ATTACHMENT 4: SAGE CANYON DEVELOPMENT EXAMPLE

Purpose

The purpose of this section of the memo is to determine whether the development standards associated with building height measurements in the proposed R-30 zone inhibit development at 30 units per acre. Per the Encinitas Municipal Code, building height shall be measured from the lower of natural or finished grade, as defined in the proposed R-30 Development Standards. "Natural Grade" is the elevation of the ground in its untouched state prior to development while "Finished Grade" is the manufactured elevation of the ground under the finished pad of a building due to any alteration.

The concepts shown on Attachments 4A and 4B do not represent future development plans, easements, developable land or definitive constraints within the identified parcel. These examples are intended to show how buildings utilizing proposed development standards may be located on a site with slope conditions. An actual project application may utilize a very different site and grading plan.

In addition, proposed Encinitas Municipal Code Section 30.16.010 (B)(6)(d) requires the Planning Commission to modify the height-measurement standards to accommodate development in certain contexts:

"In addition to the provisions stated above, modifications to the determination of natural grade for purposes of measuring building height for development in the R30 Overlay zone shall be allowed if one or more of the following findings can be made, as part of a discretionary approval by the Planning Commission:

i. *Grading to alter the natural grade is required to achieve adequate site drainage, to comply with flood or water quality regulations, to comply with recommendations from a licensed soils or geotechnical engineer or geologist related to soil or geotechnical conditions including soil remediation or to provide fire access to the site acceptable to the Fire Department and such grading precludes construction of the housing development at the minimum required density of twenty-five (25) dwelling units per net acre or the maximum allowed density of thirty (30) units per net acre without modifications to the determination of natural grade; or*
ii. *Grading to alter the natural grade is required to conform with Title 24, including accessibility requirements, or with other accessibility requirements imposed by state or federal law and such grading precludes construction of the housing development at the minimum required density of twenty-five (25) dwelling units per net acre or the maximum allowed density of thirty (30) units per net acre without modifications to the determination of natural grade; or*
iii. *Grading is required for remediation of hazardous wastes based on the findings of an Environmental Site Assessment and/or the requirements of a Remedial Action Plan and such grading precludes construction of the housing development at the minimum required density of twenty-five (25) dwelling units per net acre or the maximum allowed density of thirty (30) units per net acre without modifications to the determination of natural grade; or*
iv. *Strict interpretation of the code results in a physical constraint that precludes construction of the housing development at the minimum required density of twenty-five (25) dwelling units per net acre or the maximum allowed density of thirty (30) units per net acre."*

Methodology

The sample development used for this analysis is the Sage Canyon Parcel (Site AD1 in the Encinitas Housing Element Update (HEU).) As shown in Appendix C of the HEU, the Sage Canyon Parcel contains some sloped areas and natural wetlands which decrease the net acreage usable to determine overall dwelling unit yield on the site. The City previously approved grading plans in connection with a tentative map approved for the site. Although the current owner does not intend to pursue the approved tentative map if the Housing Element is approved and Site AD1 is upzoned with the R-30 overlay designation, the approved grading plans illustrate actual building pads that could be developed. Accordingly, the sample developments analyzed in this section of the memo, which show the effect of measuring height from the lower of natural or finished grade, reflect real-world development concepts.

As stated in Appendix C of the HEU, the Sage Canyon Parcel has a net acreage of 2.40, which yields 72 dwelling units (DU) at 30 du/net ac (although site capacity for purposes of the Housing Element was estimated as only 60 units). The sample developments detailed in the following analysis are based on 72 units and the setback, parking, and open space and other standard requirements provided in the proposed R-30 development standards.

The analysis further shows how potential development could address the grading and height measurement requirements within the development standards. These are not precise grading or development plans and are meant only to show conceptual development for the purpose of highlighting how the development standards work with an actual candidate site.

