City of Encinitas

HOUSING ELEMENT SITES ANALYSIS

Presented by:

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Housing Element Site Analysis

- Determine density needed for a housing development to meet HCD requirements within two stories on each of the sites
- For each site, determine:
  - Average size of dwelling units to achieve a density meeting HCD requirements within two stories
  - Any needed modifications of site development standards (reduced parking, etc.) to achieve number of units
  - Total number of units that could be developed within two stories
  - Total number of units projected for the site in the Measure T proposed housing element

- Based on the above analysis and number of units that could be accommodated on each site within the two story limit, indicate if any sites could be eliminated from the inventory; or, if additional sites must be added in the inventory if the City limits development to two stories, given statutory housing element requirements and HCD review policies.

Development Scenario Assumptions

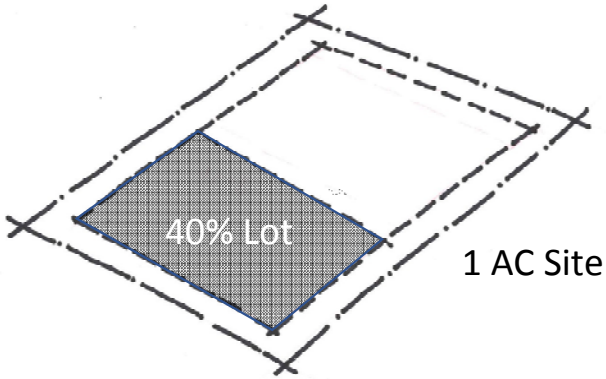
- 25 units/acre
- 30 feet or 2-story, whichever is less and 26-feet in Residential zones
- Hypothetical Small Lot Infill Residential
- Parking Ratio: 1.5 space/1-bdrm and 2 spaces/2-bdrm or >
- 350 sf/parking space
- 30% efficiency factor (unassignable SF)
- Unit Type Distribution (ideal):
  - 1-bedroom – 30%
  - 2-bedroom – 60%
  - 3-bedroom – 10%

Development Scenario Assumptions: 1 Acre Site

Unit Type	% Total	SF Unit	# Units	SF Total Unit Type	Parking Space	SF per Parking Space	Total Parking SF	Total Parking Spaces	
Studio	30%	500	8	4,000 SF	1.5/unit	350 SF	4,200 SF	12 spaces	
One Bedroom	60%	700	15	10,500 SF	1.5/unit	350 SF	7,875 SF	23 spaces	
Two Bedroom	10%	850	2	1,700 SF	2/unit	350 SF	1,400 SF	4 spaces	
TOTAL			**25 units**	**16,200 SF**			**13,475 SF**	**39 spaces**	
Lot Coverage: 40% = 34,848 SF of available area in 2 stories Total SF Required for Scenario = 34,535 SF									

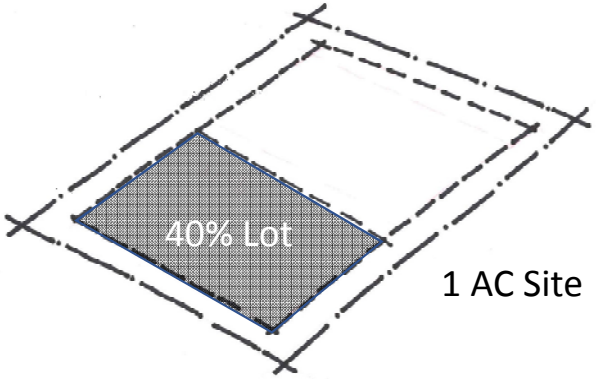
Prototype Site: 1 ac Infill on Hwy 101/Residential Only

- Default to R 25 Standards
- Smaller Unit Sizes Necessary to Accommodate
  - Studio: 500 SF
  - 1-Bdrm: 700 SF
  - 2-Bdrm: 850 SF
- Existing Development Standards Major Impact
  - Adjusting standards will permit larger unit size and mix
  - Higher Density will influence unit mix



Solutions to the Meeting the Adequate Sites Under RHNA

- **Utilize Default Density Option**
- **Adjust Development Standards for Various Zoning Districts**
  - Hwy 101 Corridor (Downtown and Leucadia)
  - Encinitas Ranch
  - General Commercial
- **Establish Programmatic Requirements**
  - Overlay Approach to Implement RHNA Sites
  - Monitoring Program for RHNA Sites



