

City of Encinitas Housing Element  
1-Acre Development Standards Example  
January 10, 2019

### Purpose

The purpose of this memo is to determine whether the development standards associated with the proposed R-30 zone inhibit development at 30 units per acre. This zone was proposed to implement the 2019 Encinitas Housing Element Update (HEU). The following sample developments examine one-acre parcels that share the same characteristics as many of the sites proposed to be zoned R-30 listed in the HEU and makes assumptions (listed below) as to what a “typical” housing development might look like. Actual developments will likely be more creative with their use of space to gain more building area.

The proposed development standards provide that, in projects built on opportunity sites designated with an R-30 Overlay, maximum average unit size “shall not exceed 1,000 square feet of floor area for rental projects and 1,150 square feet of floor area for ownership projects.” This analysis shows that it is possible to meet the maximum allowed average unit size of 1,000 and 1,150 square feet.

### Methodology

This memo creates four separate sample developments for the purposes of showing different potential development scenarios. Those development scenarios are as follows:

- **Development A1:** Assumes 15% of units will be affordable and 85% will be market-rate units, and “full” impact from the 3<sup>rd</sup> floor setback requirement.
- **Development A2:** Assumes 15% of units will be affordable and 85% will be market-rate units, and **no** impact from the 3<sup>rd</sup> floor setback requirement.
- **Development B1:** Assumes 100% of units will be affordable and “full” impact from 3<sup>rd</sup> floor setback requirement.
- **Development B1:** Assumes 100% of units will be affordable and **no** impact from 3<sup>rd</sup> floor setback requirement.

The analysis for each development looks at the different components of the proposed development standards and how much space they require. These include:

- Setbacks (10’ on all sides) requirements
- Parking spaces, drive aisles, and parking lot landscaping
  - Parking spaces and drive aisles are calculated at 340 SF per space. This is a realistic estimation based on previous developments completed or analyzed by the Kimley-Horn parking and transit team. **Non-standard layouts are less efficient often requiring 500sf per space**
  - Additional space is reserved for parking lot landscaping. This is calculated at 10% of the overall parking area
- Private and common amenity space requirements
  - Common amenity space may be located within the setback requirements, per the proposed development standards.

- Building efficiency
  - Calculated as 80% of the buildable area, per industry standards, with 20% devoted to common interior walkways, elevators, and stairways.
- 30' 3<sup>rd</sup> floor setback requirement where the property is adjacent to single-family homes.

**Fire and On-site circulation is required. together with parking and setbacks on 50% of a typical site is developable.**

#### Assumptions

- *Product Mix – (5) studios, (10) 1-bedroom units, (10) 2-bedroom units, (5) 3-bedroom units*
  - *Development A1 & A2: 25 market-rate, 5 affordable*
    - *Studios: 4 market-rate, 1 affordable (5 total)*
    - *1-bedroom: 9 market-rate, 1 affordable (10 total)*
    - *2-bedroom: 8 market-rate, 2 affordable (10 total)*
    - *3-bedroom: 4 market-rate, 1 affordable (5 total)*
  - *Development B1 & B2: All units are affordable.*
- *The 30' third-floor setback adjacent to single-family residential development is conservatively estimated to remove 50% of the buildable area of that floor. This is based on a typical building width of 40' directly adjacent to the setback line. The 10' of setback plus additional 20' required by the third-floor setback would remove half of the buildable area.*

#### Analysis

This section details the analysis of each development scenario, including assumptions made for each. Graphics and tables are included to further explain each development standard and the impact that it has on the overall buildable area. For the purposes of this analysis, “**buildable area**” is defined as the amount of square footage reserved as livable space for residential units.

**Table 1, Summary Table of Development Scenarios**, shows the deductions in square footage and the average square foot size per unit for each of the four Development Scenarios.

**Table 1**  
**Summary Table of Development Scenarios**

	DEVELOPMENT SCENARIOS			
	1A	1B	2A	2B
Total Building Area	43,560	43,560	43,560	43,560
<b>SF Removed</b>				
Setbacks (inclusive of common amenity space)	7,956	7,956	7,956	7,956
Parking (340 SF each, 2 stories for development 1)	10,880	10,880	13,600	13,600
Parking Lot Landscaping (10% of Parking)	1,088	1,088	1,360	1,360
Amenity Space (common and private)	5,400	9,000	2,000	6,000
<b>Subtotal (SF deducted from Total Building Area)</b>	<b>25,324</b>	<b>28,924</b>	<b>24,916</b>	<b>28,916</b>
Buildable Area (1-floor)	18,236	14,636	18,644	14,644
<b>Buildable Area (3-floor)</b>	<b>54,708</b>	<b>43,908</b>	<b>55,932</b>	<b>43,932</b>
Misc Building Space (20% deduction of Buildable Area)	10,942	8,782	11,186	8,786
3rd Floor Stepback (50% loss of 3rd floor)	9,118	0	9,322	0
<b>Total Buildable Floor Area</b>	<b>34,648</b>	<b>35,126</b>	<b>35,424</b>	<b>35,146</b>
<b>Average SF per Unit</b>	<del>1,155</del>	<del>1,171</del>	<del>1,181</del>	<del>1,172</del>
<b>Notes:</b>	<b>554</b>	<b>314</b>	<b>780</b>	<b>514</b>
	<b>664</b>	<b>376</b>	<b>936</b>	<b>616</b>

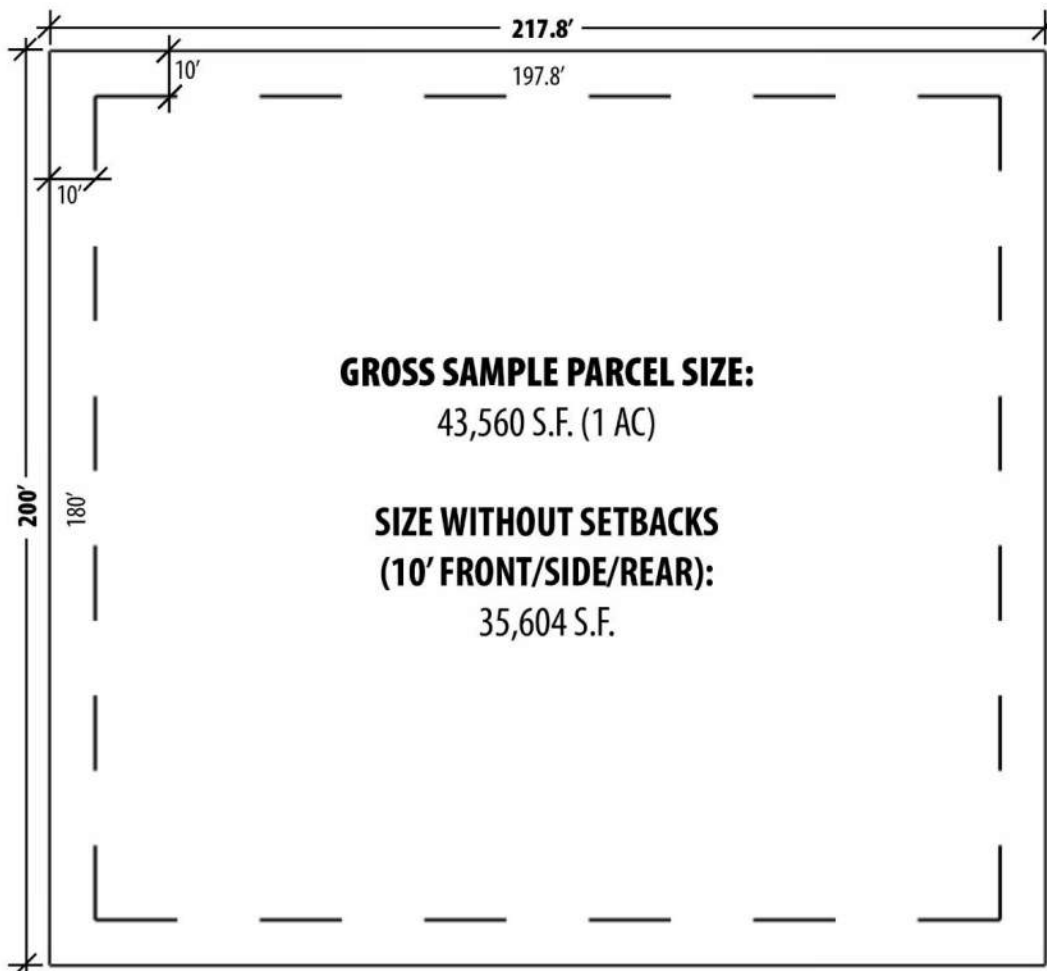
**Adjust for realistic parking and circulation.**  
**ADJUST WITHOUT 3RD FLOOR SETBACK.**

1. Developments 1A and 1B show a podium or wrap style parking scenario, with at least half of the parking under residential units or all parking stacked in a 2-story parking structure. The total required parking for Developments 1A and 1B is 19,125 SF.
2. Each Development scenario assumes a different amount of amenity space is allocated to the perimeter setback area.
  - Development 1A assumes 3,600 SF of amenity space within the perimeter setback.
  - Development 1B assumes no amenity space within the perimeter setback.
  - Development 2A assumes 7,000 SF of amenity space within the perimeter setback.
  - Development 2B assumes 3,000 SF of amenity space within the perimeter setback.

**Setbacks**

The sample development fits 30 units on 43,560 square feet (1 acre) of land. As shown on **Exhibit 1, Sample Development Example**, the development uses the proposed 10’ minimum setback for the front, side, and rear setbacks. This setback is exclusively a building setback and per the proposed development standards, “may include landscaping, pathways, storm water quality facilities, passive site amenities, surface parking or similar facilities.” Common amenity space is also permitted to be located within the perimeter setback area.

**Exhibit 1  
Sample Development Example**



**Parking**

Parking spaces are calculated based on the product mix shown in the assumptions above. **Table 2, Parking Calculations for Development Scenarios**, shows the parking needed for Development Scenarios 1 and 2. Development Scenarios 1A and 1B consider an 85% market-rate and 15% affordable housing combination per the City of Encinitas’ adopted Inclusionary Housing Ordinance. Development Scenarios 2A and 2B consider an 100% affordable housing option, lessening the amount of parking required.

Research and outreach to building and development professionals during the Housing Element Update process revealed that projects that are composed primarily of market-rate products may incorporate the use of a parking structure or podium style parking, with parking underneath the housing units. This is often accomplished by placing the parking beneath the building in a subterranean nature.

Development Scenarios 1A and 1B consider that parking will either be accommodated in a 2-story parking structure or with approximately half of the parking under the housing units. Thus the table and accompanying note show half of the require space needed to accommodate parking in Development Scenario 1A and 1B. It should be noted that the buildable area footprint in both Development Scenarios



1A and 1B is 22,085, meaning that potentially all of the required parking could be shown in a podium-style. This analysis considers a more conservative approach if that were determined to not be feasible.

In order for 100% affordable housing projects to be financially feasible, they likely need to include entirely surface parking. Development Scenario 2 considers all parking as surface parking. Consultation with parking and transit professionals concludes that 340 SF/parking space is an appropriate standard to use when calculating the amount of space needed to accommodate parking spaces and drive aisles on a site.

**Table 2**  
**Parking Calculations for Development Scenarios**

	Unit Mix (DS1)		Parking Need (DS1)		Unit Mix (DS2)		Parking Need (DS2)	
	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable
Studio	4	1	7	1	0	5	0	5
1 bd	9	1	20.25	1	0	10	0	10
2 bd	8	2	18	3	0	10	0	15
3 bd	4	1	11	2	0	5	0	10
<b>Total:</b>			<b>56.25</b>	<b>7</b>			<b>0</b>	<b>40</b>
			<b>Parking A</b>				<b>Parking B</b>	
			<b>Total (Spaces)</b>	<b>64</b>			<b>Total (Spaces)</b>	<b>40</b>

**Notes:**

1. "DS" = Development Scenario

**Amenity Space**

Amenity space is calculated using the 300 S.F. per unit total combination for public and private amenity space outlined in the proposed R-30 development standards. This 300 S.F. typically consists of 100 S.F. of private amenity spaces and 200 S.F. of common amenity space, though the composition can vary. This analysis, as shown in the notes in **Table 1**, considers that some portion of the amenity space for Development Scenarios 1A, 2A, and 2B will be accommodated for within the required perimeter setbacks. The proposed R-30 Overlay development standards allow for a combination of private and common amenity space, so long as it totals 300 SF per unit. For Development Scenarios 1A and 2B, the majority of amenity space is located within the interior of the development and not in the perimeter setback. Development Scenario 1B shows no amenity space within the perimeter setback.

Alternatively, parking could be accommodated within the perimeter setback in place of amenity space, or more likely, some combination of the two. This scenario does not consider using the full perimeter setback for either amenity space or parking as it is not likely to get 100% efficiency, though that is an option that would provide developers with even more flexibility in reaching the maximum allowed unit sizes.

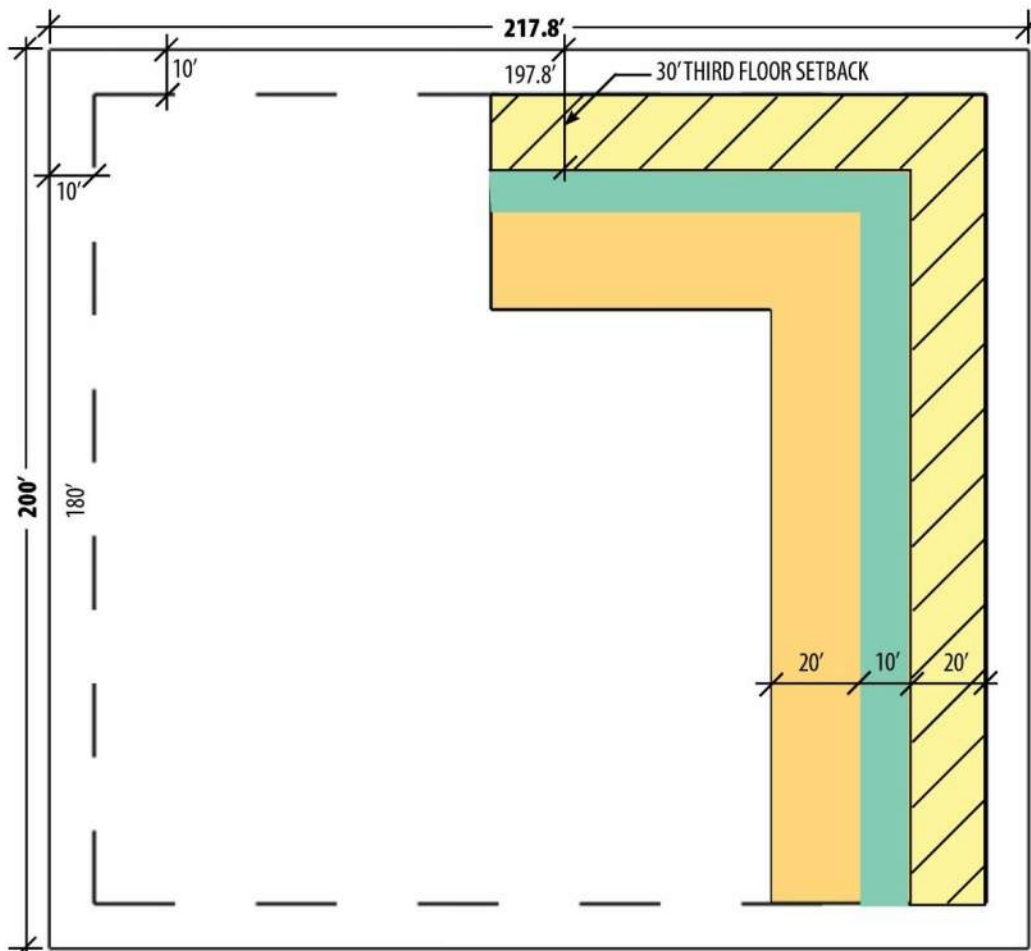
**30' Third-Floor Required Setback Adjacent to Single-Family Residential Uses**

In order to decrease the visual impact of new development within the R-30 overlay zone on adjacent existing single-family residential neighborhoods, the City of Encinitas has included a 30' third-floor setback at the third floor of any new development when located directly adjacent to single-family residential uses. This applies only to the third floor and is composed of the existing 10' perimeter setback and an additional 20' building setback.

Development Scenarios 1A and 2A assumes a common building width of 50' (20' of living area, a 10' internal hallway, and another 20' of living area) that is wrapped around the edge of the property adjacent to single-family residential uses so that they would be "fully" impacted by the required additional setback. An example building layout of this impact is shown in **Exhibit 2, Sample Building Showing Loss of Buildable Area Due to the 30' Third Floor Setback**.

As shown in the example, there is assumed to be a width of 40' of "buildable area" once the internal walkway is not considered. This means that a 20' setback would remove approximately 50% of the buildable area of the third floor. This methodology is reflected in **Table 1** for Development Scenarios 1A and 2A.

**Exhibit 2**  
**Sample Building Showing Loss of Buildable Area Due to the 30' Third Floor Setback**





**Conclusion**

When taking into account the deductions in buildable area due to setbacks, parking, amenity space, building efficiency, and the 30’ third-floor setback, the average unit sizes for the four development scenarios are as follows:

**Table 3  
Summary Table**

<b>Development Scenario</b>	<b>Average Unit Size (S.F.)</b>
1A	1,155
1B	1,171
2A	1,181
2B	1,172

This exceeds the required 1,000 square feet of floor area for rental projects and 1,150 square feet of floor area for ownership.

Furthermore, detailed and creative site planning will create more opportunities for efficiencies within these calculations. These examples show a range of development scenarios that are fairly conservative in nature so as to ensure that the development standards are truly implementable in a real-world application. These options present “worst-case” scenarios for each situation.

The contents and analysis described in this memo demonstrates that the development standards associated with the proposed R-30 Overlay zone do not inhibit development at 30 units per acre.

**This is a simplistic hypothetical that only works on a flat parcel with public road access on two sides. A more typical property only has a access to a single public road and requires on-site circulation to meet fire codes and general resident vehicular circulation. In addition, most sites will have more than one structure and then building to building setbacks are additionally required. Further, actual buildings (especially buildings with unit sizes limited to 1,000 sf, or even 1,200 sf, have space planning limitations and requirements for open areas around the structure for access to balcony’s and other required fire access requirements. A typical double loaded corridor depth 60 feet. See attached exhibit.**

30 Unit Multi-Family Project

**Development Scenarios**

Rentable Area Analysis	1A	1B	2A	2B
Total Building Area	43,560	43,560	43,560	43,560
<b>SF Removed from Lot Area</b>				
Setbacks	7,956	7,956	7,956	7,956
Parking (340sf to 420 sf per stall) avg 380sf	12,160	12,160	12,160	12,160
Parking Lot Landscaping (10% of parking)	1,216	1,216	1,216	1,216
Internal circulation less setbacks	8,524	8,524	8,524	8,524
Amenity Space (commong & private)	5,400	9,000	2,000	6,000
<b>Subtotal (SF deducted from Total Building Area)</b>	<b>35,256</b>	<b>38,856</b>	<b>31,856</b>	<b>35,856</b>
<b>Buildable Area-1st Floor</b>	<b>8,304</b>	<b>4,704</b>	<b>11,704</b>	<b>7,704</b>
<b>Buildable Area-2nd Floor</b>	<b>8,304</b>	<b>4,704</b>	<b>11,704</b>	<b>7,704</b>
<b>Building Area-3rd Floor - 50% of 2nd Floor</b>	<b>4,152</b>	<b>2,352</b>	<b>5,852</b>	<b>3,852</b>
Maximum building floor area	20,760	11,760	29,260	19,260
Building Efficiency 80% /Misc. Building Space 20	4,152	2,352	5,852	3,852
<i>Total Net Rentable Space (sf)</i>	16,608	9,408	23,408	15,408
<b>Avg Rentable SF/Unit - with 3rd Floor Setback</b>	<b>554</b>	<b>314</b>	<b>780</b>	<b>514</b>
<b>Avg Rentable SF/Unit - NO 3rd Floor Setback</b>	<b>664</b>	<b>376</b>	<b>936</b>	<b>616</b>

## **ORDINANCE 2018-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENCINITAS, CALIFORNIA, AMENDING ENCINITAS MUNICIPAL CODE (EMC) TITLE 30, ZONING TO PROVIDE USE AND DEVELOPMENT STANDARDS TO IMPLEMENT THE NEW GENERAL PLAN LAND USE DESIGNATION, MAKING ASSORTED CHANGES REQUIRED FOR CONSISTENCY ELSEWHERE IN THE MUNICIPAL AND ZONING CODES, APPROVING LOCAL COASTAL PROGRAM IMPLEMENTATION PROGRAM AMENDMENTS, AMENDING EMC CHAPTER 30.00 ENCINITAS RIGHT TO VOTE AMENDMENT TO ALLOW VARIOUS CHANGES INCLUDING A CHANGE IN MAXIMUM BUILDING HEIGHT STANDARDS TO ACCOMMODATE THREE-STORY BUILDINGS ON THE SITES DESIGNATED IN THE GENERAL PLAN AND ZONING MAP, AND AMENDING THE DOWNTOWN ENCINITAS, NORTH 101 CORRIDOR, AND ENCINITAS RANCH SPECIFIC PLANS TO AMEND THE ZONE MAPS IN THOSE SPECIFIC PLANS AND TO PROVIDE USE AND DEVELOPMENT STANDARDS TO IMPLEMENT THE NEW GENERAL PLAN LAND USE DESIGNATION AND PROVIDE FOR HOUSING ELEMENT IMPLEMENTATION.**

### **CASE NUMBER: 17-128 GPA/SPA/LCPA**

WHEREAS, California Government Code Section 65588(b) requires the City of Encinitas to periodically prepare an update to the Housing Element of its General Plan;

WHEREAS, the City Council directed the City Manager to cause the Development Services Department to proceed with this update to the City's Housing Element for the 2013-2021 planning period, which affects properties citywide;

WHEREAS, the City of Encinitas prepared the draft 2013-2021 Housing Element in accordance with California Housing Element law (Government Code section 65580 et seq.);

WHEREAS, the 2013-2021 Housing Element Update project, Case Number 17-128 GPA/SPA/LCPA, is popularly known as "Housing Plan Update 2018";

WHEREAS, to effectively implement the Housing Plan Update 2018 and encourage development on sites designated for housing, and as required by Housing Element law (Government Code section 65580 et seq.) that requires local governments to be accountable for ensuring projected housing needs reflected by the Regional Housing Needs Assessment (RHNA) allocation can be accommodated, corresponding changes to the Encinitas Municipal Code are required;



WHEREAS, on July 14, 2015, the City and the Building Industry Association of San Diego County (BIA) entered into a Settlement Agreement to resolve litigation filed by the BIA, and on June 24, 2016, the City and DCM Properties Inc. (DCM) entered into a Settlement Agreement to resolve litigation filed by DCM. The Settlement Agreements provide, in part, that the City must adopt: (1) an updated Housing Element; (2) conforming amendments to other General Plan elements; and (3) zoning ordinance amendments needed to implement the Housing Element. The Settlement Agreements were incorporated into two Judgments Pursuant to Stipulation entered into by the San Diego County Superior Court on July 22, 2015 (BIA) and August 11, 2016 (DCM), respectively;

WHEREAS, the Judgments provide in part that the environmental review for the Housing Element update and all discretionary actions necessary to bring the Housing Element in compliance with State Law will be conducted in accordance with the terms of Government Code Section 65759;

WHEREAS, the City has prepared an environmental assessment, the content of which substantially conforms to the required content of a draft environmental impact report, as required under Government Code Section 65759(a)(1) and (2) to analyze, and mitigate where feasible, the potential environmental effects of the project;

WHEREAS, the Housing Plan Update 2018 incorporates the environmental assessment, and the environmental assessment shall be deemed to be part of the General Plan upon adoption of the Housing Plan Update 2018 as required by Government Code Section 65759(a)(3);

WHEREAS, the Planning Commission did hold a duly noticed public hearing as prescribed by law to consider CASE NO. 17-128 GPA/SPA/LCPA on June 7, 2018, to consider said request;

WHEREAS, the Planning Commission adopted Planning Commission Resolution No. 2018-19 recommending approval of said Project, with recommended revisions, on file with the Office of the City Clerk and incorporated by this reference;

WHEREAS, in order for zoning and other measures to comply with consistency requirements, the General Plan itself must first be complete and adequate and must be internally consistent;

WHEREAS, amendments and text/map changes to the Local Coastal Program policies, and Land Use Element were necessary to provide consistency between the goals and polices of the various elements of the General Plan and between the General Plan and Zoning;

WHEREAS, on June 20, 2018 the City Council approved a Housing Element Update for the 2031-2021 planning period with conforming and ancillary amendments to the Local Coastal Program policies, and Land Use Element, per City Council Resolution No. 2018-61;

WHEREAS, amendments and text/map changes to the Local Coastal Program, Municipal and Zoning Codes, and three specific plans are necessary to provide consistency between the General Plan, Specific Plans, Municipal Code and Zoning Code;

WHEREAS, the City Council did on June 20, 2018 hold a duly noticed public hearing regarding Ordinance No. 2018-07 as prescribed by law, closed the public hearing, and introduced Ordinance No. 2018-07; and did on July 18, 2018 and August 8, 2018 consider the adoption of Ordinance No. 2018-07. Evidence was submitted to and considered by the City Council, including, without limitation:

- a. Written information including written and graphical information posted on the project website, including without limitation public comments submitted to HCD and City responses, all of which are incorporated by this reference as though fully set forth herein.
- b. Materials created for public engagement and study session agenda reports.
- c. Oral testimony from City staff, interested parties, and the public.
- d. The staff reports, dated June 20, 2018 and July 18, 2018, which along with attachments, are incorporated herein by this reference as though fully set forth herein, as are staff reports and presentations prepared for related study sessions, which occurred during the life of the Project, as well as Planning Commission's recommendation on the request.
- e. Additional information submitted during the public hearings;

WHEREAS, a Public Notice of Availability of proposed Local Coastal Plan Amendments (LCPA) was issued, which opened a six-week public review period that ran from May 25, 2018 and concluded on July 9, 2018;

WHEREAS, The proposed Local Coastal Program Amendment meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act and do not conflict with any coastal zone regulations or policies with which future development must comply;

WHEREAS, based on the totality of the record and evidence described and referenced in this Ordinance, the City Council finds that the proposed text amendments and map changes are consistent with the purposes of the General Plan, Municipal Code, and adopted Local Coastal Program in that the amendments support a variety of objectives including increasing housing choice by accommodating a variety of housing types to meet the needs of all Encinitas residents, providing adequate sites with corresponding density to meet the City's RHNA allocation, adopting State mandated and locally desired programs to implement the Project



effectively, maintaining community character through project design requirements, and distributing attached and multi-family housing to the City's five communities.