Analysis

The analysis details two sample developments:

- Sample Development A: 100% Affordable Units **(Attachment 4A)**
- Sample Development B: 85% Market-Rate Units and 15% Affordable Units **(Attachment 4B)**, consistent with the City's Inclusionary Housing Ordinance

Table 5, *Sample Development Characteristics* shows the required and provided units, parking spaces, and amenity space for both sample developments. Conceptual site plans, including rough grading in the form of slope arrows and retaining walls, are provided in Attachments A and B of this memo.

Table 5
Sample Development Characteristics

	Sample Development A		Sample Development B	
	Required	**Provided**	**Required**	**Provided**
Units	72	72	72	72
Parking Spaces (# of Spaces assuming typical 9’ x 18’ size)	136	136	92	92
Amenity Space (300 sf/unit)	21,600	17,686 Common 4,800 Private (2nd and 3rd floor balconies) **22,486 Total**	21,600	21,879 Common

Sample Development A – 100% Affordable Units

Sample Development A (Attachment 4A) shows two three-story buildings with parking and on-site circulation surrounding Building 2 and open space provided adjacent to Building 1. As shown in Cross Section A-A on Attachment 4A, much of the site requires a cut into the existing slope which results in a finished grade that is lower than the natural grade. Measurement of the height would take place from the natural grade on the west side of the building for Building 1 and the finished grade at the west side of the building for Building 2. Building 1 and Building 2 can accommodate development at 3 stories.

In order to accommodate on-site circulation, an interior loop road with single- and double-loaded parking wraps around Building 2 and provides enough parking to meet the 92-space requirement through surface parking. Additionally, open space surrounding the west side of Building 1 can be programmed to allow for emergency fire access if necessary.

Sample Development B – 85% Market-Rate Units, 15% Affordable Units

Sample Development B (Attachment 4B) shows Building 2 as a wrap-style multi-family product with three-stories of dwelling units adjacent to an on-site parking structure and an additional three-story stand-alone building (Building 1) on the southwest portion of the site. Similar to the first development example, Building 2 is set at a lower finished elevation, resulting in a cut from the natural elevation in that area. Measurement of the height would take place from the finished elevation on the western side of the building for Building 2 and the natural elevation on the western side of Building 1. Building 1 and Building 2 can accommodate development at 3 stories.

