APPENDIX C
Sites Inventory DRAFT

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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 05: ENCINITAS BLVD & QUAIL GARDENS SITES
SITE 06a: ARMSTRONG PARCELS
SITE 08a: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)
SITE AD1: SAGE CANYON
SITE AD2a: BALDWIN & SONS PROPERTIES
SITE AD2B: BALDWIN & SONS PROPERTIES

Non-vacant
SITE 01: GREEK CHURCH PARCEL
SITE 07: JACKEL PROPERTIES
SITE 08b: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)
SITE 12: SUNSHINE GARDENS PARCELS
SITE AD2c: BALDWIN & SONS PROPERTIES
SITE AD8: VULCAN & LA COSTA
SITE AD9: SEACOAST CHURCH
SITE AD11: MANCHESTER AVENUE WEST SITES
SITE AD14: HARRISON SITES
SITE AD31: MEYER PROPOSAL

Table C-1: Net Acreage and Unit Yield Per Site				
Site Number	**Site Name**	**Gross Acreage**	**Net Acreage**	**Unit Yield (DU)**
Vacant				
02	Cannon Property (Piraeus)	6.93	6.93	208
05	Encinitas Blvd & Quail Gardens Sites	4.91	4.78	143
06a	Armstrong Parcels	1.92	1.06	31
08a	Rancho Santa Fe Parcels (Gaffney/ Goodsen)	1.75	1.45	36
AD1	Sage Canyon	5.23	2.40	60
AD2a	Baldwin & Sons Properties	3.14	2.98	74
AD2b	Baldwin & Sons Properties	6.66	4.86	121
Subtotal		**30.54**	**24.46**	**673**
Non-vacant				
01	Greek Church Parcel	2.50	2.00	60
07	Jackel Properties	2.97	2.97	33[1]
08b	Rancho Santa Fe Parcels (Gaffney/ Goodsen)	4.88	4.57	113
12	Sunshine Gardens Parcels	3.39	3.39	84
AD2c	Baldwin & Sons Properties	1.79	1.21	30
AD8	Vulcan & La Costa	2.00	2.00	50
AD9	Seacoast Church	4.45	1.41	42
AD11	Manchester Avenue West Sites	1.67	1.67	50
AD14	Harrison Sites	1.91	1.91	25[1]
AD31	Meyer Proposal	6.62	6.52	195
Subtotal		32.18	27.65	682
Total		**62.72**	**52.11**	**1,355**

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

Table C-2: Percentage of VL/L Sites by Site Type		
Site Type	**# of Units**	**% of Remaining Lower Income RHNA Allocation (838)**
Vacant	673	80%
Non-vacant	682	81%
Total	1,355	162%
Remaining RHNA Allocation for VL/L Income Categories: 838		

Table C-3: 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 (R-30 OL)	6.93	208
08a	Rancho Santa Fe Sites (Gaffney/ Goodsen)	RR2 (R-30 OL)	1.45	36
AD1	Sage Canyon	R3 (R-30 OL)	2.40	60
AD2a	Baldwin & Sons Properties	R3 (R-30 OL)	2.98	74
AD2b	Baldwin & Sons Properties	R5 (R-30 OL)	4.86	121
Subtotal			**18.62**	**499**
Non-vacant				
01	Greek Church Parcel	RR1 (R-30 OL)	2.00	60
08b	Rancho Santa Fe Parcels (Gaffney/ Goodsen)	RR2 (R-30 OL)	4.57	113
AD2c	Baldwin & Sons Properties	R5 (R-30 OL)	1.21	30
AD8	Vulcan & La Costa	N-R3 (R-30 OL)	2.00	50
AD9	Seacoast Church	R11 (R-30 OL)	1.41	42
AD11	Manchester Avenue West Sites	R11 (R-30 OL)	1.67	50
AD31	Meyer Proposal	R3/R5 (R-30 OL)	6.52	195
Subtotal			**19.38**	**540**
Total			**38.00**	**1,039**

NET ACREAGE AND SITE CAPACITY CALCULATIONS

Very Low/Low Income RHNA Candidate Sites

NET ACREAGE 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 initial site capacity was determined by applying a 25 du/ac standard to the net acreage for each candidate site. As demonstrated in Table C-5, the City has received applications on approximately half of the sites which indicate the potential dwelling unit yield is much higher than anticipated during the City's 2019 Housing Element Update, with proposed units exceeding those projected by over 70 percent.

To reflect a more realistic development potential, the City has assumed a modest 20 percent increase in development capacity to 30 dwelling units per net acre on the several sites identified in Table C-1 that have not submitted an application. The City met with property owners interested in developing four of these sites in 2019 but none have submitted a pre-application or any project materials relating to a potential future development on these sites. HCD's Site Inventory Guidebook allows the City to use project densities for housing affordable to lower income households developed regionally. As shown in the table below of recently approved affordable housing developments, 7 of the 12 recently developed affordable housing developments in the County were constructed at densities of over 32 units per acre, and of the five projects constructed in the North County cities of Carlsbad, Vista, and Oceanside, only one was constructed at a density of less than 30 units per acre.

Table C-4: Regional Affordable Housing Developments

Year Built	Project Name	Location	Percent Affordable and Type of Housing	Total Units	Density per Acre
Under Construction	El Dorado II	San Marcos	100% Family	84	28
Under Construction	The Groves Senior Apts.	San Juan Capistrano	100% Seniors	75	32
Under Construction	Windsor Point	Carlsbad	100% Very low and extremely low income Veterans with supportive housing	50	51
Under Construction	Paseo Artist Village	Vista	100% Artist and Veterans	60	80
Under Construction	The Orchard at Hilltop	San Diego	100% Family	111	27.7
2019	Luna at Pacific Highlands	San Diego	100% Family	75	35
2018	Mission Cove	Oceanside	100% Seniors and Family	288	20.23
2012	The Landings II	Chula Vista	100% Family	141	20
2015	Paseo Pointe	Vista	100% Family	69	40

Table C-4: Regional Affordable Housing Developments					
Year Built	**Project Name**	**Location**	**Percent Affordable and Type of Housing**	**Total Units**	**Density per Acre**
2008	The Landing	Chula Vista	100% Family	91	20
2007	Auburn Park	San Diego	100% Family	69	37
2007	Cassia Heights	Carlsbad	100% Family	56	32

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.

