provisions including: a listing of permitted uses, minimum lot areas and dimensions; and, development standards, including setbacks, FAR, landscaping, parking requirements and permitted density.

c) Adequacy of the Ordinance to Implement the Certified LUP. The proposed rezone of single property currently zoned Public/Semi-Public to D-CM-2 will render its consistent with the conditionally certified land use plan designation, as established by this amendment, of General Commercial.

2) Fullwood Property Rezone/General Commercial (GC)

a) Purpose and Intent of Ordinance. The Residential 11 zone is intended to provide for a variety of residential development types ranging from single-family detached units such as condominium, townhomes and senior housing with a minimum density of 11 unit per net acre.

b) Major Provisions of the Ordinance. The Residential 11 zone carries a number of provisions including: a listing of permitted uses, minimum lot areas and dimensions; and, development standards, including setbacks, FAR, landscaping, parking requirements and permitted density.

c) Adequacy of the Ordinance to Implement the Certified LUP. The proposed rezone of a single property currently zoned General Commercial to Residential 11 will render it consistent with the conditionally certified land use plan designation, as established by this amendment, of Residential 11.

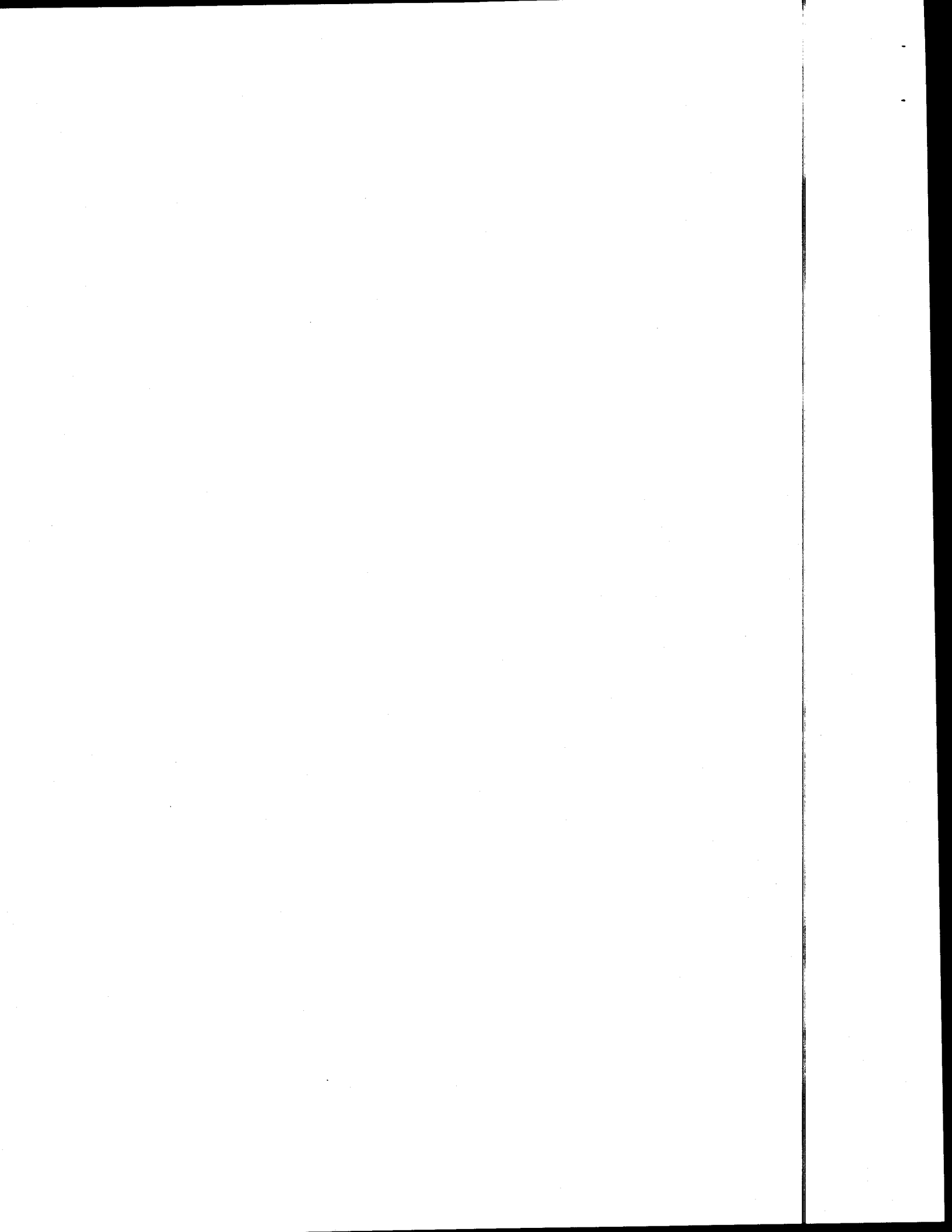
PART V. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.9 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. Instead, the CEQA responsibilities are

assigned to the Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.9, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, as amended, does conform with CEQA provisions including the requirement in CEQA section 21080.5(d)(2)(A) that the amended IP 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. §§ 13540(f), 13542(a), and 13555(b). In this particular case, all of the proposed amendments are being approved as submitted. Thus, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact on the environment. Therefore, the Commission finds the subject LCP implementation plan, as amended, conforms with CEQA provisions.

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**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENCINITAS
APPROVING AMENDMENTS TO THE GENERAL PLAN,
LOCAL COASTAL PROGRAM, AND LAND USE POLICY MAP**

(CASE NOS. 00-203 GPA/LCPA/ZA/EIA AND 02-190 GPA/LCPA/SPA/ZA/EIA)

WHEREAS, the City of Encinitas received applications from William and Barbara Fullwood (00-203 GPA/LCPA/ZA/EIA) for 125 Mozart Avenue for a General Plan Amendment, Local Coastal Plan Amendment, Zoning Amendment; and from Ruth Johnson and Rodney Johnson (02-190 GPA/LCPA/SPA/ZA/EIA) for 1130 Second Street for a General Plan Amendment, Local Coastal Plan Amendment, and Downtown Encinitas Specific Plan/Zoning Map Amendment; and

WHEREAS, the City of Encinitas conducted initial environmental analyses for each application request per the requirements of the California Environmental Quality Act, which determined that each proposal, if adopted, would have no significant negative environmental effects; a Negative Declaration was prepared for each project and was circulated for public and concerned agency review and comment from March 28, 2003 through April 28, 2003 (Case No. 00-203); and January 30, 2003 through March 3, 2003 (Case No. 02-190). No letters of comment were received; and

WHEREAS, on April 17, 2003, the City of Encinitas Planning Commission held a duly noticed public hearing, to consider the staff reports, the initial environmental analyses, all attachments and public testimony, and recommended approval of these two applications to the City Council; and

WHEREAS, on June 25, 2003, the City of Encinitas held a duly noticed public hearing, to consider the staff reports, the initial environmental analyses, all attachments and received public testimony, and concurred with the City of Encinitas Planning Commission and staff's recommendation to approve these two applications and their associated Negative Declarations; and

WHEREAS, on June 25, 2003, pursuant to Land Use Element Policy 3.12.4(a), the City Council made the finding that Case No. 00-203 GPA/LCPA/ZA/EIA (APN 260-351-26) is exempt from voter approval because the proposed change is to a category of lower land use intensity as defined; and

WHEREAS, on June 25, 2003, pursuant to Land Use Element 3.10, the City Council made the finding that 02-190 GPA/LCPA/SPA/ZA/EIA (APN 258-291-11) is exempt from voter approval because it will neither substantially reduce revenues to the City nor will it substantially increase traffic burdens on roads and highways; and

WHEREAS, at the close of said hearings, the City of Encinitas City Council directed staff to prepare amendments to said exhibits, maps and policies of the General Plan; and

WHEREAS, on July 16, 2003, the City Council, upon recommendation from the Planning Commission, hereby approves these two General Plan Amendment and Local Coastal Program Amendment requests and adopts the associated Negative Declarations based on the following findings:

SEE EXHIBIT "A-1"

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 Downtown Encinitas Specific Plan are hereby amended as follows:

SEE EXHIBIT "A-2"

2. That the amendments to the General Plan and Local Coastal Land Use Plan are intended to be carried out in a manner fully in conformance with the California Coastal Act of 1976;
3. 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 for each finding that the project will not have a significant effect on the environment;
4. That the Planning and Building Director is hereby authorized to submit the General Plan and Local Coastal Program Land Use Plan amendments to the California Coastal Commission, and said amendments shall not become effective until after adoption by the California Coastal Commission;
5. 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.

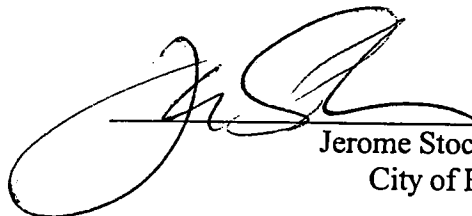
PASSED AND ADOPTED this 16th day of July, 2003, by the following vote, to wit:

AYES: Bond, Dalager, Guerin, Houlihan, Stocks.

NAYS: None.

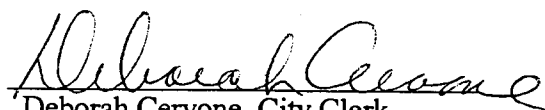
ABSENT: None.

ABSTAIN: None.



Jerome Stocks, Mayor
City of Encinitas

ATTEST:



Deborah Cervone, City Clerk

EXHIBIT "A-1"

CITY COUNCIL RESOLUTION NO. 2003-17

FINDINGS FOR APPROVAL OF RESOLUTION NO. 2003-17 OF THE CITY COUNCIL OF THE CITY OF ENCINITAS APPROVING AMENDMENTS TO THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN

Findings for the General Plan and Local Coastal Program Land Use Plan Amendments:

- A. That the proposed amendments are consistent with the purposes of the Encinitas General Plan and the approved Local Coastal Program Land Use Plan.

Facts: The amendment applications seek to reconcile the existing land uses with the underlying General Plan land use designation and Zoning Classifications. Prior to the City's incorporation in 1986, both project sites were zoned General Commercial, which allowed a wide range of retailing, wholesaling, and service activities, and may accommodate other secondary activities. Regarding Case No. 00-203 GPA/LCPA/ZA/EIA, residential uses were considered to be a "secondary activity" pursuant to the County of San Diego Zoning Code. Since incorporation, the parcel has remained General Commercial despite the existing, nonconforming residential use.

To accommodate the Post Office operation (Case No. 02-190 GPA/LCPA/SPA/ZA/EIA) in Downtown Encinitas, its land use designation changed from General Commercial to Public/Semi-Public with the adoption of the General Plan in 1989. With the adoption of the Downtown Encinitas Specific Plan in 1994, the property remained designated Public/Semi-Public (D-P/SP) -- despite the parcel being privately-owned. The Public/Semi-Public zone is intended to provide for activities operated by the City, County, or other governmental agencies such as the fire district, school districts, water districts, and sewer districts. With the closure of the Post Office in 2001, redesignating the parcel to a General Plan land use designation of General Commercial and a Downtown Encinitas Specific Plan zoning classification of D-CM-2 would bring it into consistency with its surroundings.

Discussion: The amendment applications would bring the existing uses into consistency with each project location's surroundings. The changes made to the Land Use Element and Housing Element as a result of the amendment applications approvals support the relevant goals and policies set forth in the General Plan and Local Coastal Program Land Use Plan. Moreover, these changes will reconcile the minor inconsistencies and rounding errors within the Land Use Element and the Housing Element which have resulted from cumulative changes made to the General Plan since its adoption in 1989.

Conclusion: The City Council finds that the amendment applications are consistent with the intent and purposes of the General Plan and Local Coastal Program Land Use Plan.

B. That the proposed amendments conform to the California Coastal Act of 1976.

Facts: The California Coastal Act requires each city to adopt a Local Coastal Program to protect coastal resources and to manage coastal development. The City of Encinitas General Plan and the City of Encinitas Local Coastal Program are included as a single document. To that end, the City of Encinitas Local Coastal Program contains the City's land use designations and zoning classifications for the Coastal Zone, and the various specific plan areas that implement both the General Plan and the Local Coastal Program Land Use Plan.

