

## Cindy Schubert

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**From:** Bob Kent [REDACTED]  
**Sent:** Tuesday, October 1, 2024 4:02 PM  
**To:** Cindy Schubert  
**Cc:** Patty Anders  
**Subject:** Re: Affordable Housing Task Force  
**Attachments:** AHTF Rubric\_09 25 2024 bk.xlsx; Carlsbad Village and Poinsettia Stations - North County Transit District.pdf; Project Description — Oceanside Transit Center.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Cindy, Attached please find my current draft scoring rubric entitled "AHTF Rubric\_09 25 2024 bk". In addition, I have attached information sheets from NCTD which outlines the number and % of affordable units anticipated to be built on its upcoming transit oriented development projects in Carlsbad (17% - 21% affordable units) and Oceanside (15% affordable units). This data helped inform my scoring for the NCTD site on the list and may be useful for the group as well.

Please let me know if you have any questions. Thanks so much.

Bob Kent

P.S. - Thanks for forwarding the information from George, as well.

On Tue, Oct 1, 2024 at 9:18 AM Cindy Schubert <[cschubert@encinitasca.gov](mailto:cschubert@encinitasca.gov)> wrote:

Hello Task Force Members,

As a reminder, please complete the new scoring rubric and send to City staff **no later than October 2<sup>nd</sup>**. Also, we do not have a meeting tonight and we will resume the following week, Tuesday October 8<sup>th</sup>.

Kind regards,



**Cindy Schubert**

Housing Management Analyst

Development Services Department

505 S. Vulcan Ave, Encinitas, CA 92024

760.633.2726

**My City Hall office hours are: Monday-Thursday 7:00am-5:00pm and every other Friday 7:00am-3:30pm**

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# Carlsbad Village and Poinsettia Stations

A feasibility study was completed in 2008, which identified the Carlsbad Village and Poinsettia Transit Stations as two locations that would largely benefit from the redevelopment process.

The projects will create new opportunities for affordable housing, work and leisure activities that provide job opportunities and new tax revenue, reduce automobile reliance, and maximize North County's access to the greater San Diego area through a large and diverse public transportation network.

## Carlsbad Village Station

**Status:** Due diligence

**Acres:** 14.37

Located in the heart of the Village and is also a quarter mile from the ocean. The site consists of 14.37 total acres and includes 435 parking spaces for our COASTER and BREEZE riders, which will need to be replaced/maintained in a future development.

SBP Fabric LLC, a partnership between Sea Breeze Properties, LLC., and FABRIC Investments, Inc., has been selected to redevelop Carlsbad Village Station to create an engaging and welcoming space that complements the Village and transforms the way people experience transit.

**Proposed Features:** 234 multi-family units | 21% affordable housing | 80,000 square-feet of office space | 17,000 square-feet of retail space | 110 key hotels | 842 parking space

## Poinsettia Transit Station

**Status:** Due diligence

**Acres:** 11.47

Located a quarter mile from the ocean with preserved ocean views, adjacent to existing development, and access to I-5, the site currently hosts 345 parking spaces for our COASTER and BREEZE riders, which will need to be replaced/maintained in a future development.

Raintree Partners has been selected to redevelop Carlsbad Poinsettia Station, with the goal to create an environment that extends off the train and into the community, making transit more enjoyable and convenient for commuters, residents and Carlsbad visitors.

**Proposed Features:** 177 multi-family units | 17% affordable housing | 5,000 square-feet of retail space | 643 parking space

## What's Next

On January 19, 2023, NCTD entered into Exclusive Negotiation Agreements with SBP Fabric, a partnership between Sea Breeze Properties, L.L.C. and Fabric Investments, Inc., and Raintree Partners for the Carlsbad Village and Poinsettia Transit Station Redevelopment Projects, respectively. Entering into the agreements will allow all parties to work through the next steps in the planning process, including project designs and engaging with the community on project features.

It is anticipated that the sites will undergo a 2-to-3-year period of design and entitlement with the City of Carlsbad before construction could begin.