Mixed-use Site Capacity: For mixed-use sites capacity was calculated per Section 3.2.3 of the Downtown Specific Plan and Section 3.1.2 of the Encinitas North 101 Specific Plan, which permits a maximum lot utilization of 90% and requires that residential uses 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 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. Development proposals must contain at least 16 units to take advantage of R-30 overlay zoning.

Through October 30, 2020 the City has received applications for residential development on seven sites (see discussion below). Whereas Table C-1 projected a unit yield of 847 units on these sites, developers have requested 1,453 units on these sites with the use of density bonuses. This indicates that the projected unit yield, even with a 20 percent increase, is conservative, and the sites are likely to yield more units than projected.

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.

CONTINUING OWNER INTEREST IN SITE DEVELOPMENT

Although the attached letters were primarily received by the City in 2018, following approval of the Housing Element by the City in March 2019, owners or developers associated with 11 of the 15 sites have met with City staff to discuss proposed development of the site. No developers have requested that their site be removed from R-30 zoning. As of August 12, 2020, the City had received applications for the following numbers of units on seven of the designated sites:

Table C-5: Applications Received to Date for Lower Income Sites

Site	Total Net Acreage	Projected Unit Yield	Proposed Number of Units	Proposed Number of Affordable Units	Affordability Level
Rancho Santa Fe Parcels (Gaffney/Goodson) (08a, 08b)	6.02	149	283	42	Low
Baldwin & Sons Properties (AD2a, AD2b, AD2c)*	9.05	225	483	72	Low
Sunshine Gardens Parcels (12)	3.39	84	140	21	Low
Jackel Properties (07)	2.97	33	94	19	Low
Sage Canyon Parcel (AD1)*	2.4	60	135	21	Low
Vulcan & La Costa Site (AD8)*	2	50	68	12	Low
Total		601	**1,203**	187	

*Submittal comment requires calculations of the number of affordable units to be verified.

In addition, developers or owners of four of the remaining eight sites have met with City staff to review their potential projects that are described below. It is important to note that the number of dwelling units being considered by the property owners/developers is an estimate that is subject to change with application submittal, verification by staff that they comply with the zoning, density bonus (if applicable), and inclusionary housing requirements, and final approval of the application.

Greek Church Site (01) - This Housing Element Site is considering a request for a density bonus to construct a multi-family development with approximately 60 new dwelling units, compared with 60 projected units, of which 12 would be restricted affordable units.

Cannon Property (Piraeus Site) (02) - This Housing Element Site is considering a request to construct a multi-family development with approximately 160 new dwelling units, compared with 208 projected units. It is unknown at this time how many would be restricted affordable. The City's inclusionary ordinance requires that a minimum of 15 percent of the units (24 units) be affordable to lower income households.

Encinitas Blvd. & Quail Gardens Sites (05) – This Housing Element Site is considering a request for a density bonus to construct a multi-family development with approximately 207 new dwelling units, compared with 143 projected units, of which 31 would be restricted affordable units.

Meyer Proposal (AD31) - This Housing Element Site is considering a request for a density bonus to construct a multi-family development with approximately 198 new dwelling units, compared with 195 projected units, of which 20 would be restricted affordable units.

It therefore appears that the sites are suitable for development within the planning period and are likely to provide substantially more housing units than projected. As shown in Table C-1, the City anticipates that the eight sites which do not have formal applications will develop at or above 30 dwelling units per acre. This Housing Element assumes development of the remaining sites at 30 dwelling units per acre.

Further, the City's development standards do not appear to be perceived as an obstacle to achieving the densities specified in the Housing Element, and the projected unit yields appear to be a conservative estimate of likely development in almost every case.

However, the applications received to date do not contain as many units at the lower income level as projected, with 227 lower income units proposed compared with 847 projected. Nonetheless, even if all of the applications are approved as currently proposed, the City's lower income inventory, including ADUs, will remain at 974 units, in excess of the 838 units required. The City recognizes that at some point in the planning period it is possible that "no net loss" requirements will mandate that additional sites be designated for lower income housing. In that case, the City will comply with Program 1E to ensure that adequate sites remain available throughout the planning period.

Table C-6: 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
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
1126 SOUTH COAST HIGHWAY 101	0.11 ac	1	One single-family residence over commercial
Total	**2.92**	**64**	
Source: City of Encinitas Planning Department 2019			

DEFINITIONS

Vacant Parcel: 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. Sites used for agriculture are also considered to be non-vacant by HCD. The designations of vacant and non-vacant parcels in this Appendix C conform to the direction provided to the City by HCD.[1]

Non-Vacant Parcel: Non-vacant parcels are all sites which HCD does not consider to be vacant. They include underutilized or developed parcels and sites containing existing structures 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 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 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 “owner interest” listed in the description indicate that the City has been directly contacted by the property owner and received an acknowledgment of their interest in writing, either by email or by a formal letter.

NOTES:

[1] The 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 northen 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**	208 (anticipated to develop at 30 du/ac)
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	**CONSTRAINTS**	• Slight Topography (less than 25% slope, so no deductions)
ZONING	RR2 (R-30 OL)		

NO
TRESPASSING

ENCINITAS BLVD & QUAIL GARDENS SITES

SITE NUMBER 05

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 a vacant parcel adjacent to multi-family residential to the north and vacant parcels to the west and south. It is accessed by a private access road from Quail Gardens Drive. A vacant, uninhabitable structure that was located on the property was recently demolished by the owner and went through the City's process for building removal.

