

# ***Very Low and Low Income Sites Inventory***



# SITES INVENTORY LIST

## Very Low/Low Income RHNA Candidate Sites

### **Vacant**

SITE 02: CANNON PROPERTY (PIRAEUS)  
SITE 05: ENCINITAS BLVD & QUAIL GARDENS SITES  
SITE 06a: ARMSTRONG PARCELS  
SITE 08a: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)  
SITE AD1: SAGE CANYON  
SITE AD2a: BALDWIN & SONS PROPERTIES  
SITE AD2B: BALDWIN & SONS PROPERTIES

### **Non-vacant**

SITE 01: GREEK CHURCH PARCEL  
SITE 06b: ARMSTRONG PARCELS  
SITE 07: JACKEL PROPERTIES  
SITE 08b: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)  
SITE 09: ECHTER PROPERTY  
SITE 12: SUNSHINE GARDENS PARCELS  
SITE AD2c: BALDWIN & SONS PROPERTIES  
SITE AD8: VULCAN & LA COSTA  
SITE AD9: SEACOAST CHURCH  
SITE AD11: MANCHESTER AVENUE WEST SITES  
SITE AD14: HARRISON SITES  
SITE AD31: MEYER PROPOSAL

Table C-2: Net Acreage and Unit Yield Per Site				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield (DU)
<b>Vacant<sup>1</sup></b>				
02	Cannon Property (Piraeus)	6.93	6.93	173
05	Encinitas Blvd & Quail Gardens Sites	4.91	4.78	119
06a	Armstrong Parcels	1.92	1.06	26
08a	Rancho Santa Fe Parcels (Gaffney/Goodsen)	1.75	1.45	36
AD1	Sage Canyon	5.23	2.40	60
AD2a	Baldwin & Sons Properties	3.14	2.98	74
AD2b	Baldwin & Sons Properties	6.66	4.86	121
<b>Subtotal</b>		<b>30.54</b>	<b>24.46</b>	<b>609</b>
<b>Non-vacant</b>				
01	Greek Church Parcel	2.50	2.00	50
06b	Armstrong Parcels	1.32	1.16	29
07	Jackel Properties	2.97	2.97	33 <sup>2</sup>
08b	Rancho Santa Fe Parcels (Gaffney/Goodsen)	4.88	4.57	113
09	Echter Property	21.49	9.85	246
12	Sunshine Gardens Parcels	3.39	3.39	84
AD2c	Baldwin & Sons Properties	1.79	1.21	30
AD8	Vulcan & La Costa	2.00	2.00	50
AD9	Seacoast Church	4.45	1.41	35
AD11	Manchester Avenue West Sites	1.67	1.67	41
AD14	Harrison Sites	1.91	1.91	21 <sup>2</sup>
AD31	Meyer Proposal	6.62	6.52	163
<b>Subtotal</b>		<b>54.99</b>	<b>38.66</b>	<b>895</b>
<b>Total</b>		<b>85.53</b>	<b>63.12</b>	<b>1,504</b>

**Notes:**

1. HCD has stated to the City that vacant parcels must be entirely unimproved and separately subdivided parcels, and Table 2-6 reflects this direction. However, the City believes that the following sites should also be considered to be vacant: Site 01 (50 units) consists entirely of unimproved land, but has not been subdivided from the improved part of the site. Site 07 (33 units) consists of unimproved land and an abandoned, vacant structure. Site AD2c (30 units) has utility lines on a portion of the site which have been deducted from net acreage, but the parcel is otherwise entirely unimproved, and the utility lines would not prevent an owner from developing the site for residential units. In the City's view, these sites should be considered vacant, adding 118 additional units to the Unit Yield on vacant property, for a sub-total of 727 units on vacant sites, far above 50% of the unmet RHNA need for the planning period.

2. Unit Yield anticipates that this site will be developed for mixed-use.



Table C-3: Percentage of VL/L Sites by Site Type		
Site Type	# of Units	% of Remaining Lower Income RHNA Allocation (1,141)
Vacant	609	53%
Non-vacant	895	78%
Total	1,504	132%
RHNA Allocation (including carryover) for VL/L Income Categories: 1,286		
Units Constructed and Estimated ADUs: 145		
<b>Remaining RHNA Allocation for VL/L Income Categories: 1,141</b>		

Table C-4: Net Acreage and Unit Yield on Residentially Zoned Sites				
Site Number	Site Name	Zoning Designation	Net Acreage	Unit Yield (DU)
<b>Vacant</b>				
02	Cannon Property (Piraeus)	RR2	6.93	173
08a	Rancho Santa Fe Sites (Gaffney/Goodsen)	RR2	1.45	36
AD1	Sage Canyon	R3	2.40	60
AD2a	Baldwin & Sons Properties	R3	2.98	74
AD2b	Baldwin & Sons Properties	R5	4.86	121
<b>Subtotal</b>			<b>18.62</b>	<b>464</b>
<b>Non-vacant</b>				
01	Greek Church Parcel	RR1	2.00	50
08b	Rancho Santa Fe Parcels (Gaffney/Goodsen)	RR2	4.57	113
AD2c	Baldwin & Sons Properties	R5	1.21	30
AD8	Vulcan & La Costa	R3 (N101SP)	2.00	50
AD9	Seacoast Church	R11	1.41	35
AD11	Manchester Avenue West Sites	R11	1.67	41
AD31	Meyer Proposal	R3/R5	6.52	163
<b>Subtotal</b>			<b>19.38</b>	<b>482</b>
<b>Total</b>			<b>38.00</b>	<b>946</b>

**Notes:**

1. Unit Yield anticipates that this site will be developed for mixed-use.

# NET ACREAGE CALCULATIONS

## Very Low/Low Income RHNA Candidate Sites

### CALCULATION METHOD

The net acreage for each candidate site was calculated based on the gross acreage (for all parcels included in the site) minus the acreage deemed partially or completely undevelopable based on existing steep slopes and known environmental constraints. Environmental constraints were determined based on known site information for the parcels where that information was available and other sources, such as the City's Local Coastal Program and site observations. **The site capacity was determined by applying a 25 du/ac standard to the net acreage for each candidate site.**

The following calculation methods apply to slope constraints (per the City of Encinitas Municipal Code for purposes of calculating density):

- All land in 0-25% slope of natural grade is allowed to use 100% of acreage.
- All land in 25-40% slope of natural grade is allowed to use 50% of acreage.
- All land in 40% + slope of natural grade is allowed to use 0% of acreage.

All acreages shown on the following sheets include any applicable acreage deductions from the gross acreage. The informational sheets include a note either stating that there were no known topographic or environmental constraints or detailing the acreage removed from the gross acreage and the reasoning.