Discussion: The combined General Plan and Local Coastal Program aids implementation of the objectives and policies of the California Coastal Act of 1976 within the Coastal Zone by identifying the kinds, location, and intensity of land uses, the applicable resource protection and development policies and regulations. The proposed amendments are minor and are consistent with the existing General Plan and Local Coastal Program Land Use Plan. The proposed amendments will not affect resource protection or development policies and regulations of the underlying land use designations and land use classifications.

Conclusion: The City Council finds that the amendment applications conform to the California Coastal Act of 1976.

C. That the proposed amendments are consistent with the coastal resource planning and management policies of Chapter 3 of the California Coastal Act of 1976.

Facts: The California Coastal Act requires each city to adopt a Local Coastal Program to protect coastal resources and to manage coastal development. The City of Encinitas General Plan and the City of Encinitas Local Coastal Program are included as a single document. To that end, the City of Encinitas Local Coastal Program contains the City's land use designations and zoning classifications for the Coastal Zone, and the various specific plan areas that implement both the General Plan and the Local Coastal Program Land Use Plan.

Discussion: The combined General Plan and Local Coastal Program aids implementation of the coastal resource planning and management policies of the California Coastal Act of 1976 within the Coastal Zone. The proposed amendments are minor and are consistent with the existing General Plan and Local Coastal Program Land Use Plan. The proposed amendments will not impair the City's ability to protect and manage coastal resources consistent with the policies of Chapter 3 of the California Coastal Act of 1976.

Conclusion: The City Council finds that the amendment applications are consistent with the coastal resource planning and management policies of Chapter 3 of the California Coastal Act of 1976.

EXHIBIT "A-2"

CITY COUNCIL RESOLUTION NO. 2003-41

Summary of Text, Table, and Figure Amendments to the General Plan

I. Amendments to the General Plan Text

- A. Amend paragraph 5, page LU-52 of the Land Use Element of the Encinitas General Plan to read as follows:

...The entire Planning Area, if it were developed to mid-range capacity, would have an estimated ~~25,840~~ 26,385 housing units representing an increase of approximately ~~5,879~~ 7,420 units over the existing number.

- B. Amend paragraph 1, page LU-53 of the Land Use Element of the Encinitas General Plan to read as follows:

...Assuming an average household size of 2.52 persons in the year 2010 and mid-range density for each residential land use category is achieved, an estimated ~~65,117~~ 66,491 persons would be living in the planning area.

- C. Amend Population Growth paragraphs on pages H-15 of the Housing Element of the Encinitas General Plan to read as follows:

...Under land use buildout at mid-range densities, the General Plan would accommodate a total of approximately ~~25,840~~ 26,385 dwelling units, supporting an estimated population of ~~65,117~~ 66,491 persons. With the mid-range density buildout, the total of ~~25,840~~ 26,385 housing units represents an additional ~~5,879~~ 7,420 units (~~29~~ 39 % increase) which can be added to the City's existing (1987) stock. The estimated mid-range buildout population of ~~65,117~~ 66,491 persons represents an additional ~~13,781~~ 18,082 persons (~~27-35~~ % increase) over the City's 1987 population...

(Crossed-out Section Not Part of LCP)

~~II. Amendments to the General Plan Tables~~

~~A. Land Use Element~~

- ~~1. Table 3 – Land Use Distribution and Sphere (Page LU-54)~~

~~Amend page LU-54, Table 3 - Land Use Distribution and Sphere, to reflect the change of approximately 0.65 acre of land designated General Commercial to Residential 8.01 to 11.00, and 0.35 acre of Public/Semi-Public to General Commercial.~~

- ~~2. Table 4 – Distribution of Land Use: Cardiff-by-the-Sea (Page LU-58)~~

~~Amend page LU-58, Table 4 - Distribution of Land Use: Cardiff-by-the-Sea, to reflect the change of approximately 0.65 acre of land designated General Commercial to Residential 8.01 to 11.00.~~

- ~~3. Table 7 – Distribution of Land Use: Old Encinitas (Page LU-72)~~

~~Amend page LU-72, Table 7 – Distribution of Land Use: Old Encinitas, to reflect the potential mixed-use residential development by changing approximately 0.35 acre of land from Public/Semi-Public to General Commercial in the Downtown Encinitas Specific Plan area.~~

~~B. Housing Element~~

- ~~1. Table 3 – Residential Development Capacity by Community (Page H-17)~~

~~Amend page H-17, Table 3 - Residential Development Capacity by Community, to reflect the changes associated with redesignating 0.65 acre of land from General Commercial to Residential 8.01 to 11.00, and 0.35 acre of land from Public/Semi-Public to General Commercial in the Downtown Encinitas Specific Plan area.~~

~~Housing Element Table 3 is also amended to correct a typographic error for the mid-range population for the Olivenhain sphere. The correct projected population is 4,072.~~

~~III. Amendments to the General Plan Figures~~

~~A. Land Use Policy Map (Not Shown).~~

~~Amend the official Land Use Policy Map to reflect the change of approximately 0.65 acre of land designated General Commercial to Residential 8.01 to 11.00, and~~

approximately 0.35 acre of land designated Public/Semi-Public to General Commercial.

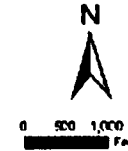
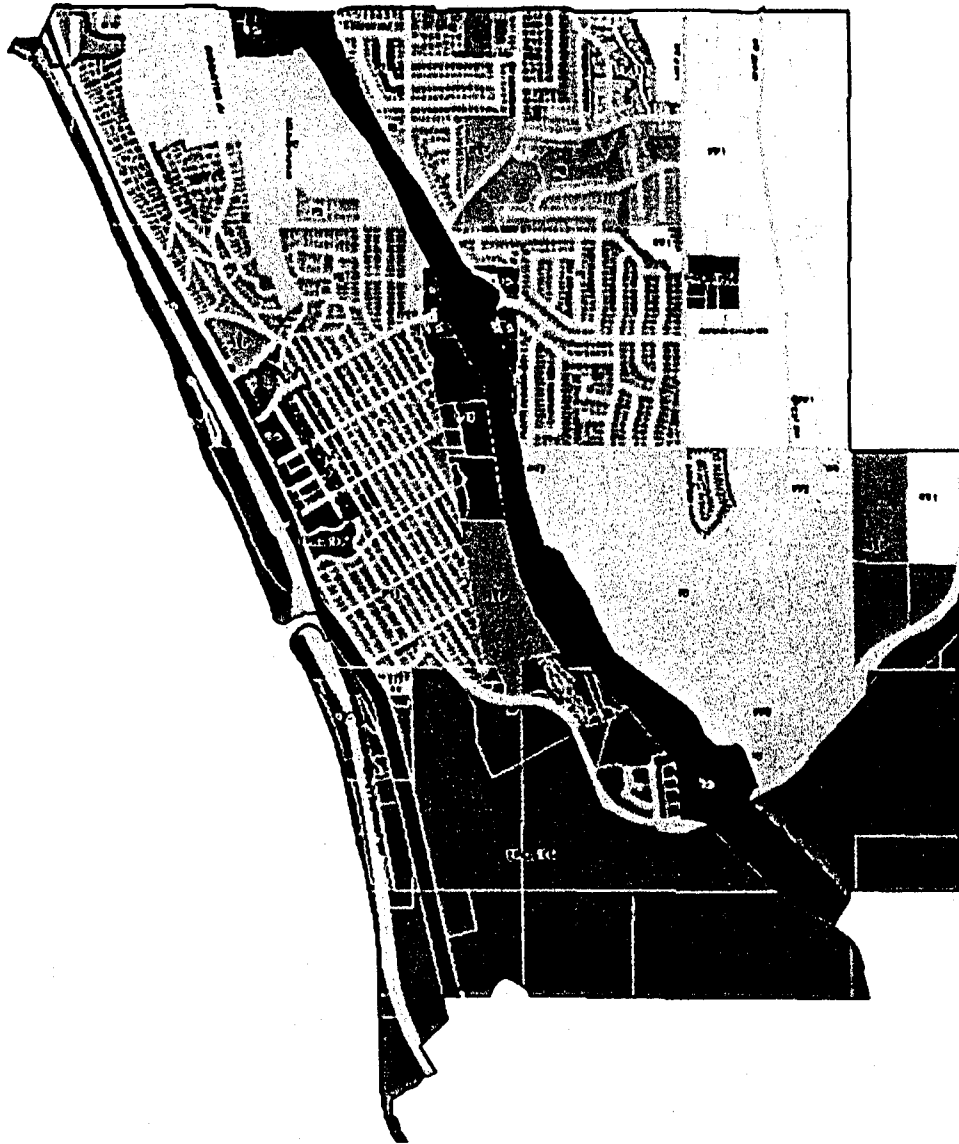
B. Figure 2 – Land Use Policy: Cardiff-by-the Sea (Page LU-59)

Amend page LU-59, Figure 2 - Land Use Policy Map: Cardiff-by-the-Sea, to reflect the change of approximately 0.65 acre of land designated General Commercial to Residential 8.01 to 11.00.

C. Figure 5 – Land Use Policy: Old Encinitas (Page LU-73)

Amend page LU-73, Figure 4 - Land Use Policy Map: Old Encinitas, to reflect the change of approximately 0.35 acre of land designated Public/Semi-Public to General Commercial.

**Additional Table Changes Referred to in City Resolution
Are Not Part of LCP**



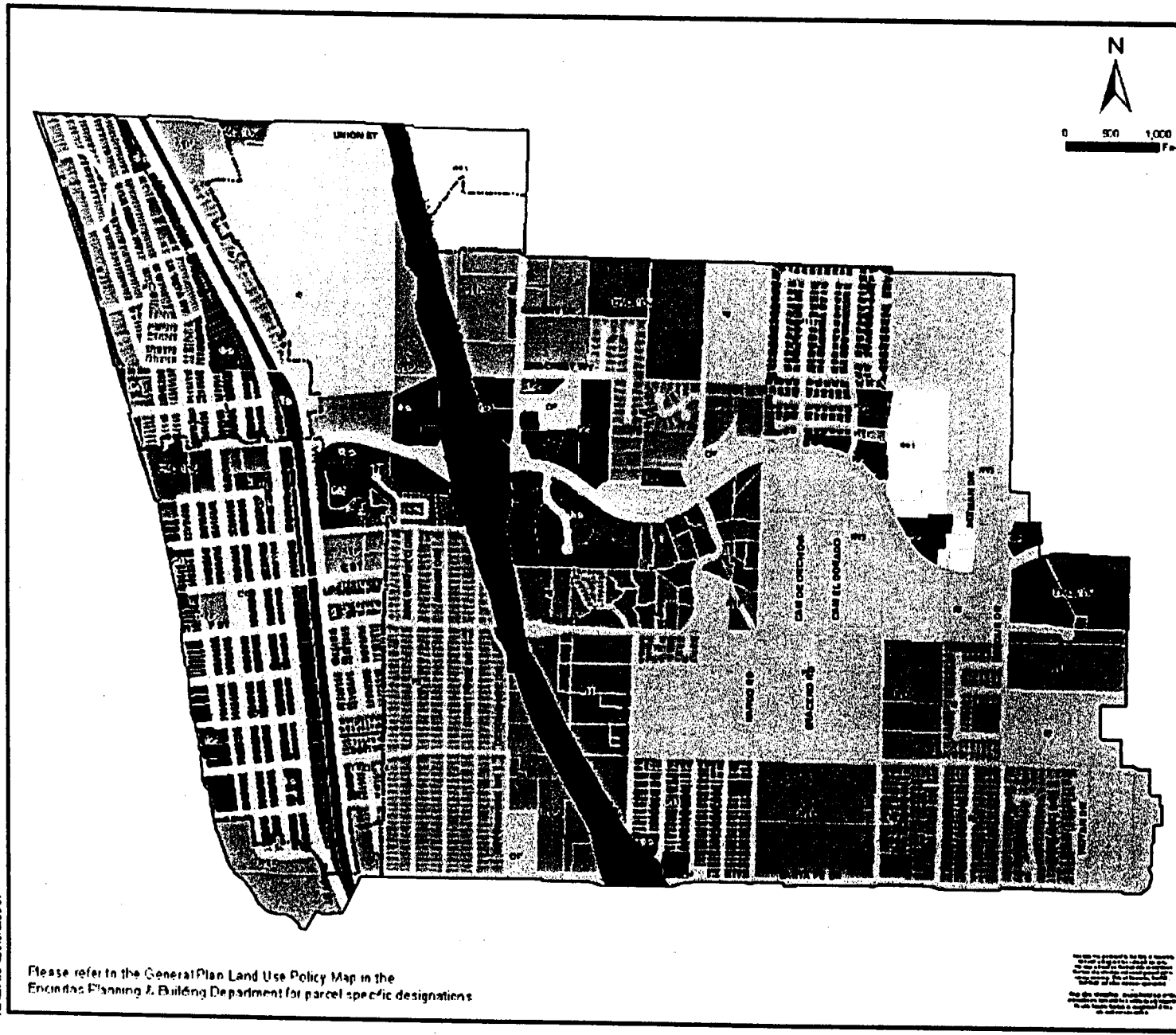
- Legend**
- Rural Residential 0.00-0.25 du/ac (RRFP)*
 - Rural Residential 0.26-0.50 du/ac (RR)
 - Rural Residential 0.51-1.00 du/ac (RR1)
 - Rural Residential 1.01-2.00 du/ac (RR2)
 - Residential 2.01-3.00 du/ac (R3)
 - Residential 3.01-5.00 du/ac (R5)
 - Residential 5.01-8.00 du/ac (R8)
 - Residential 8.01-11.00 du/ac (R11)
 - Residential 11.01-15.00 du/ac (R15)
 - Residential 15.01-25.00 du/ac (R25)
 - Mobile Home Park (MHP)
 - Office Professional (OP)
 - Local Commercial (LC)
 - General Commercial (GC)
 - Visitor Serving Commercial (VSC)
 - Light Industrial (LI)
 - Public/Semi Public (PSP)
 - Transportation Corridor (TC)
 - Ecological Resource, Open
 - Public Right-of Way (ROW)
 - Specific Plan

