



Buildable at 25 DU/ac



 Buildable at 30 DU/ac

| AHE Site | APN | Address | Zone_GP | Parcel | | | Gross (2) | | Rounded (1) | |
|----------|------------|--|-----------|-----------|-------|--|----------------------|-------|----------------------|----------|
| | | | | | | | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | SF | Acres | | | | 25 du/ac | 30 du/ac |
| 1 | 2160410600 | 1900 N HWY 101 | 101SP/GC | 34,678.07 | 0.80 | | 19.90 | 23.88 | 19 | 23 |
| 1 | 2540211500 | 1660 N HWY 101 | 101SP/GC | 13,120.36 | 0.30 | | 7.53 | 0.00 | 7 | 0 |
| 1 | 2540211600 | 1650 N HWY 101 & 110 GRANDVIEW ST | 101SP/GC | 4,377.74 | 0.10 | | 2.51 | 0.00 | 2 | 0 |
| 1 | 2540221300 | | | 4,015.06 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2540221400 | 1636 N HWY 101 | 101SP/GC | 4,031.96 | 0.09 | | 2.31 | 0.00 | 2 | 0 |
| 1 | 2540221500 | 1646 N HWY 101 & 105 GRANDVIEW ST | 101SP/GC | 4,028.82 | 0.09 | | 2.31 | 0.00 | 2 | 0 |
| 1 | 2540222700 | 1604 & 1624 N HWY | 101SP/GC | 28,497.26 | 0.65 | | 16.36 | 19.63 | 16 | 19 |
| 1 | 2540545200 | 1560 N HWY 101 | 101SP/GC | 15,614.82 | 0.36 | | 8.96 | 0.00 | 8 | 0 |
| 1 | 2540545300 | 1528 N HWY 101 | 101SP/ GC | 23,406.49 | 0.54 | | 13.43 | 16.12 | 13 | 16 |
| 1 | 2540545500 | 1508 N HWY 101 | 101SP/GC | 30,725.92 | 0.71 | | 17.63 | 21.16 | 17 | 21 |
| 1 | 2540546400 | 1542, 1546, & 1556 N HWY 101 | 101SP/GC | 26,001.84 | 0.60 | | 14.92 | 17.91 | 14 | 17 |
| 1 | 2540546600 | 1466 N COAST HWY 101 | 101SP/GC | 15,998.76 | 0.37 | | 9.18 | 0.00 | 9 | 0 |
| 1 | 2540547400 | 1524 N HWY 101 | 101SP/GC | 8,318.96 | 0.19 | | 4.77 | 0.00 | 4 | 0 |
| 5 | 2540547600 | COAST HWY | 101SP/GC | 15.81 | 0.00 | | 0.01 | 0.00 | 0 | 0 |
| 1 | 2540547700 | 1444 N COAST | 101SP/GC | 36,639.93 | 0.84 | | 21.03 | 25.23 | 21 | 25 |
| 1 | 2540547800 | 1488 N HWY 101 | 101SP/GC | 60,186.20 | 1.38 | | 34.54 | 41.45 | 34 | 41 |
| 1 | 2540547900 | 1564, 1568, 1572,1578, 1580, 1584, & 15 | 101SP/GC | 11,099.13 | 0.25 | | 6.37 | 0.00 | 6 | 0 |
| 1 | 2540600400 | 1766 N HWY 101 | 101SP/GC | 25,391.39 | 0.58 | | 14.57 | 17.49 | 14 | 17 |
| 1 | 2540602800 | 1784 & 1784 1-8 N COAST | 101SP/GC | 13,783.39 | 0.32 | | 7.91 | 0.00 | 7 | 0 |
| 1 | 2540602900 | 1786 N HWY 101 | 101SP/GC | 12,832.17 | 0.29 | | 7.36 | 0.00 | 7 | 0 |
| 1 | 2542212100 | 1430 N HWY 101 | 101SP/GC | 4,399.34 | 0.10 | | 2.52 | 0.00 | 2 | 0 |
| 1 | 2542212200 | | 101SP/GC | 4,001.94 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542212300 | 1410 A-F N COAST HWY | 101SP/GC | 4,001.90 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542212400 | 1400 & 1400 A N COAST HWY | 101SP/GC | 4,000.29 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542222200 | 1354 N HWY 101 | 101SP/GC | 7,105.64 | 0.16 | | 4.08 | 0.00 | 4 | 0 |
| 1 | 2542222300 | 1354 A & B N COAST | 101SP/GC | 3,993.80 | 0.09 | | 2.29 | 0.00 | 2 | 0 |
| 1 | 2542222400 | 1340 N HWY 101 | 101SP/GC | 4,055.87 | 0.09 | | 2.33 | 0.00 | 2 | 0 |
| 1 | 2542225100 | 1322 N HWY 101 | 101SP/GC | 8,005.20 | 0.18 | | 4.59 | 0.00 | 4 | 0 |
| 1 | 2542225200 | 1324 N COAST | 101SP/GC | 4,001.12 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542226100 | 1302 N COAST | 101SP/GC | 7,987.95 | 0.18 | | 4.58 | 0.00 | 4 | 0 |
| 1 | 2542301800 | 1216 N 101 | 101SP/GC | 4,013.05 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542301900 | 1224 N COAST | 101SP/GC | 4,011.88 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542302000 | 1232 N HWY 101 | 101SP/GC | 4,002.95 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542302100 | 1240 & 1240 A & B N HWY 101 | 101SP/GC | 4,009.79 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542302200 | 1244 N HWY 101 | 101SP/GC | 4,008.74 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542302300 | 1246 N HWY 101 | 101SP/GC | 8,014.47 | 0.18 | | 4.60 | 0.00 | 4 | 0 |
| 1 | 2542304900 | 1200 N COAST HWY 101 | 101SP/GC | 8,006.81 | 0.18 | | 4.60 | 0.00 | 4 | 0 |
| 1 | 2542421300 | 1114 N HWY 101 | 101SP/GC | 22,490.51 | 0.52 | | 12.91 | 0.00 | 12 | 0 |
| 1 | 2542421400 | 1144 N HWY 101 | 101SP/GC | 6,772.93 | 0.16 | | 3.89 | 0.00 | 3 | 0 |
| 1 | 2542421500 | 1160 N HWY 101 | 101SP/GC | 10,322.54 | 0.24 | | 5.92 | 0.00 | 5 | 0 |
| 1 | 2542422800 | | | 12,001.56 | 0.28 | | 6.89 | 0.00 | 6 | 0 |
| 2 | 2542921500 | 1034, 1034 B, 1036, 1038, 1038 A, 1040 N | 101SP/GC | 11,000.16 | 0.25 | | 6.31 | 0.00 | 6 | 0 |

| AHE Site | APN | Address | Zone_GP | Parcel | | | Gross (2) | | Rounded (1) | |
|----------|------------|---|----------|------------|-------|--|----------------------|-------|----------------------|----------|
| | | | | | | | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | SF | Acres | | | | 25 du/ac | 30 du/ac |
| 2 | 2542922300 | 1076 N COAST | 101SP/GC | 32,678.67 | 0.75 | | 18.75 | 22.51 | 18 | 22 |
| 2 | 2543030100 | 1030 N HWY 101 & 103, 105, & 107 DIAN | 101SP/GC | 7,651.05 | 0.18 | | 4.39 | 0.00 | 4 | 0 |
| 2 | 2543030200 | 1026 N HWY 101 | 101SP/GC | 2,699.11 | 0.06 | | 1.55 | 0.00 | 1 | 0 |
| 2 | 2543030300 | 1002 N HWY 101 | 101SP/GC | 11,248.80 | 0.26 | | 6.46 | 0.00 | 6 | 0 |
| 2 | 2543030400 | 996 & 996 A-E N HWY 101 | 101SP/GC | 8,998.93 | 0.21 | | 5.16 | 0.00 | 5 | 0 |
| 2 | 2543030500 | 970, 974, & 978 N HWY 101 | 101SP/GC | 8,994.57 | 0.21 | | 5.16 | 0.00 | 5 | 0 |
| 2 | 2543130100 | 960 N HWY 101 | 101SP/GC | 3,601.19 | 0.08 | | 2.07 | 0.00 | 2 | 0 |
| 2 | 2543130600 | 916 & 918 N HWY 101 | 101SP/GC | 4,499.49 | 0.10 | | 2.58 | 0.00 | 2 | 0 |
| 2 | 2543130700 | 914, 914 A, 914 B, 914 D, & 914 E N HWY | 101SP/GC | 8,995.40 | 0.21 | | 5.16 | 0.00 | 5 | 0 |
| 2 | 2543130800 | 948, 948 A, 948 C, & 949 D HWY 101 | 101SP/GC | 9,001.15 | 0.21 | | 5.17 | 0.00 | 5 | 0 |
| 2 | 2543130900 | 934 N HWY 101 | 101SP/GC | 8,999.80 | 0.21 | | 5.17 | 0.00 | 5 | 0 |
| 9 | 2575001200 | 1064 N EL CAMINO | ERSP/GC | 37,792.44 | 0.87 | | 21.69 | 26.03 | 21 | 26 |
| 9 | 2575001300 | 1060 N EL CAMINO | ERSP/GC | 67,613.74 | 1.55 | | 38.80 | 46.57 | 38 | 46 |
| 9 | 2575001600 | EL CAMINO REAL | ERSP/GC | 33,933.20 | 0.78 | | 19.47 | 23.37 | 19 | 23 |
| 9 | 2575001800 | 1074 N EL CAMINO | ERSP/GC | 47,366.80 | 1.09 | | 27.18 | 32.62 | 27 | 32 |
| 9 | 2575001900 | 1076 N EL CAMINO | ERSP/GC | 52,219.86 | 1.20 | | 29.97 | 35.96 | 29 | 35 |
| 9 | 2575003800 | 1068 N EL CAMINO | ERSP/GC | 28,466.07 | 0.65 | | 16.34 | 19.60 | 16 | 19 |
| 9 | 2575003900 | 1070 N EL CAMINO | ERSP/GC | 15,856.89 | 0.36 | | 9.10 | 0.00 | 9 | 0 |
| 9 | 2575005000 | 1092 N EL CAMINO | ERSP/GC | 122,690.88 | 2.82 | | 70.41 | 84.50 | 70 | 84 |
| 9 | 2575005100 | 1080 N EL CAMINO | ERSP/GC | 59,319.96 | 1.36 | | 34.04 | 40.85 | 34 | 40 |
| 3 | 2580350600 | COAST HWY UNIT 101 | DESP/VSC | 1,344.26 | 0.03 | | 0.77 | 0.00 | 0 | 0 |
| 3 | 2580350700 | 371 2ND ST | DESP/VSC | 54,906.03 | 1.26 | | 31.51 | 37.81 | 31 | 37 |
| 5 | 2580360900 | 315 S COAST HWY 101 | DESP/GC | 35,601.89 | 0.82 | | 20.43 | 24.52 | 20 | 24 |
| 5 | 2580361700 | 345 S COAST HWY 101 | DESP/GC | 14,871.38 | 0.34 | | 8.54 | 0.00 | 8 | 0 |
| 5 | 2580361800 | 1ST ST | DESP/GC | 21,108.44 | 0.48 | | 12.11 | 0.00 | 12 | 0 |
| 3 | 2580520400 | 369 3RD ST | DESP/VSC | 5,009.62 | 0.12 | | 2.88 | 0.00 | 2 | 0 |
| 3 | 2580520500 | 363 3RD ST | DESP/VSC | 5,024.12 | 0.12 | | 2.88 | 0.00 | 2 | 0 |
| 3 | 2580520600 | 353 3RD ST | DESP/VSC | 5,021.95 | 0.12 | | 2.88 | 0.00 | 2 | 0 |
| 3 | 2580520700 | 345 3RD ST | DESP/VSC | 4,986.88 | 0.11 | | 2.86 | 0.00 | 2 | 0 |
| 3 | 2580521200 | 364 2ND ST | DESP/VSC | 28,163.28 | 0.65 | | 16.16 | 19.40 | 16 | 19 |
| 5 | 2580810100 | 449 S COAST | DESP/GC | 7,671.79 | 0.18 | | 4.40 | 0.00 | 4 | 0 |
| 5 | 2580810200 | HWY 101 | DESP/GC | 4,621.24 | 0.11 | | 2.65 | 0.00 | 2 | 0 |
| 5 | 2580810300 | HWY 101 | DESP/GC | 4,698.47 | 0.11 | | 2.70 | 0.00 | 2 | 0 |
| 5 | 2580810400 | HWY 101 | DESP/GC | 4,767.86 | 0.11 | | 2.74 | 0.00 | 2 | 0 |
| 5 | 2580810500 | HWY 101 | DESP/GC | 3,429.87 | 0.08 | | 1.97 | 0.00 | 1 | 0 |
| 5 | 2580810600 | 463 S COAST HWY 101 | DESP/GC | 6,380.67 | 0.15 | | 3.66 | 0.00 | 3 | 0 |
| 5 | 2580810700 | 471 & 485 S COAST HWY 101 | DESP/GC | 10,006.69 | 0.23 | | 5.74 | 0.00 | 5 | 0 |
| 5 | 2580820100 | 505 1ST ST | DESP/GC | 10,044.72 | 0.23 | | 5.76 | 0.00 | 5 | 0 |
| 5 | 2580820200 | 527 1ST ST | DESP/GC | 10,044.98 | 0.23 | | 5.77 | 0.00 | 5 | 0 |
| 5 | 2580820300 | 553 1ST ST | DESP/GC | 5,023.95 | 0.12 | | 2.88 | 0.00 | 2 | 0 |
| 5 | 2580820400 | 565 1ST ST | DESP/GC | 5,025.30 | 0.12 | | 2.88 | 0.00 | 2 | 0 |
| 5 | 2580820500 | 575 S COAST | DESP/GC | 5,027.09 | 0.12 | | 2.89 | 0.00 | 2 | 0 |

