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City of Encinitas
Citizen Participation Plan
Tentative Subdivision Map
Between RSF Road and just westerly of a private road marked as McCain Lane
Case No. 07-150

This letter is being sent to all the property owners within a 500-foot radius of the subject property, as well as to the Olivenhain Town Council.

Project Description:

This application is for a Tentative Subdivision Map to create the Olivenhain Town Center consisting of 13 residential lots and a mixed-use area that will include office/commercial space (25,600 square feet), three restaurant/commercial buildings (6,300 total square feet) and five single-family attached residential units. This project will be implemented using the State of California Low-Income Density Bonus Law (Gov. Code § 65915). The Olivenhain Town Center is planned for the partially improved land located Westerly of Rancho Santa Fe Road and North of the commercial, office and private school (The Gifted Preschool) properties that exist on the Northwest corner of Rancho Santa Fe Road and Encinitas Boulevard (as shown on the attached aerial photo). A private road marked as McCain Lane provides access to the property from Encinitas Boulevard approximately 390 feet west of the Rancho Santa Fe Road intersection. Homes within the property have the following addresses: 2220, 2228 and 2230 Encinitas Blvd.

The site is a total of 8.44 acres and consists of an assemblage of seven legal lots (APNs 259-231-28, 259-231-30, 259-231-31, 259-231-32, 259-231-66, 259-231-81 & 259-231-82) that are zoned RR-2 for 1/2-acre rural residential lots (or two homes per acre). Two of the legal lots (259-231-28 & 259-231-32) comprising 5.6 acres have an approved Tentative Map for 6 lots (Case No. 03-082 TPM/DR/AEIS Resolution No. 2004-30, May 19, 2004 as extended earlier this year per Case No. 07-038 EXT) and two of the other lots are improved with homes. The remaining three lots are vacant lots with all utilities stubbed to each lot and ready for single family homes to be permitted and built. This area of the City is also within the Special Study Overlay Zone and Scenic Visual Corridor.

The State of California Low-Income Density Bonus Law allows the project to exceed the otherwise maximum density of 16 homes (8.44 acres times 2 homes per acre) due to the provision of two homes to households that qualify as very low income.

My proposal for the property includes extending a private road from the current location of McCain Lane (the private road that takes access from Encinitas Blvd.) north and curving east to its new connection with Rancho Santa Fe Road approximately 150 feet South of the current intersection with Peppertree Lane. All of the property including the mixed-use properties and the thirteen detached residential lots will take access from this new private road. Please see the attached plans for reference. These lots will be graded to step up so as to follow the existing terrain elevations as much as possible. It has not yet been determined whether these lots will be sold individually or built out all at once. The existing elevation difference between the western

edge of the property and Rancho Santa Fe Rd. is approximately 70 feet.

The new private street will be improved to a width of 48 feet, with curb and gutter, a ten foot multi-purpose trail on the Northerly side of the road and a five foot sidewalk on the Southerly side. The travel lanes will be eleven feet wide in each direction and wider where street parking can be located practically and safely. There will be a pedestrian/equestrian trail constructed along the frontage of the Northerly residential lots and it will connect the western portion of the site to the intersection of Rancho Santa Fe Road.

The mixed-use portion of the Olivenhain Town Center will occur on the southeastern portion of the land immediately adjacent to the existing commercial properties in the Local Commercial Zone south of the project area. The mixed-use area will be approximately 2.56 acres in size. As mentioned above, the access to the mixed-use area will be provided via two driveway access points on the new private road, previously described, that loops between Encinitas Boulevard and Rancho Santa Fe Road.

The mixed-use area will consist of four two-story office/retail/residential buildings of 5,200 to 9,200 square feet each, and three free standing buildings that could house restaurants, retail, deli, coffee shops, etc., and office totalling 6,300 square feet.

The Olivenhain Town Center is designed to be a complete mixed-used village that nestles itself within the context of historic Olivenhain. This transitional property is located between an area of older existing commercial properties that front Encinitas Boulevard and Rancho Santa Fe Road and a variety of single-family homes along Rancho Santa Fe Road.

My concept is to create a small village that lines the perimeter of the property with 13 single-family homes that relate to the surrounding single-family homes. The interior would be a mixed-use village accommodating five residential units over retail. Additionally, the village would accommodate several small commercial and office suite opportunities. Three residentially scaled buildings would be located along Rancho Santa Fe Road. Each structure would appear to be a single-family home that has been converted to café, restaurant and similar dining establishment. The village would be integrated into the existing residential community with a trail system for both pedestrians and equestrian uses, creating a truly walkable community.

The architectural theme would be that of historic Olivenhain and picking up the quaint village appeal of the turn of the century. The proposed village would be rich in detail, materials and color, incorporating a mixture of brick, stone, stucco and wood siding on the primary building surfaces. Creative use of wrought iron, wood railings, details, brackets and accents coupled with shutters and decorative stone garden walls would provide additional character to the buildings. Varying the roof pitches and building height of the one and two story architectural elements would incorporate the village harmoniously into the existing community. A landscape rich with mature trees, flower gardens, soothing fountains and textured pathways would be reminiscent of the ambience of a quaint European village.

As part of this proposed project, Rancho Santa Fe Road will be improved along the project frontage and beyond as far south as Encinitas Boulevard and about 50 feet Northerly of the project boundary. A bike lane will be provided along the western side of Rancho Santa Fe Road,

as well as landscaping and small rock walls to facilitate a natural transition to the project. In addition, the project will improve the intersection of Rancho Santa Fe Road by creating two 300 foot left turn pockets and widening the through lane to minimize the disruption to through traffic from vehicles waiting to turn right onto Encinitas Blvd. A roundabout will be constructed on Rancho Santa Fe Road at the new intersection with the private road, previously discussed, to control traffic speeds and provide access to the proposed project. The roundabout will be a single lane with approved landscaping in the center island that does not impact necessary sightlines or visibility.

As discussed above, the new private street will access both Rancho Santa Fe Road and Encinitas Boulevard. Providing connections at both ends will help reduce project related traffic through the intersection of Rancho Santa Fe Road/Encinitas Boulevard. Along this private, two-lane street, traffic calming elements will be constructed to control traffic speeds, provide a visually inviting environment and improve pedestrian connectivity throughout the development.

Randy Goodson, CEO of Accretive Investments, Inc. is the developer of this project and has agreements with all of the property owners within the project to process this project.

I will notify all of the surrounding residents and business owners by mail of the meeting scheduled for Sunday, October 14, 2007 at 2220 Encinitas Blvd, Encinitas, California 92024. The community may voice any questions or concerns to me either at the planned meeting, by calling me, sending me a letter or writing to me by e-mail at Randy@OlivenhainTownCenter.com. My letter to be sent to the neighbors is attached.

Schedule for completion of the Citizen Participation Plan:

Submit CPP to Planning staff for approval:	August 27, 2007
Hold site meeting:	October 14, 2007
Submit report of all contact during CPP process to Planning:	October 23, 2007