



City of Encinitas

Development Services Department

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

April 26, 2018

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

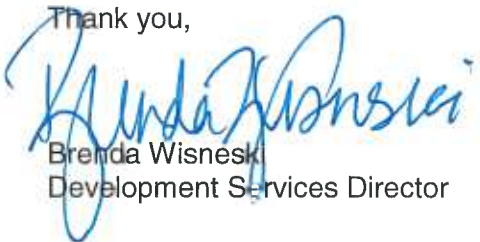
RE: City of Encinitas 2013-2021 Housing Element Update – Clarifications & Revisions

The City of Encinitas submitted the 2013-2021 Housing Element Update for review on April 13, 2017. Subsequent to this submittal, the City Council took action to remove one site from the inventory included in Appendix C of the draft Housing Element. The site is known as “L-7” and was referred to in various sections of the original submittal. Please note, the removal of this site from the inventory does not affect the City’s ability to provide adequate sites to accommodate its RHNA obligations. We are providing you with a revised document reflecting this change.

In addition, we have provided additional minor edits to the document to correct errors in the original submittal. All of these modifications are indicated in redline/strikeout format.

For your convenience, the attached table provides an annotated summary of changes in the document. If you have any questions or concerns regarding these revisions, please feel free to contact me at (760) 633-2712 or Diane Langager, Principal Planner at (760) 633-2714. We appreciate your assistance throughout the certification process.

Thank you,



Brenda Wisneski
Development Services Director

Attachments:

1. Summary table of document modifications

One hard copy and one CD with an electronic PDF copy of the City of Encinitas 2013-2021 Housing Element

Attachment 1

Table 1 Summary of Modifications to Draft 2013-2021 Housing Element		
No.	Modification Description	Page/Section Reference
Universal Revisions		
1	All footers of affected documents were revised to read [DRAFT 04 25 18].	--
2	Minor text corrections (typos, removal of extra spaces) were made upon second review and redlined throughout the document. Revisions like these that are not related to substantive changes are not called out individually in the rest of this table.	--
Section 1		
3	Table 2-6 was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new gross acreage, net acreage, and unit yield.	Page 1-10/Program 1A – Table 2-6
4	Figure 2-1 was updated to reflect the removal of the L-7 Parcel.	Page 1-11/Program 1A – Figure 2-1
5	Updated unit counts and percentages relating to the removal of the L-7 Parcel.	Page 1-11/Program 1A
Appendix A		
6	Revised meeting notes based on a member of the public requesting to clarify his comments regarding support for L-7.	Housing Element Task Force/City Council Meeting Public Comments – February 28, 2018
Appendix B		
7	Appendix B title header added for clarification.	Page B-i/Appendix B
8	Figure B-4 was updated to reflect a missing title.	Page B-29/Section 5.3 - Housing Type
9	A date was revised updated from 2015 to 2016.	Page B-46/Section 8.1.9 – State Density Bonus Law
10	Text changes were made in this section to the number of parcels, number of lower income units, net acreage of lower income sites, and number of vacant units to reflect the removal of the L-7 Parcel.	Pages B-85 and B-86/Section 11 – Sites Suitable for Lower Income Housing
11	Table B-48 was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new net acreage, and unit yield.	Page B-87/Section 11 - Table B-48
12	Figure B-6 was updated to reflect the removal of the L-7 Parcel.	Page B-88/Section 11 – Figure B-6
13	The lower income unit count figure was updated to reflect to removal of the L-7 Parcel	Page B-91/Section 11-3 – Credits toward the 2013-2021

		RHNA
14	Table B-50 was modified to reflect changes in the Subtotal RHNA line to reflect an error in the table.	Page B-91/Section 11-3 – Table B-50
15	Text changes were made to the number of units accommodated on lower income sites and revisions were made to reflect the impact of the removal of the L-7 Parcel on pending litigation.	Page B-93/Section 11-4 – RHNA Carryover from the Previous Planning Period
16	Text changes were made to update the figure for total units accommodated on sites within the Housing Element.	Page B-93/Section 11.5 – Adequacy of Sites for RHNA
17	Table B-52 was updated to reflect changes to the Sites Proposed for Rezoning and Total Capacity line items associated with the removal of the L-7 Parcel.	Page B-94/Section 11.5 – Table B-52
Appendix C		
18	Table C-1 was updated to reflect changes to the RHNA Carryover, Candidate Site Unit Yield, and Total Capacity line items associated with the removal of the L-7 Parcel.	Page C-1/Appendix C – Table C-1
19	The table titled “Net Acreage and Unit Yield Per Site” was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new net acreage, and unit yield.	Page C-4/Very Low and Low RHNA Sites Inventory
20	The title of the table “Percentage of VL/L Sites by Site Type” was updated for accuracy.	Page C-4/Very Low and Low RHNA Sites Inventory
21	The table titled “Percentage of VL/L Sites by Site Type” was updated to reflect changes to the Vacant and Total line items associated with the removal of the L-7 Parcel.	Page C-4/Very Low and Low RHNA Sites Inventory
22	The cut sheets for the L-7 Parcel were removed.	Pages C-11 & C-12/ Very Low and Low RHNA Sites Inventory