

CITY OF ENCINITAS HOUSING ELEMENT UPDATE

**DATE: MARCH 5, 2018
VERSION: 2**



SITES INVENTORY LIST

Very Low/Low Income RHNA Candidate Sites

Vacant

SITE 01: GREEK CHURCH PARCEL
SITE 02: CANNON PROPERTY (PIRAEUS)
SITE 03: L-7 PARCEL
SITE 04: SWARTZ PROPERTY

Vacant/Underutilized (Multiple Parcels)

SITE 05: ENCINITAS BLVD & QUAIL GARDENS PARCELS

Vacant/Developed (Multiple Parcels)

SITE 06: ARMSTRONG PARCELS
SITE 07: JACKEL PROPERTIES
SITE 08: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)

Underutilized

SITE 09: ECHTER PROPERTY
SITE 10: STRAWBERRY FIELDS PARCEL
SITE 11: EL CAMINO REAL SOUTH PARCEL
SITE 12: SUNSHINE GARDENS PARCELS
SITE 13: ENCINITAS BLVD PARCELS

Developed

SITE 14: ENCINITAS BLVD PARCELS (BRETT'S BBQ PARCEL)
SITE 15: CREDIT UNION PARCEL
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SITE 18: 7-11 CENTER & SURROUNDING PARCELS (SWAN)
SITE 19: 7-11 CENTER & SURROUNDING PARCELS (RINCON)
SITE 20: 7-11 CENTER & SURROUNDING PARCELS (RAPPAPORT)
SITE 21: 7-11 CENTER & SURROUNDING PARCELS (RSF LLC)
SITE 22: 7-11 CENTER & SURROUNDING PARCELS (7-11 CENTER)

Additional Very Low/Low Sites for Consideration

Vacant

SITE AD1: SAGE CANYON
SITE AD2: BALDWIN & SONS PROPERTIES
SITE AD3: SEACREST ASSISTED CARE FACILITY

Developed

SITE AD4: CALLE MAGDALENA PROPERTY
SITE AD5: NORTH COUNTY TRANSIT DISTRICT (NCTD) PROPERTY
SITE AD6: MICHAEL'S/BIG LOTS PROPERTY
SITE AD7: DEWITT PROPERTY

Percentage of VL/L Sites by Site Type		
Site Type	# of Units	% of RHNA Allocation (including carryover)
Vacant	649	50%
Underutilized	888	69%
Developed	354	28%
Total	1,891	147%
RHNA Allocation (including carryover) for VL/L Income Categories: 1,286		

Percentage of Additional VL/L Sites by Site Type		
Site Type	# of Additional Units	% of RHNA Allocation (including carryover)
Vacant	290	23%
Underutilized	0	0%
Developed	813	63%
Total	1,103	86%
RHNA Allocation (including carryover) for VL/L Income Categories: 1,286		

GREEK CHURCH PARCEL

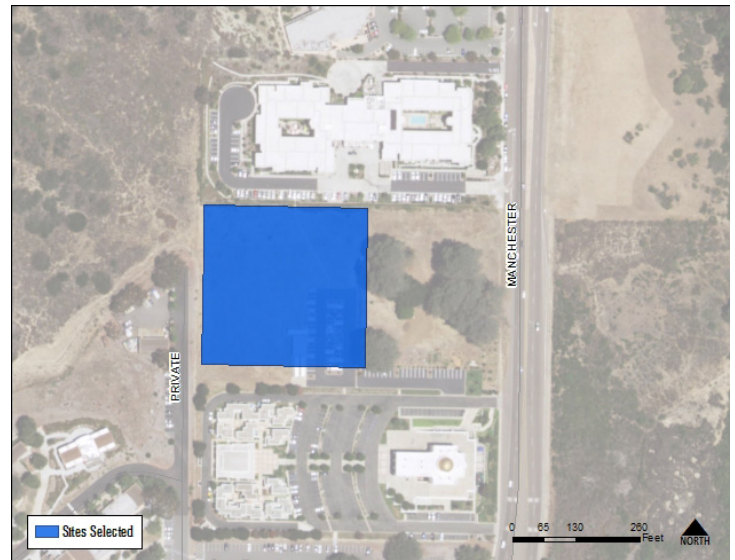
SITE NUMBER 01

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 site contains a small paved surface parking lot, private streets, and temporary storage structures. The owner has expressed interest in developing the site for residential uses.

