

Appendix C: Adequate Sites Analysis

Appendix C contains the site inventory and analysis for the sites proposed to meet the City of Encinitas' Regional Housing Needs Assessment (RHNA) allocation for the 2013-2021 planning period. The sites are organized to show how the City can meet the need for the four RHNA income categories (Very Low, Low, Moderate, and Above Moderate). That information is summarized in **Table C-1** below.

Table C-1: Adequacy of Sites Inventory					
	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2013-2021)	587	446	413	907	2,353
RHNA Carryover (2003-2013)	253		--	--	250 253
Units Built/Approved	33	33	4	892	962
Accessory Unit Production	50 79		-- 54	--	50 133
Remaining RHNA	1,170 1,141		409 355	15	1,594 1,511
Candidate Site Unit Yield	1,621 1,431,743		526 523	187 177	2,260 2,100 2,443
Total Capacity Over RHNA Need	451 290 602		117 168	172 162	740 589 932

All sites were reviewed in order to ensure compliance with state law. The sites chosen meet that criteria and show the highest potential to redevelop for residential use within the planning period.

1.1 Availability of Water, Sewer, and Dry Utilities

The City of Encinitas has evaluated the availability of infrastructure from a Citywide and site-specific standpoint. In determining the feasibility of sites to accommodate the City's RHNA needs, infrastructure provision was a determining factor. As described in Appendix B under 'Environmental Constraints and Infrastructure,' the City has adequate water and sewer capacity to accommodate the planned increase in housing development. The City has reviewed the sites designated for development and has determined that each of the sites designated within each income category is adjacent to a public street that contains distribution facilities for water, sewer, and dry utilities (including cable and telephone). The availability and location of water, sewer and dry utilities and their distribution facilities do not pose a constraint to development.

C.1 Very Low and Low-Income Candidate Sites Inventory

SITES INVENTORY LIST

Very Low/Low Income RHNA Candidate Sites

Vacant

SITE 02: CANNON PROPERTY (PIRAEUS)

~~SITE 03: L-7 PARCEL~~

SITE 05a: ENCINITAS BLVD & QUAIL GARDENS SITES

SITE 08a: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)

SITE AD1: SAGE CANYON

SITE AD2a: BALDWIN & SONS PROPERTIES

SITE AD2B: BALDWIN & SONS PROPERTIES

SITE AD12: RANCHO SANTA FE EAST SITE

Non-vacant

~~SITE 01: GREEK CHURCH PARCEL~~

SITE 05b: ENCINITAS BLVD & QUAIL GARDENS ~~PARCELS~~ SITES

~~SITE 06: ARMSTRONG PARCELS~~

~~SITE 07: JACKEL PROPERTIES~~

SITE 08b: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)

SITE 09: ECHTER PROPERTY

~~SITE 10: STRAWBERRY FIELDS PARCEL~~

SITE 11: EL CAMINO REAL SOUTH PARCEL

SITE 12: SUNSHINE GARDENS PARCELS

SITE AD2c: BALDWIN & SONS PROPERTIES

SITE AD7: DEWITT PROPERTY

SITE AD8: VULCAN & LA COSTA

SITE AD9: SEACOAST CHURCH

SITE AD11: MANCHESTER AVENUE WEST SITES

SITE AD14: HARRISON SITES

SITE AD31: MEYER PROPOSAL

SITE AD32: GARDEN VIEW COURT (PREVIOUSLY FROG'S GYM)

Table C-2: Net Acreage and Unit Yield Per Site				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield (DU)
Vacant				
01	Greek Church Parcel	2.50	2.00	50
02	Cannon Property (Piraeus)	6.93	6.93	173
03	L-7 Parcel	7.60	7.60	190
05a	Encinitas Blvd & Quail Gardens Parcels Sites	4.93 3.89	4.78 3.76	117 94
08a	Rancho Santa Fe Parcels (Gaffney/Goodsen)	1.75	1.45	36
07	Jackel Properties	2.97	2.97	33*
AD1	Sage Canyon	5.23	2.40	60
AD2a	Baldwin & Sons Properties	11.59 3.14	9.05 2.98	223 74
AD2b	Baldwin & Sons Properties	6.66	4.86	121
AD12	Rancho Santa Fe East Site	4.73	4.61	115
Subtotal		41.75	35.73	846
		34.15	28.13	656
		32.33	26.99	673
Non-vacant				
01	Greek Church Parcel	2.50	2.00	50
05b	Encinitas Blvd & Quail Gardens Sites	1.02	1.02	25
06	Armstrong Parcels	3.79 3.24	2.93 2.22	73 55
07	Jackel Properties	2.97	2.97	33¹
08b	Rancho Santa Fe Parcels (Gaffney/Goodsen)	6.63 4.88	6.02 4.57	149 113
09	Echter Property	21.49	9.85	246
10	Strawberry Fields Parcel	16.90	9.85	246
11	El Camino Real South	2.27	1.92	48
12	Sunshine Gardens Parcels	3.39	3.39	84
AD2c	Baldwin & Sons Properties	1.79	1.21	30
AD7	Dewitt Property	0.80	0.80	20
AD8	Vulcan & La Costa	2.00	2.00	50
AD9	Seacoast Church	4.45	1.41	35
AD11	Manchester Avenue West Sites	1.67	1.67	41
AD14	Harrison Sites	1.91	1.91	21¹
AD31	Meyer Proposal	6.62	6.52	163
AD32	Garden View Court (previously Frog's Gym)	4.13	2.25	56
Subtotal		50.41	31.11	775 1,070
		65.13	45.71	
Total		92.16	66.84	1,621
		84.56	59.24	1,431 1,743
		97.46	72.70	

***Notes:**

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

Table C-3: Percentage of VL/L Sites by Site Type (Excluding Low Priority Sites)		
Site Type	# of Units	% of Remaining Lower Income RHNA Allocation (1,141) (including carryover)
Vacant	846 656 673	66% 51% 59%
Non-vacant	775 1,070	60% 94%
Total	1,621 1,431 1,743	126% 111% 153%
RHNA Allocation (including carryover) for VL/L Income Categories: 1,286 Units Constructed and Estimated ADUs: 145 Remaining RHNA Allocation for VL/L Income Categories: 1,141		

Table C-4: Net Acreage and Unit Yield on Residentially Zoned Sites				
Site Number	Site Name	Zoning Designation	Net Acreage	Unit Yield (DU)
Vacant				
02	Cannon Property (Piraeus)	RR2	6.93	173
08a	Rancho Santa Fe Sites (Gaffney/Goodsen)	RR2	1.45	36
AD1	Sage Canyon	R3	2.40	60
AD2a	Baldwin & Sons Properties	R3	2.98	74
AD2b	Baldwin & Sons Properties	R5	4.86	121
AD12	Rancho Santa Fe East Site	RR2	4.61	115
Subtotal			23.23	579
Non-vacant				
01	Greek Church Parcel	RR1	2.00	50
08b	Rancho Santa Fe Parcels (Gaffney/Goodsen)	RR2	4.57	113
11	El Camino Real South	R3	1.92	48
AD2c	Baldwin & Sons Properties	R5	1.21	30
AD8	Vulcan & La Costa	R3 (N101SP)	2.00	50
AD9	Seacoast Church	R11	1.41	35
AD11	Manchester Avenue West Sites	R11	1.67	41
AD31	Meyer Proposal	R3/R5	6.52	163
Subtotal			21.30	530
Total			44.53	1,109

Notes:

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

NET ACREAGE CALCULATIONS

Very Low/Low Income RHNA Candidate Sites

CALCULATION METHOD

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

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

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

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

WATER AND SEWER AVAILABILITY

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

DEFINITIONS

Vacant Parcel: Vacant parcels are generally completely free of structures except for temporary, non-permanent features located on-site. These may include storage containers or other non-permanent facilities. Vacant parcels may also have abandoned facilities where the owner has indicated no interest in reusing them or vacant, non-habitable structures slated for demolition. HCD has stated to the City that vacant parcels must be unimproved. Sites containing abandoned, non-habitable, or vacant structures or powerlines are considered to be non-vacant by HCD unless the owner has applied for, and been issued, a demolition permit. Similarly, vacant portions of parcels designated for housing development are considered by HCD to be non-vacant unless the vacant portions of the site have been subdivided from the non-vacant portions. The designations of vacant and non-vacant parcels in this Appendix C conform to the direction provided to the City by HCD.¹

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

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

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

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

NOTES:

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

CANNON PROPERTY (PIRAEUS) SITE NUMBER 02

SITE DESCRIPTION

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



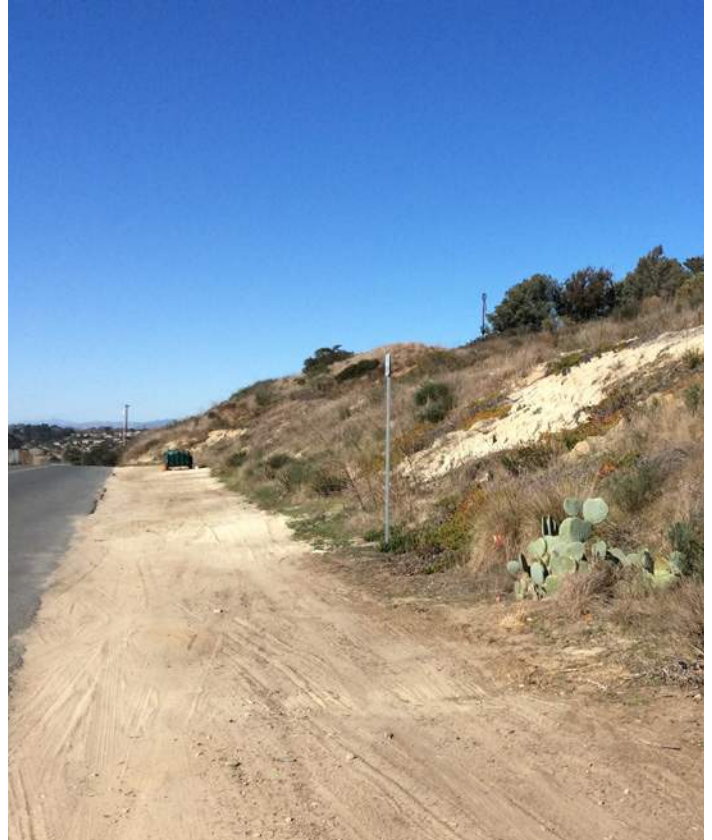
SITE FEATURES

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

PARCEL SIZE CALCULATION

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

APN(S) (Ownership)	2541440100 (CANNON MARIA T)	PARCEL SIZE (AC) (GROSS/NET)	6.93/6.93
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	• Slight Topography (less than 25% slope, so no deductions)
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.

Affordable housing developers have expressed interest in developing the site. If used for affordable housing, the site can be transferred directly to an affordable housing developer under G.C. Section 37364. The City is also exploring whether the site could be traded for another site where an equal number of housing units could be developed at possibly lower cost. If such a site is identified during the review period, the City may propose substituting that site for this one.

SITE FEATURES

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



PARCEL SIZE CALCULATION

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

APN(S)- (Ownership)	2570111700- (CITY OF ENCINITAS)	PARCEL SIZE (AC) (GROSS/NET)	7.60/7.60
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		



ENCINITAS BLVD & QUAIL GARDENS PARCELS SITES

SITE NUMBER 05 (a,b)

SITE DESCRIPTION

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

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

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



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

Parcel 2581303400 is landlocked by vacant parcels and contains an older, vacant single-family residential structure and private access road. The landowner has stated that the home is uninhabitable, and it is intended to be demolished.

SITE NUMBER 05a

APN(S) (Ownership)	2581111600, 2581304500, 2581308100, 2581303400 (SHOWPROP DOWNEY LLC)	PARCEL SIZE (AC) (GROSS/NET)	2581111600 - 2.20/2.20 2581304500 - 0.38/0.23 2581308100 - 1.31/1.31 2581303400 - 1.02/1.02 Total: 4.91/4.78 3.89/3.76
SITE STATUS	Vacant	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	11794
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	Steep topography on some portions. Acreage reduced per City code.
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.

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

SITE FEATURES

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

PARCEL SIZE CALCULATION

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

- 2581111600
- 2581308100
- 2581303400

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



SITE NUMBER 05b

APN(S) (Ownership)	2581303400 (SHOWPROP DOWNEY LLC)	PARCEL SIZE (AC) (GROSS/NET)	1.02/1.02
SITE STATUS	Non-Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	696 Encinitas Blvd	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	25
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	• Steep topography on some portions. Acreage reduced per City code.
ZONING	OP		
LAND VALUE	\$999,600	TOTAL VALUE	\$1,020,000





RANCHO SANTA FE PARCELS (GAFFNEY/ GOODSEN)

SITE NUMBER 08 (a,b)

SITE DESCRIPTION

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

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

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



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

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

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

SITE NUMBER 08a

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

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

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

SITE FEATURES

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

PARCEL SIZE CALCULATION

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

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

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

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

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

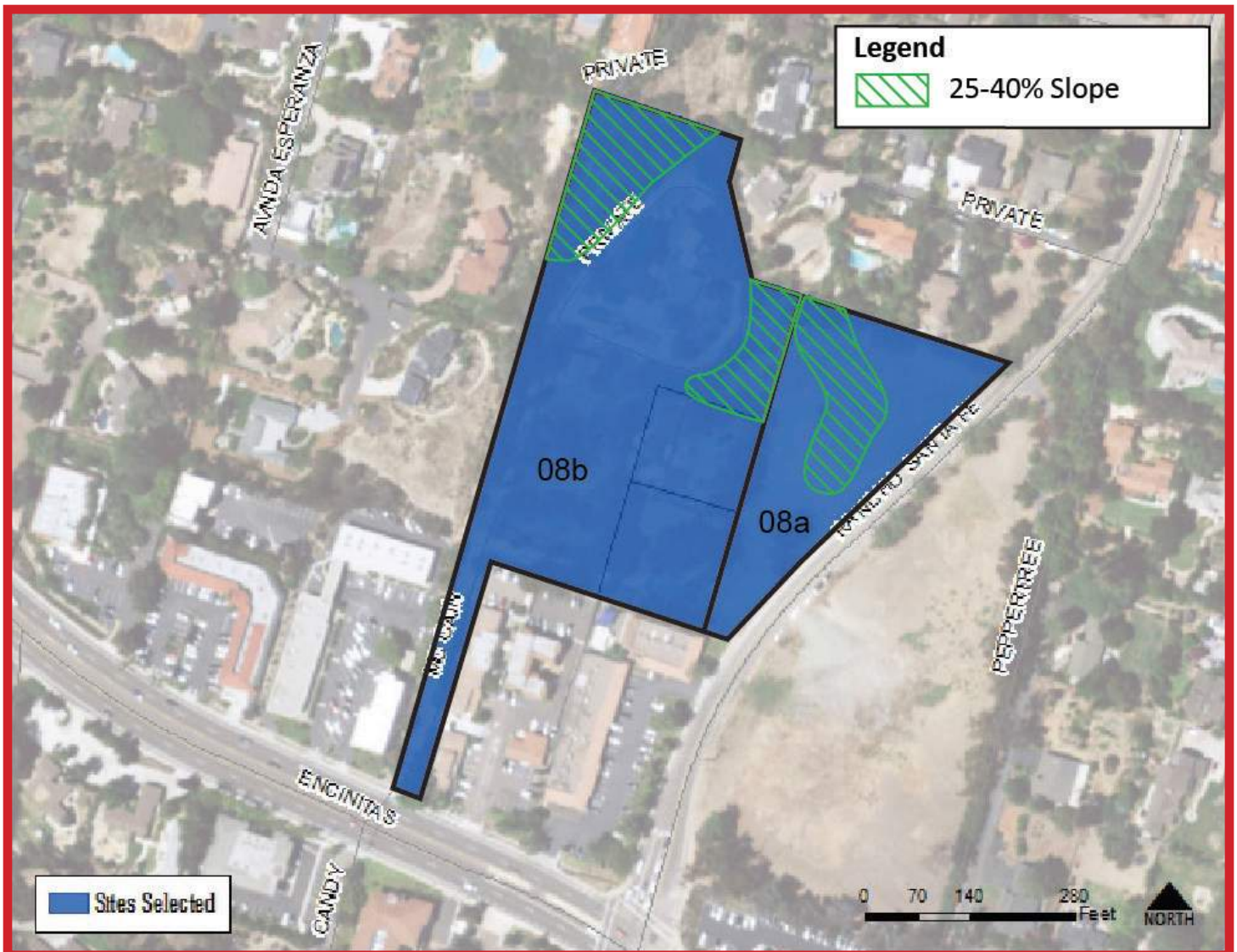
- 0.59 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

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

SITE NUMBER 08b

APN(S) (Ownership)	2592313200 , 2592312800, 2592313000 One Owner for the above parcels: (OLIVENHAIN TOWN CENTER 5.6 L P) 2592313100 (GAFFNEY DAVID R & RICA G REVOCABLE TRUST 04-11)	PARCEL SIZE (AC) (GROSS/NET)	2592312800 - 3.88/3.57 (Non- vacant) 2592313000 - 0.54/0.54 (Non- vacant) 2592313100 - 0.46/0.46 (Non- vacant) 2592313200 - 1.75/1.45 (Vacant) Total: 6.63/6.02 4.88/4.57
SITE STATUS	One vacant Three nNon-vacant	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	Vacant: 36 Non-vacant: 113
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	• Multiple owners • Some landlocked parcels • Slight topography
ZONING	RR2		





