

CALIFORNIA COASTAL COMMISSION

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F8a

LCP-6-ENC-20-0018-1 (STREET TREES)

June 12, 2020

EXHIBITS

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ORDINANCE 2019-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENCINITAS, CALIFORNIA, ADOPTING AMENDMENTS TO THE DOWNTOWN ENCINITAS SPECIFIC PLAN TO ADDRESS CHANGES TO THE STREET TREE GUIDELINES

CASE NUMBER: PLCY 003379-2019 SPA/LCPA

The City Council of the City of Encinitas hereby finds and declares as follows:

WHEREAS, on March 20, 2019, the City Council of the City of Encinitas approved the Downtown Street Tree In-fill Program and directed staff to update the Downtown Encinitas Specific Plan (DESP) to modify the street tree palette, location, and planting guidelines;

WHEREAS, the City finds that the proposed amendments to the DESP are exempt from environmental review pursuant to General Rule, Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines since there would be no possibility of a significant effect on the environment;

WHEREAS, a Public Notice of Availability of proposed Local Coastal Plan Amendments (LCPA) was issued which opened a six-week public review period that ran from October 3, 2019 through November 14, 2019;

WHEREAS, the proposed Local Coastal Program Amendment meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act and does not conflict with any coastal zone regulations or policies with which future development must comply;

WHEREAS, the Planning Commission conducted a Public Hearing on October 17, 2019, for the purpose of considering amendments to the Downtown Encinitas Specific Plan and considered public testimony and made a recommendation to the City Council to adopt the proposed amendments;

WHEREAS, the Planning Commission adopted Planning Commission Resolution No. PC 2019-40, on file with the Office of the City Clerk and incorporated by this reference, recommending approval with modifications of said Ordinance;

WHEREAS, the City Council conducted a Public Hearing on December 11, 2019 for the purpose of considering amendments to the DESP;

WHEREAS, the City Council has duly considered all evidence, including testimony and the evaluation and recommendations by staff, presented at said hearing;

WHEREAS, notices of said public hearings were made at the time and in the manner required by law; and

WHEREAS, the City Council finds that this Ordinance is intended to be carried out in a manner in full conformance with the California Coastal Act of 1976 and the Development Services Director is hereby authorized to submit this Ordinance as part of the Local Coastal Program Amendment to the California Coastal Commission for their review and adoption.

NOW, THEREFORE, the City Council of the City of Encinitas, California, hereby ordains as follows:



SECTION ONE: CHAPTER 4.0 (DESIGN RECOMMENDATIONS) OF THE DOWNTOWN ENCINITAS SPECIFIC PLAN

Sections 4.8.1 and 4.8.2

Sections 4.8.1 General Landscape Design Recommendations and 4.8.2. Suggested Plant Palette of the Downtown Encinitas Specific Plan (DESP) are hereby amended by modifying the following planting recommendations and planting palette, and shall be integrated into these Sections to read as follows (underline is used to denote text being added, and ~~strikethrough~~ is used to denote text being removed):

4.8.1 General Landscape Design Recommendations

The following ~~mix~~ is recommended as the minimum size for plant materials:

Trees

~~10%, 48 inch box~~

~~10%, 36 inch box~~

~~50%, 24 inch box~~

~~30~~100%, 15 gallon or larger

Shrubs

100%, Balance between 1 and 5 gallon

Groundcover

100% coverage within 1 year

4.8.2 Suggested Plant Palette

a. First Zone of Exposure

All property within the Downtown area which is between the high tide line and Vulcan Avenue lies essentially within the "first zone of exposure." Landscape materials in this area are subject to strong prevailing winds and salt laden air. While development is not limited to an exclusive palette, some examples of appropriate landscape materials for the first zone of exposure are:

BOTANICAL NAME*

COMMON NAME

Trees

Albizia julibrissin

Arbutus marina

~~Arecastrum~~ Syagrus romanzoffianaum

Brahea armata

Brahea edulis

Butia capitata

Cassia leptophylla

Chamaerops humilis

Corymbia citriodora

Handroanthus chrysotrichus

Silktree

Marina Madrone

Queen Palm

Mexican Blue Palm

Guadalupe Palm

Pindo Palm

Gold Medallion Tree

Mediterranean Fan Palm

Lemon-scented Gum

Golden Trumpet Tree

Jacaranda mimosifolia
Lagerstroemia indica 'Biloxi'
Lagerstroemia indica 'Cherokee'
Lagerstroemia indica 'Potomac'
Lagerstroemia indica 'Seminole'
Liriodendron tulipifera
Magnolia grandiflora 'Little Gem'
Magnolia grandiflora 'Majestic Beauty'
Magnolia grandiflora 'Samuel Sommer'
Metrosideros excelsus excelsa
Peltophorum dubium
Pistacia chinensis
Pittosporum crassifolium
Quercus agrifolia
Quercus dumosa
Quercus suber
Quercus tomentella
Quercus virginiana var. fusiformis
Spathodea campanulata
Tristania conferta
Washingtonia robusta

Shrubs

Carissa macrocarpa Carissa spp.
Ceanothus spp.*
Coprosma spp.*
Dodonea viscosa
Juniperus spp.*
Leptospermum laevigatum
Malaleuca spp.*

Metrosideros villosus
Myoporum laetum
Pittosporum crassifolium
Pittosporum crassifolium nana
Pittosporum tobira
Pittosporum tobira Wheeleri
Rhaphiolepis spp.*
Rhus integrifolia

Perennials

Euryops pectinatus
Felicia amelloides
Limonium perezii

Other native wildflowers may be considered upon review by City Staff.

Blue Jacaranda
Biloxi Crape Myrtle
Cherokee Crape Myrtle
Potomac Crape Myrtle
Seminole Crape Myrtle
Tulip Tree
Little Gem Magnolia
Majestic Beauty Southern Magnolia
Samuel Sommer Southern Magnolia
New Zealand Christmas Tree
Yellow Jacaranda
Chinese Pistache
Karo Stiffleaf Cheesewood (std.)
Coast Live Oak
Coastal Sage Scrub Oak
Cork Oak
Island Oak
Escarpment Live Oak
African Tulip Tree
Brisbane Box
Mexican Fan Palm

Natal Plum
Wild Lilac
Mirror Plant
Hopseed Bush
Juniper
Australian Teatree
Paperbark, Honey-myrtle, or Tea-tree varieties None
Pohutukawa None
None
Karo Stiffleaf Cheesewood
Dwarf Karo
Tobira or Japanese Cheesewood
Wheeler's Dwarf Tobira Pittosporum
Indian Hawthorn
Lemonade Berryush

Golden Shrub Daisy None

Blue Marguerite

Sea Lavender

Groundcovers

Arctostaphylos uva-ursi

Baccharis pilularis

Carissa prostrata macrocarpa 'Prostrata'

