



CLARK AVENUE APARTMENTS

CITIZEN PARTICIPATION PROGRAM

June 10, 2021

AGENDA

- ❖ Welcome
- ❖ CPP Overview
- ❖ ZOOM Logistics
- ❖ Project Overview
- ❖ Q & A

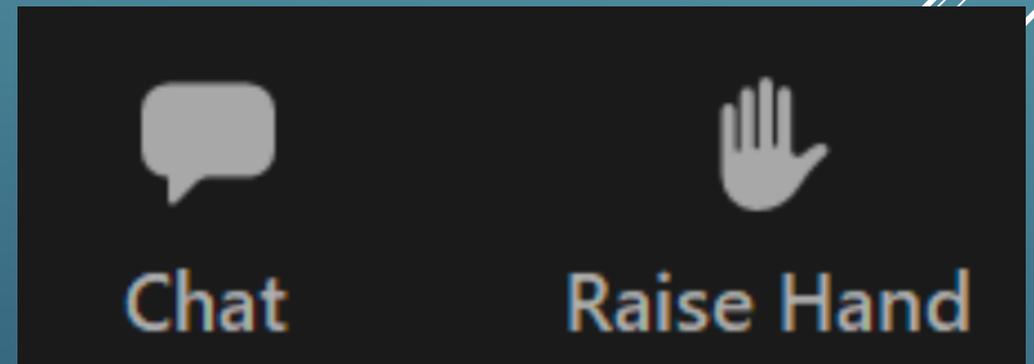


HOW TO PARTICIPATE IN A ZOOM MEETING



Questions? Place it
in the chat feature
at the bottom of
your screen

To be able to speak
please use the "raise
hand" button



* Please note, questions will be addressed after the presentation.

CLARK AVENUE APARTMENTS CPP TEAM

- Ken O'Neill – Western National Group (Applicant)
- Brian Gilchrist – Western National Group (Applicant)
- Haley Wonsley – Intesa Communications Group (Communications)
- Serafin Maranan – AO (Architecture)
- Brian Ardolino – Pasco Laret Suiter & Associates (Civil Engineering)
- Marco Gonzalez – Coast Law Group LLP (Land Use/Entitlement Counsel)

WESTERN NATIONAL GROUP

- ▶ Well-established (60 years) private real estate company with proven track record
 - ▶ Experienced management team focused on developing and managing multifamily communities throughout the Western U.S.
- ▶ Vertically integrated: Development, Construction, Property Management
- ▶ Currently: Owns ~ 15,000 units
Manages ~ 25,000 apartment units
In Development ~ 1,100 units



PROJECT OVERVIEW

- ▶ 6.62 Acres, 199 Units (1,2, & 3 bdrms)
- ▶ 15 Buildings, All 3-Stories
- ▶ Maximum Height - 44ft
- ▶ 40 "Low" Affordable Units (20%)
- ▶ 340 Parking Spaces (1.71/DU)
- ▶ Pool, Clubhouse, Dog Park/Run

