

Consolidated Potential Sites List

Affordable Housing Task Force Meeting

October 15, 2024

Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Oakcrest Park	2593201100 and 2593201000	1219 Encinitas Blvd. and 1140 Oakcrest Park Dr.	City of Encinitas	ER/OS/PK (Ecological Reserve, Open Space, Park)	ER/OS/PK (Ecological Reserve, Open Space, Park)	Coastal Zone and Special Study	Park and Senior Community Center	21.2



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Oakcrest Middle School	2591810100, 2593200400	675 Balour Dr. and 1221 Encinitas Blvd.	San Dieguito Union High School District	P/SP (Public/Semi- Public)	P/SP (Public/Semi- Public)	Coastal Zone and Special Study	School	14.48

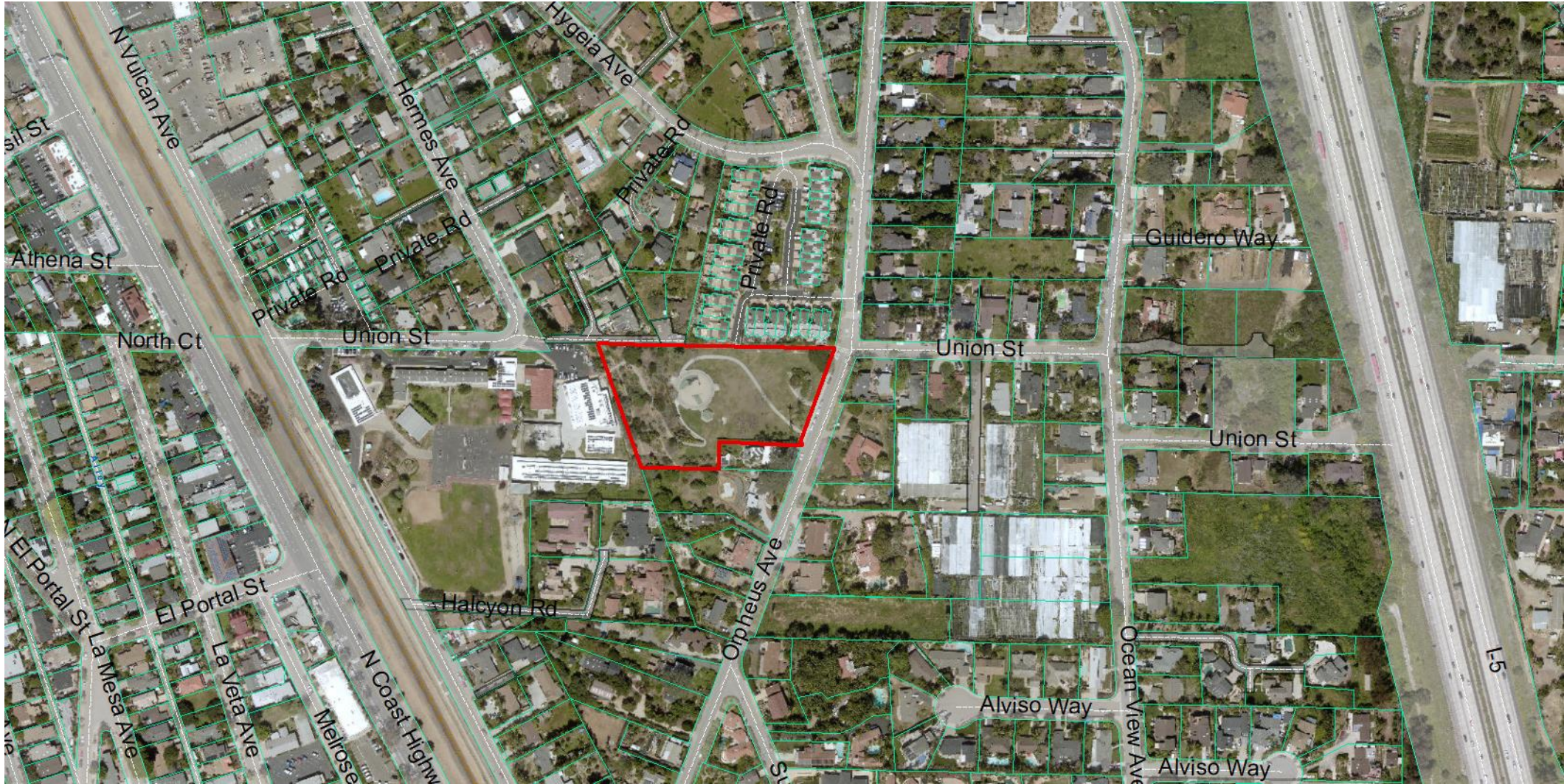


Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
MiraCosta College San Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	MiraCosta Community College District	P/SP (Public/Semi- Public)	P/SP (Public/Sem i-Public)	Coastal Zone, Coastal Appeal, Scenic/Visual Corridor, and Special Study	School	42.05