SITE FEATURES

- Primarily vacant, natural open space
- Concrete pad
- Three standard shipping containers for storage
- Small surface parking lot



APN(S)	2611506400	PARCEL SIZE (AC)	2.50
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	3459 Manchester Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	UNIT CAPACITY	50
GENERAL PLAN LAND USE	Rural Residential .51-1.00 (RR1)	CONSTRAINTS	None
ZONING	RR1		



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

APN(S)	2541440100	PARCEL SIZE (AC)	6.93
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Piraeus Street	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	173
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> • Slight Topography
ZONING	RR2		



L-7 PARCEL

SITE NUMBER 03

SITE DESCRIPTION

This site is a vacant property surrounded by low density single-family residential uses and agricultural greenhouses to the north. The site sits adjacent to a two-lane arterial with bicycle lanes in each direction and a raised center median. The site slopes gently from the east up to the west and has an existing concrete building pad in the southeast corner. This site is owned by the City of Encinitas.



SITE FEATURES

- Vacant, natural landscape
- Existing concrete pad in the southeast corner
- Paved ingress/egress point
- Some mature trees and vegetation

APN(S)	2570111700	PARCEL SIZE (AC)	7.60
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	634 Quail Gardens Lane	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	190
GENERAL PLAN LAND USE	Rural Residential .51-1.00 (RR1)	CONSTRAINTS	None.
ZONING	RR1		



SWARTZ PROPERTY

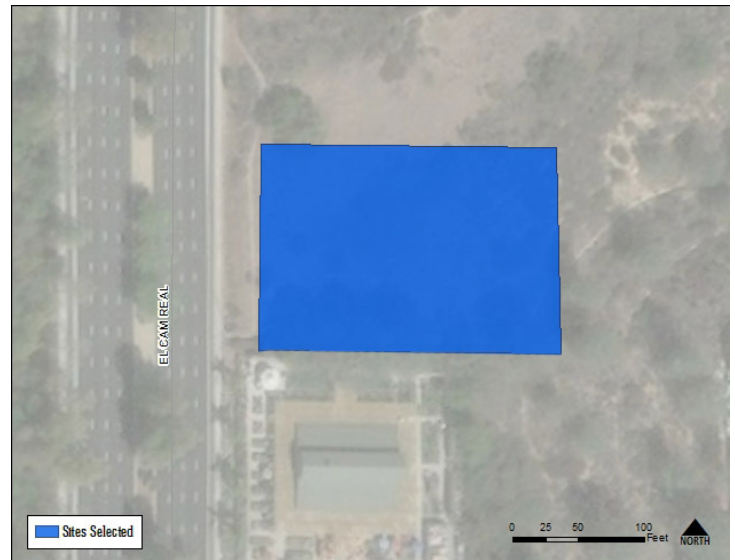
SITE NUMBER 04

SITE DESCRIPTION

The site is a vacant parcel adjacent to an 8-lane major arterial with a landscaped median. There are moderate slopes in some portions of the parcel as well as some environmentally sensitive habitat areas. The owner is currently considering developing the property for office uses.

SITE FEATURES

- Some moderately sloped areas
- Existing environmentally sensitive areas
- Existing mature trees and native vegetation



APN(S)	2570401600	PARCEL SIZE (AC)	0.81
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	20
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none">• Moderate slopes• Environmentally sensitive habitat
ZONING	GC		



ENCINITAS BLVD & QUAIL GARDENS PARCELS

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, as well as an existing paved parking lot. The site contains a moderate slope from



the western portion up to the eastern portion of the site.

Parcel 2581303400 is landlocked by vacant parcels and contains an older, vacant single-family residential structure and private access road.

The owner has expressed interest in developing all of these parcels for residential uses.