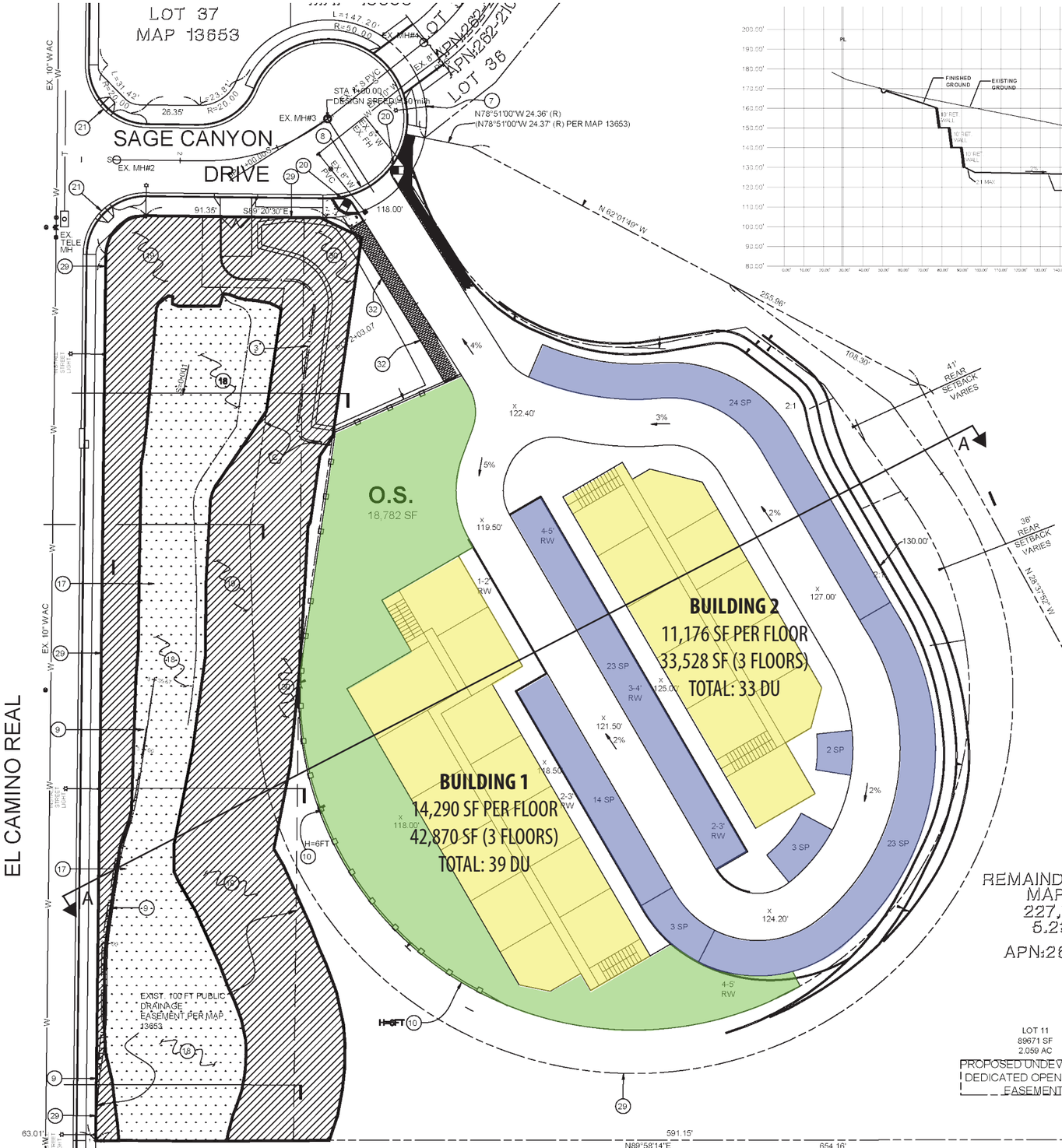
Circulation on-site is through a single access road that splits to provide vehicular access to both buildings for fire and ADA access, as well as a separate drive aisle that enters the parking structure. A turnaround is provided at the end of the access road to allow for cars or emergency vehicles to turn. Additionally, this could provide additional ADA parking or access to the open space on either side of each building.

