

## Linda Theriault

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**From:** Huntley, Robin@HCD <Robin.Huntley@hcd.ca.gov>  
**Sent:** Monday, February 04, 2019 7:47 AM  
**To:** Brenda Wisneski; Diane Langager; Barbara Kautz (bkautz@goldfarbblipman.com); Eric Phillips; dave.barquist@kimley-horn.com  
**Subject:** FW: Site AD31 - (David) Meyer proposal on housing element site  
**Importance:** High

Please see the comment below from Donna Westbrook.

Upon reviewing the city's website, it appears there is an agenda item scheduled for the Planning Commission meeting this Thursday, February 7, 2019. It appears, however, that while item 8a is associated with David Meyer and DCM Properties, and is located in Leucadia, it is not for the same APN's or Street Addresses affiliated with Site AD31 in the housing element.

Can you confirm/deny that these are two different projects? A quick response would be greatly appreciated.

Robin Huntley  
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Phone: 916.263.7422

-----Original Message-----

From: DW <[twicesites@yahoo.com](mailto:twicesites@yahoo.com)>  
Sent: Friday, February 1, 2019 8:51 PM  
To: Huntley, Robin@HCD <[Robin.Huntley@hcd.ca.gov](mailto:Robin.Huntley@hcd.ca.gov)>  
Subject: Site AD31 - (David) Meyer proposal on housing element site

David Meyer of DCM Properties Inc. has a density bonus tentative map project on the Encinitas Planning Commission agenda for this February 7, 2019. The tentative map will have 44 lots of market rate housing and 4 very low income housing.  
If he had chosen the low income column in the density bonus law more low income housing would have been required.

Here is part of the agenda item description:

8A. PROJECT NAME: La Cost 48; CASE NUMBER: 15-222 TMDB/DR/EIR/CDP; FILING DATE: August 24, 2015; APPLICANT: DCM Properties, Inc. - David Meyer; LOCATION: 510 - 514 La Costa Avenue (APN: 216-030-10, 45 & 46; ZONING/OVERLAY: The subject property is located in the Residential 3 (R3) Zone, the Coastal Zone, Hillside/Inland Bluff Overlay Zone and the Scenic/Visual Corridor Overlay Zone of the City of Encinitas; PROJECT DESCRIPTION: Public hearing to consider a Tentative Map Density Bonus, Design Review Permit, and Coastal Development Permit to create a total of 48 lots (44 market rate and 4 very low affordable), a temporary construction trailer and site improvements to include grading, drainage, landscaping and utility improvements. The construction of homes are not included as part of this application.?

How does HCD plan to ensure that AD31 is built out to 30 units per acre of low income housing?

Thank you.

Donna Westbrook