**NOW, THEREFORE,** the City Council of the City of Encinitas, California, hereby ordains as follows:

**SECTION ONE: SECTION 30.08.010 (ESTABLISHMENT OF ZONES — PURPOSE AND INTENT) OF TITLE 30, ZONING**

Section 30.08.010 (Establishment of Zones — Purpose and Intent) of Title 30, Zoning of the Encinitas Municipal Code, also referred to as the Zoning Code, is hereby amended as detailed in Exhibit 2018-07-1.

**SECTION TWO: CHAPTER 30.09 (ZONING USE MATRIX) OF TITLE 30, ZONING**

Chapter 30.09 (Zoning Use Matrix) of Title 30, Zoning of the City of Encinitas Municipal Code, also referred to as the Zoning Code, is hereby amended as detailed in Exhibit 2018-07-2.

**SECTION THREE: SECTION 30.16.010 (RESIDENTIAL DEVELOPMENT STANDARDS) OF TITLE 30, ZONING**

Section 30.16.010 (Residential Development Standards) of Title 30 of the City of Encinitas Municipal Code, also referred to as the Zoning Code, is hereby amended as detailed in Exhibit 2018-07-3.

**SECTION FOUR: SECTION 30.00.050 (ENCINITAS RIGHT TO VOTE AMENDMENT SECTION 5)**

Section 30.00.050 (Encinitas Right to Vote Amendment Section 5) of Title 30 of the Encinitas City of Encinitas Municipal Code, also referred to as the Zoning Code, is hereby amended to read as follows (~~strikeout~~ is used to denote existing text being deleted; underline is used to denote new text being added):

5.2. No Major Amendment and no Regular Amendment of any of the Planning Policy Documents shall be effective unless and until it is approved by an ordinance or resolution adopted by the City Council, but no such amendment shall be considered until a public hearing is conducted on the proposed amendment at both the Planning Commission and at the City Council in the manner provided by state law and advance notice is given as required by section 54.3 below.

**SECTION FIVE: SECTION 30.00.060 (ENCINITAS RIGHT TO VOTE AMENDMENT SECTION 6)**



Section 30.00.060 (Encinitas Right to Vote Amendment Section 6) of Title 30 of the Encinitas City of Encinitas Municipal Code, also referred to as the Zoning Code, is hereby amended to read as follows (~~strikeout~~ is used to denote existing text being deleted; underline is used to denote new text being added):

6.1. Maximum Height. On and after the date this initiative measure becomes effective no building or structure shall exceed a maximum height of two stories or 30 feet.

6.2. Height shall be measured from the lower of the natural or finished grade adjacent to the structure, to the highest portion of the roof immediately above; except for projects on sites with the R-30 Overlay land use designation, which shall be measured as provided by Chapter 30.16 of the Encinitas Zoning Code.

6.32. Exemptions to Height Limit. The following structures are exempted from this height limit:

- a. Medical Complex development projects as provided in Section 30.28.010(C); and
- b. ~~s~~Specified buildings associated with a public high school on a minimum 10 acre site, as ~~currently~~ provided in Section 30.28.010(~~C~~) and (~~D~~); and of the Encinitas Zoning Code
- c. Residential structures proposed on sites designated with the R-30 Overlay land use designation that meet the requirements of the R-30 OL Zone as provided in Chapter 30.16 of the Encinitas Zoning Code, as well as in the DVCM R-30 OL Zone of the Downtown Specific Plan, the N-R3 (R-30 OL), and N-L-VSC (R-30 OL) Zones of the North 101 Corridor Specific Plan; and the ER-R-30 Zone of the Encinitas Ranch Specific Plan.

## **SECTION SIX: CITY OF ENCINITAS OFFICIAL ZONING MAP**

That the Official Zoning Map (EMC Section 30.08.020) also known as the Zoning Map of the City (EMC Section 30.01.050) and the Local Coastal Program Zoning Map (collectively, Map) shall be amended to 1) add the R-30 Overlay Zone as required for those sites as shown on the map marked "Exhibit 2018-07-4", attached hereto and made a part hereof (See **Exhibit 2018-07-4**), and 2) to change the zoning designation of APN: 257-01-117 (Site L7) from Rural Residential (RR1) to Residential 3 (R3) as also shown on **Exhibit 2018-07-4**.

## **SECTION SEVEN: ENCINITAS RANCH SPECIFIC PLAN**

That Section 1.3 of the Encinitas Ranch Specific Plan is hereby amended and Section 1.7 is hereby added, as detailed in **Exhibit 2018-07-5a**.

That Section 2.1, Policy 14.3 of Section 2.3.3, Policy 24.3 of Section 2.3.6, and Policy 29.1 and 29.3 of Section 2.3.7 of the Encinitas Ranch Specific Plan are hereby amended as detailed in **Exhibit 2018-07-5b**.

That Sections 3.1, 3.2 and 3.3.5 of the Encinitas Ranch Specific Plan are hereby amended as detailed in **Exhibit 2018-07-5c.**

That the Land Use Plan, Figure 6 of the Encinitas Ranch Specific Plan is amended to add a Residential Designation for 25 -30 du/ac at the northeast corner of Leucadia Blvd. and Quail Gardens Drive; and the Zoning Map of the Encinitas Ranch Specific Plan is amended to add the ER-R-30 Zone at the northeast corner of Leucadia Blvd. and Quail Gardens Drive as shown in **Exhibit 2018-07-5d.**

That Table 3-1 of Chapter 3.0 of the Encinitas Ranch Specific Plan is hereby amended as detailed in **Exhibit 2018-07-5e.**

That the last paragraph of page 4-14 of Section 4.3 of the Encinitas Ranch Specific Plan is hereby amended as detailed in **Exhibit 2018-07-5f.**

That Chapter 6.0, Table 6-2, and Sections 6.2.1, 6.2.3, 6.6, 6.6.1, 6.6.2, 6.7, 6.7.1, 6.7.2, 6.8, 6.8.1, 6.8.2, 6.9, 6.10, 6.10.1, 6.9.2, 6.10, 6.10.1, 6.10.2, 6.10.3, 6.10.4, 6.11, 6.12, 6.12.1, 6.12.2, 6.12.3, 6.12.4, 6.12.5, 6.12.6, 6.12.7, 6.12.8. of the Encinitas Ranch Specific Plan are hereby amended and Section 6.6 is hereby added as detailed in **Exhibit 2018-07-5g.**

That Sections 8.1, 8.2, 8.3, 8.5 & 8.6 of the Encinitas Ranch Specific Plan are hereby amended as detailed in **Exhibit 2018-07-5.h.**

That Table 9 of Section 9.1.3 of the Encinitas Ranch Specific Plan is hereby amended, as detailed in **Exhibit 2018-07-5i.**

## **SECTION EIGHT: DOWNTOWN ENCINITAS SPECIFIC PLAN**

That the Downtown Encinitas Specific Plan Zoning Map on page 3-9 is amended to add the D-VCM R-30 OL Zone and Section 3.2.2C of the Downtown Encinitas Specific Plan is amended to add provisions regarding the D-VCM R-30 OL Zone, as detailed in **Exhibit 2018-07-6.**

## **SECTION NINE: NORTH 101 CORRIDOR SPECIFIC PLAN**

That the list of Zones included in Section 3.1 of the North 101 Corridor Specific Plan and the North 101 Corridor Specific Plan Zoning Map (Figure 3; page 3-3) is amended to add the N-R3 (R-30 OL) and N-L-VSC (R-30 OL) zones, as detailed in **Exhibit 2018-07-7.**

## **SECTION TEN: NORTH 101 CORRIDOR SPECIFIC PLAN**

That Section 3.1.1 of the North 101 Corridor Specific Plan is amended to add provisions for the N-R3 (R-30OL) Zone, as detailed in **Exhibit 2018-07-8.**



## **SECTION ELEVEN: NORTH 101 CORRIDOR SPECIFIC PLAN**

That Section 3.1.2.H of the North 101 Corridor Specific Plan is hereby added to include provisions for the N-L-VSC (R-30 OL) zone as detailed in Exhibit 2018-07-9.

## **SECTION TWELVE: PUBLIC NOTICE AND EFFECTIVE DATE**

The City Clerk is directed to prepare and have published a summary of the ordinance no less than five days prior to consideration of its adoption, and again within 15 days following adoption, indicating the votes cast.

## **SECTION THIRTEEN: ~~VOTER REQUIREMENT~~**

~~Some regulatory amendments in this Ordinance require a vote of the people per Encinitas Municipal Code (EMC) Chapter 30.00 (popularly known as Proposition A). The City Council declares, subject to approval of the voters of Encinitas, that the amendments to EMC Chapter 30.00, the amendments to the Official Zoning Map of the City, amendments to the zoning map in each of the three specific plans amended by this Ordinance and the amendments to the implementation program of the Local Coastal Program directly associated with these aforementioned amendments exclusively constitute "Major Amendments" as defined by EMC Chapter 30.00. All other amendments contained in this Ordinance are to ensure complete and internal consistency with adoption of the General Plan amendments that must occur with this project and are declared to be "Regular Amendments" as defined by EMC Chapter 30.00. This Ordinance shall not be effective unless and until it is approved by the voters of Encinitas.~~

## **SECTION FOURTEEN: CALIFORNIA COASTAL COMMISSION CERTIFICATION REQUIRED**

If approval of this Ordinance occurs pursuant to Section Thirteen, the Development Services Director or designee is hereby directed to file all necessary material to the State of California Coastal Commission to amend the Encinitas Local Coastal Program. This Ordinance will become effective ~~following certification by the California Coastal Commission as being consistent with the Local Coastal Program for the City of Encinitas.~~

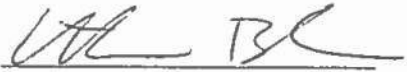
**immediately upon adoption by the City Council for all properties outside of the Local Coastal Program and upon certification by the California Coastal Commission as being consistent with the Local Coastal Program for those properties within the Local Coastal Program for the City of Encinitas.**

**SECTION FIFTEEN: INTRODUCTION**

This Ordinance was introduced on June 20, 2018.

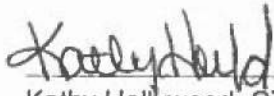
PASSED AND ADOPTED this Wednesday, the 8<sup>th</sup> day of August, 2018, by the following vote to wit:

AYES: Blakespear, Kranz, Mosca, Muir  
NAYS: Boerner Horvath  
ABSTAIN: None  
ABSENT: None

  
Catherine S. Blakespear, Mayor  
City of Encinitas

**ATTESTATION AND CERTIFICATION:**

I hereby certify that this is a true and correct copy of Ordinance No. 2018-07 which has been published pursuant to law.

  
Kathy Hollywood, City Clerk

## EXHIBIT 2018-07-1

### **AMENDMENTS TO SECTION 30.08.010 (ESTABLISHMENT OF ZONES — PURPOSE AND INTENT) OF TITLE 30, ZONING OF THE ENCINITAS MUNICIPAL CODE**

**Section 30.08.010A and Section 30.08.010F (Establishment of Zones — Purpose and Intent) of Title 30, Zoning of the Encinitas Municipal Code, also referred to as the Zoning Code, are hereby amended to add the R-30 Overlay Zone and applicable provisions:**

#### **30.08.010 Establishment of Zones—Purpose and Intent.**

In order to classify, designate, regulate and restrict the uses of land, buildings, and other structures to achieve the purposes of this Code and of the General Plan of the City of Encinitas, the following zones are established:

In addition to the zones identified in this chapter, there may be separate zones designated in individual specific plan areas. Refer to individual specific plans, as referenced in Chapter 30.84, Specific Plans, for zoning within a particular specific plan area.

#### **A. Residential Zones.**

**R-25: Residential 25** is intended to provide for compatible high density multiple family residential development including apartments, condominiums, and senior housing, with a maximum density of 25 units per net acre.

**R-30 OL: Residential 30 Overlay** is intended to provide for compatible high density multiple family residential development including apartments, condominiums, and senior housing, with a maximum density of 30 units per net acre and a minimum density of 25 units per net acre. The purpose of the R-30 Overlay Zone is to diversify the housing options available in the community, and expand opportunities for creating affordable housing. **“Net Acre” means the total acreage of the property minus any area proposed to be dedicated for future rights-of-way.**

**MHP: Mobile Home Park** is intended to provide exclusively for mobilehome park development with a maximum density of 11 units per net acre for new or redeveloped parks.

#### **F. Special Purpose Overlay Zones.** The following special purpose overlay zones are indicators of the presence of special physical or other types of planning related characteristics. These special purpose overlay zones may be applied individually or in combination to any underlying residential, commercial, light industrial, public/semi-public or open space zone. Where one or more special purpose overlay zone(s) exist, development must conform with both the underlying zone requirements, and those of any special purpose overlay zones. Property in the R-30 Overlay Zone must also conform with both the requirements of the R-30 Overlay Zone and those of any special purpose overlay zones.



EXHIBIT 2018-07-2

**AMENDMENTS TO CHAPTER 30.09 (ZONING USE MATRIX) OF TITLE 30, ZONING  
OF THE ENCINITAS MUNICIPAL CODE**

**Chapter 30.09**

In order to address the addition of the R-30 OL Zone, the Zoning Use Matrix of Chapter 30.09, of Title 30 of the Encinitas Municipal Code shall be amended to read as follows, including the addition of footnotes 35 and 36:

**ENCINITAS MUNICIPAL CODE ZONING MATRIX**

The Zoning Use Matrix below provides a listing of the various land uses which are allowed by right or use permit and those which are prohibited within each of the City's zoning categories. In addition to the matrix below, individual specific plans provide a listing of various land uses allowed by right or use permit within each of the specific plan's zoning categories. Refer to individual specific plans, as referenced in Chapter 30.84, Specific Plans, for a listing of allowed land uses. The following symbols are used to describe the relationship of the listed uses to each of the zones:

<b>RR</b>	=	<b>Rural Residential</b>
<b>R</b>	=	<b>Residential</b>
<b>MHP</b>	=	<b>Mobile Home Park</b>
<b>OP</b>	=	<b>Office Professional</b>
<b>LC</b>	=	<b>Local Commercial</b>
<b>GC</b>	=	<b>General Commercial</b>
<b>VSC</b>	=	<b>Visitor Serving Commercial</b>
<b>LI</b>	=	<b>Light Industrial</b>
<b>BP</b>	=	<b>Business Park</b>
<b>P/SP</b>	=	<b>Public/Semi-Public</b>
<b>ER/OS</b>	=	<b>Ecological Resource/Open Space</b>
<b>L-LC</b>	=	<b>Limited Local Commercial</b>
<b>L-VSC</b>	=	<b>Limited Visitor Serving Commercial</b>
<b><u>OL</u></b>	=	<b><u>Overlay</u></b>
<b>"P"</b>		<b>Permitted by right</b>
<b>"C"</b>		<b>Conditional use permit required (major)</b>
<b>"Cm"</b>		<b>Conditional use permit required (minor)</b>
<b>"A"</b>		<b>Agriculture permit</b>
<b>"X"</b>		<b>Prohibited</b>

All home-based businesses: please refer to Section 30.48.040L

USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<del>R-30</del> <del>OL</del>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Accessory Building	P	P	P	P	<del>P</del>	P	X	P	P	P	P	P	P	X	P	P
Acupuncture	X	X	X	X	<del>X</del>	X	P	P	P	X	X	Cm	P	X	Cm	X
Adult Business (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	X	P <sup>4</sup>	X	X	X	X	X	X	X
Agricultural Equipment (Sale or Rent)	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Agricultural & Horticulture Production	A	A	A	A	<del>A<sup>36</sup></del>	A	A	A	A	X	A	A	A	X	A	X
Agricultural & Horticulture Packing	C	C	C	C	<del>X</del>	X	C	C	C	X	C	C	X	X	X	X
Agricultural—Road-Side Stand (when adjacent to Circulation Element Road)	A	A	A	A	<del>A<sup>36</sup></del>	X	A	A	A	A	A	A	X	X	X	X
Alcoholic Beverage, Sales—Off Premises	X	X	X	X	<del>X</del>	X	X	X	P	P	X	X	X	X	X	Cm
Ambulance Service (Private)	X	X	X	X	<del>X</del>	X	X	X	P	X	P	P	P	X	X	X
Animal Grazing & Raising	P <sup>1</sup>	P <sup>1</sup>	X	X	<del>X</del>	X	X	X	X	X	X	X	X	C <sup>2</sup>	X	X
Animal Shelter	X	X	X	X	<del>X</del>	X	X	X	C	X	C	X	C	X	X	X
Antique Sales, Retail (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	P	P	Cm	P	X	X	X	X	Cm
Appliance Sales & Repairs (Household & Small Appliances)	X	X	X	X	<del>X</del>	X	X	P	P	X	P	X	X	X	X	X
Aquarium, Commercial	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	X	X
Arcade Accessory (Non-Adult) (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	Cm	Cm
Arcade Primary (Non-Adult) (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	Cm	Cm	Cm	X	X	X	X	X	Cm
Art Gallery	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	P	P
Athletic Field	C	C	C	C	<del>X</del>	C	X	C	C	C	C	C	P	C <sup>2</sup>	X	X
Auction House (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	X	P	X	P	P	X	X	X	X
Auditorium	X	X	X	X	<del>X</del>	X	X	X	X	X	X	X	P	X	X	X
Automobile Body Repair	X	X	X	X	<del>X</del>	X	X	X	C	X	P	C	X	X	X	X
Automobile Elec. & Tune-up	X	X	X	X	<del>X</del>	X	X	X	C	X	P	Cm	X	X	X	X
Automobile Repair	X	X	X	X	<del>X</del>	X	X	X	C	X	P	Cm	X	X	X	X

USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<u>R-30</u> <u>OL</u>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Garage																
Automobile Painting	X	X	X	X	<del>X</del>	X	X	X	C	X	P	C	X	X	X	X
Automobile Rental	X	X	X	X	<del>X</del>	X	X	X	Cm	Cm	Cm	X	X	X	X	X
Auto Sales, New and Used	X	X	X	X	<del>X</del>	X	X	X	Cm <sup>5</sup>	X	C	X	X	X	X	X
Bakery (Retail)	X	X	X	X	<del>X</del>	X	P <sup>9</sup>	P	P	P	P	C	X	X	P	P <sup>6</sup>
Bakery (Wholesale)	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Bank/Savings & Loan	X	X	X	X	<del>X</del>	X	P	P	P	X	X	P	X	X	X	X
Barber & Beauty Shop (Cosmetologist)	X	X	X	X	<del>X</del>	X	P <sup>9</sup>	P	P	P <sup>9</sup>	X	C	X	X	P	P <sup>6</sup>
Bar/Cocktail Lounge	X	X	X	X	<del>X</del>	X	X	X	C	C	X	X	X	X	X	Cm
Bicycle Sales, Rental & Service	X	X	X	X	<del>X</del>	X	X	P	P	P	P	X	X	X	P	C/P <sup>7</sup>
Billiard, Pool Hall (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	X	P	Cm	X	X	X	X	X	X
Bird Raising	P <sup>1</sup>	P <sup>1</sup>	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Blueprinting & Photostatting	X	X	X	X	<del>X</del>	X	P	X	P	X	P	P	X	X	X	X
Boat Building	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Boat Rental	X	X	X	X	<del>X</del>	X	X	X	Cm	Cm	Cm	X	X	X	X	X
Boat Sales	X	X	X	X	<del>X</del>	X	X	X	Cm	C	P	X	X	X	X	X
Body Painting	X	X	X	X	<del>X</del>	X	X	X	Cm	X	X	X	X	X	X	X
Bookbinding	X	X	X	X	<del>X</del>	X	X	X	P	X	P	P	X	X	X	X
Book Sales	X	X	X	X	<del>X</del>	X	P	P	P	P	X	P	X	X	P	P
Borrow Pit	X	X	X	X	<del>X</del>	X	X	X	X	X	C	X	X	X	X	X
Bottling Plant	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Bowling Alley	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Building Materials Sales Enclosed	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Building Materials Storage Yard	X	X	X	X	<del>X</del>	X	X	X	C	X	P	X	X	X	X	X
Burial Casket Sales	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Burial Casket Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Cabinet Shop	X	X	X	X	<del>X</del>	X	X	X	Cm	X	P	X	X	X	X	X



USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<u>R-30</u> <u>OL</u>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Camps	X	X	X	X	<del>X</del>	X	X	X	X	X	X	X	C	C <sup>2</sup>	X	X
Candle Manufacturing	X	X	X	X	<del>X</del>	X	X	X	Cm	X	P	X	X	X	X	X
Candy & Confectionery Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Candy & Confectionery Sales	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	X	X
Canvas Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Car Wash	X	X	X	X	<del>X</del>	X	X	X	Cm	X	Cm	X	X	X	X	X
Carpet & Rug Cleaning Plant	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Catering Service	X	X	X	X	<del>X</del>	X	X	P	P	X	P	C	X	X	X	X
Cellophane Products Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Cellular Facility	C	C	C	C	<u>C<sup>36</sup></u>	C	P	P	P	P	P	P	P	C <sup>2</sup>	P	P
Cemetery	C	C	C	C	<del>X</del>	X	X	X	X	X	X	X	C	X	X	X
Ceramic Products Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Charitable Bins & Depositories	X	X	X	X	<del>X</del>	X	X	P	P	X	P	P	X	X	X	X
Chiropractor	X	X	X	X	<del>X</del>	X	P	P	P	X	X	Cm	P	X	Cm	X
Church/Temple/Religious Institution	C	C	C	C	<u>C<sup>36</sup></u>	X	C	C	C	X	X	C	C	X	C	X
Clock Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Clothing Rental	X	X	X	X	<del>X</del>	X	X	P	P	X	X	X	X	X	X	X
Club, Private	X	X	X	X	<del>X</del>	X	C	C	C	X	C	C	X	X	X	X
Club, Athletic or Recreational	X	X	X	X	<del>X</del>	X	C	C	C	C	C	C	X	X	X	X
Club, with Alcohol Sales	X	X	X	X	<del>X</del>	X	X	X	C	C	C	C	X	X	X	C
Coins, Buy and Sell	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	X	X
Cold Storage Plant	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Communications Equipment Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	P	X	X	X	X
Community Garden	A*	A*	A*	A*	<u>A<sup>*36</sup></u>	A*	A*	A*	A*	X	A*	A*	A*	Cm**	A*	X
	* See Chapter 30.33 (Urban Agriculture) for regulations related to community gardens. ** Limited to improved and unimproved park sites in the ER/OS/PK zone. See Chapter 30.33 (Urban Agriculture).															
Conservatory of Music	X	X	X	X	<del>X</del>	X	X	P	P	X	P	P	X	X	X	X



USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<u>R-30</u> <u>OL</u>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Dwelling Unit, Two-Family	X	X	P <sup>10</sup>	P	<u>P<sup>35</sup></u>	X	X	X	X	X	X	X	X	X	X	X
Dwelling Unit, Three-Family	X	X	P	P	<u>P<sup>35</sup></u>	X	X	X	X	X	X	X	X	X	X	X
Dwelling Unit, Multiple Family	X	X	P	P	<u>P<sup>35</sup></u>	X	X	X	X	X	X	X	X	X	X	X
Educational Institution, Private	C	C	C	C	<u>X</u>	X	C	C	C	X	C	C	C	X	C	X
Educational Institution, Public	P	P	P	P	<u>X</u>	P	P	P	P	P	P	P	P	Cm <sup>13</sup>	P	P
Electrical Appliance Assembly	X	X	X	X	<u>X</u>	X	X	X	X	X	P	C	X	X	X	X
Electrical Distribution Substation	C	C	C	C	<u>X</u>	C	C	C	C	C	C	C	C	X	C	C
Electrical Sign Manufacturing	X	X	X	X	<u>X</u>	X	X	X	X	X	P	C	X	X	X	X
Electrical Transmission Substation					<u>X</u>											
Emergency Residential Shelter	X	X	X	X	<u>X</u>	X	X	X	C	X	X	X	X	X	X	X
Employment Agency	X	X	X	X	<u>X</u>	X	P	X	P	X	X	C	X	X	X	X
Enamel Products Manufacturing	X	X	X	X	<u>X</u>	X	X	X	X	X	P	X	X	X	X	X
Engine Manufacturing	X	X	X	X	<u>X</u>	X	X	X	X	X	P	X	X	X	X	X
Engraving, Machine Metal	X	X	X	X	<u>X</u>	X	X	X	X	X	P	C	X	X	X	X
Equestrian Establishment	C	X	X	X	<u>X</u>	X	X	X	X	X	X	X	C	C <sup>2</sup>	X	X
Equipment Sales & Rentals	X	X	X	X	<u>X</u>	X	X	X	P	X	P	X	X	X	X	X
Family Day Care Home, Large (7 to 12 children—13+ children, see Day Care Center)	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	<u>X</u>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	X	P <sup>14</sup>	P <sup>14</sup>	X	X	P <sup>14</sup>	X
Family Day Care Home, Small (6 or fewer children)	P	P	P	P	<u>P<sup>36</sup></u>	P	P	P	P	X	P	P	X	X	P	X
Farmers' Market	A*	A*	A*	A*	<u>A<sup>36</sup></u>	A*	A*	A	A	A	A	A*	A	A*	A*	A
	* Limited to sites with an existing church, school, or agricultural use.															
Feed and Grain Sales	X	X	X	X	<u>X</u>	X	X	P	P	X	P	X	X	X	X	X
Fiber Products Manufacturing	X	X	X	X	<u>X</u>	X	X	X	X	X	P	X	X	X	X	X



USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<u>R-30</u> <u>OL</u>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Finance Company	X	X	X	X	<del>X</del>	X	P	X	P	X	X	P	X	X	X	X
Fire Prevention Equipment, Sales and Service	X	X	X	X	<del>X</del>	X	X	X	P	X	P	P	X	X	X	X
Fire Station	Cm	Cm	Cm	Cm	<del>X</del>	Cm	P	P	P	P	P	P	X	P	P	
Fish Hatchery	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	Cm	Cm <sup>17</sup>	X	X
Fleet Storage	X	X	X	X	<del>X</del>	X	X	X	C	X	C	X	C	X	X	X
Floor Covering, Retail	X	X	X	X	<del>X</del>	X	X	P	P	X	P	X	X	X	X	X
Florist Shop	X	X	X	X	<del>X</del>	X	P <sup>9</sup>	P	P	P	X	C	X	X	P	P <sup>16</sup>
Food Products Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	Cm	X	X	X	X
Frozen Food Locker	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Furniture Manufacturing and Repair	X	X	X	X	<del>X</del>	X	X	X	Cm	X	P <sup>15</sup>	C	X	X	X	X
Furniture Sales	X	X	X	X	<del>X</del>	X	X	X	P	X	X	X	X	X	X	X
Furniture Transfer and Storage	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Garage, Public Parking	X	X	X	X	<del>X</del>	X	C	X	C	C	P	C	C	X	X	X
Garden Supplies	X	X	X	X	<del>X</del>	X	X	P	P	X	P	X	X	X	X	X
Garment Manufacturing	X	X	X	X	<del>X</del>	X	X	Cm	Cm	X	P	Cm	X	X	X	X
Gas Distribution, Meter and Control Station	X	X	X	X	<del>X</del>	X	X	Cm	Cm	Cm	Cm	Cm	X	X	X	X
Gas Engines, Retail Sales and Service	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Gem/Precious Stone Retail	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	X	Cm
Gift Shop	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	P	P
Glass and Mirrors, Retail	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Glass Edging and Beveling	X	X	X	X	<del>X</del>	X	X	X	P	X	P	C	X	X	X	X
Glass Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Grocery Store	X	X	X	X	<del>X</del>	X	X	P	P	C	X	X	X	X	X	X
Glass Studio (Stained and others)	X	X	X	X	<del>X</del>	X	X	P	P	P	P	X	X	X	X	X
Golf Course & Club House	C	C	C	C	<del>X</del>	C	X	X	X	C	X	X	C	C <sup>2</sup>	X	C
Golf Driving Range (not part of golf course)	X	X	X	X	<del>X</del>	X	X	X	X	C	X	X	C	C <sup>2</sup>	X	X

USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<del>R-30</del> <del>OL</del>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Group Exercise (including, but not limited to, dance studio, yoga, martial arts, Pilates or other similar group exercise class)	X	X	X	X	<del>X</del>	X	Cm	P	P	X	X	Cm	X	X	Cm	X
Group Residential	X	X	C	C	<del>X</del>	X	X	X	X	X	X	X	X	X	X	X
Gymnasium, Public Health Club	X	X	X	X	<del>X</del>	X	Cm	X	P	C	X	P	X	X	X	C
Hair Products Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	Cm	X	X	X	X
Hair Salon	X	X	X	X	<del>X</del>	X	P <sup>9</sup>	P	P	P <sup>8</sup>	X	C	X	X	Cm	Cm
Hardware Store	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Hat Cleaning and Blocking	X	X	X	X	<del>X</del>	X	X	X	P	X	P	Cm	X	X	X	X
Hat Shop	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	X	Cm
Hazardous Household Materials Collection Center	X	X	X	X	<del>X</del>	X	X	X	X	X	Cm <sup>19</sup>	X	Cm <sup>19</sup>	X	X	X
Hazardous Waste Facility	X	X	X	X	<del>X</del>	X	X	X	X	X	Cm <sup>19</sup>	X	X	X	X	X
Hazardous Waste Facility Specified	X	X	X	X	<del>X</del>	X	X	X	X	X	Cm <sup>19</sup>	X	X	X	X	X
Health Food Store	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	P	P <sup>18</sup>
Heating Equipment Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Hiring Hall	X	X	X	X	<del>X</del>	X	X	X	X	X	Cm	X	Cm	X	X	X
Hobby Supply Shop	X	X	X	X	<del>X</del>	X	X	P	P	X	X	X	X	X	P	X
Home & Business Maintenance Service	X	X	X	X	<del>X</del>	X	X	X	P	X	P	P	X	X	X	X
Home Improve. Center	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Home Occupations	P	P	P	P	<del>P<sup>36</sup></del>	P	X	X	X	X	X	X	X	X	X	X
Horses, Raising (See Stable Comm. & Stable Private)	P <sup>1</sup>	X	X	X	<del>X</del>	X	X	X	X	X	X	X	C	X	X	X
Horticultural Services	Cm	Cm	Cm	Cm	<del>X</del>	Cm	X	Cm	Cm	X	Cm	X	X	X	X	X
Hospital	X	X	X	X	<del>X</del>	X	C	X	X	X	X	X	C	X	X	X
Hospital, Convalescent	X	X	C	C	<del>X</del>	X	C	X	X	X	X	X	C	X	X	X
Hospital, Nursing	X	X	X	X	<del>X</del>	X	C	X	X	X	X	X	C	X	X	X
Hospital, Mental	X	X	X	X	<del>X</del>	X	C	X	X	X	X	X	C	X	X	X

USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<u>R-30</u> <u>OL</u>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Hotel	X	X	X	X	<del>X</del>	X	X	X	C	P	X	X	X	X	X	P
Ice and Cold Storage Plant	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Ice Cream Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Ice Cream Parlor	X	X	X	X	<del>X</del>	X	P <sup>9</sup>	P	P	P	Cm	Cm	X	X	P	P
Ice Sales, Storage and Retail	X	X	X	X	<del>X</del>	X	X	P	P	X	P	X	X	X	X	X
Ink Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Interior Decorating Service	X	X	X	X	<del>X</del>	X	P	X	P	X	P	P	X	X	X	X
Janitorial Supplies/Sales	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Janitorial Services	X	X	X	X	<del>X</del>	X	X	X	P	X	P	P	X	X	X	X
Jewelry Manufacturing	X	X	X	X	<del>X</del>	X	X	X	Cm	X	P	Cm	X	X	X	X
Jewelry Sales	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	P	P <sup>20</sup>
Kennel	X	X	X	X	<del>X</del>	X	X	X	C	X	C <sup>1</sup>	X	X	X	X	X
Labs (Medical, Dental)	X	X	X	X	<del>X</del>	X	P	X	X	X	P	Cm	X	X	X	X
Laboratories (Biochemical, Film, etc.)	X	X	X	X	<del>X</del>	X	X	X	Cm	X	P	C	X	X	X	X
Labor (Hiring Hall)	X	X	X	X	<del>X</del>	X	X	X	X	X	Cm	X	X	X	X	X
Land Reclamation Project	C	C	C	C	<del>X</del>	C	C	C	C	C	C	C	C	C <sup>21</sup>	C	C
Lapidary Shop, Retail (Gems)	X	X	X	X	<del>X</del>	X	X	P	P	P	Cm	X	X	X	X	X
Laundry	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Laundromat	X	X	X	X	<del>X</del>	X	X	P	P	X	X	X	X	X	X	X
Lawnmower Sales/Sales and Service	X	X	X	X	<del>X</del>	X	X	P	P	X	P	X	X	X	X	X
Library	C	C	C	C	<del>X</del>	X	P	P	P	X	X	C	P	X	P	X
Lithographic Service	X	X	X	X	<del>X</del>	X	X	X	P	X	P	P	X	X	X	X
Locksmith	X	X	X	X	<del>X</del>	X	X	P	P	P	P	Cm	X	X	X	X
Lumber Yard	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Machinery Storage	X	X	X	X	<del>X</del>	X	X	X	X	X	Cm	X	X	X	X	X
Machine and Tool Sales	X	X	X	X	<del>X</del>	X	X	X	P	X	P	C	X	X	X	X
Machine Shop	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Mail Order House	X	X	X	X	<del>X</del>	X	P	X	P	X	P	P	X	X	X	X
Manufacturing/Assembly	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Market (Food)	X	X	X	X	<del>X</del>	X	X	P	P	Cm	X	X	X	X	Cm	X



USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<del>R-30</del> <del>OL</del>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Market (wholesale)	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Massage Parlor (City Clerk permit required)	X	X	X	X	<del>X</del>	X	C	X	C	X	X	C	X	X	X	X
Mattress Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Medical Complex	X	X	X	X	<del>X</del>	X	C	X	C	X	X	X	C <sup>23</sup>	X	X	X
Medical Equipment Sales	X	X	X	X	<del>X</del>	X	C	X	P	X	X	Cm	X	X	X	X
Medical/Dental Office	X	X	X	X	<del>X</del>	X	P	P	P	X	X	Cm	P	X	Cm	X
Medical/Dental Clinic	X	X	X	X	<del>X</del>	X	P	P	P	X	X	Cm	X	X	X	X
Microwave Antenna/Tower	X	X	X	X	<del>X</del>	X	P <sup>22</sup>	X	P <sup>22</sup>	X	P <sup>22</sup>	P <sup>22</sup>	X	X	X	X
Mobile Home Park	X	X	C	C	<del>X</del>	P	X	X	X	X	X	X	X	X	X	X
Mobile Home (Including Dwelling Unit)	P	P	P	P	<del>X</del>	P	X	X	X	X	X	X	X	X	X	X
Mobile Home Sales	X	X	X	X	<del>X</del>	X	X	X	C	X	P	X	X	X	X	X
Mortuary and Funeral Parlor	X	X	X	X	<del>X</del>	X	X	X	P	X	X	X	X	X	X	X
Motel	X	X	X	X	<del>X</del>	X	X	X	C	P	X	X	X	X	X	P
Motion Picture Studio	X	X	X	X	<del>X</del>	X	X	X	X	X	P	P	X	X	X	X
Motorcycle Sales & Service	X	X	X	X	<del>X</del>	X	X	X	C	X	P	X	X	X	X	X
Motor Vehicle Parts Store	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Motorcycle Sales Only	X	X	X	X	<del>X</del>	X	X	X	P <sup>24</sup>	X	P <sup>24</sup>	Cm	X	X	X	X
Motor Manufacturing (Electrical)	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Muffler Shop	X	X	X	X	<del>X</del>	X	X	X	C	X	P	Cm	X	X	X	X
Music/Record Store	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	X	X
Museum	X; RR-1 (C <sup>25</sup> )	X; R-3 (C <sup>25</sup> )	X	X	<del>X</del>	X	Cm	P	P	P	X	Cm	P	Cm <sup>2</sup>	X	Cm
Newsstand	X	X	X	X	<del>X</del>	X	P <sup>9</sup>	P	P	P	P	P	X	X	P	P <sup>18</sup>
Newspaper Distribution	X	X	X	X	<del>X</del>	X	X	X	C	X	P	P	X	X	X	X
Newspaper Printer	X	X	X	X	<del>X</del>	X	X	X	Cm	X	P	P	X	X	X	X
Notions and Dry Goods Store	X	X	X	X	<del>X</del>	X	X	P	P	X	X	X	X	X	X	X
Novelties Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	Cm	X	X	X	X
Nurseries, Horticultural	Cm	Cm	Cm	Cm	<del>X</del>	Cm	Cm	Cm	Cm	X	X	X	X	X	Cm	X
Observatory	X	X	X	X	<del>X</del>	X	X	X	X	X	X	X	C	X	X	X

USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<u>R-30</u> <u>OL</u>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Office (Business and Professional)	X	X	X	X	<u>X</u>	X	P	P	P	X	Cm	P	X	X	Cm	X
Office Equipment/Supplies Sales	X	X	X	X	<u>X</u>	X	X	X	P	X	P	Cm	X	X	X	X
Open Air Theater	X	X	X	X	<u>X</u>	X	X	X	X	C	X	X	C	X	X	X
Optical Products Manufacturing	X	X	X	X	<u>X</u>	X	X	X	Cm	X	P	C	X	X	X	X
Optical Products Sales	X	X	X	X	<u>X</u>	X	P	P	P	X	P	Cm	X	X	X	X
Orthopedic Devices Manufacturing	X	X	X	X	<u>X</u>	X	X	X	X	X	P	Cm	X	X	X	X
Orthopedic Devices Sales	X	X	X	X	<u>X</u>	X	P	P	P	X	P	Cm	X	X	X	X
Outdoor Sales	X	X	X	X	<u>X</u>	X	X	C	C	C	C	X	Cm	X	X	Cm
Packaging Business	X	X	X	X	<u>X</u>	X	X	X	C	X	P	Cm	X	X	X	X
Paper Products Manufacturing	X	X	X	X	<u>X</u>	X	X	X	X	X	P	C	X	X	X	X
Paper Product Sales	X	X	X	X	<u>X</u>	X	X	X	P	X	P	X	X	X	X	X
Parcel Delivery Service Office Only	X	X	X	X	<u>X</u>	X	P	Cm	P	X	P	P	X	X	X	X
Parking Lot, Commercial	X	X	X	X	<u>X</u>	X	C <sup>26</sup>	X <sup>26</sup>	C	C	C <sup>26</sup>	C <sup>26</sup>	X	X	X	C
Parks and Recreational Areas	C	C	C	C	<u>X</u>	C	P	P	P	P	P	P	P	Cm <sup>27</sup>	C	Cm
Pawnshop	X	X	X	X	<u>X</u>	X	X	X	Cm	X	X	X	X	X	X	X
Perfume Manufacturing	X	X	X	X	<u>X</u>	X	X	X	Cm	X	P	C	X	X	X	X
Pest Control Service	X	X	X	X	<u>X</u>	X	X	X	X	X	P	Cm	X	X	X	X
Pet Shop/Pet Grooming	X	X	X	X	<u>X</u>	X	X	P	P	X	P	P	X	X	Cm	X
Pharmacy	X	X	X	X	<u>X</u>	X	Cm	P	P	X	X	Cm	X	X	X	X
Photocopy Shop	X	X	X	X	<u>X</u>	X	P <sup>9</sup>	P	P	X	P	P	X	X	X	X
Photoengraving & Finishing	X	X	X	X	<u>X</u>	X	X	X	P	X	P	Cm	X	X	X	X
Photofinishing, Retail	X	X	X	X	<u>X</u>	X	X	P	P	Cm	P	Cm	X	X	X	X
Photographic Supplies	X	X	X	X	<u>X</u>	X	X	P	P	C	P	X	X	X	X	X
Photographic Studio	X	X	X	X	<u>X</u>	X	P	P	P	X	Cm	Cm	X	X	X	X
Plastics Fabrication	X	X	X	X	<u>X</u>	X	X	X	X	X	P	C	X	X	X	X
Plumbing Shop	X	X	X	X	<u>X</u>	X	X	X	P	X	P	X	X	X	X	X
Plumbing Supply Yard	X	X	X	X	<u>X</u>	X	X	X	X	X	P	X	X	X	X	X
Police/Sheriff Station/Jail	X	X	X	X	<u>X</u>	X	C	X	C	X	P	C	P	X	X	X



USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<del>R-30</del> <del>OL</del>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Post Office	X	X	X	X	<del>X</del>	X	P	P	P	X	P	P	P	X	X	X
Postal Annex, Private Ownership	X	X	X	X	<del>X</del>	X	P	P	P	X	X	X	X	X	X	X
Pottery Manufacturing	X	X	X	X	<del>X</del>	X	X	X	P	P	P	X	X	X	X	X
Pottery Sales	X	X	X	X	<del>X</del>	X	X	P	P	P	P	X	X	X	X	X
Prefabricated Building Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Printing	X	X	X	X	<del>X</del>	X	P	X	P	X	P	P	X	X	X	X
Public Utilities: Office	X	X	X	X	<del>X</del>	X	P	X	P	X	P	P	P	X	X	X
Public Utility Service Yards	X	X	X	X	<del>X</del>	X	X	X	C	X	C	X	C	X	X	X
Radio/Television Broadcasting Studio	X	X	X	X	<del>X</del>	X	C	X	C	X	P	P	X	X	X	X
Radio/Television Sales	X	X	X	X	<del>X</del>	X	X	X	P	X	X	X	X	X	X	X
Radio/Television Transmitter	X	X	X	X	<del>X</del>	X	C	X	C	X	C	C	X	X	X	X
Real Estate Office	X	X	X	X	<del>X</del>	X	P	X	P	P	X	P	X	X	X	X
Recording Studio	X	X	X	X	<del>X</del>	X	Cm	X	Cm	X	P	P	X	X	X	X
Recreational Facilities Private	C	C	C	C	<del>X</del>	C	C	C	C	C	C	C	X	X	C <sup>18</sup>	C <sup>18</sup>
Recreational Facilities Public	C	C	C	C	<del>X</del>	C	C	C	C	P	C	C	P	C	X	C
Recreational Storage	X	X	X	X	<del>X</del>	X	X	X	C	X	X	X	X	X	X	X
Recreational Vehicle Sales	X	X	X	X	<del>X</del>	X	X	X	Cm	X	C	X	X	X	X	X
Recycling Facilities <sup>30</sup>	X	X	X	X	<del>X</del>	X	X	X	C	X	C	C <sup>30</sup>	C	X	X	X
Reducing Salon	X	X	X	X	<del>X</del>	X	P	P	P	X	X	Cm	X	X	X	X
Rental Recreational Surf Shop	X	X	X	X	<del>X</del>	X	X	X	P	P	P	X	X	X	X	X
Residential Care, Limited—6 or Fewer	P	P	P	P	<del>P<sup>36</sup></del>	X	X	X	X	X	X	X	X	X	X	X
Residential Care, General—7 or More <sup>28</sup>	C <sup>29</sup>	C <sup>29</sup>	C	C	<del>C<sup>36</sup></del>	X	X	X	X	X	X	X	C	X	X	X
Restaurant—No Alcohol Sales	X	X	X	X	<del>X</del>	X	P <sup>31</sup>	P	P	P	P	P <sup>31</sup>	X	X	X	P
Restaurant—With Alcohol Sales	X	X	X	X	<del>X</del>	X	Cm <sup>31</sup>	Cm	Cm	Cm	Cm	Cm <sup>31</sup>	X	X	X	Cm
Retail Sales	X	X	X	X	<del>X</del>	X	X	P	P	P	Cm	Cm	X	X	P <sup>31</sup>	P <sup>31</sup>

USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<u>R-30</u> <u>OL</u>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Rubber Products Fabrication	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Rug Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Sash & Door Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Scales, Public	X	X	X	X	<del>X</del>	X	X	X	X	X	P	Cm	X	X	X	X
Schools Private (Elem., Jr. High, H.S.)	C	C	C	C	<del>X</del>	X	C	C	C	X	C	C	C	X	C	X
Schools Public (Elem., Jr. High, H.S.)	P	P	P	P	<del>X</del>	P	P	P	P	P	P	P	P	Cm <sup>2</sup>	P	P
Schools, Technical	X	X	X	X	<del>X</del>	X	C	X	C	X	C	C	C	X	X	X
Scientific Instruments Manufacturing	X	X	X	X	<del>X</del>	X	Cm	X	X	X	P	P	X	X	X	X
Scientific Instruments Sales	X	X	X	X	<del>X</del>	X	C	X	P	X	P	Cm	X	X	X	X
Second Hand Dealer (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	P	P	X	P	X	X	X	X	X
Second Hand Store (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	X	P	X	X	X	X	X	X	X
Service Station, including Auto Repair and Car Wash	X	X	X	X	<del>X</del>	X	X	C	C	C	C	C	X	X	X	X <sup>32</sup>
Sewage Treatment Plant	X	X	X	X	<del>X</del>	X	X	X	X	X	X	X	P	X	X	X
Shoe Repair/Sales	X	X	X	X	<del>X</del>	X	X	P	P	X	X	X	X	X	X	X
Shoe Manufacturing	X	X	X	X	<del>X</del>	X	X	X	Cm	X	P	Cm	X	X	X	X
Silk Screen Printing Shop	X	X	X	X	<del>X</del>	X	X	P	P	X	P	Cm	X	X	X	X
Sign Shop	X	X	X	X	<del>X</del>	X	X	X	P	X	P	Cm	X	X	X	X
Small Animal Hospital/Kennel	X	X	X	X	<del>X</del>	X	X	X	P	X	C <sup>1</sup>	C <sup>1</sup>	X	X	X	X
Soap Manufacturing (Cold Mix Only)	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Soft Drink Manufacturing & Bottling	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Sporting Goods Sales	X	X	X	X	<del>X</del>	X	X	P	P	P	X	X	X	X	X	X
Stable, Commercial	C	X	X	X	<del>X</del>	X	X	X	X	X	X	X	C	C <sup>2</sup>	X	X
Stable, Private	P <sup>1</sup>	X	X	X	<del>X</del>	X	X	X	X	X	X	X	X	X	X	X
Stadium	X	X	X	X	<del>X</del>	X	X	X	X	X	X	X	C	X	X	X

USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<del>R-30</del> <del>OL</del>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Stationery Store	X	X	X	X	<del>X</del>	X	P <sup>9</sup>	P	P	P	P	P	X	X	P	X
Stationery Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Steel Fabrication Plan	X	X	X	X	<del>X</del>	X	X	X	X	X	C	X	X	X	X	X
Stove Monuments and Tombstone Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Stone (Precious) Mfg.	X	X	X	X	<del>X</del>	X	X	X	P	X	P	P	X	X	X	X
Storage Building (Self- Storage, Boat, RV & Truck Rentals)	C <sup>33</sup>	C <sup>33</sup>	C <sup>33</sup>	C <sup>33</sup>	<del>X</del>	X	X	X	C	X	Cm	X	X	X	X	X
Storage of Non-Operative Vehicles (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	X	C <sup>34</sup>	X	C <sup>34</sup>	X	X	X	X	X
Storage and Preparation of Vehicles (Associated With New Car Dealerships)	X	X	X	X	<del>X</del>	X	X	X	X	X	X	X	C <sup>2</sup>	X	X	X
Storage of Sand, Gravel, etc.	X	X	X	X	<del>X</del>	X	X	X	X	X	C	X	C	X	X	X
Surf Shop																
Retail	X	X	X	X	<del>X</del>	X	X	P	P	P	P	X	Cm	X	X	Cm
With Manufacturing	X	X	X	X	<del>X</del>	X	X	X	P	P	P	X	Cm	X	X	Cm
Rental	X	X	X	X	<del>X</del>	X	X	X	P	P	P	X	X	X	X	X
Swap Meet	X	X	X	X	<del>X</del>	X	X	C	C	C	C	X	Cm	X	X	Cm
Swimming Pool Supplies/Equipment Sales	X	X	X	X	<del>X</del>	X	X	P	P	X	P	X	X	X	X	X
Tailor Shop	X	X	X	X	<del>X</del>	X	X	P	P	X	P	P	X	X	X	X
Tattoo Parlor	X	X	X	X	<del>X</del>	X	X	X	Cm	X	X	X	X	X	X	X
Telephone Answering Service	X	X	X	X	<del>X</del>	X	P	P	P	X	P	P	X	X	X	X
Terminals and Stations (Taxi, Bus, Limousine, etc.) (City Clerk permit possible)	X	X	X	X	<del>X</del>	X	X	X	C	C	C	C	C	X	X	X
Textiles Manufacturing Processing	X	X	X	X	<del>X</del>	X	X	X	C	X	P	X	X	X	X	X
Theaters and Places of Public Assembly	X	X	X	X	<del>X</del>	X	X	X	P	C	X	X	P	C <sup>2</sup>	X	C <sup>18</sup>
Tile Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X



