



**PLANNING COMMISSION AGENDA REPORT**  
Planning and Building Department

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| <b>Agenda Item:</b>         | 4A   |
| <b>Project Name:</b>        | At Home in Encinitas   |
| <b>Request:</b>             | The purpose of this special study session is to receive a presentation and obtain Planning Commission general input on draft design guidelines and zoning code standards and continuing community engagement. No action will be taken. |
| <b>Project Number:</b>      | 14-200 POD   |
| <b>Applicant:</b>           | City of Encinitas  |
| <b>Project Planner:</b>     | Michael Strong, Senior Planner<br><a href="mailto:mstrong@encinitasca.gov">mstrong@encinitasca.gov</a>   |
| <b>Report Approval:</b>     | Manjeet Ranu, AICP<br>Acting Director of Planning & Building   |
| <b>Recommended Actions:</b> | <ol style="list-style-type: none"><li>1. Receive the staff presentation;</li><li>2. Conduct the public hearing; and</li><li>3. Provide general input to staff, initiating public review</li></ol>                                      |

## INTRODUCTION

At a joint study session with the City Council and Planning Commission on July 8, 2015, the Council provided direction confirming the approach to the preparation of zoning standards and design guidelines, along with related public engagement. The purpose of this study session is to introduce the draft zoning standards and design guidelines that have been prepared to accommodate needed housing in a manner that reflects community-supported solutions.

The foundation for these standards and guidelines are in the significant community engagement process in fall 2014; the subsequent City Council direction, with input of the Planning Commission, in winter and spring 2015; and State housing element law. Public engagement will also be occurring during November 2015 through a series of Community Dialogue Sessions, along with enabling participation via the project website. Therefore, the Commission is requested to provide input at a general level as part of the concurrent initiation of public review of the zoning standards and design guidelines. The Commission will forward a final recommendation to the Council in spring 2016.

## **DRAFT ZONING STANDARDS AND DESIGN GUIDELINES**

Please refer to the attachments for the draft zoning standards and design guidelines. A complete discussion of the purpose, rationale and approach in preparing these is in Attachment 3.

## **COMMUNITY DIALOGUE SESSIONS**

Staff will provide an overview of the approach to the November Community Dialogue Sessions at the study session. Background on the approach is available in Attachment 3.

## **PUBLIC NOTICE AND PARTICIPATION**

Notice of this study session was published in the Coast News on October 23, 2015. Additionally, as a courtesy, the notice was posted at City Hall, the Community Center and on the Planning and Building Department's Internet site under "Public Notices" and via e-Project Source. Comprehensive project information is available at [www.AtHomeinEncinitas.info](http://www.AtHomeinEncinitas.info).

## **ENVIRONMENTAL CONSIDERATIONS**

The action before the Planning Commission is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. This item involves the ongoing study related to preparing design guidelines and zoning code standards in support of the City's Housing Element update. This general direction does not have a legally binding effect on any possible future discretionary action. Public input received and technical information prepared during the proposed process will be utilized in preparing an Environmental Impact Report for the Housing Plan Update.

## **ATTACHMENTS**

1. Draft Zoning Standards
2. Draft Design Guidelines
3. July 18, 2015 study session link:  
<http://www.encinitasca.gov/modules/showdocument.aspx?documentid=5677>