~~Carpobrotus edulis~~

Ceanothus gloriosus

Ceanothus griseus horizontalis

Delosperma alba

Drosanthemum floribundum

Gazania spp.*

~~Hedera canariensis~~

Juniperus conferta

Lampranthus productus

Lantana montevidensis

Vinca Rosea

Bearberry

Prostrate Coyote Bush

Prostrate Natal Plum

Sea-Fig

Point Reyes Ceanothus

Carmel Creeper

White Trailing Ice Plant

Rosea Ice Plant

~~Nene~~ African daisy

~~Algerian Ivy~~

Shore Juniper

Purple Ice Plant

~~Nene~~ Purple Trailing Lantana

Madagascar Periwinkle

Vines

Bignonia radicans ~~Bignonia sp.~~

Ficus repens ~~Rerens~~

Muehlenbeckia complexa

Solandra maxima

Tecomaria capensis

Bougainvillea spp.*

Trumpet Vine

Climbing Creeping Fig

Wire Vine

Cup-of-Gold Vine

Cape Honeysuckle

Bougainvillea

Grass and Lily-Like Plants

Agave Americana ~~Agave spp.~~

Aloe vera

~~Cortaderia selloana~~

Dracaena spp.*

Festuca rubra

Pandanus utilis

Paspalum spp.*

~~Pennisetum clandestinum~~

Phormium tenax

Yucca aloifolia

Zoysia japonica

Century Plant

~~Nene~~ Aloe

~~Pampas Grass~~

~~Nene~~ Dracaena

Red Fescue

Screw Pine

~~Nene~~ Bahiagrass

~~Kikuyu Grass~~

New Zealand Flax

Spanish Bayonet

Korean LawngGrass

* Multiple varieties may be considered, with the exception of those listed as invasive within the City's Invasive Plant Policy

b. Second Zone of Exposure

The land located inland of Vulcan Avenue is within the "second zone of exposure." Wind and salt air again affect the vegetation, but not as much as in the first zone. Some examples of appropriate landscape materials include all species listed for the first zone as well as the following:

BOTANICAL NAME**COMMON NAME**Trees

Albizia julibrissin
Arbutus marina
 Arbutus unedo
 Callistemon spp.*
Cassia leptophylla
Corymbia citriodora
 Cupaniopsis anacardioides
 Eriobotrya spp.*
 Eucalyptus spp.*
Handroanthus chrysotrichus
Jacaranda mimosifolia
Lagerstroemia indica 'Biloxi'
Lagerstroemia indica 'Cherokee'
Lagerstroemia indica 'Potomac'
Lagerstroemia indica 'Seminole'
Liriodendron tulipifera
 Magnolia grandiflora
Magnolia grandiflora 'Little Gem'
Magnolia grandiflora 'Majestic Beauty'
Magnolia grandiflora 'Samuel Sommer'
Peltophorum dubium
 Pinus spp.*
Pistacia chinensis
 Pittosporum spp.*
 Podocarpus spp.*
~~Prunus spp.~~ Prunus illicifolia
 Quercus spp.*
Quercus suber
Quercus tomentella
Quercus virginiana var. fusiformis
 Rhamphiolepis "Majestic Beauty" Std.

Spathodea campanulata

Silktree
Marina Madrone
 Strawberry Tree
 Bottlebrush
Gold Medallion Tree
Lemon-scented Gum
 Garretweed
 Loquat
 Gum Tree
Golden Trumpet Tree
Blue Jacaranda
Biloxi Crape Myrtle
Cherokee Crape Myrtle
Potomac Crape Myrtle
Seminole Crape Myrtle
Tulip Tree
 Southern Magnolia
Little Gem Magnolia
Majestic Beauty Southern Magnolia
Samuel Sommer Southern Magnolia
Yellow Jacaranda
 Pine Tree
Chinese Pistache
~~None~~ Pittosporum
~~None~~ Podocarpus
~~None~~ Hollyleaf Cherry
 Oak Tree
Cork Oak
Island Oak
Escarpment Live Oak
~~None~~ Majestic Beauty Indian
Hawthorne
African Tulip Tree

Shrubs

Abelia grandiflora
 Baccharis spp.
~~Callistemon spp.~~
 Ceanothus spp.*
 Cistus spp.*
 Eleagnus spp.*
 Escallonia spp.*
 Feijoa sellowiana
 Garrya elliptica

Glossy Abelia
 Coyote Bush
 Bottlebrush
 Wild Lilac
 Rock Rose
~~None~~ Silverberry
~~None~~ Redclaw
 Pineapple Guava
Silk Tassel Bush

Hibiscus spp.*
Lantana spp.*
Leptospermum spp.*
Leucophyllum texanum
Ligustrum spp.
Nerium oleander

None Hibiscus
None Lantana
None Tea Tree
Texas Ranger
Privet
None

Perennials

~~Centranthus ruber~~
Coreopsis spp.*
Echium fatuosum
Pelargonium domesticum
Veronica spp.*

~~Red Valarian~~
None Tickseed
~~Pride of Madeira~~
Lady Washington Geranium
Speedwell