### WATER AND SEWER AVAILABILITY

As discussed in Appendix B, each site has been evaluated to ensure there is adequate access to water and sewer connections. Each site is situated adjacent to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

# DEFINITIONS

**Vacant Parcel:** HCD has stated to the City that vacant parcels must be unimproved. Sites containing abandoned, non-habitable, or vacant structures or powerlines are considered to be non-vacant by HCD unless the owner has applied for, and been issued, a demolition permit. Similarly, vacant portions of parcels designated for housing development are considered by HCD to be non-vacant unless the vacant portions of the site have been subdivided from the non-vacant portions. The designations of vacant and non-vacant parcels in this Appendix C conform to the direction provided to the City by HCD.<sup>1</sup>

**Non-Vacant Parcel:** Non-vacant parcels are underutilized or developed parcels and contain existing development or established uses. These may include temporary structures associated with an active use (i.e., agricultural greenhouses) or other uses currently operating on the site.

**Mixed-use Site Capacity:** For mixed-use sites within the Encinitas North 101 and Downtown Specific Plan areas, capacity was calculated per Section 3.1.2.D of the Specific Plan, which states a maximum lot utilization of 90% and that residential uses shall not exceed 50 percent of the gross building floor area for the development site. The capacity of other mixed-use sites was determined based on the area available for housing development, largely determined by the owner.

**Site Capacity:** All parcels shown with fewer than 16 units are in common ownership with one or more adjacent parcels or are likely to be consolidated with one or more adjacent parcels based on owner representations. In these cases, the parcels are considered one site that can accommodate at least 16 units.

**Owner-Interest:** Sites with “owner interest” listed in the description indicate that the City has been directly contacted by the property owner and received an acknowledgement of their interest in writing, either by email or by a formal letter.

## NOTES:

<sup>1</sup> The City believes that vacant portions of parcels designated for housing development and sites containing only abandoned, non-habitable, or vacant structures or powerlines should also be considered to be ‘vacant’ because they contain no existing use that prevents an owner from developing the site.

# CANNON PROPERTY (PIRAEUS) SITE NUMBER 02

## SITE DESCRIPTION

This site is a vacant property at the corner of Piraeus Street and Plato Place, both of which are 2-lane local streets. The southern portion of the site is flat due to previous grading, with the majority of the rest of the site sloping up towards a flat pad on the northeast corner. The owner has expressed interest in developing this site for residential uses.



## SITE FEATURES

- Vacant, natural landscape
- Partially graded
- Some mature trees/vegetation on the northern portion of the site
- Slight topography change

## PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

<b>APN(S) (Ownership)</b>	2541440100 (CANNON MARIA T)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	6.93/6.93
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	Piraeus Street	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY</b>	173
<b>GENERAL PLAN LAND USE</b>	Rural Residential 1.01-2.00 (RR2)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Slight Topography (less than 25% slope, so no deductions)</li> </ul>
<b>ZONING</b>	RR2		







# ENCINITAS BLVD & QUAIL GARDENS SITES

## SITE NUMBER 05

### SITE DESCRIPTION

Parcel 2581111600 is a vacant parcel adjacent to a 6-lane arterial with bicycle lanes in both directions and a raised concrete median. The property has an access road and an existing medical office use to the west. The site has a moderately steep slope from the southern portion of the site to the northern portion and contains existing walking paths and an unpaved access road.

Parcel 2581304500 is a narrow vacant property adjacent to a 6-lane arterial with bicycle lanes in each direction and a raised concrete median. The site rises steeply from the street.

Parcel 2581308100 is a vacant parcel adjacent to a 6-lane arterial with bicycle lanes in both directions



and a raised concrete median. The site contains vehicular access points from Encinitas Blvd and Quail Gardens Dr. The site contains a moderate slope from the western portion up to the eastern portion of the site.

Parcel 2581303400 is a vacant parcel adjacent to multi-family residential to the north and vacant parcels to the west and south. It is accessed by a landlocked by vacant parcels and contains an older, vacant single-family residential structure and a private access road from Quail Gardens

<b>APN(S) (Ownership)</b>	2581111600, 2581304500, 2581308100, 2581303400 (SHOWPROP DOWNEY LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2581111600 - 2.20/2.20 2581304500 - 0.38/0.23 2581308100 - 1.31/1.31 2581303400 - 1.02/1.02 Total: 4.91/4.78
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	696 & 550 Encinitas Blvd, Quail Gardens Dr	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	119
<b>GENERAL PLAN LAND USE</b>	Office Professional (OP)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Steep topography on some portions. Acreage reduced per City code.</li> </ul>
<b>ZONING</b>	OP		

Drive. The landowner has stated that the home is uninhabitable, and has initiated the process to obtain demolition permits to remove the vacant structure. A vacant, uninhabitable structure that was located on the property was recently demolished by the owner and went through the City's process for building removal.

The owner has expressed interest in developing all of these parcels for residential uses. All parcels are under one common ownership.

#### **SITE FEATURES**

- One vacant, 1-story single-family house
- Some manufactured slopes that are determined to not be a constraint on future development
- Primarily vacant, natural land
- Flat, graded area on the eastern portion

#### **PARCEL SIZE CALCULATION**

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on the majority of the site. Therefore, the parcel size reflects the full gross acreage for the following parcels:

- 2581111600
- 2581308100
- 2581303400

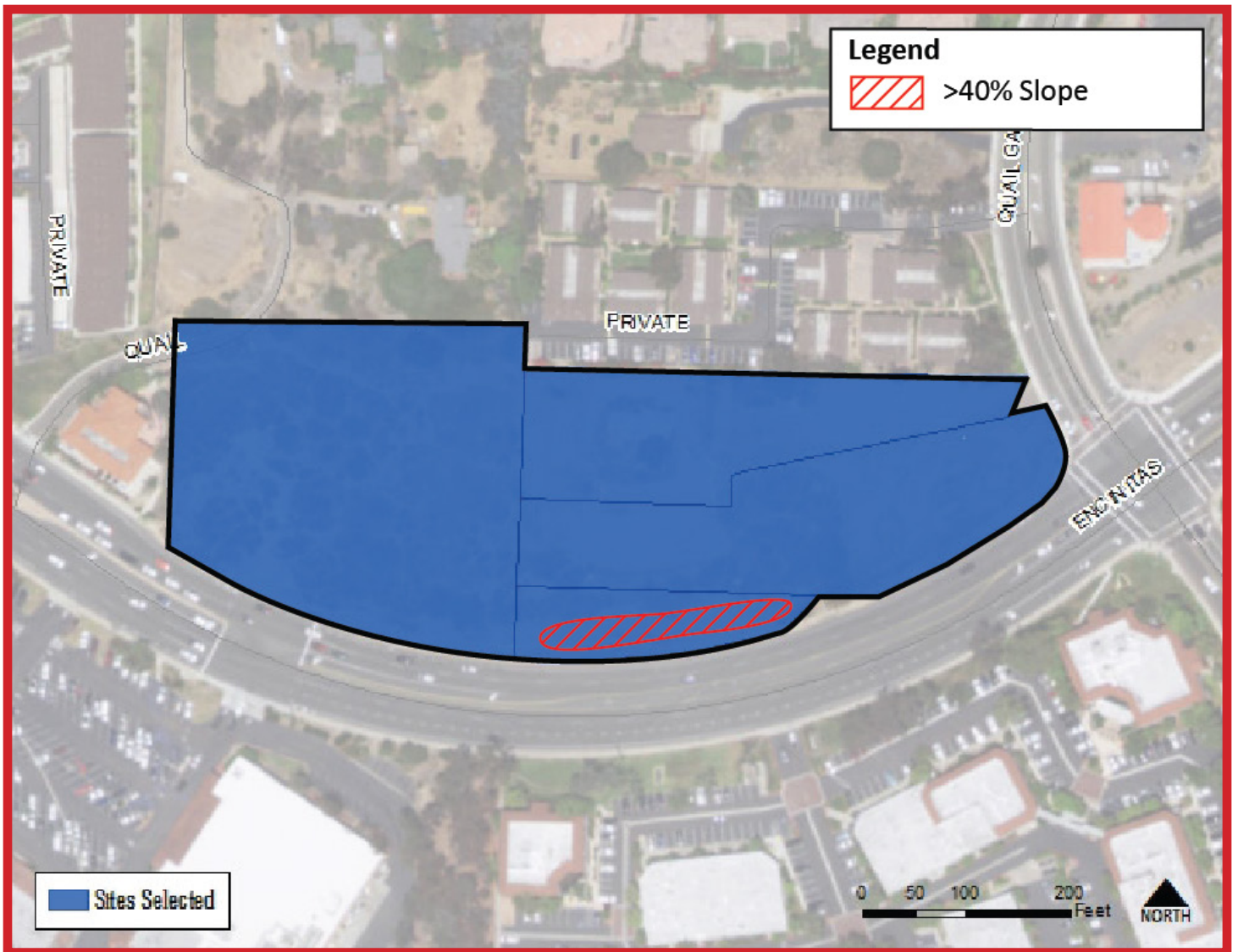
Parcel 2581304500 contains 0.15 acres with slopes greater than 40% (Not developable per City of Encinitas Municipal Code). 0.15 acres was removed from the overall gross site acreage to get the 4.78 acre parcel size shown in the table on the preceding page.











# RANCHO SANTA FE PARCELS (GAFFNEY/ GOODSEN)

SITE NUMBER 08 (a,b)

## SITE DESCRIPTION

Parcel 2592313200 is a vacant parcel adjacent to a 2-lane arterial with bicycle lanes in each direction. The site is surrounded to the north and west by existing low density single-family residential uses. There is a moderate slope on the site rising from the northeast portion of the site to the southern portion.

Parcel 2592312800 is a developed parcel with several 1-story residential structures. It contains a private access road that connects to an adjacent 4-lane major arterial. The site contains existing mature vegetation.

Parcel 2592313000 is a developed parcel with a single 2-story residential structure and is landlocked by low density single-family residential uses, a



vacant parcel, and a strip commercial center. The site contains existing mature vegetation.

Parcel 2592313100 is a developed parcel with a single 1-story residential structure and is landlocked by low density single-family residential uses and a vacant parcel. The site contains existing mature vegetation.

Parcels 2592313200, 2592312800, and 2592313000 are under one common ownership. (Olivenhain Town Center 5.6 L P)

## SITE NUMBER 08a

APN(S)	2592313200 (OLIVENHAIN TOWN CENTER 5.6 L P)	PARCEL SIZE (AC)	1.75/1.45
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Rancho Santa Fe Dr	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	36
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	Slight topography
ZONING	RR2		

Parcel 2592313100 is under a separate ownership (Gaffney David R & Rica G Revocable Trust 04-11). This parcel is landlocked by parcels with separate ownership but could be developed as part of a larger project.

The owners have expressed interest in developing this site (all parcels) for residential uses.

#### SITE FEATURES

- One vacant, natural parcel
- Moderate slopes on the vacant parcel
- Approximately three residential structures ranging from 1-2 stories and spread across multiple parcels
- Existing mature trees and vegetation
- Paved access road

#### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on Parcels

2592313000 and 2592313100. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

The net acreage shown for Parcel 2592312800 reflects the following deductions from the gross acreage:

- 0.61 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

The net acreage shown for Parcel 2592313200 reflects the following deductions from the gross acreage:

- 0.59 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

0.60 acres (50% of the overall 1.20 acre reduction due to slopes) was removed from the overall gross acreage to get the parcel size shown in the adjacent table.

#### SITE NUMBER 08b

<b>APN(S) (Ownership)</b>	2592312800, 2592313000 <u>One Owner for the above parcels:</u> (OLIVENHAIN TOWN CENTER 5.6 L P)  2592313100 (GAFFNEY DAVID R & RICA G REVOCABLE TRUST 04-11)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2592312800 - 3.88/3.57 2592313000 - 0.54/0.54 2592313100 - 0.46/0.46 Total: 4.88/4.57
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	2220 Encinitas Boulevard, 2230 Encinitas Boulevard, 2228 Encinitas Boulevard	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Olivenhain	<b>UNIT CAPACITY</b>	113
<b>GENERAL PLAN LAND USE</b>	Rural Residential 1.01-2.00 (RR2)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Multiple owners</li> <li>• Some landlocked parcels</li> <li>• Slight topography</li> </ul>
<b>ZONING</b>	RR2		









# SAGE CANYON PARCEL

## SITE NUMBER AD1

### SITE DESCRIPTION

The site is a vacant property surrounded by natural open space and adjacent to a four-lane major road with a striped center turn lane, bicycle lanes going both directions, and parallel street parking along the west side of the road. The parcel is currently subject to a purchase and sale agreement. Based on previous development plans, there are some known environmental constraints that shrink the gross buildable area.