| AHE Site | APN | Address | Zone_GP | Parcel | | | Gross (2) | | Rounded (1) | |
|----------|------------|---------------------------|---------|------------|-------|--|----------------------|--------|----------------------|----------|
| | | | | SF | Acres | | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | | | | | | 25 du/ac | 30 du/ac |
| 5 | 2580820600 | 583 & 587 S COAST HWY 101 | DESP/GC | 5,028.26 | 0.12 | | 2.89 | 0.00 | 2 | 0 |
| 5 | 2580830100 | 1ST ST | DESP/GC | 3,996.50 | 0.09 | | 2.29 | 0.00 | 2 | 0 |
| 5 | 2580830200 | 504 1ST ST | DESP/GC | 4,007.82 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 5 | 2580830300 | 528 1ST ST | DESP/GC | 3,216.25 | 0.07 | | 1.85 | 0.00 | 1 | 0 |
| 5 | 2580830400 | 544 S COAST | DESP/GC | 4,833.46 | 0.11 | | 2.77 | 0.00 | 2 | 0 |
| 5 | 2580830500 | 548 1ST ST | DESP/GC | 4,041.93 | 0.09 | | 2.32 | 0.00 | 2 | 0 |
| 5 | 2580830600 | 564 1ST ST | DESP/GC | 3,897.10 | 0.09 | | 2.24 | 0.00 | 2 | 0 |
| 5 | 2580830700 | 594 S COAST | DESP/GC | 8,150.51 | 0.19 | | 4.68 | 0.00 | 4 | 0 |
| 5 | 2580840400 | 458 S COAST HWY 101 | DESP/GC | 3,152.13 | 0.07 | | 1.81 | 0.00 | 1 | 0 |
| 5 | 2580840500 | 470 S COAST HWY 101 | DESP/GC | 4,057.96 | 0.09 | | 2.33 | 0.00 | 2 | 0 |
| 5 | 2580840600 | 476 S COAST HWY 101 | DESP/GC | 8,049.58 | 0.18 | | 4.62 | 0.00 | 4 | 0 |
| 5 | 2580841400 | 444 S COAST HWY 101 | DESP/GC | 9,504.49 | 0.22 | | 5.45 | 0.00 | 5 | 0 |
| 5 | 2580841600 | 111 W C ST | DESP/GC | 12,453.28 | 0.29 | | 7.15 | 0.00 | 7 | 0 |
| 4 | 2580904300 | | | 182,349.74 | 4.19 | | 104.65 | 125.59 | 104 | 125 |
| 6 | 2581111600 | ENCINITAS BLVD | OP/OP | 96,797.51 | 2.22 | | 55.55 | 66.66 | 55 | 66 |
| 6 | 2581303400 | 696 ENCINITAS BLVD | OP/OP | 44,589.11 | 1.02 | | 25.59 | 30.71 | 25 | 30 |
| 6 | 2581304500 | QUAIL GARDENS DR | OP/OP | 16,492.47 | 0.38 | | 9.47 | 0.00 | 9 | 0 |
| 6 | 2581308100 | 550 ENCINITAS BLVD | OP/OP | 57,237.88 | 1.31 | | 32.85 | 39.42 | 32 | 39 |
| 5 | 2581610100 | 603 1ST ST | DESP/GC | 5,764.86 | 0.13 | | 3.31 | 0.00 | 3 | 0 |
| 5 | 2581610500 | 615 1ST ST | DESP/GC | 7,114.52 | 0.16 | | 4.08 | 0.00 | 4 | 0 |
| 5 | 2581611000 | 641 1ST ST | DESP/GC | 3,312.91 | 0.08 | | 1.90 | 0.00 | 1 | 0 |
| 5 | 2581611100 | 687 S COAST HWY 101 | DESP/GC | 60,730.79 | 1.39 | | 34.85 | 41.83 | 34 | 41 |
| 5 | 2581611200 | 687 S COAST HWY 101 | DESP/GC | 23,823.27 | 0.55 | | 13.67 | 16.41 | 13 | 16 |
| 5 | 2581611300 | 687 S COAST HWY 101 | DESP/GC | 8,892.82 | 0.20 | | 5.10 | 0.00 | 5 | 0 |
| 5 | 2581611400 | 25 E E ST | DESP/GC | 2,735.18 | 0.06 | | 1.57 | 0.00 | 1 | 0 |
| 5 | 2581611500 | 687 S COAST HWY 101 | DESP/GC | 6,621.47 | 0.15 | | 3.80 | 0.00 | 3 | 0 |
| 5 | 2581620300 | 628 S COAST | DESP/GC | 4,031.09 | 0.09 | | 2.31 | 0.00 | 2 | 0 |
| 5 | 2581620500 | 670 COAST HWY | DESP/GC | 4,059.53 | 0.09 | | 2.33 | 0.00 | 2 | 0 |
| 5 | 2581620600 | 682 S COAST | DESP/GC | 8,124.72 | 0.19 | | 4.66 | 0.00 | 4 | 0 |
| 5 | 2581621400 | 608 S COAST HWY 101 | DESP/GC | 8,079.38 | 0.19 | | 4.64 | 0.00 | 4 | 0 |
| 5 | 2581621600 | 642 1ST ST | DESP/GC | 4,047.38 | 0.09 | | 2.32 | 0.00 | 2 | 0 |
| 5 | 2581621700 | 656 1ST ST | DESP/GC | 4,053.48 | 0.09 | | 2.33 | 0.00 | 2 | 0 |
| 5 | 2581630100 | 710 S COAST | DESP/GC | 8,064.35 | 0.19 | | 4.63 | 0.00 | 4 | 0 |
| 5 | 2581630200 | 750 S COAST HWY 101 | DESP/GC | 8,067.66 | 0.19 | | 4.63 | 0.00 | 4 | 0 |
| 5 | 2581630300 | 760 S COAST HWY 101 | DESP/GC | 4,036.92 | 0.09 | | 2.32 | 0.00 | 2 | 0 |
| 5 | 2581630400 | 764 S COAST HWY 101 | DESP/GC | 4,038.27 | 0.09 | | 2.32 | 0.00 | 2 | 0 |
| 5 | 2581630500 | 790 S COAST HWY 101 | DESP/GC | 8,084.91 | 0.19 | | 4.64 | 0.00 | 4 | 0 |
| 5 | 2581810100 | 800 1ST ST | DESP/GC | 4,029.52 | 0.09 | | 2.31 | 0.00 | 2 | 0 |
| 5 | 2581810200 | 806 S COAST | DESP/GC | 4,020.76 | 0.09 | | 2.31 | 0.00 | 2 | 0 |
| 5 | 2581810300 | 818 1ST ST | DESP/GC | 4,023.99 | 0.09 | | 2.31 | 0.00 | 2 | 0 |
| 5 | 2581811700 | 850 1ST AVE | DESP/GC | 12,089.47 | 0.28 | | 6.94 | 0.00 | 6 | 0 |
| 5 | 2581811900 | 830 S COAST | DESP/GC | 8,050.72 | 0.18 | | 4.62 | 0.00 | 4 | 0 |