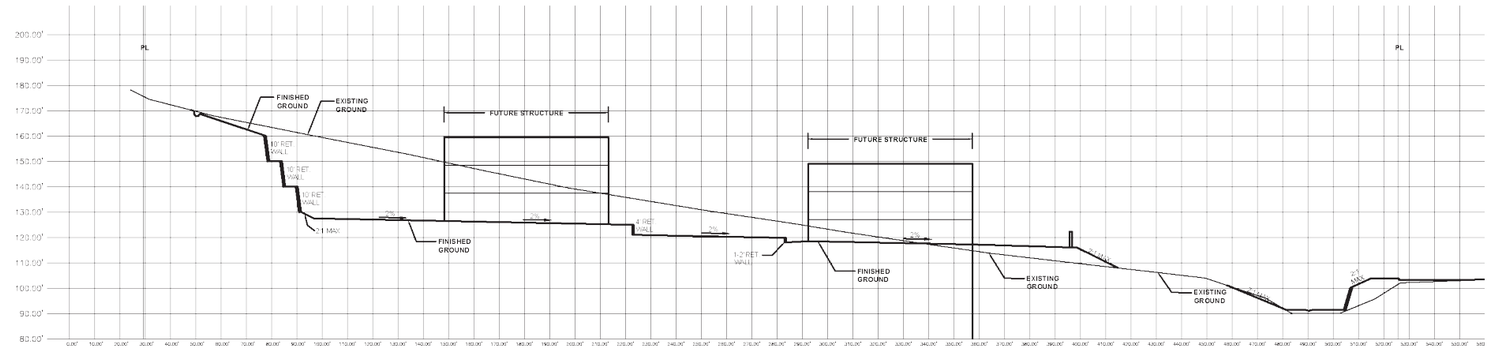
Conclusion

The attached sample development plans show that the Sage Canyon parcel, which is constrained by steep topography and wetlands, can be developed at the maximum allowable 30 du/net acre per the proposed development standards and proposed standard for measuring building height. The developments use a mixture of cut, fill, and retaining walls in order to achieve the necessary building area pads, as allowed by the provisions of the development standards referenced above. As referenced above, both sample developments use the grading plan of an approved tentative map for development plans on this site as the basis for developing realistic building pads, showing the feasibility of this grading strategy to address building height standards within the proposed R-30 development standards. .

Attachments

Attachment 4A: Sample Development A 100% Affordable Units
Attachment 4B: Sample Development B: 85% Market-Rate Units and 15% Affordable Units





CROSS SECTION A-A

SAMPLE DEVELOPMENT A

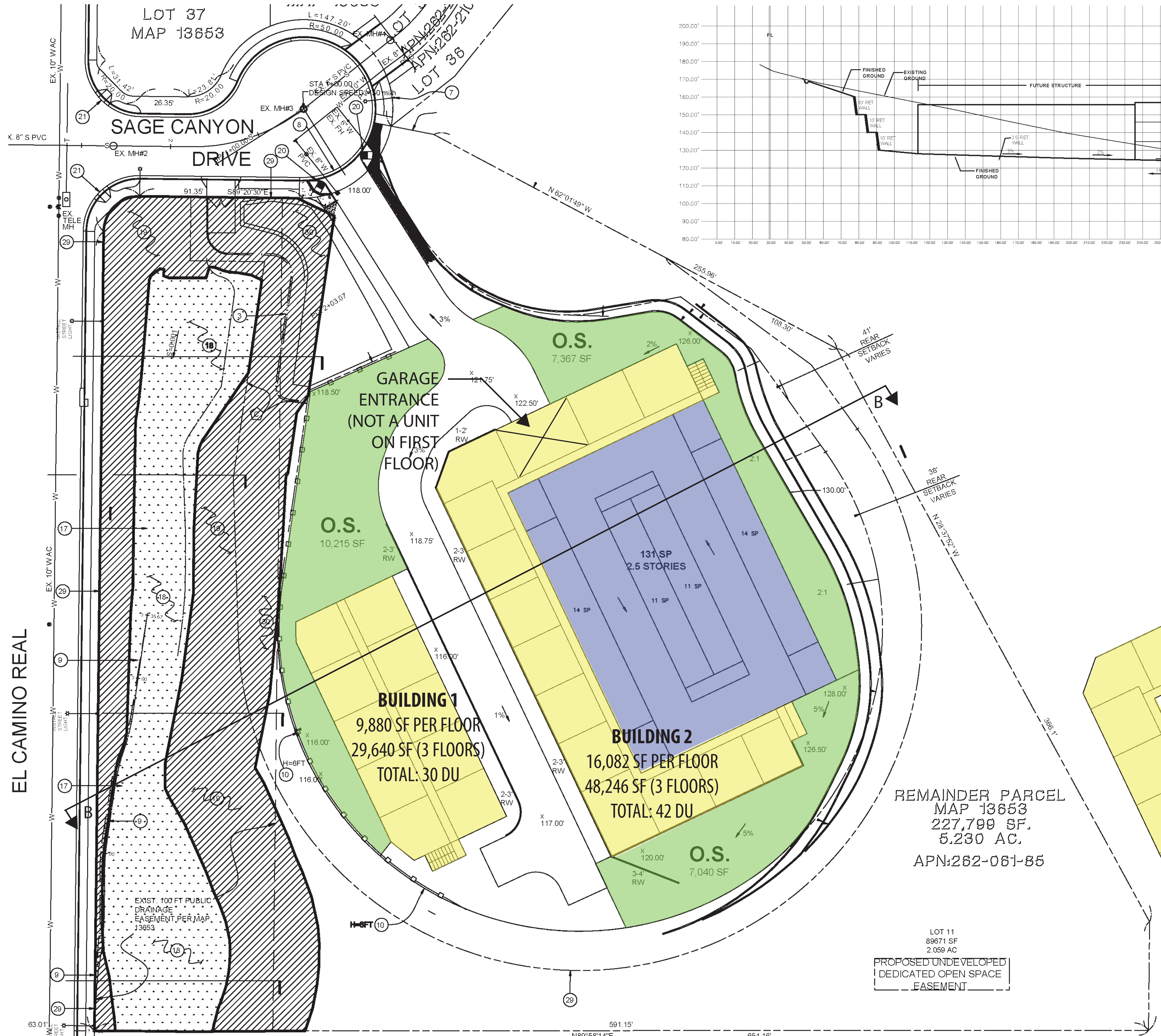
	REQUIRED	PROVIDED
UNITS	72	72
PARKING SPACES	92	92
AMENITY SPACE	21,600 SF	18,782 SF Common 4,600 SF Private (2nd and 3rd floor balconies)