### SITE FEATURES

- Existing mature trees and natural vegetation
- Some steep slopes adjacent to El Camino Real
- Previously graded, vacant area
- Private access point off a roundabout shared by a single-family residential neighborhood

### PARCEL SIZE CALCULATION

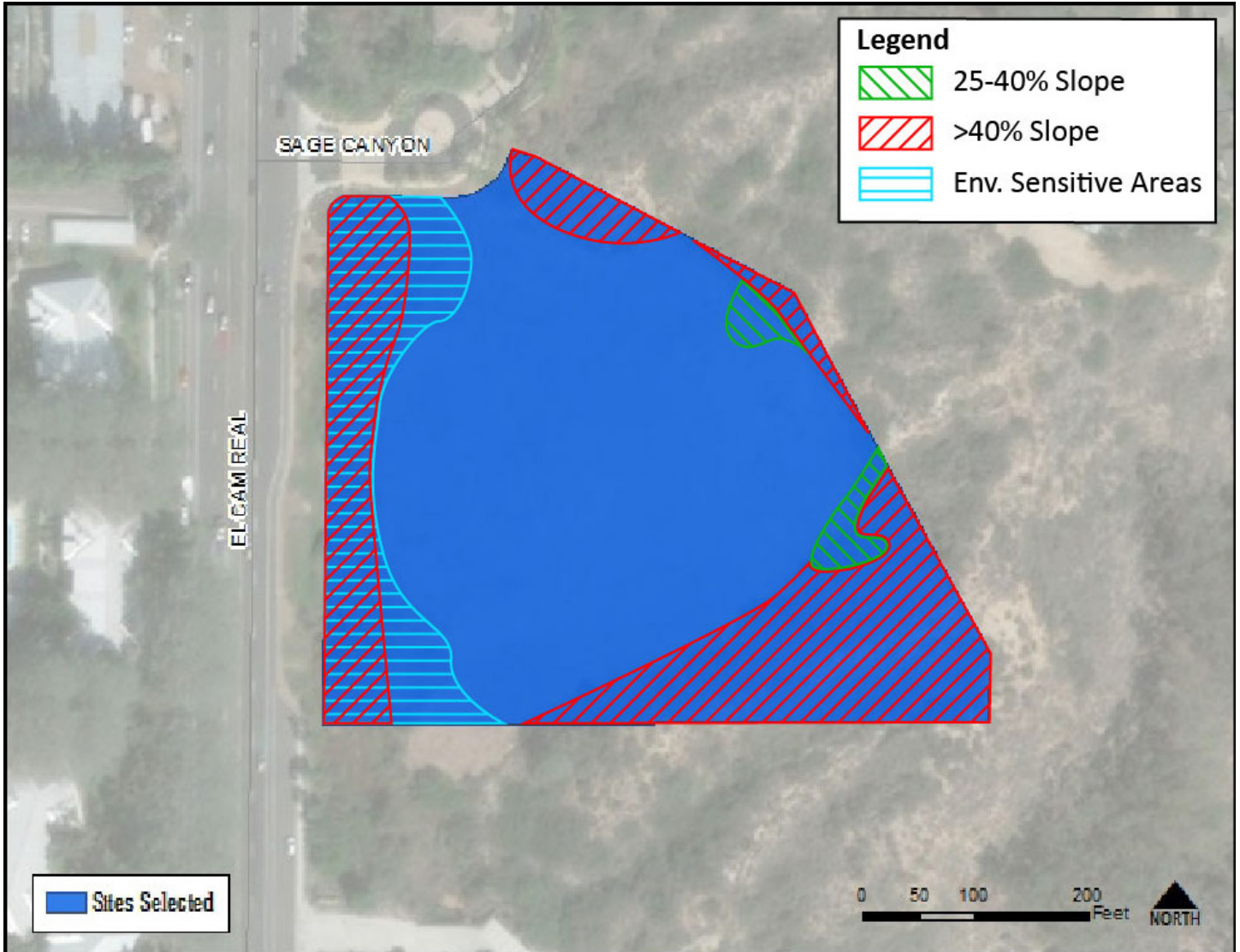
Net acreage shown in the table under parcel size was determined from the net buildable area based on numerous studies of the topographic and environmental constraints by the owner.

<b>APN(S) (Ownership)</b>	2620618500 (PACIFIC CANYON LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	5.23/2.40
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	Sage Canyon Drive	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	New Encinitas	<b>UNIT CAPACITY</b>	60
<b>GENERAL PLAN LAND USE</b>	Residential 2.01-3.00 (R3)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"><li>• Steep Topography in some areas</li><li>• Environmentally sensitive areas</li><li>• Existing drainage canal</li></ul>
<b>ZONING</b>	R3		











# BALDWIN & SONS PROPERTIES

SITE NUMBER AD2 (a,b,c)

## SITE DESCRIPTION

Parcels 2570203600, 2570203700, 2581308000, 2581308600 are vacant parcels adjacent to Quail Gardens Drive, a 2-lane arterial with bicycle lanes in each direction and a center turning lane.

Parcels 2581309300, 2581309400 are vacant parcels surrounded by other vacant parcels under the same ownership, single-family residential uses to the east, and commercial uses to the south. The parcels are landlocked with no direct access to a street, unless developed in conjunction with the adjacent parcels as shown. The owner has expressed interest in developing these parcels for residential uses in conjunction with the parcels listed in AD2a, AD2b, and AD2c, all of which are under the same ownership.



Parcels 2581308200 and 2581309100 are non-vacant parcels with a power line easement running along the northern portion of each parcel.

All parcels associated with this site are under one common ownership. (Quail Meadows Properties LLC) The owner has expressed interest in developing sites AD2a, AD2b, and AD2c for residential uses as part of

## SITE NUMBER AD2a

<b>APN(S) (Ownership)</b>	2570203600, 2570203700 One Owner for all parcels: (QUAIL MEADOWS PROPERTIES LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2570203600 - 1.87/1.74 2570203700 - 1.27/1.24 Total: 3.14/2.98
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	Mays Hollow Ln, 225 Quail Gardens Dr	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	74
<b>GENERAL PLAN LAND USE</b>	Residential 2.01-3.00 (R3)	<b>CONSTRAINTS</b>	None
<b>ZONING</b>	R3		

one development. All parcels are under the same ownership.

50' riparian buffer requirement for off-site wetlands that encroaches on Parcel 2570203600. Additionally, the net acreage was reduced from Site AD2c to reflect a power line easement running through those two parcels.