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
SITE STATUS	Vacant	**MAXIMUM DENSITY**	30 DU/AC
ADDRESS(ES)	696 & 550 Encinitas Blvd, Quail Gardens Dr	**MINIMUM DENSITY**	25 DU/AC
NEIGHBORHOOD	Old Encinitas	**UNIT CAPACITY**	143 (anticipated to develop at 30 du/ac)
GENERAL PLAN LAND USE	Office Professional (OP)	**CONSTRAINTS**	• Steep topography on some portions. Acreage reduced per City code.
ZONING	OP (R-30 OL)		

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

SITE FEATURES

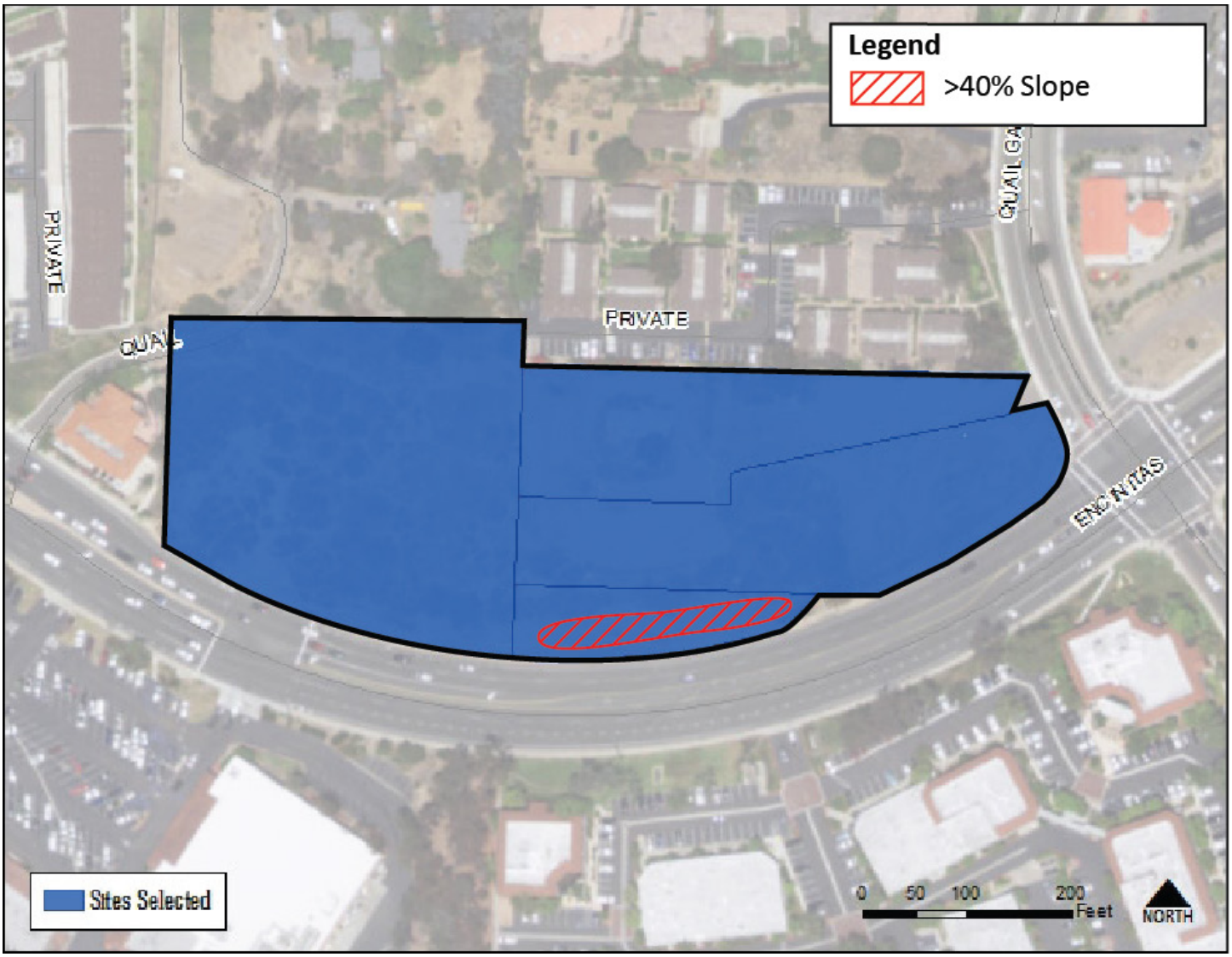
- One vacant, 1-story single-family house
- Some manufactured slopes that are determined to not be a constraint on future development
- Primarily vacant, natural land
- Flat, graded area on the eastern portion

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.