| AHE Site | APN | Address | Zone_GP | Parcel | | | Gross (2) | | Rounded (1) | |
|----------|------------|------------------------|---------|------------|-------|--|----------------------|--------|----------------------|----------|
| | | | | | | | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | SF | Acres | | | | 25 du/ac | 30 du/ac |
| 5 | 2581820100 | 111 W H ST | DESP/GC | 4,016.06 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820200 | 912 S COAST | DESP/GC | 4,011.14 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820300 | 920 1ST ST | DESP/GC | 4,004.43 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820400 | 922 1ST ST | DESP/GC | 4,014.05 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820500 | 930 1ST ST | DESP/GC | 4,004.91 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820600 | 940 1ST ST | DESP/GC | 4,007.82 | 0.09 | | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820700 | 960 S COAST | DESP/GC | 8,012.95 | 0.18 | | 4.60 | 0.00 | 4 | 0 |
| 5 | 2581901300 | 1031 1ST ST | DESP/GC | 35,617.49 | 0.82 | | 20.44 | 24.53 | 20 | 24 |
| 5 | 2581901400 | 967 1ST ST | DESP/GC | 39,808.79 | 0.91 | | 22.85 | 27.42 | 22 | 27 |
| 5 | 2581901500 | 937 S COAST | DESP/GC | 45,648.31 | 1.05 | | 26.20 | 31.44 | 26 | 31 |
| 5 | 2581901600 | 897 S HWY 101 | DESP/GC | 40,283.50 | 0.92 | | 23.12 | 27.74 | 23 | 27 |
| 5 | 2581901700 | 851 S COAST | DESP/GC | 23,875.93 | 0.55 | | 13.70 | 16.44 | 13 | 16 |
| 5 | 2581901800 | 765 S COAST | DESP/GC | 39,422.41 | 0.91 | | 22.63 | 27.15 | 22 | 27 |
| 5 | 2581901900 | 745 1ST ST | DESP/GC | 39,360.34 | 0.90 | | 22.59 | 27.11 | 22 | 27 |
| 5 | 2581902000 | 701 S COAST | DESP/GC | 28,325.46 | 0.65 | | 16.26 | 19.51 | 16 | 19 |
| 5 | 2583120300 | | DESP/GC | 4,597.19 | 0.11 | | 2.64 | 0.00 | 2 | 0 |
| 5 | 2583120400 | 1131 S COAST | DESP/GC | 4,071.95 | 0.09 | | 2.34 | 0.00 | 2 | 0 |
| 5 | 2583120500 | | | 3,877.54 | 0.09 | | 2.23 | 0.00 | 2 | 0 |
| 5 | 2583120600 | 1163 S COAST HWY 101 A | DESP/GC | 3,406.17 | 0.08 | | 1.95 | 0.00 | 1 | 0 |
| 5 | 2583120700 | 1163 S COAST HWY 101 B | DESP/GC | 2,876.05 | 0.07 | | 1.65 | 0.00 | 1 | 0 |
| 5 | 2583120900 | 1049 1ST ST | DESP/GC | 25,977.53 | 0.60 | | 14.91 | 17.89 | 14 | 17 |
| 5 | 2583121500 | 1205 S COAST HWY 101 | DESP/GC | 36,222.27 | 0.83 | | 20.79 | 24.95 | 20 | 24 |
| 5 | 2583121600 | 1105 S COAST | DESP/GC | 55,296.24 | 1.27 | | 31.74 | 38.08 | 31 | 38 |
| 5 | 2583160400 | 1126 1ST ST | DESP/GC | 4,834.99 | 0.11 | | 2.77 | 0.00 | 2 | 0 |
| 5 | 2583161900 | 1136 S COAST | DESP/GC | 10,044.94 | 0.23 | | 5.77 | 0.00 | 5 | 0 |
| 5 | 2583162000 | 1150 S COAST | DESP/GC | 10,062.01 | 0.23 | | 5.77 | 0.00 | 5 | 0 |
| 5 | 2583162100 | 1108 S COAST HWY 101 | DESP/GC | 12,609.62 | 0.29 | | 7.24 | 0.00 | 7 | 0 |
| 5 | 2583170200 | 1038 S COAST | DESP/GC | 3,973.80 | 0.09 | | 2.28 | 0.00 | 2 | 0 |
| 5 | 2583170300 | 1060 1ST ST | DESP/GC | 7,947.13 | 0.18 | | 4.56 | 0.00 | 4 | 0 |
| 5 | 2583170500 | 2ND ST | DESP/GC | 12,859.17 | 0.30 | | 7.38 | 0.00 | 7 | 0 |
| 5 | 2583170700 | 2ND ST | DESP/GC | 5,484.38 | 0.13 | | 3.15 | 0.00 | 3 | 0 |
| 5 | 2583170800 | 1010 S COAST | DESP/GC | 44,394.35 | 1.02 | | 25.48 | 30.57 | 25 | 30 |
| 13 | 2592311700 | 2146 ENCINITAS BLVD | LC/LC | 39,307.41 | 0.90 | | 22.56 | 27.07 | 22 | 27 |
| 14 | 2592312800 | 2220 ENCINITAS | RR2/RR2 | 169,022.95 | 3.88 | | 97.01 | 116.41 | 97 | 116 |
| 14 | 2592313000 | 2230 ENCINITAS | RR2/RR2 | 24,258.43 | 0.56 | | 13.92 | 16.71 | 13 | 16 |
| 14 | 2592313100 | 2228 ENCINITAS | RR2/RR2 | 19,441.48 | 0.45 | | 11.16 | 0.00 | 11 | 0 |
| 14 | 2592313200 | RANCHO SANTA | RR2/RR2 | 74,521.01 | 1.71 | | 42.77 | 51.32 | 42 | 51 |
| 13 | 2592315100 | 2122 ENCINITAS BLVD | OP/OP | 42,099.61 | 0.97 | | 24.16 | 28.99 | 24 | 28 |
| 13 | 2592316300 | 2210 ENCINITAS BLVD | LC/LC | 78,412.84 | 1.80 | | 45.00 | 54.00 | 45 | 54 |
| 15 | 2592317800 | 2232 ENCINITAS BLVD | LC/LC | 26,424.32 | 0.61 | | 15.17 | 18.20 | 15 | 18 |
| 15 | 2592317900 | 2234 ENCINITAS BLVD | LC/LC | 27,360.78 | 0.63 | | 15.70 | 18.84 | 15 | 18 |
| 10 | 2593710100 | 110 EL CAMINO | GC | 23,783.41 | 0.55 | | 13.65 | 16.38 | 13 | 16 |

| AHE Site | APN | Address | Zone_GP | Parcel | | | Gross (2) | | Rounded (1) | |
|----------|------------|---------------------|---------|------------|-------|--|----------------------|--------|----------------------|----------|
| | | | | | | | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | SF | Acres | | | | 25 du/ac | 30 du/ac |
| 10 | 2593710800 | 1355 ENCINITAS BLVD | GC | 30,438.90 | 0.70 | | 17.47 | 20.96 | 17 | 20 |
| 10 | 2593710900 | 1343 ENCINITAS BLVD | GC | 39,283.80 | 0.90 | | 22.55 | 27.05 | 22 | 27 |
| 10 | 2593711000 | 1335 ENCINITAS BLVD | GC | 47,117.37 | 1.08 | | 27.04 | 32.45 | 27 | 32 |
| 10 | 2593711100 | 1327 ENCINITAS BLVD | GC | 137,927.03 | 3.17 | | 79.16 | 94.99 | 79 | 94 |
| 10 | 2593711200 | 1271 ENCINITAS BLVD | GC | 141,901.45 | 3.26 | | 81.44 | 97.73 | 81 | 97 |
| 11 | 2595502000 | 141 S EL CAMINO | GC/GC | 229,929.28 | 5.28 | | 131.96 | 158.35 | 131 | 158 |
| 11 | 2595502100 | 201 S EL CAMINO | GC/GC | 318,629.73 | 7.31 | | 182.87 | 219.44 | 182 | 219 |
| 11 | 2595502800 | 145 EL CAMINO | GC/GC | 91,181.40 | 2.09 | | 52.33 | 62.80 | 52 | 62 |
| 8 | 2603702600 | 2011 SAN ELIJO AVE | CSP/GC | 146,933.50 | 3.37 | | 84.33 | 101.19 | 84 | 101 |
| 7 | 2606402000 | 411 SANTA FE DR | GC/GC | 22,148.87 | 0.51 | | 12.71 | 0.00 | 12 | 0 |
| 7 | 2606402200 | 439 SANTA FE DR | GC/GC | 77,841.20 | 1.79 | | 44.67 | 53.61 | 44 | 53 |
| 7 | 2606402500 | 453 SANTA FE DR | GC/GC | 24,800.06 | 0.57 | | 14.23 | 17.08 | 14 | 17 |
| 7 | 2606402600 | 417 SANTA FE DR | GC/GC | 78,177.65 | 1.79 | | 44.87 | 53.84 | 44 | 53 |
| 7 | 2606402700 | 415 SANTA FE DR | GC/GC | 5,000.03 | 0.11 | | 2.87 | 0.00 | 2 | 0 |
| 7 | 2606402800 | 455 SANTA FE DR | GC/GC | 186,534.55 | 4.28 | | 107.06 | 128.47 | 107 | 128 |
| 7 | 2606402900 | 485 SANTA FE DR | GC/GC | 16,679.08 | 0.38 | | 9.57 | 0.00 | 9 | 0 |
| 8 | 2610312000 | 148 ABERDEEN DR | CSP/GC | 13,438.61 | 0.31 | | 7.71 | 0.00 | 7 | 0 |
| 8 | 2610312300 | 102 ABERDEEN DR | CSP/GC | 18,772.57 | 0.43 | | 10.77 | 0.00 | 10 | 0 |
| 8 | 2610312400 | 112 ABERDEEN DR | CSP/GC | 15,891.17 | 0.36 | | 9.12 | 0.00 | 9 | 0 |
| 8 | 2610312500 | 2103 SAN ELIJO AVE | CSP/GC | 16,608.38 | 0.38 | | 9.53 | 0.00 | 9 | 0 |
| 12 | 2611506100 | 3505 MANCHESTER AVE | RR1/RR1 | 102,656.94 | 2.36 | | 58.92 | 70.70 | 58 | 70 |
| 12 | 2611506400 | 3459 MANCHESTER AVE | RR1/RR1 | 108,878.79 | 2.50 | | 62.49 | 74.99 | 62 | 74 |
| 12 | 2620732400 | 3616 MANCHESTER AVE | RR | 226,677.44 | 5.20 | | 130.09 | 156.11 | 130 | 156 |
| 1 | 7725402001 | | | 1,894.56 | 0.04 | | 1.09 | 0.00 | 1 | 0 |
| 1 | 7725402003 | | | 726.28 | 0.02 | | 0.42 | 0.00 | 0 | 0 |
| 1 | 7725402004 | | | 828.21 | 0.02 | | 0.48 | 0.00 | 0 | 0 |
| 1 | 7725402005 | | | 816.62 | 0.02 | | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402006 | | | 872.16 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402007 | | | 743.87 | 0.02 | | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402008 | | | 815.01 | 0.02 | | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402009 | | | 822.41 | 0.02 | | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402010 | | | 753.37 | 0.02 | | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402011 | | | 964.20 | 0.02 | | 0.55 | 0.00 | 0 | 0 |
| 1 | 7725402012 | | | 865.28 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402013 | | | 784.47 | 0.02 | | 0.45 | 0.00 | 0 | 0 |
| 1 | 7725402014 | | | 859.22 | 0.02 | | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402015 | | | 718.39 | 0.02 | | 0.41 | 0.00 | 0 | 0 |
| 1 | 7725402016 | | | 875.16 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402017 | | | 854.65 | 0.02 | | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402018 | | | 806.69 | 0.02 | | 0.46 | 0.00 | 0 | 0 |
| 1 | 7725402019 | | | 807.12 | 0.02 | | 0.46 | 0.00 | 0 | 0 |
| 1 | 7725402020 | | | 854.65 | 0.02 | | 0.49 | 0.00 | 0 | 0 |

| AHE Site | APN | Address | Zone_GP | Parcel | | | Gross (2) | | Rounded (1) | |
|----------|------------|---------|---------|--------|-------|--|----------------------|-------|----------------------|----------|
| | | | | SF | Acres | | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | | | | | | 25 du/ac | 30 du/ac |
| 1 | 7725402021 | | | 875.16 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402022 | | | 718.39 | 0.02 | | 0.41 | 0.00 | 0 | 0 |
| 1 | 7725402023 | | | 859.22 | 0.02 | | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402024 | | | 784.47 | 0.02 | | 0.45 | 0.00 | 0 | 0 |
| 1 | 7725402025 | | | 753.41 | 0.02 | | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402026 | | | 822.46 | 0.02 | | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402027 | | | 815.01 | 0.02 | | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402028 | | | 743.87 | 0.02 | | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402029 | | | 872.11 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402030 | | | 816.58 | 0.02 | | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402031 | | | 828.16 | 0.02 | | 0.48 | 0.00 | 0 | 0 |
| 1 | 7725402032 | | | 726.23 | 0.02 | | 0.42 | 0.00 | 0 | 0 |
| 1 | 7725402033 | | | 833.17 | 0.02 | | 0.48 | 0.00 | 0 | 0 |
| 1 | 7725402034 | | | 873.51 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402035 | | | 941.38 | 0.02 | | 0.54 | 0.00 | 0 | 0 |
| 1 | 7725402036 | | | 784.17 | 0.02 | | 0.45 | 0.00 | 0 | 0 |
| 1 | 7725402037 | | | 805.69 | 0.02 | | 0.46 | 0.00 | 0 | 0 |
| 1 | 7725402038 | | | 816.45 | 0.02 | | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402039 | | | 841.23 | 0.02 | | 0.48 | 0.00 | 0 | 0 |
| 1 | 7725402040 | | | 886.58 | 0.02 | | 0.51 | 0.00 | 0 | 0 |
| 1 | 7725402041 | | | 870.59 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402042 | | | 812.52 | 0.02 | | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402043 | | | 860.48 | 0.02 | | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402044 | | | 750.23 | 0.02 | | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402045 | | | 873.12 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402046 | | | 899.38 | 0.02 | | 0.52 | 0.00 | 0 | 0 |
| 1 | 7725402047 | | | 756.42 | 0.02 | | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402048 | | | 859.83 | 0.02 | | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402049 | | | 860.53 | 0.02 | | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402055 | | | 865.28 | 0.02 | | 0.50 | 0.00 | 0 | 0 |
| 1 | SDG&E Mtr | | | 964.24 | 0.02 | | 0.55 | 0.00 | 0 | 0 |
| | | | | | | | (2) Sites | TOTAL | 2,907 | 2,915 |

Table Notes: (1) Yield represents 30 du/ac sites that can accommodate at least 16 units/site. Sites indicating less than 16 units are not counted. yields are rounded down to the nearest whole number.