* Land Use boundary between RR and RRFP is determined by parcel City lot line designation.
 Note: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community.

Figure 2
Land Use Policy:
Cardiff-by-the-Sea
Encinitas
General Plan
 3/29/89

Please refer to the General Plan Land Use Policy Map in the Encinitas Planning & Building Department for parcel specific designations.

Map and drawings prepared by City of Encinitas Planning & Building Department. All rights reserved. No part of this map may be reproduced without the written permission of the City of Encinitas.



- Legend**
- Rural Residential 0.00-0.25 du/ac (RRFP)
 - Rural Residential 0.26-0.50 du/ac (RR)
 - Rural Residential 0.51-1.00 du/ac (RR1)
 - Rural Residential 1.01-2.00 du/ac (RR2)
 - Residential 2.01-3.00 du/ac (R3)
 - Residential 3.01-5.00 du/ac (R5)
 - Residential 5.01-8.00 du/ac (R8)
 - Residential 8.01-11.00 du/ac (R11)
 - Residential 11.01-15.00 du/ac (R15)
 - Residential 15.01-25.00 du/ac (R25)
 - Mobile Home Park (MHP)
 - Office Professional (OP)
 - Local Commercial (LC)
 - General Commercial (GC)
 - Visitor Serving Commercial (VSC)
 - Light Industrial (LI)
 - Public/Semi Public (P/SP)
 - Transportation Corridor (TC)
 - Ecological Resource, Open
 - Public Right-of-Way (ROW)
 - Specific Plan

* Land Use boundary between RR and RRFP is determined by current City boundary designation.
 Note: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community.

Figure 5
Land Use Policy:
Old Encinitas
Encinitas
General Plan
 3/29/89

Please refer to the General Plan Land Use Policy Map in the Encinitas Planning & Building Department for parcel specific designations.

This map is intended to be used in conjunction with the General Plan Land Use Policy Map. It is not intended to be used as a legal document. The City of Encinitas is not responsible for any errors or omissions on this map. The City of Encinitas is not responsible for any errors or omissions on this map.

ORDINANCE NO. 2003-17

AN ORDINANCE OF THE CITY OF ENCINITAS, CALIFORNIA, AMENDING
THE ZONING MAP OF THE CITY OF ENCINITAS TO REFLECT THE CHANGES
MADE WITH THE APPROVAL OF CASE NOS. 00-203 GPA/LCPA/ZA/EIA,
AND 02-190 GPA/LCPA/ZA/EIA AS PART OF
THE 2002-2003 GENERAL PLAN REVIEW PROCESS

The City Council of the City of Encinitas, California does ordain as follows:

SECTION ONE:

The Negative Declaration prepared and noticed for Case Nos. 00-203 GPA/LCPA/ZA/EIA and 02-190 GPA/LCPA/SPA/ZA/EIA pursuant to the requirements of the California Environmental Quality Act have been certified with the adoption of City Council Resolution No. 2003-41.

SECTION TWO:

The Zoning Map of the City of Encinitas is hereby amended to reflect the following:

1. Zoning change of County Assessor's Parcel Number 260-351-26 from General Commercial (GC) to Residential 11 (R-11), as shown on Exhibit "B-1" attached hereto.

The Downtown Encinitas Specific Plan is hereby amended to reflect the following:

1. Text, Tables, and Figure Amendments made to the Downtown Encinitas Specific Plan, as shown as Exhibit "B-2" attached hereto.
2. Zoning change of County Assessor's Parcel Number 258-294-11 from Public/Semi-Public (P/SP) to Downtown Encinitas Specific Plan - Commercial Mixed - 2 (D-CM-2), as shown on Exhibit "B-3" attached hereto.

SECTION THREE:

The above changes are necessary to provide consistency with the effective Land Use Element of the Encinitas General Plan and Local Coastal Program, as amended by City Council Resolution No. 2003-41.

SECTION FOUR:

Pursuant to California Government Code Section 65863.6, the above changes will incrementally increase the potential yield of high-density, multi-family housing through build-out of the City pursuant to Citywide zoning. These changes will not affect the City's development potential of affordable housing or special needs housing for target lower-income

EXHIBIT NO. 2
APPLICATION NO.
ENC LCPA 2-03
Rezones
City Ordinance

or special-needs households, or impair the ability to address regional housing needs, as identified in the adopted Housing Element of the City of Encinitas General Plan.

SECTION FIVE:

This ordinance was introduced on July 16, 2003.

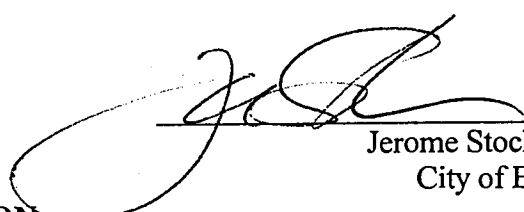
PASSED AND ADOPTED this 20th day of August, 2003, by the following vote, to wit:

AYES: Dalager, Guerin, Houlihan, Stocks

NAYS: None

ABSENT: Bond

ABSTAIN: None



Jerome Stocks, Mayor
City of Encinitas

ATTESTATION AND CERTIFICATION:

I hereby certify that this is a true and correct copy of Ordinance 2003-17 which has been published pursuant to law.


Deborah Cervone, City Clerk

EXHIBIT "B-1"

00-203 GPA/LCPA/ZA/EIA

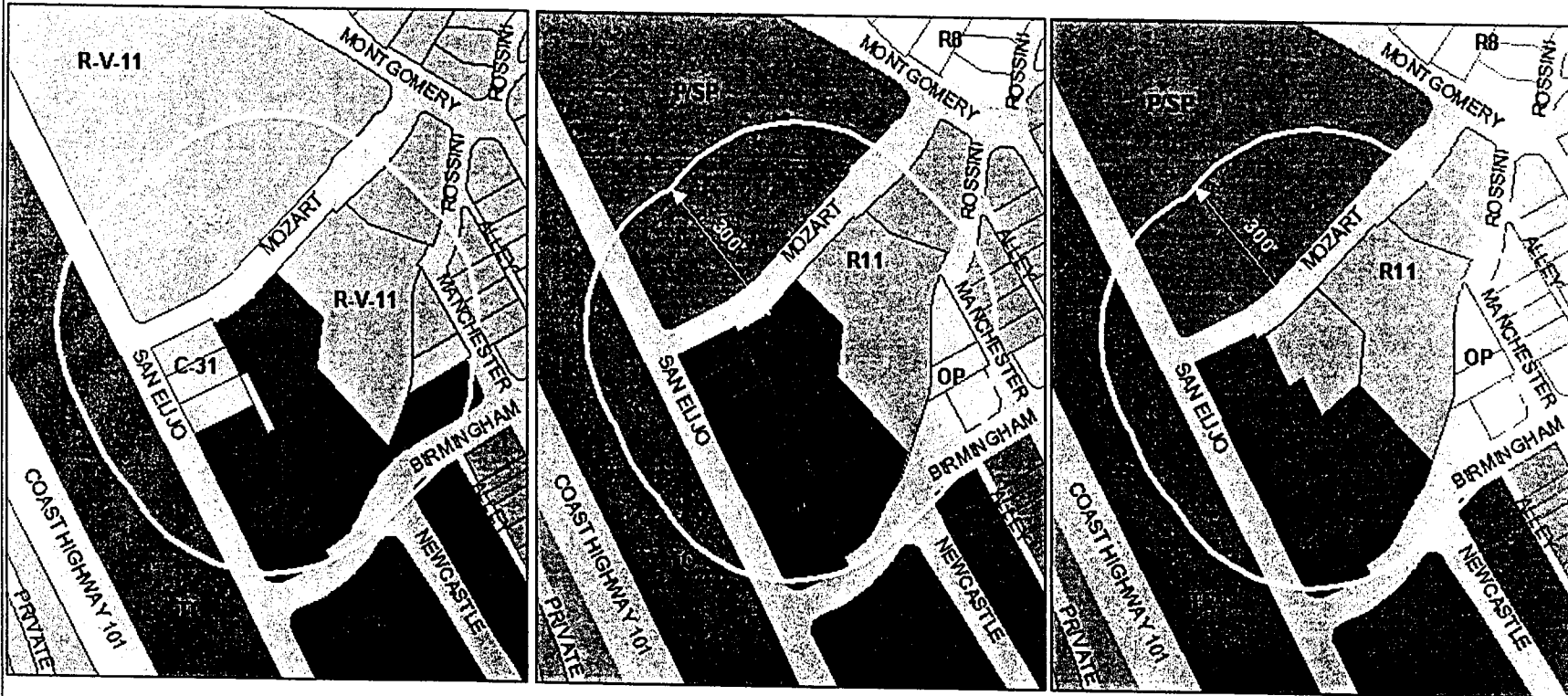
**Zoning Change of County Assessor's Parcel
Number 260-351-26 from General Commercial
(GC) to Residential 11 (R-11)**

N
▲
1:3,500

Zoning / Vicinity Map

Case Number: 00-203 LCPA/GPA/ZOAEIA
 Applicant: William J. and Barbara A. Fullwood
 APN: 260-351-26
 Parcel Size: 0.65 Acres (28,158 sq. ft.)

0 250 500 750
 Feet



Previous County Zoning:
 (Prior 1986) **General Commercial**
 (C-36)

Existing Zoning: **General Commercial**
 (GC)

Proposed Zoning: **Residential 11**
 (R 11)

Existing General Plan Land Use Designation: **General Commercial**
 (GC)

Proposed General Plan Land Use Designation: **Residential 11**
 (0.01-11.0 du/ac)

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 © 2007 Encinitas GIS MAP 126.002

Note: Lot line reflects approximate boundary adjustment (02-159 BAIMNMOD/CDP)

EXHIBIT "B-2"

02-190 GPA/LCPA/SPA/ZA/EIA Summary of Text, Table, and Figure Amendments to the Downtown Encinitas Specific Plan

I. Amendments to the Downtown Encinitas Specific Plan Text

- A. Amend paragraph 2, page 1-6 of the Summary of the Downtown Encinitas Specific Plan to read as follows:

The specific plan includes a total of ~~37.1~~ 37.45 acres of commercial zoning, which includes 22.3 acres of Commercial Mixed (First Street) in the First Street Corridor Subdistrict; ~~11.5~~ 11.85 acres of Commercial Mixed (Second Street) in the Second Street Corridor Subdistrict...