Legend
>40% Slope
PRIVATE
PRIVATE
QUAIL
QUAIL GA
ENCINITAS
Sites Selected
0 50 100 200
Feet
NORTH

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-famly 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)
Parcel 2592313100 is under a separate ownership (Gaffney David R & Rica G Revocable Trust 04-11). This parcel is landlocked by parcels with separate

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 (R-30 OL)		

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 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)

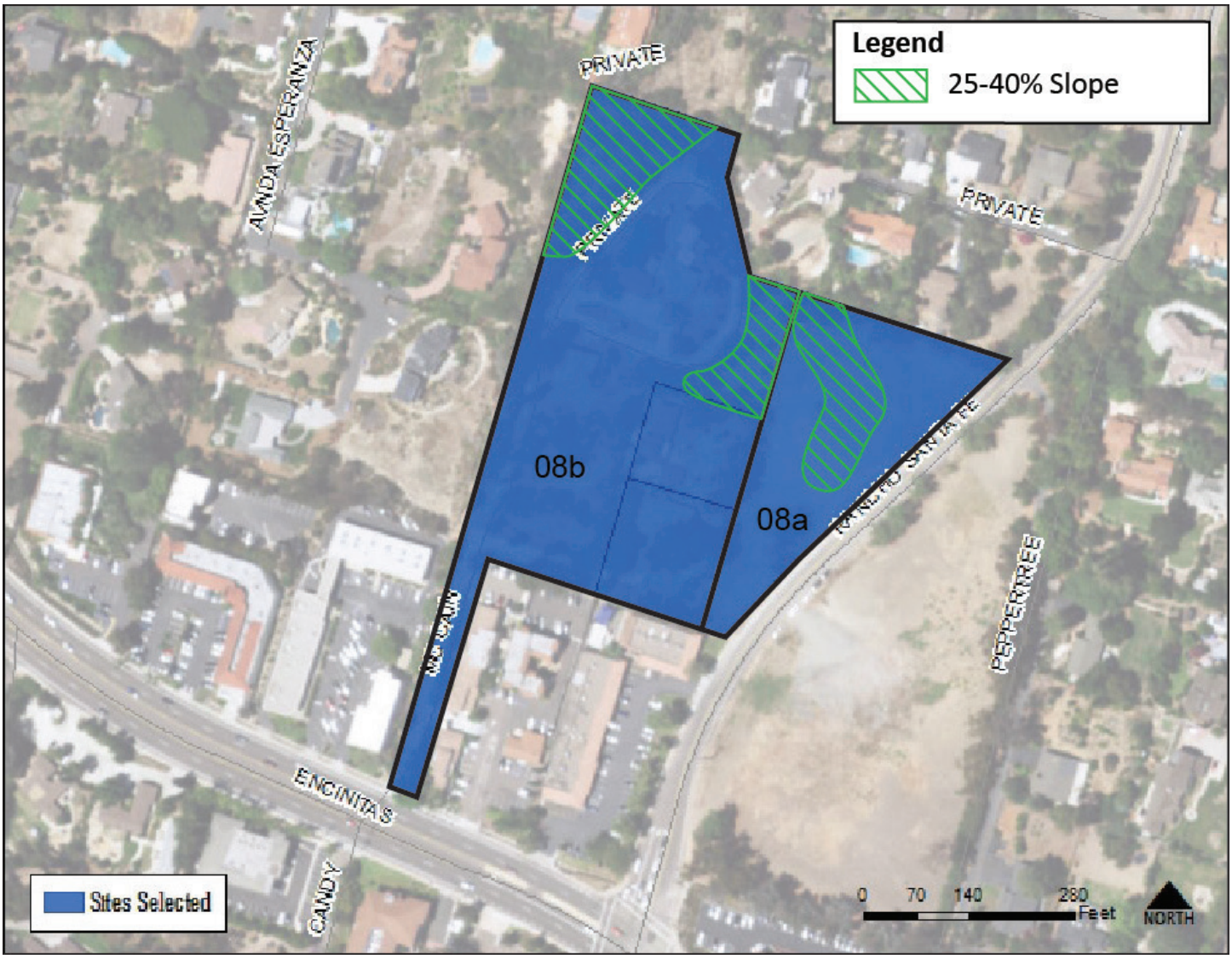
The net acreage shown for Parcel 2592313200 reflects the following deductions from the gross acreage:

- 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)	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 2592313000 - 0.54/0.54 2592313100 - 0.46/0.46 Total: 4.88/4.57
SITE STATUS	Non-vacant	**MAXIMUM DENSITY**	30 DU/AC
ADDRESS(ES)	2220 Encinitas Boulevard, 2230 Encinitas Boulevard, 2228 Encinitas Boulevard	**MINIMUM DENSITY**	25 DU/AC
NEIGHBORHOOD	Olivenhain	**UNIT CAPACITY**	113
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	**CONSTRAINTS**	• Multiple owners • Some landlocked parcels • Slight topography
ZONING	RR2 (R-30 OL)		


Legend
25-40% Slope
PRIVATE
AVNDA ESPERANZA
PRIVATE
PRIVATE
08b
08a
PEPPERTREE
ENCINITAS
CANDY
Sites Selected
0 70 140 280 Feet
NORTH

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 subject to a purchase and sale agreement. Based on previous development plans, there are some known environmental constraints that shrink the gross buildable area.

