

## **OLIVENHAIN TOWN CENTER**

3655 Nobel Drive, Suite 650  
San Diego, California 92122

### **Report of Citizens Meeting on October 14, 2007**

2220 Encinitas Blvd, Encinitas, CA 92024  
Case # 07-150

A Citizen's Participation Meeting was held on Sunday, October 14, 2007 at 4:30pm at the above project site. The developer, architect and engineer were on-site to answer any questions regarding the Olivenhain Town Center mixed-use project. It was a free-flowing presentation as people arrived during about a 45 minute timeframe. The meeting continued for approximately 1 ½ hours. There were 61 people in total attendance; this includes the five working on the project.

The citizens could address questions to any of the (2) developer representatives, the architect and the engineer. A model of the town center (scale: 1:30) was presented to showcase the project. The proposed tentative map and an enlarged project area map were also available for review.

The questions, comments, and responses at this meeting are as follows:

**1. What techniques did you use to notify and involve the public regarding your application?**

A letter, project area map and proposed tentative map were sent to all owners and occupants within a 500 foot radius of the project area on September 28, 2007. The Encinitas Chamber of Commerce and the Olivenhain Town Council were also noticed via a letter per the request of the Planning & Building Department.

**2. What concerns, issues, and problems did you hear during the process?**

- a. Traffic on Rancho Santa Fe and Encinitas Blvd is going to be much worse during peak hours. How much extra traffic should citizens plan on?
- b. Land is zoned for 11 residential/rural residences. Neighbors who have purchased homes in the neighborhood would have never expected it to turn into a high density residential and commercial use area.
- c. Additional noise and light pollution from the restaurants.
- d. What constitutes low income housing? And how will this affect the neighborhood?
- e. Will the roundabout change: 1) the nature of the access from Pepper Tree Lane to Rancho Santa Fe Road?; 2) cause more accidents?; and 3) could the roundabout become a stop controlled intersection?
- f. Is there enough room to widen the road as suggested?

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- g. There appears to be insufficient parking for the proposed residential and commercial center. And parking spaces look too small to meet the city code.
- h. What about the water run-off from the hillside to Pepper Tree Drive?
- i. The Environmental Impact Report area should address traffic on Encinitas Blvd and Rancho Santa Fe Road through 2030.
- j. Concern that the model used was not to scale.

### **3. How have you addressed the concerns, issues, and problems raised?**

- a. A complete traffic study will be prepared and evaluated by the city.
- b. This is not a correct statement and the proposed project is zoning compliant based on the state low-income density bonus law. The proposed project consists of 18 residential units – 13 SFR lots and 5 condo units (in the mixed-use area). Thirteen residential units are allowed, based upon the City's maximum allowable residential density, and five additional residential units are allowed under the state Density Bonus Law. Based upon state Density Bonus Law, two residential units would be restricted to very low-income households. The applicant wishes to reserve one additional residential unit to satisfy the City's Affordable Housing Assistance Program (i.e. Inclusionary Housing requirements). Therefore, three of the five total residential condo units in the mixed-use area of the project will be restricted to income-qualified households.
- c. These issues and appropriate mitigation measures will be studied by the City. However, the project will use low-light emitting fixtures directed towards the ground to protect "Dark Skies". In addition, the project will only increase the commercial space in this area by 11.7% (265,516 sq. ft. existing in the area).
- d. Low-Income housing will include two units meeting state guidelines for very low-income and one unit meeting city criteria for inclusionary housing and this will improve the diversity of the area. Under the State Density Bonus law the City's inclusionary units can be counted towards the requirement for Density Bonus units as long as the income range is at least to the State Requirements. However, this project is currently proposing to provide the City's inclusionary unit in addition to the two State Density Bonus units.
- e. The applicant does not intend for the roundabout to affect Peppertree access. However, extensive studies on roundabouts conclude that roundabouts reduce fatalities and accidents causing serious injury. The project has proposed a

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roundabout at the intersection of the private road from the project with Rancho Santa Fe Road because it has been recommended as the best alternative by the traffic engineers. However, this future intersection could also become a 4-way stop at direction of City.

- f. Yes. However a portion of Rancho Santa Fe Road widening shown is not necessitated by the project solely and could change at direction of City.
- g. Parking exceeds that required by City Code. There 24,528 square feet of office/retail space and 8,600 square feet of restaurant area to be parked (6,590 sq.ft. in three buildings and 2,010 sq.ft. of associated patio area). The project is providing 221 parking spaces, 10% more than required by City. The cars shown in the project model are the same scale (1:30) as the model shown at the Community Participation Meeting.
- h. There is a hydrology plan that must be approved by the City. This plan includes compliance with limits on the impermeable surfaces and utilization of grass swales.
- i. Agree.
- j. It is to scale 1:30 but the proposed project is most clearly illustrated on the Tentative Map and that should be focused on by those concerned.

**4. If there are concerns, issues, and problems you aren't able to address, explain why?**

N/A

The meeting lasted approximately 1 ½ hours. The attendees were informed that a report of the meeting would be prepared by the developers and submitted to the Planning & Building Department with all of their comment cards, and the attendee list. Copies of the completed report will be mailed to all of those attending once it is approved by the Planning & Building Department. We will also put it on our newly developed website: [www.olivenhaintowncenter.com](http://www.olivenhaintowncenter.com) along with prior correspondence with the Planning & Building Department and the neighborhood.

In the 10 days following the meeting we have not received any additional comments regarding the project.