

Draft Negative Declaration

CITY OF ENCINTAS
Planning and Building Department
505 South Vulcan Avenue
Encinitas, CA 92024
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Case No. 04-266 GPA/LCPA/ZA

SUBJECT: Cardiff-by-the-Sea Specific Plan: Adoption of the Cardiff-by-the-Sea Specific Plan and associated amendments to the Encinitas General Plan and Local Coastal Program. Related zoning amendments are also proposed. The Specific Plan area encompasses approximately 17.09 acres within the community of Cardiff-by-the-Sea. The proposed Specific Plan provides land use policies, development regulations, and design recommendations for future development within the Specific Plan area. Applicant: City of Encinitas.

- I. **PROJECT DESCRIPTION:** See attached Environmental Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Environmental Initial Study.
- III. **DETERMINATION:**

The City of Encinitas conducted an Environmental Initial Study that determined the proposed project would not have a significant effect on the environment and the preparation of an Environmental Impact Report will not be required.

- IV. **DOCUMENTATION:**

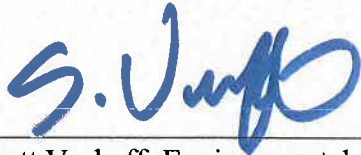
The attached Environmental Initial Study documents the reasons to support the above determination.

- V. **RESULTS OF PUBLIC REVIEW:**

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration, Environmental Initial Study, project application, and other supporting documentation are available in the office of the City of Encinitas Planning and Building Department for review or for purchase at the cost of reproduction.



Scott Vurbeff, Environmental Coordinator
Planning and Building Department

December 4, 2009

Date of Draft Report

Date of Final Report

**CITY OF ENCINITAS
PLANNING AND BUILDING DEPARTMENT
505 South Vulcan Avenue
Encinitas, CA 92024-3633
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**ENVIRONMENTAL INITIAL STUDY
Case No. 04-266 GPA/LCPA/ZA**

SUBJECT: Cardiff-by-the-Sea Specific Plan: Adoption of the Cardiff-by-the-Sea Specific Plan and associated amendments to the Encinitas General Plan and Local Coastal Program. Related zoning amendments are also proposed. The Specific Plan area encompasses approximately 17.09 acres within the community of Cardiff-by-the-Sea. The proposed Specific Plan provides land use policies, development regulations, and design recommendations for future development within the Specific Plan area. Applicant: City of Encinitas.

I. PURPOSE AND MAIN FEATURES:

Background

Policy 7.7 of the Encinitas General Plan's Land Use Element designates the downtown area of Cardiff-by-the-Sea community as a Specific Plan area. The General Plan (Figure 2 of the Land Use Element) provides a Specific Plan overlay designation for this downtown area, which is the community's central business district having an area of approximately 17.09 acres. In accordance with the Encinitas General Plan, the overlay designation identifies the need to prepare a Specific Plan for the subject area. The proposed Cardiff-by-the-Sea Specific Plan has been prepared by the City of Encinitas to fulfill this need and implement land use policy objectives, as identified in Policy 7.7, for the subject area. These objectives include ensuring commercial uses are physically compatible with and complimentary to surrounding residential uses, establishing standards that preserve public views, establishing a streetscape program, revitalizing the commercial corridor, providing ancillary residential uses in commercial zones, and establishing development standards that ensure variation in the design of development within the Specific Plan area.

Purpose

The principal objective of the Cardiff-by-the-Sea Specific Plan "is to retain the beach town character while enhancing the quality of life for residents both within the area and surrounding it and to improve the business setting". In addition, the Specific Plan provides overriding goals that serve as a basis for the plan's implementation. These goals consist of the following:

- To protect the character and identity of the Cardiff-by-the-Sea community;
- To define land use to ensure long-term compatibility among many land uses found in the Specific Plan area;
- To provide development standards that reinforce and maintain desirable characteristics of the

Cardiff-by-the-Sea Specific Plan area;

- To involve local residents, business owners, and property owners in determining the future of their community;
- To prioritize reinvestment in public infrastructure; and
- To have the intent to maintain ocean view through the policies of the Specific Plan.

In order to implement the above goals, the proposed Specific Plan provides other goals and policies, use and development regulations, design recommendations, circulation and parking recommendations, and recommended infrastructure improvements. In addition, the project would reclassify approximately 6.3 acres of existing land use and zone designations, resulting in corresponding amendments to the Encinitas General Plan Land Use Map, Table 4 of the General Plan's Land Use Element, Encinitas Municipal Code Zoning Map, Title 30 of the Encinitas Municipal Code, and Encinitas Local Coastal Program. The above provisions of the proposed Specific Plan are incorporated by reference as part of this Environmental Initial Study.

Policies

The Specific Plan outlines land use goals to guide future development within the plan area. For each general goal, more specific policies are provided to facilitate implementation of the related goal. The general goals focus on maintaining and reinforcing the community character of the subject area, retaining existing residential uses, maintaining public coastal views, and addressing storm water quality. Other goals are provided to enhance the circulation system for pedestrians and vehicles within the Specific Plan area.