Existing Uses – Legacy Ag and Residential



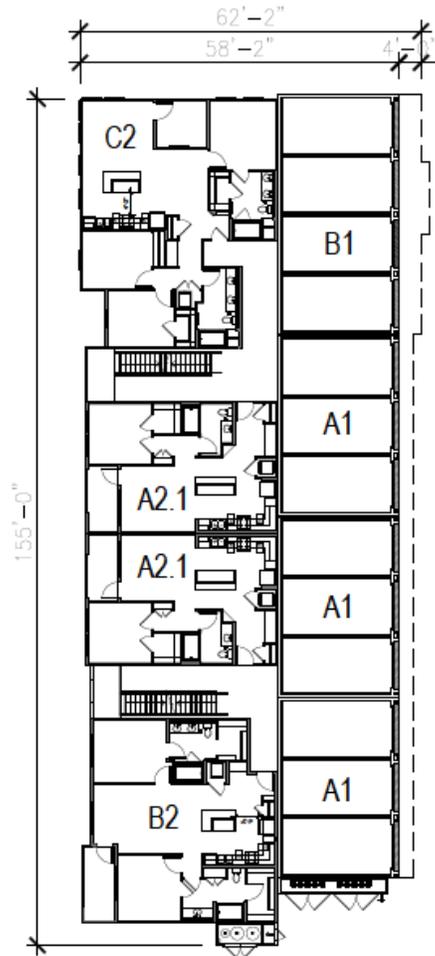
Site Plan Overlay



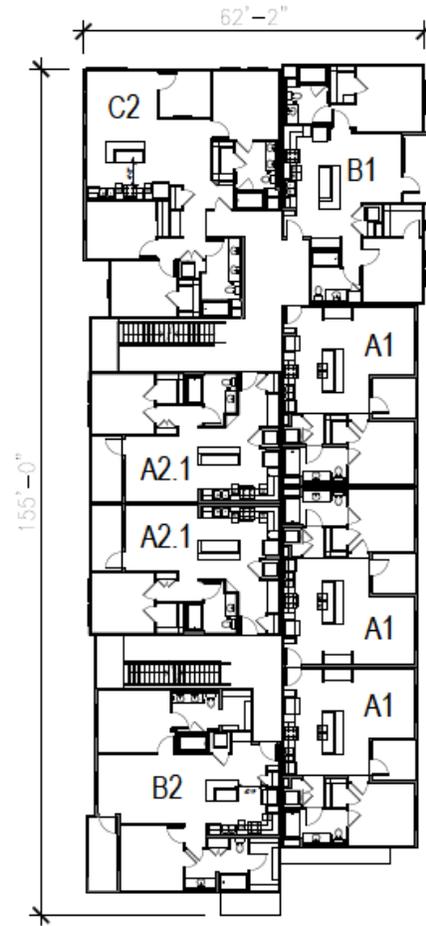
Representative Elevations



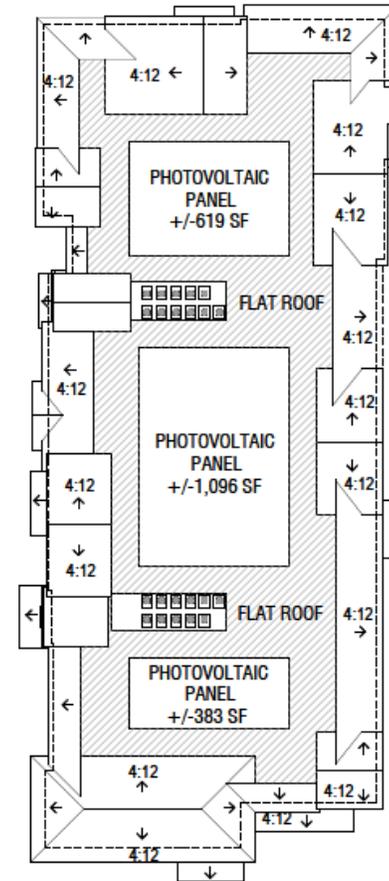
Representative Floor Plans



1st LEVEL FLOOR PLAN



2nd & 3rd LEVEL FLOOR PLAN



ROOF PLAN









SWIM CLUB



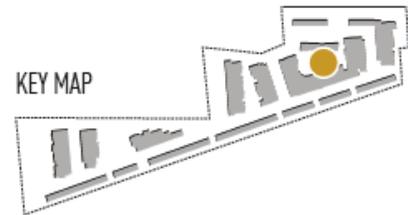
BEACH WASH

- THE PATIO
- fireplace
 - shade structure from architecture
 - lounge seating
 - dining table
 - outdoor kitchen

- POOL DECK
- 45' x 14' pool
 - chaise lounges on turf
 - firepit lounge
 - coastal planting