High Fire Zone

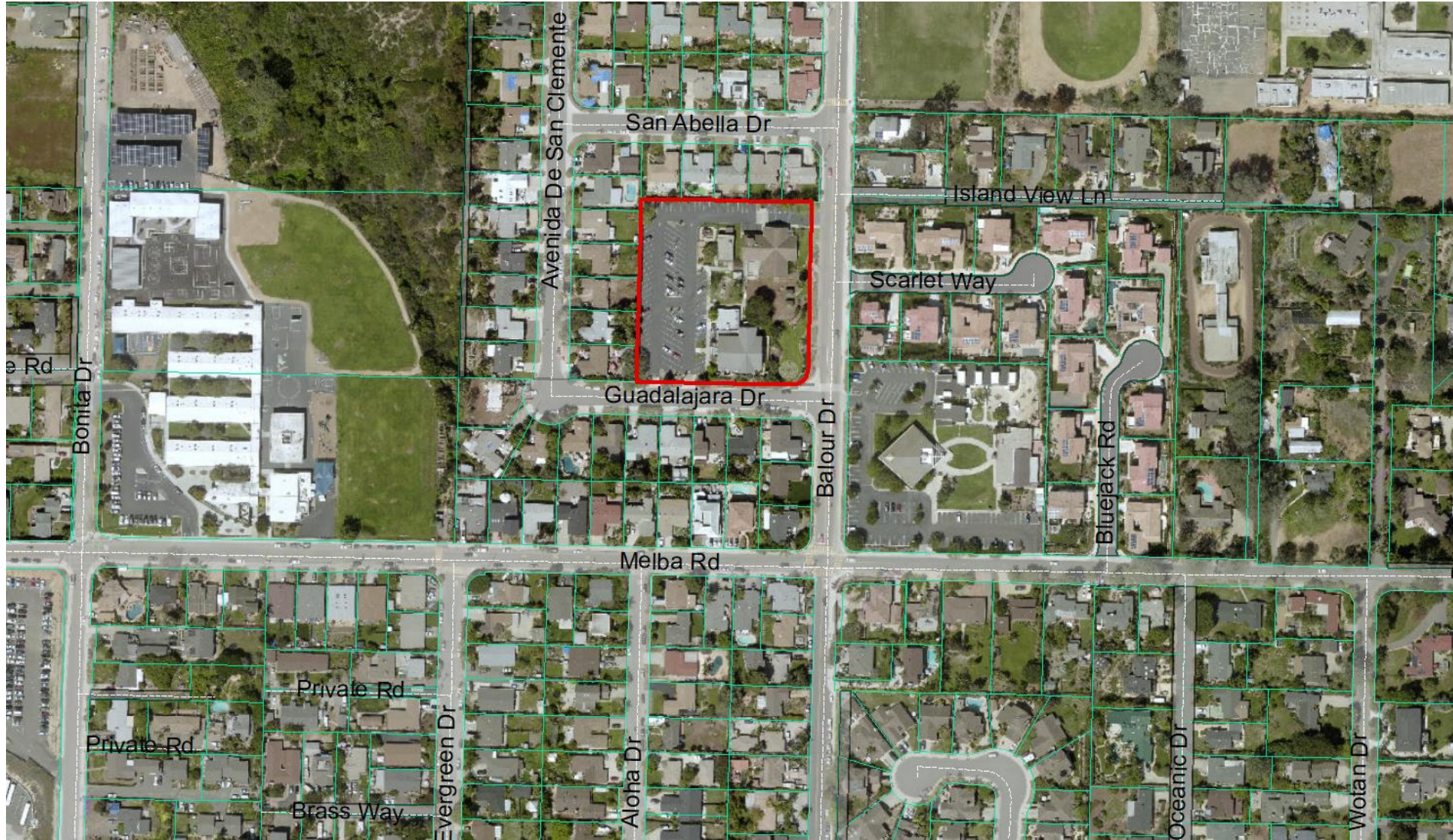
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Orpheus Park	2563010500	482 Orpheus Ave.	City of Encinitas	ER/OS/PK (Ecological Reserve, Open Space, Park)	ER/OS/PK (Ecological Reserve, Open Space, Park)	Coastal Zone	Park	3.14



