



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

May 16, 2018

Department of Housing and Community Development
Division of Housing Policy Development
Attn: Ms. Robin Huntley
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: City of Encinitas 2013-2021 Housing Element Update – Additional Site Inventory Sheets

Dear Ms. Huntley:

The enclosed map and inventory list identify the additional sites approved by the City Council to be added to the City of Encinitas Housing Element Update (HEU) candidate sites. The parcels contained in the attached documents are anticipated to be up-zoned in addition to the previously submitted parcels identified in Table 2-6 of Section 1 of the draft Housing Element (as amended with the May 9, 2018 submittal). Additionally, the Strawberry Fields Site shown in that table is to be removed. These sites will satisfy the very low and low-income RHNA need for the current planning period.

The informational sheets provide site-specific details, location maps, and descriptive characteristics of each site. A list of all candidate sites is also included which shows a resulting unit yield of 1,681 units. The additional sites allow the City of Encinitas to maintain a healthy buffer of sites needed to ensure that the City up-zones enough parcels to accommodate very low- and low-income RHNA need in the event not all sites develop for 100% affordable housing. On May 9, 2018 the City Council approved revisions to the HEU candidate sites list to include the removal of the Strawberry Fields site and the addition of the sites listed herein.

The information is submitted at this time to allow you to provide pre-review comments related to the additional candidate sites, before the City submits revisions to the entire draft Housing Element Update. If you have any questions or concerns regarding these additional sites, please feel free to contact me directly at (760) 633-2714 or Brenda Wisneski, Development Services Director at (760) 633-2712. We appreciate your assistance throughout the certification process.

Regards,

Diane S. Langager
Principal Planner

Attachments:

1. Revised Housing Element Update (HEU) Candidate Site Location Map
2. City of Encinitas Housing Element Update (HEU) Additional Sites Inventory List