#### SITE FEATURES

- Mature trees and vegetation
- Paved concrete pads
- Power lines overhead

#### PARCEL SIZE CALCULATION

Net acreage shown in the table under parcel size was determined based on numerous studies of the topographic and environmental constraints and a

#### SITE NUMBER AD2b

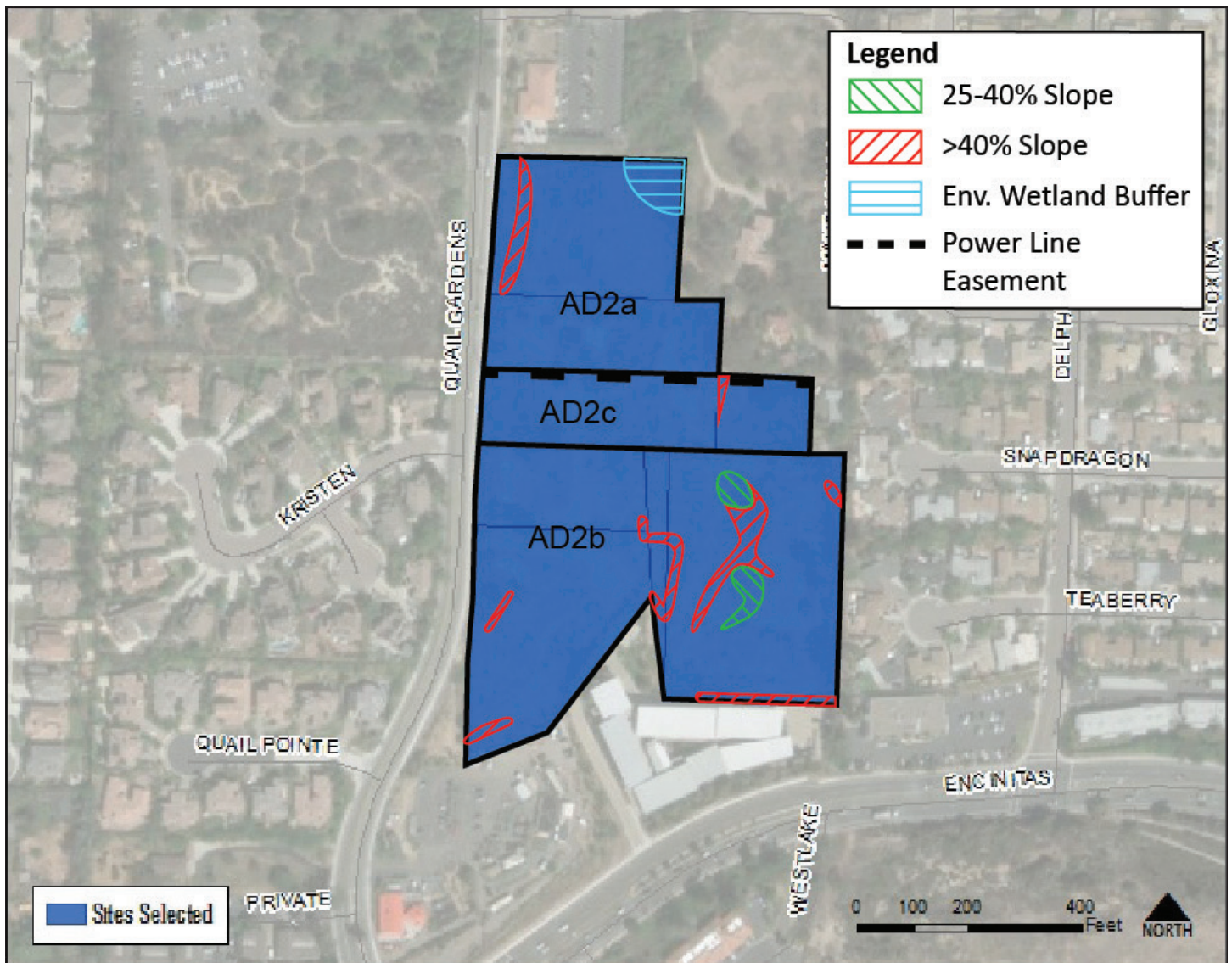
<b>APN(S)</b>	2581308000, 2581308600, 2581309300, 2581309400 <u>One Owner for all parcels:</u> (QUAIL MEADOWS PROPERTIES LLC)	<b>PARCEL SIZE (AC)</b>	2581308000 - 1.00/1.00 2581308600 - 2.24/2.24 2581309300 - 3.15/1.35 2581309400 - 0.27/0.27 Total: 6.66/4.86
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	185, 195 Quail Gardens Drive, Encinitas Blvd	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	121
<b>GENERAL PLAN LAND USE</b>	Residential 3.01-5.00 (R5)	<b>CONSTRAINTS</b>	Some landlocked parcels
<b>ZONING</b>	R5		

#### SITE NUMBER AD2c

<b>APN(S)</b>	2581308200, 2581309100 <u>One Owner for all parcels:</u> (QUAIL MEADOWS PROPERTIES LLC)	<b>PARCEL SIZE (AC)</b>	2581308200 - 1.28/0.88 2581309100 - 0.51/0.33 Total: 1.79/1.21
<b>SITE STATUS</b>	Non-Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	Quail Gardens Drive, Mays Hollow Lane	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	30
<b>GENERAL PLAN LAND USE</b>	Residential 3.01-5.00 (R5)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• One landlocked parcel</li> <li>• Utility easement</li> </ul>
<b>ZONING</b>	R5		





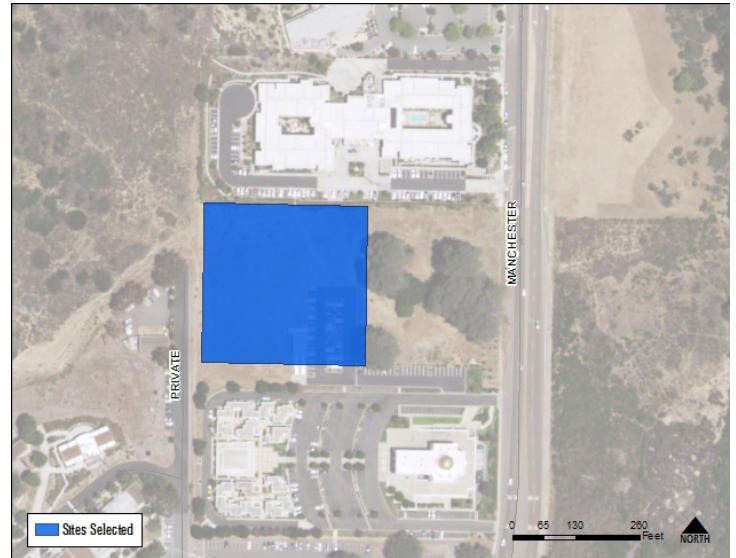


# GREEK CHURCH PARCEL

## SITE NUMBER 01

### SITE DESCRIPTION

This site is a portion of a property owned by the Greek Orthodox Church and part of a larger parcel with existing multi-family residential uses and an existing church. The owner has expressed interest in developing the site for affordable senior housing. Residents will not be required to be of any particular religious faith or have direct affiliation with the Church.