SAGE CANYON PARCEL

SITE NUMBER AD1

SITE DESCRIPTION

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



SITE FEATURES

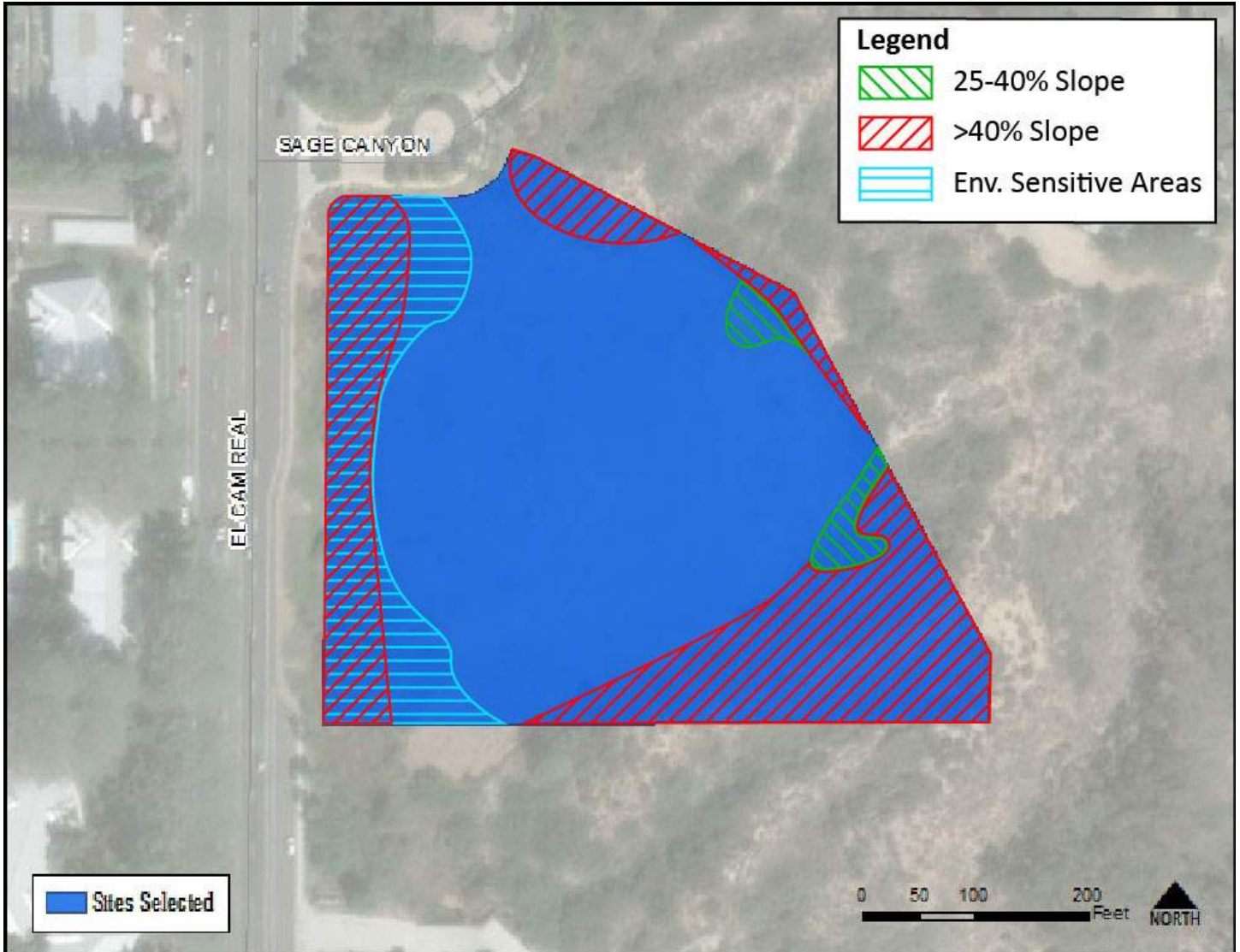
- Existing mature trees and natural vegetation
- Some steep slopes adjacent to El Camino Real
- Previously graded, vacant area
- Private access point off a roundabout shared by a single-family residential neighborhood

PARCEL SIZE CALCULATION

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

APN(S) (Ownership)	2620618500 (PACIFIC CANYON LLC)	PARCEL SIZE (AC) (GROSS/NET)	5.23/2.40
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Sage Canyon Drive	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	60
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	• Steep Topography in some areas • Environmentally sensitive areas • Existing drainage canal
ZONING	R3		





BALDWIN & SONS PROPERTIES

SITE NUMBER AD2 (a,b,c)

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, ~~unless developed in conjunction with the adjacent parcels as shown.~~ The owner has



~~expressed interest in developing these parcels for residential uses in conjunction with the parcels listed in AD2a, AD2b, and AD2c, all of which are under the same ownership.~~

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

SITE NUMBER AD2a

APN(S) (Ownership)	2581308000, 2581308200 2581308600, 2581309100 2581309300, 2581309400 2570203600, 2570203700 One Owner for all parcels: (QUAIL MEADOWS PROPERTIES LLC)	PARCEL SIZE (AC) (GROSS/NET)	2581308000 - 1.00/1.00 2581308200 - 1.28/1.28 2581308600 - 2.24/2.24 2581309100 - 0.51/0.51 2581309300 - 3.15/0.61 2581309400 - 0.27/0.27 2570203600 - 1.87/ 1.87 1.74 2570203700 - 1.27/ 1.27 1.24 Total: 11.59/9.05 3.14/2.98
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	22374
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3) Residential 3.01-5.00 (R5)	CONSTRAINTS	Some landlocked parcels Utility easement
ZONING	R3, R5		

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

SITE FEATURES

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

PARCEL SIZE CALCULATION

Net acreage shown in the table under parcel size was determined based on numerous studies of the topographic and environmental constraints and a 50' riparian buffer requirement for off-site wetlands that encroaches on Parcel 2570203600. Additionally, the net acreage was reduced from Site AD2c to reflect a power line easement running through those two parcels.

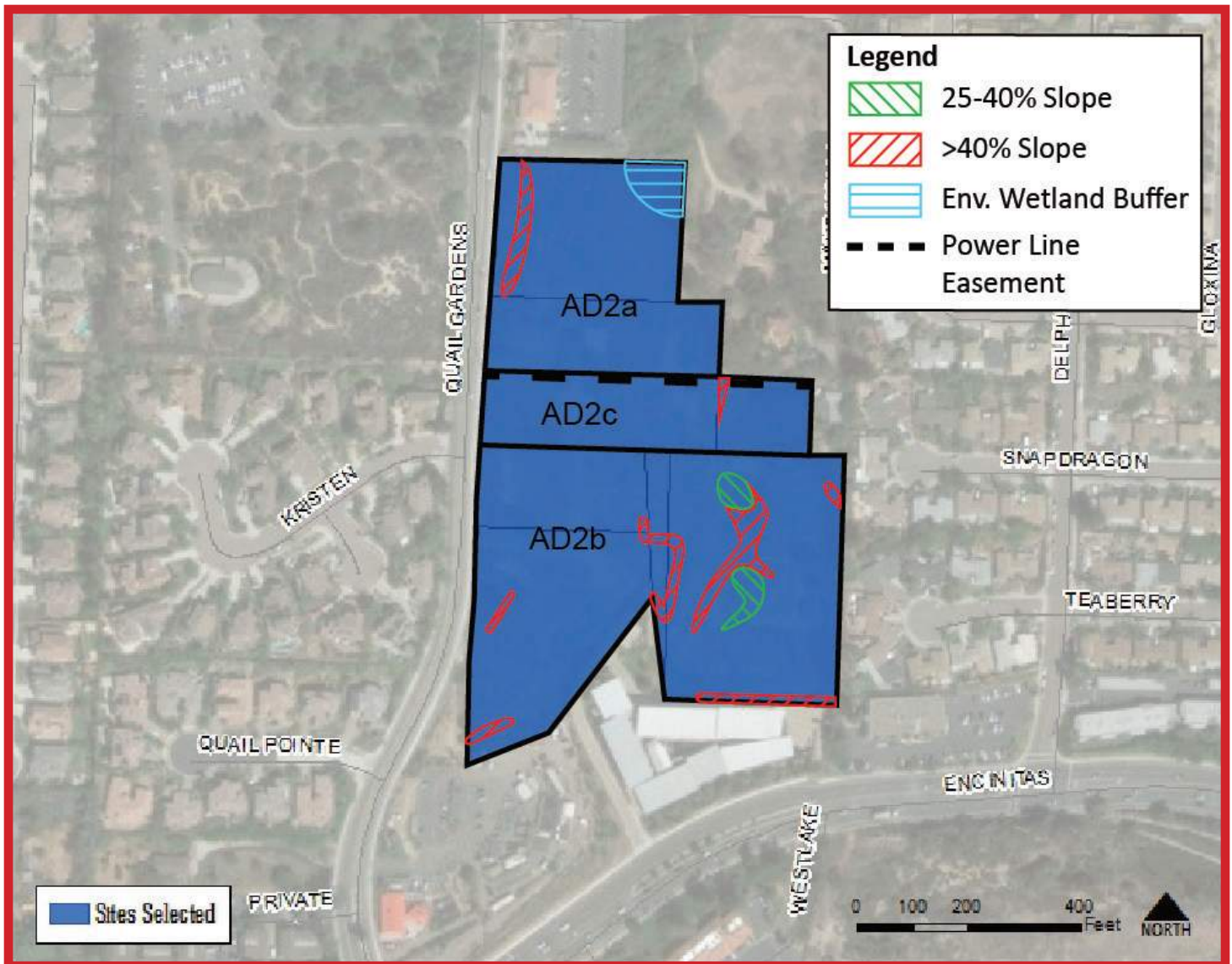
SITE NUMBER AD2b

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

SITE NUMBER AD2c

APN(S)	2581308200, 2581309100 <u>One Owner for all parcels:</u> (QUAIL MEADOWS PROPERTIES LLC)	PARCEL SIZE (AC)	2581308200 - 1.28/0.88 2581309100 - 0.51/0.33 Total: 1.79/1.21
SITE STATUS	Non-Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Quail Gardens Drive, Mays Hollow Lane	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	30
GENERAL PLAN LAND USE	Residential 3.01-5.00 (R5)	CONSTRAINTS	• One landlocked parcel • Utility easement
ZONING	R5		





RANCHO SANTA FE EAST

SITE NUMBER AD12

SITE DESCRIPTION

Parcel 2592215700 is a vacant parcel adjacent to Rancho Santa Fe Road. The site is bordered to the east by a single-family residential neighborhood, to the south by commercial/office buildings, and to the west and north by Rancho Santa Fe Road. The native vegetation on the site has been cleared as the site is used for temporary events. There are some existing established trees on the borders of the parcel.

The owner has expressed interest in developing this parcel for residential uses.

SITE FEATURES

- Vacant, open space

PARCEL SIZE CALCULATION

Unit Capacity for the additional sites was determined based on applying a 0.77 factor to the gross acreage of the site. Further analysis in regards to development constraints is being completed.



The net acreage shown for Parcel 2592215700 reflects the following deductions from the gross acreage:

- 0.12 acres contain slopes greater than 40% (Not developable per the City of Encinitas Municipal Code)

APN(S) (OWNERSHIP)	2592215700 (OLIVENHAIN ESTATES TRUST & KEAGY HILAN F TRUST)	PARCEL SIZE (AC) (GROSS/NET)	4.73/3.64 4.61
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Rancho Santa Fe Road	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY (min.)	90 115
GENERAL PLAN LAND USE	Rural Residential 2 (0-2 DU/AC)	CONSTRAINTS	None
ZONING	RR-2		

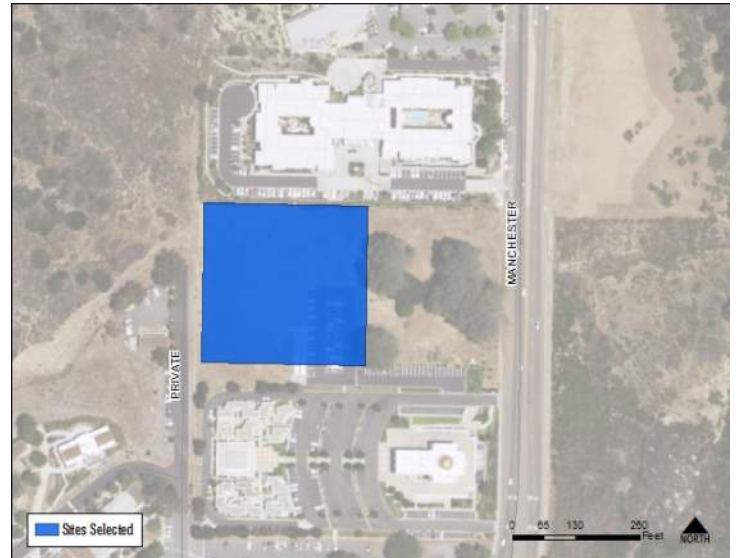


GREEK CHURCH PARCEL

SITE NUMBER 01

SITE DESCRIPTION

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



SITE FEATURES

- Primarily vacant, open space
- Concrete pad

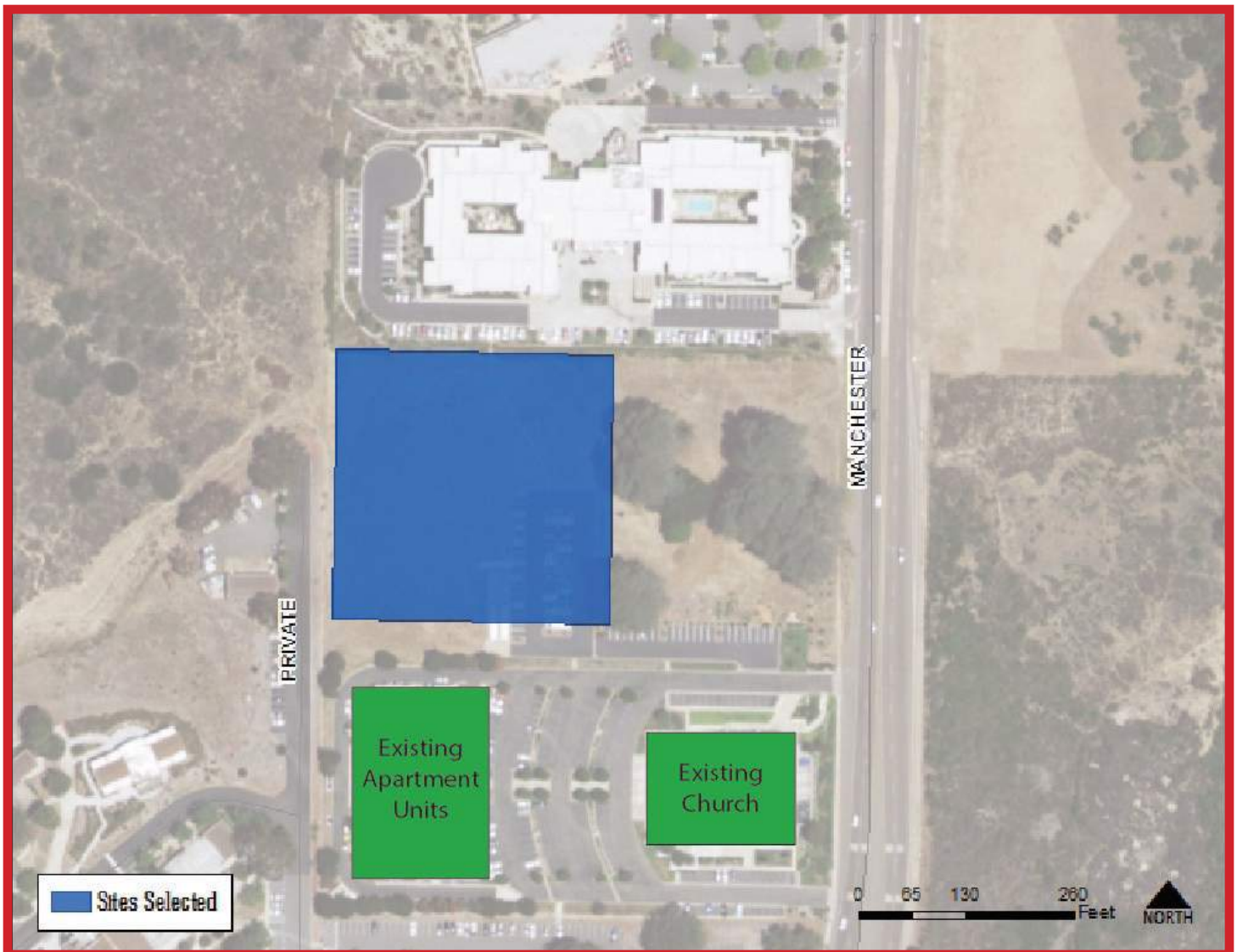
PARCEL SIZE CALCULATION

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

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

APN(S) (Ownership)	2611506400 (STS CONSTANTINE & HELEN GREEK ORTHODOX CHURCH)	PARCEL SIZE (AC) (GROSS/NET)	2.50/2.00
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		





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 has been deducted from the site acreage calculation below and is explained further in the Parcel Size Calculation section.

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

SITE FEATURES

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

PARCEL SIZE CALCULATION

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



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

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

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

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

APN(S) (Ownership)	2574702300, 2574702400 <u>One Owner for all parcels:</u> (WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01)	PARCEL SIZE (AC) (GROSS/NET)	2574702300 - 1.32/1.16(non-vacant) 2574702400 - 1.92/1.06 (vacant) Total: 3.24/2.22
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	701 N El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	Vacant: 26 Non-vacant: 42 55
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	• Small area of existing wetland vegetation • Steep slopes
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 with a slope of less than 25 percent.