Vines

Beaumontia grandiflora
Gelsemium sempervirens
Hibbertia scandens
Jasminum spp.*
Lonicera spp.*
Macfadyena unguis-cati
Parthenocissus tricuspidata
Rhoicissus capensis
Trachelospermum jasminoides

Easter Lily Vine
Carolina Jessamine
Golden Guinea Gold Vine
None Jasmine
Honeysuckle
Cat's Claw Trumpet Vine
Boston Ivy
Evergreen Grape
Star Jasmine

Grass and Lily-Like Plants

Agapanthus africanus
Beaucarnea recurvata
Cordyline australis
Cynodon spp.*
Festuca elatior
Hemerocallis spp.*
Liriope spicata ~~Liriope spp.~~
Sansevieria spp.*
Strelitzia reginae
Yucca recurvifolia

Lily of the Nile
Elephant's Foot
Cabbage Tree
Bermuda Grass
Meadow Fescue
Daylily
Creeping Lily Turf
Mother-in-Law's Tongue
Bird of Paradise
Curve-leaf Yucca

Groundcovers

Arenaria spp.*
Cotoneaster horizontalis
Juniperus horizontalis
Lantana spp.
Liriope spicata
Lonicera japonica
Ophiopogon japonicas ~~Ophiopogon spp.~~
Pachysandra terminalis

Sandwort
None Rockspray Cotoneaster
None Creeping Juniper
None Lantana
Lily Turf
Japanese Honeysuckle
Mondo Grass
Japanese Spurge

Phyla nodiflora

Lippia Grass

Thymus vulgaris ~~Thymus spp.~~

Thyme

Other native wildflowers may be considered upon review by City Staff. ~~Wildflowers~~

* Multiple varieties may be considered, with the exception of those listed as invasive within the City's Invasive Plant Policy

SECTION TWO: CHAPTER 7.0 (STREET TREE MASTER PLAN) OF THE DOWNTOWN ENCINITAS SPECIFIC PLAN

Sections 7.4 and 7.5

Sections 7.4 Street Tree Guidelines and 7.5 Street Tree Concept Plan of the Downtown Encinitas Specific Plan (DESP) are hereby amended by modifying the following planting recommendations and planting palettes and by removing Figure 9 – Planting Design for Neighborhood Streets, to read as follows (underline is used to denote text being added, ~~strike through~~ is used to denote text being removed, double-underline is used to denote text being moved):

7.4 STREET TREE GUIDELINES

Street trees in urban environments are subject to environmental stresses and conditions that do not beset other landscape situations: small planting spaces, air pollution, limited moisture, glare and reflection of heat from pavement and building walls, and damage to roots and bark from vehicles and delivery trucks. Under such conditions, street trees are more susceptible to disease and insects which, unfortunately, shorten the life expectancy of City street trees.

With this understanding, the following provisions specifically pertain to street trees within the specific plan area, in addition to the general landscape recommendations found in Section 4.8. Should a conflict exist between a provision in this section and a recommendation in Section 4.8, the provisions in this section shall take precedence.

a. Design/Planting Guidelines

- Trees species shall be selected from the designated street tree list in order to ~~insure~~ ensure that a variety of species, which are adapted to the coastal environment and urban conditions, are planted throughout the downtown Encinitas specific plan area.
- Evergreen trees with large canopies and dense winter foliage should be avoided on streets with an east-west axis.
- Street trees shall be planted in a minimum 4 x 6-foot planting area, wherever possible, to ~~insure~~ ensure optimum growth.
- Planting areas smaller than 4 x 6 feet or within 3 feet of the pavement, shall require a root control device.
- Parkways and medians of streets shall not be planted with the same species.
- Parkways and medians shall consist of drought-tolerant trees, shrubs, and groundcover. The use of turf in parkways and medians shall be prohibited. Refer to Landscape Guidelines, Section 4.8 for suggested shrubs and groundcovers.
- Street trees shall be a minimum 15 gallon in size.
- Accent trees shall be a minimum ~~24 inch box~~ 15 gallon in size or larger.

