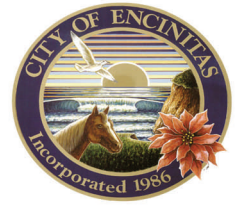


Development Services Newsletter

May 2008

CITY OF ENCINITAS
505 S. VULCAN AVENUE, ENCINITAS CA 92024

2008-Spring/Summer Newsletter

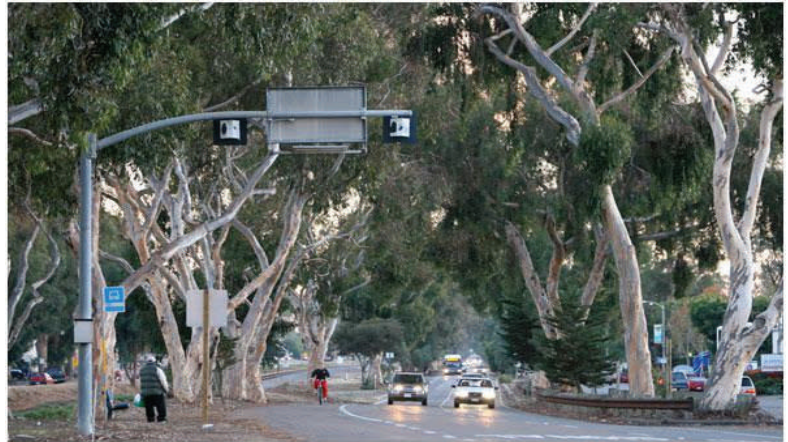


NORTH COAST HIGHWAY 101 STREETScape— MAY 29, 2008 WORKSHOP

The City initiated a streetscape project to enhance the North Coast Highway 101 corridor. Community input is being utilized to create design concepts for beautification, landscape, pedestrian, circulation and parking improvements for an approximately two mile stretch of North Coast Highway 101 (A Street to La Costa Avenue). A detailed design for the southerly segment extending approximately 1/2 mile (A Street to North Court) will be created and ultimately constructed based on the design concept established with the project.

The first workshop, comprised of two parts (A & B), was held in the Oakcrest Middle School Auditorium and approximately 100 citizens formally signed in. The night included introductions, review of design concepts, and general questions of the citizenry as to their values and priorities. The top three values were noted as 1) Coastal/Beach/Ocean; 2) Neighborly/Friendly/Community; and 3) Peaceful/Quiet/Quaint. The top three priorities were noted as 1) Restore the Tree Canopy; 2) Fewer Drive Lanes; and 3) Walking/Bicycling to Vulcan.

Part B of the first workshop was held at City Hall and also included a walking tour of the North Coast Highway 101 Corridor. Again, this was well attended. Participants were bused from City Hall to the corridor to allow for citizenry to receive direct observations of the area with a walking tour. Once back at City Hall an overview of design concepts were presented by the consultants then the citizens were broken into working groups for brainstorming of what design concepts are appropriate for the project. A wide variety of design concepts were supported by the groups; the items most enthusiastically supported were; trees/canopy; ten foot drive lanes; one northbound lane; walkable/pedestrian



friendly; roundabouts; landscaping; and pop-outs.

The project consultants are preparing alternative design concepts based on the citizen input. A second community participation workshop is scheduled for **Thursday, May 29, 2008 at 6:00—8:00PM** at Encinitas City Hall to present preliminary concept plans.

If you are interested in gaining more insight into the project visit the City's website (www.ci.encinitas.ca.us). For further information regarding the workshops and the project, feel free to contact Diane Langager at 760.633.2714 or dlangag@ci.encinitas.ca.us.

We hope to see you at the upcoming **workshop on Thursday, May 29, 2008 at 6:00—8:00PM at Encinitas City Hall.**



NEW FIRE SPRINKLER REGULATIONS

The City's updated Fire Sprinkler Ordinance (Encinitas Municipal Code Chapter 10.04.05OZ) has been revised with added definitions and requirements for fire sprinkler systems in residential dwellings and commercial buildings.

For Residential Dwellings, fire sprinklers shall be installed in: All new single family dwellings, twin-homes and residential board and care homes for the aged and bedridden. The State of California requires sprinkler systems in new multi-family dwellings. For existing dwellings; homes shall remain habitable and served by basic utilities during construction. An addition or remodel that requires a home to be vacated for a period of

10 days or more, due to being unlivable, unsafe to occupy or incapable of providing utilities, may require a sprinkler system to be installed.

In new commercial buildings, fire sprinklers are required when building size exceeds 5000 square feet. In existing buildings, fire sprinklers are required when the proposed addition exceeds 4000 square feet or 10% of the building size, resulting in a structure that exceeds 5000 square feet.

Please contact the Fire Prevention Bureau at 760.633.28250 if you have questions, or would like a copy of our new fire sprinkler ordinance.

Underground Utility Workshops

The purpose of the workshops is to achieve the City of Encinitas policy and goals on undergrounding of utilities.

The goals of the workshops are to review project implementation of the existing code and identify areas of possible concern regarding equity, cost of implementation, visual impacts, and best practice alternatives. The workshops will provide an opportunity for information sharing and dialogue between interested parties and city staff that may result in suggestions and or alternatives to improve the ability to accomplish the city's policy and goal relating to undergrounding of utilities.

For additional information, please visit the website link at [Utility Workshops](#), contact Masih Maher, Senior Engineer at 760-633-2776, or via email at: gradingmod@ci.encinitas.ca.us