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

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



SITE FEATURES

- **One Partially** vacant, natural parcel
- Existing 1-story vacant restaurant with outdoor patio
- Large surface parking lot
- Moderate slope adjacent to Highway 10 (less than 25%)
- Existing mature trees and vegetation

PARCEL SIZE CALCULATION

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

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



ECHTER PROPERTY

SITE NUMBER 09

SITE DESCRIPTION

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

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

SITE FEATURES

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



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

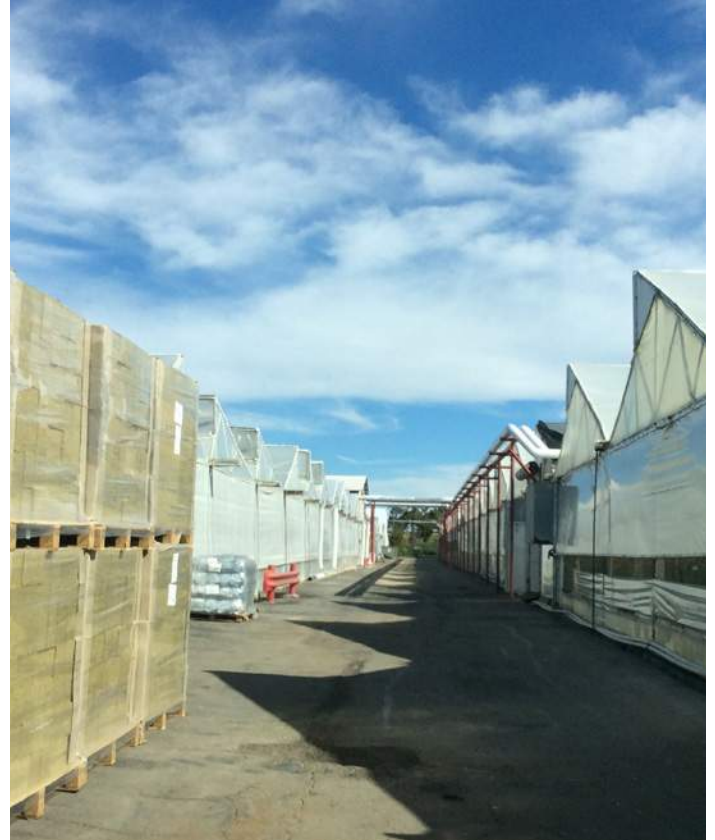
PARCEL SIZE CALCULATION

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

However, only 9.85 acres of the ~~16.90~~ 21.49 gross acres are designated for housing, ~~with the remaining site intended to remain in agricultural use as an 'agrihood'.~~ This 9.85 is shown as the net acreage of developable area in the table below.

APN(S) (Ownership)	2546121200 (R E L S INC)	PARCEL SIZE (AC) (GROSS/NET)	21.49/9.85
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1150 Quail Gardens Drive	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	246
GENERAL PLAN LAND USE	Specific Plan 3 (SP-3)	CONSTRAINTS	• 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.

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

SITE FEATURES

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



PARCEL SIZE CALCULATION

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

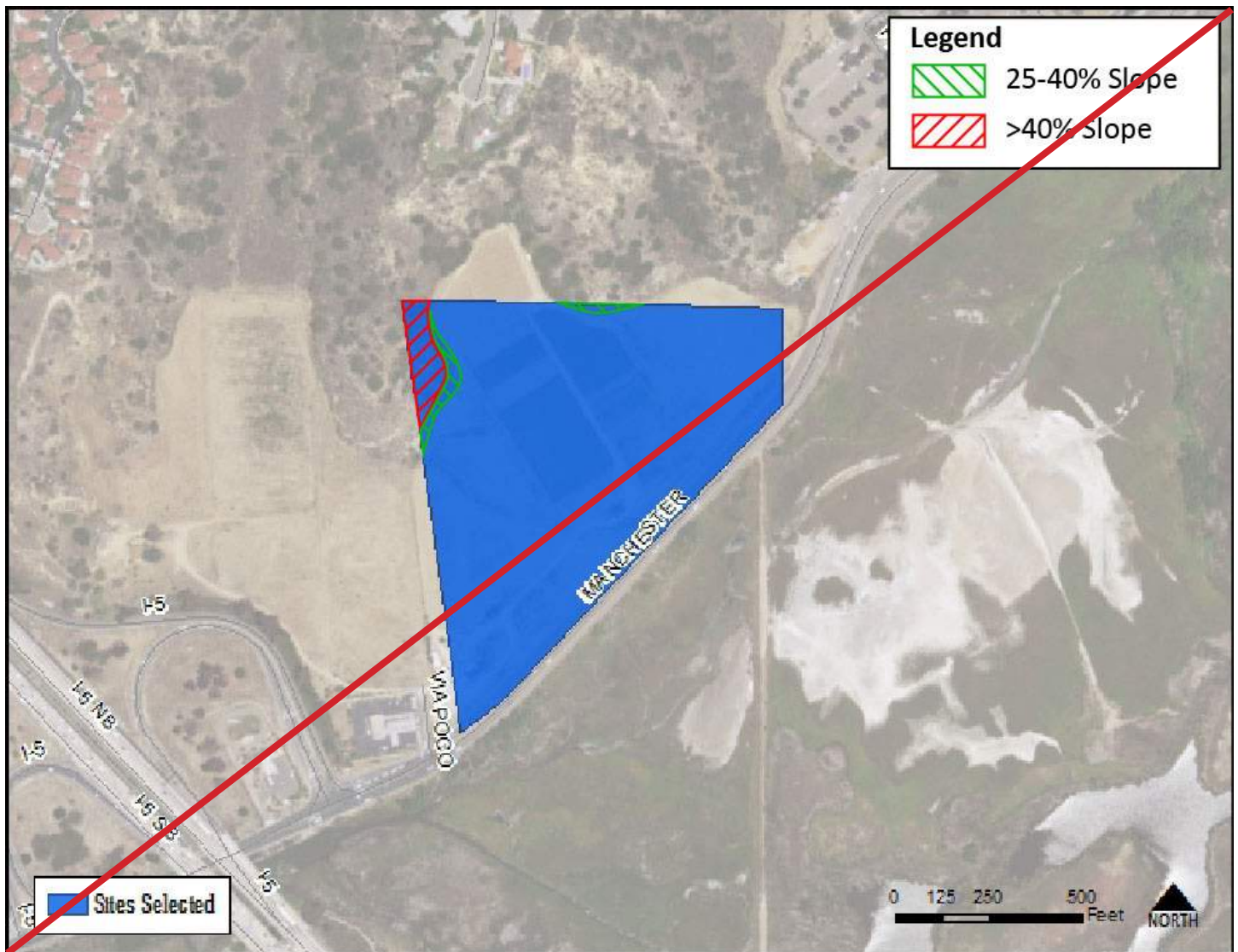
- 0.86 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)
- 1.21 acres contain slopes greater than 40% (not developable per the City of Encinitas Municipal Code)

Only 9.85 acres of the 16.90 gross acres are designated for housing. This 9.85 is shown as the net acreage of developable area in the table below:

APN(S)- (Ownership)	2612100100 (YASUDA FAMILY LLC)	PARCEL SIZE (AC) (GROSS/NET)	16.90/9.85
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	3111 Manchester Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	UNIT CAPACITY	246
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	• Steep slopes
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. The low value of the existing structures makes it a suitable candidate for residential development.

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

SITE FEATURES

- Existing greenhouse and other temporary agriculture-related structures
- Existing greenhouse and agriculture structures
- Small paved parking lot
- Moderate slopes on the western portion of the site



PARCEL SIZE CALCULATION

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

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

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

APN(S) (Ownership)	2621601400 (FERNANDEZ VICTORIA TR)	PARCEL SIZE (AC) (GROSS/NET)	2.27/1.92
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1554 S El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	48
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	• Moderate slopes on rear portion of the parcel
ZONING	R3		
LAND VALUE	\$385,036	TOTAL VALUE	\$533,788



SUNSHINE GARDENS PARCELS

SITE NUMBER 12

SITE DESCRIPTION

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

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

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



SITE FEATURES

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

PARCEL SIZE CALCULATION

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

APN(S) (Ownership)	2581309700, 2581309800 One Owner for all parcels: (CAM-MAR GROWERS)	PARCEL SIZE (AC) (GROSS/NET)	2581309700 - 2.04/2.04 2581309800 - 1.35/1.35 Total: 3.39/3.39
SITE STATUS	Non-vacant	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.~~



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 private road to the south.

The planned multimodal improvements on Highway 101 will not impact the area of the site. There is potential for this site to be consolidated with the Jackel Properties (Site 07) to the north.



SITE FEATURES

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

PARCEL SIZE CALCULATION

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

APN(S) (Ownership)	2160410600 (DEWITT GARY TRUST 09-08-04)	PARCEL SIZE (AC) (GROSS/NET)	0.80/0.80
SITE STATUS	Non-vacant	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	• Existing operational businesses
ZONING	Com/Res Mixed 1 (N101SP)		



VULCAN & LA COSTA

SITE NUMBER AD8

SITE DESCRIPTION

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

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

SITE FEATURES

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



PARCEL SIZE CALCULATION

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

APN(S) (Ownership)	2160520100 (RONHOLM CRAIG NICHOLS JOHN F)	PARCEL SIZE (AC) (GROSS/NET)	2.00/2.00
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1967 N Vulcan Ave	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	50
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	• Existing operational business
ZONING	Residential 3 (N101SP)		



SEACOAST CHURCH

SITE NUMBER AD9

SITE DESCRIPTION

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

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

SITE FEATURES

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



PARCEL SIZE CALCULATION

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

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

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



MANCHESTER AVENUE WEST SITES

SITE NUMBER AD11

SITE DESCRIPTION

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

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

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

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

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



SITE FEATURES

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

PARCEL SIZE CALCULATION

Unit Capacity for the additional sites was determined based on applying a 0.77 factor to the gross acreage of the site. Further analysis in regards to development constraints is being completed. There are no visible constraints to development. There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

APN(S) (OWNERSHIP)	2612003700, 2612003800 (MARANDINO FAMILY TRUST) 2612003900 (MCCONNELL PETER S)	PARCEL SIZE (AC) (GROSS/NET)	2612003700: 0.54/0.42 0.54 2612003800: 0.50/0.37 0.50 2612003900: 0.63/0.63 0.63 Total: 1.67/1.27 1.67
SITE STATUS	Non-Vacant: 2612003700, 2612003900 Vacant: 2612003800	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2951 Manchester Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	UNIT CAPACITY (min.)	31 41
GENERAL PLAN LAND USE	Residential 11 (1-11 DU/AC)	CONSTRAINTS	• Multiple owners
ZONING	R-11		



HARRISON PROPERTIES

SITE NUMBER AD14

SITE DESCRIPTION

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

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



SITE FEATURES

- Existing commercial/office structures

PARCEL SIZE CALCULATION

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

APN(S) (OWNERSHIP)	2580521200 (HARRISON KEITH B & SARA S HARRISON JAMES E & SHARAN K) 2580350700 (HARRISON KEITH B & SARA S HARRISON JAMES E)	PARCEL SIZE (AC) (GROSS/NET)	2580521200: 0.65/0.65 2580350700: 1.26/1.26 Total: 1.91/1.91
SITE STATUS	Non-Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2580521200: 364 2nd St 2580350700: 371 2nd St	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY (min.)	21 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	DESP-VCM	CONSTRAINTS	Existing operational businesses Owner has expressed interest in developing mixed-use residential and commercial
ZONING	VCM-DESP		



MEYER PROPOSAL

SITE NUMBER AD31

SITE DESCRIPTION

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

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

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

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



SITE FEATURES

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

APN(S) (OWNERSHIP)	2561711300 (BEAZ ELEAZA & MANCILLA SANTA A B GARCIA-GOMEZ FIDEL) 2561711400 (RODRIGUEZ JUANA) 2561711500 (REED KIRK C TRUST) 2561712100, 2561712400, 2561712000 (MALDONADO DAVID & OLIVIA FAMILY TRUST)	PARCEL SIZE (AC) (GROSS/NET)	2561711300: 0.75/0.58 0.75 2561711400: 0.63/0.49 0.63 2561711500: 1.41/1.09 1.41 2561712000: 0.60/0.46 0.60 2561712100: 0.38/0.29 0.38 2561712400: 2.85/2.19 2.65 Total: 6.62/5.10 6.52
SITE STATUS	Non-Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	682 Clark Ave: 2561711300 672 Clark Ave: 2561711400 662 Clark Ave: 2561711500 556 Union St: 2561712000, 2561712100, 2561712400	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY (min.)	163
GENERAL PLAN LAND USE	Residential 3 (1-3 DU/AC) & Residential 5 (1-5 DU/AC)	CONSTRAINTS	• Existing agricultural uses on site
ZONING	R-3 & R-5		

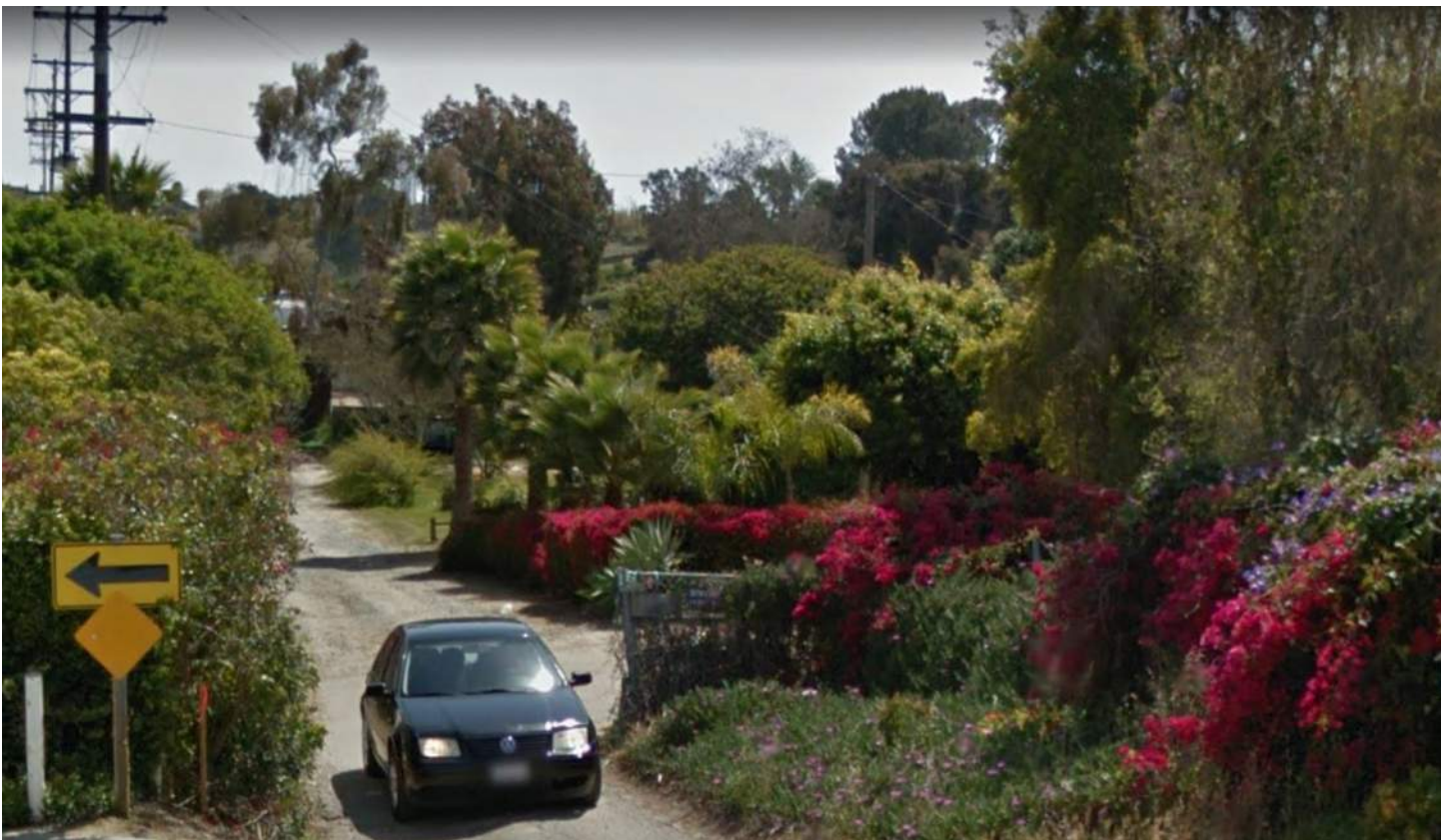
PARCEL SIZE CALCULATION

Unit Capacity for this additional site was determined based on applying a 0.77 factor to the gross acreage of the site. Further analysis in regards to development constraints is being completed.

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

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

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



GARDEN VIEW COURT (PREVIOUSLY FROG'S GYM)

SITE NUMBER AD32

SITE DESCRIPTION

Parcel 2574702500 is a developed parcel containing one 2-story building and a surface parking lot. Slopes to the north and west make up approximately half of the parcel.

Parcels 2574700900 and 2574701000 contain a surface parking lot for the existing business on parcel 2574702500. Some slopes are located along the northern edge of these parcels.

The owner has expressed interest in developing a portion of this parcel for residential uses and has represented that parking for the gym will be replaced as part of the residential development.