SITE FEATURES

- One vacant, 1-story single-family house
- Steep slopes near Encinitas Blvd
- Primarily vacant, natural land
- Flat, graded area on the eastern portion

APN(S)	2581111600, 2581304500, 2581308100, 2581303400	PARCEL SIZE (AC)	4.93
SITE STATUS	Vacant, Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	550 Encinitas Blvd, 696 Encinitas Blvd, Quail Gardens Dr	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	124
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	<ul style="list-style-type: none"> • Steep topography on some portions
ZONING	OP		
LAND VALUE (2581303400)	\$999,600	TOTAL VALUE (2581303400)	\$1,020,000

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



ARMSTRONG PARCELS

SITE NUMBER 06

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 would require proper mitigation prior to development and could impact the number of units that will be able to be developed on the site. The owner has expressed interest in developing this site for residential uses.

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



APN(S)	2574702400, 2574702300	PARCEL SIZE (AC)	3.79
SITE STATUS	Vacant, Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	701 N El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	95
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none">• Small area of existing wetland vegetation
ZONING	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.

Parcel 2160412000 is a developed 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 has expressed interest in developing both of these sites for residential uses.

SITE FEATURES

- One vacant, natural parcel
- Existing 1-story vacant restaurant with outdoor patio
- Large surface parking lot
- Moderate slope adjacent to Highway 101
- Existing mature trees and vegetation



APN(S)	2160412100, 2160412000	PARCEL SIZE (AC)	2.97
SITE STATUS	Vacant, Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1950 HWY 101	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	74
GENERAL PLAN LAND USE	Visitor Serving Commercial (VSC)	CONSTRAINTS	None.
ZONING	N-LVSC		



RANCHO SANTA FE PARCELS (GAFFNEY/ GOODSEN)

SITE NUMBER 08

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. The owners have expressed interest in developing this site for residential uses.

SITE FEATURES

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

APN(S)	2592313200, 2592312800, 2592313000, 2592313100	PARCEL SIZE (AC)	6.63
SITE STATUS	Vacant, Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Rancho Santa Fe Dr, 2220 Encinitas Boulevard, 2230 Encinitas Boulevard, 2228 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	167
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> • Multiple owners • Some landlocked parcels • Slight topography
ZONING	RR2		



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 “Agri-hood” housing and agricultural concept



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

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

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. “Total Value” includes the land value and any improvement value from development on the site.



STRAWBERRY FIELDS PARCEL

SITE NUMBER 10

SITE DESCRIPTION

This site is a partially vacant site located along a major 4-lane arterial with bike lanes in each direction and a striped median. The site is primarily used for agricultural purposes and contains no existing permanent structures. The site slopes gently from the south up to the north and is located across the road from sensitive habitat in the San Elijo Lagoon.



SITE FEATURES

- Graded site sloping gently away from Manchester Avenue
- Existing agricultural rows and temporary greenhouse structures
- Dirt roads, no paved roads on-site

APN(S)	2612100100	PARCEL SIZE (AC)	16.90
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	3111 Manchester Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	UNIT CAPACITY	423
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing agricultural uses • Potential environmental concerns
ZONING	RR2		
LAND VALUE	\$1,226,836	TOTAL VALUE	\$1,226,836

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



EL CAMINO REAL

SOUTH PARCEL

SITE NUMBER 11

SITE DESCRIPTION

This site is a long, narrow parcel with agricultural uses located adjacent to a 4-lane arterial with existing bicycle lanes in each direction and a painted median turn lane. The site contains existing greenhouse and temporary agricultural structures. The site is primarily flat with a moderate slope on the western half of the site.



SITE FEATURES

- Existing greenhouse and other temporary agriculture-related structures
- Existing single-story commercial building
- Small paved parking lot
- Moderate slopes on the eastern portion of the site

APN(S)	2621601400	PARCEL SIZE (AC)	2.27
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1554 S El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	57
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing agricultural uses • Moderate slopes on rear portion of the parcel
ZONING	R3		
LAND VALUE	\$385,036	TOTAL VALUE	\$533,788

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



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.



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

APN(S)	2581309700, 2581309800	PARCEL SIZE (AC)	3.39
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	630 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	84
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	None.
ZONING	OP		
LAND VALUE	\$3,448,000	TOTAL VALUE	\$3,575,000

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



Encinitas Blvd Parcels

SITE NUMBER 13

SITE DESCRIPTION

Parcel 2595502500 contains an older vacant structure, 2-lane private access road, and paved surface parking lot. It is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a raised concrete median.