# OCEANSIDE TRANSIT CENTER (/)

[HOME \(/\)](#)

[PROJECT OVERVIEW](#)

[PROJECT DESCRIPTION \(/PROJECT-DESCRIPTION\)](#)

[PROJECT LOCATIONS \(/PROJECT-LOCATION\)](#)

[TRANSIT \(/TRANSIT\)](#)

[COMMUNITY CHARACTER \(/COMMUNITY-CHARACTER\)](#)

[MIXED INCOME HOUSING \(/MIXED-INCOME-HOUSING\)](#)

[OUTREACH \(/OUTREACH\)](#)

[FAQS \(/FAQS\)](#)

[ABOUT US \(/NEW-PAGE\)](#)

[CONTACT \(/CONTACT\)](#)

# Project Overview

PROJECT DESCRIPTION  
(/PROJECT-DESCRIPTION)

PROJECT LOCATIONS  
(/PROJECT-LOCATION)

TRANSIT (/TRANSIT)

COMMUNITY CHARACTER  
(/COMMUNITY-CHARACTER)

MIXED INCOME HOUSING (/MIXED-INCOME-HOUSING)

# Project Description

In 2016, the North County Transit District (NCTD) Board of Directors adopted a policy that would pursue development of some of its real estate holdings, including the Oceanside Transit Center (OTC), with a goal of reducing automobile reliance, increasing transit ridership, and creating jobs and affordable housing. The NCTD Board selected Toll Brothers Apartment Living through a competitive proposal process to develop and implement the vision for this important regional transit hub.

The redevelopment of OTC is an opportunity to create a welcoming and engaging community gathering place, with a mix of shops and dining options that fit the community character. The new OTC is aimed at supporting local, regional and statewide goals for reducing Californians' reliance on single-occupancy vehicles by improving public transit offerings.

## PROJECT FEATURES

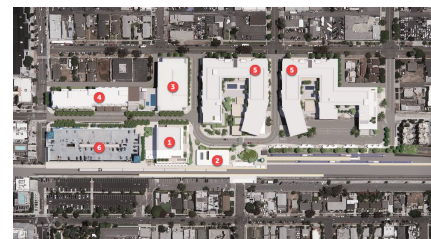
The revitalized OTC is envisioned as a vibrant, mixed-use hub for visitors and long-time locals. The Project will mix lifestyle elements with a modernized and efficient transit center, including bus and train connections and improved bicycle and pedestrian circulation.

Additionally, the NCTD Headquarters will be relocated from their current location at 810 Mission Avenue to the new OTC at 235 S. Tremont. (/project-location) As a result, the Mission site will also be redeveloped to create additional mixed-income housing opportunities (/mixed-income-housing).

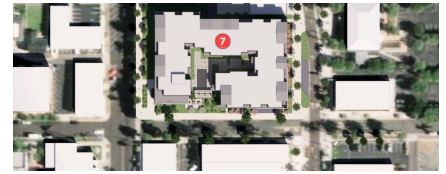
Project features include:

### Site 1 (Tremont)

1. 50,000 gross square foot (SF) NCTD headquarter building to enable on-site management;
2. A modern intermodal



transportation center  
for train and bus  
travelers with  
centralized customer  
service center and  
public plaza with  
mobility elements;



3. A new public parking structure, including replacement spaces for those currently located on the site and new public parking to accommodate the new retail components;
4. 165-key luxury boutique hotel and amenities;
5. Mixed-income residential apartments, including 15% designated affordable housing, and associated indoor and outdoor amenities;
6. Existing parking structure (to remain)

### **Site 2 (Mission)**

7. 206 Mixed-income residential apartments, including 15% designated for low-income households, and tenant-focused amenities

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## Cindy Schubert

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**From:** Elena Thompson [REDACTED]  
**Sent:** Friday, October 4, 2024 9:41 AM  
**To:** Cindy Schubert  
**Subject:** 10-3-24 Affordable Housing Task Force - Score Sheet - Elena's (final)  
**Attachments:** 10-2-24 ET 1 AHTF Rubric\_09 25 2024.xlsx; MAP of Enc Parks & Rec Facilities Plan (source GP).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Cindy and Patty,

Please find attached my score sheet per the recent request that each member of the Task Force score individually.

### A few KEY Points about the scoring :

- 1. Parks – I have assigned ALL CITY OWNED PARKS and OPEN SPACE a ZERO (0) score, even though the scoring list did not contain ALL city owned parks, but rather only seven out of twenty four parks (7:24).  
As a member of this task force, I have stated from the start that the city should not be considering converting/upzoning for housing any coveted and treasured park land or open space parcels identified in our General Plan, the city’s “constitution” (according to former Mayor Sheila Cameron). See attached map of this. For the city (or state) to seize the people’s parks and public open space designated park sites for any kind of housing, is unacceptable to me and something I cannot agree to as a task force member. For this reason, I have assigned ZERO to all said sites, since it is my duty as a citizen and steward of Encinitas and California, to protect our parks and open space for present needs and future generations. This precludes the full discussion and fact that Encinitas has a well-known “park deficit”.**
- 2. Schools – I have assigned ALL two (out of many) schools a “not applicable” N/A score. The partial school list was included in the site list we were told, due to “new legislation”, albeit, we have yet to be informed of it or discuss. In the absence of this and in the absence of having any schools come forward to volunteer parking lots, playgrounds, any school property for affordable housing at all, I find it confounding why we should be evaluating and issuing a score at all to schools.**