M David Kroot
Lynn Hutchins
Karen M. Tiedemann
Thomas H. Webber
Dianne Jackson McLean
Michelle D. Brewer
Jennifer K. Bell
Robert C. Mills
Isabel L. Brown
James T. Diamond, Jr.
Margaret F. Jung
Heather J. Gould
William F. DiCamillo
Amy DeVaudreuil
Barbara E. Kautz
Erica Williams Orcharton
Luis A. Rodriguez
Rafael Yaquián
Celia W. Lee
Dolores Bastian Dalton
Joshua J. Mason
L. Katrine Shelton
Eric S. Phillips
Elizabeth Klueck
Daniel S. Maroon
Justin D. Bigelow
Nahal Hamidi Adler

August 30, 2017

memorandum

To

Encinitas City Council Housing Element Subcommittee and Housing Element Task Force

From

Barbara E. Kautz

RE

Review of Proposed ‘Overlay Zone’ Concept

At the August 10, 2017 meeting of the Encinitas Housing Element Task Force, we were asked to respond to this question:

‘Overlay Zone’ Concept

Kimley-Horn Associates proposed that the City of Encinitas (the “City”) adopt an overlay zone that would allow higher density housing (30 units per acre) suitable for lower income housing. While the overlay zone would apply to more sites than required to meet the City’s Regional Housing Need Allocation (“RHNA”), the City would actually allow development of only enough sites to meet the City’s RHNA. We were asked whether such a plan would be consistent with State law.

Brief Answer

Such a plan could be consistent with State law if adopted as follows:

1. Enact the ordinance as a growth control measure consistent with State law with annual limits on residential construction that would be applicable to all residential development in the City at all densities and would limit residential development to that needed to meet the City’s RHNA. Any portion of an annual allocation not used would be carried forward into the next year so that at all times the City could meet its RHNA.
2. For sites designated as suitable for lower income housing and included within the overlay zone, require that sites utilizing the overlay zone density contain 20 percent lower income units and have at least the minimum density shown in the Housing Element. Require that development within the overlay zone be needed to meet the City’s RHNA obligations.

San Francisco
415 788-6336
Los Angeles
213 627-6336
San Diego
619 239-6336
Goldfarb & Lipman LLP

3. Create exceptions to avoid takings claims (such as on vacant single-family lots) and, if desired, for small projects. Growth control ordinances usually contain additional exceptions for 100% affordable projects.
4. Track all development applications for Housing Element sites in the various income categories and residential development applications for all other sites in the City
5. Once the RHNA is satisfied, no more residential development would be permitted until the next Housing Element period. The purpose of an annual allocation is to ensure that opportunities for residential development remain in each year of a RHNA cycle, and that the growth control mechanism does not create a de facto moratorium on housing development.

Depending on the outcome of proposed housing legislation during the current legislative session, the strategy above could become practically unworkable. Developing the details of this program and implementing it would be time-consuming and staff-intensive. Such a program may be closely scrutinized by housing advocates. Moreover, Department of Housing and Community Development (“HCD”) approval of the above program is not a certainty, despite HCD’s prior approval of other Housing Elements subject to growth control mechanisms.

The legal issues driving this strategy are discussed in more detail on the following pages.

I. Background

Each city in California is required to identify enough suitable housing sites to meet its fair share of the region's housing need, which is quantified as the RHNA. (Gov't Code §65583(c).¹) The RHNA is separated into an allocation for very low and low income housing, moderate income housing, and above moderate-income housing. The City's RHNA for the 2013-2021 Housing Element is as follows:

| Income Category | RHNA (Housing Units) |
|------------------------|-----------------------------|
| Very Low and Low | 1,286* |
| Moderate | 413 |
| Above Moderate | 907 |

*Includes 253-unit carryover from 1998-2005 when City did not adopt a housing element.

The City's Housing Element must designate specific sites that can meet its RHNA in each of the three income categories: very low and low; moderate; and above moderate. (§ 65583.2.) In Encinitas, sites suitable for very low or low income housing must be zoned to allow at least 30 units per acre, unless the City can demonstrate that sites zoned at lower density are suitable or that affordable units have actually been constructed. (§§65583.2(c)(3)(A), (c)(3)(B)(iv).). The City can also meet part of the need through accessory dwelling units. (§65583.1(a).)

Current state law 'no net loss' provisions require that the City ensure that it can accommodate the number of units allocated in each income category, but not that the units built on those sites be actually affordable. (§ 65863.) So long as housing is constructed on a site with the number of units shown in the Housing Element, it is consistent with this provision.

Measure T proposed to create more sites suitable for lower income housing than required with an 894-unit "buffer," as follows:

| Lower Income RHNA | 1,286 Units |
|---------------------------------|--------------------|
| New Construction | 47* |
| Accessory Dwelling Units (ADUs) | 146** |
| Rezoned Sites (30 units/acre) | 1,987 |
| Total Units Accommodated | 2,180 Units |
| Excess Units ("Buffer") | 894 Units |

*Lower income units constructed or approved through 12/31/12.

**Based on 271 new ADUs and 25 legally converted ADUs in 8-year planning period, 296 total; half assumed to be affordable to lower income households.

¹ All future references are to the Government Code unless otherwise stated.

The “buffer” was designed to meet these goals:

- Allow property owners to have the option of developing under their existing zoning designations, if they did not want to develop at the higher density;
- Avoid the need to identify new housing element sites if the state ‘no net loss’ provisions were triggered; and
- Avoid the need to put successive housing elements on the ballot by identifying enough sites to accommodate the City’s regional housing need long term.

However, a criticism of Measure T was that it would allow more dense development than required by the City’s RHNA. The Kimley-Horn proposal – to designate more sites than required to meet the City’s RHNA, but to allow only as much development as required to meet the City’s RHNA – is intended to meet the goals of the buffer while also meeting community concerns about overdevelopment.

II. Legal Issues

The growth control mechanism proposed by Kimley-Horn must be designed to meet the following legal concerns.

Fair Housing Issues. State law prohibits discrimination against multifamily residential development and against a residential development intended for occupancy by lower income persons. (Gov’t Code §§ 65008(b)(1)(D), (d)(2)(A).) If the City were to adopt a growth limitation that was applicable only to sites zoned for multifamily use and suitable for lower income households, it could be found to violate these provisions. In *Building Industry Ass’n v. City of Oceanside* (1994) 27 Cal. App. 4th 744, 770, a voter-adopted growth control initiative was found to have the effect of discriminating against affordable housing, even though low income and senior units were specifically *excluded* from the growth limitations.

Solution: To avoid this problem, any growth limitation would need to apply uniformly to all income categories, requiring a Citywide residential growth control mechanism. Most growth control ordinances also exempt 100% affordable projects from any limitations.

Avoiding a De Facto Moratorium. If the City took action to prohibit new residential permit applications after fulfilling its RHNA, such actions could constitute a moratorium, which must be adopted as an urgency measure that requires a four-fifths vote of the City Council and may only remain in place for two years at most. A moratorium that affects multifamily development can only remain in effect for 45 days unless there is a serious public health and safety problem. (§ 65858.)

Solution: The RHNA must be allocated on an annual basis so that residential development opportunities are certain to remain in the last years of the RHNA planning period. Any unused allocation must be carried forward to the next year, or the City will be unable to meet its RHNA.

Housing Accountability Act Requirements. The Housing Accountability Act (§65589.5) requires cities to approve a housing development containing at least 20 percent lower income housing if the development project is proposed on a site that is identified as suitable for very low, low-, or moderate-income households in the housing element, and consistent with the density specified in the housing element, *even though it is inconsistent with both the city's zoning ordinance and general plan land use designation.* (Gov't Code § 65589.5(d)(5)(A).) This means that the City could be required to approve projects with at least 20 percent lower income housing, even if they exceeded the growth limit.

Solution: Require developments utilizing the overlay zone densities to contain at least 20 percent lower income housing, so that this provision does not result in more development than intended.

Takings Issues. The City must avoid creating prohibitions that result in a regulatory taking. For instance, prohibiting development of vacant single-family lots could leave such lots without any economically viable use, which could be found to be a compensable taking of private property.

Solution: Create exemptions in any growth control ordinance to limit its application in situations where the ordinance might result in a taking.

III. Adoption of a Growth Control Mechanism

Specific findings must be made to adopt growth control measures in the general plan (§65302.8) and zoning ordinance (§65863.6). These findings require that the City demonstrate that it will accommodate its share of the regional housing need, describe what housing programs the City is undertaking, and show how the public health, safety, and welfare will be promoted by the limitation and justify reducing the housing opportunities of the region. The City has the burden of proof to show that the limitation is necessary to protect the public health, safety, and welfare. (Evidence Code §669.5.)

While the City may be able to produce substantial evidence to make these findings, growth control measures tend to attract legal challenges. The statute of limitations for challenges to growth control measures exceeds one year. (Gov't Code §65009(d).)

HCD-Approved Elements. Kimley-Horn identified two jurisdictions that used an overlay zone to designate affordable housing sites: the City of Capitola and the City of Buellton. Both jurisdictions allow for higher-density housing in conjunction with the

development of lower income housing (50 percent of the project must be income restricted in Capitola – which has developed substantial affordable housing in the past – and 20 percent must be restricted in Buellton). Both cities are much smaller than Encinitas with much lower RHNA's. Capitola applied its overlay zone to two sites, and Buellton applied its overlay zone to nine sites. Both jurisdictions would be required to re-zone other properties if sites in the overlay zones develop using their original underlying zoning.

Kimley-Horn also identified the City of Gilroy's Housing Element as an example of a jurisdiction using a growth control mechanism while satisfying its RHNA. Such mechanisms are not uncommon; for instance, Carlsbad and Napa County also have growth control mechanisms. In Gilroy and Napa, an annual unit allocation is established. Projects are ranked in Gilroy if more are proposed than the allocation; Napa would hold a lottery, although this has never been needed. Both exempt affordable projects from the allocation. Neither Gilroy nor Napa use overlay zoning.

Development in Carlsbad is subject to a voter-approved Growth Management Plan. If every available site were built out at a "Growth Management Control Point (GMCP)," which is somewhat less than the maximum density permitted in a zone, development would exactly equal the growth cap, and the City would meet its RHNA obligation. If development occurs below the GMCP on some sites, a surplus of units is available to permit higher-density development above the GMCP on other sites. This approach enables Carlsbad to approve some housing projects at lower densities without triggering the "no net loss" rezoning requirements, because higher-density development is automatically allowed in the event that projects develop with fewer units than permitted by the GMCP.

Despite the above examples in certified housing elements, HCD may subject a growth control mechanism to additional scrutiny, and any growth control mechanisms must be carefully designed to permit the City to meet its RHNA at all times.

IV. Effect of Pending State Legislation

Significant changes are currently proposed in housing element law regarding what is a suitable site (AB 1397); in the Housing Accountability Act (AB 678/SB167); and in the 'no net loss' statute (SB 166). SB 35 may also mandate approval of certain projects. Each of these bills may make the above concept unworkable.

In particular, as currently drafted, SB 166 would require not only that densities be maintained within each income category, but also that sites be maintained for the actual production of units within that income category. Under SB 166, if a market-rate project is built on a site designated for lower income or moderate income housing, a city must demonstrate that remaining sites could accommodate the unmet need for lower income or moderate income housing; or zone another site within 180 days. However, the bill

also provides that a city cannot deny a market-rate project because it does not contain lower income or moderate income units. The bill includes no exemptions for growth management provisions, agricultural preservation, or open space protection policies; and requires rezoning within 180 days regardless of CEQA requirements. Accordingly, it will be important to monitor legislative developments to determine if this legislation passes.

