



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

February 4, 2019

Department of Housing and Community Development
Division of Housing Policy Development
Attn: Ms. Robin Huntley
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Responses to Comments Received by HCD on the Draft 2019 Encinitas Housing Element Update

Dear Ms. Huntley:

The following is the response of the City of Encinitas to the comments submitted to HCD via email on February 1, 2019 by Donna Westbrook regarding the Draft 2019 Encinitas Housing Element Update (Housing Element).

“Site AD31” is noted in the “Subject” headline by Ms. Westbrook; while at the same time she references concern with a different project (Case No. 15-222) that is being considered by the Planning Commission on February 7, 2019. Please note that the project (Case No. 15-222) going to the Planning Commission this week is not a housing element site and is unrelated to Site AD31, except that the property owner’s representative (DCM Properties, Inc.; David Meyer) for entitlements on the two projects is the same.

Ms. Westbrook does ask the question: “How does HCD plan to ensure that AD31 is built out to 30 units per acre of low income housing?” In response the City notes that, under the Housing Accountability Act, the City must approve housing development projects at the 30 units per net acre densities shown in the General Plan (as reflected in the Housing Element) unless detailed findings can be made. Additionally, as cited in the Housing Element in Program 3D, based on the No Net Loss statute (Government Code section 65863) the City will make the required findings if a site is proposed for development “with fewer units *or at a different income level*” than shown in the Housing Element. The City has also committed to rezoning sufficient sites within 180 days if required to accommodate the City's RHNA.

Should you have any further questions or comments, please feel free to contact me directly at 760/633-2712 or bwisneski@encinitasca.gov.

Sincerely,

Brenda Wisneski
Development Services Director