Land Use/Development Regulations

Land use and development regulations are provided in the Specific Plan for each zoning designation within the plan area. The proposed zoning designations consist of C-R-11 (Residential), C-OP (Office Professional), C-GC (General Commercial), and C-CM (Commercial Mixed). The C-R-11 zone is intended to provide for residential development including single-family and multi-family housing having a planned density of 8.01 to 11 dwelling units per net acre. Professional and administrative offices, with some accessory retail and service uses, would be allowed within the C-OP zone. The C-GC zone is primarily intended to establish a retail commercial district and allow development of professional office uses on retail properties. The C-CM zone is intended to create a retail commercial and office professional district with residential uses as a secondary use. Overall, the Specific Plan would allocate approximately 3.35 acres for the C-R-11 zone, 0.53 acres for the C-OP zone, 9.91 acres for the C-GC zone, and 3.3 acres for the C-CM zone. For each zone, the Specific Plan provides a matrix of allowable uses. In addition, the plan provides development standards for land use density and intensity, structure height, lot configuration, building setbacks, and other site planning requirements related to access, circulation and parking, building design and use, landscaping, and lighting.

Design Recommendations

The proposed Specific Plan includes comprehensive provisions for design recommendations. According to the plan, the overall goal of these recommendations is to ensure that future development within the plan area will enhance the community character and not detract from its distinctive and unique qualities. In order to achieve this goal, design recommendations are provided for circulation, site planning, building design, landscaping, signage, and streetscape/parking areas. In addition, the plan organizes the entire Specific Plan area into four planning areas. Design recommendations are provided by the plan to establish the scale, character, uses, and objectives for each planning area.

Circulation

The proposed Specific Plan provides recommendations and standards for circulation and parking within the plan area. The intent of the provisions is to enhance the circulation system for vehicles and pedestrians while minimizing conflicts and increasing public safety. Recommendations are provided to reinforce the pedestrian network and enhance the design of any future transit stops. Street standards and recommended right-of-way improvements are provided for all streets within the Specific Plan area. In addition, recommended improvements are provided for both signalized and unsignalized intersections. These intersection improvements consist primarily of implementing intersection designs that increase pedestrian safety, such as enhanced in-street paving at crosswalks. Any future street improvements within the plan area would be required to be consistent with the street standards provided in the Specific Plan.

Parking

Parking strategies and standards are included in the Specific Plan with the intent to provide for adequate and convenient parking. The strategies include ensuring adequate parking for new development, encouraging a "park-once" strategy through implementation of improvements to the pedestrian-oriented environment, evaluating the feasibility of providing public parking within the NCTD railroad, and allowing changes in the use of existing buildings even when additional off-street parking is required and cannot be fully met. Parking standards within the Encinitas Municipal Code (Chapter 30.54) would apply to future development within the Specific Plan area.

Infrastructure

Recommendations are provided in the Specific Plan for drainage and surface improvements. To address an inadequate storm drain system in the Specific Plan area, the plan recommends that a more detailed drainage study be conducted to enhance the drainage system. The study should identify necessary improvements to remediate flooding that occurs during storm events. Surface improvements, consistent with right-of-way standards provided in the Specific Plan, are recommended to eliminate the jogging of curb and sidewalk alignments in the Specific Plan area. In addition, the Specific Plan acknowledges that street improvement projects may be considered to be priority projects, which are defined in the City's Municipal Code (Chapter 20.08) for the purposes of

controlling storm water pollution. Any such projects would be required to implement Best Management Practices to minimize detrimental effects on water quality within the Specific Plan area.

Implementation

Guidelines are included in the proposed Specific Plan for the purposes of its implementation. These guidelines pertain to processing and review of development permits, amendments to the proposed Specific Plan, and nonconformities. Other guidelines are provided for the identification and prioritization of public improvements within the Specific Plan area. Several suggested financing strategies are summarized to implement the recommended public improvements.

General Plan/Local Coastal Program Compliance

Chapter 8 of the Specific Plan addresses the project's compliance with applicable goals, policies, and provisions of the Encinitas General Plan and Local Coastal Program that pertain to land use, housing, circulation, public safety, resource management, recreation, and noise. The analysis determined that implementation of the Specific Plan would not result in policy conflicts with the General Plan.

II. ENVIRONMENTAL SETTING:

The approximately 17.1-acre project site is generally known as the central business district of the Cardiff-by-the-Sea community located within the southwestern portion of the City of Encinitas. The site is entirely developed with urban uses, consisting of a mix of low-rise retail, office, institutional, and residential uses. Residential uses and small-scale commercial and office uses are concentrated in the northern and southern portions of the site. Larger- and smaller-scale commercial uses are concentrated in the central portion. Existing zoning designations consist of General Commercial (GC), Residential 11 (R11), and Office Professional (OP) zones. The Specific Plan area generally maintains a beach town character.

Surrounding uses generally consist of residential and public uses. A mix of single- and multi-family residential uses exist immediately east and to the more distant northern and southern areas. Cardiff Elementary School is located immediately north of the Specific Plan area. Glen Park, a neighborhood public park, is situated along the southern border. The North County Transit District (NCTD) right-of-way, which provides railroad corridor services for Coaster commuter trains, AMTRAK, and less frequent freight trains, is located along the western boundary of the Specific Plan area. Pacific Coast Highway 101, the San Elijo State Beach Campground, and Pacific Ocean are situated to the more distant western areas. Zoning designations that immediately surround the project site consist of Public/Semi-Public (P/SP) and Residential 11 (R11) to the north, Residential 15 (R15) to the east, Ecological Resource/Open Space/Park (ER/OS/PK) and Residential 11 (R11) to the south, and Transportation Corridor (TC) to the west.