SOLUTION: Default Density Standard

- Government Code Section 65583.2(c)(3)(B)
- Meets the "appropriate zoning" test
- HCD must accept minimum density standard
- Must yield at least 16 units/site
- If 50% of affordable need on residential-only sites, no additional analysis required
- **Minimum** density provides streamlined review – no additional analysis needed
- Rezoned sites must be "by-right" where only objective standards can be applied for the entitlement of those housing units

SOLUTION: Default Density Analysis

- Assumptions
  - 30 dwelling units/acre minimum
  - 16 units/site minimum
- Significantly Reduces Sites Needed to Accommodate RHNA
  - 195 Parcels at 25 du/ac Standard
  - 70 Parcels and 30 du/ac
  - Remaining sites in revised inventory are more “ripe” due to parcel size and ability to accommodate greater number of units/site.

25 du/ac Site Utilization

- 195 Individual Parcels
- 3,528 Unit Gross Site Yield
- Majority of sites are located in the Hwy 101 Corridor on smaller infill sites
  - Land costs are demonstrably higher in the coast area.

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30 du/ac Site Utilization

- 70 Individual Parcels
- 3,708 Unit Gross Site Yield
- Most sites reduced from the coastal areas
- Does not preclude development of residential in those areas, as sites are already zoned to permit residential uses

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SOLUTION: Adequate Sites Program

Ensure a "real time" inventory of sites to meet RHNA Obligations

Inventory "Credit"

- New Units Credited From Inventory

New Construction

- New Construction Trigger
- Valuation/Lease Rate = Affordability

Sites Inventory

- Formal City-Maintained Inventory
- Continuously Updated
- When New Development, Credit Given

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SOLUTION: Amendments to Development Standards

- Reduce Lot Width/Depth Standards
  - Rationale: The majority of sites in the coastal area are infill lots. As most are infill, the lot standards should mimic existing prevailing to continue the street-adjacent character.
- Lot Size Standards:
  - Rationale: Small lot infill will constitute majority of future development in the coastal area. Residential standards should mimic mixed use standards to provide continuity at frontages
- Setback Standards:
  - Rationale: Generous setback standards are currently not conducive to infill. With the 2 story maximum development, 2nd floor step-backs may not be necessary
- Lot Coverage Standards/FAR:
  - Rationale: When building lot coverage is less, density has to be accommodated vertically

SOLUTION: Suggested Amendment to Development Standards

- Lot Width/Depth Standards
  - Hwy 101 Corridor (Leucadia and Downtown)– Frontage 40ft/Depth 80-100ft
  - All other inventory sites – add conditions additional study character/compatibility
- Lot Size Standards:
  - Hwy 101 Corridor (Leucadia and Downtown)– 3,200 SF minimum Standards for residential only
  - All other inventory sites – add conditions additional study character/compatibility
- Setback Standards:
  - Hwy 101 Corridor (Leucadia and Downtown)– 0-ft front yard/ Eliminate Step Back Standard/Zero Setback at alleys
  - All other sites – add conditions additional study character/compatibility
- Lot Coverage:
  - Hwy 101 Corridor – 90% lot coverage for residential only
  - All other Sites – 50-75% lot coverage for residential

SOLUTION: RHNA Adequate Sites Overlay

- In lieu of “static” sites, utilize a “dynamic” overlay approach to accommodate RHNA growth need
- The overlay would be a geographic overlay, identifying sites on an a map
- The Overlay would be applied as an “overlay” to existing base zoning standards
- Once growth for the planning period is accommodated, the overlay would cease to exist
- If sites are taken off the inventory, the Site Monitoring program would ensure continued availability to accommodate remaining growth need during any particular time during the RHNA planning period.
- This method can be applied for the current RHNA planning period and the upcoming RHNA planning period.

Summary

- Accommodating RHNA growth needs with the 2-story standards will require adjustments to existing development standards
- Utilizing the statutory “default density” provision will allow growth on fewer sites to meet RHNA
- Reducing sites will not preclude the development of residences/mixed use in the coastal area, as units are already permitted in the Downtown Encinitas Specific Plan and North Hwy 101 Specific Plan
- Utilizing this strategy will likely allow the City to accommodate growth need in this RHNA planning period and the next planning period.
- Development Standards adjustments will require additional study to ensure the appropriateness of standards based upon prevailing site conditions for various parcels.