NORTH

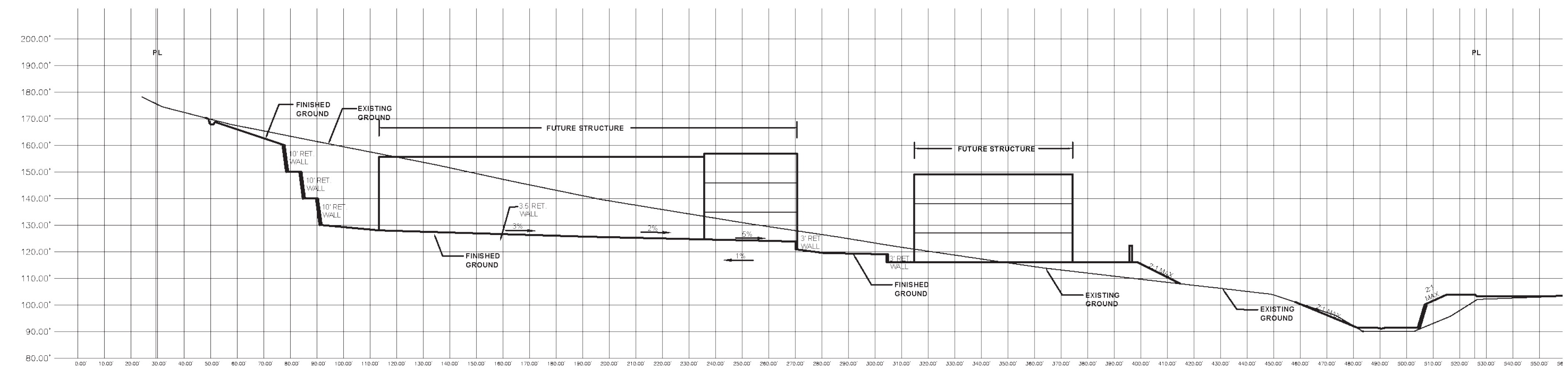
GRAPHIC SCALE IN FEET
0 30 60 120

NOTE: The concept shown on this page does not represent future development plans, easements, developable land or definitive constraints within the identified parcel. This example is intended to show how buildings utilizing proposed development standards may be located on a site with slope conditions. An actual project application may utilize a very different site and grading plan.