M David Kroot
Lynn Hutchins
Karen M. Tiedemann
Thomas H. Webber
Dianne Jackson McLean
Michelle D. Brewer
Jennifer K. Bell
Robert C. Mills
Isabel L. Brown
James T. Diamond, Jr.
Margaret F. Jung
Heather J. Gould
William F. DiCamillo
Amy DeVaudreuil
Barbara E. Kautz
Erica Williams Orcharton
Luis A. Rodriguez
Rafael Yaquián
Celia W. Lee
Dolores Bastian Dalton
Joshua J. Mason
L. Katrine Shelton
Eric S. Phillips
Elizabeth Klueck
Daniel S. Maroon
Justin D. Bigelow
Nahal Hamidi Adler

San Francisco
415 788-6336
Los Angeles
213 627-6336
San Diego
619 239-6336
Goldfarb & Lipman LLP

August 30, 2017

memorandum

To

Encinitas City Council Housing Element Subcommittee and Housing Element Task Force

From

Barbara E. Kautz

RE

Need for Vote on 2021 Housing Element

At the August 10, 2017 meeting of the Encinitas Housing Element Task Force, we were asked to respond to this question:

Need for Vote on 2021 Housing Element.

An updated housing element for the City of Encinitas (the “City”) must be adopted in 2021. Assuming that the City adopts a housing element and zoning required by State law in the current housing element period, will the City be required to receive voter approval of the 2021 Housing Element if it includes programs to rezone some sites to higher densities or allows residential uses on non-residential sites?

Brief Answer.

Proposition A (the Community Character and Voters’ Rights Initiative) does not require voter approval for amendments to the City’s Housing Element. However, the City’s Land Use Element requires voter approval for any increase in residential density or change from non-residential to residential use. If the 2021 Housing Element includes programs to rezone sites to higher densities or to allow residential use on sites now designated for non-residential use, the City’s Land Use Element would require voter approval of the Housing Element.

See discussion below.

2021 Housing Element Requirements

The Housing Element currently under consideration by the City was required to have been adopted by April 30, 2013. (Gov't Code § 65588(e)(2).¹ A subsequent revision will be due no later than April 30, 2021. (§ 65588(e)(3)(A).)

If a housing element is adopted within 120 days of the due date, any required rezonings must normally be completed within three years after adoption, or within four years for 25 percent of the required sites if certain findings can be made. (§ 65583(c)(1)(A), (f).) For the 2021 Housing Element, if any rezonings are required, most must be completed by April 2024.

Assuming that the City adopts a Housing Element and required zoning for the current Housing Element period, we have been asked if a vote would be required on a 2021 Housing Element that includes programs to increase density or rezone non-residential sites to residential; or whether a vote could be held between adoption of the Housing Element in 2021 and the 2024 zoning deadline.

Voter Approval Requirements

Voter approval requirements in Encinitas are included in two documents. Municipal Code Chapter 30.00 codifies Proposition A, the Community Character and Voters' Rights Initiative adopted by the voters on June 18, 2013 ("Proposition A"). Proposition A requires that certain City land use actions be approved by a majority vote in a popular election before they may become effective.

The Land Use Element of the City's General Plan also contains policies requiring a majority vote in a popular election before certain City land use actions become effective.

Proposition A Voter Approval Requirements

Proposition A requires voter approval of "Major Amendments" to "Planning Policy Documents." The "Planning Policy Documents" include the Land Use Element text and maps; zoning ordinance and zoning map; specific plans; and development agreements. Because the Housing Element is not listed as a Planning Policy Document, Proposition A does not require that amendments to the Housing Element be approved by the City's voters. Proposition A would therefore not require a popular vote on the City's 2021 Housing Element regardless of the policies included in the Element.

However, any amendments to the Land Use Element text and maps (to conform to the Housing Element), zoning and zoning maps, and specific plans that implement the 2021 Housing Element by increasing residential density or allowing residences where not

¹ All further references are to the Government Code unless otherwise specified.

previously permitted would require a popular vote. The City would have until at least April 2024 to accomplish any required rezonings and Land Use Element changes.

Land Use Element Voter Approval Requirements

The City's Land Use Element contains these requirements for a popular vote:

- Policy 3.7 provides that the “allowable maximum density of any parcel designated for residential use” may not be increased without the affirmative vote of those voting in an election.
- Policy 3.8 provides that property “designated/zoned for non-residential uses may not be redesignated/rezoned to allow residential uses” without a vote.
- Policy 3.14 provides that a vote is required on all “City Council approved General Plan updates that are comprehensive in nature.” A “comprehensive General Plan update” is defined as a “City-sponsored work program titled as such that substantially changes and/or re-adopts the text and maps of the existing elements.”

Proposition A repealed Land Use Element Policy 3.10 but states specifically in Municipal Code Section 30.00.070(7.3) that it did not repeal other policies found in Goal 3 of the Land Use Element, which include the policies listed above.

These policies in the Land Use Element do not limit their application to any particular “Planning Policy Documents” and so would include Housing Element changes that increase density or allow residential uses on non-residential sites. Policies in the Housing Element may allow increased density or housing on non-residential sites even if the site has not yet been rezoned, nor the Land Use Element amended. In particular, the Housing Accountability Act does not allow an affordable project (20 percent low income or 100 percent moderate or middle income) to be denied if the density does not exceed the density shown in the Housing Element, even if the project is inconsistent with both the zoning ordinance and the Land Use Element. (§ 65589.5(d)(5)(A).)

Conclusion

The Land Use Element of the City's General Plan requires that the City's 2021 Housing Element be placed on the ballot for voter approval if it increases residential density on any site or designates a non-residential site for residential use.

**Additional Public Notice
for September 5, 2017
Housing Element Task Force Meeting**

As part of our work effort for the Housing Element Update, to ensure that there is adequate public notice to all income categories and ethnic groups of any new housing element concepts, the attached public notice regarding the September 5 Housing Element Task Force meeting was mailed to a variety of groups/organizations that are interested in affordable housing in the North County. The list of groups/organizations to which the notice was mailed is also attached for reference. This was done in addition to the standard noticing that is completed for the Task Force meeting (website posting; e-alerts; City Hall courtyard posting).



City of Encinitas Housing Element Task Force Housing Element Update Notice of Public Meeting

THE CITY OF ENCINITAS IS AN EQUAL OPPORTUNITY PUBLIC ENTITY AND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, SEX, RELIGION, AGE OR DISABILITY IN EMPLOYMENT OR THE PROVISION OF SERVICE. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT/SECTION 504 REHABILITATION ACT OF 1973, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE PLANNING AND BUILDING DEPARTMENT AT (760) 633-2710 AT LEAST 48 HOURS BEFORE THE MEETING IF DISABILITY ACCOMMODATIONS ARE NEEDED.

The City of Encinitas is in the process of updating the Housing Element of the General Plan. As part of this endeavor, a Housing Element Task Force was established comprised of two Council Members and two representatives from the public. The purpose of the Task Force is to explore options and provide recommendation to the City Council in order to obtain a state compliant housing element.

The public is welcome to attend the Housing Element Task Force meetings and there is opportunity to speak.

The next meeting of the Housing Element Task Force is scheduled for:

**Tuesday, September 5, 2017, at 5:00 p.m.
Poinsettia Room, Civic Center
505 South Vulcan Avenue
Encinitas, CA 92024**

The Task Force will continue the discussion towards a legally compliant Housing Element. As part of the discussion, potential sites, densities, height and story limits, development standards, and other options will be considered.

Visit www.cityofencinitas.org for the Housing Element Subcommittee to learn about upcoming meetings and find information regarding past meetings; more information on the Housing Element Update can also be found at the Housing Plan Update webpage.

Additionally, to stay apprised of future meetings you can sign up to receive City newsletters and e-notifications at www.encinitasca.gov/Home/City-Updates. Select Housing Element Update and any other topics you are interested in.

For further information contact Diane Langager, Principal Planner at 760/633-2714; dlangager@encinitasca.gov or Laurie Winter, Associate Planner at 760/633-2717; lwinter@encinitasca.gov.

Organizations Notified

Chelsea Investment Corporation
Shea Homes
Bridge Housing
Wakeland Housing
Mercy Housing California
Hitzke Development Corporation
Solutions for Change
Century Housing Corporation
New Urban West Development
Community Housing Works
Corporation for Supportive Housing
Sun Country Builders
City Ventures
CityMark Development
Habitat for Humanity
Encinitas Preservation Association
San Diego Housing Federation
Downtown Encinitas Mainstreet Association
Cardiff-by-the-Sea 101
Encinitas Chamber of Commerce
Leucadia 101 Main Street Association
North County Lifeline
Fraternity House Inc
San Dieguito Alliance
Phoenix House
Community Resource Center
Meals on Wheels
YMCA Oz North County
Casa de Amparo
Catholic Charities-La Posada
Bread of Life Rescue Mission
United Way of San Diego
North County Community Services
Easter Seals
Regional Task Force on the Homeless
Alliance for Regional Solutions
Interfaith Shelter Network
Interfaith Community Services
TERI, Inc.
Jonathan Tarr Foundation
Seacoast Community Church
St John's Catholic Church
St. John's Catholic Church: Mexican American Apostolate
Church of Jesus Christ of Latter-Day Saints
San Dieguito United Methodist Church
Jehovah's Witnesses-Kingdom
North Coast Presbyterian Church
The Vine Church

Self-Realization Fellowship: Hermitage
Morning Star Christian Church
Jehovah's Witnesses
Seaside Presbyterian Church
Ranch View Baptist Church
El Camino Christian Fellowship
House of Praise Evangelical Church
First Church-Christ Scientist
Christian Science Churches & Reading Rooms
St Mark Lutheran Church
Chapel of Awareness
Faith Community Church by the Sea
Coastal Christian Center
New Life Christian Fellowship
Pacific View Baptist Church
St Andrew's Episcopal Church
Bethlehem Lutheran Church
Church of Christ
Self-Realization Fellowship
Grace Community Church Of San Dieguito
Encinitas Rotary Club
Encinitas Lions Club
Kiwanis Club
Jewish Family Service

