

CALIFORNIA COASTAL COMMISSION

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



August 23, 2019

W18e

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: JOHN AINSWORTH, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the action by the City of Encinitas, certifying the City's Local Coastal Program Amendment No. LCP-6-ENC-19-0014-1(Housing Element Update 2013-2021), is adequate to effectively certify its local coastal program (for Commission review at its meeting of September 11-13, 2019)

BACKGROUND

At its June 13, 2019 meeting, the Coastal Commission certified, with one suggested modification, the City of Encinitas Local Coastal Program Amendment No. LCP-6-ENC-19-0014-1, which removes, adds, and updates various sections of the LUP and IP in order to implement the City's 2013-2021 Housing Element, including removing specified Housing Element policies from the LUP, creating the R-30 Residential Overlay Zone for implementation of high density multiple family developments at specific sites and modifying three Specific Plans to accommodate the new overlay zone and its permitted uses. By its action adopting Ordinance No. 2019-08 on August 21, 2019, the City Council has acknowledged and accepted the Commission's suggested modification. The modification addressed permitted uses for the new N-L-VSC (R-30) Zone within the North 101 Corridor Specific Plan so that future development on a re-zoned site (referenced as the Jackel Property) must be a mixed-use development that will include residential, visitor-serving commercial, and a minimum of 30 traditional overnight accommodations that address the full range of affordability. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Encinitas is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



September 16, 2019

Mayor Catherine S. Blakespear
City of Encinitas
505 South Vulcan Avenue
Encinitas, California 92024

RE: Certification of City of Encinitas Local Coastal Program Amendment No. LCP-6-ENC-19-0014-1(Housing Element Update 2013-2021)

Dear Mayor Blakespear,

The California Coastal Commission has reviewed the City's Ordinance No. 2019-08 together with the Commission's action of June 13, 2019 certifying City of Encinitas Local Coastal Program Amendment No. LCP-6-ENC-19-0014-1 which removes, adds, and updates various sections of the LUP and IP in order to implement the City's 2013-2021 Housing Element, including removing specified Housing Element policies from the LUP, creating the R-30 Residential Overlay Zone for implementation of high density multiple family developments at specific sites and modifying three Specific Plans to accommodate the new overlay zone and its permitted uses. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of September 11-13, 2019.

By its action on August 21, 2019, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including the suggested modification. The modification addressed permitted uses for the new N-L-VSC (R-30) Zone within the North 101 Corridor Specific Plan so that future development on a re-zoned site (referenced as the Jackel Property) must be a mixed-use development that will include residential, visitor-serving commercial, and a minimum of 30 traditional overnight accommodations that address the full range of affordability. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

John Ainsworth
Executive Director