

# CITY OF ENCINITAS HOUSING ELEMENT UPDATE (HEU) ADDITIONAL SITES INVENTORY LIST

## Very Low/Low Income RHNA Candidate Sites

The additional sites inventory list is comprised of nine sites that have been added to the Housing Element Update candidate sites list after the original submittal. The need for additional sites is due to the removal of two sites from the original list (L-7 and Strawberry Fields). The additional sites allow the City of Encinitas to maintain a buffer of sites needed to ensure that the City upzones enough properties to accommodate their very low- and low-income RHNA need throughout the planning period.

### **Vacant**

SITE AD12: RANCHO SANTA FE EAST SITE

### **Non-vacant**

SITE 06: ARMSTRONG PARCELS

SITE 11: EL CAMINO REAL SOUTH PARCEL

SITE AD7: DEWITT PROPERTY

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)

# Alternative HEU Candidate Sites

Net Acreage and Unit Yield Per Site				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield (DU)
<b><i>Vacant</i></b>				
AD12	Rancho Santa Fe East Site	4.73	3.64 <sup>2</sup>	90
<b>Subtotal</b>		<b>4.73</b>	<b>3.64</b>	<b>90</b>
<b><i>Non-vacant</i></b>				
06	Armstrong Parcels	3.79	2.93	68
11	El Camino Real South	2.27	1.92	48
AD7	Dewitt	0.80	0.80	20
AD9	Seacoast Church	4.45	1.41	35
AD11	Manchester Avenue West Sites	1.67	1.27 <sup>2</sup>	31
AD14	Harrison Sites	1.91	1.91	21 <sup>1</sup>
AD31	Meyer Proposal	6.62	5.10 <sup>2</sup>	127
AD32	Garden View Court (Previously Frog's Gym)	4.13	2.25	56
<b>Subtotal</b>		<b>25.64</b>	<b>17.59</b>	<b>406</b>
<b>Total</b>		<b>30.37</b>	<b>21.23</b>	<b>496</b>

## Notes

1. Unit Yield anticipates that this site will be developed for mixed-use.
2. Net acreage has been determined by applying a 0.77 factor to the gross acreage. Further analysis in regards to development constraints is being completed.

# All HEU Candidate Sites

Net Acreage and Unit Yield Per Site				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield (DU)
<b>Vacant</b>				
01	Greek Church Parcel	2.50	2.00	50
02	Cannon Property (Piraeus)	6.93	6.93	173
05	Encinitas Blvd & Quail Gardens Parcels	4.93	4.78	117
07	Jackel Properties	2.97	2.97	33 <sup>1</sup>
AD1	Sage Canyon	5.23	2.40	60
AD2	Baldwin & Sons Properties	11.59	9.05	223
AD12	Rancho Santa Fe East Site	4.73	3.64 <sup>2</sup>	90
<b>Subtotal</b>		<b>38.88</b>	<b>31.77</b>	<b>746</b>
<b>Non-vacant</b>				
06	Armstrong Parcels	3.79	2.93	68
08	Rancho Santa Fe Parcels (Gaffney/Goodsen)	6.63	6.02	149
09	Echter Property	21.49	9.85	246
11	El Camino Real South	2.27	1.92	48
12	Sunshine Gardens Parcels	3.39	3.39	84
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	1.27 <sup>2</sup>	31
AD14	Harrison Sites	1.91	1.91	21 <sup>1</sup>
AD31	Meyer Proposal	6.62	5.10 <sup>2</sup>	127
AD32	Garden View Court (Previously Frog's Gym)	4.13	2.25	56
<b>Subtotal</b>		<b>59.15</b>	<b>38.85</b>	<b>935</b>
<b>Total</b>		<b>98.03</b>	<b>70.62</b>	<b>1,681</b>

## Notes

1. Unit Yield anticipates that this site will be developed for mixed-use.
2. Net acreage has been determined by applying a 0.77 factor to the gross acreage. Further analysis in regards to development constraints is being completed.

# 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.

**Non-vacant 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:** The mixed-use site 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. All parcels shown with fewer than 16 units are in common ownership with one or more adjacent parcels or show the potential to be consolidated with one or more adjacent parcels. In these cases, the parcels are considered one site that can accommodate at least 16 units. To encourage lot consolidation, development at R30 densities is permitted only where sites can accommodate at least 16 units.

**Owner-Interest:** Sites within owner interested listed in the description indicate where 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.