USES	ZONES															
	RR; RR-1; RR-2	RS-11; R-3; R-5; R-8	R-11; R-15	R-20; R-25	<u>R-30</u> <u>OL</u>	MHP	OP	LC	GC	VSC	LI	BP	P/SP	ER/OS	L- LC	L- VSC
Tile Sales	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Tile Rebuilding/Retreading	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Time-Share Project	X	X	X	X	<del>X</del>	X	X	X	C	C	X	X	X	X	X	C
Toiletries Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Tools Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Towing/Impounding of Vehicles	X	X	X	X	<del>X</del>	X	X	X	X	X	C	X	C	X	X	X
Toys Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Transfer, Moving and Storage	X	X	X	X	<del>X</del>	X	X	X	C	X	P	Cm	X	X	X	X
Transient Habitation	X	X	X	X	<del>X</del>	X	X	C	C	C	X	X	C	X	X	C
Truck Rental	X	X	X	X	<del>X</del>	X	X	X	Cm	Cm	Cm	X	X	X	X	X
Truck Repair	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Truck Sales	X	X	X	X	<del>X</del>	X	X	X	Cm	X	C	X	X	X	X	X
Tutoring Center	X	X	X	X	<del>X</del>	X	Cm	Cm	Cm	X	X	Cm	X	X	X	X
Upholstery Installation	X	X	X	X	<del>X</del>	X	X	X	Cm	X	P	X	X	X	X	X
Utility Lines-Sewer, Gas, Petroleum, Telephone, Electric	P	P	P	P	<u>P<sup>36</sup></u>	P	P	P	P	P	P	P	P	C	P	P
Vending Machine Sales and Service	X	X	X	X	<del>X</del>	X	X	X	X	X	P	P	X	X	X	X
Veterinarian	X	X	X	X	<del>X</del>	X	Cm	P	P	X	P	P	X	X	X	X
Vitamin Manufacturing	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Warehouse	X	X	X	X	<del>X</del>	X	X	X	X	X	P	C	X	X	X	X
Water Reservoir	C	C	C	C	<del>X</del>	C	C	C	C	C	C	C	C	C <sup>2</sup>	C	C
Wearing Apparel Shop	X	X	X	X	<del>X</del>	X	X	P	P	P <sup>6</sup>	X	X	X	X	Cm	Cm
Welding Shop	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Wholesale Business	X	X	X	X	<del>X</del>	X	X	X	P	X	P	C	X	X	X	X
Wine Storage and Mfg.	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Wire Fabrication	X	X	X	X	<del>X</del>	X	X	X	X	X	P	X	X	X	X	X
Wood Products Sales Retail	X	X	X	X	<del>X</del>	X	X	X	P	X	P	X	X	X	X	X
Wood Products Mfg.	X	X	X	X	<del>X</del>	X	X	X	X	X	P	Cm	X	X	X	X
Yard Products Mfg.	X	X	X	X	<del>X</del>	X	X	X	C	X	P	Cm	X	X	X	X

## NOTES:

- 1 See Animal Regulations (Ch. 30.55).
- 2 Not permitted within Coastal Zone ecological resource areas.
- 3 Limited to aquaculture uses (as defined by this title) within the Coastal Zone.
- 4 This use must still meet the locational requirements of Title 30.
- 5 Incidental repairs permitted per state certification requirements.
- 6 Permitted in conjunction with a hotel or visitor service complex.
- 7 "C" is required when use stands alone or "P" when use is accessory to hotel.
- 8 Permitted when in conjunction with a hotel or office/professional complex.
- 9 Ancillary use.
- 10 Duplex is a permitted use on lots of 5,000 square feet gross or greater that existed prior to adoption of this Code. For R-15 zones.
- 11 For R-15 zones dry cleaning is permitted provided that this service is accessory to the main function of a hotel or motel.
- 12 Unless permitted as accessory use in conjunction with a major or minor use permit.
- 13 Within Coastal Zone ecological resource areas, public educational institution uses shall be limited to nature centers and interpretive facilities.
- 14 Accessory to a single-family home.
- 15 On-site sale permitted when product manufactured on-site.
- 16 In conjunction with a hotel or permitted use.
- 17 Within Coastal Zone ecological resource areas, fish hatchery uses shall be limited to aquaculture uses as defined by this title.
- 18 In conjunction with permitted use.
- 19 See Hazardous Waste Facility Regulations (Ch. 30.57).
- 20 In conjunction with a hotel.
- 21 Within coastal zone ecological resource areas, land reclamation project uses shall be limited to restoration projects.
- 22 Subject to the Accessory Use Regulations (Ch. 30.48) and Design Review Regulations (Ch. 23.08).
- 23 Medical complex may be approved up to a 1.0 FAR and maximum of 3 stories as established and approved by a major use permit.
- 24 Incidental repairs permitted per state certification regulations.
- 25 Museums allowed in RR-1 and R-3 only in Southern El Camino Real Museum Special Purpose Overlay Zone with a major use permit subject to limitations. See Municipal Code Sections 30.08.010F and [30.34.090](#).
- 26 Amended Ord. 90-12.
- 27 Within Coastal Zone ecological resource areas, parks and recreational area uses shall be limited to public uses.
- 28 Nonconforming residential care facilities for 7 or more legally established as of March 9, 2005, may be expanded or intensified through issuance of a conditional use permit (major) pursuant to Municipal Code Section 30.16.010B12.
- 29 Residential care facilities, general for 7 or more are permitted through issuance of a conditional use permit (major) only if the property is located on a prime arterial circulation element road as shown on the General Plan.
- 30 See Recycling Facilities (Ch. 30.56).
- 31 Permitted as an accessory use up to 10% of leasable square footage of the center, not to exceed 1,500 square feet, unless approved by a minor use permit.
- 32 Existing service station may expand with a major use permit.
- 33 When located on a prime arterial, outdoor storage of boats and RVs and limited truck rentals are considered.
- 34 The following issues will need to be addressed in addition to other site specific issues that may arise through the process: lighting, hours of operation, noise, visibility of operation, screening, size of property and use, maximum time period to store a vehicle, and site improvements.
- 35 Applicable only to sites within the R30 Overlay zoning district proposed to be developed at a minimum density of 25 units per net acre and a maximum density of 30 units per net acre and proposed for at least 16 dwelling units. As required by Government Code Section 65583.2, residential development projects proposed to include at least 20 percent lower income units, as defined in Health and Safety Code Section 50079.5, and not including an application for a subdivision map, shall be approved as a use by right. A use by right may not be subject to any City discretionary approval that constitutes a project under the California Environmental Quality Act, however, such use by right does not exempt projects from design review or the requirements of the California Coastal Act.
- 36 Applicable only to uses that are accessory or ancillary uses to a residential use meeting all of the requirements of the R30 Overlay zoning district.



**EXHIBIT 2018-07-3**

**AMENDMENTS TO SECTION 30.16.010 (RESIDENTIAL DEVELOPMENT STANDARDS)  
OF TITLE 30, ZONING OF THE ENCINITAS MUNICIPAL CODE**

**Section 30.16.010 (Residential Development Standards) of Title 30 of the City of Encinitas Municipal Code, also referred to as the Zoning Code, is hereby amended to read as follows:**

**30.16.010 Development Standards**

A. The development standards described in the tables below shall apply to the residential zones and are minimums unless otherwise stated. These standards shall apply to all land and buildings other than accessory buildings, permitted in their respective residential zones. In addition to the development standards provided in this chapter, each specific plan identified in Chapter 30.84, Specific Plans, may have separate development standards for residential zones in their jurisdictional boundaries. Refer to individual specific plans, as referenced in Chapter 30.84, for development standards in residential zones within adopted specific plans.

For building height, see Section 30.16.010B6. For off-street parking requirements, see Chapter 30.54.

1. Rural Residential Zones.

ZONE REQUIREMENTS	RR	RR-1	RR-2
a. Density (maximum dwelling units per net acre)	0.123 (8 acres for floodplain); 0.26—0.50 (2-4 acres depending on slope)	1.0	2.0
b. Midrange Density  (See Section 30.16.010B1 & B2)	0.125 (8 acres for floodplain); 0.38 (3 acres depending on slope)	0.75	1.5
c. Net Lot Area	2, 4, or 8 acres	1.0 acre	21,500 sq. ft.
d. Lot Width (ft.)	110	110	100
e. Cul-de-sac Lot Width (ft.)	30 at front setback	30 at front setback	30 at front setback
f. Panhandle Width on a Flag Lot (ft.)	20	20	20
g. Lot Depth (ft.)	150	150	150
h. Front Yard Setback (ft.)	30	30	30
i. Side Yard Setback (ft.) for each interior side <sup>4,5</sup>	15/15	15/15	10/10
j. Side Yard Setback (ft.) street side <sup>5</sup>	20	15	15
k. Rear Yard Setback (ft.)	25	25	25
l. Lot Coverage (maximum percentage)	35%	35%	35%

2. Single-Family Residential Zones.

ZONE REQUIREMENT	R-3	R-5	R-8	R-11/RS-11
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ZONE REQUIREMENT	R-3	R-5	R-8	R-11/RS-11
a. Density (maximum dwelling units per net acre)	3.0	5.0	8.0	11.0
b. Midrange Density (See Section 30.16.010B1 & B2)	2.5	4.0	6.5	9.5
c. Net Lot Area (sq. ft.)	14,500	8,700	5,400	3,950
d. Lot Width (ft.)	80	70	60	40
e. Cul-de-sac Lot Width (ft.)	30 at front setback	30 at front setback	30 at front setback	30 at front setback
f. Panhandle Width on a Flag Lot (ft.)	20	20	20	20
g. Lot Depth (ft.)	100	100	90	90
h. Front Yard Setback (ft.)	25	25	25	20 <sup>2</sup>
i. Side Yard Setback (ft.) for each interior side <sup>4,5</sup>	10/10	10/10	5/10	(RS-11) 5/5; (R-11) 5/0-5 <sup>1</sup>
j. Side Yard Setback (ft.) street side <sup>5</sup>	10	10	10	10
k. Rear Yard Setback (ft.)	25	25	25	20
l. Lot Coverage (maximum percentage)	35%	35%	40%	40%
m. Floor Area Ratio		0.6	0.6	0.6 (Standard Lot Sizes); 0.5 (Substandard Lot) <sup>3</sup>

### 3. Higher Density Single-Family and Multiple-Family Residential Zones.

ZONE REQUIREMENT	R-15	R-20	R-25	R-30 OL <sup>6</sup>	MHP
a. Density (Maximum dwelling units per net acre)	15.0	20.0	25.0	<u>30.0</u>	11.0
b. Midrange Density (See Section 30.16.010B1 & B2)	13.0	17.5	22.5	<u>N/A</u>	9.5
c. Net Lot Area (sq. ft.)	20,000	20,000	20,000	<u>30,000</u>	
d. Lot Width (ft.)	100	100	100	<u>100</u>	
e. Lot Depth (ft.)	150	150	150	<u>150</u>	
f. Front Yard Setback (ft.)	20	20	20	<u>10</u>	
g. Side Yard Setback (ft.) for each interior side (Standard Lot) <sup>5</sup>	15/15	15/15	15/15	<u>10</u>	
h. Side Yard Setback (Substandard Lot) street side <sup>3,5</sup>	5/5	5/5	5/5	<u>N/A</u>	
i. Street Side Yard Setback (Standard Lot) (ft.) <sup>5</sup>	20	20	20	<u>10</u>	
j. Street Side Yard Setback (Substandard Lot) <sup>3,5</sup>	10	10	10	<u>N/A</u>	
k. Rear Yard Setback (ft.)	15	15	15	<u>10</u>	
l. Rear Yard Setback Where Alley Exists	20	20	20	<u>10</u>	
m. Lot Coverage (maximum percentage)	40	40	40	<u>65</u>	
n. Building Height (See 30.16.010B6)					
o. Distance between buildings on the same lot less than 16 ft. in height	15	15	15	<u>15</u>	
p. Distance between buildings on the same lot greater than 16 ft. in height	20	20	20	<u>15</u>	

#### FOOTNOTES

- Requires a minimum 5-foot side yard setback for both side yards, unless a zero lot line development is proposed. For zero lot line development, a 5-foot minimum side yard setback is required for one side yard with a zero yard setback where the two units have common walls.
- See Section 30.16.010C4 and D10.
- Substandard lot under floor area ratio refers to a lot that does not meet the standard for lot area.
- See Section 30.16.010B9.
- See "Lot, Interior" in Section 30.04.010.
- A minimum net density of 25 dwelling units per acre is required in the R-30 OL Zone.



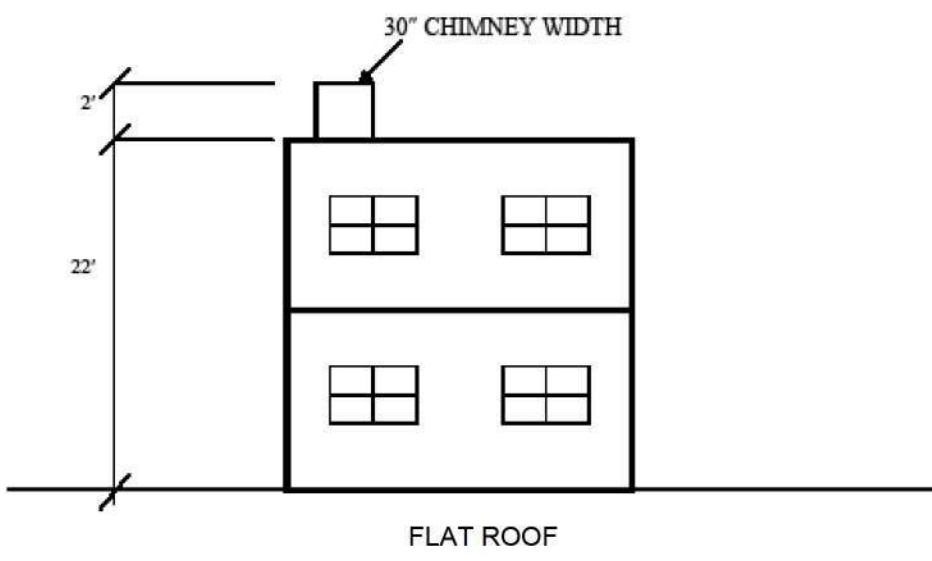
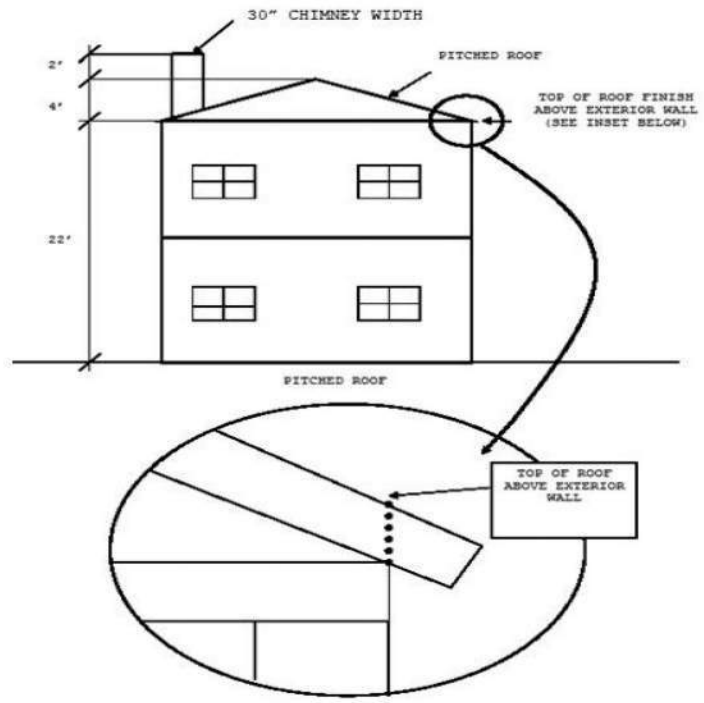
B. All Residential Zones. The following development standards shall apply to all residential zones:

1. In determining the mid-range or maximum number of dwelling units allowed for a property, multiply net acreage by the mid-range density or maximum density given in Section 30.16.010A. Any fraction of a dwelling unit shall be reduced to the next lower whole unit not less than one. However, for properties located in and developing in conformance with the provisions of the R-30 Overlay, or properties requesting a density bonus, any fraction of a dwelling unit shall be rounded up to the next whole unit.
2. Net acreage is the ~~slope adjusted~~ gross acreage not including ~~acreage of the flood plains, beaches, permanent bodies of water, significant wetlands, major power transmission easements, railroad track beds, existing and future rights-of-way and easements for public or private streets/roads, and the area contained within the panhandle portion of a panhandle lot in a zone where the minimum required lot size is 10,000 square feet or less.~~ The portion of access roadways or easements internal to a project that are used exclusively to provide access to rear-loaded garages are not required to be deducted from gross acreage. Driveways providing access to dwelling unit(s) on one lot are not deducted from gross acreage. ~~Environmental constraints may reduce density.~~
  - a. ~~The slope adjustment shall be required and is as follows:~~
    - i. ~~All land in 0-25% slope of natural grade is allowed to use 100% of acreage.~~
    - ii. ~~All land in 25-40% slope of natural grade is allowed to use 50% of acreage.~~
    - iii. ~~All land in 40% + slope of natural grade is allowed to use 0% of acreage.~~
    - iv. ~~Five-foot contour maps available from the City shall be used for calculating the slope adjustment.~~
  - b. The density of development shall be based on net acreage. Projects proposing to create a total of four units/residential lots or less may exceed mid-range density regulations without having to comply with the following findings, so long as the project will not exceed maximum density. In order to exceed mid-range density up to the maximum density for projects containing five or more dwelling units or residential lots, allowed for the subject site, the following findings must be made by the appropriate agency:
    - i. The project shows high sensitivity to the neighboring properties and area to ensure compatibility with land uses and community character; and
    - ii. The project design significantly exceeds the minimum standards for development (lot size, setbacks, lot width and depth, landscape standards and design standards); and
    - iii. The project either:
      - (A) Provides needed public improvements that are significantly beyond the requirements for the project, or
      - (B) Provides private or public recreational facilities that significantly exceed the project's requirements, or provides other significant benefits.

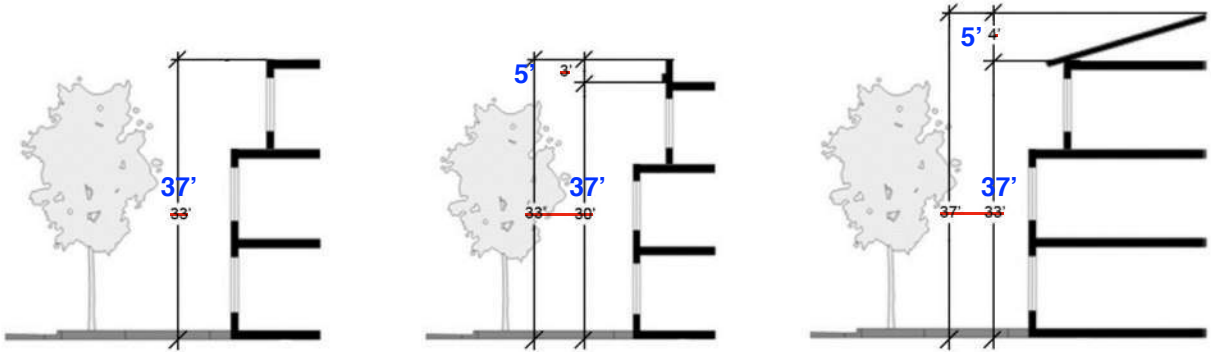


3. Street setbacks shall be measured from the ultimate street right-of-way according to the City Engineer or the maximum required street width if the street is proposed to be private or is now a private street.
4. When landscaping is required, landscaping shall consist predominantly of trees, shrubs, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris.
5. Varieties of plants chosen for landscaping may be restricted through the development review process to protect or preserve views. All required plantings shall be maintained in good growing condition, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with required landscaping, buffering, and screening requirements. All required landscaping shall be maintained in a manner that will not depreciate adjacent property values or otherwise adversely affect adjacent properties.
6. The following standards shall apply to building height limits for residential buildings.
  - a. The standard height limit for residential buildings, shall be ~~the lesser of two stories~~ in the RR through R-25 and MHP zones and shall be the lesser of three stories in the R-30 Overlay zone or the following height, all as measured to the top of a flat roof (or in the case of a pitched roof to the top of the roof immediately above the exterior plane of the wall below, including roofing material):
    - 26 feet—RR to RR-1 zones citywide, RR through RR-2 in the Olivenhain Community.
    - 22 feet—RR-2 (except Olivenhain Community) ~~and higher zones~~ through R-25 and MHP zone, and substandard lots in the Olivenhain Community.
    - **37 feet** • 33 feet – R-30 Overlay zone

This height standard is subject to the following exceptions:

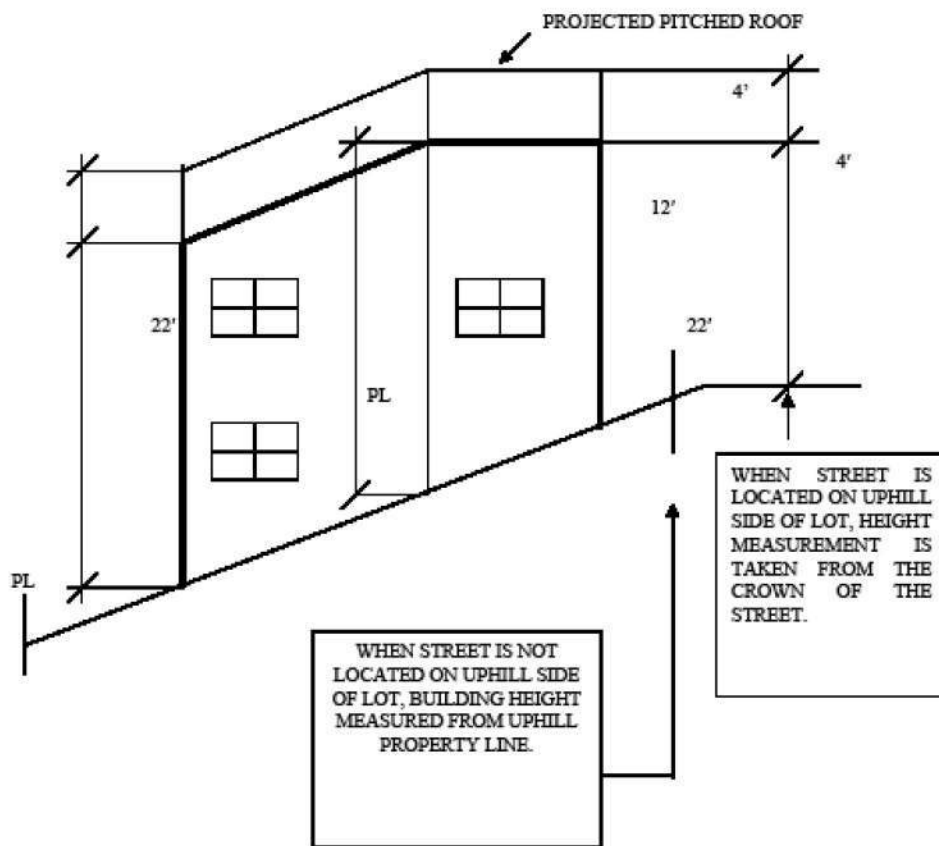


R-30 OL Zone Building Height





- i. On lots in R-3 to R-25 zones with greater than 10% slope, the building height at the uphill side of the lot shall not exceed 12 feet above the crown of the right-of-way. Where a street does not abut the uphill side of the sloped lot or a panhandle portion of a lot exists, this measurement shall be made at the property line located at the uphill side of the lot (excluding the panhandle of a lot) except as provided below. In no case shall the building exceed the applicable standard height limit at any point unless provided by the Code. Lot slope shall be determined in accordance with Section 30.16.010B6e.

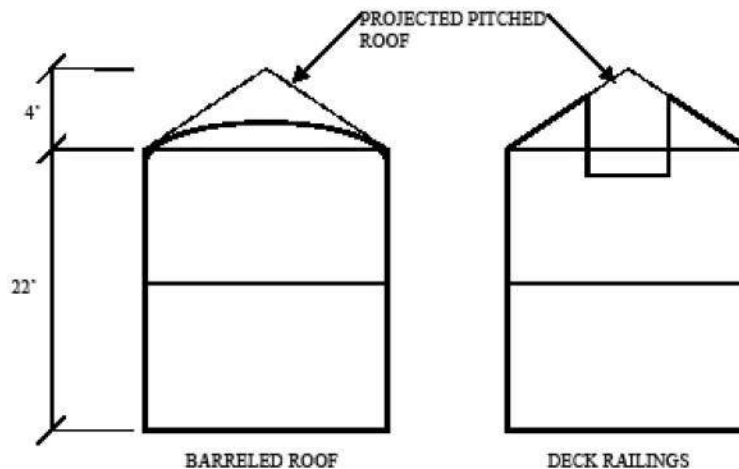


- ii. In all zones, elements such as towers (maximum diagonal dimension of 12 feet), hips, gables, and spires may extend no more than ~~four~~ <sup>five</sup> feet above the permitted standard height limit. A roof that extends above the permitted standard height limit shall have a minimum 3:12 pitch. Barreled roofs and roof decks shall be permitted provided the design of the roof or deck railings do not extend beyond the envelope of a projected pitch roof as authorized by this section. An additional maximum of a two-foot projection (beyond the elements extending up to ~~four~~ <sup>five</sup> feet

listed above) may be authorized by staff for chimneys, provided: (1) the perimeter of the chimney does not exceed 120 linear inches; and (2) the width of the chimney is no wider than 40 inches in any direction; and (3) a required non-decorative spark arrestor assembly may be added to the two-foot chimney; and ~~(4) the building height plus projections do not exceed 30 feet in height for the RR through R-25 and MHP zones and 33 feet (flat roof) or 37 feet (pitched roof) for the R-30 Overlay zone.~~

iii. In addition to the allowed projections specified in Section 30.16.010B.6.a.ii above, buildings in the R-30 Overlay zone may exceed the 33-foot or 37-foot height limit, as applicable, a maximum of five feet to accommodate necessary equipment (such as elevator shafts and other mechanical equipment) and screening, as long as any projections do not occupy more than 25% of the roof area and are set back a minimum of 10 feet from the edge of the wall plane on all sides.

iiiv. Existing residential structures in the New Encinitas Community constructed at a height exceeding the aforementioned 22 foot/26 foot height may be remodeled or added to at the height of the existing structure. The height of the existing structure shall be documented through a height survey or other manner found satisfactory by the Development Services Director, and the proposed addition/remodel must also maintain substantially the same design character as the existing structure, also to the satisfaction of the Development Services Director.