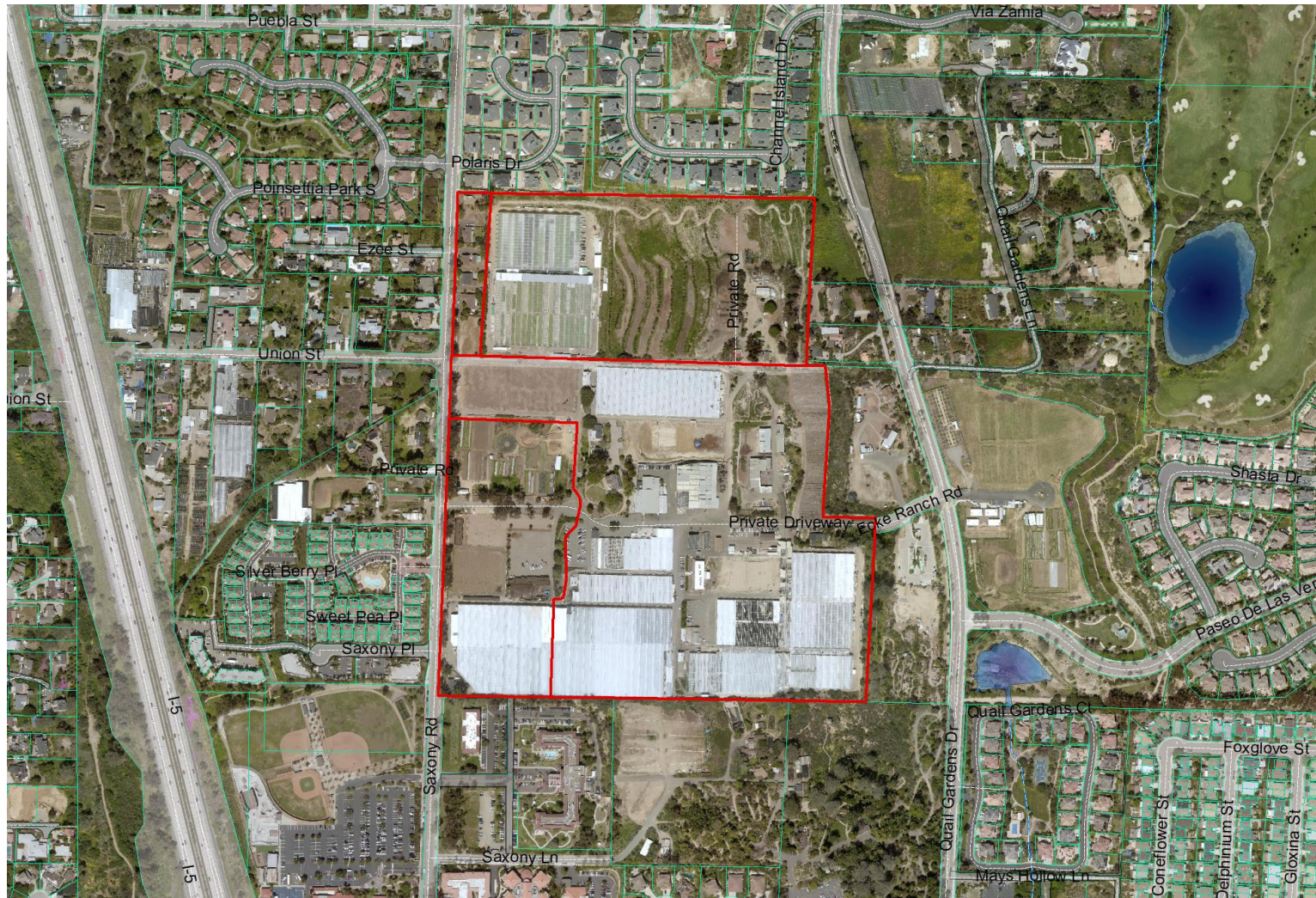
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Saint John the Evangelist Catholic Church and Private School	2593110700, 2593110600, 2593111000, 2593111100, 2593110100, 2593100400	945, 1001 and 1003 Encinitas Blvd and 520 and 580 Balour Dr.	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	RR2 (Rural Residential 2) and R3 (Residential 3)	RR2 (Rural Residential 2) and R3 (Residential 3)	Coastal Zone, Hillside/Inland Bluff, and Special Study	Faith Based Organization and Private School	13.59