SITE FEATURES

- Existing two story gym
- Large paved surface parking lot

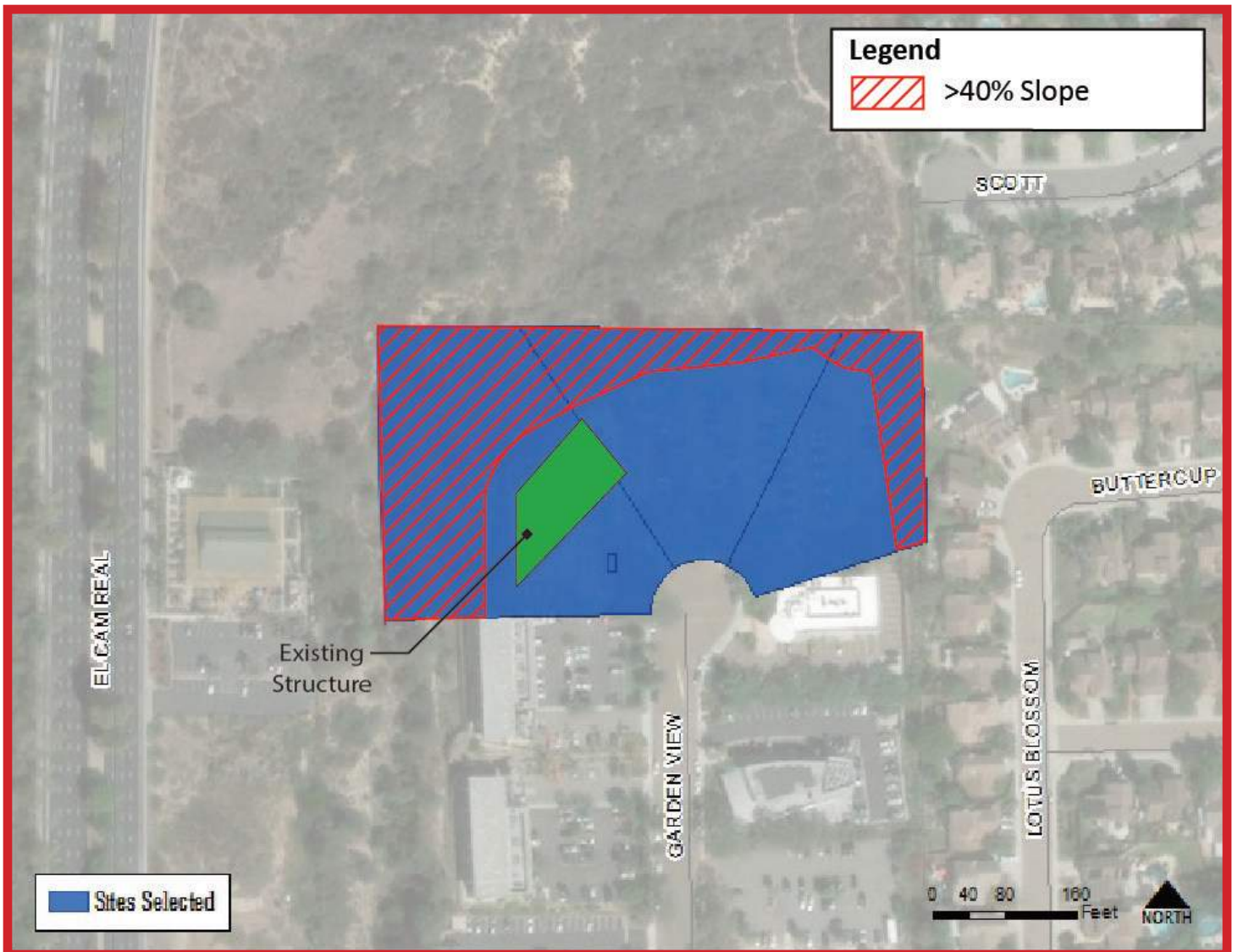


PARCEL SIZE CALCULATION

Net acreage shown in the table under parcel size was determined based on the established building envelope of the existing development 2574702500, 2574700900, and 2574701000. As shown, net acreage does not exclude the existing structure.

APN(S) (OWNERSHIP)	2574702500, 2574700900, 2574701000 (SEVEN8ZERO GARDEN VIEW LLC)	PARCEL SIZE (AC) (GROSS/NET)	2574702500: 1.89/0.74 2574700900: 1.27/0.84 2574701000: 0.97/0.67 Total: 4.13/2.25
SITE STATUS	Non-Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	780 Garden View Court	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY (min.)	56
GENERAL PLAN LAND USE	Office Professional	CONSTRAINTS	• Existing operational business
ZONING	OP		





C.2 Moderate and Above Moderate Candidate Sites Inventory

Calculation of Unit Capacity.

The City of Encinitas is a generally “built out” community, with minimal available land for residential development. The city understands the ability to accommodate future RHNA need is challenged by this lack of available land for residential development. Therefore, future growth needs must be accommodated through the recycling of current uses or the higher utilization of existing residential sites.

Encinitas has grown from its agricultural roots to a more modern, suburban community. As development continues to change throughout the region and demand outpaces supply of housing, Encinitas has begun to look at the reuse, recycling and intensification of land to accommodate anticipated future growth need. Once a traditional commercial corridor, Pacific Coast Highway has begun to evolve as a unique coastal urban infill opportunity area. The city’s adoption of the Downtown Encinitas Specific Plan and the North Highway 101 Corridor Specific Plan provide the policy guidance for the transition to residential and mixed use development along this Corridor.

For properties in Mixed Use zones, unit capacity has been calculated with an assumed mid-range density, based on the assumption that a portion of the site may permit non-residential development. Therefore, a midrange density of 15 du/ac has been assumed for calculation purposes. While site development potential for residential can be much higher, and most projects have used state density bonuses to exceed planned density, the city assumes a mid-range calculation as a conservative estimate of development yield.

Process of Site Evaluation

The City conducted a review of sites that have recently converted to residential to accommodate Moderate and Above Moderate Income Households. Within the Downtown, Highway 101 and adjacent areas, there are constructed units or permits issued for 63 units in the Downtown and North Highway 101 areas. The 17 separate applications are for the demolition of and/or construction of residential units in previous commercial properties. Through the adoption of the Specific Plans in these area, the intent is to expand opportunities for residential and commercial activity in a more urban setting.

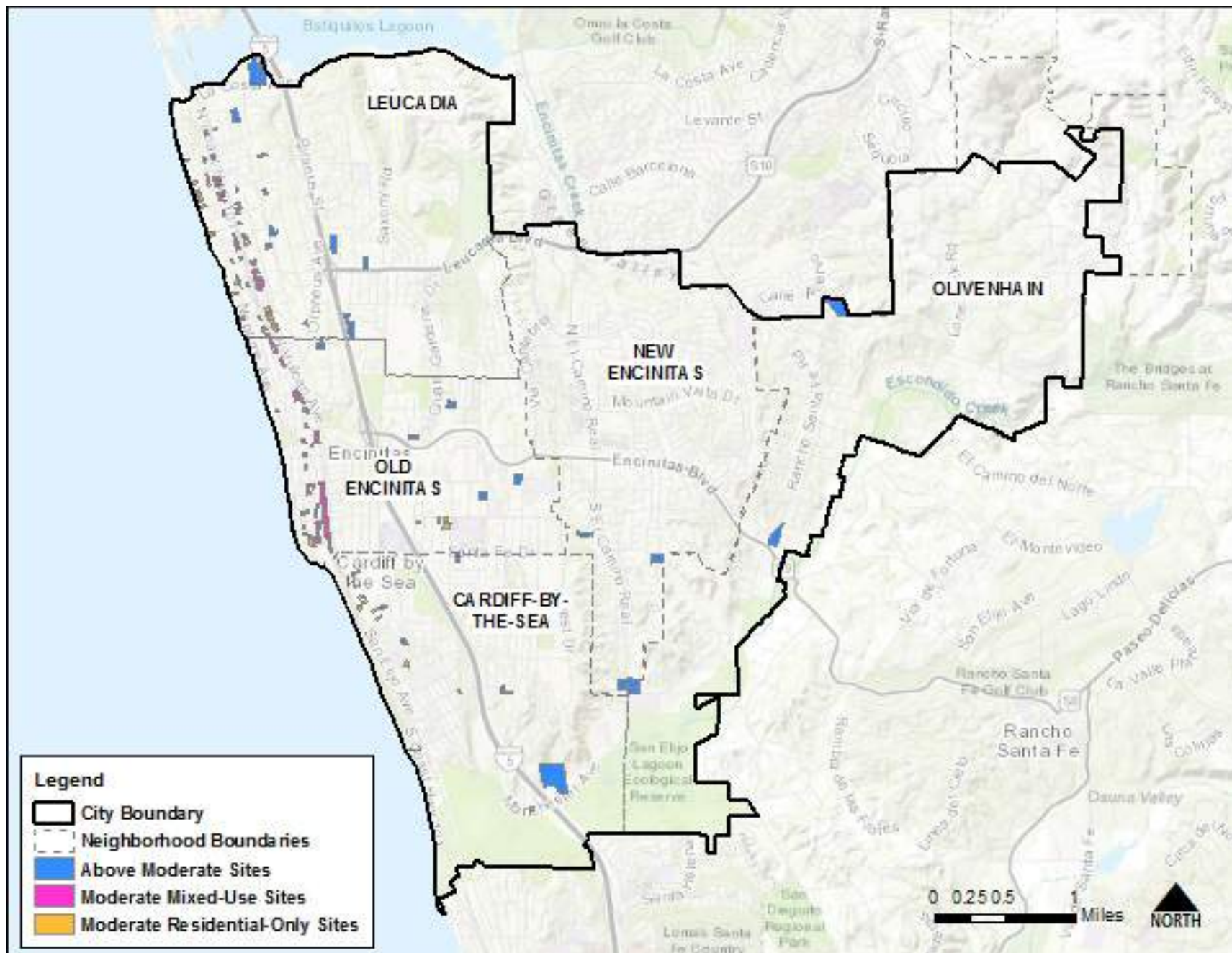
The following factors contribute to the evaluation of appropriate sites for moderate market-rate units:

1. **Access to Coast Highway** – sites with direct access to Coast Highway or directly adjacent it was deemed the ideal location for infill development
2. **Sites exhibiting adjacent changes or significant investment** – these including sites adjacent to major transportation facilities, new developments, mixed use development or major roadway improvements or planned improvements.
3. **Sites exhibiting substantial underutilization** – these sites are long term commercial retail, industrial or antiquated buildings that are deemed highly underutilized. These area typically smaller sites. These sites include sites zoned R11 and R25. The R11 and R25 sites are prime candidates of second units and subdivisions as they are substantially underutilized
4. **Accessibility to Water, Sewer and Utilities** – Adjacent infrastructure should be available and/or already served on the site.
5. **Sites exhibiting lot consolidation potential** – site that are perceived with potential to consolidate with adjacent parcels.

The recycling or reuse of existing developed sites has been a very successful means to accommodate growth in areas previously thought to be unavailable for growth. Table C-2 shows the listing of sites that have transitioned from commercial to residential or mixed use during the planning period.

Table C-5: Infill Development Examples in RHNA Planning Period			
Address	Acreage	Units	Comments
960 COAST HIGHWAY 101	0.18 ac	4	Condo units over retail
687 COAST HIGHWAY 101	1.39 ac	47	Large scale mixed use development
674 COAST HIGHWAY 101	0.09 ac	1	Small lot infill residential over commercial
686 COAST HIGHWAY 101	0.18 ac	1	Small lot infill residential over commercial
402 SECOND STREET	0.11 ac	2	Consolidation of three small lots for infill residential
207 C STREET	0.43 ac	1	Change from commercial to residential over retail – Rhino Arts
97 COAST HIGHWAY 101	0.18 ac	4	Four building mixed use development or commercial and residential
1202 COAST HIGHWAY 101	0.25 ac	3	Consolidation of four parcels into mixed use live/work units.
Total	2.84 ac	63 units	
Source: City of Encinitas Planning Department 2018			

MAP OF MODERATE AND ABOVE MODERATE SITES



CALCULATION OF UNIT CAPACITY

The capacity of these sites was initially determined by multiplying the parcel size by the minimum or midrange density for that zoning designation.

In mixed-use areas (Downtown and North 101 Specific Plan Areas), only sites large enough to accommodate at least four dwelling units were included to identify those sites most likely to be redeveloped. The site capacity was then further reduced based on the likelihood of redevelopment, as described in Appendix B. In particular, only 50 percent of the capacity of the sites in the DCM-2, D-VSC and D-OM Zones of the Downtown Encinitas Specific Plan, as well as the N-CM1, N-CM2, N-CM3, N-CRM1, and N-CRM2 Zones of the North 101 Corridor Specific Plan, has been counted to recognize constraints posed by existing uses. Because redevelopment is most likely in the DCM-1 Zone, 75 percent of the capacity of the DCM- 1 Zone has been counted. These deductions have resulted in a very conservative estimate of the development potential of the mixed use area.

SELECTION OF SITES

The sites contained in this inventory of moderate and above-moderate income sites were previously presented to HCD as part of the Housing Element placed on the ballot as Measure T. This Appendix C contains a selection of those sites that are most likely to be developed. Sites have been removed that have already been developed, and those that could accommodate fewer than four units, in mixed use zones, or only one unit, in residential zones. The City has relied on the detailed analysis contained in the Measure T Element regarding the development potential of these sites.

WATER AND SEWER AVAILABILITY

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

Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2580360900	335 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.81	n.a.	15	12	Commercial	Existing commercial center with 1 and 2-story structures with multiple tenants and large surface parking lot.
2580361700	345 S Coast Highway 101 Q	Old Encinitas	GC	D-CM1	0.33	n.a.	15	4	Commercial	Multiple two-story commercial structures with multiple tenants.
2580361800	345 S Coast Highway 101 O2	Old Encinitas	GC	D-CM1	0.47	n.a.	15	7	Commercial	Parking associated with commercial uses on parcel 2580361800.
2581901300	1031 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.82	n.a.	15	12	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901400	967 S Coast Highway 101 B102	Old Encinitas	GC	D-CM1	0.88	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901500	927 S Coast Highway 101	Old Encinitas	GC	D-CM1	1.01	n.a.	15	15	Commercial	Multiple older 1 and 2-story commercial buildings part of a larger commercial center. Multiple tenants.
2581901600	897 S Coast Highway 101 F103	Old Encinitas	GC	D-CM1	0.92	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901700	851 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.55	n.a.	15	8	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901800	765 S Coast Highway 101 106	Old Encinitas	GC	D-CM1	0.89	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901900	745 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.9	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581902000	725 S Coast Highway 101 C	Old Encinitas	GC	D-CM1	0.66	n.a.	15	9	Commercial	2-story commercial office building.
2583120900	1057 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.63	n.a.	15	9	Commercial	Multiple 1-story commercial office buildings and used car sales lot with temporary structures.
2583121500	1205 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.95	n.a.	15	14	Commercial	Multiple small 1 and 2-story commercial buildings and large surface parking lot.
2583121600	1105 S Coast Highway 101	Old Encinitas	GC	D-CM1	1.15	n.a.	15	17	Commercial	Multiple renovated 1 and 2-story commercial buildings and large surface parking lot.
2583170500	1055 Second St	Old Encinitas	GC	D-CM1	0.28	n.a.	15	4	Commercial	Existing surface parking lot
2583170800	1010 S Coast Highway 101 101	Old Encinitas	GC	D-CM1	1.02	n.a.	15	15	Commercial	Large 2-story commercial/office/restaurant structure with rear parking and multiple tenants.
2580850500	200 W D St	Old Encinitas	GC	D-CM2	0.46	25	15	6	Commercial	Multiple older 1-story commercial (converted residential) structures and adjacent surface parking lot.
2580862000	580 Second St	Old Encinitas	GC	D-CM2	0.35	25	15	5	Commercial	2-story office building with surface lot and small 2-story residential structure.
2581631000	751 Second St	Old Encinitas	GC	D-CM2	0.46	25	15	6	Commercial/Office	Older 2-story office building with surface parking lot, single tenant.
2581641700	700 Second St C	Old Encinitas	GC	D-CM2	0.34	25	15	5	Commercial/Office	Older 2-story office building with surface parking lot.

Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2581641900	750 Second St 101	Old Encinitas	GC	D-CM2	0.59	25	15	8	Commercial/Office	1-story commercial/office structure with underground parking and rear surface parking row.
2581821700	901 Second St A	Old Encinitas	GC	D-CM2	0.34	25	15	5	Recreation/Commercial	2-story residential/office mixed-use structures and 1-story autobody parking garage.
2582941100	1130 Second St	Old Encinitas	GC	D-CM2	0.34	25	15	5	Commercial	2-story office structure with adjacent surface parking lot.
2583161700	1133 Second St C	Old Encinitas	GC	D-CM2	0.7	25	15	10	Commercial	Older 2-story large office building with adjacent surface parking lot.
2580521200	364 Second St 4	Old Encinitas	VSC	D-VCM	0.67	n.a	15	10	Commercial/Office	Existing 2-story office building and adjacent parking row.
2542922300	1076 N Coast Highway 101 101	Leucadia	GC	N-CM1	0.73	25	15	10	Commercial	Existing 2-story hotel structure with on-site surface parking lot.
2543030300	1002 N Coast Highway 101 5	Leucadia	GC	N-CM1	0.27	25	15	4	Commercial	Existing 1-story buildings in a strip commercial center.
2543242900	120 Leucadia Blvd	Leucadia	GC	N-CM1	0.4	25	15	6	Commercial	Existing 1-story buildings in a small commercial center.
2543243000	102 Leucadia Blvd	Leucadia	GC	N-CM1	0.47	25	15	7	Commercial	Existing 1-story buildings in a small commercial center.
2560141100	828 N Coast Highway 101 D	Leucadia	GC	N-CM1	0.35	25	15	5	Commercial	Existing 2-story building in a small commercial center with limited parking.
2560303700	101 Leucadia Blvd	Leucadia	GC	N-CM1	0.37	25	15	5	Commercial	Existing 1-story building in a small commercial center.
2560813600	542 N Coast Highway 101 B	Leucadia	GC	N-CM1	0.32	25	15	4	Commercial/Office	Existing 1-story commercial building with rear surface parking lot.
2560813700	560 N Coast Highway 101 8	Leucadia	GC	N-CM1	0.37	25	15	5	Commercial/Office	Existing 1-story commercial center with rear surface parking lot.
2560822600	616 N Coast Highway 101	Leucadia	GC	N-CM1	0.34	25	15	5	Commercial	Existing 2-story school building with small surface parking lot.
2560831700	510 N Coast Highway 101	Leucadia	GC	N-CM1	0.33	25	15	4	Commercial	Existing 2-story restaurant/commercial building with small rear alley and surface parking lot.
2562721100	434 N Coast Highway 101	Old Encinitas	GC	N-CM1	0.27	25	15	4	Commercial	Existing 1-story commercial buildings with surface parking lot.
2562721400	466 N Coast Highway 101 4	Old Encinitas	GC	N-CM1	0.52	25	15	7	Commercial	Existing 1-story commercial center with surface parking lot.
2562721500	410 N Coast Highway 101	Old Encinitas	GC	N-CM1	0.53	25	15	7	Commercial	Existing 2-story hotel with small surface parking lot and ground level pool adjacent to the street.
2562910300	374 N Coast Highway 101 C	Old Encinitas	GC	N-CM1	0.64	25	15	9	Commercial/Office	Existing 1-story office building with adjacent surface parking lot.
2563920300	204 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.56	25	15	8	Commercial	Existing 1-story automobile repair use buildings with surface parking lot.
2563920400	161 Melrose Ave D	Old Encinitas	GC	N-CM2	0.68	25	15	10	Commercial	Existing 1-story commercial center with surface parking lot.
2563920600	158 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.47	25	15	7	Commercial	Older existing 1-story restaurant with adjacent surface parking lot.

Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2563921000	140 Hwy 101	Old Encinitas	GC	N-CM2	0.55	25	15	8	Commercial	Existing 1-story commercial building for auto sales and warehouse structures for auto repair with surface parking lot.
2563921100	186 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.42	25	15	6	Commercial	Existing 2-story hotel with minimal ground level parking.
2563921200	184 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.5	25	15	7	Commercial	Existing 1-story commercial buildings with surface parking lot.
2580320800	140 N Coast Highway 101 C	Old Encinitas	GC	N-CM2	0.51	25	15	7	Commercial	Small 1-story commercial building on a large lot with warehouse structures for auto repair and surface parking.
2580341900	233 Second St	Old Encinitas	GC	N-CM3	0.37	25	15	5	Commercial	3-story motel structure on a small parcel with steep slopes and a surface parking lot.
2540545300	1528 N Coast Highway 101	Leucadia	GC	N-CRM1	0.49	25	15	7	Vacant Commercial Uses	Vacant lot with temporary agricultural uses.
2540545500	1508 N Coast Highway 101	Leucadia	GC	N-CRM1	0.72	25	15	10	Commercial	Multiple 1-story buildings relating to autobody uses and existing parking/service lot.
2540546400	1542 N Coast Highway 101	Leucadia	GC	N-CRM1	0.67	25	15	10	Commercial	Existing 1-story commercial uses and on-site parking lot.
2540546600	1468 N Coast Highway 101	Leucadia	GC	N-CRM1	0.37	25	15	5	Commercial	Existing 1-story commercial uses and on-site parking lot.
2540547700	1444 N Coast Highway 101	Leucadia	GC	N-CRM1	0.83	25	15	12	Commercial	Existing 2-story hotel structure with on-site surface parking lot.
2542212300	1410 N Coast Highway 101 C	Leucadia	GC	N-CRM1	0.69	25	15	10	Commercial	Small lot with existing 1-story commercial uses and on-site parking lot.
2542421300	1114 N Coast Highway 101 1	Leucadia	GC	N-CRM1	0.49	25	15	7	Commercial	Existing 1-story buildings in a strip commercial center.
2560301900	775 N Vulcan Ave	Leucadia	GC	N-CRM2	0.39	15	15	4	Commercial	2 small 1-story structures and a small surface parking lot.
2560302100	807 N Vulcan Ave	Leucadia	GC	N-CRM2	0.81	15	15	9	Commercial	Existing 1-story commercial buildings and a single-family residence adjacent to the street.
2560302200	835 N Vulcan Ave B	Leucadia	GC	N-CRM2	0.66	15	15	7	Commercial	Existing 1-story commercial uses and on-site parking lot.
2560303600	847 N Vulcan Ave	Leucadia	GC	N-CRM2	0.74	15	15	8	Commercial	Existing 1-story commercial uses and on-site parking lot.

Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2540211900	150 Grandview St	Leucadia	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2540402000	1472 Neptune Ave	Leucadia	R11	R11	0.32	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542100200	1448 Neptune Ave	Leucadia	R11	R11	0.33	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542100300	1444 Neptune Ave	Leucadia	R11	R11	0.35	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542211800	1415 Coop St	Leucadia	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2542411400	1200 Neptune Ave	Leucadia	R11	R11	0.37	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2543020700	180 Jasper St	Leucadia	R11	R11	0.3	11	9.5	2	Single-Family Residential	Single-family residence.
2560120600	819 Neptune Ave	Leucadia	R11	R11	0.31	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2580232200	104 Fifth St	Old Encinitas	R11	R11	0.28	11	9.5	2	Single-Family Residential	Single-family residence.
2582710400	1031 Regal Rd	Old Encinitas	R11	R11	0.32	11	9.5	2	Single-Family Residential	Single-family residence with rear unit.
2582735000	633 Melba Rd	Old Encinitas	R11	R11	0.33	11	9.5	2	Single-Family Residential	Duplex on large lot.
2604141400	471 Chesterfield Dr	Cardiff-by-the-Sea	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2606201500	1345 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, narrow long lot.
2606203300	1388 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, narrow long lot.
2606300600	1511 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2606300700	1525 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.3	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2540400100	1692 Neptune Ave	Leucadia	R11	R11	0.4	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540401300	1550 Neptune Ave	Leucadia	R11	R11	0.44	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540402500	1488 Neptune Ave	Leucadia	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540546200	167 Edgeburt Dr	Leucadia	R11	R11	0.36	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2542100100	1470 Neptune Ave	Leucadia	R11	R11	0.31	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542103200	1210 Neptune Ave	Leucadia	R11	R11	0.34	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542221300	132 W Jason St	Leucadia	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2560120800	168 Europa St	Leucadia	R11	R11	0.38	11	9.5	3	Single-Family Residential	Single-family residence, large narrow lot.
2560121600	153 W Leucadia Blvd	Leucadia	R11	R11	0.35	11	9.5	3	Vacant	Large vacant parcel adjacent to parcel 2560120800.
2560511800	652 Neptune Ave	Leucadia	R11	R11	0.39	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2582740100	661 Melba Rd	Old Encinitas	R11	R11	0.44	11	9.5	3	Residential	Single-family residence, large lot.
2600830600	1535 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2600831100	1605 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2606202700	1452 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.43	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2606300300	1480 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.45	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2540302200	159 Avocado St	Leucadia	R11	R11	0.49	11	9.5	4	Single-Family Residential	Vacant lot used for a community garden with temporary structures.
2542100600	1410 Neptune Ave	Leucadia	R11	R11	0.46	11	9.5	4	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2603511300	225 Mozart Ave	Cardiff-by-the-Sea	R11	R11	0.66	11	9.5	5	Single-Family Residential	Single-family residence, large lot.

Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2606200700	1310 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.65	11	9.5	5	Single-Family Residential	2-story single-family home on a large lot.
2612003300	2959 Manchester Ave	Cardiff-by-the-Sea	R11	R11	0.65	11	9.5	5	Storage Yard	1-story commercial building with temporary structures and a surface parking lot.
2560211800	788 Neptune Ave	Leucadia	R11	R11	0.69	11	9.5	6	Single-Family Residential	Single-family residence on a large lot adjacent to the beach.
2582742500	1025 Arcadia Rd	Old Encinitas	R11	R11	1.2	11	9.5	10	Single-Family Residential	Two single-story detached houses on a large lot.
2561004100	625 N Vulcan Ave	Leucadia	R15	N-R15	0.24	15	12	2	Industrial/Residential	Single-story commercial office building and surface parking lot.
2561004300	615 N Vulcan Ave	Leucadia	R15	N-R15	0.22	15	12	2	Industrial/Residential	Single-story commercial office building and surface parking lot.
2560900600	571 N Vulcan Ave	Leucadia	R15	N-R15	0.25	15	12	3	Industrial/Residential	Single-story commercial office building and surface parking lot.
2561000900	607 N Vulcan Ave B	Leucadia	R15	N-R15	0.36	15	12	4	Industrial/Residential	Single-story commercial structure with auto repair garages in rear.
2560900700	555 N Vulcan Ave	Leucadia	R15	N-R15	0.58	15	12	6	Industrial/Residential	Single-story commercial office building and surface parking lot.
2560901700	577 N Vulcan Ave	Leucadia	R15	N-R15	1.09	15	12	13	Industrial/Residential	Single-story commercial office uses with large surface parking lot.
2581720100	906 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581720200	912 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581720500	926 Third St	Old Encinitas	R25	D-R25	0.12	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581831400	917 Third St	Old Encinitas	R25	D-R25	0.12	25	20	2	Residential/Commercial	Single-family residence, small lot.
2581831600	225 W H St	Old Encinitas	R25	D-R25	0.12	25	20	2	Residential/Commercial	Single-family residence, small lot.
2582920900	1058 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2582921300	1026 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2582921500	1010 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-story single-family residence.
2542533400	1223 N Vulcan Ave	Leucadia	R25	N-R20	0.15	25	15	3	Single-Family Residential	Single-family residence, small lot.
2582941300	1111 Third St	Old Encinitas	R25	D-R25	0.23	25	20	4	Vacant	Vacant besides an old standalone garage located on the alley.
2542544800	1325 N Vulcan Ave	Leucadia	R25	N-R20	0.2	25	15	4	Single-Family Residential	1-story single-family home with rear detached garage.
2543243500	979 N Vulcan Ave	Leucadia	R25	N-R20	0.21	25	15	4	Single-Family Residential	1-story single-family home with rear detached garage.
2540531700	145 Sanford St	Leucadia	R25	N-R20	0.26	25	15	5	Single-Family Residential	Single-family resident with rear garage/unit.
2542532700	1105 N Vulcan Ave	Leucadia	R25	N-R20	0.25	25	15	5	Single-Family Residential	Single story residence, small lot.
2542541100	1379 N Vulcan Ave	Leucadia	R25	N-R20	0.25	25	15	5	Single-Family Residential	Single story residence, small lot.
2542544100	1305 N Vulcan Ave	Leucadia	R25	N-R20	0.27	25	15	5	Single-Family Residential	Single-family home plus additional unit.
2543244600	1077 N Vulcan Ave	Leucadia	R25	N-R20	0.29	25	15	5	Residential	Two single-story detached houses on a small lot.
2543244700	1093 N Vulcan Ave D	Leucadia	R25	N-R20	0.29	25	15	5	Single-Family Residential	Duplex on small lot.
2543245700	961 N Vulcan Ave	Leucadia	R25	N-R20	0.28	25	15	5	Single-Family Residential	Single story residence, small lot.
2543243300	951 N Vulcan Ave F	Leucadia	R25	N-R20	0.38	25	15	7	Residential	Converted single-family residential structure for commercial uses with rear parking lot.
2542540900	1337 N Vulcan Ave	Leucadia	R25	N-R20	0.42	25	15	8	Single-Family Residential	Converted single-family residential structure for commercial uses with rear parking lot.
2543244300	1063 N Vulcan Ave	Leucadia	R25	N-R20	0.41	25	15	8	Single-Family Residential	2-story duplex on a large lot.

Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2582941700	1136 Second St 5	Old Encinitas	R25	D-R25	0.55	25	20	11	Commercial	Parcel includes three vacant areas, three single-family homes, and a 12 unit apartment complex with an alley dividing the parcel.

Above Moderate Income Sites										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2160301000	514 La Costa Ave A	Leucadia	R3	R3	4.99	3	2.5	11	Nursery/Greenhouse	Large agricultural farmland.
2160304600	512 La Costa Ave	Leucadia	R3	R3	8.58	3	2.5	20	Nursery/Greenhouse	Large agricultural farmland.
2160530700	241 Andrew Ave	Leucadia	R3	R3	3.07	3	2.5	7	Greenhouse/Single-Family Residential	Single story single-family home, greenhouses.
2542700700	695 Normandy Rd	Leucadia	R3	R3	2.66	3	2.5	6	Nursery/Greenhouse	Large parcel with greenhouse temporary structures.
2543621400	782 Leucadia Blvd	Leucadia	R3	R3	2.07	3	2.5	4	Nursery/Greenhouse	Large parcel with greenhouse temporary structures.
2561712400	556 Union St	Leucadia	R3	R3	2.98	3	2.5	7	Greenhouse/Single-Family Residential	Large parcel with agricultural uses and temporary greenhouse structures
2563144800	351 Union St	Old Encinitas	R3	R3	1.95	3	2.5	4	Vacant/Single-Family Residential	Large parcel with agricultural uses and temporary greenhouse structures
2570203100	749 Mays Hollow Ln	Old Encinitas	R3	R3	1.73	3	2.5	4	Vacant/Single-Family Residential	Single-family residence on a large lot.
2583502800	754 Bonita Dr A	Old Encinitas	R3	R3	2.3	3	2.5	5	Single-Family Residential	Single-family residence on a large lot.
2593111000	690 Balour Dr	Old Encinitas	R3	R3	1.87	3	2.5	4	Vacant	Large lot with two small single-family detached residences.
2595607400	1083 Crest Dr	New Encinitas	R3	R3	1.92	3	2.5	4	Single-Family Residential	Multiple single-family residences and potential commercial structures.
2620621300	3615 Manchester Ave	Olivenhain	R3	R3	2.17	3	2.5	5	Single-Family Residential	Large lot with single story SFD with a few shed-like structures.
2620621400	1935 S El Camino Real	Olivenhain	R3	R3	2.85	3	2.5	6	Single-Family Residential	Small single-family residence on a large lot.
2621602700	1920 S El Camino Real	New Encinitas	R3	R3	2.09	3	2.5	5	Residential/Commercial	Two small single-family residence on a large lot.
2561711500	662 Clark Ave	Leucadia	R5	R5	1.43	5	4	5	Residential	Large triangle shaped parcel with small buildings and surface parking lot.
2581111700	141 Quail Dr	Old Encinitas	R5	R5	1.07	5	4	4	Single-Family Residential	Single-family residence on a large lot.
2620510900	515 Cerro St	New Encinitas	R5	R5	3.02	5	4	12	Greenhouse/Single-Family Residential	Large lot with two single-family structures and vacant land.
2541020400	299 Hillcrest Dr	Leucadia	R8	R8	0.84	8	6.5	5	Single-Family Residential	Single story single-family home, some sheds, three mobile-home/trailer buildings, one concrete basketball half-court.
2541126100	1375 Hygeia Ave	Leucadia	R8	R8	0.63	8	6.5	4	Single-Family Residential	Interior lot, single story single-family home with carriage unit.
2542624700	1095 Hygeia Ave	Leucadia	R8	R8	1.69	8	6.5	10	Single-Family Residential	Single-family residence on a large lot.
2543250500	1044 Hygeia Ave	Leucadia	R8	R8	0.84	8	6.5	5	Single-Family Residential	Large mostly empty lot with small single-family residence.
2562513000	505 Hygeia Ave	Leucadia	R8	R8	0.69	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2600835800	1500 Rubenstein Ave	Cardiff-by-the-Sea	R8	R8	0.78	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2601310200	735 Santa Fe Dr	Cardiff-by-the-Sea	R8	R8	1.2	8	6.5	7	Single-Family Residential	Small commercial structure on a large, mostly vacant lot with temporary parking.
2602730100	1745 Rubenstein Dr	Cardiff-by-the-Sea	R8	R8	0.87	8	6.5	5	Single-Family Residential	Single-family residence on a large lot.
2605730700	1005 Hurstdale Ave	Cardiff-by-the-Sea	R8	R8	0.67	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2605731300	1974 Freda Ln	Cardiff-by-the-Sea	R8	R8	0.65	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2592215700	105 S Rancho Santa Fe Rd	Olivenhain	RR2	RR2	5.06	2	1.5	5	Residential	Large vacant parcel across Rancho Santa Fe Road one of the low-income category designated sites.
2640102700	1335 Desert Rose Way	Olivenhain	RR2	RR2	7.99	2	1.5	7	Greenhouse/Single-Family Residential	Vacant lot with temporary structures related to agricultural/farming uses and the raising of animals.