- B. Amend paragraph 2, page 1-7 of the Summary of the Downtown Encinitas Specific Plan to read as follows:

Public/Semi-Public uses, which include a ~~post-office~~, fire station, library, and water district offices, make up a total of ~~5.4~~ 5.05 acres.

II. Amendments to the Downtown Encinitas Specific Plan Tables

- A. Table 2 – Specific Plan Zoning (Page 1-10)

Amend page 1-10, Table 2 – Specific Plan Zoning, to reflect the change of approximately 0.35 acres of land zoned Public/Semi-Public (D-P/SP) to Downtown Encinitas – Commercial Mixed- 2 (D-CM-2).

III. Amendments to the Downtown Encinitas Specific Plan Figures

- A. Figure 5 – Zoning (Page 3-9)

Amend page 3-, Figure 5 –Zoning, to reflect the change of approximately 0.35 acres of land zoned Public/Semi-Public (D-P/SP) to Downtown Encinitas – Commercial Mixed- 2 (D-CM-2).

Table 2
Specific Plan Zoning

<u>Zone</u>	<u>Acres</u>	
Residential 11 (D-R11)	17.5	
Residential 15 (D-R15)	28.7	
Residential 25 (D-R25)	9.7	
Office Professional (D-OP)	.4	
Visitor-Serving Commercial (D-VSC)	.4	
Office Mixed (D-OM)	.9	
Visitor Commercial Mixed (D-VCM)	2.9	
Commercial Mixed (First Street) (D-CM-1)	22.3	
Commercial Mixed (Second Street) (D-CM-2)	11.5	11.85
Public/Semi-Public (D-P/SP)	3.4	3.05
Civic Center	6.2	
Moonlight Beach Park (D-MBP)	13.2	
Neighborhood Park (D-NP)	.9	
Transportation Corridor (D-TC)	18.6	
Streets	62.0	
Total Acres:	198.6	

EXHIBIT "B-3"

02-190 GPA/LCPA/SPA/ZA/EIA

Zoning Change of County Assessor's Parcel
Number 258-294-11 from Public/Semi-Public
(P/SP) to Downtown Encinitas Specific Plan –
Commercial Mixed – 2 (D-CM-2)



Zoning / Vicinity Map

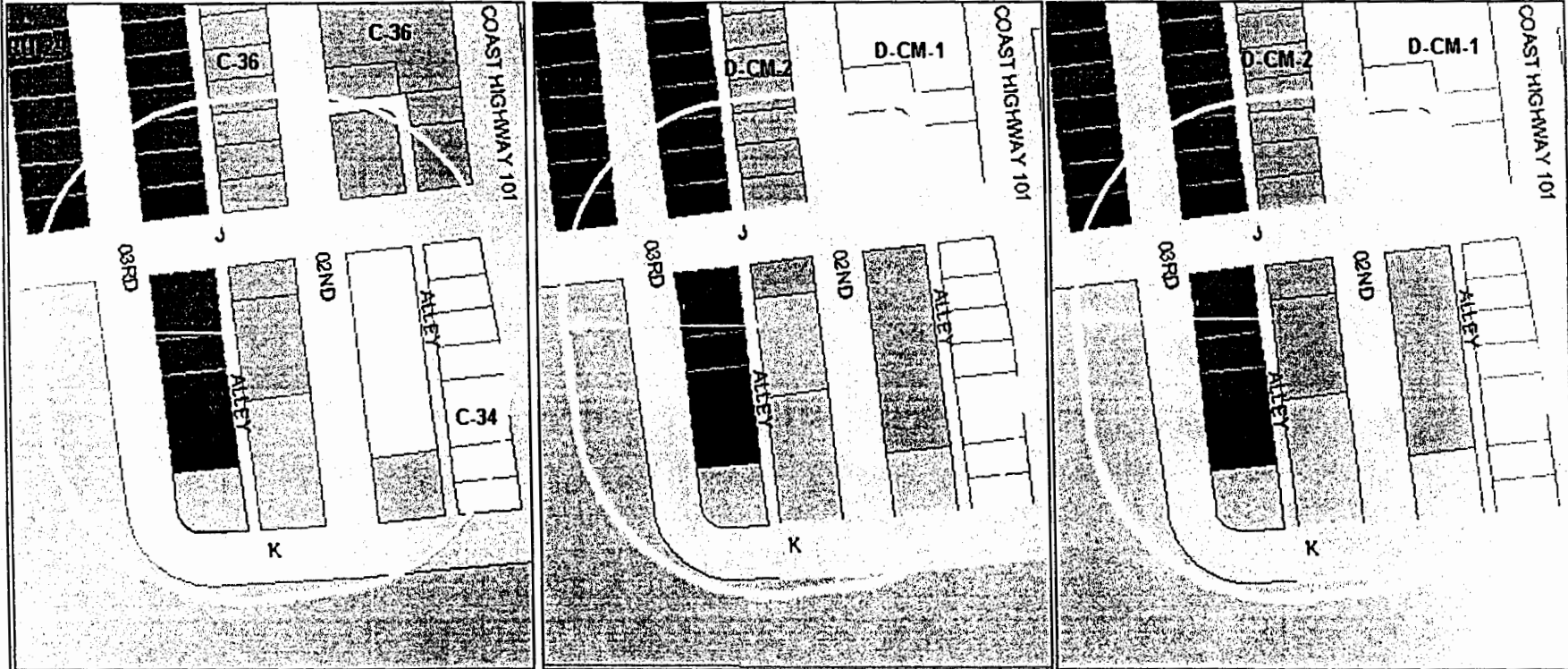
Case Number: 02-190 GPA/LCPA/SPA/ZA/EIA

Applicant: Ruth Johnson, Rodney Johnson

APN: 258-294-11

Parcel Size: 0.35 Acres (15,161 sq. ft.)

1:2,750



**Previous
County Zoning:
(Prior 1986)**

**General Commercial
(GC)**

Existing Zoning:

**Downtown Encinitas-
Public/Semi-Public
(D-P/SP)**

Proposed Zoning:

**Downtown Encinitas-
Commercial Mixed-2
(D-CM-2)**

**Existing
General Plan
Land Use Designation:**

**Public/Semi-Public
(D-P/SP)**

**Proposed
General Plan
Land Use Designation:**

**General Commercial
(GC)**

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City of
Encinitas

December 17, 2003

Gary Cannon
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RECEIVED

DEC 18 2003

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: City of Encinitas LCP Amendment #02-03 (Post Office/Fullwood)

Dear Mr. Cannon;

This letter serves to confirm our phone conversation held on December 17, 2003. Staff submitted Exhibit B-2, Ordinance 2003-17, with unintentional oversights to the California Coastal Commission. As referenced in Exhibit B-2 and cited in the *Downtown Encinitas Specific Plan*, Page 1-7, the corrections follow:

4. Public Semi-Public

Previous Conditions

Public/semi-public uses, which include a ~~post office~~, fire station, library, and water district offices, make up a total of ~~5.4~~ 5.05 acres.

Specific Plan

Of the public/semi-public uses, the 2.0-acre water district property and library have been rezoned to be included in the proposed Civic Center Zone as shown in Table 2. The ~~post office and the fire station properties~~ property will remain in a public/semi-public zone.

Although these corrections constitute an amendment to the Implementation Plan of the City's Local Coastal Program, it is our mutual understanding that these oversights are technically minor as they do not directly influence development regulations and would not significantly impact coastal resources. To that end and noted in previous discussions, Coastal Staff's anticipated submittal of "Suggested Modifications" regarding correction of these oversights for City Council approval would not be necessary.

Sincerely,

J. Alfred Dichoso, AICP
Associate Planner

PB/GJD/LCPA Text Clarification.doc

EXHIBIT NO. 3
APPLICATION NO.
ENC LCPA 2-03
Correction to City Ordinance
California Coastal Commission

FRI 8A

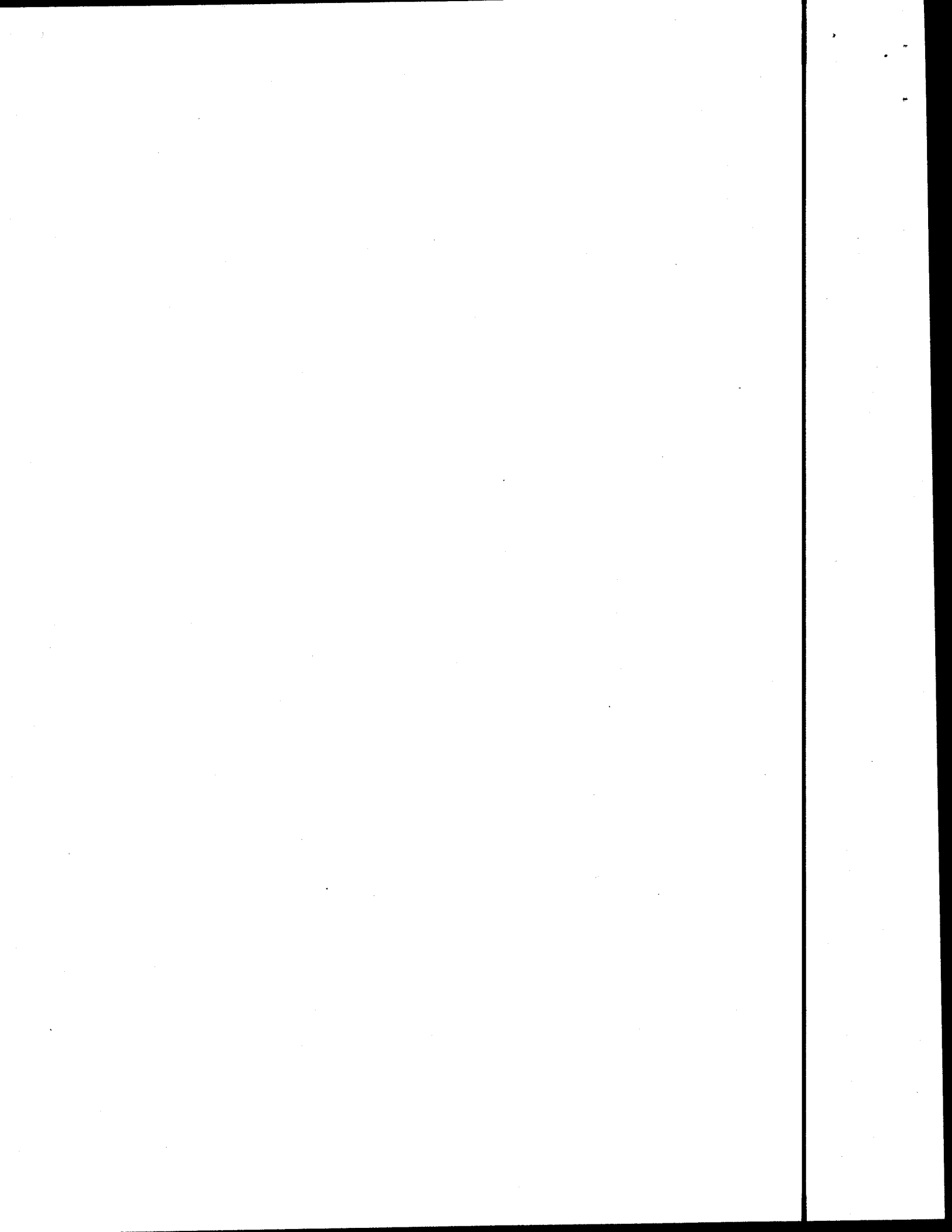
**CITY OF ENCINITAS
LCP AMENDMENT NO. 2-03
(JOHNSON AND FULLWOOD)
SUBMITTAL**

INCLUDING

**TEXT CHANGES TO IMPLEMENTATION PLAN
(Downtown Encinitas Specific Plan)**

NEW LAND USE MAP (TWO SECTIONS)

NEW ZONING MAPS



B. Land Use

The primary goals of this specific plan are, to maintain the unique and desirable aspects of character of the planning area and subdistricts, while providing continued private land use and investment, public improvements, and the economic success of each commercial district. In order to achieve these goals, the specific plan applies custom-tailored use and development regulations for distinct subdistricts, as described in Section 3.2.

The following summarizes the land use differences between previous zoning, and zoning applied under this specific plan (see Tables 1 and 2).

