

Sites Proposed for Up-Zoning

Based on Council Direction from the May 9, 2018 Council Meeting

Site #	Site Name	Acres (Net)	# of Units (25 DU/AC)
01	Greek Church Site	2.00	50
02	Cannon Property (Piraeus Site)	6.93	173
05	Encinitas Blvd & Quail Gardens Sites	4.78	117
07	Jackel Property ¹	2.97	33
08	Rancho Santa Fe Sites (Gaffney/Goodsen)	6.02	149
09	Echter Property	9.85	246
12	Sunshine Gardens Parcels	3.39	84
AD1	Sage Canyon Parcel	2.40	60
AD2	Baldwin & Sons	9.05	223
AD8	Vulcan & La Costa Site	2.00	50

¹ Site anticipated to be developed as mixed-use.

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Site #	Site Name	Acres (Net)	# of Units (25 DU/AC)
06	Armstrong Parcels	2.93	72
11	El Camino Real South Parcel	1.92	48
AD7	Dewitt Property	0.80	20
AD9	Seacoast Church ¹	1.41	35
AD11	Manchester Avenue West Sites ²	1.67 gross	31
AD12	Rancho Santa Fe East ²	4.73 gross	90
AD14	Harrison ³	1.91	21
New	Meyer Property ²	6.6 gross	127
New	Garden View Court (previously Frog's Gym)	2.25	56
Total		73.24	1,685

¹ Seacoast Church Site calculation includes both the northern and southern vacant portions of the property, whereas previously only the southern portion was considered.

² Unit capacity adjusted to account for setbacks at a ratio of 1 gross acre : 0.77 net acre.

³ Anticipated to be developed as mixed use.