# 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.

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



# 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.

<b>APN(S) (Ownership)</b>	2574702300, 2574702400 <u>One Owner for all parcels:</u> (WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2574702300 - 1.87/1.71 (non-vacant) 2574702400 - 1.92/1.06 (vacant) Total: 3.79/2.77
<b>SITE STATUS</b>	One vacant One non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	701 N El Camino Real	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	New Encinitas	<b>UNIT CAPACITY</b>	Vacant: 26 Non-vacant: 42
<b>GENERAL PLAN LAND USE</b>	General Commercial (GC)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Small area of existing wetland vegetation</li> <li>• Steep slopes</li> </ul>
<b>ZONING</b>	GC		



# 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.

<b>APN(S) (Ownership)</b>	2621601400 (FERNANDEZ VICTORIA TR)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2.27/1.92
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1554 S El Camino Real	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	New Encinitas	<b>UNIT CAPACITY</b>	48
<b>GENERAL PLAN LAND USE</b>	Residential 2.01-3.00 (R3)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Moderate slopes on rear portion of the parcel</li> </ul>
<b>ZONING</b>	R3		
<b>LAND VALUE</b>	\$385,036	<b>TOTAL VALUE</b>	\$533,788



# 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.

<b>APN(S) (Ownership)</b>	2160410600 (DEWITT GARY TRUST 09-08-04)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	0.80/0.80
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1900 N Highway 101	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY</b>	20
<b>GENERAL PLAN LAND USE</b>	General Commercial (GC)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"><li>• Existing operational businesses</li></ul>
<b>ZONING</b>	Com/Res Mixed 1 (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.

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

<b>APN(S) (OWNERSHIP)</b>	2612003700, 2612003800 (MARANDINO FAMILY TRUST) 2612003900 (MCCONNELL PETER S)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2612003700: 0.54/0.42 2612003800: 0.50/0.37 2612003900: 0.63/0.48 Total: 1.67/1.27
<b>SITE STATUS</b>	Non-Vacant: 2612003700, 2612003900 Vacant: 2612003800	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	2951 Manchester Avenue	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Cardiff-by-the-Sea	<b>UNIT CAPACITY (min.)</b>	31
<b>GENERAL PLAN LAND USE</b>	Residential 11 (1-11 DU/AC)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Multiple owners</li> </ul>
<b>ZONING</b>	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.

<b>APN(S) (OWNERSHIP)</b>	2580521200 (HARRISON KEITH B & SARA S HARRISON JAMES E & SHARAN K) 2580350700 (HARRISON KEITH B & SARA S HARRISON JAMES E)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2580521200: 0.65/0.65 2580350700: 1.26/1.26 Total: 1.91/1.91
<b>SITE STATUS</b>	Non-Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	2580521200: 364 2nd St 2580350700: 371 2nd St	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY (min.)</b>	21 (if developed at mixed-use ratio)
<b>GENERAL PLAN LAND USE</b>	DESP-VCM	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Existing operational businesses</li> <li>Owner has expressed interest in developing mixed-use residential and commercial</li> </ul>
<b>ZONING</b>	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.