### SITE FEATURES

- Primarily vacant, open space
- Concrete pad

### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

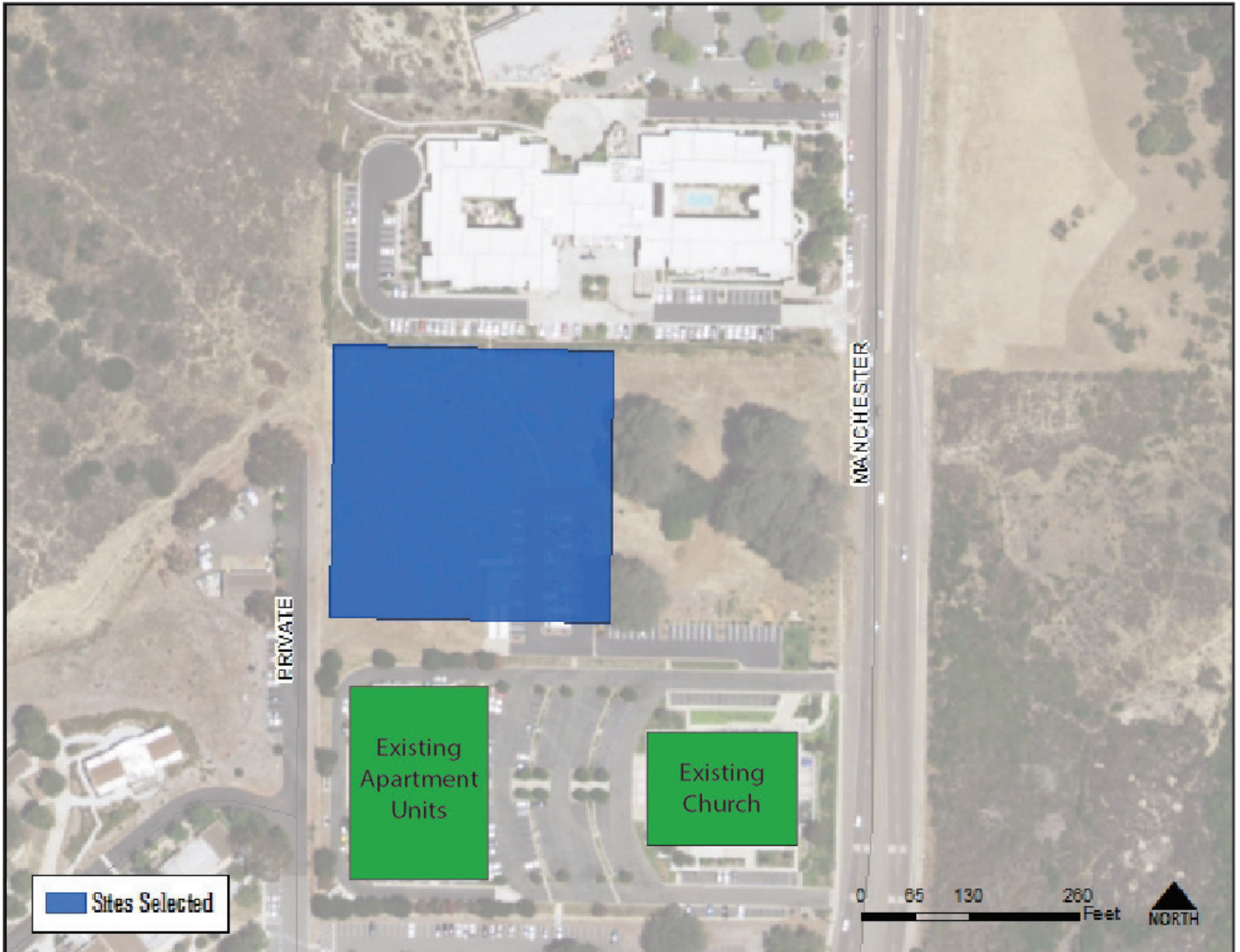
Owner has indicated they are interested in developing 2.00 acres of the 2.50 acre parcel.

<b>APN(S) (Ownership)</b>	2611506400 (STS CONSTANTINE & HELEN GREEK ORTHODOX CHURCH)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2.50/2.00
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	3459 Manchester Avenue	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Cardiff-by-the-Sea	<b>UNIT CAPACITY</b>	50
<b>GENERAL PLAN LAND USE</b>	Rural Residential .51-1.00 (RR1)	<b>CONSTRAINTS</b>	None
<b>ZONING</b>	RR1		









# ARMSTRONG PARCELS

## SITE NUMBER 06 (a,b)

### SITE DESCRIPTION

Parcel 2574702400 is a vacant property adjacent to an 8-lane major arterial. The site is mostly flat due to previous grading, with several existing retail uses to the north and existing office uses to the south. This property has a small area of existing wetland vegetation which has been deducted from the site acreage calculation below and is explained further in the Parcel Size Calculation section.

Parcel 2574702300 is a developed parcel with an existing retail garden center, paved surface parking lot, and private drive aisles. The site is adjacent to an 8-lane major arterial with bicycle lanes in each direction and a raised concrete median.

### SITE FEATURES

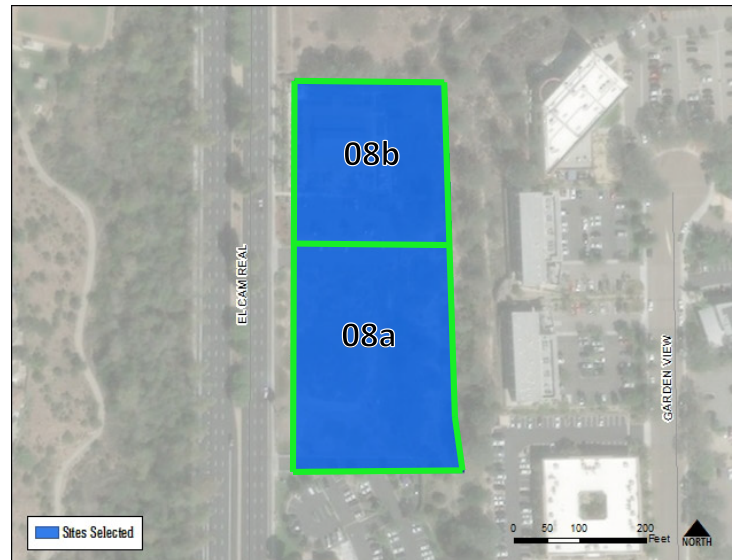
- One vacant, unimproved parcel
- Small area of existing wetland vegetation on the vacant parcel
- Existing Armstrong retail garden center and surface parking lot in use

### PARCEL SIZE CALCULATION

The net acreage shown for Parcel 2574702300 reflects the following deductions from the gross acreage:

### SITE NUMBER 06a

<b>APN(S) (Ownership)</b>	2574702400 (WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	1.92/1.06
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	N El Camino Real	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	New Encinitas	<b>UNIT CAPACITY</b>	26
<b>GENERAL PLAN LAND USE</b>	General Commercial (GC)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Small area of existing wetland vegetation</li> <li>• Steep slopes</li> </ul>
<b>ZONING</b>	GC		



- 0.32 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

The net acreage shown for Parcel 2574702400 reflects the following deductions from the gross acreage:

- 0.64 acres of existing wetlands. Calculation includes 50' riparian buffer.
- 0.44 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

1.02 acres was removed from the overall gross acreage to get the parcel size shown in the adjacent table.