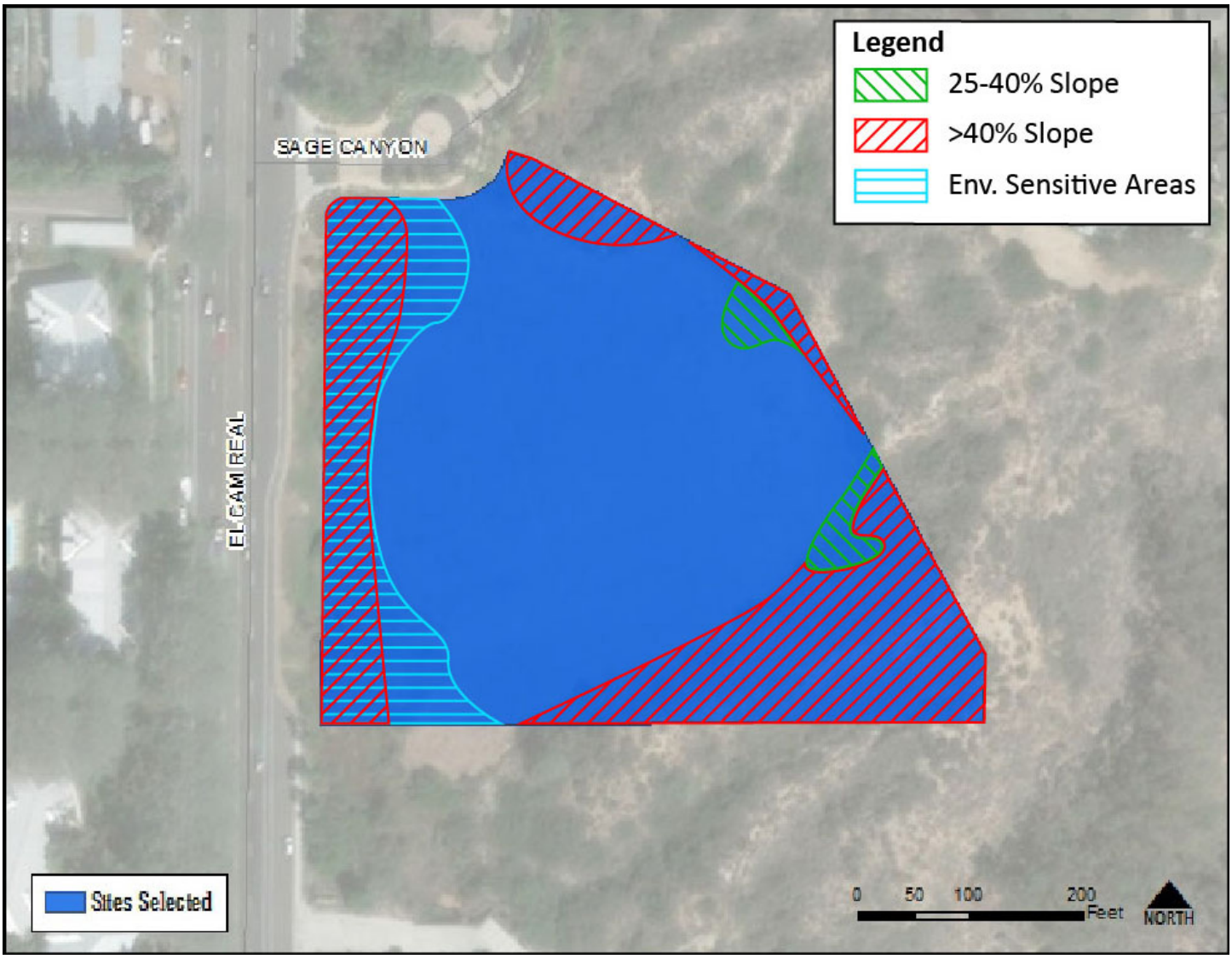
SITE FEATURES

- 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 (R-30 OL)		


Legend
25-40% Slope
>40% Slope
Env. Sensitive Areas
SAGE CANYON
EL CAMINO REAL
Sites Selected
0
50
100
200
Feet
NORTH

BALDWIN & SONS PROPERTIES

SITE NUMBER AD2 (a,b,c)

SITE DESCRIPTION
Parcels 2570203600, 2570203700, 2581308000, 2581308600 are vacant parcels adjacent to Quail Gardens Drive, a 2-lane arterial with bicycle lanes in each direction and a center turning lane.

Parcels 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.

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 NUMBER AD2a

APN(S) (Ownership)	2570203600, 2570203700 One Owner for all parcels: (QUAIL MEADOWS PROPERTIES LLC)	**PARCEL SIZE (AC) (GROSS/NET)**	2570203600 - 1.87/1.74 2570203700 - 1.27/1.24 Total: 3.14/2.98
SITE STATUS	Vacant	**MAXIMUM DENSITY**	30 DU/AC
ADDRESS(ES)	Mays Hollow Ln, 225 Quail Gardens Dr	**MINIMUM DENSITY**	25 DU/AC
NEIGHBORHOOD	Old Encinitas	**UNIT CAPACITY**	74
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	**CONSTRAINTS**	None
ZONING	R3 (R-30 OL)		