3. Churches - I have assigned ALL churches a “not applicable” N/A score. Since no churches or church ministries have stepped up to volunteer their lands for affordable housing, again, I cannot understand why we should be evaluating and issuing a score at all to churches. This seems like an area where until there has been some kind of bonified dialogue and “interest” expressed on behalf of churches, preferably “letters of intent”, there is no reason to be scoring churches, spending time on this category. In fact, two churches have stepped up to voice concern over being on the city site list in the first place, and asked to be removed from the list.
4. Kosmont Study 2021 (report commissioned by city council) – I have scored several of the original Kosmont Study sites included in the report. I noted that at the Task Forces’ first meeting, we were presented with the Kosmont study evaluating city owned and private property sites for affordable housing, “beyond the sites identified in the Housing Element”. Some of these sites are on the Task Force site list, others are not (Days Inn, Vulcan), or were removed. It’s unclear where the current list came from and why it is a mere partial list of the Kosmont sites, “city owned sites”, and random other sites.
5. Of the original sites on the site selection list, five (5) sites remain for scoring my site preferences for “city owned sites”, the NCTD site, and county owned sites, all of which appear to be the most realistic for further affordable housing evaluation. I chose not to score the Leichtag site, since it is my understanding that this is zoned and protected as Agricultural land, in order to honor our towns agricultural history and to protect this amazing land that put Encinitas on the map.

Note, I have left blank the “financial feasibility” scoring since as a group, we determined that we are unable to properly evaluate this aspect of the site, without more information, and in our limited capacity with the rushed time-table to perform, possibly limited qualifications to do so.

In sum, the current site list our Task Force is working off of I would deem to be “partial” at best, for a “Task” of this importance, and for the time we are spending on this task as volunteers, a mere 10 weeks. This limited and rushed timeline, limits our effectiveness as a Task Force to be perfectly honest.

Thank you, Elena Thompson

**Please confirm receipt of this email.**

# Recreational Facilities Plan Figure 4

**Park Facilities**

- MINI-PARKS
- NEIGHBORHOOD PARKS
- COMMUNITY PARKS
- SPECIAL USE PARKS

**Future Park Development**

- Special Study Area  
Areas where future facilities may be located.