ATTACHMENT 4A



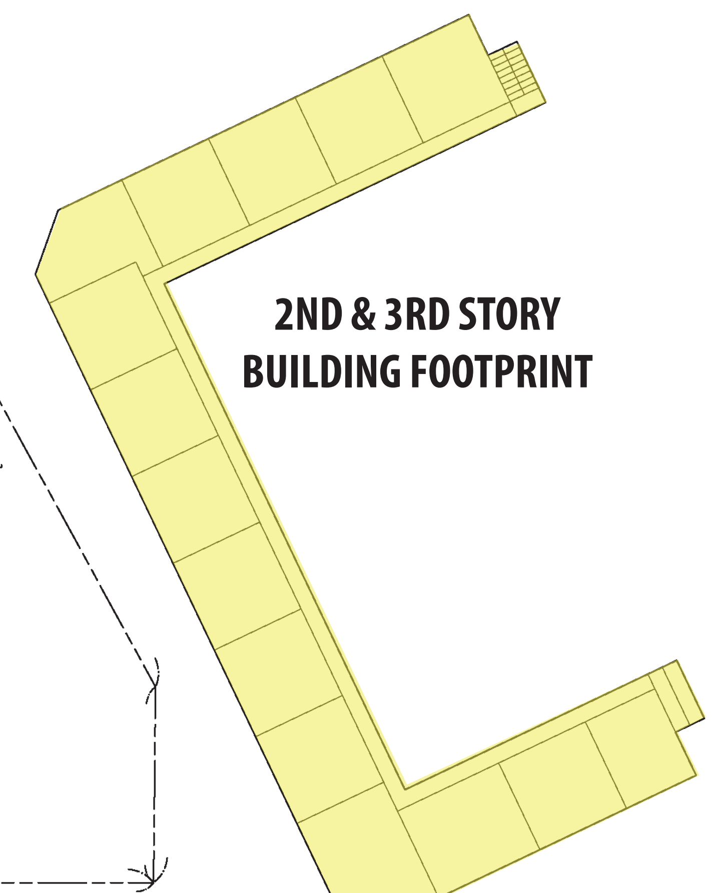
LOT 37
MAP 13653
SAGE CANYON DRIVE
LOT 36
EL CAMINO REAL
GARAGE ENTRANCE (NOT A UNIT ON FIRST FLOOR)
O.S.
7,367 SF
O.S.
10,215 SF
O.S.
7,040 SF
131 SP
2.5 STORIES
BUILDING 1
9,880 SF PER FLOOR
29,640 SF (3 FLOORS)
TOTAL: 30 DU
BUILDING 2
16,082 SF PER FLOOR
48,246 SF (3 FLOORS)
TOTAL: 42 DU
REMAINDER PARCEL
MAP 13653
227,799 SF.
5.230 AC.
APN:262-061-85
LOT 11
89671 SF
2.059 AC
PROPOSED UNDEVELOPED DEDICATED OPEN SPACE EASEMENT
EXIST. 100 FT PUBLIC DRAINAGE EASEMENT PER MAP 13653
41' REAR SETBACK VARIES
36' REAR SETBACK VARIES



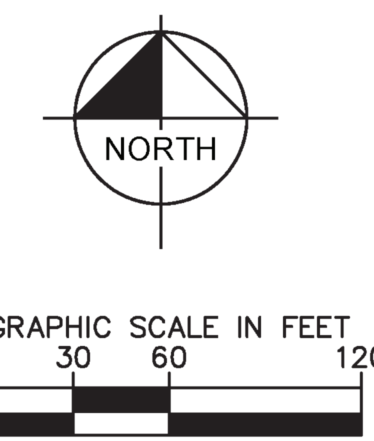
CROSS SECTION B-B

SAMPLE DEVELOPMENT B

	REQUIRED	PROVIDED
UNITS	72	72
PARKING SPACES	92	92
AMENITY SPACE	21,600 SF	24,622 SF Common



2ND & 3RD STORY BUILDING FOOTPRINT



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ATTACHMENT 4B