- b. All building permit applications for residential buildings shall provide building height information at a sufficient number of locations to substantiate that no point of the structure exceeds the standard building height limit, projections do not exceed the height restrictions, and the structure contains no more than two stories.
- c. Natural grade shall be determined as follows. Natural grade may be determined by the Planning and Building Development Services Director, or authorized agency when a discretionary application is being reviewed, with consideration given to:



- i. The prevailing topography of the site which has existed for some period of time prior to review of a project under consideration. Documentation of the grade shown on photographs, historical topographic surveys and/or in geotechnical reports prepared by certified professionals may be utilized on a case by case basis to determine the natural grade for purposes of development. The review shall take into account the vegetation on the site, the existing earth forms at the time of the review and the expectation that a reasonable person would consider the grade to be natural. Small earth form irregularities in topography, such as pits or mounds and similar features may be disregarded;
- ii. Grading or other modifications of earth forms which result in gaining an advantage for future development, shall not be considered natural grade when substantial evidence can reasonably document that the grading or modifications of earth forms have resulted in circumvention of the regulations in the Municipal Code.

d. ~~Finished pad elevation shall be determined as follows: An approved subdivision map may establish the finished building pad elevation from which building height is measured with consideration given to on-site and surrounding uses and terrain. Where the property is located significantly below the level of existing streets (as determined by the Planning and Building Director) a pad elevation, from which the building height is measured, may be approved subject to a use or design review permit. In addition to the provisions stated above, modifications to the determination of natural grade for purposes of measuring building height for development in the R-30 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:~~

is not a factor as the building height is measured from the finished pad elevation

- ~~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.~~

e. The slope of a lot shall be determined as follows:

- i. For the purpose of determining whether a lot has a greater than 10% slope, the average lot slope within the building envelope (setback lines) must be established. The average lot slope is determined by calculating the total change in elevation from setback line to setback line (rise/run), and is established by placing three run-lines across the property and taking the combined average slope of the three lines. The lines are to follow the slope of the property; i.e., they are to be placed at right angles to the contour lines.
- ii. For properties in which the run-lines parallel the property lines, two run-lines shall be placed along the peripheral setback lines, with the third line placed down the center of the property. For situations in which the slope crosses the property at an angle, the three run-lines shall be placed in such a way as to reveal average slope of the entire building envelope, to the satisfaction of the Development Services Director ~~of Planning and Building~~. For properties of an irregular shape and topography, additional run-lines may be required on the site plan to the satisfaction of the Development Services Director ~~of Planning and Building~~.
- iii. Bluff-top properties with one property line located at the lower portion of the bluff shall not be subject to a designation of greater than 10% lot slope, unless, using the method of measurement described above, the portion of the property between the edge of bluff and the opposite setback line is determined to exceed 10%. A bluff exists when the vertical elevation between the top and the toe of the bluff is 10 feet or more.
- iv. All building permit applications for new residential construction or additions on which slope determination is an issue must provide topographic information in order for lot slope to be determined. For properties with an average slope of five percent or less, and for properties on which the owner is not disputing the degree of slope being greater than 10%, the topographic information may be provided by a note on the site plan indicating percentage of slope. For lots sloping greater than five percent on which slope determination is an issue, topographic information based on a permanent assumed benchmark shall be depicted on the site plan. The topographic information can be provided by the property owner, contractor, architect, designer, land surveyor or civil engineer. If substantial evidence is presented which indicates that the topographic information is inaccurate, a certified survey shall be provided from a professional land surveyor or civil engineer.

v. **Notwithstanding the foregoing, projects within the R-30 Overlay zone are not constrained by slope calculations**



7. Floor area ratio (FAR) shall limit the amount of floor area of a building on a lot. For purposes of determining FAR, the following floor area is excluded: **FAR will not restrict development in the R-30 zone**
  - a. Up to 400 square feet per dwelling unit for a garage or carport.
  - b. Floor area covered by a roof of open construction, such as a trellis, sunscreen or lattice work, where the total square footage of the open spaces of the covering is 50% or more of the total square footage of the floor area below.
  - c. Floor area whose walls are of open construction, such as a trellis, sunscreen or lattice work, or partial wall where 50% or more of the total square footage of the vertical planes of the perimeter of the bulk floor area is open. Columns to support structure above shall not count toward this 50%, such that typical open building recess areas and patios are not counted as floor area.
  - d. Floor area which has less than five feet of headroom between the floor and the ceiling.
  - e. That portion of the floor in the basement.
  - f. Floor area used solely for the capture, distribution or storage of solar energy.
8. An animal kennel that was lawfully established and was in existence on March 29, 1989 may expand and rebuild in accordance with the development standards for the zone in which it is located. When an expansion increases the intensity of the use, a major use permit shall be required. An increase in intensity would include, but not be limited to, an increase in animals, customers, and traffic, and a relocation or expansion of high activity areas (dog runs). When structural alterations are proposed that do not increase the intensity of the use, a design review permit shall be required pursuant to Chapter 23.08 of the Municipal Code. Such structural alterations would include, but not be limited to: building elevation redesign; landscaping, walkways and fences/walls, additions to utility rooms, office space and lobby space. The permit (major use permit and/or design review permit) shall be revoked only if the kennel is operated in a manner contrary to law or the use is removed by the owner.
9. Additions to existing nonconforming residential structures that were legally constructed prior to March 29, 1989, shall have an interior side yard setback in accordance with the following:
  - a. The existing interior side yard setback of the existing building may be maintained except that in no case shall the interior side yard setback of the addition be less than:
    - i. 10 feet for a 15-foot required side yard setback.
    - ii. Five feet for a 10-foot required side yard setback.
    - iii. In no case shall a side yard setback of less than five feet be permitted, including those existing structures located within a minimum five-foot side yard setback.
  - b. Second story additions are allowed for an existing nonconforming two-story dwelling based on the setbacks of paragraph 9a of this subsection B.
  - c. Additions in conformance with subsection 9a of this section shall be limited to one story for an existing nonconforming single story dwelling unless it is determined that

- no view issues exist. Should no view issues exist based on the filing of a conceptual review application and subsequent site analysis, the Director of Planning and Building shall approve a second story addition based on the setbacks of subsection 10a. If it is determined that view issues exist, the applicant may file a design review application to have their application considered at a public hearing scheduled before the Planning Commission.
- d. New construction on vacant lots or to replace demolished units shall comply with the established interior side yard setbacks unless otherwise permitted pursuant to Chapter 30.76 (Nonconformity Regulations) of the Municipal Code.
  - e. Second story additions to existing single-story residential structures which comply with the setback standards in effect at the time of building permit application shall be processed in accordance with the standards contained in this chapter.
10. Additions or enclosures for existing third story rooms and/or decks that were legally constructed prior to March 29, 1989 may be approved through the design review process if it can be found that the addition and/or deck enclosure:
- a. Maintains some of the significant views enjoyed by residents of nearby properties, and
  - b. That the remodeled building is compatible in bulk and mass with buildings on neighboring properties, and
  - c. That the floor area ratio prescribed for the zoning district in which the project is located is not exceeded.
11. For single-family residential zones, the following development standards shall apply:
- a. Front yard setbacks within subdivisions of five or more lots should vary in a manner consistent with the pattern of development in the surrounding neighborhood and consistent with the provisions of the underlying zoning.
  - b. Garage placement/design standards for single-family subdivisions:
    - i. Garages shall be located to minimize or reduce their visual presence, to the extent practical.
    - ii. In RR to R-3 Zones, the placement of garages on a single-family lot shall vary; e.g., (a) located in the rear of the lot but accessed from the front; (b) located in the front portion of the lot with either direct access or side loaded; or (c) accessed from the alley or side street, or combination. In R-5 to RS-11 Zones, the placement of garages on the lot is encouraged to vary, to the extent practical.
    - iii. To the extent practical, access to the garage shall be from the alley or side street, if available.
  - c. For a new tract front yard setbacks may be reduced up to 25% on a maximum of one-half of the dwelling units within a residential tract; however, no street setbacks shall be less than 20 feet to the garage for front entry garages, and 15 feet to the garage for side entry garages.



12. Nonconforming general residential care facilities, if determined by City review as being lawfully established and in existence on the date of adoption of this Code section, may expand or rebuild in accordance with the development standards for the zone where it is located. When an expansion increases the intensity of the use, a major use permit shall be required. An increase in land use intensity may include, but not be limited to: an increase in the number of residents, traffic and/or noise impacts, or a relocation or expansion of outdoor activity areas.

13. Replacement housing consistent with the requirements of Government Code Sections 65583.2(g)(3) and 65915(c)(3) shall be provided on any site listed in the City's adopted housing element of the general plan, if the site is proposed for development and: (a) residences either exist on the site or existed on the site within the five-year period prior to submittal of the application; and (b) the residences were either deed-restricted, subject to rent control or any other limitation on rent, or occupied by low or very low income households.

- C. Single-Family Residential Zones (/RR-2/R-3/R-5/R-8/RS-11). In the single-family residential zones, the following development standards shall apply in addition to subsections A and B of this section:
1. Residences shall be oriented with the rear of the residence toward collector and larger streets where possible, consistent with the pattern of development in the neighborhood.
  2. Walkways connecting with city sidewalk/trail systems shall where practical be provided in new residential developments.
  3. Driveway or other concrete or asphalt concrete areas available for parking shall not exceed 50% where practical of the required front yard area.
  4. To the extent practical, access to the garage shall be from the alley or side street, if available.
- D. Higher Density Single-Family and Multiple-Family Residential Zones (R-11/R-15/R-20/R-25). In the higher density single-family and multiple-family residential zones, including the conversion of apartments to condominiums, the following development standards shall apply in addition to subsections A and B of this section:
1. A minimum of 10% of the floor area of the unit shall be provided as private open space for both ground floor units and units contained wholly on the second floor. For units wholly on the second floor this open space may be provided by outdoor decks.
  2. Architecturally compatible trash enclosures, and adequate areas for collecting and loading recyclable materials, screened from view of the roadway, and convenient to all dwelling units within the project, shall be provided.
  3. A minimum of 15 feet wide of screen type landscaping shall be provided and maintained on the project side of any property line separating the project from a rural residential or single-family residential zone.
  4. A minimum of 250 cubic feet of lockable, enclosed storage area per unit shall be provided within a garage/carport area, or within the main building.



5. Fully screened recreation vehicle parking areas shall be provided or the development shall prohibit all parking of recreation vehicles.
6. A minimum of 30 trees per net acre shall be required as part of the project landscaping; the trees shall consist of a combination of box specimen and 15-gallon sizes. Smaller sized trees may be approved provided the trees reach a desired maturity height within three years after project occupancy.
7. A masonry wall, or equal six feet in height from the highest finished grade may be required along the project's rear and side property lines, unless the property line separates two higher density residential projects. Where the adjacent grade of abutting property is four feet or more lower or higher than the project site, the masonry wall shall be a minimum of six feet in height. No walls are required in front or street side yards unless needed for noise attenuation and/or privacy. All masonry walls greater than four feet in height shall be planted with vine cover material (or equal landscaping).
8. The following recreation facilities shall be provided unless waived during the design review process:
  - a. Children's play area;
  - b. Swimming pool;
  - c. Family picnic area.
9. Auxiliary Structures/Equipment and Utilities. The following development standards related to auxiliary structures/equipment and utilities shall apply:
  - a. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties;
  - b. All ground-mounted mechanical equipment, including heating and air condition units, and trash receptacle areas and adequate areas for collecting and loading recyclable materials, shall be completely screened from surrounding properties by use of a wall, fence, or landscaping, or shall be enclosed within a building;
  - c. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. All new and existing utility connections within the boundaries of the project shall be placed underground, with the exception of existing overhead power transmission lines in excess of 34.5 KV and long distance and main trunk communications facilities. Transformer, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities may be placed above ground provided they are screened with landscaping;
  - d. Trash receptacles and adequate areas for collecting and loading recyclable materials enclosed by a six-foot high masonry wall with view-obstructing gates shall be provided in an acceptable location;
  - e. Outdoor storage and sales areas shall be entirely enclosed by solid masonry walls not less than six feet in height to adequately screen such areas from view.



Reasonable substitutions such as masonry, wood or metal pilasters with wrought iron or chain link and view obscuring material may be approved during design review. This requirement does not apply to agriculture uses authorized per Chapter 30.33 (Urban Agriculture) of the Municipal Code.

10. The front yard setbacks may be reduced to 15 feet provided that the subject parcel is substandard in either size or the depth of the lot, and an alley abuts the rear of the parcel where the required parking is to be located. No paving (impervious surfaces) shall be permitted in the front yard other than a pedestrian sidewalk to the front entry with the rest of the front yard being landscaped.
11. Residences shall be oriented with the rear of the residence toward collector and larger streets where possible, consistent with the pattern of development in the neighborhood.
12. Walkways connecting with city sidewalk/trail systems shall where practical be provided in new residential developments.
13. Driveway or other concrete or asphalt concrete areas available for parking shall not exceed 50% where practical of the required front yard area.
14. To the extent practical, access to the garage shall be from the alley or side street, if available.

E. Residential 30 Overlay Zone (R-30 Overlay). In the higher density multiple-family residential R-30 Overlay zone, the following development standards shall apply in addition to those in subsections A and B of this section:

1. The R-30 Overlay regulations shall apply to all areas of the city so designated on the zoning map.
2. The R-30 Overlay provisions apply in addition to existing underlying zoning designations. Uses and standards of the underlying zone continue to apply until such time as a development is approved conforming with the provisions of R-30 Overlay zone prescribed in this subsection E.
3. In order to rely on the provisions of the R-30 Overlay zone, sites must be developed to a minimum density of twenty-five (25) dwelling units per net acre and must be large enough to accommodate a minimum of 16 multifamily units.
4. Units may be either rental or ownership dwellings.
5. Notwithstanding the provisions of Section 30.41.080, sites in the R-30 OL Zone shall not be permitted to pay in-lieu fees as an alternative to satisfying the affordable housing requirements in Chapter 30.41.
6. Façade Wall Plane Requirements. Articulation of the wall plane shall be required for all front elevations, and for all side and rear elevations visible from a public right-of-way:
  - i. No more than 75% of a building façade shall be on a single plane;



- ii. An average of a five-foot (5') offset, with a minimum of one-foot, is required for the remaining 25% of the building face.
7. Requirements for Transitions of R-30 Overlay if Adjacent to Existing Single-Family Development. If parcels in the R-30 Overlay zone share a property line with an adjacent parcel developed with an existing single-family residential use or duplex units, the following additional setback requirements apply to proposed projects in the R-30 Overlay zone to provide an appropriate transition to the existing use.
  - i. Additional setback required. The third story of residential uses in the R-30 Overlay zone shall be setback 30 feet from any property line adjacent to a parcel with an existing single family residential use or duplex units.
8. Permitted improvements in the required setback areas. Permitted improvements include landscaping, pathways, storm water quality facilities, passive site amenities, surface parking or similar facilities.
9. Maximum average unit size.
  - i. Maximum average size of dwelling units in the project shall not exceed 1,000 square feet of floor area for rental projects and 1,150 square feet of floor area for ownership projects. Ownership projects include all projects with a condominium map or where units may be sold individually.
10. Parking shall be provided in accordance with Chapter 30.54; however, units which are deed-restricted to be affordable to very-low and low income households (as defined in California Health and Safety Code Sections 50105 and 50079.5, respectively) shall provide off-street parking as follows:
  - Studios and one bedroom – 1.0 space per unit
  - Two bedrooms – 1.5 spaces per unit
  - Three+ bedrooms – 2.0 spaces per unit
  - Guest Parking – Inclusive in standards above
11. Private Storage Space: A minimum of 200 cubic feet of lockable, enclosed storage area per unit shall be provided within a garage or carport area, or within the main building
12. Private and Common Open Space:
  - i. Private Open Space - A minimum of 100 square feet per unit shall be provided as private open space for both ground floor units and units contained wholly on the second and third floors. For units wholly on the second and third floors, this open space may be provided by outdoor decks.
  - ii. Common Amenity Space: A minimum of 200 square feet per unit shall be provided as common amenity open space to be made available for use by all residents and/or



tenants. Common amenity space is permitted to be located within the perimeter setback area.

- iii. Private and common area may be combined for a total of 300 square feet per unit overall, located on-site.

13. Project development shall comply with development standards found in Sections 30.16.010D.2, 3, 5, 6, 7, 9, 11, 12, 13, & 14. If there is a conflict between the standards of this Section and Section D, the development standards of this Section supersede.

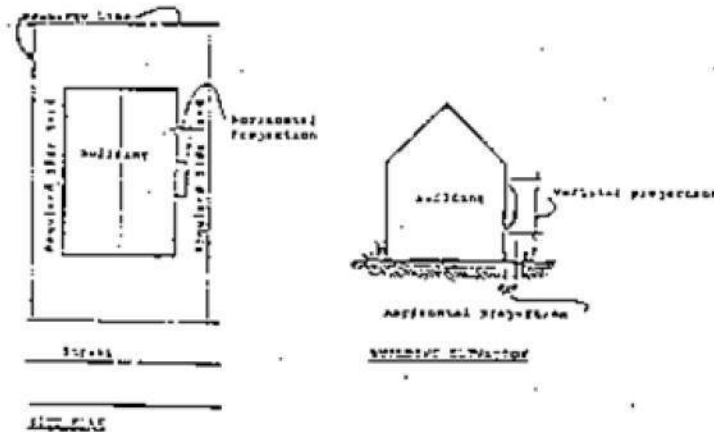
**Development Standards in Section D shall not serve to reduce density or materially increase project costs.**

**EF.** Accessory Structures. In all residential zones except for the R30 Overlay zone, the following development standards related to accessory structures shall apply (refer to Chapter 30.48, Accessory Use Regulations, for additional standards related to accessory uses, location, quantity permitted, size, etc. of permitted accessory structures):

1. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.
2. An accessory structure shall comply with applicable floor area ratio standards with the exception to play houses, storage sheds, and other structures that do not require a building permit.
3. A detached accessory structure may be located within a required interior side yard or rear yard setback area provided that such structure is located no closer than five feet to an interior side or rear lot line, and shall not cover more than 50% of the required interior side or rear yard.
4. A detached accessory structure shall be at least six feet from the main structure or other structures on the property with eaves not less than four feet from the main structure or other structure. A detached accessory structure shall have no projections beyond the five-foot setback established by paragraph 3 of this subsection E except for roof eaves. Roof eaves may project a maximum of two feet into the required five-foot setback.
5. Accessory structures located within a required side yard or rear yard setback area shall be limited to one story and 12 feet in height. Roofs pitched not less than 3:12 may extend an additional two feet to a maximum 14 feet, to peak of roof. Detached accessory structures that meet the main building setbacks and do not project into any required setback area may have a building height as outlined for residential structures. See subsection B6 of this section. See paragraph 10 of this subsection E for standards related to minor accessory structures.
6. Swimming pools and spas may be located within the required interior or rear yard provided they are no closer than three feet to interior side and rear lot lines. Swimming pools may occupy more than 50% of the required rear yard. Pool equipment may be located no closer than three feet to interior side, street side or rear lot lines, and shall be fully screened (i.e., landscaping or fencing) from any adjacent property. Swimming pools and spas shall comply with all fencing requirements as set forth in subsection F3 of this section.

7. Canopies and covers for patios/decks with the floor less than 30 inches above grade may extend into a required rear or interior side yard provided that portions of such structures extending into the required yard area meet the following:
  - a. The canopy, covered patio or deck shall not exceed 12 feet in height or project closer than five feet to an interior side yard lot line or closer than 10 feet at the rear lot line;
  - b. The canopy or covers for a patio/deck shall be entirely open on at least three sides except for necessary supporting columns;
  - c. The canopy shall not cover more than 50% of the required interior side or rear yard.
8. Architectural features of the primary structure, such as porches, steps, eaves, awnings, chimneys, decks, balconies, stairways, wing walls, or bay windows, window seats, fireplaces, planters, roof overhangs and other architectural projections which do not create additional livable area may project into any front or rear yard not more than four feet. Such projections are permitted to project into any side yard area no more than that identified below:

<u>Required Side Yard Setback</u>	<u>Max. Vertical Projections</u>	<u>Max. Horizontal Projections</u>
5 feet	6 feet	2 feet
10 feet	8 feet	3 feet
15 feet	N/A	5 feet
20 feet	N/A	5 feet



The maximum vertical projection is the vertical height of a projection that would be permitted in the side yard setback area. The height is measured from the lowest point of the architectural feature to the highest point within the side yard setback.

9. Minor accessory structures refers to non-habitable structures such as small play houses and storage sheds that are accessory to a residential use and that are not otherwise regulated by this chapter and that are not regulated with a building permit under the Uniform Building Code. Such structures may be permitted to encroach to interior side and rear property lines subject to the following limitations:



- a. Minor accessory structures may be located within the interior side yard and rear yard setback provided that a minimum of five feet is maintained for clear access between the minor accessory structure and any other structure, other than a fence, retaining wall, or similar structure.
  - b. Minor accessory structures shall be limited to one story with a maximum height limit of 10 feet.
  - c. Minor accessory structures shall not exceed 120 square feet of floor area or projected roof area per structure. No more than four minor accessory structures shall be allowed on any site.
  - d. Accessory structures that otherwise meet the above limitations but require a permit under the Uniform Codes for plumbing, electrical, mechanical, or any other purposes shall not be considered a minor accessory structure and shall be subject to the issuance of a building permit and shall be subject to the typical setback and height standards outlined for accessory structures.
  - e. When located within five feet of a side or rear property line, minor accessory structures may not cumulatively extend for more than 50% of the length of a rear property line or for more than 25% of the length of a side property line.
10. For those parcels located under the Coastal Blufftop Overlay Zone Section 30.34.020B shall apply.

**F.G** Fences and Walls. In all residential zones, the following development standards related to fences and walls shall apply.

1. Fence Regulations. The following development standards shall apply to fences and walls.
  - a. Front Yard. In any front yard within 15 feet from the property line or road easement, a fence shall be limited to four feet in height, but may be constructed to a maximum of six feet provided that the top two feet of the fence is of material being at least 50% open which provides for visibility through that portion of the fence, except as provided herein and in subsections D, and E and F of this section.
  - b. Street Side, Interior Side and Rear Yard. In any street side yard, interior side yard or rear yard, a fence shall be limited to six feet in height, except as provided herein and in subsections D, and E and F of this section.
  - c. Street Corner, Sight Distance. Within 15 feet of an intersection of two streets or a private easement providing vehicular access to two or more primary dwelling units, a fence may not exceed four feet. A greater setback may be required by the Development Services Director of Public Works if the proposed wall or fence is determined to be in an unsafe location.
2. Noise Attenuation Wall. A six-foot solid wall may be approved in any required setback upon review of a noise study prepared by a recognized acoustical engineer demonstrating the need for a noise attenuation wall and, if required by the Development Services Director of Public Works, an analysis of adjacent road intersection demonstrates that adequate sight distance is maintained.

The residential fence standards contained in paragraphs 1 and 2 of this subsection **FG** are summarized as follows:

**Maximum Fence Height**

<b>FRONT</b>	<b>STREET</b>	<b>STREET CORNER</b>	<b>INTERIOR SIDE REAR</b>
4 feet solid + 2 feet 50% open	6 feet solid	4 feet solid	6 feet solid
6 feet solid w/15-foot setback	4 feet w/15 feet from corner	6 feet solid w/15-foot setback	

3. Pool Fencing Requirements. A minimum five-foot fence with self-latching gate shall be provided to enclose all pools and spas as set forth in the City Building Code.
4. Temporary Fence Materials. Fiberglass sheeting, bamboo sheeting, or other similar temporary material shall not be permitted as a fencing material on street yard frontages.
5. Tennis Court Fencing. Fences surrounding tennis courts may be located within an interior side yard or rear yard provided that the fence is located no closer than five feet to an interior side or rear lot line and said fence does not exceed 12 feet in height.
6. Barbed Wire and Electrical Fencing. Barbed wire and electrical fencing are prohibited in all residential zones, except for the following:
  - a. Barbed wire is permitted for agricultural uses only.
  - b. High voltage electrical fencing is permitted for containment of large animals subject to the following regulations:
    - i. Electrical fencing may be maintained on the property line at a maximum of six feet in height. When the electrical fence is adjacent to a public road or access easement, the electrical fence shall be located on the inside of a nonelectrical fence.
    - ii. Permits shall be obtained from the Building Department unless exempt. UL (Underwriters Laboratory) approved and other recognized agencies approved electrical fencing is exempt from permits.
    - iii. Appropriate signage shall be posted to give notice of the electrical fencing.