Parcel 2595502600 is a paved surface parking lot. It has access to an adjacent to a 4-lane major arterial with bicycle lanes in each direction and a raised concrete median through a narrow 2-lane private access road.



SITE FEATURES

- For-lease (currently vacant) 1-story commercial building
- Paved parking lot and landscaping on the north parcel
- Unpaved parking lot (dealership overflow lot) on south parcel
- Some mature trees and vegetation

APN(S)	2595502500, 2595502600	PARCEL SIZE (AC)	1.91
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1509 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	47
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	None.
ZONING	GC		
LAND VALUE	\$1,401,498	TOTAL VALUE	\$2,189,096

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



Encinitas Blvd Parcels

(Brett's BBQ)

SITE NUMBER 14

SITE DESCRIPTION

This site contains an older restaurant use and large paved surface parking lot. It is adjacent to a T-intersection with limited access from a 4-lane major arterial. There is currently a restaurant leasing the existing structure on the property.

SITE FEATURES

- Existing 1-story commercial business currently occupied
- Paved surface parking lot
- Some mature trees and vegetation



APN(S)	2595500800	PARCEL SIZE (AC)	1.30
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1505 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	32
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	GC		



CREDIT UNION SITE

SITE NUMBER 15

SITE DESCRIPTION

The site is a developed parcel with one existing 2-story office use, a paved surface parking lot, and private drive aisles. The site sits at the intersection of an 8-lane major arterial and a 4-lane local road. The site shares an ingress/egress road with the vacant parcel to the north (2574702400). This site could be developed in conjunction with the Armstrong parcels and the Swartz property



SITE FEATURES

- Existing 2-story office building currently occupied
- Large surface parking lot
- Mature trees and vegetation

APN(S)	2574700300	PARCEL SIZE (AC)	1.32
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	501 N El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	15 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business • Owner has expressed interest in developing mixed-use residential and commercial
ZONING	GC		



HARRISON PROPERTIES

SITE NUMBER 16

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. The owner has expressed interest in developing these properties for residential and commercial uses.



SITE FEATURES

- Two existing 2-story commercial office buildings that are currently occupied
- One 2-story older residential building adjacent to S Coast Highway 101
- Paved surface parking lot

APN(S)	2580521200, 2580350700	PARCEL SIZE (AC)	3.56
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	364 2nd Street, 371 2nd Street	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	21 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Visitor Serving Commercial (VSC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business • Owner has expressed interest in developing mixed-use residential and commercial
ZONING	D-VCM		



7-11 CENTER & SURROUNDING PARCELS (ENCINITAS BLVD LLC)

SITE NUMBER 17

SITE DESCRIPTION

The site is a developed parcel that contains one older single-story commercial office building with multiple tenants, a private drive aisle, and a surface parking lot. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.



SITE FEATURES

- One single-story commercial office building that is currently occupied
- Paved surface parking lot
- Mature trees and open space areas

APN(S)	2592315100	PARCEL SIZE (AC)	0.97
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2122 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	11 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (SWAN)

SITE NUMBER 18

SITE DESCRIPTION

This site is a developed parcel that contains one older single-story commercial office building with multiple tenants, a private drive aisle, and a surface parking lot. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.

SITE FEATURES

- One large single-story commercial office building that is currently occupied
- Paved surface parking lot



APN(S)	2592311700	PARCEL SIZE (AC)	0.90
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2146 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	10 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (RINCON)

SITE NUMBER 19

SITE DESCRIPTION

The site is a developed parcel containing two single-story commercial office buildings, two 2-story commercial office buildings, a private drive aisle, and a surface parking lot. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.

SITE FEATURES

- One single-story commercial office building that is currently occupied
- Two 2-story commercial office buildings that are currently occupied
- Large paved surface parking lots



APN(S)	2592316300	PARCEL SIZE (AC)	1.8
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2210 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	20 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (RAPPAPORT)

SITE NUMBER 20

SITE DESCRIPTION

The site is a developed parcel that contains two 2-story commercial office buildings with multiple tenants, a private drive aisle, and a surface parking lot. Ingress/egress to the site requires access to and use of the adjacent parcel to the east (2592317900). The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.