**SITE NUMBER 06b**

<b>APN(S) (Ownership)</b>	2574702300 (WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	1.32/1.16
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	701 N El Camino Real	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	New Encinitas	<b>UNIT CAPACITY</b>	29
<b>GENERAL PLAN LAND USE</b>	General Commercial (GC)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Steep slopes</li> </ul>
<b>ZONING</b>	GC		





# JACKEL PROPERTIES

## SITE NUMBER 07

### SITE DESCRIPTION

Parcel 2160412100 is a vacant property that sits between existing commercial uses and attached residential. The site has an approximately 55' wide driveway adjacent to North Highway 101, a four-lane arterial with bike lanes in each direction and a center median. The site slopes gently up from the east to the west with a slope of less than 25 percent.

Parcel 2160412000 is a non-vacant parcel adjacent to a four-lane arterial with bike lanes in each direction and a center median. The site contains a vacant restaurant and a large surface parking lot with a single ingress/egress point. The owner states that there is no existing lease and he does not plan to re-let the building.

The owner has expressed interest in developing both of these sites for residential and commercial uses. Both parcels are under one common ownership. (F C A Encinitas LLC) The planned multimodal improvements on Highway 101 will not impact the area of the site.



### SITE FEATURES

- Partially vacant, natural parcel
- Existing 1-story vacant restaurant with outdoor patio
- Large surface parking lot
- Moderate slope adjacent to Highway 101 (less than 25%)
- Existing mature trees and vegetation

### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage. However, the unit yield has been reduced to reflect the owner's interest in mixed use development.

<b>APN(S) (Ownership)</b>	2160412000, 2160412100 <u>One Owner for all parcels:</u> (F C A ENCINITAS LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2160412000 - 1.91/1.91 2160412100 - 1.06/1.06 Total: 2.97/2.97
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1950 HWY 101	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY</b>	33 (if developed at mixed-use ratio)
<b>GENERAL PLAN LAND USE</b>	Visitor Serving Commercial (VSC)	<b>CONSTRAINTS</b>	None.
<b>ZONING</b>	N-LVSC		







# ECHTER PROPERTY

## SITE NUMBER 09

### SITE DESCRIPTION

This site is a large parcel containing mostly temporary greenhouse agricultural structures along with an existing single-family residential structure. The site sits at the junction of a major 4-lane arterial and a local 2-lane road. The owner has expressed interest in developing 250 residential units in conjunction with a working agricultural practice. The owner has completed conceptual renderings and a written description of potential future “Agrihood” housing and agricultural concept. See attached letters.

The Agricultural Zone provisions of the Encinitas Ranch Specific Plan in which the site is located encourage the continued agricultural use of portions of the Specific Plan Area and the provision of a favorable setting in which to continue agricultural operations. The “agrihood” concept proposed allows for the continued viability of an agricultural business on the site.

### SITE FEATURES

- Several buildings serving the agricultural practice on-site
- Temporary covered structures and greenhouses



- Large service tanks
- Interior roads
- Single-family residence in southwest corner

### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas.

However, only 9.85 acres of the 21.49 gross acres are designated for housing, with the remaining site intended to remain in agricultural use as an ‘agrihood’. This 9.85 is shown as the net acreage of developable area in the table below.

<b>APN(S) (Ownership)</b>	2546121200 (R E L S INC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	21.49/9.85
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1150 Quail Gardens Drive	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY</b>	246
<b>GENERAL PLAN LAND USE</b>	Specific Plan 3 (SP-3)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Owner has indicated interest in only developing 250 units</li> </ul>
<b>ZONING</b>	ER-AG		
<b>LAND VALUE</b>	\$1,180,201	<b>TOTAL VALUE</b>	\$1,736,450







# SUNSHINE GARDENS PARCELS

## SITE NUMBER 12

### SITE DESCRIPTION

Parcel 2581309700 is an underutilized parcel comprised primarily of a paved surface parking lot and a variety of retail uses in both permanent and temporary structures. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a paved center median. The site has been graded to be mostly flat with moderate slopes directly adjacent to Encinitas Blvd.

Parcel 2581309900 is an underutilized parcel comprised primarily of a single-story commercial building, a paved surface parking lot, and a variety of retail uses in both permanent and temporary structures. The site is at the intersection of a 4-lane major arterial and a 2-lane collector role.

The owner has expressed interest in developing these sites for residential uses. Both parcels associated with this site are under one common ownership. (CAM-MAR Growers)



### SITE FEATURES

- 1-story commercial building
- A variety of retail uses
- Several temporary agriculture and outdoor sales related structures
- Large paved surface parking lot
- Unpaved dirt areas

### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

<b>APN(S) (Ownership)</b>	2581309700, 2581309800 One Owner for all parcels: (CAM-MAR GROWERS)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2581309700 - 2.04/2.04 2581309800 - 1.35/1.35 Total: 3.39/3.39
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	630 Encinitas Boulevard	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	84
<b>GENERAL PLAN LAND USE</b>	Office Professional (OP)	<b>CONSTRAINTS</b>	None.
<b>ZONING</b>	OP		
<b>LAND VALUE</b>	\$3,448,000	<b>TOTAL VALUE</b>	\$3,575,000







# VULCAN & LA COSTA

SITE NUMBER AD8

## SITE DESCRIPTION

This site is a non-vacant parcel with existing agricultural uses and several 1-story structures related to agricultural sales. The property is adjacent to N Vulcan Avenue, a two-lane local arterial. The majority of the site is occupied by temporary agricultural structures such as greenhouses. The owner has expressed interest in developing this site for residential uses. The low intensity of existing uses makes it a suitable candidate for potential residential development. The owners has expressed interest in developing this site for residential uses.

As set forth in many policies of the General Plan the City favors maintaining agricultural uses in the City yet does not require the continued use of agricultural uses.