1. Residential

Previous Conditions

Previous residential zoning within the specific plan area totaled approximately 56.5 acres, consisting of .4 acres of Residential 8, 17.6 acres of Residential 11, 28.8 acres of Residential 15, and 9.7 acres of Residential 25 as shown in Table 1.

Specific Plan

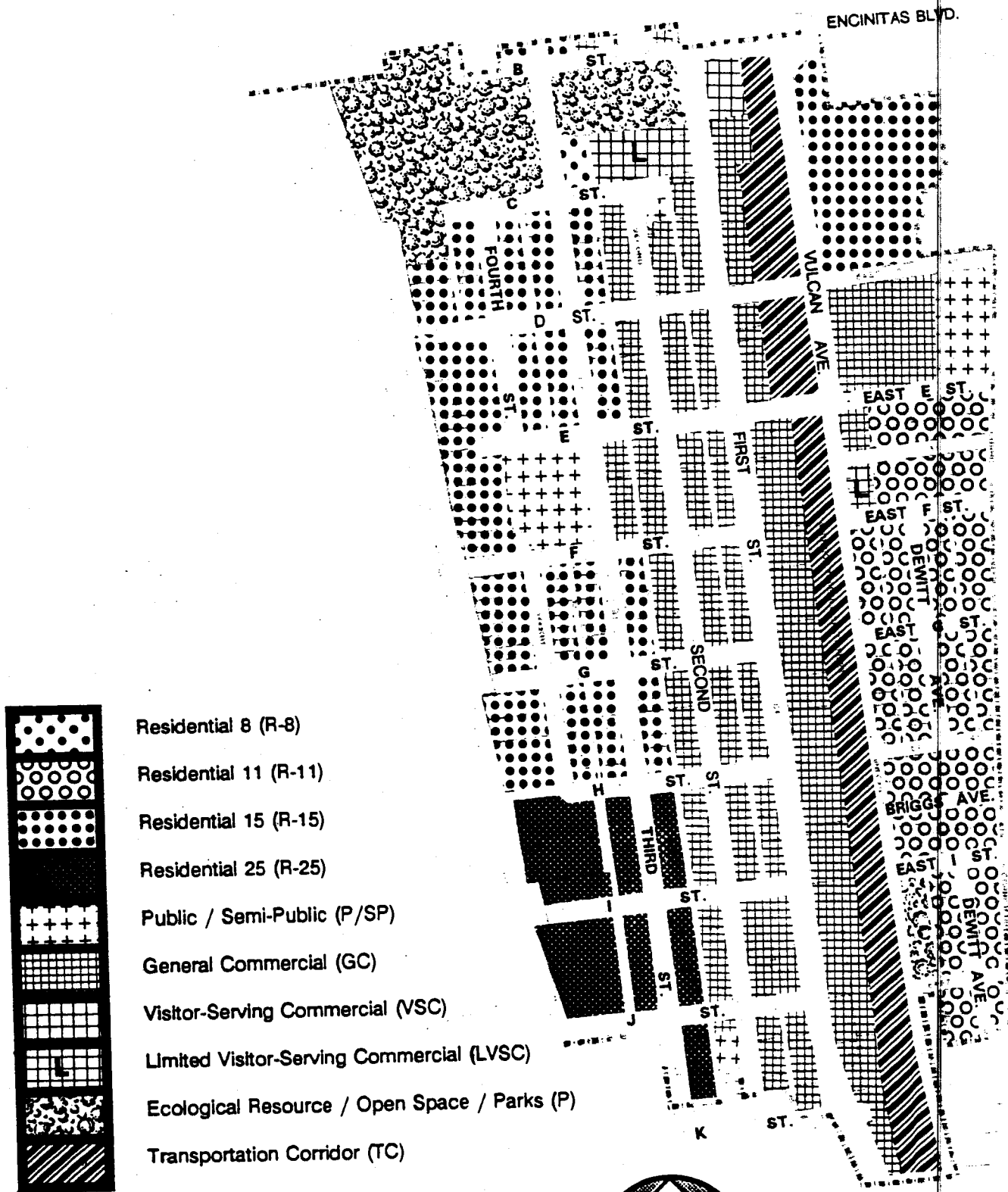
The number of acres under residential-only zones remains nearly the same as under previous zoning (see Table 2). However, the specific plan expands commercial zones in some subdistricts to include residential uses. These "mixed use" zones include residential as a secondary use in conjunction with commercial, or in some cases, allow stand-alone residential development. Certain limitations have been placed on the total amount of residential that can be developed in these zones, discussed in detail in Section 3.2.

In the First Street Corridor Subdistrict, previously zoned general commercial, residential is allowed as a secondary use in conjunction with a commercial use. The Second Street Corridor Subdistrict, also previously zoned general commercial, is expanded to allow properties to develop as commercial, residential, office professional, or a mix of commercial or office professional with residential as a secondary use. Residential, as a secondary use, also is included in the Cozen's Site Subdistrict.

Within the Residential West Subdistrict, zoning on the east side of Third Street between E and F Streets now allows property to develop as stand-alone residential, or residential as a secondary use in conjunction with office professional. The Residential East Subdistrict is modified to allow duplexes on lots of 5,000 square feet or greater.

With the addition of residential uses in the mixed use zones, the projected number of dwelling units at specific plan build-out has increased over previous zoning. Refer to Chapter 9.0, Housing for

PREVIOUS ZONING



- Residential 8 (R-8)
- Residential 11 (R-11)
- Residential 15 (R-15)
- Residential 25 (R-25)
- Public / Semi-Public (P/SP)
- General Commercial (GC)
- Visitor-Serving Commercial (VSC)
- Limited Visitor-Serving Commercial (LVSC)
- Ecological Resource / Open Space / Parks (P)
- Transportation Corridor (TC)

DOWNTOWN ENCINITAS SPECIFIC PLAN

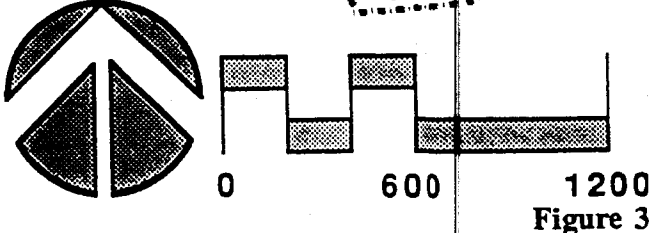


Figure 3

further discussion.

2. Commercial

Previous Conditions

Before this specific plan, a total of 42.3 acres in the specific plan area were zoned commercial. This included 39.0 acres of General Commercial, 2.5 acres of Limited-Visitor Serving Commercial, and .8 acres of Visitor-Serving Commercial as shown in Table 1.

Specific Plan

The specific plan includes a total of ~~37.4~~ 37.45 acres of commercial zoning, which includes 22.3 acres of Commercial Mixed (First Street) in the First Street Corridor Subdistrict; ~~11.5~~ 11.85 acres of Commercial Mixed (Second Street) in the Second Street Corridor Subdistrict; .4 acres of Visitor Serving Commercial in the Residential East Subdistrict; and 2.9 acres of Visitor Commercial Mixed in the Cozen's Site Subdistrict as shown in Table 2. Compared to previous zoning, it appears that there is a 13 percent decrease in commercially-zoned development potential within the specific plan area. 4.3 acres of this "decrease" reflects the City's administrative center, previously zoned general commercial. Moreover, custom-tailored development regulations have increased potential commercial and office floor area, as described below. The total estimated commercial floor area at "build-out", expressed in thousand square feet (TSF), has increased by approximately 33.9 TSF above previous zoning, even with the assumption that a maximum of 25 percent of gross floor area of property zoned for mixed use is devoted to residential use.

Zoning within the First Street Corridor and Second Street Corridor Subdistricts has been changed to Commercial Mixed (First Street) and Commercial Mixed (Second Street) Zones respectively, as shown in Table 2. These zones have been custom-tailored reflecting the existing development characteristics of the downtown area, which include small lots, zero front yard setbacks, and higher lot coverage. The specific plan has reduced setback, minimum lot size, landscape, and parking requirements and increased maximum lot coverage as compared to the citywide general commercial requirements. This yields more potential net square-footage of commercial uses in the plan area. Refer to Sections 3.2 and 3.3 for further discussion regarding development regulations and proposed parking requirements for these zones.

Approximately 2.5 acres that was previously zoned limited-visitor serving commercial has been changed to 2.9 acres under a Visitor Commercial Mixed Zone in the Cozen's Site Subdistrict. The additional acreage reflects the inclusion of four lots, on the east side of Third Street, under the new visitor commercial designation. The change from L-VSC to the D-VCM zone does not decrease visitor serving commercial, but expands the types of visitor serving commercial uses that could be allowed on this site.

The .4-acre Derby House parcels fronting Vulcan Avenue remain limited-visitor serving commercial, however, the zone has been expanded to allow a selected list of commercial uses.

The previous general commercial property on Vulcan Avenue between D and E Streets, known before as "Vulcan Square," represents about 4.3 acres, which has been changed to a Civic Center Zone. This is the new location of Encinitas' City Hall. Adjacent to the south, property fronting Vulcan Avenue between E Street and McNeill Avenue in the Residential East Subdistrict represents .4 acres which has been changed from general commercial to office professional. .9 acres located on Third Street, between E and F Streets in the Residential West Subdistrict as mentioned above, has been changed from general commercial to an Office Mixed Zone.

3. Office Professional

Previous Conditions

There were no previous office professional zones in the plan area.

Specific Plan

A total of 1.3 acres of office professional uses is included in this specific plan. .4-acres located between E Street and McNeill Avenue within the Residential East Subdistrict, has been changed from general commercial to an Office Professional Zone. Also, the general commercial property within the Residential West Subdistrict, located on the east side of Third Street between E and F Streets, has been changed from general commercial to an Office Mixed Zone.

4. Public/Semi-Public

Previous Conditions

Public/semi-public uses, which include a post office, fire station, library, and water district offices, make up a total of ~~5.4~~ 5.05 acres.

Specific Plan

Of the public/semi-public uses, the 2.0-acre water district property and library have been rezoned to be included in the proposed Civic Center Zone as shown in Table 2. The post office and the fire station properties remain in a public/semi-public zone.

5. Ecological Resource/Open Space/Parks

Previous Conditions

A total of 13.8 acres of ecological resource/open space/park uses include Moonlight Beach Park (12.9 acres) and Mildred MacPherson Neighborhood Park (.9 acres) as shown in Table 1.

Specific Plan

The specific plan zones the parks mentioned above, Moonlight Beach Park Zone (D-MBP) and Neighborhood Park Zone (D-NP) respectively. (See Table 2). The specific plan has added parcels on the north side of B Street to the Downtown Encinitas Specific Plan area under the D-MBP Zone. This increases the total ecological resource/open space/parks acreage to 14.1 acres.

6. Rail Corridor

Previous Conditions

The rail corridor totals 18.6 acres.

Specific Plan

The railroad corridor has been established as a subdistrict and designated as a Transportation Corridor Zone (D-TC) which identifies specific uses permitted in this zone. This implements the intent of the General Plan for the transportation corridor land use designation.