UPDATED MEETING MATERIAL

| AHE Site | APN | Address | Zone_GP | Parcel | | Gross (2) | | Rounded (1) | |
|----------|------------|--|-----------|-----------|-------|----------------------|-------|----------------------|----------|
| | | | | SF | Acres | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | | | | | 25 du/ac | 30 du/ac |
| 1 | 2540211500 | 1660 N HWY 101 | 101SP/GC | 13,120.36 | 0.30 | 7.53 | 0.00 | 7 | 0 |
| 1 | 2540211600 | 1650 N HWY 101 & 110 GRANDVIEW ST | 101SP/GC | 4,377.74 | 0.10 | 2.51 | 0.00 | 2 | 0 |
| 1 | 2540221300 | 1630 N Hwy 101 | 101SP/GC | 4,015.06 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2540221400 | 1636 N HWY 101 | 101SP/GC | 4,031.96 | 0.09 | 2.31 | 0.00 | 2 | 0 |
| 1 | 2540221500 | 1646 N HWY 101 & 105 GRANDVIEW ST | 101SP/GC | 4,028.82 | 0.09 | 2.31 | 0.00 | 2 | 0 |
| 1 | 2540222700 | 1604 & 1624 N HWY | 101SP/GC | 28,497.26 | 0.65 | 16.36 | 19.63 | 16 | 19 |
| 1 | 2540545200 | 1560 N HWY 101 | 101SP/GC | 15,614.82 | 0.36 | 8.96 | 0.00 | 8 | 0 |
| 1 | 2540545300 | 1528 N HWY 101 | 101SP/ GC | 23,406.49 | 0.54 | 13.43 | 16.12 | 13 | 16 |
| 1 | 2540545500 | 1508 N HWY 101 | 101SP/GC | 30,725.92 | 0.71 | 17.63 | 21.16 | 17 | 21 |
| 1 | 2540546400 | 1542, 1546, & 1556 N HWY 101 | 101SP/GC | 26,001.84 | 0.60 | 14.92 | 17.91 | 14 | 17 |
| 1 | 2540546600 | 1466 N COAST HWY 101 | 101SP/GC | 15,998.76 | 0.37 | 9.18 | 0.00 | 9 | 0 |
| 1 | 2540547400 | 1524 N HWY 101 | 101SP/GC | 8,318.96 | 0.19 | 4.77 | 0.00 | 4 | 0 |
| 1 | 2540547600 | COAST HWY | 101SP/GC | 15.81 | 0.00 | 0.01 | 0.00 | 0 | 0 |
| 1 | 2540547700 | 1444 N COAST | 101SP/GC | 36,639.93 | 0.84 | 21.03 | 25.23 | 21 | 25 |
| 1 | 2540547800 | 1488 N HWY 101 | 101SP/GC | 60,186.20 | 1.38 | 34.54 | 41.45 | 34 | 41 |
| 1 | 2540547900 | 1564, 1568, 1572, 1578, 1580, 1584, & 1588 HWY 101 | 101SP/GC | 11,099.13 | 0.25 | 6.37 | 0.00 | 6 | 0 |
| 1 | 2540600400 | 1766 N HWY 101 | 101SP/GC | 25,391.39 | 0.58 | 14.57 | 17.49 | 14 | 17 |
| 1 | 2540602600 | | 101SP/GC | 6,831.95 | 0.16 | 3.92 | 0.00 | 3 | 0 |
| 1 | 2540602800 | 1784 & 1784 1-8 N COAST | 101SP/GC | 13,783.39 | 0.32 | 7.91 | 0.00 | 7 | 0 |
| 1 | 2540602900 | 1786 N HWY 101 | 101SP/GC | 12,832.17 | 0.29 | 7.36 | 0.00 | 7 | 0 |
| 1 | 2542212100 | 1430 N HWY 101 | 101SP/GC | 4,399.34 | 0.10 | 2.52 | 0.00 | 2 | 0 |
| 1 | 2542212200 | | 101SP/GC | 4,001.94 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542212300 | 1410 A-F N COAST HWY | 101SP/GC | 4,001.90 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542212400 | 1400 & 1400 A N COAST HWY | 101SP/GC | 4,000.29 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542222200 | 1354 N HWY 101 | 101SP/GC | 7,105.64 | 0.16 | 4.08 | 0.00 | 4 | 0 |
| 1 | 2542222300 | 1354 A & B N COAST | 101SP/GC | 3,993.80 | 0.09 | 2.29 | 0.00 | 2 | 0 |
| 1 | 2542222400 | 1340 N HWY 101 | 101SP/GC | 4,055.87 | 0.09 | 2.33 | 0.00 | 2 | 0 |
| 1 | 2542225100 | 1322 N HWY 101 | 101SP/GC | 8,005.20 | 0.18 | 4.59 | 0.00 | 4 | 0 |
| 1 | 2542225200 | 1324 N COAST | 101SP/GC | 4,001.12 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542226100 | 1302 N COAST | 101SP/GC | 7,987.95 | 0.18 | 4.58 | 0.00 | 4 | 0 |
| 1 | 2542301800 | 1216 N 101 | 101SP/GC | 4,013.05 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542301900 | 1224 N COAST | 101SP/GC | 4,011.88 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542302000 | 1232 N HWY 101 | 101SP/GC | 4,002.95 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542302100 | 1240 & 1240 A & B N HWY 101 | 101SP/GC | 4,009.79 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542302200 | 1244 N HWY 101 | 101SP/GC | 4,008.74 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 1 | 2542302300 | 1246 N HWY 101 | 101SP/GC | 8,014.47 | 0.18 | 4.60 | 0.00 | 4 | 0 |
| 1 | 2542304900 | 1200 N COAST HWY 101 | 101SP/GC | 8,006.81 | 0.18 | 4.60 | 0.00 | 4 | 0 |
| 1 | 2542422800 | | 101SP/GC | 12,001.56 | 0.28 | 6.89 | 0.00 | 6 | 0 |
| 1 | 7725402001 | 1624 N Hwy 101 | 101SP/GC | 1,894.56 | 0.04 | 1.09 | 0.00 | 1 | 0 |
| 1 | 7725402003 | 1625 N Hwy 101 | 101SP/GC | 726.28 | 0.02 | 0.42 | 0.00 | 0 | 0 |
| 1 | 7725402004 | 1626 N Hwy 101 | 101SP/GC | 828.21 | 0.02 | 0.48 | 0.00 | 0 | 0 |

UPDATED MEETING MATERIAL

| AHE Site | APN | Address | Zone_GP | Parcel | | Gross (2) | | Rounded (1) | |
|----------|------------|----------------|----------|--------|-------|----------------------|------|----------------------|----------|
| | | | | SF | Acres | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | | | | | 25 du/ac | 30 du/ac |
| 1 | 7725402005 | 1627 N Hwy 101 | 101SP/GC | 816.62 | 0.02 | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402006 | 1628 N Hwy 101 | 101SP/GC | 872.16 | 0.02 | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402007 | 1629 N Hwy 101 | 101SP/GC | 743.87 | 0.02 | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402008 | 1630 N Hwy 101 | 101SP/GC | 815.01 | 0.02 | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402009 | 1631 N Hwy 101 | 101SP/GC | 822.41 | 0.02 | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402010 | 1632 N Hwy 101 | 101SP/GC | 753.37 | 0.02 | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402011 | 1633 N Hwy 101 | 101SP/GC | 964.20 | 0.02 | 0.55 | 0.00 | 0 | 0 |
| 1 | 7725402012 | 1634 N Hwy 101 | 101SP/GC | 865.28 | 0.02 | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402013 | 1635 N Hwy 101 | 101SP/GC | 784.47 | 0.02 | 0.45 | 0.00 | 0 | 0 |
| 1 | 7725402014 | 1636 N Hwy 101 | 101SP/GC | 859.22 | 0.02 | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402015 | 1637 N Hwy 101 | 101SP/GC | 718.39 | 0.02 | 0.41 | 0.00 | 0 | 0 |
| 1 | 7725402016 | 1638 N Hwy 101 | 101SP/GC | 875.16 | 0.02 | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402017 | 1639 N Hwy 101 | 101SP/GC | 854.65 | 0.02 | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402018 | 1640 N Hwy 101 | 101SP/GC | 806.69 | 0.02 | 0.46 | 0.00 | 0 | 0 |
| 1 | 7725402019 | 1641 N Hwy 101 | 101SP/GC | 807.12 | 0.02 | 0.46 | 0.00 | 0 | 0 |
| 1 | 7725402020 | 1642 N Hwy 101 | 101SP/GC | 854.65 | 0.02 | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402021 | 1643 N Hwy 101 | 101SP/GC | 875.16 | 0.02 | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402022 | 1644 N Hwy 101 | 101SP/GC | 718.39 | 0.02 | 0.41 | 0.00 | 0 | 0 |
| 1 | 7725402023 | 1645 N Hwy 101 | 101SP/GC | 859.22 | 0.02 | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402024 | 1646 N Hwy 101 | 101SP/GC | 784.47 | 0.02 | 0.45 | 0.00 | 0 | 0 |
| 1 | 7725402025 | 1647 N Hwy 101 | 101SP/GC | 753.41 | 0.02 | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402026 | 1648 N Hwy 101 | 101SP/GC | 822.46 | 0.02 | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402027 | 1649 N Hwy 101 | 101SP/GC | 815.01 | 0.02 | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402028 | 1650 N Hwy 101 | 101SP/GC | 743.87 | 0.02 | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402029 | 1651 N Hwy 101 | 101SP/GC | 872.11 | 0.02 | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402030 | 1652 N Hwy 101 | 101SP/GC | 816.58 | 0.02 | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402031 | 1653 N Hwy 101 | 101SP/GC | 828.16 | 0.02 | 0.48 | 0.00 | 0 | 0 |
| 1 | 7725402032 | 1654 N Hwy 101 | 101SP/GC | 726.23 | 0.02 | 0.42 | 0.00 | 0 | 0 |
| 1 | 7725402033 | 1655 N Hwy 101 | 101SP/GC | 833.17 | 0.02 | 0.48 | 0.00 | 0 | 0 |
| 1 | 7725402034 | 1656 N Hwy 101 | 101SP/GC | 873.51 | 0.02 | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402035 | 1657 N Hwy 101 | 101SP/GC | 941.38 | 0.02 | 0.54 | 0.00 | 0 | 0 |
| 1 | 7725402036 | 1658 N Hwy 101 | 101SP/GC | 784.17 | 0.02 | 0.45 | 0.00 | 0 | 0 |
| 1 | 7725402037 | 1659 N Hwy 101 | 101SP/GC | 805.69 | 0.02 | 0.46 | 0.00 | 0 | 0 |
| 1 | 7725402038 | 1660 N Hwy 101 | 101SP/GC | 816.45 | 0.02 | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402039 | 1661 N Hwy 101 | 101SP/GC | 841.23 | 0.02 | 0.48 | 0.00 | 0 | 0 |
| 1 | 7725402040 | 1662 N Hwy 101 | 101SP/GC | 886.58 | 0.02 | 0.51 | 0.00 | 0 | 0 |
| 1 | 7725402041 | 1663 N Hwy 101 | 101SP/GC | 870.59 | 0.02 | 0.50 | 0.00 | 0 | 0 |
| 1 | 7725402042 | 1664 N Hwy 101 | 101SP/GC | 812.52 | 0.02 | 0.47 | 0.00 | 0 | 0 |
| 1 | 7725402043 | 1665 N Hwy 101 | 101SP/GC | 860.48 | 0.02 | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402044 | 1666 N Hwy 101 | 101SP/GC | 750.23 | 0.02 | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402045 | 1667 N Hwy 101 | 101SP/GC | 873.12 | 0.02 | 0.50 | 0.00 | 0 | 0 |