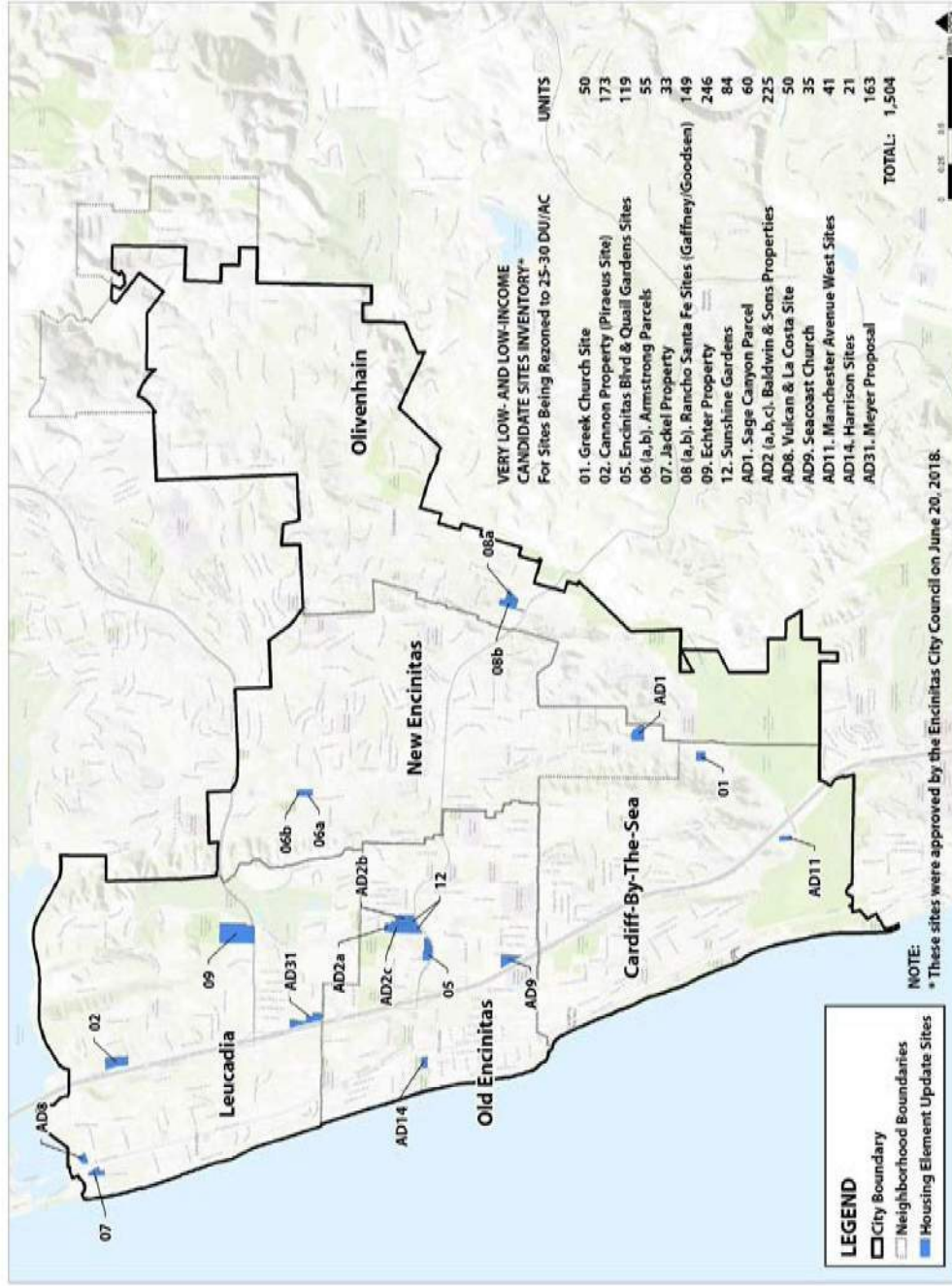
(Ord. 89-41; Ord. 90-16; Ord. 92-21; Ord. 92-30; Ord. 93-14; Ord. 93-18; Ord. 94-02; Ord. 94-11; Ord. 97-17; Ord. 2003-08; Ord. 2003-10; Ord. 2005-03; Ord. 2006-06; Ord. 2010-13; Ord. 2014-12; Ord. 2015-01; Ord. 2016-08)

**EXHIBIT 2018-07-4**

**Amendments to City of Encinitas Official Zoning Map**

**The Official Zoning Map (EMC Section 30.08.020) also known as the Zoning Map of the City (EMC Section 30.01.050) and the Local Coastal Program Zoning Map (collectively, Map) shall be amended to add the R-30 Overlay Zone as required for those sites as shown on the map.**





**VERY LOW- AND LOW-INCOME  
CANDIDATE SITES INVENTORY\***  
For Sites Being Rezoned to 25-30 DU/AC

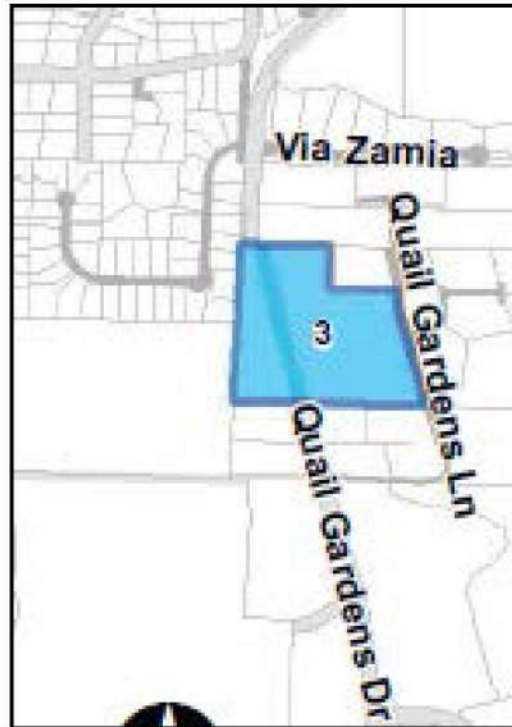
SITE ID	UNITS
01. Greek Church Site	50
02. Cannon Property (Piraeus Site)	173
05. Encinitas Blvd & Quail Gardens Sites	119
06 (a,b). Armstrong Parcels	55
07. Jackie Property	33
08 (a,b). Rancho Santa Fe Sites (Gaffney/Goodson)	149
09. Echter Property	246
12. Sunshine Gardens	84
AD1. Sage Canyon Parcel	60
AD2 (a,b,c). Baldwin & Sons Properties	225
AD8. Vulkan & La Costa Site	50
AD9. Seacoast Church	35
AD11. Manchester Avenue West Sites	41
AD14. Harrison Sites	21
AD31. Meyer Proposal	163
<b>TOTAL:</b>	<b>1,504</b>

**LEGEND**

- City Boundary
- Neighborhood Boundaries
- Housing Element Update Sites

NOTE:  
\* These sites were approved by the Encinitas City Council on June 20, 2018.

The Official Zoning Map (EMC Section 30.08.020) also known as the Zoning Map of the City (EMC Section 30.01.050) and the Local Coastal Program Zoning Map (collectively, Map) shall also be amended to change the zoning designation of APN 257-01-117 (Site L7) from Rural Residential (RR1) to Residential 3 (R3).



## EXHIBIT 2018-07-5a

Section 1.3 of the Encinitas Ranch Specific Plan is amended and Section 1.7 is added, to read as follows:

### **1.3 Land Use Plan**

A maximum of 446 single family homes are planned at a maximum density of 3.0 du/ac in the Quail Hollow East, ~~Sidonia East~~, North Mesa and South Mesa Planning Areas, many in the vicinity of an 18-hole golf course. An approximately 16-acre portion of the Sidonia East Planning Area has been planned for 246 to 296 multifamily residential units (at a net density of 25 to 30 du/ac) as part of an “agrihood” development included in the City’s 2018 Housing Element Update. In addition, approximately 8.0 acres in the North Mesa Planning Area and approximately 8.2 acres in the Sidonia East Planning Area are zoned for medium density single family residential use at a maximum density of 5.0 du/ac. Half acre lots will be constructed on the remainder of the Sidonia East Planning Area adjacent to the golf course. Natural open space will surround much of the residential area and the golf course. In addition to the 172-acre golf course, approximately 115.8 ~~130~~ acres of land will be zoned for agricultural operations on the mesa. Magdalena Ecke Preserve, owned and operated by the County of San Diego, contains 29.8 acres in the northwestern quadrant of the Specific Plan Area.

In Green Valley, on the west side of El Camino Real, a mix of regional commercial and mixed-use areas will be provided in conjunction with a 25.6-acre greenbelt containing passive and active recreational uses south of Leucadia Boulevard and natural open space north of Leucadia Boulevard. The Regional Commercial Center will be constructed on approximately 73.8 acres and is intended as a major retail complex that will serve Encinitas and surrounding communities. More than 100 acres of land, including the bluffs which separate the mesa from Green Valley, will be preserved as natural open space within the Specific Plan Area. Pedestrian paths will allow limited access into portions of this open space. A total of 24.8 acres of mixed-use development is planned in Green Valley.

In addition, mixed-use development is planned on 13.0 acres in the southwestern portion of the site, located on the west side of Saxony Road. An elementary school site will be located in the South Mesa Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

The project will also include a comprehensive recreation trail system and a network of collector and local streets to provide interior project circulation. *Paragraph amended 3/18/98 (Reso. 98-17)*

Approximately 12.8 acres in the southern portion of the Specific Plan Area is planned for community use development on both sides of Quail Gardens Drive. Also, a total of ~~130.0~~ 115.8 acres of agricultural land will be preserved which includes ~~the existing ranch agricultural~~ operations on the east side of Saxony Road, a portion of the land northeast of the Sidonia Street/Leucadia Boulevard intersection, land north of the Magdalena Ecke Preserve, and some land in the northern portion of the South Mesa.



## **1.7 Specific Plan Amendment (Case No. 17-128)**

The 2018 Specific Plan Amendment incorporated revisions to the Specific Plan in the Sidonia East Planning Area. In 2018, as part of the City's Housing Element Update, an approximately 16-acre portion of the Sidonia East Planning Area was designated for 246 to 296 multifamily residential units (at a net density of 25 to 30 du/ac) as part of an "agrihood" development. The site sits at the junction of a major 4-lane arterial and a local 2-lane road. The owner had expressed interest in developing 250 residential units in conjunction with a working agricultural practice. The Agricultural Zone provisions of this Specific Plan encourage the continued agricultural use of portions of the Specific Plan Area and the provision of a favorable setting in which to continue agricultural operations. The "agrihood" concept proposed allows for the continued viability of an agricultural business on the site.

## EXHIBIT 2018-07-5b

Section 2.1, Policy 14.3 of Section 2.3.3, Policy 24.3 of Section 2.3.6, and Policy 29.1 and 29.3 of Section 2.3.7 of the Encinitas Ranch Specific Plan are amended to read as follows:

### 2.1 Community Vision

The Encinitas Ranch Specific Plan is intended to encourage the development of the largest remaining parcel located within the City of Encinitas' Sphere of Influence. This Specific Plan attempts to maintain the site's agricultural heritage, while permitting development that complements the character of the various existing Encinitas communities, especially New and Old Encinitas and Leucadia. Areas of greater land use intensity are permitted by this Specific Plan in certain specific locations adjacent to El Camino Real, Leucadia Boulevard, Quail Gardens Drive, and Saxony Road. These areas of greater intensity will help meet the needs of project area and city residents for retail and office services, mixed-use development, and multi-family housing. Other uses proposed within the Specific Plan include community-serving uses such as parks, an elementary school site, areas for theaters and museums, and a possible expansion site for Quail Botanical Gardens.

### 2.3.3 Residential

- POLICY 14.3: Provide an opportunity in the Green Valley, Sidonia East, and West Saxony areas to meet some of the needs of the City of Encinitas for affordable housing.

### 2.3.6 Mixed-Use Development

- POLICY 24.3: Promote the use of progressive density and increasing building heights (up to three stories) at community centers (e.g., West Saxony, Sidonia East, and Green Valley) as a means of minimizing housing costs and reinforcing community centers.

### 2.3.7 Agriculture

- POLICY 29.1: Provide that an Agriculture/Open Space Preservation land use category be applied to a portion of the properties located ~~within this Specific Plan south of the Leucadia Boulevard extension on the upper mesa or combination of lands in the South Mesa and East Saxony Planning Areas.~~
- POLICY 29.3: Require that new residential development be located and clustered to avoid inhibiting continued agricultural use of land reserved for that purpose, and where feasible, require that new development be located adjacent to existing development or areas planned for development. In instances where continued agricultural use is no longer feasible, encourage sensitive residential development that allows for the continued viability of an agricultural business on the site.



## EXHIBIT 2018-07-5c

**Sections 3.1, 3.2 and 3.3.5 of the Encinitas Ranch Specific Plan are amended to read as follows:**

### **3.1 General Project Description**

The Encinitas Ranch Specific Plan is designed to allow agricultural uses to continue operating as a viable business, while permitting a mix of residential, commercial, mixed use, recreation, and open space uses to develop on the remaining portions of the project site. *Paragraph amended 3/18/98 (Reso. 98-17)*

To facilitate discussion of the Land Use Plan, the Encinitas Ranch Specific Plan Area has been divided into eight separate segments which have been designated as "Planning Areas" as shown in Figure 5, *Planning Areas*. Each Planning Area has been given a name based on its geographical position and historical context in the community. All Planning Areas have been planned in this document to a level of detail permitting these areas to proceed directly to the tentative map stage. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan provides that the Agricultural Zone will remain in the locations of the existing greenhouses in the East Saxony Planning Area and a portion of the Sidonia East Planning Areas, in addition to areas in the North Mesa and South Mesa Planning Areas

### **3.2 Land Use Plan**

The Land Use Plan, as depicted in Figure 6, proposes residential, commercial, and mixed-use development in addition to a substantial amount of natural open space, recreational area, and agricultural uses on a total of 852.8 acres, which includes the 29.8-acre Magdalena Ecke Park. No development is proposed within the Magdalena Ecke Park; the park will remain as permanent natural open space. A statistical summary of the Land Use Plan is shown in Table 3-1.

In developing the Specific Plan for Encinitas Ranch, every effort has been made to ensure preservation of existing poinsettia agricultural activities on-site and the continued viability of agriculture within the Specific Plan Area. The City of Encinitas, in its General Plan, recognizes that portions of the land within the Specific Plan Area are desirable agricultural lands. As such, the General Plan designates it for long term preservation as agriculture. The Land Use Plan assumes that the existing ranch farming facilities and uses in the East Saxony Planning Area of the project site will remain in continued operation at their present location. This plan designates 115.8 430 acres of land for agricultural use in the East Saxony, Sidonia East, South Mesa and North Mesa Planning Areas. (See Figure 6, *Land Use Plan*, and Table 3-1, *Land Use Plan Summary*.) It is anticipated that the majority of agricultural operations within the East Saxony Planning and Sidonia East Areas will take place in large greenhouses. Secondary uses may include biotechnical and bioresearch laboratories and facilities.

Without the need to amend this Specific Plan, any areas within Encinitas Ranch, except those designated as Open Space, may be subdivided and developed for agricultural purposes since this Specific Plan permits agricultural uses by right. For the purposes of this Specific Plan, agricultural uses will include all aspects of research, development, propagation, finishing, distribution, and wholesale marketing, together with associated functions. These uses may require a variety of structures including laboratories, greenhouses or other growing and



production facilities, field nurseries, shade houses, packing and shipping facilities, offices, storage facilities and other similar facilities. Residential facilities for employees of the agricultural operations may be constructed, maintained, and occupied on the property, provided that such uses are consistent with the uses and development standards of the underlying zone.

An 18-hole golf course with clubhouse facilities and driving range is planned on 171.8 acres. The clubhouse, driving range, and nine holes of golf are located north of Leucadia Boulevard, and nine holes of golf are located on the south side of Leucadia Boulevard. The course is designed to respond to the existing site topography, incorporate existing reclaimed water storage ponds, and minimize encroachment into areas of sensitive biological resources. The clubhouse, driving range, and golf course will be available for municipal use. The entire facility will not only provide important recreational benefits to the residents of Encinitas, but will serve to attract visitors and tourists to the City of Encinitas.

Another public use on-site will be an elementary school. At the request of the Encinitas Union School District, the project will include a 10-acre school site, which is located in the South Mesa Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan is anticipated to generate a total of 253 elementary school students (grades K-6), 108 junior high school students (grades 7-9) and 215 high school students (grades 10-12). It is anticipated that these students will be accommodated in existing schools within the San Dieguito Union High School District, either in permanent facilities or in portable classrooms. Should the Encinitas Union Elementary School District select the designated school site within the South Mesa Planning Area for construction of an elementary school facility, then the elementary school students generated by the project are expected to attend the new school. Otherwise, the elementary students shall attend an existing school within the district. The proposed school would have a capacity of approximately 600 students. *Paragraph amended 3/18/98 (Reso. 98-17)*

The most intense development with Encinitas Ranch will occur in the Green Valley Planning Area, adjacent to El Camino Real. This area will include a 73.8-acre Regional Commercial Center (straddling Leucadia Boulevard) and approximately 24.8 acres to be developed as a mixed-use development with a variety of commercial, office, and multi-family residential uses along with commercial/office uses. A linear greenbelt, public recreation area, and open space area consisting of 25.6 acres will be located adjacent to El Camino Real. This open space will contain a mix of passive and active recreational areas, as well as a drainage channel with riparian vegetation and natural open space. The recreation area will contain athletic playing fields, trails, and restroom facilities. Access into Green Valley will be available from Leucadia Boulevard, Town Center Drive and the extensions of Garden View Road and Via Cantabria. Collector and local serving roads will connect the Regional Commercial Center in Green Valley to the mixed-use areas of Green Valley. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17).*

Besides the mixed-use development in Green Valley, there is a total of 13.0 acres of mixed-use development planned on the west side of Saxony Road in the southwestern portion of the project site. The West Saxony Planning Area is designed with the ability to contain community-serving uses such as a theater, and/or museum. If these uses are not built, then the area would develop with a mix of traditional residential and office uses.



In 2018, as part of the City's Housing Element Update, an approximately 16-acre portion of the Sidonia East Planning Area was designated for 246 to 296 multifamily residential units (at a net density of 25 to 30 du/ac; "ER-R-30") as part of an "agrihood" development. The site sits at the junction of a major 4-lane arterial and a local 2-lane road. The owner had expressed interest in developing 250 residential units in conjunction with a working agricultural practice at the intersection of Leucadia Boulevard and Quail Gardens Drive. The Agricultural Zone provisions of this Specific Plan encourage the continued agricultural use of portions of the Specific Plan Area and the provision of a favorable setting in which to continue agricultural operations. The "agrihood" concept proposed allows for the continued viability of an agricultural business on the site.

The Encinitas Ranch project also includes single family residential development. Single family dwelling units will be constructed in the Quail Hollow East, North Mesa, South Mesa and Sidonia East Planning Areas. If any of the single family residential areas within these Planning Areas zoned Encinitas Ranch single family residential three dwelling units per acre ("ER-SFR3") or Encinitas Ranch single family residential three dwelling units per acre, variable ("ER-SFR3V") are developed with fewer than the maximum number of allowable units, based on recorded final maps, then a density transfer shall be allowed; (see "Mesa Single Family Density Transfer table in Section 6.5) provided, however (i) the density transfer shall be to another area zoned "ER-SFR3" or "ER-SFR3V" within one of these Planning Areas, (ii) any increase within a Planning Area shall not exceed 5% (i.e. the total number of units shall not exceed the approved density factor, plus 5%), and (iii) the total number of residential units within the Quail Hollow East, North Mesa, South Mesa and Sidonia East Planning Areas shall not exceed ~~527~~ 823 units.

The Quail Gardens East Planning Area will contain 12.8 acres of community use development which is planned on both sides of Quail Gardens Drive. This community use area is designed to accommodate a variety of cultural services and recreational uses, as well as drainage and storm water detention facilities. *Paragraph amended 3/18/98 (Reso. 98-17)*

### **3.3.5 Sidonia East Planning Area Paragraph amended 3/18/98 (Reso. 98-17)**

#### **A. Descriptive Summary – Sidonia East**

The Sidonia East Planning Area, located on the east side of Sidonia Street in the western portion of the Encinitas Ranch Specific Plan Area, is intended to reflect the ~~detached home~~ character of the existing residential development located to the west of Sidonia Street. The land use in this Planning Area shall be agricultural and residential. The 25.7-acre area located north of Leucadia Boulevard and west of Quail Gardens Drive shall be zoned for agricultural uses and 246 to 296 multi-family residential units ("ER-R-30"). No more than 53 homes may be constructed with the 12.4-acre single family residential portion of the Planning Area south of Leucadia Boulevard, plus any additional units pursuant to any allowable density transfer (See Section 6.5); 41 units within an 8.2-acre area west of Quail Gardens Drive, and 12 units within a 4.2-acre area east of Quail Gardens Drive (minimum lot size for units within the 4.2-acre area is 20,000 allowing remaining units available for density transfer). Figure 13 illustrates the proposed configuration of land uses in the Sidonia East Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*



**B. *Applicable Zone Standards & Exceptions – Sidonia East***

**1. Single Family Residential Zone**

The provisions of Section 6.5 relating to the “ER-SFR3” and “ER-SFR5” Zones as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph amended 3/18/98 (Reso. 98-17)*

**2. Agricultural Zone**

The provisions of Section 6.2 relating to the “AG” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph added 3/18/98 (Reso. 98-17)*

**3. Multi-Family Residential Zone**

The provisions of Section 6.6 related to the “ER-R-30” Zone as set forth in Encinitas Ranch Zoning Ordinance shall apply.

**C. General Planning Standards – Sidonia East**

3. Approximately 21.5 acres north of Leucadia Boulevard within the Sidonia East Planning Area would be developed as an “agrihood.” Of those 21.5 acres, 16 acres shall be zoned ER-R-30 (14.2 acres of usable land, and 1.8 acres within Leucadia Boulevard and Quail Gardens Drive), and the remaining 5.5 acres would remain zoned for agricultural uses. The Agricultural Zone provisions of this Specific Plan encourage the continued agricultural use of portions of the Specific Plan Area and the provision of a favorable setting in which to continue agricultural operations. The “agrihood” concept proposed allows for the continued viability of an agricultural business on the site. Primary vehicular access would be from Quail Gardens Drive, with secondary access as determined appropriate by the City. A fifty (50) foot building setback shall be created along the western boundary of the “agrihood” development to buffer it from existing single family homes to the west. The “agrihood” would consist of a residential development interwoven with amenities such as a community garden, farm field, edible paseos, a barn, and greenhouses. In this way, multi-family housing will be integrated into the agricultural character as part of the “agrihood” development through innovative planning and design.











# Agrihood Concept Plan

11.06.2017

This exhibit is provided for illustrative purposes only. Actual Design of the project including ingress, egress, internal circulation, building locations, building configurations, etc. will be determined at the Tentative Map stage.



