



OCTOBER 2006

# Do you want more?

- TRAFFIC
- PARKS & OPEN SPACE
- VOICE IN PLANNING ISSUES
- OFFICE SPACE/COMMERCIAL IN RESIDENTIAL NEIGHBORHOODS
- TRUST IN OUR CITY REPRESENTATIVES

## TRAFFIC MATTERS

Periodically, the City of Encinitas does city-wide traffic counts (you have seen the short boxes by the side of the road with rubber tubing going across the street). This is designed to make accurate predictions of traffic volumes and flows—without the counts, there is no way to see changing traffic patterns and increases or decreases in a given area. In other words, if you can't see the problem, you can't fix the problem.

The last city-wide traffic count was done in December of 2003. The next expected count was due to be done in December of 2005 so as to get a comparable two year period. That count has yet to be done, even though the City Council and the Planning Commission were urged in writing to do so. A call to the city's traffic engineer led to a response that the counts were "expensive" and going to be put off until Spring. As of this writing, there is no indication these counts will be done shortly. The city's circulation plan has been put on hold until late this year or early next year. Would you care to bet that the traffic count and the circulation plan have been put off because of November's elections?

If the citizen's of Encinitas knew the actual traffic increases to date and the oncoming increases due to the I-5 expansion and run away development, no incumbent would stand a chance of re-election. That's a fact the politicians don't want you to know and don't want to document. If we can't see it, we don't have to fix it.

It is documented in the city's 2003 count, the two Chevron expansion traffic reports, the Coral Cove traffic report, and a privately commissioned count of East/West traffic on La Costa Blvd done recently, that the background rate of increase since 2002 on East/West La Costa Blvd between I-5 and Highway 101 is roughly 12% a year (I say roughly because the privately commissioned counts were done in March, not December of 2005, making them not perfectly comparable). This does not count the nine approved or pending projects, the Carlsbad Ponto project, or the I-5 expansion.

- Are Encinitas Blvd and Leucadia Blvd in as bad of straits as La Costa Blvd between Highway 101 and I-5? Nobody knows—the counts were not done.
- Is the plan, of the incumbent who is up for re-election in November, to keep the electorates head in the sand until after the election?
- Where is the input of the city staff to this situation?

Surely they must know that traffic increases are going to have a major impact on our main East/West streets in the near term, not just the long term. What mitigation efforts do they propose? Where is their input to the council and what is it? Has the council requested that the City of Carlsbad contribute to the widening of La Costa

Blvd since their proposed Ponto project will add extensive new traffic generated without the City of Encinitas's ability to control it? No one knows. The non-development of La Costa Blvd between I-5 and Highway 101 is a disgrace to the city and the council—it appears this is a council that would rather get elected than do their job.

*Herb Patterson <lindpat@cox.net>*

## LOOKING FORWARD

Twenty years ago a diverse group of people came together for a common good—the incorporation of our city. They sought incorporation for self determination so we could stop high density projects and powerful developers. Their intention was to maintain slow growth, to preserve community character, and to improve our roads, traffic, parks and open space.

As Bill Gage, Vice President of NCIC (the coalition that worked so diligently to make cityhood a reality) recently said, "We need to keep the principals alive that started this city. We must elect officials that listen to the voice of the citizens."

Our current city representatives act as if they believe that it is the public's will to change our city's initial goals. As a group, they seek to hasten the complete transformation, of what was rural north county 25 years ago, into yet another generic Southern California cookie-cutter suburban sprawl.

If you are tired of our representatives running off in the wrong direction at our expense, then...

## MEET THE CANDIDATES

There is still one more forum and it is open to all residents of Encinitas:

Tuesday, October 24, 2006 at 6 pm  
Encinitas Community Center  
11400 Oakcrest Park Dr (off Balour)

Sponsored by Encinitas Chamber of Commerce

Educate yourself on the candidates and their perspective on the issues facing our city, including:

- traffic
- changes to the general plan such as upgrades in zoning, bonus density upgrades
- fiscal responsibility
- sewer and water district rates
- community character
- open space, park and environmental concerns

Please ATTEND, ASK QUESTIONS, LISTEN to their answers and VOICE YOUR CONCERNS. Make your vote count in November and for years to come.