- Street trees shall be properly installed according to the city's landscape planting standards.

b. Management/Maintenance Guidelines

- Dead trees or trees in very poor condition should be removed in order to reduce safety hazards.
- Monitor overall species and age diversity.
- Continue to maintain and keep the City-wide street tree inventory up to date.
- Monitor and take action against pests and diseases within the plan area and on a citywide basis.
- Immediately replace trees that have been removed with a tree as per the designated street tree list.
- Illegally removed street trees ~~should be~~ are subject to a replacement penalty.
- Stub cutting techniques (heading back large limbs) shall be prohibited.
- Establish a street tree maintenance program.
- Enlarge planting areas (minimum 4 x 6 feet) around existing street trees where feasible.

7.5 STREET TREE CONCEPT PLAN

Most streets in the Downtown Encinitas specific plan area are characterized by an eclectic tree palette. There are a few small thematic groupings of trees scattered along some streets. The overall goal of the street tree concept plan is to provide a dominant street tree for each street within the specific plan area. This will provide continuity and reinforce the distinct character of individual streets within the Downtown area. Street trees, to be planted when new or in-fill development occurs or when replacements for old or diseased trees are required, shall be planted with the designated theme street tree(s).

Although numerous mature eucalyptus, ficus, and cypress trees exist throughout the community and are recommended for preservation, these trees will be phased out over time through natural attrition because of maintenance and hardscape problems associated with these species.

Theme street trees have been selected for ~~First Street, Second Street, Vulcan Avenue, Encinitas Boulevard (between Vulcan Avenue and First Street), D Street, and E Street~~ all the streets within the specific plan area listed below and shall be planted in accordance with the City's landscape planting standards, as described below. In addition, one or more species can be selected from the a suggested street tree palette is provided below for all other streets within the specific plan area. Either one or more species can be selected from this list for planting along the parkway within the street right-of-way of these other streets.

Neighborhoods should be planted with a variety of species rather than just with one or two species in order to ~~insure~~ ensure that an entire neighborhood is not denuded of street trees due to a pest, disease, climatic occurrence, or other problems. However, each street should have a dominant species, which provides design unity along the streetscape ~~as shown in~~

Figure-9. The street trees listed below are well suited for our coastal climate, street conditions, and almost all are drought tolerant.

Additional tree species may be planted within the Downtown Encinitas Specific Plan area at the discretion of the City Manager or designee, who shall follow the City's most recent overall street tree planting list. Factors to be considered include the long-term health of the tree, location, compatibility with the adjacent uses, as well as other design considerations. Priority shall be given to drought tolerant and drought resistant tree species. No tree, shrub, or plant listed as invasive in the City's invasive plant policy shall be planted.

REMOVE: Figure 9 – Planting Design for Neighborhood Streets

THEME STREET TREES

East-West Streets:

Encinitas Boulevard (between First Street & Vulcan Avenue)²

~~Arecastrum-Syagrus~~ romanzoffianaum, Queen Palm¹
Formal planting, maximum 30 feet on center.

C Street (between Second St. & street end)²

Chinese Pistache, Pistacia chinensis
Formal planting, maximum 30 feet on center.

D Street (between Cornish Drive & street end)²

~~Washingtonia robusta, Mexican Fan Palm~~
Chinese Pistache, Pistacia chinensis
Formal planting, maximum 30 feet on center.

E Street (between Cornish Drive & street end)²

~~Washingtonia robusta, Mexican Fan Palm~~
Yellow Jacaranda, Peltophorum dubium
Formal planting, maximum 30 feet on center.

F Street (between Cornish Drive & street end)²

Crape Myrtle, Lagerstroemia indica
Formal planting, maximum 30 feet on center.

G Street (between Cornish Drive & street end)²

Marina Madrone, Arbutus marina

Formal planting, maximum 30 feet on center.

H Street (between Cornish Drive & street end)²

Golden Trumpet Tree, *Handroanthus chrysotrichus*

Formal planting, maximum 30 feet on center.