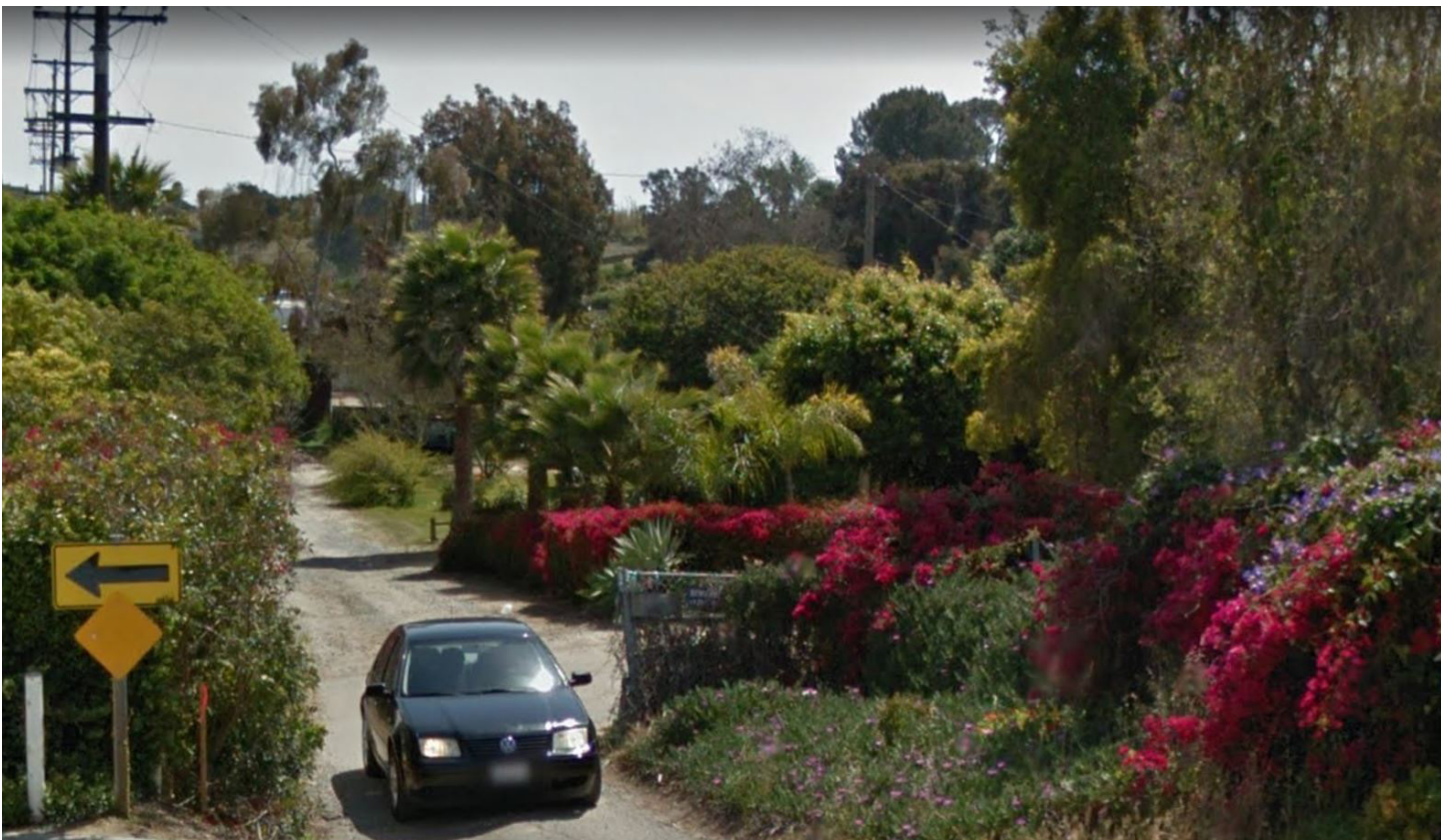
## SITE FEATURES

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

<b>APN(S) (OWNERSHIP)</b>	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)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2561711300: 0.75/0.58 2561711400: 0.63/0.49 2561711500: 1.41/1.09 2561712000: 0.60/0.46 2561712100: 0.38/0.29 2561712400: 2.85/2.19 Total: 6.62/5.10
<b>SITE STATUS</b>	Non-Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	682 Clark Ave: 2561711300 672 Clark Ave: 2561711400 662 Clark Ave: 2561711500 556 Union St: 2561712000, 2561712100, 2561712400	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY (min.)</b>	127
<b>GENERAL PLAN LAND USE</b>	Residential 3 (1-3 DU/AC) & Residential 5 (1-5 DU/AC)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Existing agricultural uses on site</li> </ul>
<b>ZONING</b>	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.



# GARDEN VIEW COURT

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.



<b>APN(S) (OWNERSHIP)</b>	2574702500, 2574700900, 2574701000 (SEVEN8ZERO GARDEN VIEW LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2574702500: 1.89/0.74 2574700900: 1.27/0.84 2574701000: 0.97/0.67 Total: 4.13/2.25
<b>SITE STATUS</b>	Non-Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	780 Garden View Court	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	New Encinitas	<b>UNIT CAPACITY (min.)</b>	56
<b>GENERAL PLAN LAND USE</b>	Office Professional	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Existing operational business</li> </ul>
<b>ZONING</b>	OP		



# **ATTACHMENT A**

Letters Of Interest From Property Owners for the Additional  
Very Low/Low Income RHNA Candidate Sites

# 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

On Apr 4, 2018, at 2:57 PM, Keith Pittsford <[kpittsford@sgpa.com](mailto: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](mailto:kpittsford@sgpa.com)

C. 619.884.6025 | [www.sgpa.com](http://www.sgpa.com)



Join our commitment to sustainability.

**From:** Pete McConnell [<mailto:pete@studiounseen.co>]  
**Sent:** Wednesday, May 16, 2018 4:51 PM  
**To:** Faith Picking  
**Cc:** PETER MCCONNELL; Diane Langager; Frank Violi  
**Subject:** Re: GREAT NEWS: Letter of Intent: Manchester Avenue Parcels

Hi Diane,

Please find the attached LOI. I'm expecting the letter to be signed and sent by the Marandino's representative/Broker, Frank Violi, within the hour. We can get a signed copy also from the Marandinos, but will send this for the time being.

As indicated in the attached letter, we're excited about the growth strategy for Encinitas, and happy to contribute to the plan.

Best Regards,

Peter McConnell

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

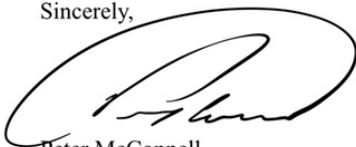
Dear Ms. Langager:

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](mailto:faith@bartellassociates.com).

Sincerely,



Peter McConnell  
Property Owner

Marandino Family Trust  
Property Owner

**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

**From:** Keith Harrison <[keithharrison@sbcglobal.net](mailto:keithharrison@sbcglobal.net)>

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

**To:** <[DLangager@encinitasca.gov](mailto:DLangager@encinitasca.gov)>

**Cc:** 'Brenda Wisneski' <[Bwisneski@encinitasca.gov](mailto:Bwisneski@encinitasca.gov)>

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

Diane,

Since my email to you on April 4<sup>th</sup> requesting that my property at 364 2<sup>nd</sup> Street and 371 2<sup>nd</sup> 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