SITE FEATURES

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

PARCEL SIZE CALCULATION

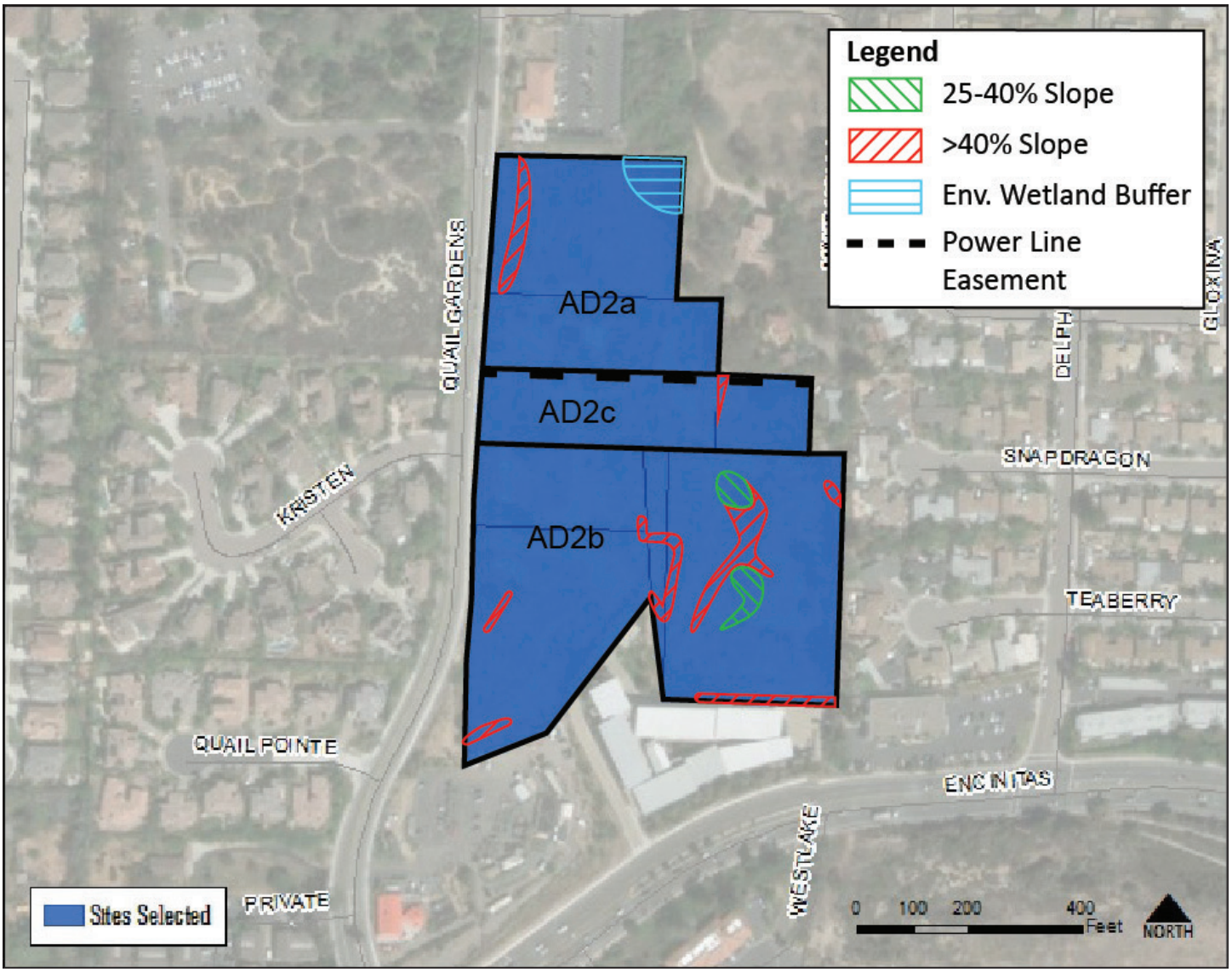
Net acreage shown in the table under parcel size was determined based on numerous studies of the topographic and environmental constraints and a 50' riparian buffer requirement for off-site wetlands that encroaches on Parcel 2570203600. Additionally, the net acreage was reduced from Site AD2c to reflect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

SITE NUMBER AD2b

APN(S)	2581308000, 2581308600, 2581309300, 2581309400 One Owner for all parcels: (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
ZONING	R5 (R-30 OL)		

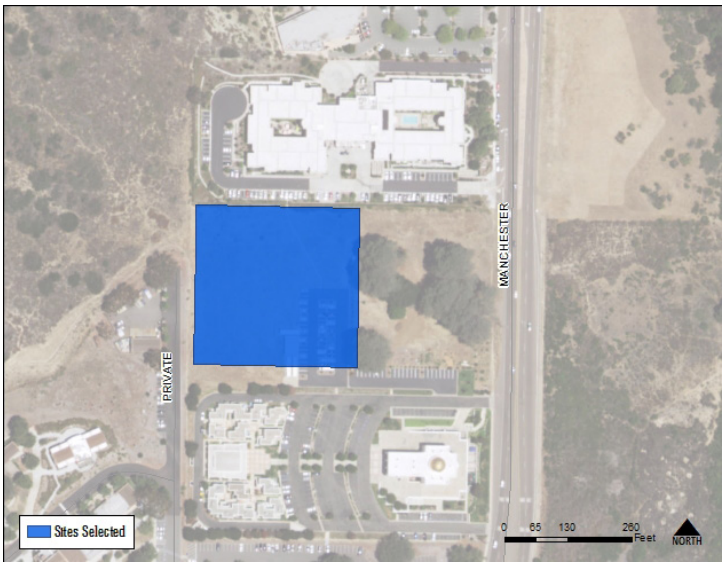
SITE NUMBER AD2c

APN(S)	2581308200, 2581309100 One Owner for all parcels: (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 (R-30 OL)		


Legend
25-40% Slope
>40% Slope
Env. Wetland Buffer
Power Line Easement
AD2a
AD2c
AD2b
QUAIL GARDENS
KRISTEN
QUAIL POINTE
PRIVATE
WESTLAKE
ENCINITAS
TEABERRY
SNAPDRAGON
DELPH
GLOXINA
Sites Selected
0 100 200 400 Feet
NORTH

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 affordable senior housing. Residents will not be required to be of any particular religious faith or have direct affiliation with the Church.