SITE FEATURES

- Two 2-story commercial office buildings that are currently occupied
- Paved surface parking and drive aisles



APN(S)	2592317800	PARCEL SIZE (AC)	0.61
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2232 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	7 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (RSF LLC)

SITE NUMBER 21

SITE DESCRIPTION

The site is a developed parcel that contains one older single-story commercial office building, one 2-story commercial office building, a private drive aisle, and a surface parking lot. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.



SITE FEATURES

- One single-story commercial office building that is currently occupied
- One 2-story commercial office buildings that are currently occupied
- Large paved surface parking lot

APN(S)	2592317900	PARCEL SIZE (AC)	0.63
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2234 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	7 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (7-11 CENTER)

SITE NUMBER 22

SITE DESCRIPTION

The site is a developed parcel containing two single-story multiple tenant commercial buildings, and private drive aisle, and surface parking. The site is at the intersection of a 4-lane major arterial and a 2-lane collector street. The owner has expressed interest in developing the site for mixed-use residential and commercial uses. This parcel is part of a row of parcels that could potentially be developed together.



SITE FEATURES

- Two single-story commercial office building that are currently occupied
- Paved surface parking lot

APN(S)	2592316400	PARCEL SIZE (AC)	1.18
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2240 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	13 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business • Owner has expressed interest in developing mixed-use residential and commercial
ZONING	LC		



DRAFT

SITES INVENTORY LIST

Very Low/Low Income RHNA Candidate Sites

Additional Very Low/Low Sites for Consideration

Vacant

SITE AD1: SAGE CANYON

SITE AD2: BALDWIN & SONS PROPERTIES

SITE AD3: SEACREST ASSISTED CARE FACILITY

Developed

SITE AD4: CALLE MAGDALENA PROPERTY

SITE AD5: NORTH COUNTY TRANSIT DISTRICT (NCTD) PROPERTY

SITE AD6: MICHAEL'S/BIG LOTS PROPERTY

SITE AD7: DEWITT PROPERTY

Percentage of Additional VL/L Sites by Site Type		
Site Type	# of Additional Units	% of RHNA Allocation (including carryover)
Vacant	459	36%
Underutilized	0	0%
Developed	493	38%
Total	952	74%
RHNA Allocation (including carryover) for VL/L Income Categories: 1,286		

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 for sale by the owner. 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

APN(S)	2620618500	PARCEL SIZE (AC)	5.23
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Sage Canyon Drive	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	130
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	<ul style="list-style-type: none"> Steep Topography in some areas Environmentally sensitive areas
ZONING	R3		



BALDWIN & SONS PROPERTIES

SITE NUMBER AD2

SITE DESCRIPTION

Parcels 2570203600, 2570203700, 2581308000, 2581308200, 2581308600 are vacant parcels adjacent to Quail Gardens Drive, a 2-lane arterial with bicycle lanes in each direction and a center turning lane. The owner has expressed interest in developing these parcels for residential uses in conjunction with three other properties under the same ownership.

Parcels 2581309100, 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. The owner has expressed interest in developing the property for residential uses in conjunction with five other properties under the same ownership.



SITE FEATURES

- Mature trees and vegetation
- Paved concrete pads
- Telephone pole lines overhead

APN(S)	2581308000, 2581308200 2581308600, 2581309100 2581309300, 2581309400 2570203600, 2570203700	PARCEL SIZE (AC)	9.05
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	195 Quail Gardens Dr, 185 Quail Gardens Dr, Mays Hollow Ln, Encinitas Blvd, Quail Gardens Dr, 225 Quail Gardens Dr	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	290
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3) Residential 3.01-5.00 (R5)	CONSTRAINTS	<ul style="list-style-type: none"> • Some landlocked parcels • Utility easement
ZONING	R3, R5		



SEACREST ASSISTED CARE FACILITY

SITE NUMBER AD3

SITE DESCRIPTION

The site is a vacant portion of a developed parcel containing a small paved surface parking lot and an unpaved portion adjacent to some wetlands areas. The site is bound by Silverado Memory Care Center to the north and east, Saxony Lane to the south, and Saxony Road to the west.