**LEGEND**

- |   |                        |   |   |
|---|------------------------|---|---|
|  | AGRICULTURE            |  | PEDESTRIAN AND OFF-STREET BICYCLE TRAIL |
|  | RESIDENTIAL (5 DU/AC.) |  | PEDESTRIAN TRAIL                        |
|  | RESIDENTIAL (3 DU/AC.) |  | RESIDENTIAL (25-30 DU/AC.)              |



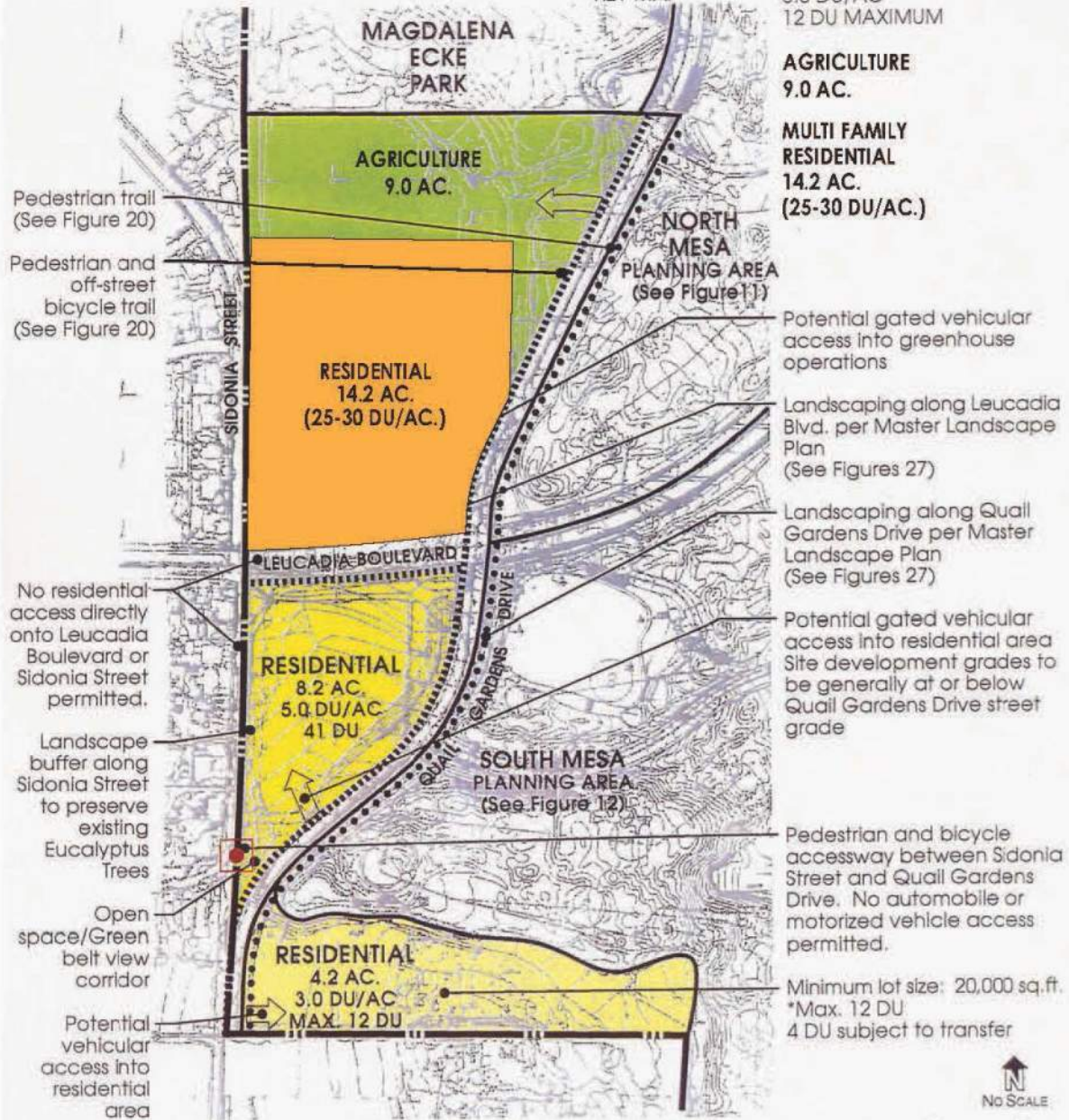
**SIDONIA EAST PLANNING AREA**

**SINGLE FAMILY RESIDENTIAL**  
8.2 AC.  
5.0 DU/AC  
41 DU MAXIMUM

4.2 AC.  
3.0 DU/AC  
12 DU MAXIMUM

**AGRICULTURE**  
9.0 AC.

**MULTI FAMILY RESIDENTIAL**  
14.2 AC.  
(25-30 DU/AC.)



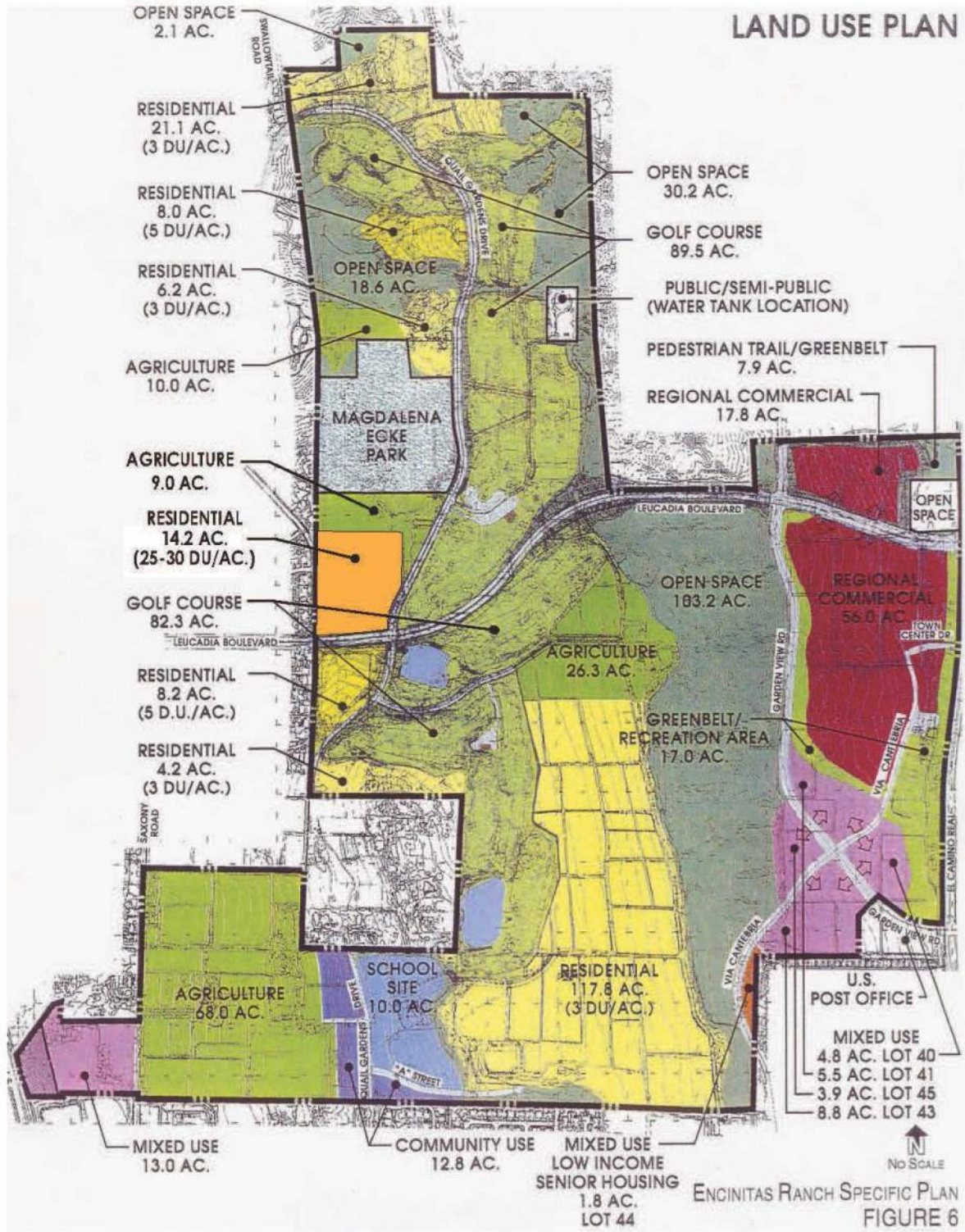
This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

**ENCINITAS RANCH SPECIFIC PLAN**  
**FIGURE 13**





**EXHIBIT 2018-07-5d**

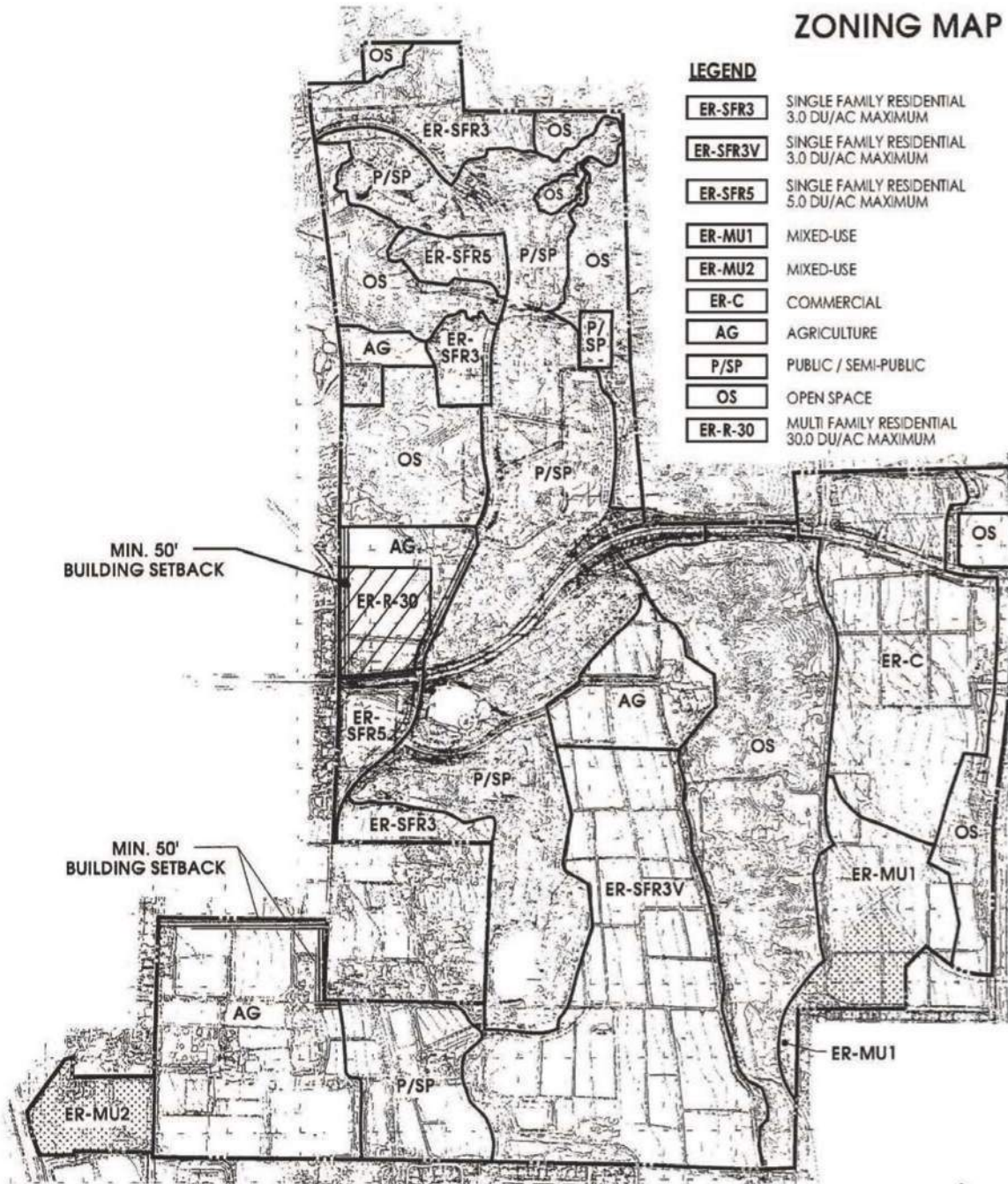




# ZONING MAP

## LEGEND

- ER-SFR3** SINGLE FAMILY RESIDENTIAL  
3.0 DU/AC MAXIMUM
- ER-SFR3V** SINGLE FAMILY RESIDENTIAL  
3.0 DU/AC MAXIMUM
- ER-SFR5** SINGLE FAMILY RESIDENTIAL  
5.0 DU/AC MAXIMUM
- ER-MU1** MIXED-USE
- ER-MU2** MIXED-USE
- ER-C** COMMERCIAL
- AG** AGRICULTURE
- P/SP** PUBLIC / SEMI-PUBLIC
- OS** OPEN SPACE
- ER-R-30** MULTI FAMILY RESIDENTIAL  
30.0 DU/AC MAXIMUM



ENCINITAS RANCH SPECIFIC PLAN  
FIGURE 25



**EXHIBIT 2018-07-5e**

Table 3-1 of Chapter 3.0 of the Encinitas Ranch Specific Plan is amended to read as follows:

**TABLE 3-1  
ENCINITAS RANCH  
LAND USE PLAN SUMMARY**

LAND USE	ACREAGE	COMMERCIAL/ OFFICE (SF)	DENSITY ALLOWED	MAX. DU		
				ALLOWED	APPROVED <sup>(5)</sup>	PLANNED
<b>Mesa <sup>(1)</sup> Residential</b>						
Medium Single Family Residential	16.2	-	5.0	81	-	81
Low Single Family Residential	149.3	-	3.0	446	-	446
<b>Multi-Family Residential</b>	<b>14.2</b>		<b>30.0</b>	<b>296</b>		<b>246</b>
<b>SUBTOTAL</b>	<b>179.7</b>	<b>465.5</b>		<b>527</b>	<b>823</b>	<b>773</b>
<b>GREEN VALLEY MIXED USE</b>						
Residential Lots 40, 41	10.3	-	25.0	257	118	
Comm/Off/Res Lot 45	3.9	-	25.0	97		97
Comm/Off/Res Lot 43	8.8	3,000	25.0	224	91	
Low Income Senior Lot 44	1.8	-	25.0	45		44
<b>SUBTOTAL</b>	<b>24.8</b>	<b>3,000</b>		<b>450</b> <sup>(4)</sup>	<b>350</b>	
<b>WEST SAXONY MIXED USE</b>						
Multi-Family Residential	8.1	-	20.0	162	138	
Office	4.9	25,000	-	-	-	
<b>SUBTOTAL</b>	<b>13.0</b>	<b>25,000</b>		<b>162</b>	<b>138</b>	
Open Space <sup>(2)</sup>	179.0	-	-	-	-	-
Golf Course & Clubhouse <sup>(2)</sup>	171.8	-	-	-	-	-
Agricultural <sup>(2)</sup>	<del>130.0</del> 115.8	-	N/A	-	-	25
Regional Commercial Center	73.8	750,000 <sup>(3)</sup>	-	-	-	-
Community Use	12.8	75,000	-	-	-	-
Elementary School Use	10.0	-	-	-	-	-
Major Roads	42.3	-	-	-	-	-
Magdalena Ecke Park	29.8	-	-	-	-	-
<b>PROJECT TOTAL</b>	<b>852.8</b>	<b>853,000</b>		<b>1,139</b> <b>1,435</b>	<b>1,040</b>	<b>1,286</b>

Table amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17) and 3/17/04 (Reso. 2004-13) and 9/23/09 (Reso. 09-47)

- (1) Mesa includes the Quail Hollow East, Sidonia East, North Mesa and South Mesa Planning Areas.
- (2) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and linear greenbelt/recreation area adjoining El Camino Real. Additional Open Space is contained within the golf course, the agricultural area, and the undeveloped residential areas.
- (3) No more than 725,000 SF is permitted unless a community-oriented use (such as a community theater) acceptable to the City has been constructed or is under construction. The number of square feet acceptable to the City, which can be a maximum of 15,000 SF, shall be deducted from the total 750,000 SF of uses, with the remaining number of square feet permitted for commercial use. This does not apply to "interim" community-oriented uses (such as an open art fair) as determined by the City's discretion.
- (4) The total residential units permitted within the Green Valley Planning Area shall not exceed 450 dwelling units.
- (5) Approved Maximum Dwelling Units includes already developed units and approved Tentative Map units.

**EXHIBIT 2018-07-5f**

**The last paragraph of page 4-14 of Section 4.3 of the Encinitas Ranch Specific Plan shall be amended to read as follows:**

No trails will be provided in the East Saxony Planning Area, unless reviewed and approved by the Development Services Director in conjunction with a major subdivision application and appropriate environmental review. No trails shall be provided within agricultural areas because of potential safety and vandalism concerns, except in the Sidonia East Planning Area where trails associated with the "agrihood" development will be located within agricultural areas.



## EXHIBIT 2018-07-5g

Chapter 6.0, Table 6-2, and Sections 6.2.1, 6.2.3, 6.6, 6.6.1, 6.6.2, 6.7, 6.7.1, 6.7.2, 6.8, 6.8.1, 6.8.2, 6.9, 6.10, 6.10.1, 6.9.2, 6.10, 6.10.1, 6.10.2, 6.10.3, 6.10.4, 6.11, 6.12, 6.12.1, 6.12.2, 6.12.3, 6.12.4, 6.12.5, 6.12.6, 6.12.7, 6.12.8. of the Encinitas Ranch Specific Plan is amended and Section 6.6 is added, to read as follows:

### 6.0 ENCINITAS RANCH ZONING ORDINANCE

The Encinitas Ranch Specific Plan is intended to preserve and promote agricultural uses, encourage recreation, and provide for natural habitat protection, while providing for the development of land in a manner consistent with the character and needs of the City of Encinitas. To accomplish these goals, this Specific Plan includes this zoning ordinance which sets forth permitted uses and development standards for various land use areas known as “zones” located within the Encinitas Ranch Specific Plan Area. This Specific Plan identifies a total of ~~eight~~ten separate zones within Encinitas Ranch, as follows: *Paragraph amended 3/18/98 (Reso. 98-17)*

- Agricultural Zone (“AG” Zone)
- Open Space Zone (“OS” Zone)
- Single Family Residential Zones; Encinitas Ranch single family residential three dwelling units per acre (“ER-SFR3”), Encinitas Ranch single family residential three dwelling units per acre, variable (“ER-SFR3V”) and Encinitas Ranch single family residential five dwelling units per acre (“ER-SFR5”) *Paragraph amended 3/18/98 (Reso. 98-17)*
- Multi-Family Residential Zone; Encinitas Ranch multi-family family residential thirty dwelling units per net acre (“ER-R-30” Zone)
- Mixed-Use Zones (“ER-MU1” and “ER-MU2” Zones)
- Commercial Zone (“ER-C” Zone)
- Public/Semi-Public Zone (“P/SP” Zone)

**TABLE 6-2  
ZONING CATEGORIES**

The table below designates the zoning categories that are applicable to each Planning Area within the Encinitas Ranch Specific Plan Area. Refer to Figure 25, *Zoning Map*, for the location, size, and configuration of the individual zones within each Planning Area.

PLANNING AREAS	ZONING CATEGORIES									
	AG ZONE	OS ZONE	P/SP ZONE	ER-SFR3 ZONE	ER-SFR3V ZONE	ER-SFR5 ZONE	<u>ER-R-30 ZONE</u>	ER-C ZONE	ER-MU1 ZONE	ER-MU2 ZONE
GREEN VALLEY		X						X	X	
QUAIL HOLLOW EAST		X		X						
NORTH MESA	X	X	X	X		X				
SOUTH MESA	X		X		X					
SIDONIA EAST	X			X		X	<del>X</del>			
QUAIL GARDENS EAST			X							
EAST SAXONY	X									
WEST SAXONY										X
SPECIAL ZONING DISTRICTS & USES	AG ZONE	OS ZONE	P/SP ZONE	ER-SFR3 ZONE	ER-SFR3V ZONE	ER-SFR5 ZONE	<u>ER-R-30 ZONE</u>	ER-C ZONE	ER-MU1 ZONE	ER-MU2 ZONE
AG USES IN A NON-AG ZONE			X	X	X	X	<del>X</del>	X	X	X
PARK & REC OVERLAY		X <sup>(1)</sup>	X		X	X	<del>X</del>	X	X	X
OUTDOOR DINING STANDARDS								X	X	X

<sup>(1)</sup> Note: The only area designated as "OS" within the Encinitas Ranch Specific Plan Area that is subject to a Park & Recreation overlay is the linear greenbelt/recreation areas located adjacent to El Camino Real, south of Leucadia Boulevard. The Park and Recreation overlay does not apply to any other "OS" Zones within the Encinitas Ranch Specific Plan Area.  
Table Amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)



## Agricultural Zone (“AG” Zone)

### 6.2.1 DESCRIPTION OF AGRICULTURAL ZONES

Four separate areas within the Specific Plan Area are within the Encinitas Ranch Agricultural Zone; 68.0 acres within the East Saxony Planning Area, 26.3 acres within the South Mesa Planning Area, 10 acres within the North Mesa Planning Area and 9.025-7 acres within the Sidonia East Planning Area. The Agricultural Zone provisions below have been written broadly in order to encourage the continued agricultural use of portions of the Specific Plan Area and to provide a favorable setting in which to continue agricultural operations. *Paragraph added 3/18/98 (Reso. 98-17)*

### 6.2.3 DEVELOPMENT STANDARDS

#### B. Specific Agricultural Zone Standards:

1. SPECIFIC AGRICULTURAL ZONE STANDARDS – AGRICULTURAL USES <sup>(3)</sup>	AG ZONE	
	Greenhouse and Other Crop Protection Structures	All Other Agriculture Buildings
Maximum Percentage of Net Area Covered with Buildings/Structures	No requirement	No requirement
Minimum Lot Area <sup>(1)</sup>	10 AC	10 AC
Minimum Lot Width	No requirement	No requirement
Minimum Lot Depth	No requirement	No requirement
Front Yard Setback	No requirement	No requirement
Street Side Yard Setback	No requirement	No requirement
Interior Side Yard Setback	No requirement	No requirement
Rear Yard Setback	No requirement	No requirement
Minimum Setback for any Structure Adjacent to Public Streets and Residentially Zoned Areas	25 FT	50 FT
Maximum Encroachments into Yards <sup>(2)</sup>	4 FT for all yards	4 FT for all yards
Minimum Distance Between Buildings	No requirement	No requirement
Minimum Setback for Any Building from Offsite, Non-residential zones	10 FT	10 FT

*Table amended 3/18/98 (Reso. 98-17)*

(1) May be reduced to allow farm employee housing (not to exceed 25 units within the overall Encinitas Ranch Specific Plan Area, including a maximum of 10 units within the Sidonia East Planning Area) and to isolate areas in which development is restricted. This may also be reduced to 5 acres in the Sidonia East Planning Area to accommodate “agrihood” development.

(2) Includes encroachments by chimneys, fireplaces, steps, stairs, eaves, porches, balconies, decks, bay windows, planters, and similar architectural features.

(3) Setbacks shall apply in the Agricultural Zone regardless of the status of a Williamson Act contract.

## **6.6 MULTI-FAMILY RESIDENTIAL ZONE (“ER-R-30” ZONE)**

### **6.6.1 DESCRIPTION OF MULTI-FAMILY RESIDENTIAL ZONE**

The multi-family residential zone establishes a density range of 25-30 dwelling units per net acre (“ER-R-30”) consistent with the City of Encinitas General Plan Housing Element. The following uses and development standards are specific to ER-R-30 zoned properties in the Specific Plan Area.

### **6.6.2 USES PERMITTED**

A. *Permitted Uses.* All uses identified as “permitted by right” in the R-30 OL zone, as defined in the Encinitas Municipal Code Zoning Matrix, shall be permitted uses within this Specific Plan zone ER-R-30. Additionally, the following uses shall be permitted uses within the ER-R-30 zone.

Agricultural produce sales.  
Farmers Market.  
Outdoor dining uses.  
Outdoor event uses.  
Farm-to-Table Restaurant.

B. *Permitted Accessory Use.* Any use that is not specifically listed in Subsection A above, may be considered a permitted accessory use, provided that the Development Services Director finds that the proposed accessory use is substantially the same in character and intensity as those listed in the designated subsections. Accessory uses are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the primary use(s).

### **6.6.3 DEVELOPMENT STANDARDS**

The “ER-R-30” Zone shall be subject to the R-30-OL Development Standards established as part of the 2018 Housing Element Update.