## RECOMMENDED READING

*October 1, 1986, Independence Day for the Communities of Cardiff-by-the-Sea, Encinitas, Leucadia, and Olivenhain.*

This is Bob Bonde's compilation of newsclippings, official documents and memories of the diverse group of individuals and organizations that put aside past differences and bias' to unite and come together for a common good—the incorporation of a city.

It is well worth reading, especially as we enter the election season. It can be purchased at Anderson's Stationers, 700 2nd Street, Encinitas.

The purchase price is the cost of the photocopying: \$8.50.

## Hoodlink Back Issues

If you are just now discovering the Hoodlink Newsletters or if you have been wondering if you have had access to every issue... This is news for you!

Every issue of Hoodlink is available online at [www.civics-101.com/hoodlink](http://www.civics-101.com/hoodlink).

Click on the link to go to the index of issues. The newsletters are PDF files and require Adobe Acrobat or other software, such as Mac OS X Preview, which can read PDFs.

If you would like to have the PDF emailed to you when a new issue is released, send an email with "subscribe hoodlink" as the subject to [stoprezoning@yahoo.com](mailto:stoprezoning@yahoo.com).





**OCTOBER 2006**

**PROJECT UPDATES**

Two projects and one, as yet undisclosed project, bear close scrutiny by the public.

**1. Lake and Santa Fe:** Case #05-184, City Planner, J.Dichoso, jdichoso@ci.encinitas.ca.us

Rezone request to increase the zoning from R1 to R15 on 11.3 acres located at Sante Fe and Lake St. This is and has been the Brown Family's nursery/greenhouse operation since the 1950s.

The proposal would pave the way for 152 housing units before adding density bonus units and would generate at least 1,216 additional daily trips of vehicles entering and exiting on Lake St. Normally, this type of a rezone requires a city wide vote but the owners are trying to avoid this under an exemption, "Significant Public Benefit".

Lance Waite, a development consultant and family friend of the Brown's, whose company, Rockport Real Estate, is managing the development proposal said, "State authorities are demanding that Encinitas increase it's stock of housing, and the Brown proposal would address that requirement."\*

This project represents a major upgrade in zoning that will dramatically increase density and traffic and would be precedent setting. The November City Council election is important with regards to this issue. Know your candidates and how they would vote. A 4 to 1 super majority by the City Council would approve this project without the consent of the voters regardless of citizens concerns.

The citizen planning participation meeting:  
 Thursday, October 12, 2006  
 Ada Harris Elementary School  
 1508 Windsor Road, Cardiff  
 6-7:30 pm

It is important that as many people as possible attend and sign in at these meetings.

\*Quote taken from "Longtime Encinitas Grower Eyes Housing not Plants", *North County Times*, September 24, 2006.

**2. 70-90 N Coast Hwy 101 and 101/125 A St:** Case #05-108 TM/Mup/DR/GDP/EIA, Mixed Use-Commercial/Residential, City Planner Gene Ybarra, gybarra@ci.encinitas.ca.us

This project consists of 19 residential units totaling 34,346 sq ft of habitable area and 14 commercial use suites totaling 12,716 sq ft of floor area for a total area of 47,062 sq ft on a .77 acre site. Currently at this location are 1 and 2 story Spanish Style structures and patios that were constructed between 1939 and 1950.

The project came before the Planning Commission on September 21, 2006. It is within zoning and appears to be within code except for fitting within the community character.

The major concerns of both commissioners McCabe and Chapo are related to the projects design, especially as regards height and mass. Commissioner McCabe felt the project was top heavy with respect to the residential element and both were still concerned with parking issues. A Street gets the full 33 ft effect and mass with only 5 parking spots on that side.