- SPA
- spa (8' x 13')
 - cabanas
 - accent tree

KEY MAP



RECREATION AREA ENLARGEMENT - L.3

SOCIAL SPACES



GAME LAWN

FIRE PIT

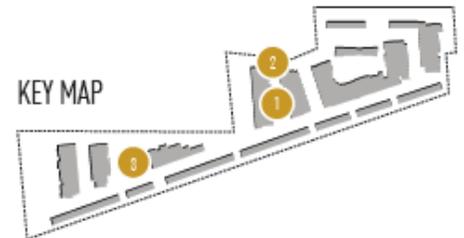
OUTDOOR DINING

- built-in bbqs
- accent wall
- dining table
- festival lighting
- concrete pavers & dg

OUTDOOR DINING

- dining table
- wood decking
- specimen tree

KEY MAP



BARK PARK

TYPICAL PERMEABLE PAVER TREATMENT
AT GARAGE & ENTRY
see site plan L.1

EXISTING MASONRY WALL

DOG PARK (1,939 SF)

- synthetic turf
- 48" fence
- shaded dog wash
- accent screen wall
- mural
- permeable stone paving

TRAIL

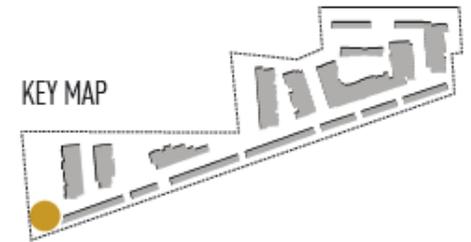
- 4' wide decomposed granite path
- screening trees

2' WIDE PLANTING AREA

- attach vines to wall
- low maintenance shrubs



KEY MAP



TYPICAL BUILDING & BARK PARK ENLARGEMENT - L.5

Land Use Issues

- Air Quality
- Arborist
- Geotechnical
- GHG
- Hydrology
- Indoor Air Quality
- Noise
- Environmental Phase 1 (Soils Closure)
- Sewer
- Traffic/Transportation
- Cultural Historical
- Storm Water