SITE FEATURES

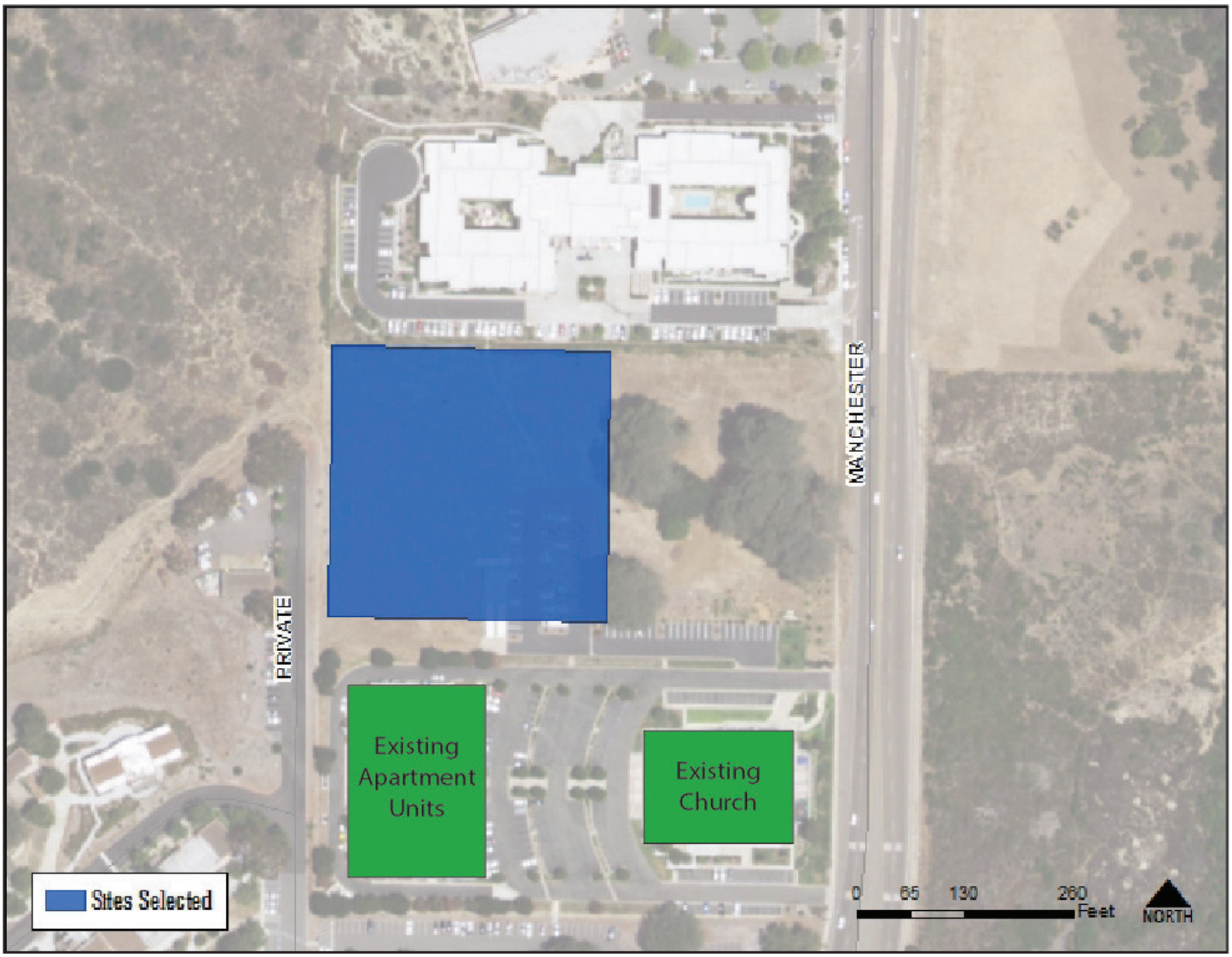
- Primarily vacant, open space
- Concrete pad

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**	60 (anticipated to develop at 30 du/ac)
GENERAL PLAN LAND USE	Rural Residential .51-1.00 (RR1)	**CONSTRAINTS**	None
ZONING	RR1 (R-30 OL)		


MANCHESTER
PRIVATE
Existing Apartment Units
Existing Church
Sites Selected
0 65 130 260 Feet
NORTH

ARMSTRONG PARCELS

SITE NUMBER 06 (a,b)

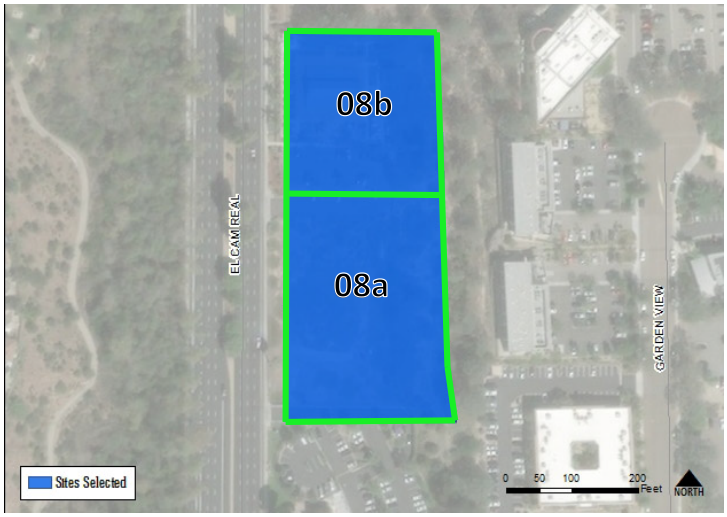
SITE DESCRIPTION

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. This parcel is zoned R30 overlay but is not identified as meeting the City's lower income RHNA need for the 6th Cycle.

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



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 required 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.

SITE NUMBER 06a

APN(S) (Ownership)	2574702400 (WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01)	**PARCEL SIZE (AC) (GROSS/NET)**	1.92/1.06
SITE STATUS	Vacant	**MAXIMUM DENSITY**	30 DU/AC
ADDRESS(ES)	N El Camino Real	**MINIMUM DENSITY**	25 DU/AC
NEIGHBORHOOD	New Encinitas	**UNIT CAPACITY**	31 (anticipated to develop at 30 du/ac)
GENERAL PLAN LAND USE	General Commercial (GC)	**CONSTRAINTS**	• Small area of existing wetland vegetation • Steep slopes
ZONING	GC (R-30 OL)		

SITE NUMBER 06b

APN(S) (Ownership)	2574702300 (WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01)	**PARCEL SIZE (AC) (GROSS/NET)**	1.32/1.16
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**	34 (These units are available but not identified as meeting the City's RHNA need.)
GENERAL PLAN LAND USE	General Commercial (GC)	**CONSTRAINTS**	• Steep slopes
ZONING	GC (R-30 OL)		

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 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
- 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 One Owner for all parcels: (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-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-L-VSC (R-30 OL)		

