

City of Encinitas
Traffic and Public Safety Commission

**La Costa Ave
Near Term Land Development Projects**

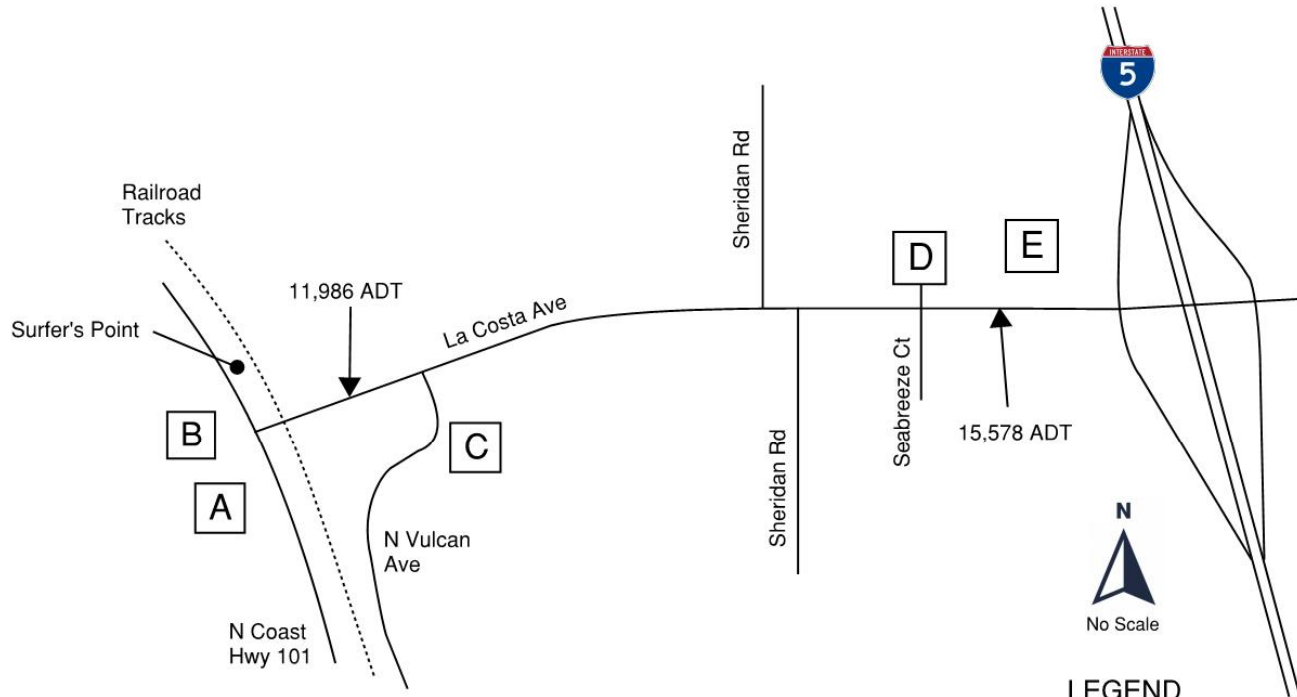
January 11, 2021

PROJECTS

- * Fenway Mixed Use
- * Encinitas Beach Resort (Alila Marea Beach Resort)
- * 1967 North Vulcan Avenue
- * Weston Residential Subdivision (La Costa 48)
- * 516 La Costa Development (La Costa Boutique Hotel)

PROJECTS VICINITY MAP

La Costa Avenue – Near Term Land Development Projects



LEGEND

- | | |
|---|---------------------------------|
| A | Fenway Mixed Use |
| B | Encinitas Beach Resort |
| C | 1967 North Vulcan |
| D | Western Residential Subdivision |
| E | 516 La Costa Development |

FENWAY MIXED USE

- * Proposed Uses - 30 Room Hotel; 94 Multi-family Units; 18,242 commercial retail space
- * Existing Uses - Specialty Retail - Restaurants
- * Net Trip Generation – 1,358 ADT
- * Trips onto La Costa Ave - 543 ADT
- * Mitigation – Fairshare Contribution to Traffic Signal at North Vulcan Ave/La Costa Ave

ENCINITAS BEACH HOTEL ALILA MAREA BEACH RESORT

- * Proposed Uses - 130 Room Hotel; 120 Seat Restaurant; 7,000 sq ft Meeting Space
- * Existing Uses – Not Applicable
- * Net Trip Generation – 1200 ADT
- * Trips onto La Costa Ave - 948 ADT
- * Mitigation – Right of way Dedication and Improvements at La Costa Ave/North Coast Highway Intersection

1967 NORTH VULCAN AVE

- * Proposed Uses – 68 Unit Apartment Building
- * Existing Uses -Specialty Retail/Commercial; 1 Dwelling Unit
- * Net Trip Generation – 288 ADT
- * Trips onto La Costa Ave - 201 ADT
- * Mitigation – Fairshare Contribution to Traffic Signal at North Vulcan Ave/La Costa Ave

WESTON – LA COSTA 48

- * Proposed Uses – 48 Residential Lots
- * Existing Uses – 2 Homes
- * Trip Generation – 460 ADT
- * Trips onto La Costa Ave - 368 ADT (east); 92 ADT (west)
- * Mitigation – Frontage Right of Way Dedication and Restriping for Two Way Left Turn Lane

516 LA COSTA

LA COSTA BOUTIQUE HOTEL

- * Proposed Uses - 17 Room Hotel; 3,089 sq ft Restaurant
- * Existing Uses -
- * Net Trip Generation – 665 ADT
- * Trips onto La Costa Ave 543 ADT (east); 133 ADT (west)
- * Mitigation – Wait for Restriping of La Costa for Two Way Left Turn Lane

TOTAL NEW TRIPS ON LA COSTA AVENUE

WEST OF VULCAN AVENUE	EAST OF VULCAN AVENUE
1920 ADT	2600 ADT

Total 13,900 ADT	Total ADT 18,180 ADT
LOS C/D	LOS E

HOUSING ELEMENT UPDATE

- * Trips of La Costa Ave – Range 17,300 ADT to 22,800 ADT
- * LOS D to LOS F – Per Road Capacity Table
- * Existing Circulation Element – 4 Lane Collector
- * Many Desire Keeping La Costa Avenue 2 Lanes
- * Circulation Element Update Will Evaluate Reclassification

THANK YOU