**Beaches**

- Low Intensity
- Medium Intensity
- High Intensity

**Access/Vista Points**

- Vista Points
- Beach Access

**Coastal Zone**

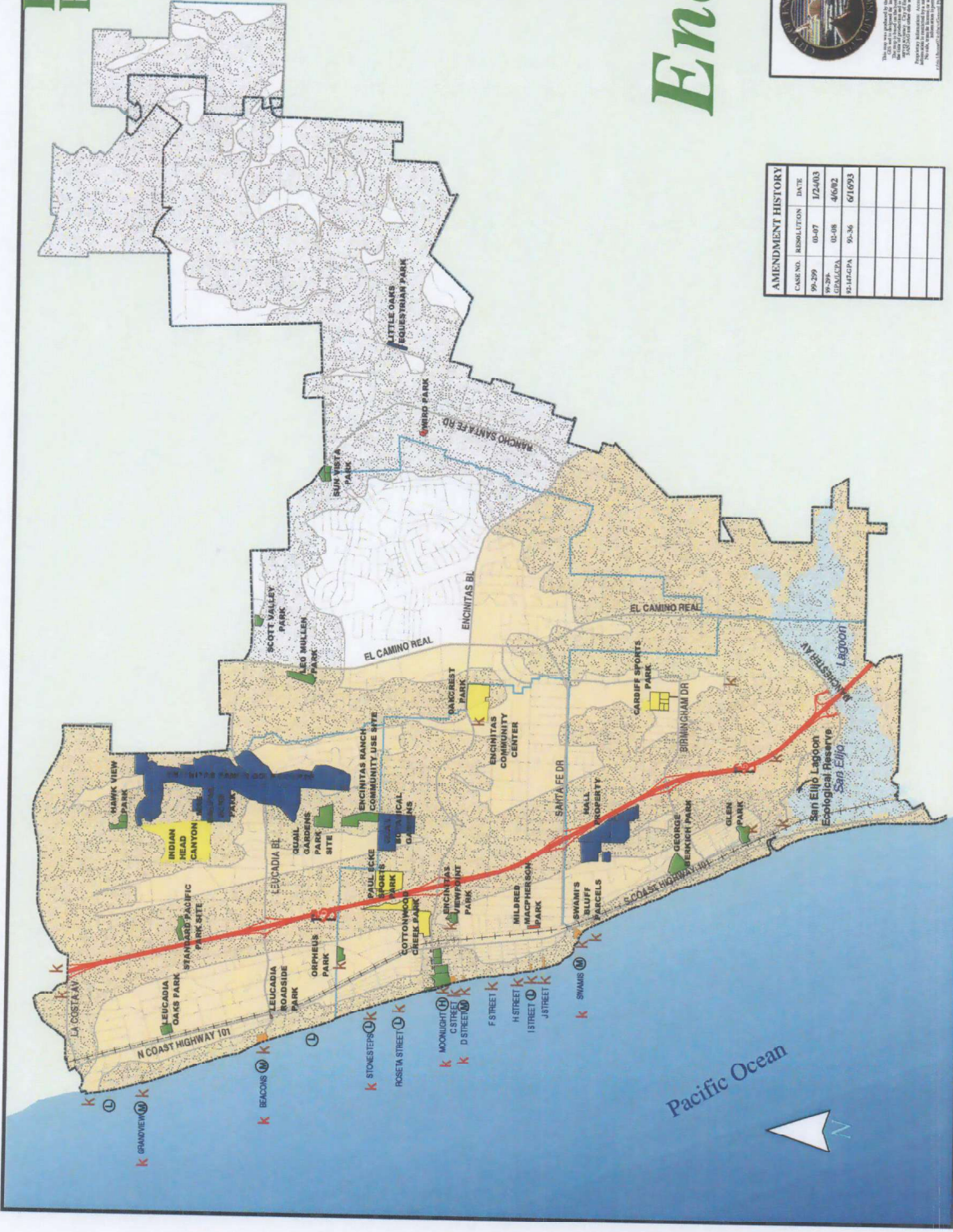
Only those parcels located within the Coastal Zone are part of the Local Coastal Program Land Use Plan.

# Encinitas General Plan 4/6/02

City Council Meeting: Encinitas  
 Encinitas Planning Commission  
 Encinitas City Clerk  
 Encinitas City Engineer  
 Encinitas City Attorney  
 Encinitas City Manager  
 Encinitas City Council  
 Encinitas City Commission  
 Encinitas City Board of Supervisors  
 Encinitas City Board of Directors  
 Encinitas City Board of Education  
 Encinitas City Board of Public Works  
 Encinitas City Board of Parks and Recreation  
 Encinitas City Board of Community Development  
 Encinitas City Board of Economic Development  
 Encinitas City Board of Environmental Quality  
 Encinitas City Board of Fire and Public Safety  
 Encinitas City Board of Health and Human Services  
 Encinitas City Board of Library and Cultural Services  
 Encinitas City Board of Planning and Community Development  
 Encinitas City Board of Public Works and Engineering  
 Encinitas City Board of Transportation and Public Works  
 Encinitas City Board of Utilities and Public Works  
 Encinitas City Board of Water and Public Works

**Date of Map Production:**  
 March, 2003

0 500' 1,000' 2,000' 3,000' 4,000'  
 Feet



**AMENDMENT HISTORY**

CASE NO.	RESOLUTION	DATE
99-259	05-07	12/4/03
99-259	05-08	4/6/02
99-259	05-09	4/6/02
99-259	05-10	4/6/02
99-259	05-11	4/6/02
99-259	05-12	4/6/02
99-259	05-13	4/6/02
99-259	05-14	4/6/02
99-259	05-15	4/6/02
99-259	05-16	4/6/02
99-259	05-17	4/6/02
99-259	05-18	4/6/02
99-259	05-19	4/6/02
99-259	05-20	4/6/02
99-259	05-21	4/6/02
99-259	05-22	4/6/02
99-259	05-23	4/6/02
99-259	05-24	4/6/02
99-259	05-25	4/6/02
99-259	05-26	4/6/02
99-259	05-27	4/6/02
99-259	05-28	4/6/02
99-259	05-29	4/6/02
99-259	05-30	4/6/02
99-259	05-31	4/6/02