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 (R-30 OL)		
LAND VALUE	$3,448,000	**TOTAL VALUE**	$3,575,000

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	N-R3 (R-30 OL)		

ROSES
Flower Shop
9.99

ROSES
9.99

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**	42 (anticipated to develop at 30 du/ac)
GENERAL PLAN LAND USE	Residential 8.01 -11.00 (R11)	**CONSTRAINTS**	None.
ZONING	R11 (R-30 OL)		

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

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: 0.54/0.54 2612003800: 0.50/0.50 2612003900: 0.63/0.63 Total: 1.67/1.67
SITE STATUS	Non-Vacant	**MAXIMUM DENSITY**	30 DU/AC
ADDRESS(ES)	2951 Manchester Avenue	**MINIMUM DENSITY**	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	**UNIT CAPACITY (min.)**	50 (anticipated to develop at 30 du/ac)
GENERAL PLAN LAND USE	Residential 11 (1-11 DU/AC)	**CONSTRAINTS**	• Multiple owners
ZONING	R-11 (R-30 OL)		

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.)**	25 (if developed at mixed-use ratio at 30 du/ace)
GENERAL PLAN LAND USE	DESP-VCM	**CONSTRAINTS**	• Existing operational businesses • Owner has expressed interest in developing mixed-use residential and commercial
ZONING	D-VCM R-30 OL		

SKINS
SKINS

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.

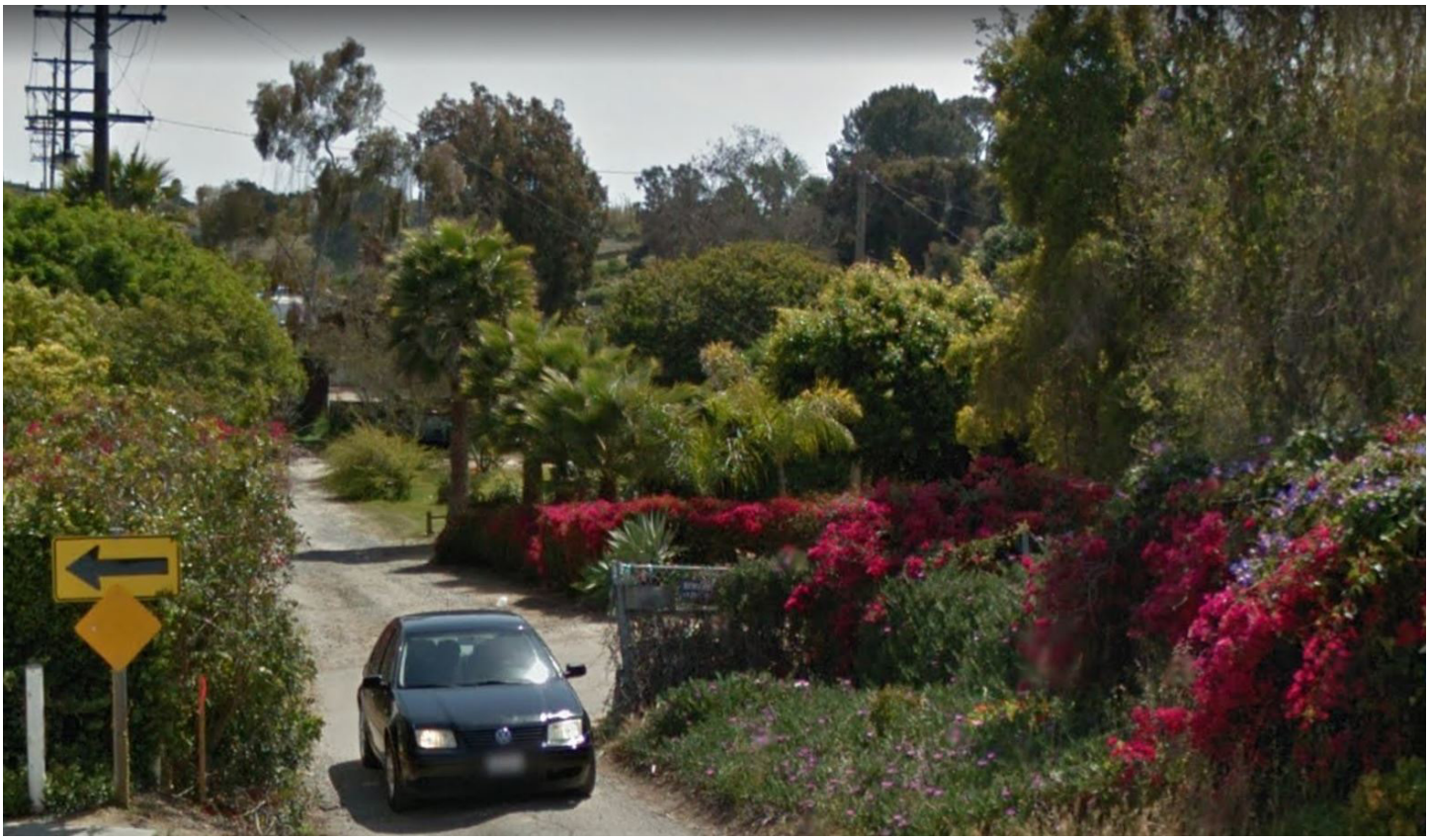
SITE FEATURES

- 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: 0.75/0.75 2561711400: 0.63/0.63 2561711500: 1.41/1.41 2561712000: 0.60/0.60 2561712100: 0.38/0.38 2561712400: 2.85/2.65 Total: 6.62/6.52
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.)**	195 (anticipated to develop at 30 du/ac)
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 (R-30 OL)		

PARCEL SIZE CALCULATION

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 a reason the remaining five parcels. Therefore, the net acreage on those parcels equals the full gross acreage.