C.3 Approved Units Without Building Permits

Table C-6: Approved Units Without Building Permits								
Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
13-056	825 & 837 Orpheus Ave	256-121-03-06	Residential 3	R3	1.88	4	Above Moderate	SFR
13-187	348 Fulvia, 356 Fulvia, 374 Fulvia, 378 Fulvia, 386 Fulvia	257-331-24	Residential 3	R3	2.25	9	1 - Very Low 8 - Above Moderate	SFR
13-241	1234 Orpheus Ave	254-382-04	Residential 3	R3	9,600 SF	1	Above Moderate	Accessory Unit
13-096	432 Sheffield	260-281-29	Residential 8	R8	6,263 SF	1	Above Moderate	SFR
14-172 TPM/CDP	710 Wood Dr	254-413-18-00		RR2	1.24	2		SFR
14-209 TPM/CDP	1386 Tennis Club Dr	262-080-17-00	Residential 3	R3	1.01	1		SFR
14-256 TPM/CDP	none	262-080-16-00	Residential 3	R3	2.05	2		SFR
14-007 TPM/CDP	1255 Berryman Cyn	262-080-36-00	Residential 3	R3	1.99	3		SFR
	1259 Berryman Cyn	262-080-37-00	Residential 3	R3				SFR
	1267 Berryman Cyn	262-080-39-00	Residential 3	R3				SFR
14-069 TPM	782 Leucadia Blvd	254-362-13/14/45	Residential 3	R3	3.09	13	1- Very Low 12 - Above Moderate	13 Lot Subdivision
14-111 TM/DR	1412 Mackinnon	260-580-29-00	Residential 5	R5	1.25	8	1 - Very Low 7- Above Moderate	8 Lot Subdivision
	1416 Mackinnon	260-580-28-00	Residential 5	R5				SFR
	1420 Mackinnon	260-580-35	Residential 5	R5				SFR
	1424 mackinnon	260-580-34	Residential 5	R5				SFR
	1428 Mackinnon	260-580-33	Residential 5	R5				SFR
	1432 Mackinnon	260-580-32	Residential 5	R5				SFR
	1436 mackinnon	260-580-31	Residential 5	R5				SFR
	1440 mackinnon	260-580-30	Residential 5	R5				SFR
14-168 DR/PMW	2176 glasgow av	260-412-19	Residential 11	R11	0.34	4	Above Moderate	2 Twin Homes, 1 SFR
	2180 glasgow	260-412-19	Residential 11	R11				SFR
	2184 glasgow	260-412-19	Residential 11	R11				SFR
	2188 glasgow	260-412-17	Residential 11	R11				SFR
14-275 CDP/PMW	444 Neptune ave	256-282-21-00	Residential 8	R8	0.24	1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5	2.65	1	Very Low	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR

Table C-6: Approved Units Without Building Permits

Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-133	1268 Berryman Canyon	260-080-34	Residential 3	R3	7.08	1	Above Moderate	SFR
15-133	1272 Berryman Canyon	260-080-35	Residential 3	R3		2	Above Moderate	SFR
15-134	1441 Enclave Court	262-081-11	Residential 3	R3	4.23	1	Above Moderate	SFR
15-179	1255 Berryman Canyon	260-080-36	Residential 3	R3		2	Above Moderate	SFR
15-179	1259 Berryman Canyon	260-080-37	Residential 3	R3	1.99	2	Above Moderate	SFR
15-179	1267 Berryman Canyon	262-080-39	Residential 3	R3		2	Above Moderate	SFR
16-316	437 Fulvia St.	256-252-08-00	Residential 3	R3	22,507 SF	2	Above Moderate	SFR W/ADU
16-281	472 Arroyo Dr.	256-420-55-00	Residential 3	R3	19,457 SF	1	Above Moderate	SFR
16-235	233/239 Fourth St	258-053-10-00	Residential 15	R15	5,019 SF	2	Above Moderate	MFR
16-211	710 Requeza St.	258-141-36-00	Residential 3	R3	4.60	13	1 Very Low 12 Above Moderate	SFR
16-184	1229 Rubenstein Av.	260-072-36-00	Residential 3	R3	14,375 SF	2	Above Moderate	SFR W/ADU
16-164	2549/2551 Montgomery Av.	261-145-16-00	Residential 11	R11	8,062 SF	1	Above Moderate	SFR
16-161	2464 Manchester Av.	261-103-27-00	Residential 11	R11	5,007 SF	1	Above Moderate	SFR
16-156	956/960/964/968 Urania Av.	254-363-10-00	Residential 3	R3	N/A	3	Above Moderate	SFR
16-120	1459 Bella Azul Ct.	216-122-48-00	Rural Residential 1	RR1	6.39	1	Above Moderate	SFR
16-62	100/104 Fifth St	258-023-21-00	Residential 11	R11	16,053 SF	1	Above Moderate	SFR
16-09	767 Munevar Rd.	260-141-09-00	Residential 8	R8	7,001 SF	1	Above Moderate	ADU
17-163	184,185,188,189 Pacific View Lane	258-111-42, 43, 44, &45			60,984 SF	4	Above Moderate	SFR

Table C-6: Approved Units Without Building Permits

Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
17-152	1569 Lorraine Drive	254-030-27			8,287 SF	1	Above Moderate	ACCESSORY
17-147	535 Fourth St/545 Fourth St	258-072-20, 19			5,029 SF	1	Above Moderate	SFR
17-121	889 CHANNEL ISLAND DR	256-440-71			21,662 SF	2	Above Moderate	SFR/ACCESSORY
17-109	367 LIVERPOOL DR	260-404-26			4,996 SF	1	Above Moderate	SFR
17-081	2329 & 2333 NEWCASTLE AVE	261-053, 06 & 07			2,500 SF	2	Above Moderate	TWINHOME
17-016	630 OCEAN VIEW AVE	256-151-27			32,417 SF	1		SFR (existing SFR converted to accessory unit & one new SFR being built-only counted new SFR)

C.4 Letters of Interest From Property Owners for Very Low and Low-Income Candidate Sites

Brandi Lewis

From: Bo Havlik <bhavlik@lee-associates.com>
Sent: Monday, November 27, 2017 5:30 PM
To: Diane Langager
Cc: Bo Havlik; 'mrs.teresacannon@gmail.com'
Subject: CANNON PROPERTY : PIRAEUS / PLATO HOUSING ELEMENT SITE ANALYSIS
Attachments: ENCINITAS HOUSING ELEMENT SITE ANALYSIS.pdf

Diane:

This letter is to advise you that the Cannon Family desires to have their property referenced above considered in the Encinitas Housing Element Site Analysis for upzoning to 30 DU per the ongoing discussions with the City Planning Department.

This site is shown in the Leucadia -Vacant portion of the Site Analysis planning and is also known as APN 254-144-01 comprising approximately 6.93 acres.

Thank you for your time last week explaining these efforts / directions by the City of Encinitas.

We shall stay in touch and continue to follow the planning.

Best regards,

Bo Havlik
 Real Estate Consultant
 Cannon Family Properties

CC: Harrington Cannon

Bo Havlik
 Principal
 Lee & Associates | North San Diego County

C 858.335.3637
 D 760.448.2454
 O 760.929.9700
bhavlik@lee-associates.com



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 1900 Wright Place | Suite 200
 Carlsbad, CA 92008



FORGIVENESS..... MAN'S GREATEST NEED AND GOD'S GREATEST DEED.

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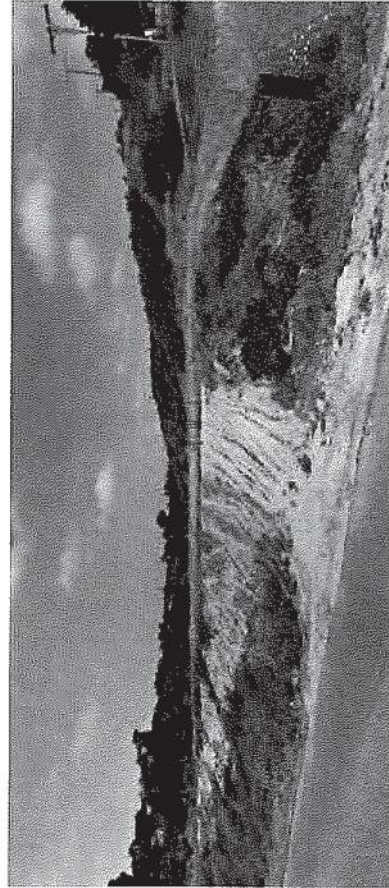
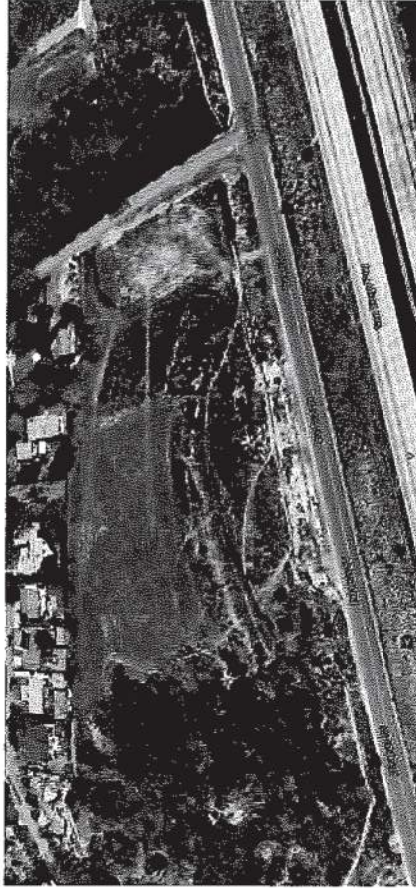
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Leucadia - Vacant

- Address: Piraeus St
- APN: 2541440100
- Zoning: Rural Residential 2
- Size: 6.93 AC
- Unit Yield: 207 DU
- Notes:
 - Steep Topography



GEORGE KRIKORIAN

March 29, 2018

Ms. Diane S. Langager
Principal Planner
City of Encinitas
505 S. Vulcan Avenue
Encinitas, CA 92024

RE: Encinitas Blvd & Quail Gardens 4,92 AC vacant land, for Housing Element Review

Dear Diane,

We wanted to re-express our interest in moving forward with a multi-family residential development immediately upon a successful rezone from Office Professional Zone to a Residential Zone of R25-R30. Our interest is contingent upon the City of Encinitas finalizing development standards that adequately support this level of density. Currently, we do not believe that the current zoning limitations of two-stories and 30 foot height maximum will achieve this.

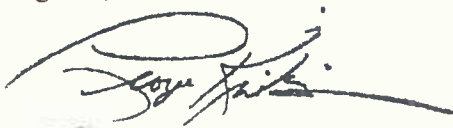
We would like to retain our right to develop under the current Office Professional Zone, as this will be the direction we will pursue In the event that acceptable development standards cannot be approved for the R25-R30 zone.

We believe this property should be moved to the "Vacant Land" category, as the current single family dwelling is uninhabitable and has been effectively boarded up and vacant for years. If it helps your cause, we will be willing to demolish the dwelling.

Please also be advised that we will plan on processing plans to develop the property soon after a successful rezone to Residential.

Please feel free to call me if you would like to set up a meeting to discuss this further or need further clarification regarding our intentions.

Best regards,



George Krikorian

2017-11-08

10A Handout

November 8, 2017

City of Encinitas
Attention: Planning Department
505 South Vulcan Avenue
Encinitas, CA 92024-3633

Re: Housing Element Update 2017 - APN's (259-231-28, 30, 31 & 32)

Dear Mayor and Council:

We are the owners of approximately 6.59 acres of land with the potential for 198 affordable senior citizen apartments built if the property is zoned consistent with the City's 2016 Housing Element Update. This property was analyzed by Staff based on extensive criteria as having the qualities necessary for it to be placed on the Environmentally Superior Map that was approved by the City Council last year.

These properties are contiguous, have all utilities to site, have gentle topography allowing maximum development, are mostly vacant (currently with only three homes over forty years old on 6.63 acres), are adjacent to commercial property, within a short walk to shopping, restaurants, mass transit and a pharmacy. Equally important is that these properties have access for ingress and egress to both Encinitas Blvd and Rancho Santa Fe Road thus minimizing traffic impacts on either of the Major Regional Collector Roads.

This letter is intended to clarify the record provided by City Staff and its consultants at the recent City Council Housing Element Subcommittee hearings. Our properties have the street addresses of 2220, 2228, and 2230 Encinitas Blvd. These properties should be classified as either "Almost vacant" or at the very least "Underutilized".

The County's tax assessor has determined that the land value comprises about 75% of the total property value clearly demonstrating that the property is mostly vacant. The Tax Assessor has determined that other properties identified in the Kimley Horn reports as "Almost vacant" have land value percentages as low as 19.76% and some of the properties identified as "Underutilized" have land value percentages of 77% and 85%. Clearly, the properties referenced herein should be included in the "Almost vacant" category.

The report prepared by Goldfarb Lipman, a consultant to the City, dated September 21, 2017 on page 4 that the City would have an advantage if it could rezone properties to meet "Fifty percent of the City's lower income RHNA" or 643 units. The document went on the state "Even with the most generous interpretation of site capacity ..." vacant sites designated for lower income housing can accommodate only 525 units. It will therefore be

presumed that the existing uses on these sites impede additional residential development. To overcome this presumption, HCD will likely require evidence such as letter from owners showing an intent to redevelop the site..." This letter is just such a letter and **More Importantly**, the inclusion of these properties (excluding the one already included in the City's calculations) an additional 148 units can be constructed creating 673 housing units on "Vacant" and "Almost Vacant" sites and with letters from property owners showing intent, this letter. As a result, with just this one correction to the City's analysis the City will exceed the 50% threshold of 643 units by 5%.

To confirm, per the above and as we have represented to City Staff many times in the past, we have an agreement to develop our properties together and are focusing on the construction of an apartment community for Senior Citizens. Providing our Senior Citizens a classy place to retire with dignity, amenities and services is good for the Encinitas Community in many ways, including: a) Reduces the demand on City Services; b) Provides affordable housing to our longest residents; c) Allows our Senior Citizens and Grandparents to remain in their community with their loved ones and support network as they need us most; d) Provides more local affordable housing when the older homes vacated become available to new families, and e) Satisfies the laws requiring the provision of housing built at thirty homes per acre.

There is another issue to clear up. The Kimley Horn analysis of various sites for development presented to the Subcommittee on October 16th on page 38, attached, states that our sites have "Steep Topography" constraints. This is not accurate. In fact, topography was analyzed by the City in the adopted 2016 HEU EIR Vialble Housing Site ALT-4 stating "Some 10-25% slopes in sections of the property with 20% to 40% in others", attached. In fact, only about 10% of the property exceeds 25% in slope. The EIR also determined that slope was not factor that would eliminate sites from consideration even if it was extensive, which again it is not. Please correct this erroneous representation.

Most importantly, the EIR included our property on the Environmentally Superior Alternative because "it focuses the change in land use to only one of the "four corners" of Olivenhain and supports the viability of the adjacent new mixed use site, O-3", which are the commercial properties between our property and Encinitas Blvd.

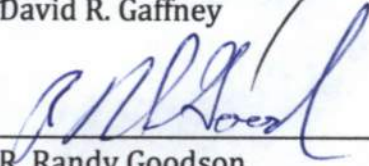
Please accept this letter as confirmation that we, the owners of this property, will redevelop the property immediately upon approval of the zoning necessary for such new community and that such project will have a minimal impact on views as determined by the Certified Environmental Impact Report prepared and approved by the City Council in 2016. Based upon this letter, the City and HCD must agree that these sites: a) are "Almost Vacant"; b) Have minimal slope impacts resulting in the property having a excellent development potential; and c) Have a realistic and demonstrated potential for redevelopment during the planning period for this Housing Element Update. Lastly, these

City of Encinitas
Page 3 of 3
November 8, 2017

properties remain the "Least Environmentally Impactful" alternative for new housing in the City and allow for a balance of housing throughout the City's five Communities.

Sincerely,



David R. Gaffney

R. Randy Goodson

**goldfarb
lipman
attorneys**

1300 Clay Street, Eleventh Floor
Oakland, California 94612
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William F. DiCamillo
Amy DeVaudreuil
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Erica Williams Orcharton
Luis A. Rodriguez
Rafael Yacquán
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

September 21, 2017

To
Encinitas City Council Housing Element Subcommittee

From

Barbara E. Kautz

RE

IMPACT OF STATE LEGISLATION ON ENCINITAS HOUSING ELEMENT

In this year's session of the California Legislature, a package of fifteen bills related to housing were passed and sent to Governor Jerry Brown for signature. The Governor has stated publicly that he will sign all fifteen bills. Two of the bills (AB 1397 and AB 879) directly affect the contents of local housing elements. A third bill (SB 166) may affect how many 'surplus' sites the City of Encinitas wishes to include in its Housing Element.

The bills will become effective January 1, 2018. The housing element requirements will then apply to Encinitas because the City's Housing Element has still not been adopted; other San Diego County cities must comply when they update their elements in 2020. Given the need for HCD review and the changes needed in the City's Element even under current law, the City cannot realistically adopt a Housing Element and place it on the ballot before January 1.

The major substantive changes will:

- Make it more difficult to designate non-vacant sites as housing sites; and
- Require more justification for the number of units shown as being accommodated on each site.

Because the majority of the sites shown for upzoning in the Measure T Housing Element were non-vacant sites, the City will likely need to designate additional vacant

San Francisco
415 788-6336
Los Angeles
213 627-6336
San Diego
619 239-6336

Goldfarb & Lipman LLP

sites for upzoning. Some of the non-vacant sites previously proposed for upzoning may also not be able to meet the new requirements.

This memo divides the new housing element requirements into: (1) substantive requirements related to designating adequate sites, and (2) additional required analysis. A copy of the bills showing the amendments is attached.

A. New Adequate Sites Requirements.

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).).

Measure T Sites. The City's existing zoning can accommodate its share of moderate-income and above moderate-income housing. Measure T proposed to provide sites suitable for lower income housing 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.

Almost all of the 200+ sites designated by Measure T to be rezoned to be suitable for lower income housing were non-vacant sites. In field work, Kimley-Horn identified

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

September 21, 2017

Page 4

Previously the City was required to justify the use of non-vacant sites by considering the extent to which existing uses might be an impediment to residential development, development trends, market conditions, and regulatory incentives. The City must now additionally analyze:

- The City's past experience with converting existing uses to higher densities;
- Current market demand for the existing use; and
- Any leases or other contracts that would perpetuate the existing use or prevent redevelopment for additional residential development. (Proposed §65583.2(g)(1).)

This will require substantial additional analysis of *all* non-vacant sites, *at all income levels*.

Additionally, if the City is relying on non-vacant sites to accommodate 50 percent or more of its housing need for lower income households, an "*existing use shall be presumed to impede additional residential development*, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period." (Proposed § 65583.2(g)(2).)

Fifty percent of the City's lower income RHNA equals 643 units. Even with the most generous interpretation of site capacity and "vacant," vacant sites designated for lower income housing can accommodate only 525 units. It will therefore be presumed that the existing uses on these sites impede additional residential development. To overcome this presumption, HCD will likely require evidence such as letters from owners showing an intent to redevelop the site; abandonment of use and a site for sale; etc.

It is our understanding that owners of many of the non-vacant sites are not particularly interested in residential development. If this is correct, it would be prudent for the City to ensure that vacant sites can accommodate at least half the lower income housing need. Even without this additional presumption, it may be difficult for the City to show that some non-vacant sites designated in Measure T are likely to be redeveloped.

Additional Analysis of Site Capacity. For each site shown as suitable for housing the City's Housing Element must show the 'capacity' of the site: how many units can actually be built on the site and at what income level. The units shown within each income category are totaled to demonstrate that the sites designated can accommodate the City's RHNA.

The determination of site capacity is a two-step process:

- If there is a *minimum* density for the site, HCD must accept it; or, the City can demonstrate the capacity of the site (§ 65583.2(c)(1)).

