

City of Encinitas
Affordable Housing Task Force Site Prioritization
DRAFT 09/17/2024

Site Selection Scoring Rubric

Criteria	Low - No Points	Medium - Half Points	High- Full Points	Maximum Score	Comments
Opportunity (No. of Units, mix of very low, low, moderate)	Project does not provide for the greatest need/optimum affordable unit mix, provides for substantially less than 45 affordable units, overall project is less than 50% affordable very low/low income category	Project includes at least 50% very low/low income category and is approximately 45 units.	Project meets or exceeds the greatest need/optimum unit mix in terms of affordability, unit size, for rent/for sale; project is at least 45 units and is 100% affordable for very low/low income category	25	
Financial Feasibility	Significant financial barriers e.g., land at fair market value, relocation costs, environmental	Potential for land contribution, developable land economies of scale/project size	Land contribution, developable land, vacant land, identified funding sources	10	
Supports Encinitas Housing Element Goal 2.2	Project does not meet Housing Element and HCD guidelines	Project meets some of the Housing Element and HCD guidelines	Project meets and/or exceeds the Housing Element and HCD guidelines	15	Reference 6h Cycle Housing Element 2021-2029, Section 2
Proximity to services, transportation	Project does not meet proximity guidelines	Project is neither proximate to transportation nor services	Project is walkable to services and transportation	20	Proximity defined as 1/4 mile walking distance
Challenges	Project has many significant challenges	Project has some significant challenges	Project has manageable challenges	20	Challenges can include environmental and physical constraints (e.g access, including fire, grading, steep slopes, hydrology, environmental issues, geotechnical, etc.) loss of open space, relocation due to existing use. Safety regarding ingress/egress, lack of site infrastructure, requires upzoning/Prop A vote, lack of site control, community opposition
Readiness/Timeliness	Project is unlikely to begin within 5 years	Project is likely to begin within 3 -4 years	Project is likely to begin within 1-2 years	10	Factors to consider include site control (city owned and/or third party owner interest), upzoning/Prop A vote required
TOTAL				100	

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Site Selection Scoring Example

Rank	Total Score	Site Name	APN	Address	Lot Size (estimated acres & dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Financial Feasibility (Max Score=10)	Supports Housing Element & State Law (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
		Oakcrest Park	2593201100, 2593201000	1219 Encinitas Blvd. and 1140 Oakcrest Park Dr.	21.2 acres (1,260 ft. x 770 ft.)	Park and Senior Community Center	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone and Special Study			7				At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
		Oakcrest Middle School	2591810100, 2593200400	675 Balour Dr. and 1221 Encinitas Blvd.	14.48 acres (610 ft. x 1280 ft.)	School	San Dieguito Union High School District	Public/ Semi-public	Coastal Zone			7				Site is at a school with passive open space; no programmed space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
		MiraCosta College San Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	42.05 (1,200 ft. x 1,500 ft.)	School	MiraCosta Community College District	Public/ Semi-public	Coastal Zone, Coastal Appeal Jurisdiction, Scenic/Visual Corridor, Special Study			7				Can provide a connection to open space and has some open space on site. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design including additional open space on site.
		Orpheus Park	2563010500	482 Orpheus Ave.	3.14 (470 ft. x 200 ft.)	Park	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone			7				At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
		Saint John Church	2593110700, 2593110600, 2593111000, 2593111100, 2593110100, 2593100400	945,1001 and 1003 Encinitas Blvd and 520 and 580 Balour Dr.	13.59 acres (Multiple parcels and irregular shape)	Faith-Based Organization	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	Rural Residential 2 and Residential 3	Coastal Zone, Hillside/Inland Bluff, and Special Study			7				Site does have limited undeveloped open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
		St. Andrew Church	2591102700	890 Balour Dr.	2.27 acres (310 ft. x 290 ft.)	Faith-Based Organization	Episcopal Church of St Andrew the Apostle	Residential 5	Coastal Zone			7				Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
		Leichtag Foundation	2561720500, 2563306200, 2563306300, 2561720600	800 and 810 Ecke Ranch Rd and 421, 441, 495, 521, 543, 555, 567,581 Saxony Rd	67.86 acres (1,900 ft. x 1300 ft.)	Agriculture, Commercial and Residential	LF Encinitas Properties LLC	Encinitas Ranch Specific Plan- Agriculture	Coastal Zone, Cultural/Natural Resources, and Specific Plan (Encinitas Ranch)			7				Extensive open space and trails on site. Lots of undeveloped land and site would allow for clusters or other innovative housing design. Existing residential development does not have open space to coordinate with. If L-7 is developed as residential, coordination of open space could occur.
		Beach Chapel	2595608300	510 S. El Camino Real	2.85 acres (370 ft. x 320 ft.)	Faith-Based Organization	Pacific Southwest District of the Wesleyan Church Trust	Residential 3	Coastal Zone and Special Study			7				Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.