I Street (between Cornish Drive & street end)²

Silktree, *Abizia julibrissin*

Formal planting, maximum 30 feet on center.

J Street (between Cornish Drive & street end)²

Chinese Pistache, *Pistacia chinensis*

Formal planting, maximum 30 feet on center.

North-South Streets:

Vulcan Avenue (between Encinitas Boulevard & F J Street)²

Parkway:

Laurus nobilis, Sweet Bay (see exception below)

Formal planting, maximum 40 feet on center.

Median:

Lantana montevidensis, Dwarf Trailing Lantana

Plant "*Dwarf White*" and "*Dwarf Pink*", triangular spacing, 4 feet apart.

¹ Some water needed during dry periods.

² Refer to streetscape concept plan, Section 4.7.

Exception - along the east side of Vulcan Avenue between D & E Streets, maintain existing palms or replace with an accent tree from the accent tree list below at a maximum of 25 30 feet on center.

~~Vulcan Avenue (between F Street & J Street)~~

~~Washingtonia robusta, Mexican Fan Palm~~

~~Formal planting, maximum 30 feet on center.~~

First Street (between Encinitas Blvd. & southern SP boundary)²

Planter streetscape nodes at intersections:

Erythrina humeana, Natal Coral Tree¹

One 48-inch box (minimum) specimen in each planter.

Second Street (between C Street & southern SP boundary)²

Parkway:

Laurus nobilis, Sweet Bay

Formal planting, maximum 40 feet on center.

Arbutus unedo, Strawberry Tree

One multi-trunk specimen at mid-block locations as an accent tree.

Quercus virginiana var. fusiformis, Escarpment Live Oak

Quercus tomentella, Island Oak

Corymbia citriodora, Lemon-scented Gum Planting instructions

Quercus suber, Cork Oak

Formal planting, maximum 30 feet on center.

Third Street (between C Street & southern SP boundary)²

Quercus virginiana var. fusiformis, Escarpment Live Oak

Quercus tomentella, Island Oak

Corymbia citriodora, Lemon-scented Gum Planting instructions

Quercus suber, Cork Oak

Formal planting, maximum 30 feet on center.

Fourth Street (between C Street & southern SP boundary)²

Quercus virginiana var. fusiformis, Escarpment Live Oak

Quercus tomentella, Island Oak

Corymbia citriodora, Lemon-scented Gum

Quercus suber, Cork Oak

Formal planting, maximum 30 feet on center.

SUGGESTED STREET TREES³

Albizia julibrissin, Silktree

Agonis flexuosa, Peppermint Tree

Arbutus marina, Marina Madrone

Arbutus unedo, Strawberry Tree

Butia capitata, Pindo Palm

Callistemon citrinus, Lemon Bottlebrush

Callistemon viminalis, Weeping Bottlebrush

Cassia leptophylla, Gold Medallion Tree

Corymbia citriodora, Lemon-scented Gum

Eriobotrya japonica, Loquat
Erythea armata, Mexican Blue Palm
Brahea edulis, Guadalupe Palm
Handroanthus chrysotrichus, Golden Trumpet Tree
Harpephyllum caffrum, Kaffir Plum¹
Jacaranda mimosifolia, Blue Jacaranda
Lagerstroemia indica 'Biloxi', Biloxi Crape Myrtle
Lagerstroemia indica 'Cherokee', Cherokee Crape Myrtle
Lagerstroemia indica 'Potomac', Potomac Crape Myrtle
Lagerstroemia indica 'Seminole', Seminole Crape Myrtle
Leptosperum laevigatum, Australian Tea Tree
Ligustrum lucidum, Glossy Privet
Liriodendron tulipifera, Tulip Tree
Magnolia grandiflora 'Little Gem,' Little Gem Magnolia
Magnolia grandiflora 'Majestic Beauty,' Majestic Beauty Southern Magnolia
Magnolia grandiflora 'Samuel Sommer,' Samuel Sommer Southern Magnolia
Melaleuca nesophila, Pink Melaleuca (multi-trunk specimen)
Melaleuca quinquenervia, Cajeput Tree
Metrosideros excelsa, New Zealand Christmas Tree
Peltophorum dubium, Yellow Jacaranda
Pistacia chinensis, Chinese Pistache
Pittosporum crassifolium, ~~Kare Tree~~ Stiffleaf Cheesewood (std.)
Psidium littorale, Strawberry Guava
Quercus suber, Cork Oak
Quercus tomentella, Island Oak
Quercus virginiana var. *fusiformis*, Escarpment Live Oak
Rhus lancea, African Sumac
Spathodea campanulata, African Tulip Tree
Trachycarpus fortunei, ~~Windmill Palm~~
~~*Tristania conferta*~~ *Lophostemon confertus*, Brisbane Box
Zizyphus jujuba, Chinese Jujube