UPDATED MEETING MATERIAL

| AHE Site | APN | Address | Zone_GP | Parcel | | Gross (2) | | Rounded (1) | |
|----------|------------|--|----------|------------|-------|----------------------|--------|----------------------|----------|
| | | | | SF | Acres | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | | | | | 25 du/ac | 30 du/ac |
| 1 | 7725402046 | 1668 N Hwy 101 | 101SP/GC | 899.38 | 0.02 | 0.52 | 0.00 | 0 | 0 |
| 1 | 7725402047 | 1669 N Hwy 101 | 101SP/GC | 756.42 | 0.02 | 0.43 | 0.00 | 0 | 0 |
| 1 | 7725402048 | 1670 N Hwy 101 | 101SP/GC | 859.83 | 0.02 | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402049 | 1671 N Hwy 101 | 101SP/GC | 860.53 | 0.02 | 0.49 | 0.00 | 0 | 0 |
| 1 | 7725402055 | 1672 N Hwy 101 | 101SP/GC | 865.28 | 0.02 | 0.50 | 0.00 | 0 | 0 |
| 1 | SDG&E Mtr | | 101SP/GC | 964.24 | 0.02 | 0.55 | 0.00 | 0 | 0 |
| 2 | 2543030100 | 1030 N HWY 101 & 103, 105, & 107 DIANA ST | 101SP/GC | 7,651.05 | 0.18 | 4.39 | 0.00 | 4 | 0 |
| 2 | 2543030200 | 1026 N HWY 101 | 101SP/GC | 2,699.11 | 0.06 | 1.55 | 0.00 | 1 | 0 |
| 2 | 2543030300 | 1002 N HWY 101 | 101SP/GC | 11,248.80 | 0.26 | 6.46 | 0.00 | 6 | 0 |
| 2 | 2543030400 | 996 & 996 A-E N HWY 101 | 101SP/GC | 8,998.93 | 0.21 | 5.16 | 0.00 | 5 | 0 |
| 2 | 2543030500 | 970, 974, & 978 N HWY 101 | 101SP/GC | 8,994.57 | 0.21 | 5.16 | 0.00 | 5 | 0 |
| 2 | 2543130100 | 960 N HWY 101 | 101SP/GC | 3,601.19 | 0.08 | 2.07 | 0.00 | 2 | 0 |
| 2 | 2543130600 | 916 & 918 N HWY 101 | 101SP/GC | 4,499.49 | 0.10 | 2.58 | 0.00 | 2 | 0 |
| 2 | 2543130700 | 914, 914 A, 914 B, 914 D, & 914 E N HWY 101 | 101SP/GC | 8,995.40 | 0.21 | 5.16 | 0.00 | 5 | 0 |
| 2 | 2543130800 | 948, 948 A, 948 C, & 949 D HWY 101 | 101SP/GC | 9,001.15 | 0.21 | 5.17 | 0.00 | 5 | 0 |
| 2 | 2543130900 | 934 N HWY 101 | 101SP/GC | 8,999.80 | 0.21 | 5.17 | 0.00 | 5 | 0 |
| 3 | 2542421300 | 1114 N HWY 101 | 101SP/GC | 22,490.51 | 0.52 | 12.91 | 0.00 | 12 | 0 |
| 3 | 2542421400 | 1144 N HWY 101 | 101SP/GC | 6,772.93 | 0.16 | 3.89 | 0.00 | 3 | 0 |
| 3 | 2542421500 | 1160 N HWY 101 | 101SP/GC | 10,322.54 | 0.24 | 5.92 | 0.00 | 5 | 0 |
| 3 | 2542921500 | 1034, 1034 B, 1036, 1038, 1038 A, 1040 N HWY 101 | 101SP/GC | 11,000.16 | 0.25 | 6.31 | 0.00 | 6 | 0 |
| 3 | 2542922300 | 1076 N COAST | 101SP/GC | 32,678.67 | 0.75 | 18.75 | 22.51 | 18 | 22 |
| 4 | 2580904300 | 505 and 561 S VULCAN | | 182,349.74 | 4.19 | 104.65 | 125.59 | 104 | 125 |
| 5 | 2580360900 | 315 S COAST HWY 101 | DESP/GC | 35,601.89 | 0.82 | 20.43 | 24.52 | 20 | 24 |
| 5 | 2580361700 | 345 S COAST HWY 101 | DESP/GC | 14,871.38 | 0.34 | 8.54 | 0.00 | 8 | 0 |
| 5 | 2580361800 | 1ST ST | DESP/GC | 21,108.44 | 0.48 | 12.11 | 0.00 | 12 | 0 |
| 5 | 2580810100 | 449 S COAST | DESP/GC | 7,671.79 | 0.18 | 4.40 | 0.00 | 4 | 0 |
| 5 | 2580810200 | HWY 101 | DESP/GC | 4,621.24 | 0.11 | 2.65 | 0.00 | 2 | 0 |
| 5 | 2580810300 | HWY 101 | DESP/GC | 4,698.47 | 0.11 | 2.70 | 0.00 | 2 | 0 |
| 5 | 2580810400 | HWY 101 | DESP/GC | 4,767.86 | 0.11 | 2.74 | 0.00 | 2 | 0 |
| 5 | 2580810500 | HWY 101 | DESP/GC | 3,429.87 | 0.08 | 1.97 | 0.00 | 1 | 0 |
| 5 | 2580810600 | 463 S COAST HWY 101 | DESP/GC | 6,380.67 | 0.15 | 3.66 | 0.00 | 3 | 0 |
| 5 | 2580810700 | 471 & 485 S COAST HWY 101 | DESP/GC | 10,006.69 | 0.23 | 5.74 | 0.00 | 5 | 0 |
| 5 | 2580820100 | 505 1ST ST | DESP/GC | 10,044.72 | 0.23 | 5.76 | 0.00 | 5 | 0 |
| 5 | 2580820200 | 527 1ST ST | DESP/GC | 10,044.98 | 0.23 | 5.77 | 0.00 | 5 | 0 |
| 5 | 2580820300 | 553 1ST ST | DESP/GC | 5,023.95 | 0.12 | 2.88 | 0.00 | 2 | 0 |
| 5 | 2580820400 | 565 1ST ST | DESP/GC | 5,025.30 | 0.12 | 2.88 | 0.00 | 2 | 0 |
| 5 | 2580820500 | 575 S COAST | DESP/GC | 5,027.09 | 0.12 | 2.89 | 0.00 | 2 | 0 |
| 5 | 2580820600 | 583 & 587 S COAST HWY 101 | DESP/GC | 5,028.26 | 0.12 | 2.89 | 0.00 | 2 | 0 |
| 5 | 2580830100 | 1ST ST | DESP/GC | 3,996.50 | 0.09 | 2.29 | 0.00 | 2 | 0 |
| 5 | 2580830200 | 504 1ST ST | DESP/GC | 4,007.82 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 5 | 2580830300 | 528 1ST ST | DESP/GC | 3,216.25 | 0.07 | 1.85 | 0.00 | 1 | 0 |

UPDATED MEETING MATERIAL

| AHE Site | APN | Address | Zone_GP | Parcel | | Gross (2) | | Rounded (1) | |
|----------|------------|---------------------|---------|-----------|-------|----------------------|-------|----------------------|----------|
| | | | | SF | Acres | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | | | | | 25 du/ac | 30 du/ac |
| 5 | 2580830400 | 544 S COAST | DESP/GC | 4,833.46 | 0.11 | 2.77 | 0.00 | 2 | 0 |
| 5 | 2580830500 | 548 1ST ST | DESP/GC | 4,041.93 | 0.09 | 2.32 | 0.00 | 2 | 0 |
| 5 | 2580830600 | 564 1ST ST | DESP/GC | 3,897.10 | 0.09 | 2.24 | 0.00 | 2 | 0 |
| 5 | 2580830700 | 594 S COAST | DESP/GC | 8,150.51 | 0.19 | 4.68 | 0.00 | 4 | 0 |
| 5 | 2580840400 | 458 S COAST HWY 101 | DESP/GC | 3,152.13 | 0.07 | 1.81 | 0.00 | 1 | 0 |
| 5 | 2580840500 | 470 S COAST HWY 101 | DESP/GC | 4,057.96 | 0.09 | 2.33 | 0.00 | 2 | 0 |
| 5 | 2580840600 | 476 S COAST HWY 101 | DESP/GC | 8,049.58 | 0.18 | 4.62 | 0.00 | 4 | 0 |
| 5 | 2580841400 | 444 S COAST HWY 101 | DESP/GC | 9,504.49 | 0.22 | 5.45 | 0.00 | 5 | 0 |
| 5 | 2580841600 | 111 W C ST | DESP/GC | 12,453.28 | 0.29 | 7.15 | 0.00 | 7 | 0 |
| 5 | 2581610100 | 603 1ST ST | DESP/GC | 5,764.86 | 0.13 | 3.31 | 0.00 | 3 | 0 |
| 5 | 2581610500 | 615 1ST ST | DESP/GC | 7,114.52 | 0.16 | 4.08 | 0.00 | 4 | 0 |
| 5 | 2581611000 | 641 1ST ST | DESP/GC | 3,312.91 | 0.08 | 1.90 | 0.00 | 1 | 0 |
| 5 | 2581611100 | 687 S COAST HWY 101 | DESP/GC | 60,730.79 | 1.39 | 34.85 | 41.83 | 34 | 41 |
| 5 | 2581611200 | 687 S COAST HWY 101 | DESP/GC | 23,823.27 | 0.55 | 13.67 | 16.41 | 13 | 16 |
| 5 | 2581611300 | 687 S COAST HWY 101 | DESP/GC | 8,892.82 | 0.20 | 5.10 | 0.00 | 5 | 0 |
| 5 | 2581611400 | 25 E E ST | DESP/GC | 2,735.18 | 0.06 | 1.57 | 0.00 | 1 | 0 |
| 5 | 2581611500 | 687 S COAST HWY 101 | DESP/GC | 6,621.47 | 0.15 | 3.80 | 0.00 | 3 | 0 |
| 5 | 2581620300 | 628 S COAST | DESP/GC | 4,031.09 | 0.09 | 2.31 | 0.00 | 2 | 0 |
| 5 | 2581620500 | 670 COAST HWY | DESP/GC | 4,059.53 | 0.09 | 2.33 | 0.00 | 2 | 0 |
| 5 | 2581620600 | 682 S COAST | DESP/GC | 8,124.72 | 0.19 | 4.66 | 0.00 | 4 | 0 |
| 5 | 2581621400 | 608 S COAST HWY 101 | DESP/GC | 8,079.38 | 0.19 | 4.64 | 0.00 | 4 | 0 |
| 5 | 2581621600 | 642 1ST ST | DESP/GC | 4,047.38 | 0.09 | 2.32 | 0.00 | 2 | 0 |
| 5 | 2581621700 | 656 1ST ST | DESP/GC | 4,053.48 | 0.09 | 2.33 | 0.00 | 2 | 0 |
| 5 | 2581630100 | 710 S COAST | DESP/GC | 8,064.35 | 0.19 | 4.63 | 0.00 | 4 | 0 |
| 5 | 2581630200 | 750 S COAST HWY 101 | DESP/GC | 8,067.66 | 0.19 | 4.63 | 0.00 | 4 | 0 |
| 5 | 2581630300 | 760 S COAST HWY 101 | DESP/GC | 4,036.92 | 0.09 | 2.32 | 0.00 | 2 | 0 |
| 5 | 2581630400 | 764 S COAST HWY 101 | DESP/GC | 4,038.27 | 0.09 | 2.32 | 0.00 | 2 | 0 |
| 5 | 2581630500 | 790 S COAST HWY 101 | DESP/GC | 8,084.91 | 0.19 | 4.64 | 0.00 | 4 | 0 |
| 5 | 2581810100 | 800 1ST ST | DESP/GC | 4,029.52 | 0.09 | 2.31 | 0.00 | 2 | 0 |
| 5 | 2581810200 | 806 S COAST | DESP/GC | 4,020.76 | 0.09 | 2.31 | 0.00 | 2 | 0 |
| 5 | 2581810300 | 818 1ST ST | DESP/GC | 4,023.99 | 0.09 | 2.31 | 0.00 | 2 | 0 |
| 5 | 2581811700 | 850 1ST AVE | DESP/GC | 12,089.47 | 0.28 | 6.94 | 0.00 | 6 | 0 |
| 5 | 2581811900 | 830 S COAST | DESP/GC | 8,050.72 | 0.18 | 4.62 | 0.00 | 4 | 0 |
| 5 | 2581820100 | 111 W H ST | DESP/GC | 4,016.06 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820200 | 912 S COAST | DESP/GC | 4,011.14 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820300 | 920 1ST ST | DESP/GC | 4,004.43 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820400 | 922 1ST ST | DESP/GC | 4,014.05 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820500 | 930 1ST ST | DESP/GC | 4,004.91 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820600 | 940 1ST ST | DESP/GC | 4,007.82 | 0.09 | 2.30 | 0.00 | 2 | 0 |
| 5 | 2581820700 | 960 S COAST | DESP/GC | 8,012.95 | 0.18 | 4.60 | 0.00 | 4 | 0 |
| 5 | 2581901300 | 1031 1ST ST | DESP/GC | 35,617.49 | 0.82 | 20.44 | 24.53 | 20 | 24 |