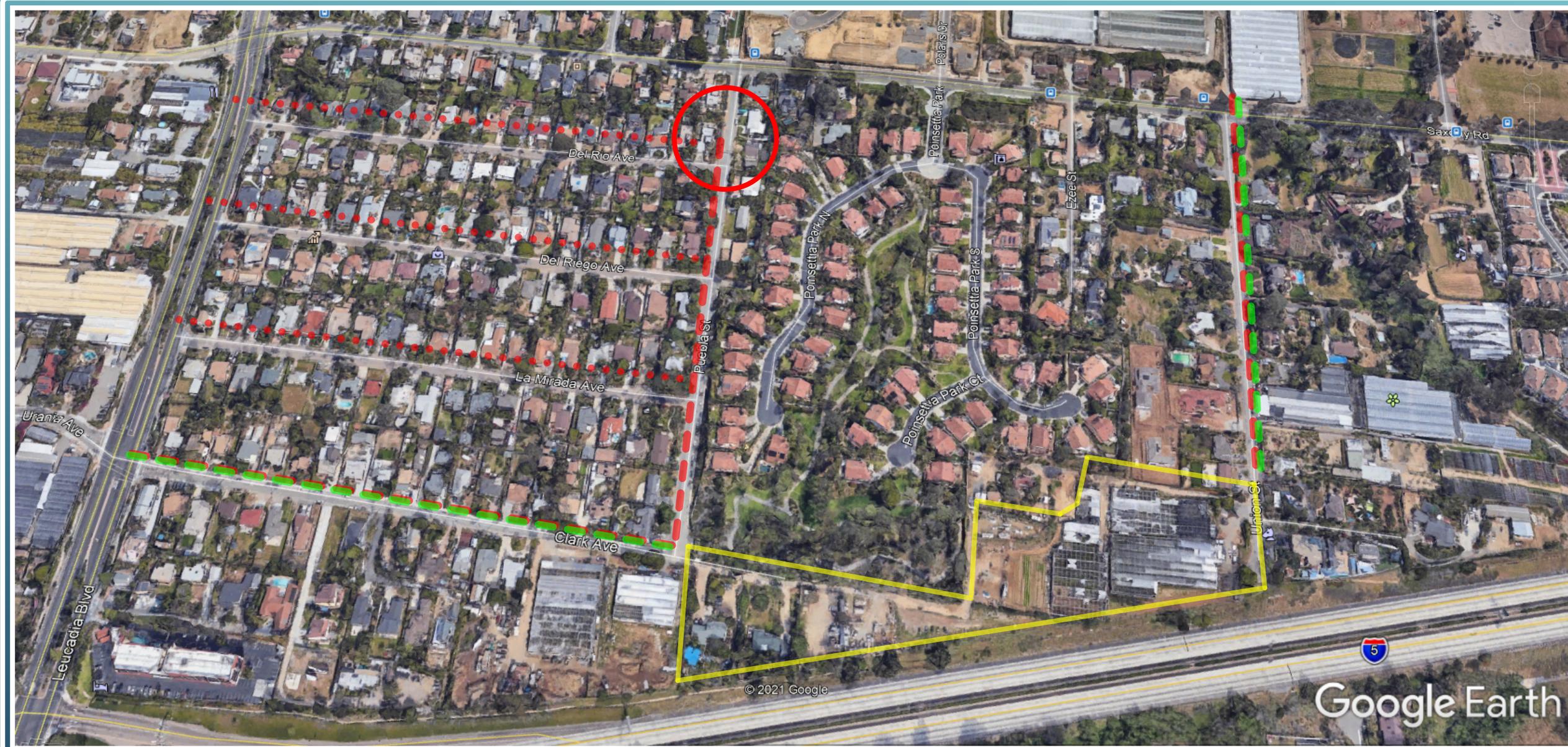
ENCINITAS HOUSING ELEMENT & STATE HOUSING LAW

- ▶ 2019 Housing Element Zoning: R30-OL
 - ▶ 20% “Low” Affordable qualifies for “By-Right” processing/”Density Bonus”
 - ▶ CEQA Exempt; Environmental Review during 2019 HEU
- ▶ Base Zoning allows 199 dwelling units
 - ▶ (6.62 acres x 30 du/acre)
 - ▶ 25 du/acre (166 du) minimum required
- ▶ Qualifies for Density Bonus: 35% = 70 additional units (269 units total)
 - ▶ Under AB2345, up to 299 units possible.
 - ▶ Density Bonus Parking Standards: 251 required (340 spaces proposed)

TRAFFIC AND TRANSPORTATION

- ▶ Total Trips
 - ▶ SANDAG's "(NOT SO) BRIEF GUIDE OF VEHICULAR TRAFFIC GENERATION RATES"
 - ▶ 1,194 Average *Daily* Trips
 - ▶ 95 AM Peak Hour Trips (19 in-bound, 76 out-bound)
 - ▶ 107 PM Peak Hour Trips (75 in-bound, 32 out-bound)
- ▶ Draft Traffic Study Findings
 - ▶ Consistent with Housing Element Update Env. Assessment
 - ▶ No substantial traffic effect on already underperforming intersections
 - ▶ Enc. Blvd., I-5 south and north bound (at Saxony)
 - ▶ Leucadia Blvd, I-5 north bound (at Clark/Urania)
- ▶ Proposed Traffic Improvements
 - ▶ Clark Avenue red striping
 - ▶ Fair share contribution (~11%) to Union St. pedestrian and bike improvements
 - ▶ No removal of Puebla St. Blockade

Traffic and Improvements



Clark Avenue: Red Curb “No Parking” Proposal





Q & A

THANK YOU!

For additional comments and questions, please email: info@clarkavenueapartments.com