

City of Encinitas
Citizen Participation Plan
Tentative Subdivision Map, Design Review and Environmental Initial Assessment
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 those who attended the prior Citizen Participation Meeting on October 14, 2007 and the Olivenhain Town Council.

Project Description:

The application is for a Tentative Subdivision Map, Design Review and Environmental Initial Assessment 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. The applicant proposes to subdivide this property into 16 total lots: 13 single-family residential (“SFR”) lots, one low-income density bonus mixed-use (“mixed-use”) lot, one private recreational (“rec”) lot and one private street lot. The 13 SFR lots vary in size from 5,051 SF to 36,411 SF. The mixed-use lot (Lot 14) is 111,411 SF and the private rec lot (Lot A) is 3,055 SF.

The larger SFR lots have been located around the perimeter of the project and are designed to allow the home sizes to be compatible with surrounding existing neighborhoods. Lots 1 through 6, which range in size from 10,545 SF to 35,411 SF, are located on the northerly side of the project. Although the lot sizes are smaller than the adjacent neighbors to the north, their pad sizes are very comparable (and, in most cases, larger than the neighboring pads). Lots 7 through 9, which range in size from 24,196 SF to 25,104 SF, are located on the west side of the project and are adjacent to similar sized lots & pads with the neighboring properties to the west. Lots 10 through 13, which range in size from 5,051 SF to 5,400 SF, act as a transition or buffer between the larger lots within the project to the north and the higher density mixed-use area within the project. Vehicular access to Lots 11 through 13 will be through the mixed-use lot to an alley at the rear of these lots and Lot 10 will be side-loaded – there will only be pedestrian access to the front of these homes.

The site is a total of 8.44 gross acres (6.66 net 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 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.

This project will be implemented using the State of California Density Bonus Law. Therefore, (5) five of the 18 total residential units will be density bonus units pursuant to 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 State of California Density Bonus Law allows the project to exceed the otherwise maximum density of 13 homes (6.66 acres times 2 homes per acre) due to the provision of two homes to households that qualify as very low income. In addition, the project will include one unit meeting City criteria for inclusionary housing. 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. 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 units in the mixed-use area of the project will be restricted to income-qualified households.

Our 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. 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. Please visit the project web site www.OlivenhainTownCenter.com to review the complete submittal package for reference.

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.

Our 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 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. The precise building elevations are shown on the web site (www.OlivenhainTownCenter.com) 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. We do not intend for the roundabout to affect Peppertree access. Extensive studies on roundabouts conclude that roundabouts reduce fatalities and accidents causing serious injury. We have proposed a roundabout at the intersection of a 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 the City. It should be noted that a complete traffic study has been prepared and submitted to the City for evaluation and it is also available, along with all the other project related documents, on the web site www.OlivenhainTownCenter.com.

Design elements which minimize the visual impact along the RSF Rd frontage include: minimal & undulating retaining wall heights (3' high maximum along our frontage), meandering public sidewalk, undulating slopes, rock-faced walls to soften the hard surfaces, thick/lush landscaping, architectural design elements to mimic old ranch/barn style buildings, a natural spring water feature and waterwheel, and tiered grading to work with the existing hillside.

Based upon the parking calculations depicted on the Site Plan, there are a total of 199 parking spaces required for the mixed-use element of this project. The project proposes a total of 221 parking spaces provided by the underground parking structure (155 spaces), surface parking (45 spaces) and street parallel parking (21 spaces). This project provides a 10% (22 space) surplus of parking spaces.

As discussed above, the new private street will access both Rancho Santa Fe Road and 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.

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

We will notify all of the surrounding residents and business owners by mail of the meeting scheduled for **Sunday, July 20, 2008** at 2220 Encinitas Blvd, Encinitas, California 92024. The community may voice any questions or concerns to land owners and developer's Mr. Randy Goodson or Mr. Simon Malk either at the planned meeting, by calling, sending a letter or writing to them at Randy@OlivenhainTownCenter.com or Simon@OlivenhainTownCenter.com

This letter to be sent to the neighbors is attached.

Schedule for completion of the Citizen Participation Plan:

Submit CPP to Planning staff for approval:	July 1, 2008
Hold site meeting:	July 20, 2008
Submit report of all contact during CPP process to Planning:	Aug. 4, 2008