UPDATED MEETING MATERIAL

| AHE Site | APN | Address | Zone_GP | Parcel | | Gross (2) | | Rounded (1) | |
|----------|------------|------------------------|---------|------------|-------|----------------------|--------|----------------------|----------|
| | | | | SF | Acres | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | | | | | 25 du/ac | 30 du/ac |
| 5 | 2581901400 | 967 1ST ST | DESP/GC | 39,808.79 | 0.91 | 22.85 | 27.42 | 22 | 27 |
| 5 | 2581901500 | 937 S COAST | DESP/GC | 45,648.31 | 1.05 | 26.20 | 31.44 | 26 | 31 |
| 5 | 2581901600 | 897 S HWY 101 | DESP/GC | 40,283.50 | 0.92 | 23.12 | 27.74 | 23 | 27 |
| 5 | 2581901700 | 851 S COAST | DESP/GC | 23,875.93 | 0.55 | 13.70 | 16.44 | 13 | 16 |
| 5 | 2581901800 | 765 S COAST | DESP/GC | 39,422.41 | 0.91 | 22.63 | 27.15 | 22 | 27 |
| 5 | 2581901900 | 745 1ST ST | DESP/GC | 39,360.34 | 0.90 | 22.59 | 27.11 | 22 | 27 |
| 5 | 2581902000 | 701 S COAST | DESP/GC | 28,325.46 | 0.65 | 16.26 | 19.51 | 16 | 19 |
| 5 | 2583120300 | | DESP/GC | 4,597.19 | 0.11 | 2.64 | 0.00 | 2 | 0 |
| 5 | 2583120400 | 1131 S COAST | DESP/GC | 4,071.95 | 0.09 | 2.34 | 0.00 | 2 | 0 |
| 5 | 2583120500 | | DESP/GC | 3,877.54 | 0.09 | 2.23 | 0.00 | 2 | 0 |
| 5 | 2583120600 | 1163 S COAST HWY 101 A | DESP/GC | 3,406.17 | 0.08 | 1.95 | 0.00 | 1 | 0 |
| 5 | 2583120700 | 1163 S COAST HWY 101 B | DESP/GC | 2,876.05 | 0.07 | 1.65 | 0.00 | 1 | 0 |
| 5 | 2583120900 | 1049 1ST ST | DESP/GC | 25,977.53 | 0.60 | 14.91 | 17.89 | 14 | 17 |
| 5 | 2583121500 | 1205 S COAST HWY 101 | DESP/GC | 36,222.27 | 0.83 | 20.79 | 24.95 | 20 | 24 |
| 5 | 2583121600 | 1105 S COAST | DESP/GC | 55,296.24 | 1.27 | 31.74 | 38.08 | 31 | 38 |
| 5 | 2583160400 | 1126 1ST ST | DESP/GC | 4,834.99 | 0.11 | 2.77 | 0.00 | 2 | 0 |
| 5 | 2583161900 | 1136 S COAST | DESP/GC | 10,044.94 | 0.23 | 5.77 | 0.00 | 5 | 0 |
| 5 | 2583162000 | 1150 S COAST | DESP/GC | 10,062.01 | 0.23 | 5.77 | 0.00 | 5 | 0 |
| 5 | 2583162100 | 1108 S COAST HWY 101 | DESP/GC | 12,609.62 | 0.29 | 7.24 | 0.00 | 7 | 0 |
| 5 | 2583170200 | 1038 S COAST | DESP/GC | 3,973.80 | 0.09 | 2.28 | 0.00 | 2 | 0 |
| 5 | 2583170300 | 1060 1ST ST | DESP/GC | 7,947.13 | 0.18 | 4.56 | 0.00 | 4 | 0 |
| 5 | 2583170500 | 2ND ST | DESP/GC | 12,859.17 | 0.30 | 7.38 | 0.00 | 7 | 0 |
| 5 | 2583170700 | 2ND ST | DESP/GC | 5,484.38 | 0.13 | 3.15 | 0.00 | 3 | 0 |
| 5 | 2583170800 | 1010 S COAST | DESP/GC | 44,394.35 | 1.02 | 25.48 | 30.57 | 25 | 30 |
| 6 | 2581111600 | ENCINITAS BLVD | OP/OP | 96,797.51 | 2.22 | 55.55 | 66.66 | 55 | 66 |
| 6 | 2581303400 | 696 ENCINITAS BLVD | OP/OP | 44,589.11 | 1.02 | 25.59 | 30.71 | 25 | 30 |
| 6 | 2581304500 | QUAIL GARDENS DR | OP/OP | 16,492.47 | 0.38 | 9.47 | 0.00 | 9 | 0 |
| 6 | 2581308100 | 550 ENCINITAS BLVD | OP/OP | 57,237.88 | 1.31 | 32.85 | 39.42 | 32 | 39 |
| 7 | 2606402000 | 411 SANTA FE DR | GC/GC | 22,148.87 | 0.51 | 12.71 | 0.00 | 12 | 0 |
| 7 | 2606402200 | 439 SANTA FE DR | GC/GC | 77,841.20 | 1.79 | 44.67 | 53.61 | 44 | 53 |
| 7 | 2606402500 | 453 SANTA FE DR | GC/GC | 24,800.06 | 0.57 | 14.23 | 17.08 | 14 | 17 |
| 7 | 2606402600 | 417 SANTA FE DR | GC/GC | 78,177.65 | 1.79 | 44.87 | 53.84 | 44 | 53 |
| 7 | 2606402700 | 415 SANTA FE DR | GC/GC | 5,000.03 | 0.11 | 2.87 | 0.00 | 2 | 0 |
| 7 | 2606402800 | 455 SANTA FE DR | GC/GC | 186,534.55 | 4.28 | 107.06 | 128.47 | 107 | 128 |
| 7 | 2606402900 | 485 SANTA FE DR | GC/GC | 16,679.08 | 0.38 | 9.57 | 0.00 | 9 | 0 |
| 8 | 2603702600 | 2011 SAN ELIJO AVE | CSP/GC | 146,933.50 | 3.37 | 84.33 | 101.19 | 84 | 101 |
| 8 | 2610312000 | 148 ABERDEEN DR | CSP/GC | 13,438.61 | 0.31 | 7.71 | 0.00 | 7 | 0 |
| 8 | 2610312300 | 102 ABERDEEN DR | CSP/GC | 18,772.57 | 0.43 | 10.77 | 0.00 | 10 | 0 |
| 8 | 2610312400 | 112 ABERDEEN DR | CSP/GC | 15,891.17 | 0.36 | 9.12 | 0.00 | 9 | 0 |
| 8 | 2610312500 | 2103 SAN ELIJO AVE | CSP/GC | 16,608.38 | 0.38 | 9.53 | 0.00 | 9 | 0 |
| 9 | 2575001200 | 1064 N EL CAMINO | ERSP/GC | 37,792.44 | 0.87 | 21.69 | 26.03 | 21 | 26 |

UPDATED MEETING MATERIAL

| AHE Site | APN | Address | Zone_GP | Parcel | | Gross (2) | | Rounded (1) | |
|----------|------------|---------------------|----------|------------|-------|----------------------|--------|----------------------|--------------|
| | | | | SF | Acres | Dwelling Units Yield | | Dwelling Units Yield | |
| | | | | | | | | 25 du/ac | 30 du/ac |
| 9 | 2575001300 | 1060 N EL CAMINO | ERSP/GC | 67,613.74 | 1.55 | 38.80 | 46.57 | 38 | 46 |
| 9 | 2575001600 | EL CAMINO REAL | ERSP/GC | 33,933.20 | 0.78 | 19.47 | 23.37 | 19 | 23 |
| 9 | 2575001800 | 1074 N EL CAMINO | ERSP/GC | 47,366.80 | 1.09 | 27.18 | 32.62 | 27 | 32 |
| 9 | 2575001900 | 1076 N EL CAMINO | ERSP/GC | 52,219.86 | 1.20 | 29.97 | 35.96 | 29 | 35 |
| 9 | 2575003800 | 1068 N EL CAMINO | ERSP/GC | 28,466.07 | 0.65 | 16.34 | 19.60 | 16 | 19 |
| 9 | 2575003900 | 1070 N EL CAMINO | ERSP/GC | 15,856.89 | 0.36 | 9.10 | 0.00 | 9 | 0 |
| 9 | 2575005000 | 1092 N EL CAMINO | ERSP/GC | 122,690.88 | 2.82 | 70.41 | 84.50 | 70 | 84 |
| 9 | 2575005100 | 1080 N EL CAMINO | ERSP/GC | 59,319.96 | 1.36 | 34.04 | 40.85 | 34 | 40 |
| 10 | 2593710100 | 110 EL CAMINO | GC | 23,783.41 | 0.55 | 13.65 | 16.38 | 13 | 16 |
| 10 | 2593710800 | 1355 ENCINITAS BLVD | GC | 30,438.90 | 0.70 | 17.47 | 20.96 | 17 | 20 |
| 10 | 2593710900 | 1343 ENCINITAS BLVD | GC | 39,283.80 | 0.90 | 22.55 | 27.05 | 22 | 27 |
| 10 | 2593711000 | 1335 ENCINITAS BLVD | GC | 47,117.37 | 1.08 | 27.04 | 32.45 | 27 | 32 |
| 10 | 2593711100 | 1327 ENCINITAS BLVD | GC | 137,927.03 | 3.17 | 79.16 | 94.99 | 79 | 94 |
| 10 | 2593711200 | 1271 ENCINITAS BLVD | GC | 141,901.45 | 3.26 | 81.44 | 97.73 | 81 | 97 |
| 11 | 2595502000 | 141 S EL CAMINO | GC/GC | 229,929.28 | 5.28 | 131.96 | 158.35 | 131 | 158 |
| 11 | 2595502100 | 201 S EL CAMINO | GC/GC | 318,629.73 | 7.31 | 182.87 | 219.44 | 182 | 219 |
| 11 | 2595502800 | 145 EL CAMINO | GC/GC | 91,181.40 | 2.09 | 52.33 | 62.80 | 52 | 62 |
| 12 | 2611506100 | 3505 MANCHESTER AVE | RR1/RR1 | 102,656.94 | 2.36 | 58.92 | 70.70 | 58 | 70 |
| 12 | 2611506400 | 3459 MANCHESTER AVE | RR1/RR1 | 108,878.79 | 2.50 | 62.49 | 74.99 | 62 | 74 |
| 13 | 2580350600 | COAST HWY UNIT 101 | DESP/VSC | 1,344.26 | 0.03 | 0.77 | 0.00 | 0 | 0 |
| 13 | 2580350700 | 371 2ND ST | DESP/VSC | 54,906.03 | 1.26 | 31.51 | 37.81 | 31 | 37 |
| 13 | 2580520400 | 369 3RD ST | DESP/VSC | 5,009.62 | 0.12 | 2.88 | 0.00 | 2 | 0 |
| 13 | 2580520500 | 363 3RD ST | DESP/VSC | 5,024.12 | 0.12 | 2.88 | 0.00 | 2 | 0 |
| 13 | 2580520600 | 353 3RD ST | DESP/VSC | 5,021.95 | 0.12 | 2.88 | 0.00 | 2 | 0 |
| 13 | 2580520700 | 345 3RD ST | DESP/VSC | 4,986.88 | 0.11 | 2.86 | 0.00 | 2 | 0 |
| 13 | 2580521200 | 364 2ND ST | DESP/VSC | 28,163.28 | 0.65 | 16.16 | 19.40 | 16 | 19 |
| 13 | 2592315100 | 2122 ENCINITAS BLVD | OP/OP | 42,099.61 | 0.97 | 24.16 | 28.99 | 24 | 28 |
| 14 | 2592312800 | 2220 ENCINITAS | RR2/RR2 | 169,022.95 | 3.88 | 97.01 | 116.41 | 97 | 116 |
| 14 | 2592313000 | 2230 ENCINITAS | RR2/RR2 | 24,258.43 | 0.56 | 13.92 | 16.71 | 13 | 16 |
| 14 | 2592313100 | 2228 ENCINITAS | RR2/RR2 | 19,441.48 | 0.45 | 11.16 | 0.00 | 11 | 0 |
| 14 | 2592313200 | RANCHO SANTA | RR2/RR2 | 74,521.01 | 1.71 | 42.77 | 51.32 | 42 | 51 |
| 15 | 2592311700 | 2146 ENCINITAS BLVD | LC/LC | 39,307.41 | 0.90 | 22.56 | 27.07 | 22 | 27 |
| 15 | 2592316300 | 2210 ENCINITAS BLVD | LC/LC | 78,412.84 | 1.80 | 45.00 | 54.00 | 45 | 54 |
| 15 | 2592317800 | 2232 ENCINITAS BLVD | LC/LC | 26,424.32 | 0.61 | 15.17 | 18.20 | 15 | 18 |
| 15 | 2592317900 | 2236 ENCINITAS BLVD | LC/LC | 27,360.78 | 0.63 | 15.70 | 18.84 | 15 | 18 |
| 16 | 2620732400 | 3616 MANCHESTER AVE | RR | 226,677.44 | 5.20 | 130.09 | 156.11 | 130 | 156 |
| | | | | | | TOTAL | | 2,891 | 2,892 |

Table Notes: (1) Yield represents 30 du/ac sites that can accommodate at least 16 units/site. Sites indicating less than 16 units are not counted.

(2) Sites yields are rounded down to the nearest whole number.