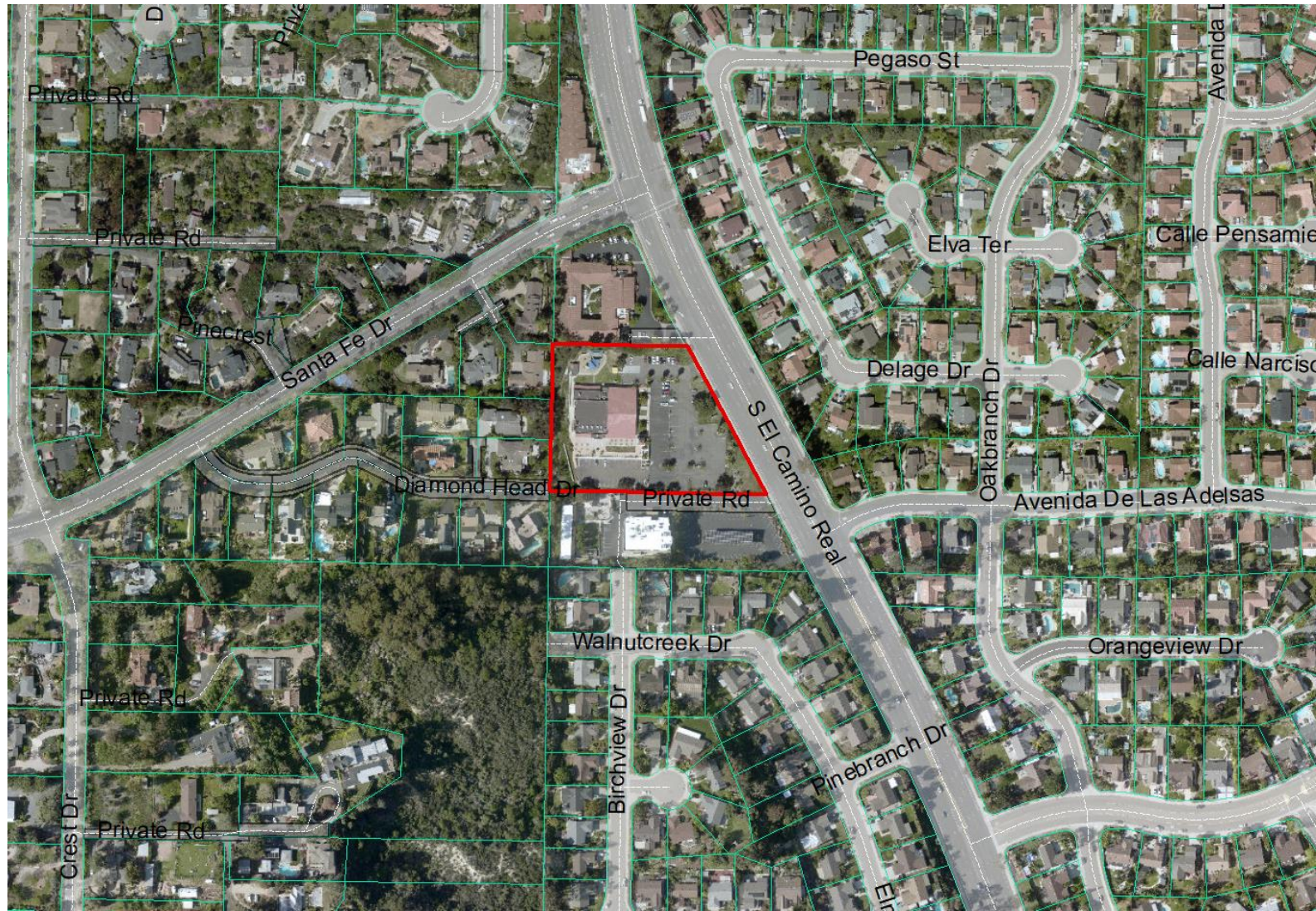
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
St. Andrew's Episcopal Church	2591102700	890 Balour Dr.	Episcopal Church of St Andrew the Apostle	R5 (Residential 5)	R5 (Residential 5)	Coastal Zone	Faith Based Organization	2.27