¹ Some water needed during dry periods.

² Refer to streetscape concept plan, Section 4.7

³ Street tree spacing will vary according to species.

ACCENT TREES

The following trees are recommended for accent plantings at street intersections, at major entry points into the community, and to add visual interest. Plant informal clusters of 2, 3, or 5 trees. These species are not recommended for street trees.

Arbutus unedo, Strawberry Tree

Agonis flexuosa, Peppermint Tree

Butia capitata, Pindo Palm

Callistemon citrinus, Lemon Bottlebrush

Erythea armata, Mexican Blue Palm

Erythea edulis, Guadalupe Palm

Harpephyllum caffrum, Kaffir Plum[†]

Leptospermum laevigatum, Australian Tea Tree

Melaleuca nesophila, Pink Melaleuca

Phoenix canariensis, Canary Island Date Palm

Psidium littorale, Strawberry Guava

Zizyphus jujuba, Chinese Jujube

[†]—Some water needed during dry periods.

SECTION THREE: SEVERABILITY

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

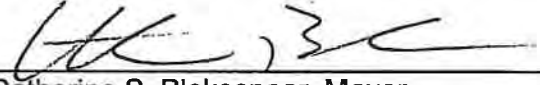
SECTION FOUR: PUBLIC NOTICE AND EFFECTIVE DATE

The City Clerk is directed to prepare and have published a summary of the ordinance no less than five days prior to consideration of its adoption, and again within 15 days following adoption, indicating the votes cast. This Ordinance will become effective following certification by the California Coastal Commission as being consistent with the Local Coastal Program for the City of Encinitas and California Coastal Act.

SECTION FIVE:

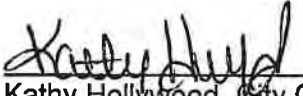
This Ordinance was introduced on December 11, 2019.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the 22nd day of January, 2020.



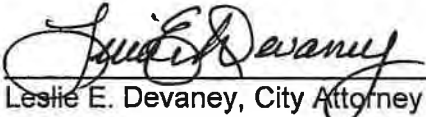
Catherine S. Blakespear, Mayor

ATTEST:



Kathy Hollywood, City Clerk

APPROVED AS TO FORM

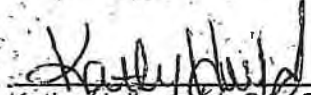


Leslie E. Devaney, City Attorney

CERTIFICATION: I, Kathy Hollywood, City Clerk of the City of Encinitas, California, do hereby certify under penalty of perjury that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the 11th day of December, 2019 and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the 22nd day of January, 2020 by the following vote, to wit:

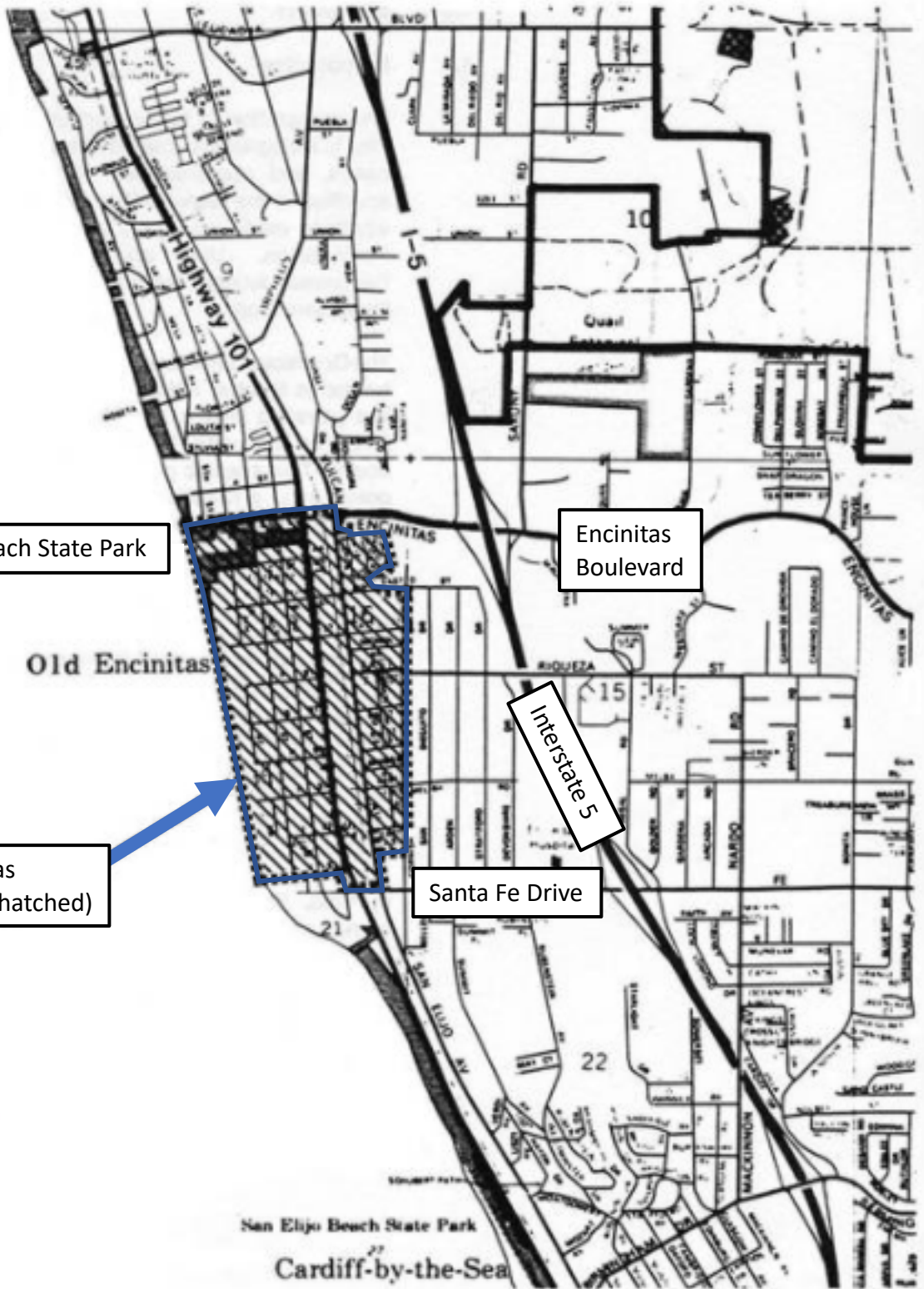
AYES: Blakespear, Hinze, Hubbard, Kranz, Mosca
NAYS: None
ABSENT: None
ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Encinitas, California, this 22 day of January, 2020.



Kathy Hollywood, City Clerk





Moonlight Beach State Park

Encinitas Boulevard

Old Encinitas

Interstate 5

Downtown Encinitas Specific Plan area (hatched)

Santa Fe Drive

San Elijo Beach State Park

Cardiff-by-the-Sea

EXHIBIT NO. 2
DESP Boundary Map
Encinitas LCP-6-ENC-20-0016-1
California Coastal Commission