Table 1
Previous Zoning

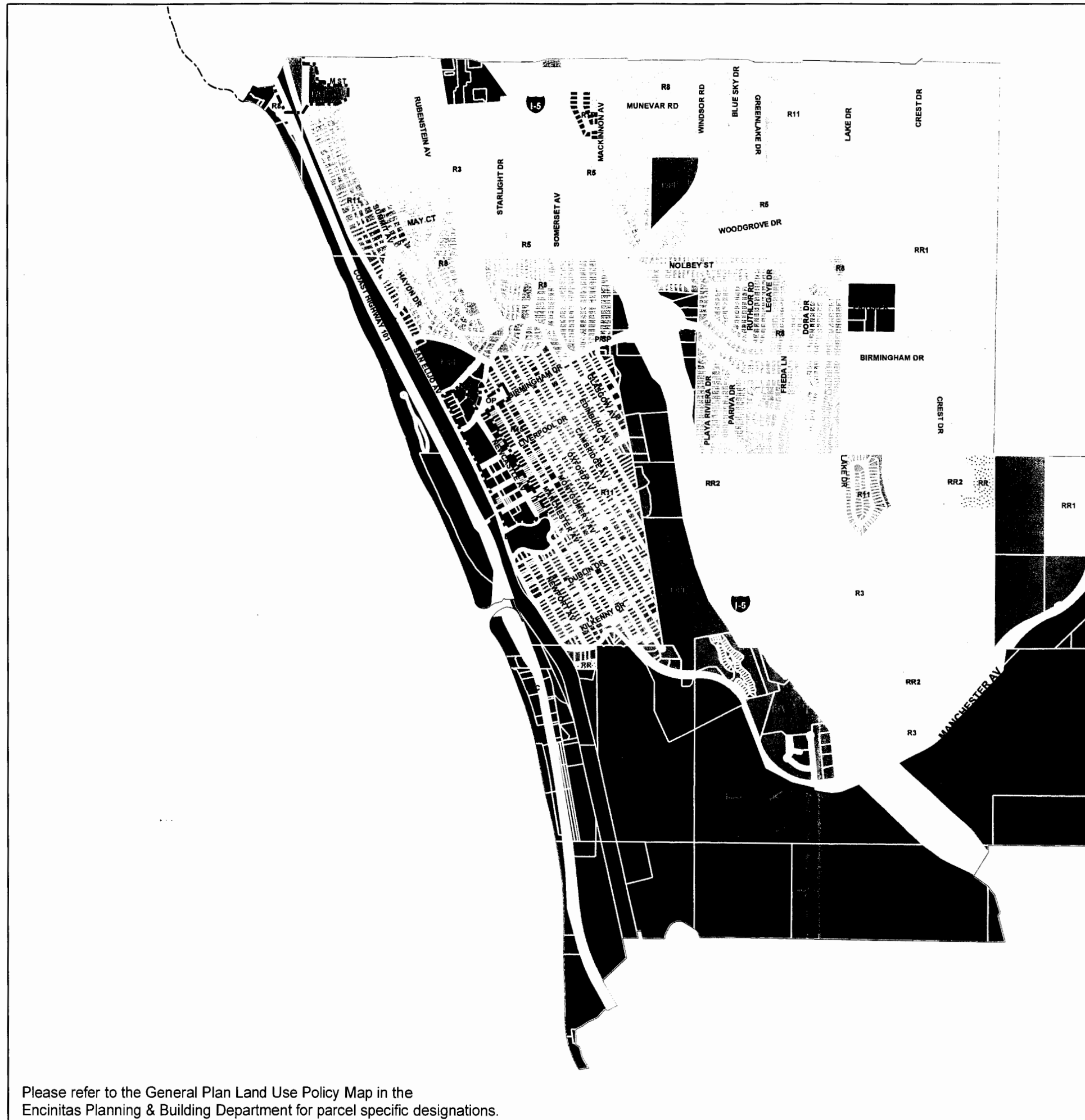
<u>Zone</u>	<u>Acres</u>
Residential 8 (R-8)	.4
Residential 11 (R-11)	17.6
Residential 15 (R-15)	28.8
Residential 25 (R-25)	9.7
Visitor-Serving Commercial (VSC)	.8
Limited Visitor-Serving Commercial (LVSC)	2.5
General Commercial (GC)	39.0
Public/Semi-Public (P/SP)	5.4
Ecological Resource/Open Space/Parks (P)	13.8
Railroad Corridor	18.6
Streets	62.0
Total Acres:	198.6

Table 2
Specific Plan Zoning

<u>Zone</u>	<u>Acres</u>
Residential 11 (D-R11)	17.5
Residential 15 (D-R15)	28.7
Residential 25 (D-R25)	9.7
Office Professional (D-OP)	.4
Visitor-Serving Commercial (D-VSC)	.4
Office Mixed (D-OM)	.9
Visitor Commercial Mixed (D-VCM)	2.9
Commercial Mixed (First Street) (D-CM-1)	22.3
Commercial Mixed (Second Street) (D-CM-2)	44.5 <u>11.85</u>
Public/Semi-Public (D-P/SP)	3.4 <u>3.05</u>
Civic Center	6.2
Moonlight Beach Park (D-MBP)	13.2
Neighborhood Park (D-NP)	.9
Transportation Corridor (D-TC)	18.6
Streets	62.0
Total Acres:	198.6



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- ## Legend
- Rural Residential 0.00-0.25 du/ac (RRFP)
 - Rural Residential 0.26-0.50 du/ac (RR)*
 - Rural Residential 0.51-1.00 du/ac (RR1)
 - Rural Residential 1.01-2.00 du/ac (RR2)
 - Residential 2.01-3.00 du/ac (R3)
 - Residential 3.01-5.00 du/ac (R5)
 - Residential 5.01-8.00 du/ac (R8)
 - Residential 8.01-11.00 du/ac (R11)
 - Residential 11.01-15.00 du/ac (R15)
 - Residential 15.01-25.00 du/ac (R25)
 - Mobile Home Park (MHP)
 - Office Professional (OP)
 - Local Commercial (LC)
 - General Commercial (GC)
 - Visitor Serving Commercial (VSC)
 - Light Industrial (LI)
 - Public/Semi Public (P/SP)
 - Transportation Corridor (TC)
 - Ecological Resource, Open Public Right-of-Way (ROW)
 - Specific Plan Boundary

Note: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community

* Land Use boundary between RR and RRFP is determined by current City floodplain designation.

Figure 2
Land Use Policy
Cardiff-by-the-Sea
Encinitas
General Plan

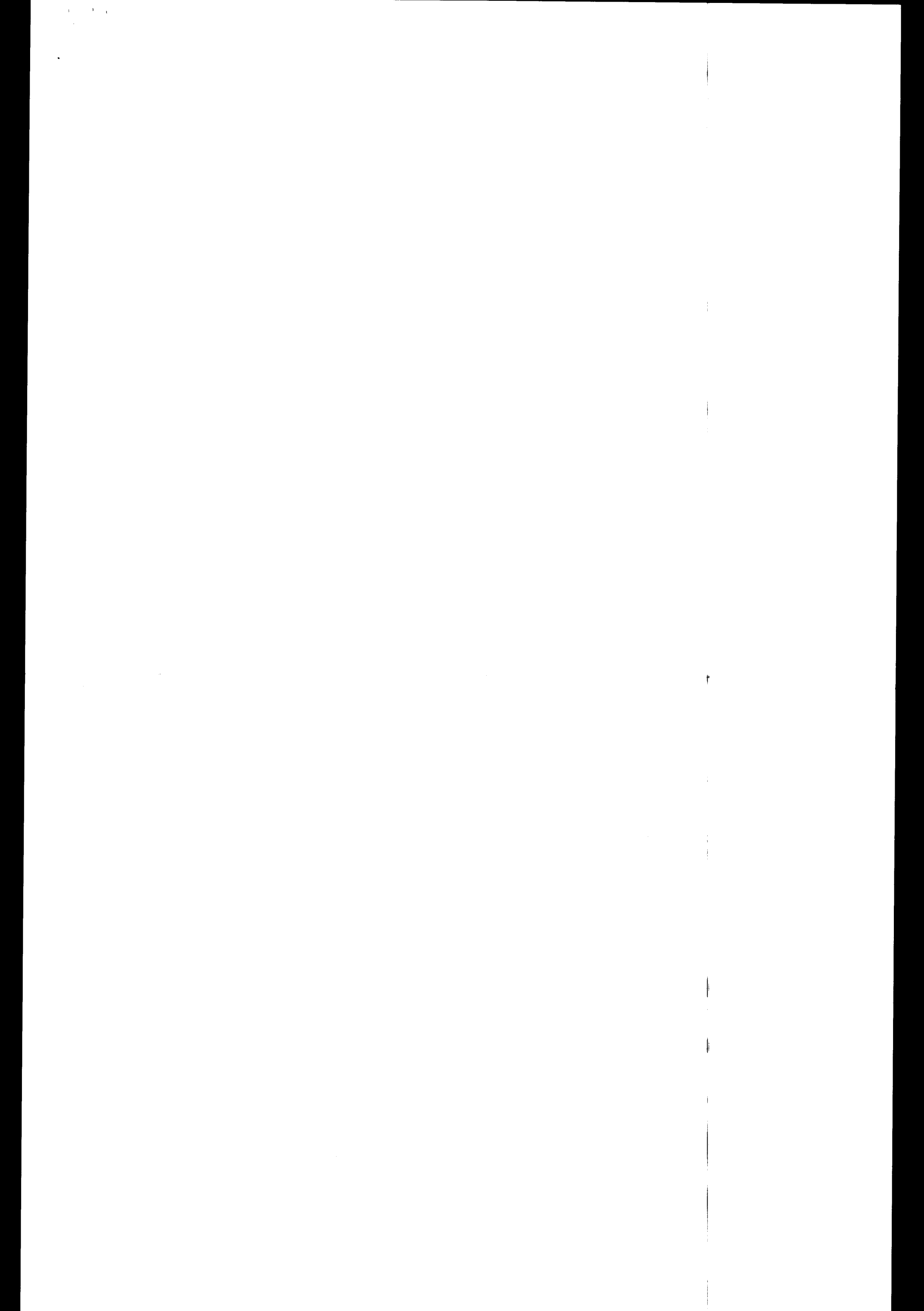


3/29/8





















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Please refer to the General Plan Land Use Policy Map in the Encinitas Planning & Building Department for parcel specific designations.



Legend

-  Rural Residential 0.00-0.25 du/ac (RRFP)
-  Rural Residential 0.26-0.50 du/ac (RR)*
-  Rural Residential 0.51-1.00 du/ac (RR1)
-  Rural Residential 1.01-2.00 du/ac (RR2)
-  Residential 2.01-3.00 du/ac (R3)
-  Residential 3.01-5.00 du/ac (R5)
-  Residential 5.01-8.00 du/ac (R8)
-  Residential 8.01-11.00 du/ac (R11)
-  Residential 11.01-15.00 du/ac (R15)
-  Residential 15.01-25.00 du/ac (R25)
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-  Light Industrial (LI)
-  Public/Semi Public (P/SP)
-  Transportation Corridor (TC)
-  Ecological Resource, Open Public Right-of-Way (ROW)
-  Specific Plan Boundary

Note: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community

* Land Use boundary between RR and RRFP is determined by current City floodplain designation.