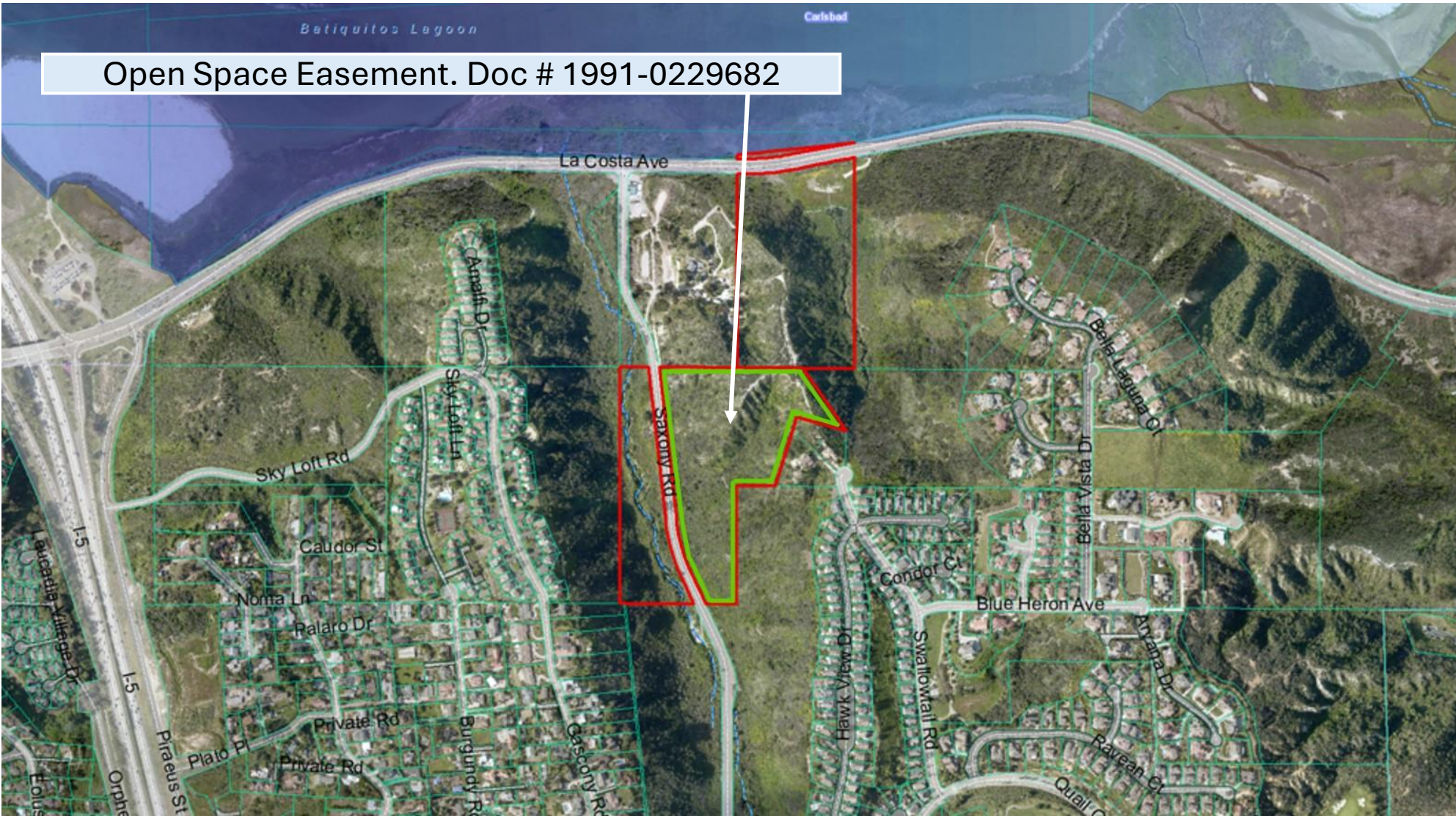
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Leichtag Foundation	2561720500, 2563306200, 2563306300, 2561720600	800 and 810 Ecke Ranch Rd and 421, 441, 495, 521, 543, 555, 567, 581 Saxony Rd	LF Encinitas Properties LLC	ER-AG (Encinitas Ranch-Agriculture)	ER-AG (Encinitas Ranch-Agriculture)	Coastal Zone, Cultural/Natural Resources, and Specific Plan (Encinitas Ranch)	Agriculture, Commercial and Residential	67.86



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Beach Chapel	2595608300	510 S. El Camino Real	Pacific Southwest District of the Wesleyan Church Trust	R3 (Residential 3)	R3 (Residential 3)	Coastal Zone and Special Study	Faith Based Organization	2.85



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
"Purple Z"	2161101400, 2165001400, 2161104200	N/A	City of Encinitas	RR1 (Rural Residential 1)	RR1 (Rural Residential 1)	Coastal Zone Hillside/Inland Bluff, Cultural/Natural Resources, and Special Study	Vacant and Open Space Easement	41.73



High Fire Zone, Flood Zone and Wetland onsite.

Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Cottonwood Creek Park	2580902000, 2563402600, 2580902800	95 N. Vulcan Ave	City of Encinitas	P/SP (Public/Semi-Public)	P/SP (Public/Semi-Public)	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor, Cultural/Natural Resources	Park	18.17



In Flood Zone (all 3 parcels) and Wetland onsite.