## SITE FEATURES

- Greenhouse structures and frames
- 1-story structures related to agricultural uses (sales/storage)
- Small paved parking lot



## PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

<b>APN(S) (Ownership)</b>	2160520100 (RONHOLM CRAIG NICHOLS JOHN F)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2.00/2.00
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1967 N Vulcan Ave	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY</b>	50
<b>GENERAL PLAN LAND USE</b>	Residential 2.01-3.00 (R3)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Existing operational business</li> </ul>
<b>ZONING</b>	Residential 3 (N101SP)		





# SEACOAST CHURCH

SITE NUMBER AD9

## SITE DESCRIPTION

Parcel 2582411000 contains four existing 1 and 2-story structures associated with the existing church facility on-site. There are two paved parking lots and community outdoor landscaped areas. The parcel is bordered by Regal Road to the east, the I-5 freeway to the southwest, and a mixture of office and residential uses to the north.

The owner has expressed interest in developing a portion of this parcel for residential uses. The existing church facilities to remain have been deducted when considering the net acreage for the site and parking the existing parking lots serving the church facilities are shown as remaining in the calculation in the table below.

## SITE FEATURES

- Four 1 and 2-story buildings associated with the Church use
- Two paved parking lots
- Two unimproved portions on the northwest and south parts of the parcel



## PARCEL SIZE CALCULATION

The net acreage shown for Parcel 2582411000 reflects the following deductions from the gross acreage:

- 3.04 acres contain existing development related to a church facility that is to remain. This development includes four buildings and two paved surface parking lots.

<b>APN(S) (OWNERSHIP)</b>	2582411000 (SEACOAST COMMUNITY CHURCH)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	4.45/1.41
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1050 Regal Road	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	35
<b>GENERAL PLAN LAND USE</b>	Residential 8.01 -11.00 (R11)	<b>CONSTRAINTS</b>	None.
<b>ZONING</b>	R11		







# MANCHESTER AVENUE WEST SITES

## SITE NUMBER AD11

### SITE DESCRIPTION

Parcel 2612003700 contains one single-story single-family residence. There is existing mature vegetation on the parcel and a dirt road.

Parcel 2612003800 is a vacant parcel that appears to be graded or partially disturbed. There is little existing vegetation on the parcel and a portion of a dirt road.

Parcel 2612003900 contains one single-story single-family residence. The parcel is accessed off of a dirt road. There is some existing mature vegetation on the parcel.

All three parcels are relatively flat and bordered to the east by an I-5 freeway off-ramp, to the south by a one-story commercial development, and to the north and west by existing residential townhouses. Access to the site is off a paved private road from the south that connects to Manchester Avenue.

The owners have expressed interest in developing these parcels for residential uses.



### SITE FEATURES

- Two older 1-story single-family residences
- Vacant, open space
- Minimal existing mature vegetation

### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

<b>APN(S) (OWNERSHIP)</b>	2612003700, 2612003800 (MARANDINO FAMILY TRUST) 2612003900 (MCCONNELL PETER S)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2612003700: 0.54/0.54 2612003800: 0.50/0.50 2612003900: 0.63/0.63 Total: 1.67/1.67
<b>SITE STATUS</b>	Non-Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	2951 Manchester Avenue	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Cardiff-by-the-Sea	<b>UNIT CAPACITY (min.)</b>	41
<b>GENERAL PLAN LAND USE</b>	Residential 11 (1-11 DU/AC)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Multiple owners</li> </ul>
<b>ZONING</b>	R-11		







# HARRISON PROPERTIES

## SITE NUMBER AD14

### SITE DESCRIPTION

Parcel 2580521200 is a developed parcel containing one older 2-story office building and a surface parking lot. The property is adjacent to a 2-lane local road in the downtown area.

Parcel 2580350700 is a developed parcel containing one older 2-story office building, one older 2-story residential structure, and a surface parking lot. The site slopes gently from the western portion up to the eastern portion.



### SITE FEATURES

- Existing commercial/office structures

### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

<b>APN(S) (OWNERSHIP)</b>	2580521200 (HARRISON KEITH B & SARA S HARRISON JAMES E & SHARAN K) 2580350700 (HARRISON KEITH B & SARA S HARRISON JAMES E)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2580521200: 0.65/0.65 2580350700: 1.26/1.26 Total: 1.91/1.91
<b>SITE STATUS</b>	Non-Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	2580521200: 364 2nd St 2580350700: 371 2nd St	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY (min.)</b>	21 (if developed at mixed-use ratio)
<b>GENERAL PLAN LAND USE</b>	DESP-VCM	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Existing operational businesses</li> <li>Owner has expressed interest in developing mixed-use residential and commercial</li> </ul>
<b>ZONING</b>	VCM-DESP		





# MEYER PROPOSAL

## SITE NUMBER AD31

### SITE DESCRIPTION

Parcels 2561711300 and 2561711400 are developed parcels, each containing one older single-story residence. The properties are adjacent to the I-5 Freeway to the west, agricultural uses to the north and south, and a single-family residential subdivision to the east.

Parcel 2561711500 is a developed parcel containing an outdoor storage area associated with agricultural uses.

Parcels 2561712000, 2561712100, 2561712400 are developed parcels containing a flower growing business and associated greenhouse and sales temporary structures

A representative of the property owners has proposed development of these parcels.



### SITE FEATURES

- Two single-family residences
- Paved and unpaved parking areas
- Agricultural facilities
- Temporary greenhouse structures

<b>APN(S) (OWNERSHIP)</b>	2561711300 (BEAZ ELEAZA & MANCILLA SANTA A B GARCIA-GOMEZ FIDEL) 2561711400 (RODRIGUEZ JUANA) 2561711500 (REED KIRK C TRUST) 2561712100, 2561712400, 2561712000 (MALDONADO DAVID & OLIVIA FAMILY TRUST)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2561711300: 0.75/0.75 2561711400: 0.63/0.63 2561711500: 1.41/1.41 2561712000: 0.60/0.60 2561712100: 0.38/0.38 2561712400: 2.85/2.65 Total: 6.62/6.52
<b>SITE STATUS</b>	Non-Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	682 Clark Ave: 2561711300 672 Clark Ave: 2561711400 662 Clark Ave: 2561711500 556 Union St: 2561712000, 2561712100, 2561712400	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY (min.)</b>	163
<b>GENERAL PLAN LAND USE</b>	Residential 3 (1-3 DU/AC) & Residential 5 (1-5 DU/AC)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Existing agricultural uses on site</li> </ul>
<b>ZONING</b>	R-3 & R-5		

**PARCEL SIZE CALCULATION**

The net acreage shown for parcel 2561712400 reflects the following deductions from the gross acreage:

- 0.20 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on the remaining five parcels. Therefore, the net acreage on those parcels equals the full gross acreage.