This is a significant project and would be the single largest built in the area. It's massive and highly visible. It has the look and feel of modern urbanism found in large city downtown areas. This project represents a major change in design

for Leucadia and the North 101 Corridor. All residents need the opportunity to really understand it. If approved as is, the implication (the trend it would set) for future projects, from Cardiff all the way to the north end of Leudadia, would be tremendous.

The commissioners have asked the developers to put up story poles. Story poles help to define the actual height (flat roof, 33 ft high [3 stories] with decks on top) and mass of a building. The poles will go up the beginning of November for about two weeks.

This project will go before the Planning Commission again on Thursday, the 16th of November. Please go see the polls. Send all concerns on the project to Gene Ybarra <gybarra@ci.encinitas.ca.us>.

If possible please attend the Planning Commission meeting on Thursday November 16, 2006.

**3. The Unknown Project, 905 Orpheus, formerly the Leucadia Texaco:** Permit #06-132-CDP

The green notice was posted on or about June 16, 2006. The following Friday demolition began. Permit # 06-132-CDP is a coastal development permit to demo the gas station and remove the underground gas storage tanks only.

At this time all that is known is that the land is zoned visitor serving/gas station and is owned by the Harmann/Eecke Family Trust. It is bordered on the north by land zoned open space/park. This is the former, city owned, Mildred MacPherson roadside park area currently owned by a private developer named Robert Barelmann.

When the next green sign goes up, immediately go to the Planning Department and request your name be put on the interest list. Next, notify your neighbors to do the same.

**4. Scripps Encinitas Expansion:**

The first CPP meeting was on May 30th 2006. The proposed expansion by Scripps includes:

- 92,000 sq ft, 3 story acute care building
- 68,000 sq ft, 3 story medical office building, corner of Devonshire Drive and Melba
- 78,000 sq ft, 3 story critical care building
- 11,000 sq ft addition to existing emergency department
- 14,800 sq ft central energy plant
- (Unspecified) expansion of their existing central energy plant
- 885 space, 3 story parking structure
- Surface parking lot reconfiguration for a total of 855 surface lot parking spaces
- Roof-top helipad
- Pay parking booths
- Potential widening of the north end of Devonshire Drive and a toll booth/major entrance at the intersection of Melba and Devonshire

As planned, this expansion will include the tallest buildings in Encinitas (65 feet). It will have as yet-immensurable, yet significant impact on area traffic and obviously an enormous environmental impact. According to the City's AEIS (Application for Environmental Initial Study) the facility will be open 24/7, will discharge hazardous materials, and the site discharges/drainage towards Moonlight Beach via Cottonwood Creek. Clearly, this expansion is not just a neighborhood issue. Please plan on attending the October 12th meeting.

**READ ON!**

**Here is some information about another group's newsletter.**

**You may be interested to know that..**

The City of San Diego is in it's current troubled situation because too few people were aware of the poor leadership and of the bad decisions being made by their representatives at City Hall.

Our own Encinitas City Council has been sending strong signals that they can not, or will not, handle their responsibilities. As the citizens who elected these representatives, we must pay attention and take action before a crisis causes civic paralysis in our City.

Read the September issue of the *Encinitas Views*. In this newsletter you will discover:

- 1) How the council has wasted millions of your money making questionable land transactions.
- 2) How residents had to fight our City Council to get them to retract an ILLEGAL TAX increase.
- 3) How our City Council is using a financing scam to avoid a public vote on \$20 million bonds.
- 4) One reason why additional permanent staff were added to the City's development department.
- 5) How election promises of open-space preservation was a million dollar joke on the taxpayer.

Please send an email to encinitasviews@gmail.com to request a copy as a PDF.



**ENCINITAS MAYOR & COUNCIL MEMBERS**

**Mayor** Christy Guerin 760/633.2620  
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