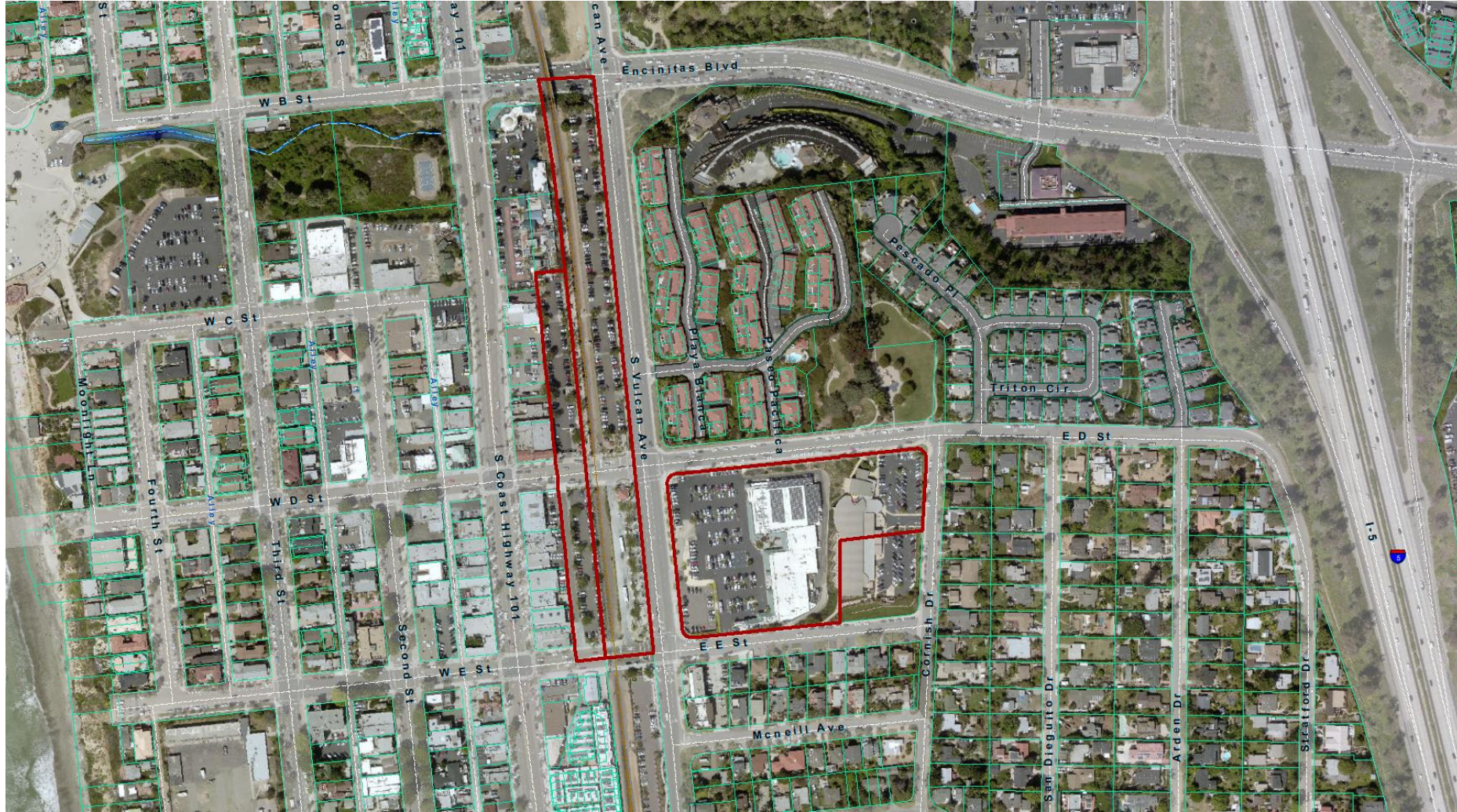
Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Self-Realization Fellowship	2582941300, 2583161700, 2583161800, 2583230900, 2600213200, 2583162000, 2582941700, 2582940300, 2600733100, 2600220100, 2583240700, 2600100600, 2600530400.	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	Self-Realization Fellowship Church	P/SP (Public/Semi-Public)	P/SP (Public/Semi-Public)	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study.	Faith Based Organization	34.41



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
Pacific View Arts Center	2581512200	380 and 390 W. F Street, 608 Third Street	City of Encinitas	P/SP (Public/Semi-Public)	D-P/SP (Downtown Specific Plan-Public/Semi-Public)	Coastal Zone, Coastal Appeal, Specific Plan (Downtown), and Special Study	Art Center	2.82



Site Name	APN	Address	Owner Name	General Plan Land Use	Zoning	Zoning Overlay	Existing Land Use	Lot Size (estimated acres)
NCTD and City Hall	2581902600 (NCTD), 2581902300 (NCTD), 2580904300 (City Hall)	25 East D Street and 505 S Vulcan Ave	North San Diego County City of Encinitas	Transit Corridor (TC) and P/SP (Public/Semi-Public)	D-TC (Downtown Specific Plan- Transit Corridor) and D-CC (Downtown Specific Plan- Civic Center)	Coastal Zone, Specific Plan (Downtown), and Special Study	Parking lot, transit center, city hall	4.30 (NCTD), 1.74 (NCTD) 5.21 (City hall)



SWOT ANALYSIS TABLE – HIGHEST RANKED

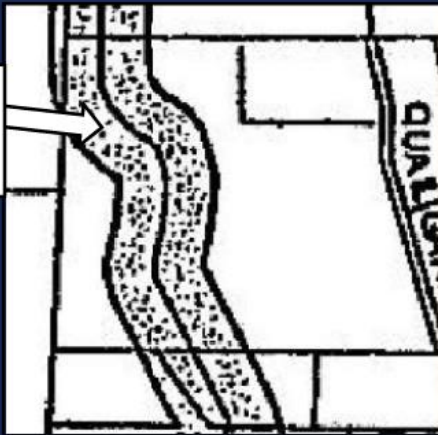
	#1	#2	#3
Site	Quail Gardens (L7)	Public Works Yard	Days Inn
Site Dimensions	460 ft x 360 ft	570 ft x 185 ft	230 ft x 500 ft
Current Use	Vacant land	City public works yard	Days Inn motel with vacant former restaurant space
Requires Relocation	No	Yes significant relocation	Likely
Ownership/ Zoning	City owns / RR-1	City owns / General Commercial	Privately owned / Visitor Serving Commercial
Political Support	Yes	Some	Some
Walkability Factor	Poor	Good	Good
Adjacent Uses	Single-family / Botanic Gardens Community Garden / Museum	Commercial / Church	Commercial / hillside
Opportunity	Potential 30 total units with Accessory Dwelling Units (ADU) and Junior ADUs No upzoning Required	Market rate plus affordable units, plus hotel possible ?? Site close to area serving retail uses and major roadway	Conversion to low-income units
Challenges	Located within Coastal Commission Appeal Zone	Costly to relocate / replace Public Works facility	Elimination of hospitality may likely be opposed by Coastal Commission
Time Frame to Start	Short-term (~1 year)	Medium-term (~3 years)	Unknown
Comments	Requires private developer	Upzoning required but no adjacent single-family housing	Upzoning required, but no adjacent single-family housing
Suitability	Good	Near term fair/ Longer term Good	Fair