Figure
Land Use Policy
Old Encinita
Encinita
General Plan

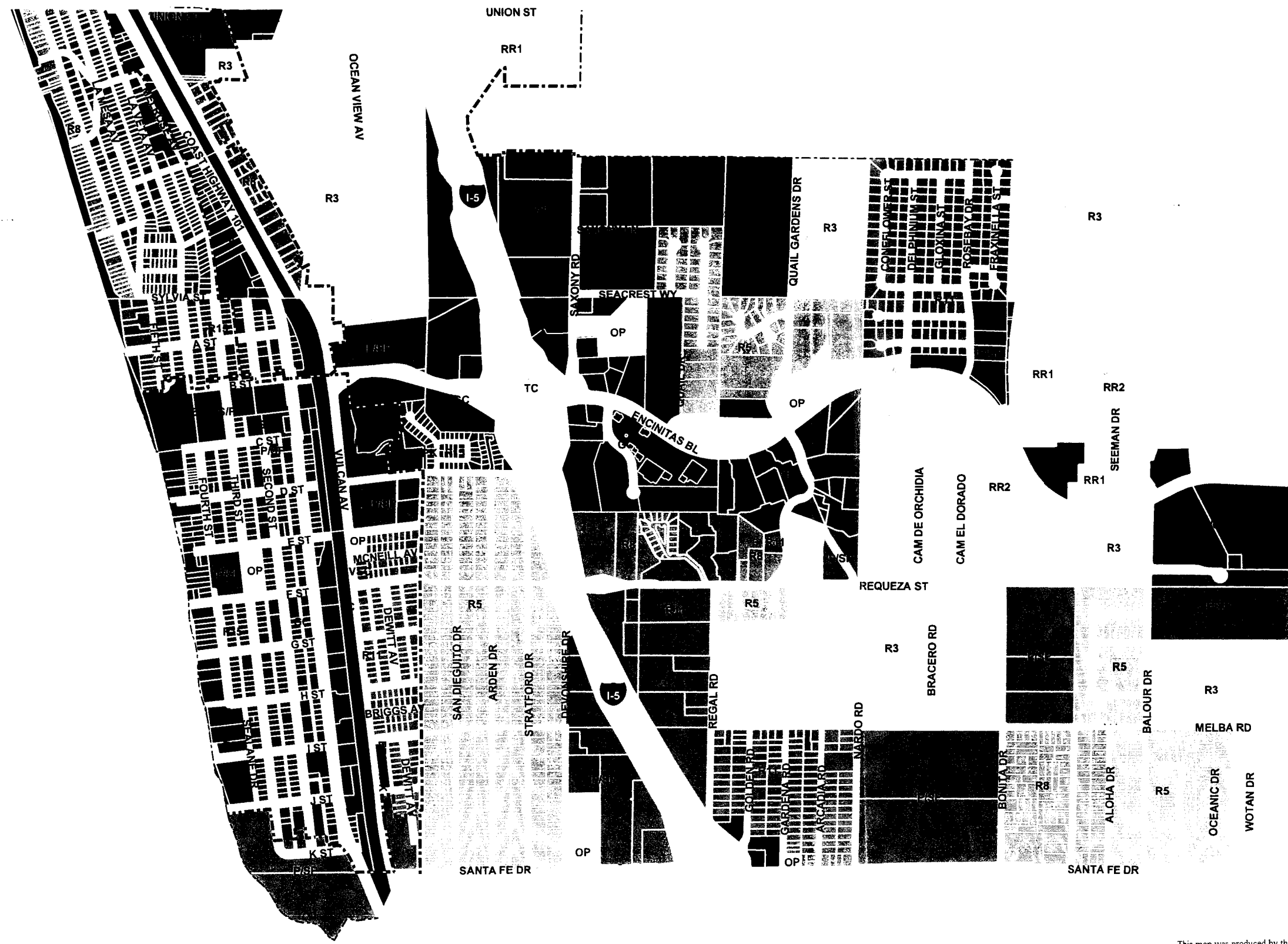


3/29/8

Amended 7/16/

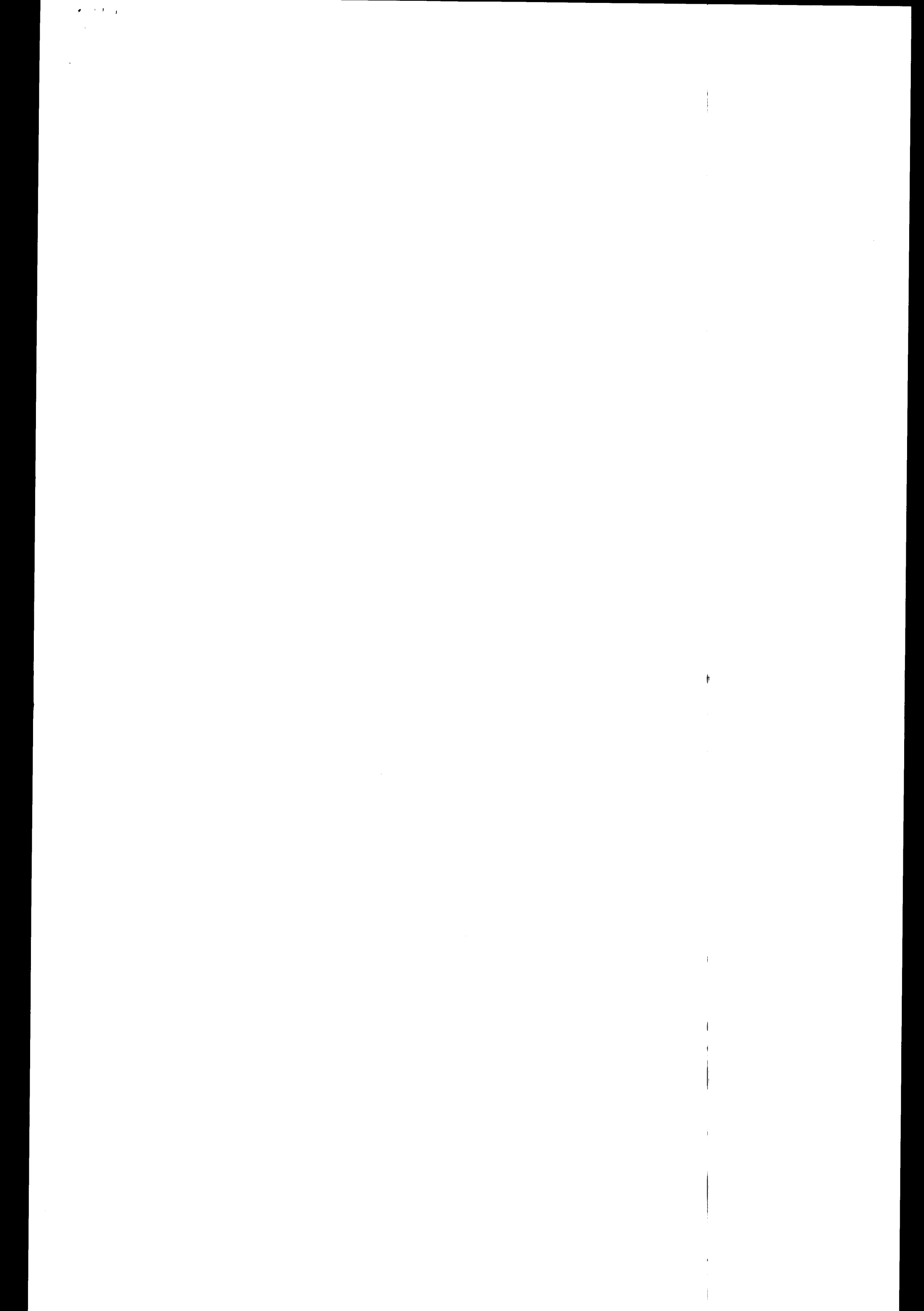
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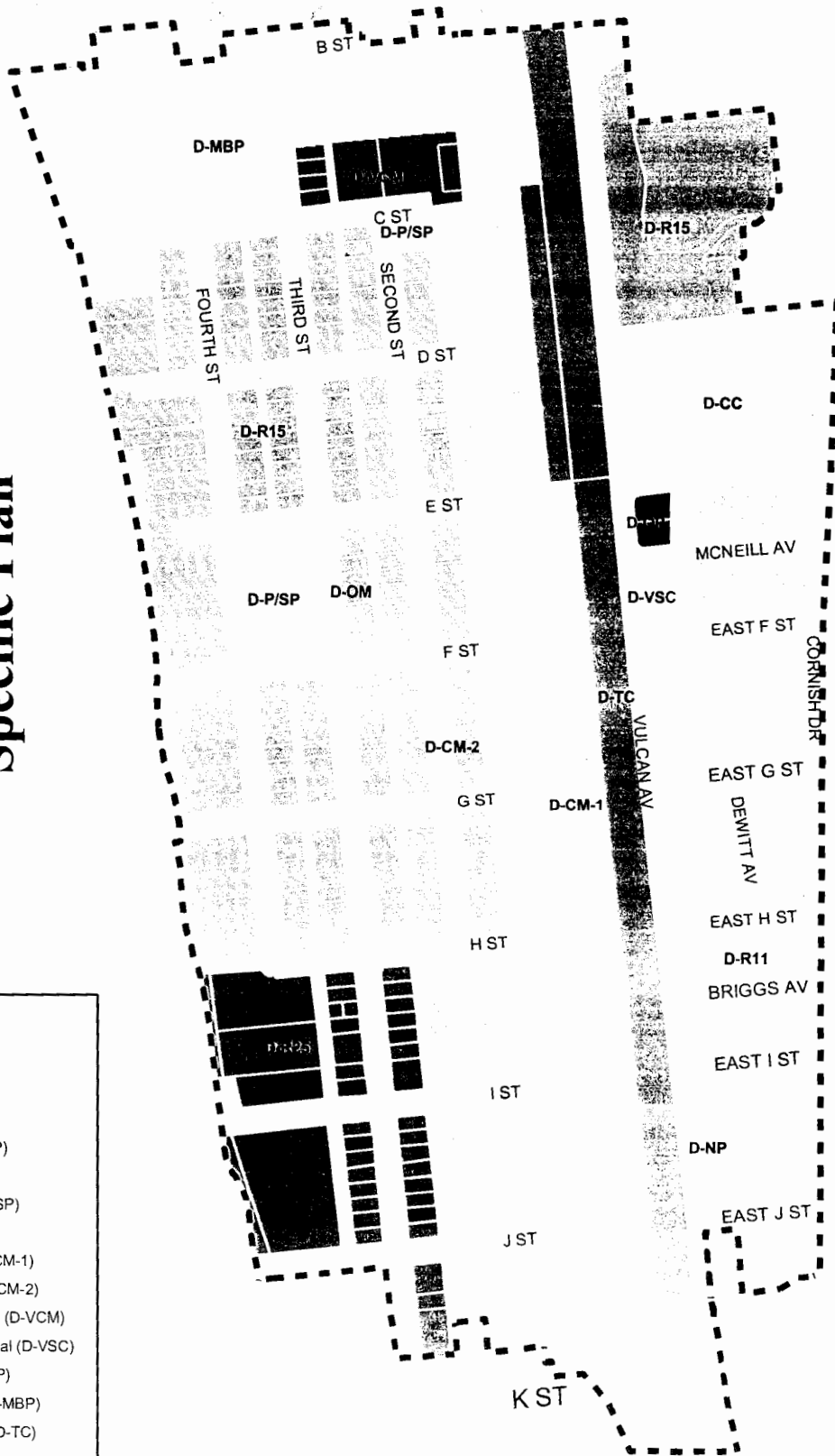


Please refer to the General Plan Land Use Policy Map in the Encinitas Planning & Building Department for parcel specific designations.

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Downtown Encinitas Specific Plan



Zoning

- Residential 11 (D-R11)
- Residential 15 (D-R15)
- Residential 25 (D-R25)
- Office Professional (D-OP)
- Office Mixed (D-OM)
- Public/Semi-Public (D-P/SP)
- Civic Center (D-CC)
- Commercial Mixed 1 (D-CM-1)
- Commercial Mixed 2 (D-CM-2)
- Visitor Commercial Mixed (D-VCM)
- Visitor-Serving Commercial (D-VSC)
- Neighborhood Park (D-NP)
- Moonlight Beach Park (D-MBP)
- Transportation Corridor (D-TC)



Zoning

Projection: California State Plane, Zone 6
Datum: NAD83

AMENDED: 8/20/2003

DISCLAIMER:
Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be accurate. The City of Encinitas assumes no responsibility arising from the use of this information.