525
+ 148 - OTC

673

- Then, the City must adjust (i.e., reduce) the number of units based on land use controls and requirements for site improvements. (§ 65583.2(c)(2).) AB 1397 also requires 'adjustment' for:
 - 'Realistic capacity';
 - Densities of approved projects at a similar affordability level; and
 - Availability of utilities. (Proposed § 65583.2(c)(2).)

Kimley-Horn has proposed showing the capacity of each site based on 30 units per acre, which is the *maximum* density permitted, not the minimum density. The Measure T Housing Element showed, for purpose of site capacity, 20 units per acre. It also contained statements that a height limit of two stories could not accommodate 30 units per acre.

To maximize the capacity of each site, and minimize the number of sites needed, the City will need to convince HCD that each site can actually accommodate 30 units per acre within two stories. If HCD does not agree that this is supportable, despite zoning at 30 units per acre, it will demand that the City reduce the capacity of each site as shown in the Housing Element, and upzone more sites for lower income housing. Examples of densities of 30 units per acre accomplished within two stories in other communities may be most convincing.

Conclusion: Adequate Sites Requirements. The non-vacant sites included in Measure T should be reviewed to determine if they will be considered feasible for redevelopment given the additional analysis required. To the extent possible, the City should seek vacant sites to upzone to be suitable for lower income housing so that these comprise more than 50 percent of the sites designated for lower income housing. It should also give preference to non-vacant sites whose owners are willing to represent to HCD that they desire to develop housing. The City will also need substantial evidence to convince HCD that 30 units per acre can be accomplished in two stories.

B. Additional Required Analysis.

Requirements for additional analysis will increase the length and cost of the Housing Element and may result in demands for additional actions by the City, but will have no direct impact on sites designated for housing. These additional analyses include:

- Constraints posed by "locally adopted ordinances that directly impact the cost and supply of residences" (Proposed § 65583(a)(5));
- Nongovernmental constraints, including requests to develop housing below the densities shown in the housing element; length of time between project approval and submittal of applications for building permits; and

Olivehain Vacant Sites
Analysis of Development Potential

ASSESSOR'S PARCEL NUMBER	2017 Assessed Value		GROSS	
	TOTAL	LAND	ACRES	YIELD @ 30 DU/AC
259-231-32	\$ 430,000	\$ 430,000	1.75	53
259-231-28	\$ 1,130,000	\$ 1,041,000	3.88	116
259-231-30	\$ 900,000	\$ 595,000	0.54	16
259-231-31	\$ 849,841	\$ 381,863	0.46	14
TOTAL	\$ 3,309,841	\$ 2,447,863	6.63	199

Land Value as % of Total Value 74%

Olivenhain

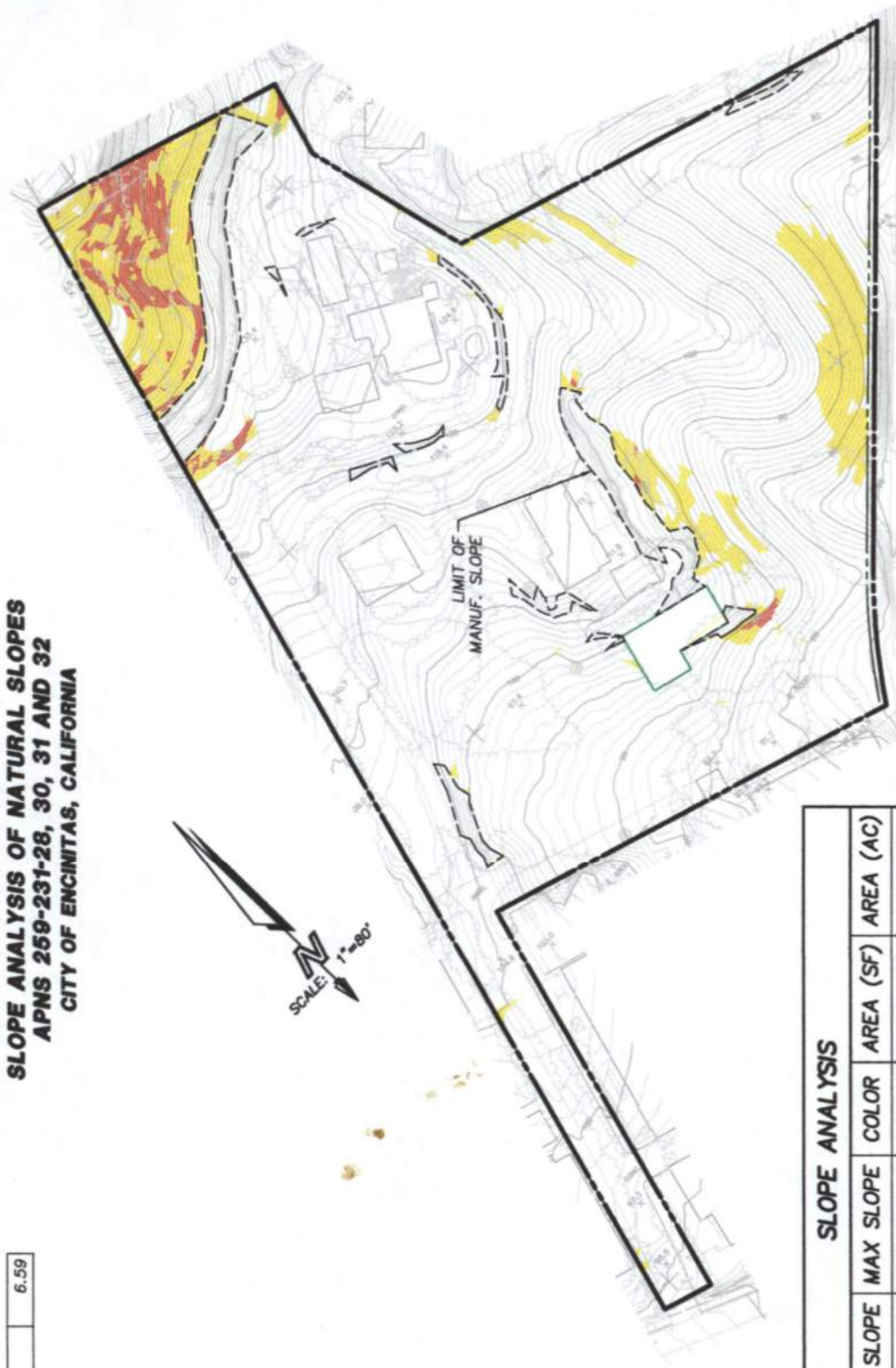
ALT-4: Housing site Alt-4 was included in the SMUP Alternative because it focuses the change in land use to only one of the "four corners" of Olivenhain and supports the viability of the adjacent new mixed use site, O-3.

O-3: Housing site O-3 was included in the SMUP Alternative because it reduces traffic trips and provides a mixed use walkable place for Olivenhain.

An interim business commission of the Dedham Sanatorium Alternative and the LEED housing

**SLOPE ANALYSIS OF NATURAL SLOPES
APNS 259-231-28, 30, 31 AND 32
CITY OF ENCINITAS, CALIFORNIA**

GROSS ACRES	6.59
-------------	------



SLOPE ANALYSIS				
NO.	MIN SLOPE	MAX SLOPE	COLOR	AREA (SF)
1	0%	25%		239,005 SF
2	25%	40%		24,021 SF
3	40%	250%		5,889 SF
4	MANUFACTURED SLOPE			0.41

TOTAL 6.59





Olivenhain - Vacant

- **Address:** Rancho Santa Fe Rd
- **APN:** 2592313200
- **Zoning:** Rural Residential 2
- **Size:** 1.71 AC
- **Unit Yield:** 51 DU
- **Notes:**
 - Steep Topography
 - Measure T Site





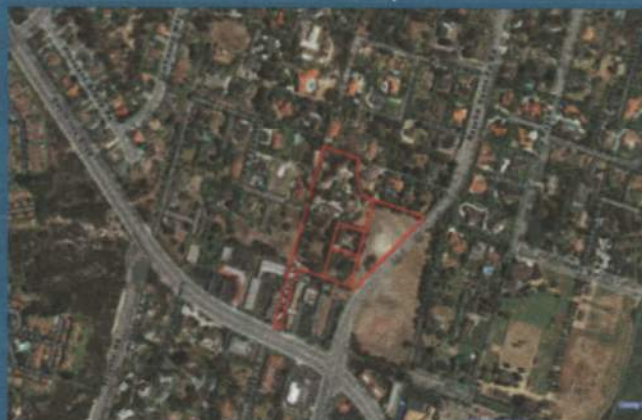
Viable Housing Site Summary ALT-4

Profile for Olivenhain - Alternative Site #4

What you need to know about this site

- Address Location: 2220 – 2230 Encinitas Blvd.
- Assessor Parcel Numbers:
259-231-28 and 30 to 32
- Study Area Size: 4 parcels with 6.49 gross acres (6.3 net) and includes Viable Housing Site O-4
- Topography: Some 10-25% slopes in sections of the property with 25% to 40% in others
- Zoning: Rural Residential-2 (RR-2), which allows two units per acre
- Site Description: The study area is predominately vacant with three homes, located along a local collector, two-lane roadway. One home serves as a care facility with six or fewer persons.
- Year Constructed: 1950s and mid-1970s
- Site amenities and/or proximity:
 - More than a 3/4 mile to the nearest public school;
 - One block to commercial goods and services;
 - Just over a 3/4 mile to Wiro Park;
 - Adjacent to limited transit (bus service route 304 alt. to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Traveling on Rancho Santa Fe Rd., looking west



Southbound view of Rancho Santa Fe Rd.



Northbound view of Rancho Santa Fe Rd.



View of the southeasterly portion of the site

Keith Harrison
P.O. Box 231594
Encinitas, CA 92023

May 24, 2018

Ms. Diane S. Langager
Principal Planner
Development Services Department
City of Encinitas
500 S. Vulcan Ave.
Encinitas, CA 92024

RE: HOUSING ELEMENT UPDATE MAP ID 6 (SAGE CANYON DRIVE)

Dear Diane:

As we previously discussed, I have entered into a binding contract to acquire the 5.23 acres of vacant land located on the southeast corner of Sage Canyon Drive and El Camino Real (APN 262-061-85-00) from the current owner. I have released all my contractual contingencies and my earnest money deposit is non-fundable subject to a couple relatively minor updates the seller is required to provide prior to closing, which is scheduled to occur soon.

The property is currently entitled with a 10-lot tentative map, but a grading plan has not been submitted to the City. The environmental constraints of this site have already been delineated, usable acreage determined, and necessary utilities are easily accessible. If the City chooses to change the zoning of the subject parcel to allow for 25-30 residential units per acre, and adopts development standards that make it feasible, I am interested in pursuing a development consistent with the new zoning in lieu of moving forward with the 10-lot subdivision.

Please let me know if you would like any additional information.

Sincerely,



Keith Harrison

Quail Meadows Properties, LLC
610 W. Ash Street, Suite 1500
San Diego, CA 92101

May 25, 2018

Brenda Wisneski
City of Encinitas
Development Services Department
505 South Vulcan Avenue
Encinitas, CA 92024

Dear Ms. Wisneski,

On behalf of Quail Meadows Properties, LLC, and as an authorized signatory, I would like to express our continued strong interest as a candidate site in the Housing Element update. If approved, it would be our intention to construct high-density multi-family housing in the allowable density range of 25 to 30 dwelling units per acre, provided the development standards adopted are conducive with this type of construction.

We still have concerns about whether the development standards that are currently proposed will allow for cost effective construction at those densities, but will continue working with the City to resolve these concerns.

If you have any questions, please contact me at 619-234-4050.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Lee', with a stylized, cursive script.

Nick Lee
Vice President
Quail Meadows LLC

Andrew Kean
Attorney at Law
14710 Beeler Canyon
Poway, CA 92064
(858) 386-8990
Fax 858-777-7044
LoveOaks@gmail.com

30 May 2018

Diane Langager, Principal Planner
City of Encinitas
505 South Vulcan Avenue
Encinitas, CA 92024

RE: Housing Element Site Consideration for
105 South Rancho Santa Fe Road (APN 259-221-57)

Dear Diane,

As the owner of the above referenced property, I am writing to express interest and desire to have this parcel included as part of the City's Housing Element Update process.

The site is currently unencumbered, 100% vacant, it adjoins public transportation, major transportation arteries and commercial properties, it contains no protected biological resources and is characterized by gentle topography. These characteristics make it very conducive to higher density development and an ideal candidate for inclusion in the proposed Housing Element update.

Should the property be rezoned it is my intent to proceed to develop the property at the new 30 du/ac density that is currently being proposed.

Please do not hesitate to contact me with any questions or requests for additional information. Thank you for your consideration.

Very truly yours,



Andrew Kean, Trustee
Olivenhain Estates Trust

EXHIBIT "A"



PASCO LARET SUITER
& ASSOCIATES
PH. 858.259.8212 | PLSAENGINEERING.COM

SCALE = 1" = 150'



EXHIBIT

SHEET 1 OF 1

PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

December 15, 2017

Diane Langager, Principal Planner
City of Encinitas
505 South Vulcan Avenue
Encinitas, CA 92024

RE: Housing Element Site Consideration for 105 South Rancho Santa Fe Road (APN 259-221-57)

Dear Diane,

I am writing on behalf of the owners of the above referenced 4.75 gross acre parcel (Exhibit A) to request that the parcel be included in the Housing Element Task Force analysis of "sites under consideration".

In addition to an owner who is interested in the development of their property, the site is currently 100% vacant, contains no protected biological resources and is characterized by gentle topography all of which are conducive to higher density development. We believe that these characteristics make it an ideal candidate for inclusion into the proposed Housing Element to help insure that the City can achieve State certification.

Although the parcel appears to have been omitted from the Kimley-Horn analysis of vacant parcels, below is a table with the relevant property information to assist you with your review:

Address	105 South Rancho Santa Fe Road
APN	259-221-57
Zoning	RR-2
Gross Size/Net Size*	4.75 AC/3.66 AC
Gross Unit Yield/Net Unit Yield	142 DU/110 DU
Notes	Interested Owner Not Included in EIR

- Net acreage was calculated using "0.77 method" described in Kimley-Horn study.

Thank you for your consideration and please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,



W. Justin Suiter, PE
President

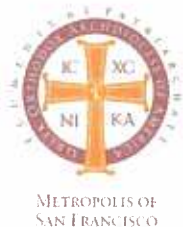
535 N Highway 101, Ste A Solana Beach, California 92075
27127 Calle Arroyo, Ste 1904 San Juan Capistrano, California 92675
plsaengineering.com

rec'd @ mtg 12/16/17



CCCA





SAINTS CONSTANTINE AND HELEN GREEK ORTHODOX CHURCH

May 3, 2018

Ms. Diane Langager
505 South Vulcan Avenue
Encinitas, CA

Dear Ms. Langager:

We at Saint Constantine and Helen Greek Orthodox Church are pleased to be considered as part of the City of Encinitas Affordable Housing Program. We have had affordable senior housing on the church property for over thirty years. Our 30 existing units and the units that we propose to build are and will be available for tenancy to the general public, there is not and will not be a religious or church membership requirement for tenancy.

Thank you for your kind attention.

Sincerely,

Anne Panagakos
President
Parish Council

From: Bryan Smith
Sent: Monday, May 07, 2018 10:42 AM
To: Larry Jackel <ljackel@fenwayca.com>
Subject: Cabo Grill site - 1950 N Coast Hwy 101. Encinitas, CA 92024

Larry,

Today, I did a site visit to the former Cabo Grill site located at 1950 N Coast Hwy 101. Encinitas, CA 92024. As you know, the property is vacant and has not been occupied for nearly 10 years. Unfortunately, the condition of the building on the property is very poor and is in considerable disrepair. It cannot be occupied absent a complete renovation down to the framing. Further, the existing structure does not meet building code, life/safety, or ADA requirements.

While we have taken steps to protect the building, it has been and continues to be broken into by vagrants. The current condition of the property is shown in the attached photos. There are large openings in the roof, broken windows, extensive holes in the drywall, missing doors, broken/uneven floors, and missing light and plumbing fixtures.

I recommend that we take steps to demolish the building.

Please let me know if you have any questions.

Thanks,
Bryan

Bryan Smith | Chief Operating Officer and General Counsel | Fenway Capital Advisors
674 Via de la Valle, Suite 310, Solana Beach, CA 92075
direct (858) 436-3616 | fax (858) 436-3636 | cell (858) 444-5709
bsmith@fenwayca.com | www.fenwayca.com

This communication may contain information which is privileged and/or confidential under applicable law. Any dissemination, copy or disclosure, other than by the intended recipient, is strictly prohibited. If you have received this communication in error, please immediately notify us via return e-mail to bsmith@fenwayca.com and delete this communication without making any copies. Thank you for your cooperation.

PHOTOS OF THE CURRENT CONDITION OF THE CABO GRILL BUILDING (JACKEL PROPERTY) PROVIDED BY THE PROPERTY OWNER







April 4, 2018

Ms. Diane Langager
City of Encinitas
505 S. Vulcan Avenue
Encinitas, CA 92024

Subject: Fox Point Farms – Letter of Intent

Dear Ms. Langager:

We are providing this letter as formal confirmation regarding our intent to develop the property at 1150 Quail Gardens Drive (referred to as the "Echter Property"). We originally expressed our interest at the November 8, 2017 City Council meeting, at which time we introduced the "agrihood" concept plan, which respects the current use of the site while simultaneously providing an innovative, high-density development in compliance with State requirements. We have reinforced our interest at subsequent City Council meetings (December 2017 and January 2018), and have been coordinating with City staff to provide additional requested specifics regarding our proposal.