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		"Purple Z"	2161101400, 2165001400, 2161104200	N/A	41.73 acres (Multiple parcels and irregular shape)	Vacant and Open Space Easement	City of Encinitas	Rural Residential 1	Coastal Zone Hillside/Inland Bluff, Cultural/Natural Resources, and Special Study			0				Extensive steep slopes on site; extensive native (protected habitat) and wetland onsite
		Cottonwood Creek Park	2580902000, 2563402600, 2580902800	95 N. Vulcan Ave	18.17 acres (Multiple parcels and irregular shape)	Park	City of Encinitas	Public/ Semi-public	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor, Cultural/Natural Resources.			7				At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. Wetland onsite that would severely limit development of northern parcels.
		Self-Realization Fellowship	2582941300, 2583161700, 2583161800, 2583230900, 2600213200, 2583162000, 2582941700, 2582940300, 2600733100, 2600220100, 2583240700, 2600100600, 2600530400	1111, 1119, 1121, 1135, 1140 1143 Third Street, 1105, 1133, 1139, 1153 Second, 138 and 215 W. K Street, 1150 and 1276 S. Coast Highway 101, 1281 Summit Ave	34.41 acres (Multiple parcels and irregular shape)	Faith-Based Organization	Self-Realization Fellowship Church	Public/ Semi-public and Residential 3	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study.			7				Lots of land and many acres of vacant land without steep slope. Site would allow for clusters or other innovative housing design and adequate open space. Existing residential development does not have open space to coordinate with.
		Pacific View Art Center	2581512200	380 and 390 W. F Street, 608 Third Street	2.82 acres (280 ft. x 380 ft.)	Art Center	City of Encinitas	Public/ Semi-public	Coastal Zone, Coastal Appeal, Specific Plan (Downtown), and Special Study			7				Undeveloped land on site and could create adequate open space areas. Existing residential development does not have open space to coordinate with; however site is within walking distance (1 block) to beach.
		L-7 Quail Gardens	2570111700	634 Quail Gardens Dr	9.46 acres (460 ft. x 360 ft.)	Vacant	City of Encinitas	Rural Residential 1	Coastal Zone and Special Study			7				Connection to open space on western parcel and could connect to the existing trails on Leichtag site. Potentially could coordinate new open space areas with existing residential. Wetland onsite which will limit development of this portion of the site.
		Public Works Site	2581122800	160 Calle Magdalena	4.41 acres (570 ft. x 185 ft.)	City Public Works Yard	City of Encinitas	General Commercial	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor and Special Study			7				Site would allow for clustered or other innovative housing design to allow adequate open space. No adjacent residential development to coordinate adjacent open space. Costly to relocate Public Works facility; upzoning required but no adjacent single-family housing
		Indian Head Canyon	2545736400	N/A	3.17 acres (415 ft. x 145 ft.)	Vacant and Open Space Easement	City of Encinitas	Residential 3	Coastal Zone, Hillside/Inland Bluff, Cultural/Natural Resource, and Special Study			0				Steep slope, sensitive native (protected habitat) and wetland onsite. Municipal code prohibits development slopes over 25-40%.
		NCTD Parking	2581902600, 2581902700	N/A	13.35 acres (70 ft. x 410 ft.)	Parking Lot	North County Transit District Development Board	Transportation Corridor	Coastal Zone, Special Study, and Specific Plan			7				Site would allow for clusters or other innovative housing design and provide adequate open space. No adjacent residential without crossing tracks and Vulcan Ave. to coordinate open space with .
		City Hall	2580904300	505 and 516 S Vulcan Ave	5.21 acres (410 ft. x 390 ft.)	City Hall Site	City of Encinitas	Civic Center	Coastal Zone and Special Plan			7				Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open space to coordinate with.