SITE FEATURES

- Paved parking and drive aisles
- Unpaved parking
- Existing mature trees and vegetation

APN(S)	2563404300	PARCEL SIZE (AC)	1.55
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	211 Saxony Road	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	39
GENERAL PLAN LAND USE	Public/Semi-Public	CONSTRAINTS	<ul style="list-style-type: none"> • Existing wetlands areas
ZONING	P/SP		



CALLE MAGDALENA PROPERTY

SITE NUMBER AD4

SITE DESCRIPTION

The site is a developed parcel adjacent to I-5 Freeway. The parcel is surrounded by commercial uses to the north and east, open space to the south, and the freeway to the west. Access to the property is provided on a private road that leads to Calle Magdalena, a wide 2-lane local street with parallel street parking on each side. This property is owned by the City of Encinitas.



SITE FEATURES

- 2 single-story light industrial and office buildings
- Paved drive aisles and parking

APN(S)	2581122800	PARCEL SIZE (AC)	4.43
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	160 Calle Magdalena	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	111
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	None.
ZONING	GC		



NORTH COUNTY TRANSIT DISTRICT (NCTD) PROPERTIES

SITE NUMBER AD5

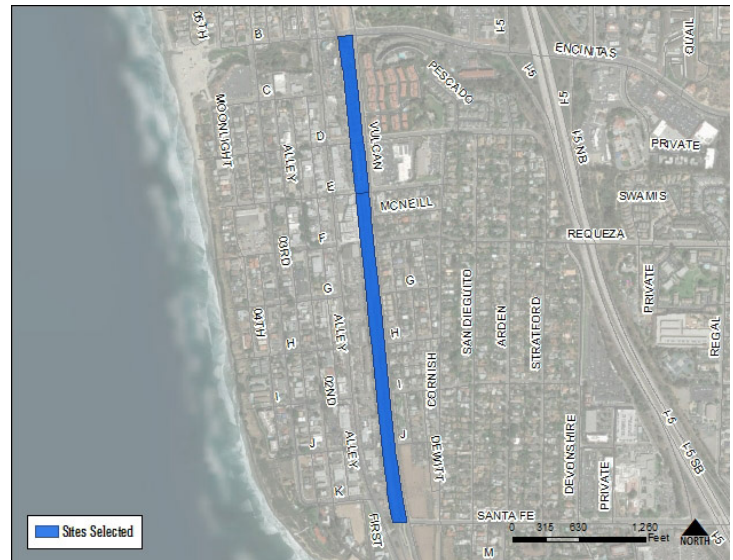
SITE DESCRIPTION

Parcel 2581902600 is a developed parcel located along an existing railroad line and adjacent to Vulcan Avenue, a 2-lane local street with parallel parking on each side. This parcel is bounded by Encinitas Boulevard to the north and E Street to the south. This parcel is owned by the North County Transit District and contains the existing Transit Center.