#1 QUAIL GARDENS (L7)

SUBJECT SITE PROFILE:

- Ownership: City of Encinitas
- APN: 257-011-17-00
- Total Size: ~9.46 AC
- Zoning: RR-1 (Rural Residential 1); 0.51-1.00 dwelling units per acre
- Within Coastal Zone and within Appealable Area

CCC Appealable Area is the shaded section of the parcel



#2 PUBLIC WORKS YARD

SUBJECT SITE PROFILE:

- Ownership: City of Encinitas
- APN: 258-112-28-00
- Total Size: ~4.41 AC
- Zoning: GC (General Commercial)



SWOT ANALYSIS TABLE – OTHER CITY OWNED SITES

	#4	#5	#6
Site	Indian Head Canyon	NCTD	City Hall
Site Dimensions	415 ft. x 145 ft	Across from City Hall: 70 ft. x 410 ft (on both sides)	410 ft x 390 ft
Current Use	Public open space park/preserve	Existing Metrolink station (Encinitas Station) and public parking/restrooms	Civic Center (government offices and parking lot)
Requires Relocation	No	Yes / need to be subterranean	Yes major relocation
Ownership / Zoning	City owned / R-3	NCTD Owned / Transportation Corridor	City owned / Civic Center
Political Support	Little	Some	Some
Walkability Factor	Poor	Good	Good
Adjacent Uses	Single-family residential	Commercial	Commercial
Opportunity	Low density housing	Joint venture with City Hall site	Joint venture with NCTD; Potential to build three-level parking structure on lot
Challenges	City needs open space	High cost of \$50K per replacement parking space	High cost of \$50K per replacement parking space
Time Frame to Start	Unknown	Long-term (~5+ years)	Long-term (~5+ years)
Comments	Not suited for housing development	Will need feasibility study	Requires temporary City Hall relocation
Suitability	Poor	Near term poor; long term fair	Near term poor, long term potential blended use site



Source: Kosmont Companies

#4 INDIAN HEAD CANYON SITE

SUBJECT SITE PROFILE:

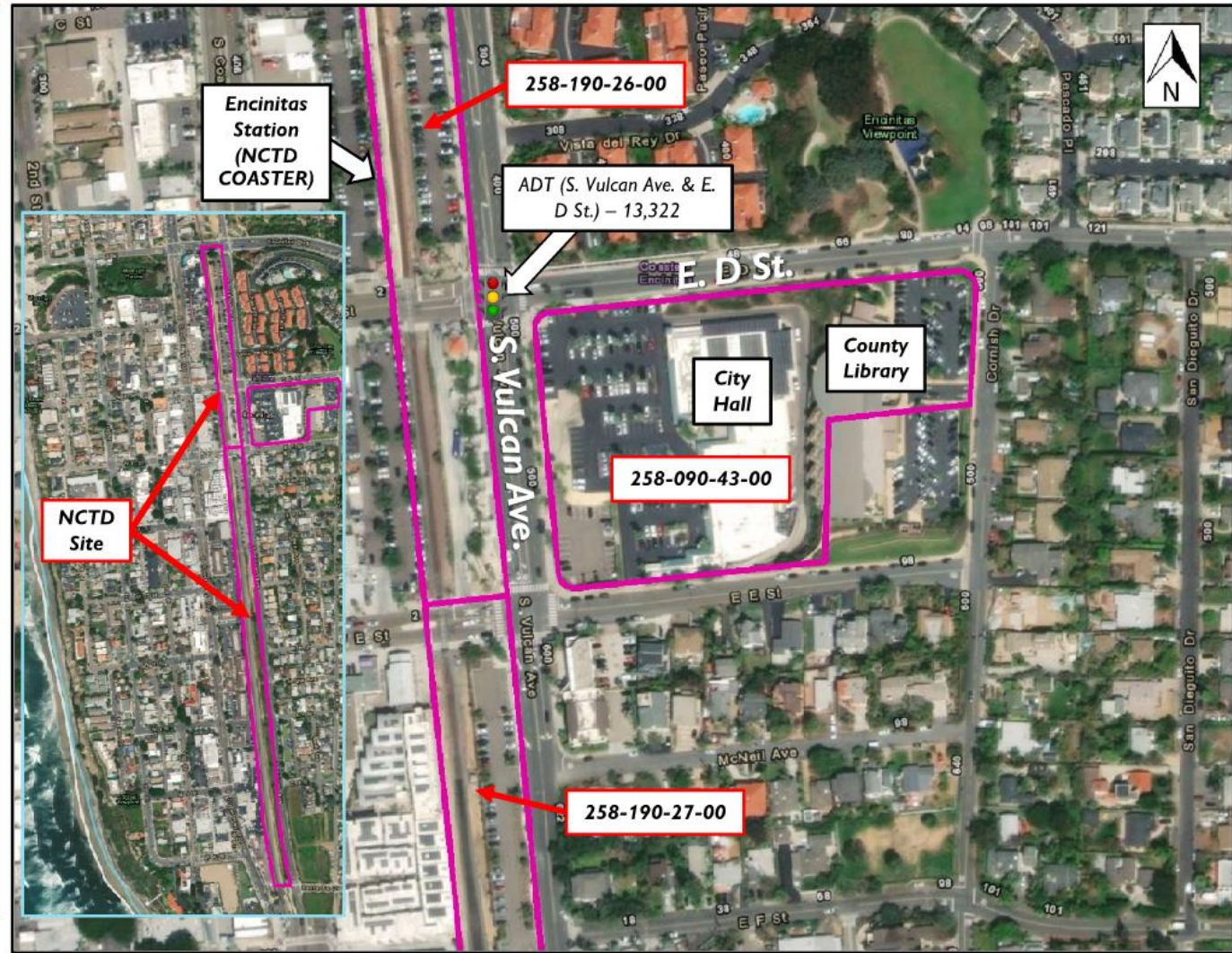
- Ownership: City of Encinitas
- APN: 254-573-64-00
- Total Size: ~3.17 AC
- Zoning: R-3 (Residential 3); 2.01-3.00 dwelling units per acre



#5/6 NCTD AND CITY HALL

SUBJECT SITE PROFILE:

- Ownership: North County Transit District Development Board (NCTD site); City of Encinitas (City Hall site)
- APN: 258-190-26-00 and 258-190-27-00 (NCTD site); 258-090-43-00 (City Hall site)
- Total Size: ~13.35 combined (NCTD site); ~5.21 acres (City Hall site)
- Zoning: TC (Transportation Corridor); CC (Civic Center)



SWOT ANALYSIS TABLE – PRIVATELY OWNED

	#7	#8A	#8B	#9
Site	N. Vulcan Ave.	Seacoast Community Church	Greek Orthodox Church	County Burn
Site Dimensions	300 ft. x 135 ft (using max depth with appropriate frontage)	1.41 acres net area excluding church	2 acres net area excluding church	840 ft x 550 ft
Current Use	Currently houses two retail stores - RCP Block & Brick and Bonafide Provisions	Seacoast Community Church	Sts. Constantine and Helen Greek Orthodox Church	Partially vacant; Contains Solana Center for Environmental Innovation;
Requires Relocation	Business relocation	No	No	Encinitas Ford appears to use the Site as vehicle storage
Ownership / Zoning	Privately owned / R-15	Privately owned / R-30 Overlay	Privately owned / R-30 Overlay	County owned / Public – Semi Public
Political Support	Some	Some	Some	Some
Walkability Factor	Good	Poor	Poor	Good
Adjacent Uses	Single-family residential	Residential	Institutional	Commercial
Opportunity	100% affordable housing by non-profit developer	Market rate plus affordable units	Market rate plus affordable units	Market rate plus affordable units
Challenges	High land value / needs rezoning, likely City subsidy			Requires major environmental cleanup; Estimated costs of \$10 million or more
Time Frame	Long-term (~5+ years)	Unknown	Submitted preliminary plans	Long-term (~5+ years)
Comments	Need to attract non-profit to build Requires millions of dollars in City subsidy			County in process of evaluating reuse of site
Suitability	Fair	Short term Poor; long term Fair	Short term Poor; long term good	Short term Poor; long term Fair

#8A SEACOAST COMMUNITY CHURCH

SUBJECT SITE PROFILE:

- Ownership: Seacoast Community Church
- APN: 258-241-10-00
- Total Size: ~4.35 AC
- Zoning: R-11 (Residential 11) with Residential 30 Overlay, allowing 25-30 dwelling units per acre



#9 COUNTY BURN

SUBJECT SITE PROFILE:

- Ownership: County of San Diego
- APN: 259-121-36-00 and 259-121-37-00
- Total Size: ~12.49 AC
- Zoning: P/SP (Public/Semi-Public)



Sources: City of Encinitas; Kosmont Companies