We have reviewed the April 4, 2018 staff report and appreciate the ranking of the Echter Property as a "Strong Candidate" in the Prioritization Table for Candidate Sites. As you know based on our meetings with you and your staff, our team is committed to making this vision a reality, and we are eager to submit a project application as soon as possible. We have a development team ready and waiting to move forward.

Thank you for working with us as we continue to refine the vision for Fox Point Farms. In an era where traditional high-density housing tends to lack open space, amenities, and overall livability, we believe our proposal serves as an innovative example that will become a gem for the City of Encinitas and a model for other cities to follow.

Sincerely,

A handwritten signature in blue ink that reads "Brian Grover".

Brian P. Grover
Fox Point Farms, LLC

A handwritten signature in blue ink that reads "Sean Kilkenny".

Sean F. Kilkenny
Fox Point Farms, LLC

A handwritten signature in blue ink that reads "Robert Echter".

Robert J. Echter
Fox Point Farms, LLC

CAM-MAR GROWERS SUNSHINE GARDENS

155 QUAIL GARDENS DR.
ENCINITAS, CA 92025
760-436-3244
760-436-8612 FAX

March 29, 2018

Ms. Diane S. Langager
Principal Planner
City of Encinitas
505 S. Vulcan Avenue
Encinitas, CA 92024

RE: *Sunshine Gardens Site at Encinitas Blvd & Quail Gardens, approximately 3
AC vacant land for Housing Element Review*

Dear Diane:

We wanted to express once again our interest and commitment in moving forward with a multi-family residential development immediately upon a successful rezone from Office Professional Zone to a Residential Zone of R25-R30.

Our commitment is contingent upon the City of Encinitas finalizing development standards that adequately support this level of density and we are concerned and do not believe that the current zoning limitations of two-stories and 30-foot height maximum will achieve the required results.

We want to insure the City of Encinitas that development can begin as soon as the zoning is approved by the Coastal Commission and plans are processed and approved. We own the Sunshine Gardens business and have short term leases with the other tenants that will all expire prior to the rezoning and entitlement process.

We would also like to stress that the structures on the property are temporary and can be demolished very easily.

Please feel free to call if you would like to set up a meeting to discuss this further or need further clarification regarding our intentions. Thank you.

Best regards,

A handwritten signature in black ink that reads "Ron Martin". The signature is written in a cursive style with a large, stylized "R" and "M".

Ron Martin
CAM-MAR GROWERS

May, 8th 2018

To Ms. Diane S. Langager
Principal Planner City of Encinitas
505 S. Vulcan Avenue Encinitas, CA 92024

RE: 1967 N Vulcan Ave.

We would like to submit our land, [1967 N Vulcan Ave, Encinitas CA 92024](#), for consideration, from the Housing Element Task Force, to be included in the proposed increased maximum zoning density of R-30.

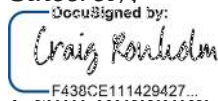
The subject property is 2 Acres and is currently under used, flower field, shop, old residence, etc...

We are currently in the process of a tentative map process, but prefer to wait for the zoning change and then commence developing and building under the new proposed zoning plan.

We have no intention of keeping the flower field and/or any of the old structures on the land, they will be demolished to make way of development and building on the entire 2 acre site.

We want the City of Encinitas to be sure of our intentions of developing, demolishing, and building under the new proposed zoning, once entitlements are secured.

Please call us if you need anything else.

Sincerely,

F438CE111429427...
Craig Ronholm,
(619) 885-7361
craigronholm@hotmail.com

On Apr 4, 2018, at 2:57 PM, Keith Pittsford <kpittsford@sgpa.com> wrote:

Hello Diane,

Thank you for speaking with me today. Enclosed, please find a preliminary Feasability study for Seacoast Church at 1050 Regal Road. I am requesting on behalf of the church to have the entire site be considered for the housing element task force up zone for affordable housing that goes before the City Council tonight.

We are currently looking at a 29,000sf parcel on the south and/or an acre or more site on the north for possible affordable housing in order to provide affordable housing for the church staff and the community.

I look forward to seeing you there tonight and finding a way to get Seacoast Church added the list.

Best Regards, Keith

I will plan on attending and sharing our plans

Keith A. Pittsford, Architect

Principal

SGPA ARCHITECTURE AND PLANNING

1545 Hotel Circle South, Studio 200

San Diego, California 92108

P. 619.297.0131 | kpittsford@sgpa.com

C. 619.884.6025 | www.sgpa.com



Join our commitment to sustainability.

Diane Langager
City of Encinitas
Development Services Department
505 South Vulcan Avenue
Encinitas, CA 92024

May 16, 2018

Re: Letter of Intent to Up-zone and Build, Assessor Parcel Numbers 261-200-37, 38 and 39

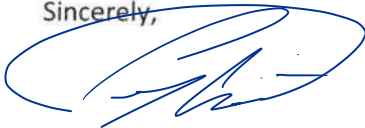
Dear Ms. Langager:

The two property owners, Peter McConnell and the Marandino Family Trust, of the Manchester Avenue West Sites of 1.67-acre parcels (APNs 261-200-37, 38 and 39) are very interested in up-zoning from R11 to R25-R30 designation. This up-zone would allow for more efficient use of these properties that would better serve the community.

Currently, the property has two single family residences and a single-story structure that upon agreement with the City of Encinitas to rezone and develop the land will be demolished. To the property owners, knowledge there are no known property constraints (ex. environmental, utility, flood zone, steep slopes, etc.). This is a non-binding letter of intent, as both property owners would have to find agreeable price and terms.

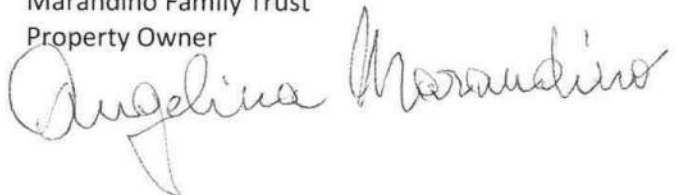
We are excited about being included in the Housing Element Updater and the opportunity to explore building this property to its potential. If you have further questions please contact our representative, Faith Picking at (619) 704-0180 or faith@bartellassociates.com.

Sincerely,



Peter McConnell
Property Owner

Marandino Family Trust
Property Owner



Keith Harrison
P.O. Box 231594
Encinitas, CA 92023

May 24, 2018

Ms. Diane S. Langager
Principal Planner
Development Services Department
City of Encinitas
500 S. Vulcan Ave.
Encinitas, CA 92024

RE: HOUSING ELEMENT UPDATE MAP ID 18 (364 & 371 2nd Street)

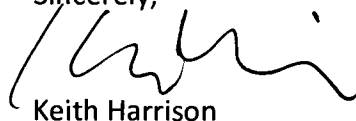
Dear Diane:

I am a resident of Encinitas and the owner of the real property located at 364 and 371 2nd Street in Encinitas. It has long been my intention to redevelop the subject property with a mixture of commercial and residential uses consistent with the underlying D-VCM zone. This desire is born out of the gross underutilization of the property by uses that no longer meet the intention of the Downtown Encinitas Specific Plan ("DESP".) In preparation for redevelopment, I have limited my tenant lease terms to the amount of time normally required to procure the City's discretionary approval. As of now, almost all my tenants are month-to-month.

The DESP provides a 3-story, 33-foot(flat)/37-foot(pitched) building height limit for my parcels. However, these limitations were reduced to 2-stories and 30-feet, respectively, with the passage of Proposition A. The current development standards severely limit the feasibility of redeveloping my parcels to accommodate uses consistent with those articulated in the DESP for the D-VCM zone.

Should the zoning for my parcels change to allow 25-30 unit residential density on my parcels, and the development standards restored to what the DESP provides, I would proceed in the near term with plans to redevelop my property accordingly.

Sincerely,

A handwritten signature in black ink, appearing to be 'KH' or similar, written over a horizontal line.

Keith Harrison

From: David Meyer [dcmeyer1@earthlink.net]
Sent: Tuesday, May 08, 2018 5:29 PM
To: Council Members
Cc: athome
Subject: New site possibility for Housing Element Update

Please accept this email as proposing the following adjacent parcels (see below), totaling approximately 6.6 acres, to be considered as a possible replacement for the L-7 site. Our company is working with the owners of these parcels to file a Density Bonus Tentative Map application, however, they have given permission to express their interest in either a swap for L-7 or a rezoning of the subject parcels to 30 units to the acre. We are open to discussing this possibility in short order, as we know time is short for the city to complete its review process to get a draft Housing Element Update (HEU) approved by HCD and on the November ballot.

SUBJECT PROPERTY:

Approximately 6.62 gross acres as follows:

APN: 256-171-13 (Approx. 32,819 s.f. – Zoned R5)
APN: 256-171-14 (Approx. 27,714 s.f. – Zoned R5)
APN: 256-171-15 (Approx. 61,477 s.f. – Zoned R5)
APN: 256-171-20 (Approx. 25,932 s.f. – Zoned R3)
APN: 256-171-21 (Approx. 16,514 s.f. – Zoned R3)
APN: 256-171-24 (Approx. 123,967 s.f. – Zoned R3)

Please find attached the plat map of these parcels, along with an aerial map from the City's E-Zone website. In planning this site for a TM application, we have identified few, if any, known impediments to the development of this site during the current HEU planning period at a density up to 30 dwelling units to the acre, which will make it a good candidate for inclusion in the current HEU.

I am available to meet with representatives of the City to discuss this site in further detail and its viability for inclusion in the HEU.

Sincerely,

-David Meyer
760-310-8836

LETTER OF INTENT

**RE: Entitlement of Approximately 6.62 Acres
Encinitas, California**

The parties hereto are willing to work cooperatively in an effort to enter into a formal agreement (“Agreement”) for the entitlement of the subject properties as a residential subdivision under the following basic terms and conditions:

PROPERTY:

Approximately 6.62 gross acres located in Encinitas, California as follows:

APN: 256-171-13 (Approx. 32,819 s.f.)

Eleaza Beaz and Santa Ana Benavides Mancilla,
and Fidel Garcia-Gomez

APN: 256-171-14 (Approx. 27,714 s.f.)

Pablo Quiroz Sanchez and Juana Rodriguez

APN: 256-171-15 (Approx. 61,477 s.f.)

Kirk C. Reed, As Trustee of The Kirk C. Reed Trust, and
Paul M. Huiras and Sandra K. Huiras

APN: 256-171-20 (Approx. 25,932 s.f.)

David Maldonado and Olivia Maldonado, Trustees of the David
and Olivia Maldonado Family Trust

APN: 256-171-21 (Approx. 16,514 s.f.)

David Maldonado and Olivia Maldonado, Trustees of the David
and Olivia Maldonado Family Trust

APN: 256-171-24 (Approx. 123,967 s.f.)

David Maldonado and Olivia Maldonado, Trustees of the David
and Olivia Maldonado Family Trust

Herein, collectively referred to as “Property Owners”.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

PROPERTY TRADE:

Property Owners understand that DCM has presented a potential opportunity to trade or **rezone the subject Property** and hereby authorize DCM to additionally pursue such opportunity on their behalf. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[SIGNATURES CONTAINED ON NEXT PAGE]

AGREED AND ACCEPTED:

PROPERTY OWNERS:

APN: 256-171-13

Eleaza Beaz and Santa Ana Benavides Mancilla, and Fidel Garcia-Gomez

ELEAZAR BEAZ

Date: 5/07/18

Santa Ana Benavides

Date: 5/07/18

FIDEL Garcia G.

Date: 5-07-18

APN: 256-171-14

Pablo Quiroz Sanchez and Juana Rodriguez

Date: _____

Date: _____

APN: 256-171-15

Kirk C. Reed, As Trustee of The Kirk C. Reed Trust, and Paul M. Huiras and Sandra K. Huiras

Date: _____

Date: _____

Date: _____

APN: 256-171-20; 256-171-21; 256-171-24

David Maldonado and Olivia Maldonado, Trustees of the David and Olivia Maldonado Family Trust

Date: _____

Date: _____

DCM PROPERTIES, INC. (DCM):

Date: _____

David C. Meyer, President

AGREED AND ACCEPTED:

PROPERTY OWNERS:

APN: 256-171-13

Eleaza Beaz and Santa Ana Benavides Mancilla, and Fidel Garcia-Gomez

Date: _____

Date: _____

Date: _____

APN: 256-171-14

Pablo Quiroz Sanchez and Juana Rodriguez

Pablo Quiroz Sanchez

Date: 6-15-15-7-18

Juana Rodriguez

Date: 5-7-18-

APN: 256-171-15

Kirk C. Reed, As Trustee of The Kirk C. Reed Trust, and Paul M. Huiras and Sandra K. Huiras

Date: _____

Date: _____

Date: _____

APN: 256-171-20; 256-171-21; 256-171-24

David Maldonado and Olivia Maldonado, Trustees of the David and Olivia Maldonado Family Trust

Date: _____

Date: _____

DCM PROPERTIES, INC. (DCM):

Date: _____

David C. Meyer, President

AGREED AND ACCEPTED:

PROPERTY OWNERS:

APN: 256-171-13

Eleaza Beaz and Santa Ana Benavides Mancilla, and Fidel Garcia-Gomez

Date: _____

Date: _____

Date: _____

APN: 256-171-14

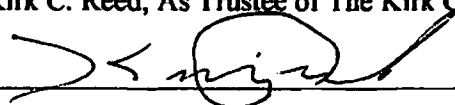
Pablo Quiroz Sanchez and Juana Rodriguez

Date: _____

Date: _____

APN: 256-171-15

Kirk C. Reed, As Trustee of The Kirk C. Reed Trust, and Paul M. Huiras and Sandra K. Huiras

_____

Date: 5-8-18

Date: _____

Date: _____

APN: 256-171-20; 256-171-21; 256-171-24

David Maldonado and Olivia Maldonado, Trustees of the David and Olivia Maldonado Family Trust

Date: _____

Date: _____

DCM PROPERTIES, INC. (DCM):

Date: _____

David C. Meyer, President

AGREED AND ACCEPTED:

PROPERTY OWNERS:

APN: 256-171-13

Eleaza Beaz and Santa Ana Benavides Mancilla, and Fidel Garcia-Gomez

Date: _____

Date: _____

Date: _____

APN: 256-171-14

Pablo Quiroz Sanchez and Juana Rodriguez

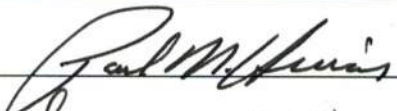
Date: _____

Date: _____

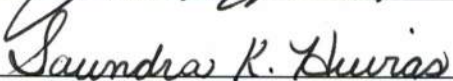
APN: 256-171-15

Kirk C. Reed, As Trustee of The Kirk C. Reed Trust, and Paul M. Huiras and Sandra K. Huiras

Date: _____



Date: May 14, 2018



Date: May 14, 2018

APN: 256-171-20; 256-171-21; 256-171-24

David Maldonado and Olivia Maldonado, Trustees of the David and Olivia Maldonado Family Trust

Date: _____

Date: _____

DCM PROPERTIES, INC. (DCM):

Date: _____

David C. Meyer, President

AGREED AND ACCEPTED:

PROPERTY OWNERS:

APN: 256-171-13

Eleaza Beaz and Santa Ana Benavides Mancilla, and Fidel Garcia-Gomez

Date: _____

Date: _____

Date: _____

APN: 256-171-14

Pablo Quiroz Sanchez and Juana Rodriguez

Date: _____

Date: _____

APN: 256-171-15

Kirk C. Reed, As Trustee of The Kirk C. Reed Trust, and Paul M. Huiras and Sandra K. Huiras

Date: _____

Date: _____

Date: _____

APN: 256-171-20; 256-171-21; 256-171-24

David Maldonado and Olivia Maldonado, Trustees of the David and Olivia Maldonado Family Trust

David Maldonado

Date: 5-14-2018

Olivia Maldonado

Date: 5-14-2018

DCM PROPERTIES, INC. (DCM):

Date: _____

David C. Meyer, President

From: Keith Harrison <keithharrison@sbcglobal.net>

Date: May 9, 2018 at 1:32:11 PM PDT

To: <DLangager@encinitasca.gov>

Cc: 'Brenda Wisneski' <Bwisneski@encinitasca.gov>

Subject: May 9, 2018 City Council Agenda Item 10A

Diane,

Since my email to you on April 4th requesting that my property at 364 2nd Street and 371 2nd Street (Site AD14) be withdrawn from inclusion in the housing element update, I have heard the City Council and HEU Task Force members repeatedly voice their commitment to HEU zoning changes being in the form of an "overlay" to existing zoning whereby property owners will not lose their existing zoning rights. I therefore have no objection to site AD14's inclusion in the HEU update.

If you are still looking for additional sites that are good candidates to accommodate multi-family housing at 25 to 30 units per acre, you may want to consider the 4.13 gross acres (2.25 net) of OP (office professional) land I own at 780 Garden View Court (APN's 257-470-25, 09 & 10). The property consists of three lots, of which one is improved with a 18,897 tilt-up concrete building constructed in 1995 for Frog's Gym. The remaining two lots are improved with 191 concrete asphalt parking spaces for the gym. The existing parking equates to more than ten (10) spaces per 1,000/s.f. of building area which is far in excess of what the gym really needs (approximately five (5) spaces per 1,000 s.f. which can be demonstrated with a parking study. The existing parking is also 251% more than what is required for professional office use which the gym could be converted to easily. Therefore, a significant portion of the parking lot could be developed as multi-family without any need to raise the existing building. The 2.25 acres is at an elevation approximately five (5) feet above Garden View Court which would allow a subterranean parking garage to be constructed efficiently and without significant ramping. This would further expand the developable area. In terms of impact to neighbors, the property is bordered on the north and west by native open space, professional office to the south, and two (2) residential homes to the east. The two residential homes are oriented away from the subject property (significant rear-yard setbacks between the homes and the subject) and are on pads approximately 17 f.t. above the subject parking lot. I have attached a site plan and elevations for your review. Please let me know if you would like any additional information.

Regards,

Keith Harrison