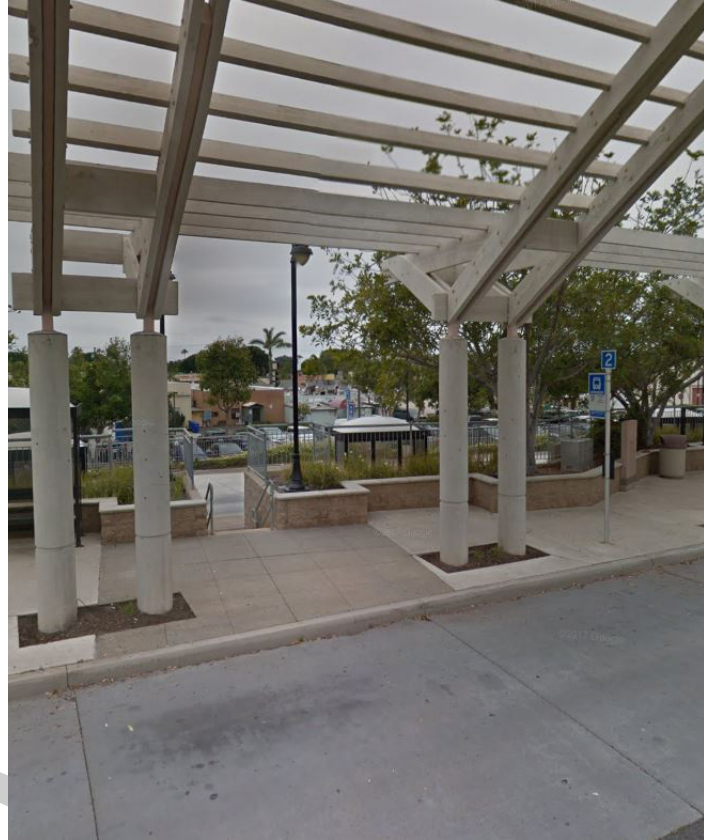
Parcel 2581902700 is a developed parcel located along an existing railroad line and adjacent to Vulcan Avenue, a 2-lane local street with parallel parking on each side. This parcel is bounded by E Street to the north and runs south until Santa Fe Drive. This parcel is owned by the North County Transit District.

SITE FEATURES

- Railway tracks and easement
- Paved parking areas
- Current City of Encinitas Transit Center



APN(S)	2581902600, 2581902700	PARCEL SIZE (AC)	6.67
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Vulcan Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	167
GENERAL PLAN LAND USE	Transportation Corridor (TC)	CONSTRAINTS	<ul style="list-style-type: none"> • Railroad easement • Narrow parcel
ZONING	D-TC		



MICHAELS/BIG LOTS PROPERTIES

SITE NUMBER AD6

SITE DESCRIPTION

Parcel 2570623300 is a developed parcel containing two single-story commercial buildings with multiple tenants. The site also contains a paved private drive aisle and parking. The site is adjacent to El Camino Real, a 6-lane major arterial with bike lanes in each direction and a raised, planted median. The parking lot and buildings sit approximately 5-8' above the streetlevel. The parcel is part of a larger commercial center.

Parcel 2570623400 is a developed parcel containing one minor anchor commercial store (Michaels). It is landlocked by adjacent commercial and residential uses, with access to El Camino Real through parking drive aisles. The parcel is part of a larger commercial center.

Parcel 2570623500 is a developed parcel containing one major anchor commercial store (Big Lots), which is currently vacant. It is landlocked by adjacent commercial and residential uses, with access to El Camino Real through parking drive aisles. The parcel is part of a larger commercial center.



Parcel 2570623600 is a developed parcel containing one single-story commercial buildings with a single tenant. The site is adjacent to El Camino Real, a 6-lane major arterial with bike lanes in each direction and a raised, planted median. The parking lot and buildings sit approximately 5' above the streetlevel. The parcel is part of a larger commercial center.

SITE FEATURES

- 3 single-story commercial buildings with multiple tenants
- 2 large anchor commercial uses towards the rear of the sites
- Some moderate slopes towards the rear of the sites
- Paved surface parking
- Current access from the office uses to the north

APN(S)	2570623300, 2570623400, 2570623500, 2570623600	PARCEL SIZE (AC)	7.82
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	331, 333, 335, 337 N El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	195
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none"> • Some moderate slopes at the rear of the property • Existing operational businesses
ZONING	GC		



DEWITT PROPERTY

SITE NUMBER AD7

SITE DESCRIPTION

The site is a developed parcel containing approximately 4 single-story commercial buildings. The site is adjacent to N Coast Hwy 101, a 4 lane street with bicycle lanes in each direction. The site is adjacent to vacant property to the north and west, N Coast Hwy 101 to the east, and a small public road to the south.

SITE FEATURES

- 4 single-story small commercial buildings
- Direct access from N Coast Hwy 101
- Temporary storage structures
- Paved parking lot



APN(S)	2160410600	PARCEL SIZE (AC)	0.80
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1900 N Highway 101	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	20
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none">• Existing operational businesses
ZONING	Com/Res Mixed 1 (N101SP)		