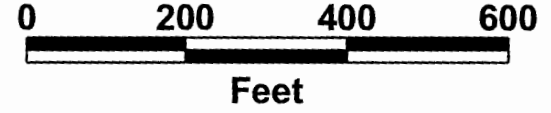




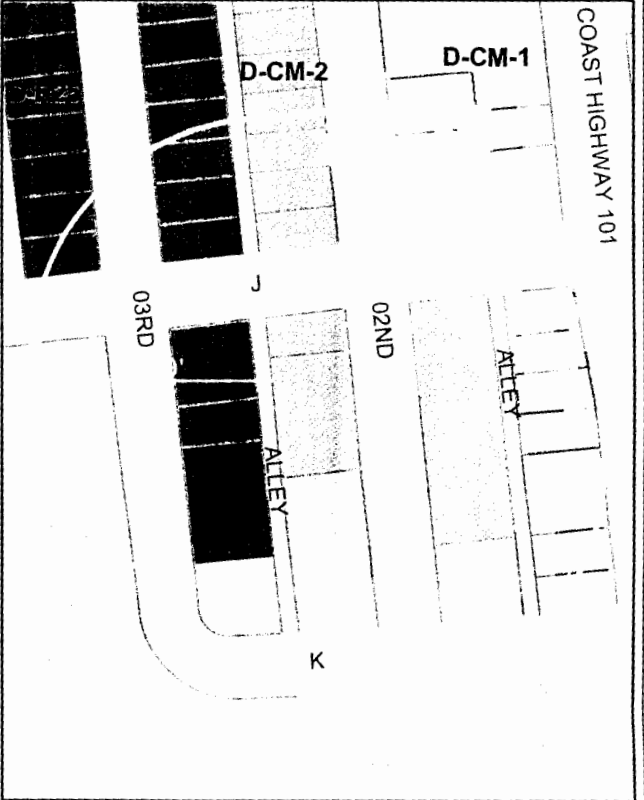
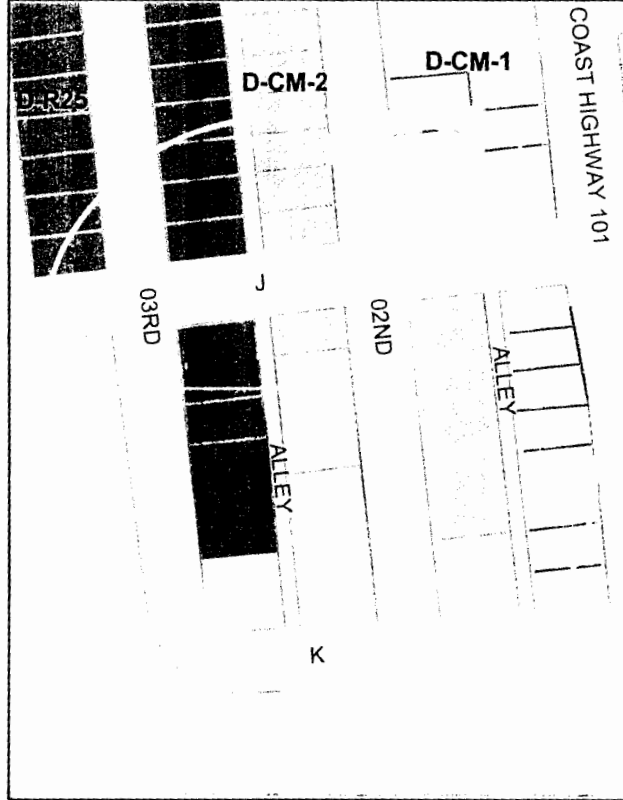
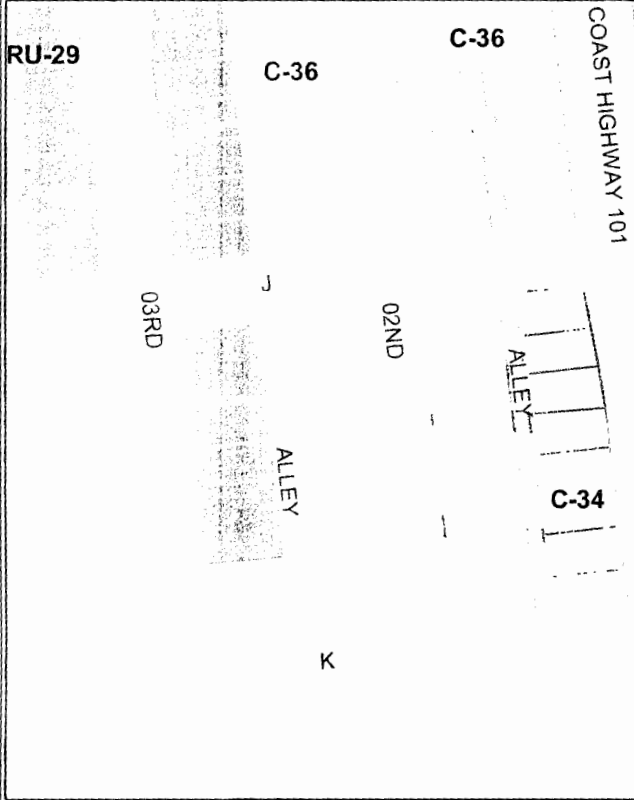


Zoning / Vicinity Map

Case Number: 02-190 GPA/LCPA/SPA/ZA/EIA
Applicant: Ruth Johnson, Rodney Johnson
APN: 258-294-11
Parcel Size: 0.35 Acres (15,161 sq. ft.)



1:2,750



Previous County Zoning:
(Prior 1986)

General Commercial (GC)

Existing Zoning:

Downtown Encinitas-Public/Semi-Public (D-P/SP)

Proposed Zoning:

Downtown Encinitas-Commercial Mixed-2 (D-CM-2)

Existing General Plan Land Use Designation:

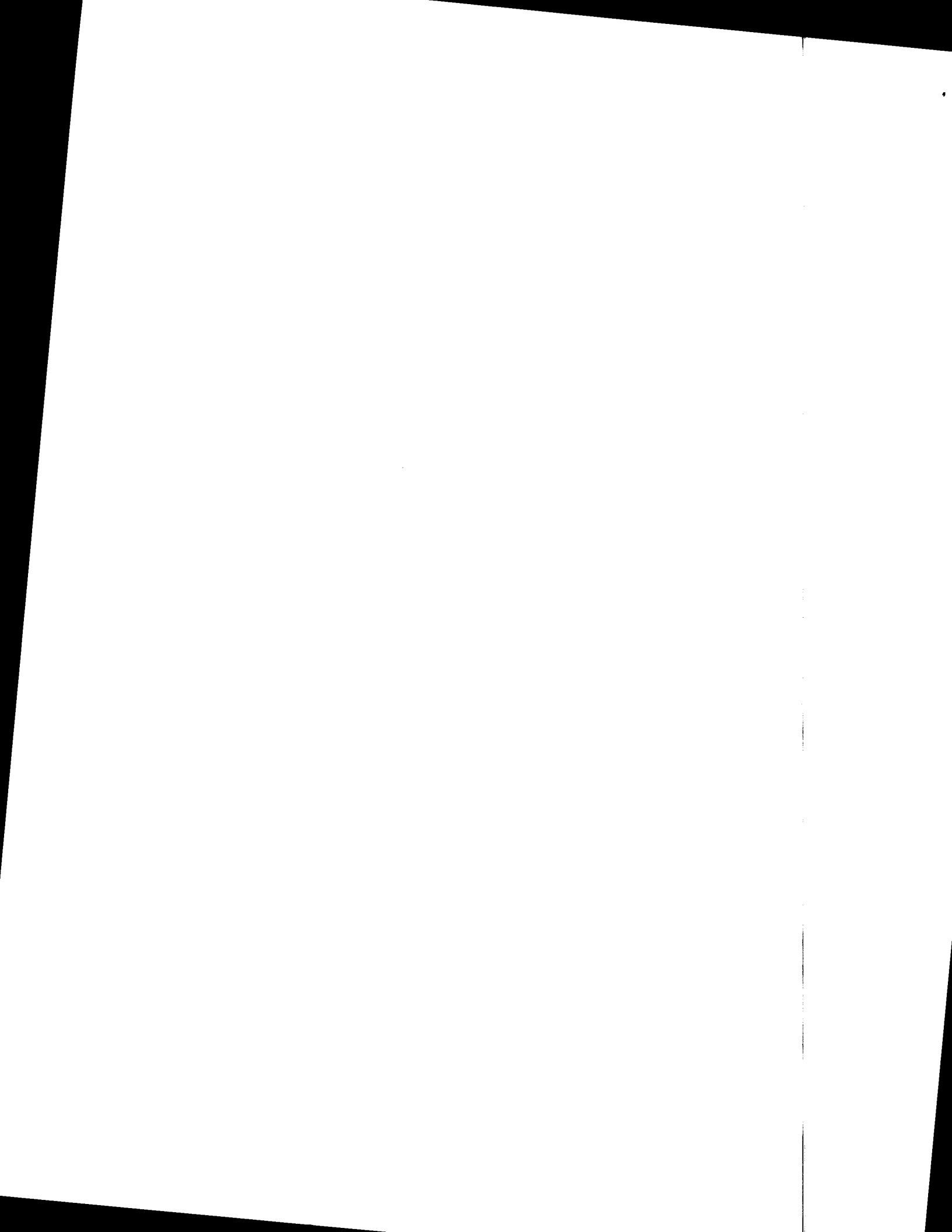
Public/Semi-Public (D-P/SP)

Proposed General Plan Land Use Designation:

General Commercial (GC)

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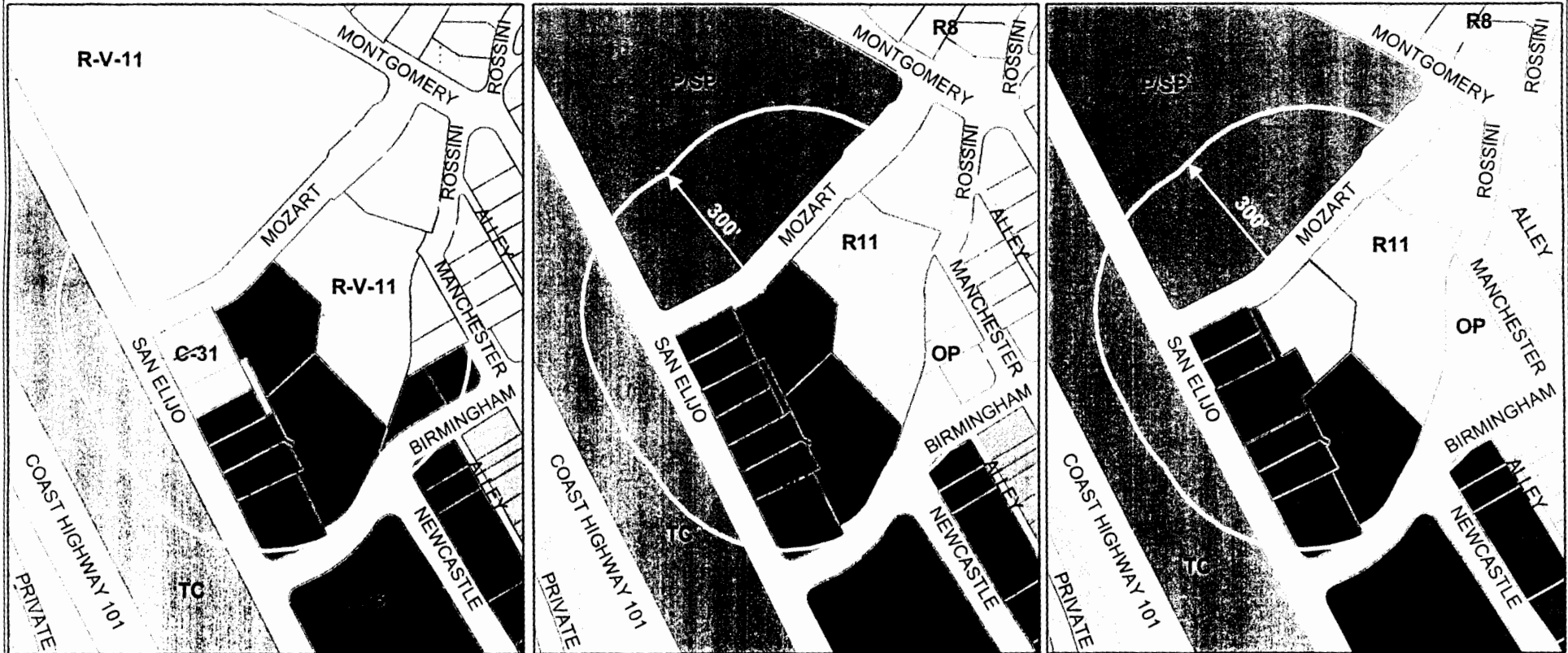
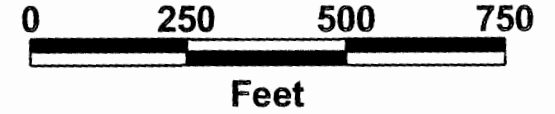


Zoning / Vicinity Map

N

1:3,500

Case Number: 00-203 LCPA/GPA/ZOA/EIA
 Applicant: William J. and Barbara A. Fullwood
 APN: 260-351-26
 Parcel Size: 0.65 Acres (28,158 sq. ft.)



**Previous
 County Zoning:
 (Prior 1986)**

**General Commercial
 (C-36)**

Existing Zoning:

**General Commercial
 (GC)**

Proposed Zoning:

**Residential 11
 (R 11)**

**Existing
 General Plan
 Land Use Designation:**

**General Commercial
 (GC)**

**Proposed
 General Plan
 Land Use Designation:**

**Residential 11
 (8.01-11.0 du/ac)**

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Note: Lot line reflects approximate boundary adjustment (02-159 BA/MINMOD/CDP)