#### **6.6.7 Mixed Use Zone (“ER-MU1” Zone)**

**6.6.1 6.7.1 USES PERMITTED**

**6.6.2 6.7.2 DEVELOPMENT STANDARDS**

#### **6.7.8 Mixed-Use Zone (“ER-MU2” Zone)**

**6.7.1 6.8.1 USES PERMITTED**

**6.7.2 6.8.2 DEVELOPMENT STANDARDS**

#### **6.8.9 Commercial Zone (“ER-C” Zone) Paragraph amended 3/18/98 (Reso. 98-17)**

**6.8.16.9.1 USES PERMITTED PARAGRAPH AMENDED 3/18/98 (RESO. 98-17) AND 2/13/02 (ORD. 2002-02)**



**6-8-26.9.2** DEVELOPMENT STANDARDS PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-96.10** *Outdoor Dining Standards (All “ER-MU” and “ER-C” Zones and Interim Use Standards)* Paragraph amended 3/18/98 (Reso. 98-17)

**6-106.11** *Interim Use Standards Paragraph* amended 3/18/98 (Reso. 98-17)

**6-10-16.11.1** USES PERMITTED

**6-10-26.11.2** DURATION OF PERMITTED INTERIM USES PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-10-36.11.3** DEVELOPMENT PLAN REQUIREMENT PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-10-46.11.4** TRANSITION OF INTERIM STRUCTURES TO PERMANENT STRUCTURES PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-116.12** *Public/Semi-Public Zone Paragraph* amended 3/18/98 (Reso. 98-17)

**6-126.13** *Signage Paragraph* amended 3/18/98 (Reso. 98-17)

**6-12-16.13.1** DEFINITIONS PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-12-26.13.2** GENERAL REGULATIONS PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-12-36.13.3** NONRESIDENTIAL PERMANENT SIGN STANDARDS PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-12-46.13.4** FREESTANDING/MONUMENT SIGNS PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-12-56.13.5** WALL SIGNS PARAGRAPH AMENDED 3/18/98 (Reso. 98-17)

**6-12-66.13.6** PROJECTING SIGNS PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-12-76.13.7** OTHER SIGN TYPES PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

**6-12-86.13.8** COMMERCIAL TEMPORARY SIGN STANDARDS PARAGRAPH AMENDED 3/18/98 (RESO. 98-17)

## EXHIBIT 2018-07-5h

Sections 8.1, 8.2, 8.3, 8.5 & 8.6 of the Encinitas Ranch Specific Plan are amended, to read as follows:

### 8.1 Land Use

**GOAL 1: Encinitas will strive to be a unique seaside community providing a balance of housing, commercial, light industrial/office development, recreation, agriculture and open space compatible with the predominant residential character of the community.**

#### Project Conformance

The Encinitas Ranch Specific Plan provides a broad mix of land uses within the Specific Plan Area including agriculture, open space, commercial, recreation, and residential uses. The project will preserve the residential character of the City by providing much of the planned single family residential development adjacent to existing residential areas in Encinitas. Detached single family and multi-family homes will make up all of homes on the Mesa. The community character of the mesa will be predominately detached residential development and attached multi-family development surrounded by a golf course and natural open space. *Paragraph amended 3/18/98 (Reso. 98-17)*

Implementation of the Specific Plan will achieve a balance of housing through the inclusion of multi-family (attached and detached) units in the Green Valley, Sidonia East and West Saxony Planning Areas. Higher density residential land uses are appropriate for these locations since multi-family housing will be compatible with the higher intensity uses in these areas, the potential accessibility of these areas from Circulation Element Roads, and their proximity to commercial services and transit stops. Existing lower density residential uses occur north of the West Saxony Planning Area and west of the Sidonia East Planning Area. The Encinitas Ranch Specific Plan has been designed to address this adjacency and compatibility issue by proposing buffers between the two uses. A buffer/screen landscape treatment will be required along the northern boundary of the West Saxony Planning Area, and shall consist of dense plantings of shrubs, vines and trees of varying heights. In addition, a minimum five (5) foot high wall or fence will be erected at the project boundary. *Paragraph amended 3/18/98 (Reso. 98-17)*

As part of the Encinitas Ranch project, a maximum of 753,000 square feet of commercial and office uses will provide a wide diversity of shopping opportunities on-site. These uses will be concentrated in the West Saxony and Green Valley Planning Areas. A large regional-serving commercial complex of 650,000 square feet is planned within Green Valley. Possible uses to be constructed within the 73.8-acre center include a supermarket, a drug store, clothing stores, a home improvement store, a discount store, a bookstore, restaurants, and a sports specialty store. This Regional Commercial Center will draw from a wide area and will attract shoppers from surrounding communities, as well as shoppers from the City of Encinitas and the Encinitas Ranch Specific Plan Area. Such uses will provide a strong tax base for the City and broaden the City's economic base with stores and commercial uses not presently available within the City of Encinitas. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan proposes 25,000 SF of office uses and limited retail uses on 4.9 acres west of Saxony Road in the West Saxony Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*



In conformance with Land Use Policy 1.7, the Green Valley Regional Commercial Center will be served by El Camino Real and Leucadia Boulevard, two major thoroughfares in the City of Encinitas which will provide convenient access to the Center. The West Saxony mixed-use zone will be easily accessible from Interstate 5, Encinitas Boulevard, and Leucadia Boulevard via Saxony Road. The "agrihood" development within the Sidonia East Planning Area will be easily accessible from Interstate 5, Leucadia Boulevard, and Quail Gardens Drive. As required by Land Use Policy 1.15, the easy and safe circulation and movement of bicyclists, pedestrians and the handicapped will be ensured in Encinitas Ranch through the provision of off-street bike paths, pedestrian crosswalks, sidewalks, pedestrian trails, and wheelchair ramps. *Paragraph amended 3/18/98 (Reso. 98-17)*

**GOAL 3: To assure successful planning for future facilities and services, and a proper balance of uses within the City, the City of Encinitas will establish and maintain a maximum density and intensity of residential and commercial uses within the city which will:**

- A. Provide a balance of commercial and residential uses which creates and maintains the quality of life and small-town character of the individual communities; and**
- B. Protect and enhance the City's natural resources and indigenous wildlife.**

Project Conformance

One of the goals of the Encinitas Ranch Specific Plan is to retain the agricultural and small town character of the project site, while accommodating higher intensity development adjacent to Circulation Element Roads (i.e., El Camino Real and Saxony Road). The project will include extensive amounts of natural open space, passive parks, and recreational facilities (approximately 215 acres). This area will satisfy the need for more community-serving parks, open space, and recreation areas. The agricultural land uses will preserve the agricultural heritage of the project site. *Paragraph amended 3/18/98 (Reso. 98-17)*

Much of the residential area will be allotted to single family detached housing consistent with the General Plan land use designations. However, all segments of the population will be provided with housing opportunities within Encinitas Ranch by the inclusion of multi-family residential and experimental housing in the Green Valley, Sidonia East, and West Saxony Planning Areas. *Paragraph amended 3/18/98 (Reso. 98-17)*

**GOAL 4: The City of Encinitas will ensure that the rate of residential growth:**

- A. Does not create a demand which exceeds the capability of available services and facilities;**
- B. Does not destroy the quality of life and small town character of the individual communities;**
- C. Does not exceed a rate which excludes the public from meaningful participation in all aspects of land decision making regarding proposed projects;**



- D. Provides the City with the ability to plan ahead for the location, timing, and financing of required services and facilities; and
- E. Does not exceed an annual allotment of dwelling units based on the projected ultimate buildout of dwellings in the City of Encinitas assuming a 25-year buildout period.

#### Project Conformance

The Specific Plan provides approximately 1,435,139 dwelling units in the Land Use Plan. This increase in residential units creates the need for public services such as schools, recreation areas, and cultural facilities such as theaters, museums, etc.. The Specific Plan proposes the dedication of a site for a community-serving elementary school and a variety of recreational areas including an 18-hole municipal golf course, several athletic playing fields, and a comprehensive network of pedestrian and bicycle trails. Cultural structures will be encouraged to develop in the mixed-use zones of the West Saxony and Green Valley Planning Areas and in the Community Use Zone of the Quail Gardens East Planning Area. The project is designed to be phased to provide services and facilities concurrent with project need. Additionally, the Specific Plan provides for the continuation of agricultural operations on-site while accommodating residential growth. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Encinitas Ranch project site has been pre-designated by the City as "SP" (i.e., Specific Plan). This Specific Plan has been prepared in conformance with the "SP" pre-designation for the property. Along with approval of this document, the City also will be approving specific zoning for the property (see Figure 25, *Zoning Map*). Therefore, the project site has already been pre-zoned in anticipation of annexation of the property into the City of Encinitas.

The Encinitas Ranch Specific Plan has been carefully designed and developed to preserve the small-town flavor of the Leucadia community. Single family residential (~~3.2 du/ac overall maximum density~~), multi-family residential, agricultural, open space, and golf course uses are located on the mesa top abutting existing residential development. *Paragraph amended 3/18/98 (Reso. 98-17)*

**GOAL 6: Every effort will be made to ensure that the existing desirable character of the communities is maintained.**

#### Project Conformance

The Encinitas Ranch Specific Plan Area is surrounded by a variety of land uses. Planned single-family residential dwellings on-site will be consistent with lot sizes and design to complement surrounding existing residential neighborhoods. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan proposes commercial and mixed-use uses along a portion of Saxony Road and on the west side of El Camino Real, two of the City's most important Circulation Element Roads. The commercial and mixed-uses in Green Valley will be physically separated from the single family residential and agricultural uses on the mesa by more than 100 acres of natural open space and more than a 200 foot elevational change in topography. *Paragraph amended 3/18/98 (Reso. 98-17)*



The mixed-use development planned for the West Saxony Planning Area is compatible with its location adjacent to the I-5 freeway and the Magdalena Ecke YMCA and Ecke Sports Park; across the street is the CPC San Luis Rey Hospital. The mixed-use development within West Saxony will be buffered from the existing low density residential uses to the north, and physical design and landscape buffer solutions shall be implemented in order to ensure compatible land uses. For example, the maximum permitted building height in these areas will be thirty-five (35) feet which is comparable to the height of the existing development in the area. Additionally, commercial/office buildings in the West Saxony Planning Area shall be constructed in a residential/garden style design to ensure compatibility with existing residential uses to the north. *Paragraph amended 3/18/98 (Reso. 98-17)*

The “agrihood” development at the northwest corner of Leucadia Boulevard and Quail Gardens Drive (within the Sidonia East Planning Area) would be consistent with the Agricultural Zone provisions of this Specific Plan, which encourage the continued agricultural use of portions of the Specific Plan Area and the provision of a favorable setting in which to continue agricultural operations. The “agrihood” concept proposed allows for the continued viability of an agricultural business on the site. The development would be appropriately buffered from existing low density residential uses to the west by a 50-foot landscaped buffer.

**GOAL 7: Development in the community should provide an identity for the city while maintaining the unique identity of the individual communities.**

#### Project Conformance

Each residential, commercial, and mixed-use zone is designed to incorporate elements of a project-wide design theme to help create a harmonious and aesthetically-pleasing community. These elements include architectural style, building color, construction materials, and landscaping. Section 7.0 of this Specific Plan addresses design guidelines for landscaping and structures that allow diversity in selection while maintaining a common theme to unite and distinguish the community.

The Encinitas Ranch project will coordinate the street/public improvements (i.e., streetscape, landscape, site design, etc.) necessary to implement the project.

In the mixed-use zones of the Green Valley and West Saxony Planning Areas, building heights up to three (3) stories will be permitted to provide community focus. Residential development throughout the project site shall not exceed thirty (30) feet in height without Design Review approval. The Encinitas Ranch Zoning Ordinance expressly allows building heights up to 45 feet in the Green Valley Mixed-Use Zone and Agricultural Zone and up to 35 feet in height in the West Saxony Planning Area. In the Sidonia East Planning Area, the ER-R-30 Zone allows for heights up to 37 feet, consistent with the development standards established for the R-30-OL zone as part of the 2018 Housing Element Update. *Paragraph amended 3/18/98 (Reso. 98-17)*

## **8.2 Housing**

**GOAL 1: The City will encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in the region and City. (I-A through H; II-A through D; III-C and D; IV-A through F; V-B through G; VI-A, C through 1; VII-C; VIII-C)**



### Project Conformance

To achieve a balance of housing opportunities, multi-family units including townhomes, free-standing apartment buildings, senior citizen housing, apartments, and residential units over office and retail uses are also proposed in the Green Valley Planning Area. Multi-family attached units will be constructed in the West Saxony and Sidonia East Planning Areas. Higher density residential is appropriate for these areas due to the proximity to Circulation Element Roads and nearby commercial and public uses and transit stops. *Paragraph amended 3/18/98 (Reso. 98-17)*

**GOAL 3: The City will encourage the maintenance and preservation of the existing housing stock as well as quality workmanship in new housing.**

### Project Conformance

Single family and multi-family residential development in the Specific Plan Area is planned on approximately 224 percent of the project site. The multi-family units are situated in close proximity to and within mixed-use zones, away from sensitive topographic areas, or adjacent to Circulation Element roads and nearby transit stops. Low density clusters of single-family dwellings are planned in small enclaves around the perimeter of portions of the golf course in the North Mesa and Quail Hollow East Planning Areas, thereby preserving natural open space and sensitive biotic communities. The Land Use Plan for Encinitas Ranch has been developed to maximize the amount of open space adjoining residential development, particularly areas of mixed-use and multi-family housing. Housing will be clustered adjacent to natural open space areas and the planned golf course in portions of the North Mesa, Quail Hollow East, South Mesa, and Green Valley Planning Areas. Higher density residential development shall be constructed adjacent to the greenbelt/park in Green Valley and at the northwest corner of the Leucadia Boulevard/Quail Gardens Drive intersection within the Sidonia East Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

### **8.3 Circulation**

**GOAL 2: The City will make every effort to develop a varied transportation system that is capable of serving both the existing population and future residents while preserving community values and character. (Coastal Act/30252/30153)**

### Project Conformance

To reflect the low density residential and agricultural heritage that exists in the project vicinity of the project site, modified development standards for road width, lighting, curbs, and other similar matters will be permitted in the Quail Hollow East and North Mesa Planning Areas, subject to minimum public health and safety requirements, as determined by the Development Services Director ~~of Community Development and the City Engineer~~, and subject to the appropriate landowner agreements. Single family development in the Sidonia East Planning Area will be designed to reflect the residential uses, and character of the existing development located west of Sidonia Street. Multi-family housing will be integrated into the agricultural character as part of the "agrihood" development through innovative planning and design. *Paragraph amended 3/18/98 (Reso. 98-17)*

**GOAL 3: The City of Encinitas will promote the use of other modes of transport to reduce the dependence on the personal automobile. (Coastal Act/30252)**

### Project Conformance



In the Green Valley Planning Area, the multi-family residential units will be of high enough density to support a limited mass transit system such as bus routes. Off-street combination pedestrian and bicycle trails, as well as sidewalks, will be constructed to connect the Regional Commercial Center with the Mixed-Use Zone. In fact, a comprehensive network of painted bicycle lanes, sidewalks, and off-street trails are planned throughout the Specific Plan Area, helping to limit reliance on the automobile. Bicycle storage racks and small plazas and gathering nodes for pedestrians are encouraged to be provided throughout the Commercial and Mixed-Use Zones to augment a pedestrian-friendly atmosphere. In the Sidonia East Planning Area, the multi-family units as part of the “agrihood” development will be located within ¼ mile walk of transit stops on Leucadia Boulevard.

## **8.5 Resource Management**

**GOAL 11: The City recognizes the important contribution of agricultural and horticultural land uses in the local economy and the emphasis of the need to maintain these activities.**

### Project Conformance

In the Land Use Plan, approximately ~~115.8~~ 130.0 acres of land within the project site will be devoted to agriculture. The poinsettia agricultural activity and its greenhouses and other agricultural operations will be preserved at its present location consisting of approximately 68.6 acres. It will be encouraged to upgrade and renovate the current structures to remain competitive; modernizing the operation will strengthen the economic vitality of the agricultural business and secure its future productiveness. The poinsettia operations will also maintain a 10-acre agricultural area in the North Mesa Planning Area, north of the Magdalena Ecke Park, as a remote facility used to store and manage genetic material. *Paragraph amended 3/18/98 (Reso. 98-17)*

Approximately 9.025.7 acres of land within the Sidonia East Planning Area, north of Leucadia Boulevard, will be used for ~~the existing~~ agricultural facilities. Additionally, the “agrihood” development will encourage the continued agricultural use of portions of the Sidonia East Planning Area and the provision of a favorable setting in which to continue agricultural operations. The “agrihood” concept proposed allows for the continued viability of an agricultural business on the site, operated by Dramm & Echter, along with additional acreage adjacent to the existing facilities. Approximately 26.3 acres within the North Mesa Planning Area, directly across the golf course from its existing facilities, is proposed for agricultural use by Dramm & Echter and will accommodate open field flower production. *Paragraph added 3/18/98 (Reso. 98-17)*

The Encinitas Ranch Specific Plan will include a variety of multi-family housing types in Sidonia East and the mixed-use area of Green Valley. This housing could provide shelter for farm employees of the Paul Ecke Ranch. In addition, up to 25 farm employee housing units may be constructed in the agricultural areas. *Paragraph amended 3/18/98 (Reso. 98-17)*

The floodplain in Green Valley is being reconfigured as part of the Encinitas Ranch project. The existing drainage channel will be replaced by an earthen channel landscaped with native riparian plant species. The existing channel periodically overflows, flooding El Camino Real. The new channel will eliminate this flooding hazard by accommodating higher flow volumes. The land to the west of the new channel will be developed with mixed-use development and a Regional Commercial Center. With the steady increase and

encroachment of urbanization along El Camino Real, the viability of land in Green Valley for agriculture has been greatly diminished. The highest and best use of the land in Green Valley is no longer for agriculture, but for more intensive urban uses. The Specific Plan provides for continued ~~permanent~~ agricultural use in portions of the South Mesa, North Mesa, East Saxony, and Sidonia East Planning Areas. *Paragraph amended 3/18/98 (Reso. 98-17)*



## 8.6 RECREATION

**GOAL 1: The maintenance of the open space resources in the planning area will continue to be emphasized. (Coastal Act/30240)**

### Project Conformance

The Specific Plan responds to the need for additional recreational facilities within the project area by developing a variety of recreational opportunities for residents of the Specific Plan Area and the City of Encinitas as a whole. An expansive, 18-hole municipal golf course on the mesa will provide golfing opportunities to City residents and attract players from surrounding regions. A public recreation area, which includes athletic playing fields, is proposed in the eastern section of the Green Valley Planning Area within the 25.6-acre greenbelt/recreation area along El Camino Real. This recreation area will be easily accessible from the adjacent mixed-use and multi-family residential development. A public hiking and biking trail will be incorporated into a linear greenbelt adjacent to the recreation area; the trails in the greenbelt will connect with the project-wide system of trails, on-street bicycle lanes, and sidewalks.

~~454-747~~ multi-family homes (attached and detached) have been approved for construction under the Land Use Plan, with 45 additional multi-family units permitted. It is anticipated these multi-family developments are required by this Specific Plan to provide private recreational areas and facilities for the use of project residents and their guests, unless this requirement is waived during the Design Review process. These recreational areas/facilities may include such uses as swimming pools, spas, basketball courts, tot lots, tennis courts, volleyball courts, and recreation rooms. The facilities to be provided should be reasonably related to the projected population. *Paragraph amended 3/18/98 (Reso. 98-17)*

**EXHIBIT 2018-07-5i**

Table 9 of Section 9.1.3 of the Encinitas Ranch Specific Plan is amended, to read as follows:

**TABLE 9  
PROJECT PHASING PLAN SUMMARY**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS	COMMERCIAL/OFFICE/CHURCH SQ. FOOTAGE
<b>PHASE I</b>				
Regional Comm. Center <sup>(1)</sup>	Green Valley	56	--	475,000 SF
Open Space/Recreation Area	Green Valley	17	--	--
Golf Course/Clubhouse	North & South Mesa	171.8	--	--
Single Family Residential	North Mesa	6.2	18 du	--
Single Family Residential	Quail Hollow	21.1	63 du	--
Mixed-Use	West Saxony	8.1	138 du	--
Mixed-Use	Green Valley	18.3	189 du	--
<b>Phase I Subtotal</b>		<b>298.5</b>	<b>408 du</b>	<b>475,000 sf</b>
<b>PHASE II</b>				
Regional Commercial Center <sup>(3)</sup>	Green Valley	17.8	--	175,000 sf
Mixed-Use	Green Valley	--	--	3,000 sf
Open Space	Green Valley	7.9	--	--
<i>Phase II Subtotal</i>		<b>25.7</b>	<b>-0-</b>	<b>178,000 sf</b>
<b>PHASE III</b>				
Mixed-Use	Green Valley	6.5	161 du	--
Mixed-Use	West Saxony	4.9	--	25,000 sf
Single Family Residential	North Mesa	8	40 du	--
Single Family Residential	Sidonia East	12.4	53 du	--
<u>Multi-Family Residential</u>	<u>Sidonia East</u>	<u>14.2</u>	<u>296 du</u>	
Community Use	Quail Gardens East	12.8	--	75,000 sf
Single Family Residential	South Mesa	117.8	353 du	--
School	South Mesa	10	--	--
Agriculture	South Mesa, North Mesa, Sidonia East	130	25 du	--
Open Space	Miscellaneous	154.1	--	--
<i>Phase III Subtotal</i>		<b>456.5-472.5</b>	<b>632-928 du</b>	<b>100,000 sf</b>
<b>Total Phases I Through III</b>		<b>780.7-794.9</b>	<b>1,040-1,336 du</b>	<b>753,000 sf</b>
Magdalena Ecke Preserve <sup>(5)</sup>		29.8	--	--
Major Roads			42.3	--

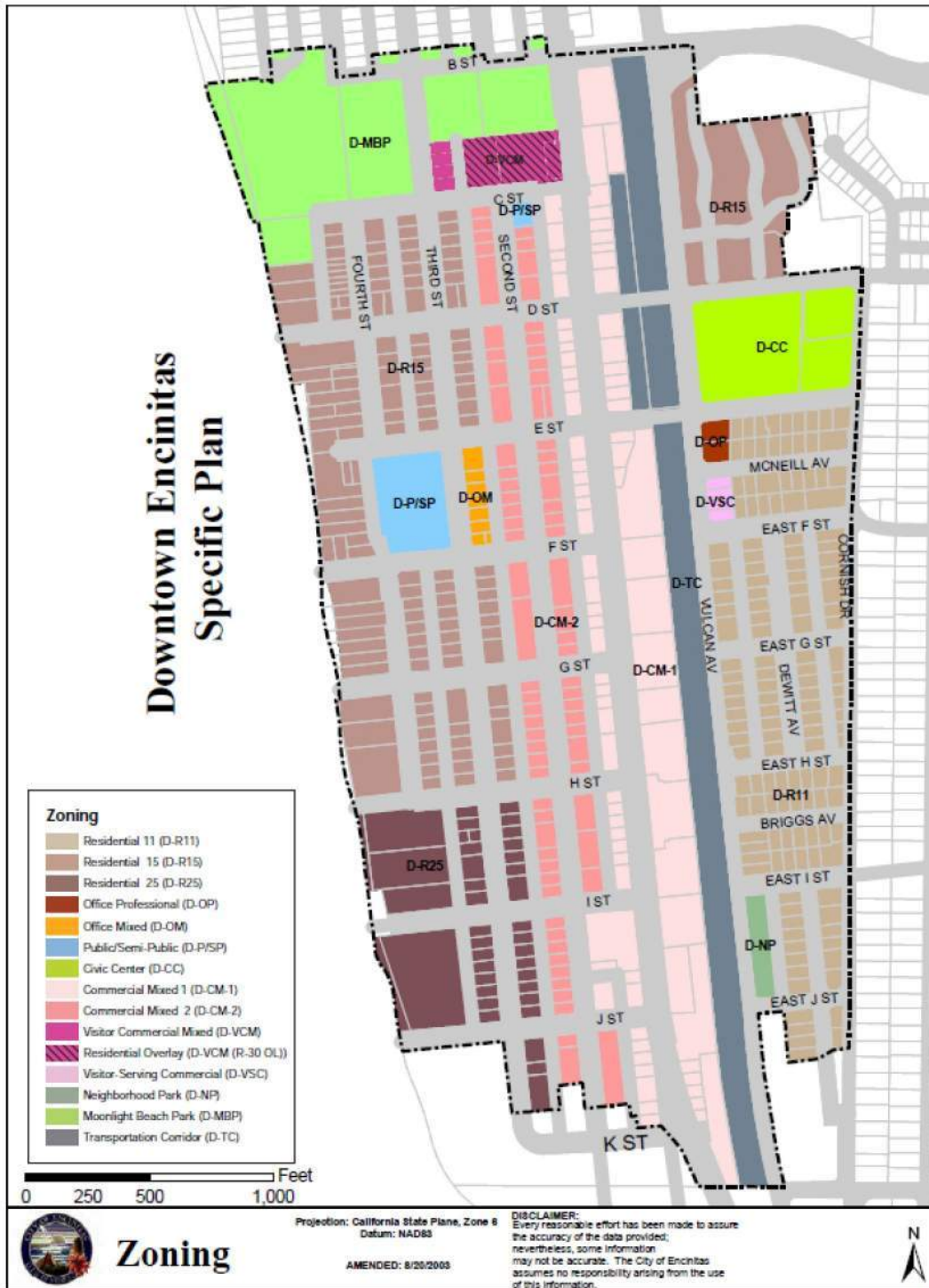


<i>Project Total</i>	<u>852.8 867.00</u>	<del>1040</del> <u>1,336</u> du	753,000 sf
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**EXHIBIT 2018-07-6**

**Amendments to the Downtown Encinitas Specific Plan**

The Downtown Encinitas Specific Plan Zoning Map on page 3-9 is amended to add the D-VCM-R-30 OL) Zone and Section 3.2.2C of the Downtown Encinitas Specific Plan is amended to add provisions regarding the D-VCM-R-30-OL Zone as follows:





### C. Zone: Visitor Commercial Mixed (D-VCM)

This zone is intended to primarily provide for commercial activities such as hotel/motel uses, campgrounds, eating and drinking establishments, food and beverage retail sales (convenience), participant sports and recreation, entertainment uses and other principal visitor-serving uses which are specifically intended to serve the needs of persons visiting the City. All other permitted or conditionally permitted uses specified in the Specific Plan for areas zoned Visitor Commercial Mixed (D-VCM), such as business and professional office and residential uses shall be considered ancillary uses to the principal allowable uses. Ancillary or non-principal uses and required off- street parking shall not occupy or utilize more than 30 percent of the ground floor area.

Development offering mixed visitor-serving commercial or office (business or professional) uses with restricted residential use may be allowed, with the intent of providing housing opportunities and of mitigating the impacts between new mixed visitor-serving commercial/office and residential uses. *Amended 5/11/95 (Ord. 95-04)*

There are several separate parcels under this zone. However, development is intended to be visually and functionally integrated throughout the zone district, with integrated parking, pedestrian access and other elements.

**Visitor-Serving Commercial** is intended to provide for commercial activities which are specifically intended to serve the needs of persons visiting the City for business or recreational purposes.

**Office Professional** is intended to provide primarily for the development of professional and business offices.

**Residential** is intended to provide for multiple-family residential including apartments, condominiums, and senior housing, with a maximum density of 18 units per net acre.

**D-VCM R-30 Overlay (OL)** is intended to provide additional residential development opportunities to comply with the City's Regional Needs Housing Assessment (RHNA) allocation for sites to accommodate lower income housing with a minimum density of 25 units per net acre and a maximum of 30 units per net acre.

The following principal uses shall be permitted in the D-VCM Zone and are identified as either a permitted, minor use permit or major use permit. In addition, agricultural uses are permitted in accordance with Chapter 30.33 (Urban Agriculture) of Title 30 of the Encinitas Municipal Code. All other principal uses are prohibited.

#### **4. D-VCM R-30 OL Permitted Uses**

**Permitted Uses in the D-VCM Overlay shall be the same as those described in Section 3.2.C.1 to 3.2.C.3, above, in addition to those uses permitted under the R-30 OL zone in Title 30, Chapter 30.09 of the Encinitas Municipal Code.**

- a. Mixed use requirements in D-VCM R-30 OL. For mixed uses in the D-VCM overlay, a minimum of 50% of the site shall accommodate residential development at a minimum density of 25 dwelling units per net acre and a maximum of 30 dwelling units per net acre.**

**4. 5. Development Standards:** Except as specified below, the development standards under the D-VCM Zone shall be those specified under Section 30.20.010 of the Encinitas Municipal Code for the VSC Zone. In case of conflict between standards, those specified below shall prevail.

**6. Development Standards:** Except as specified below, the development standards under the D-VCM R-30 OL Zone shall be those specified under Section 30.16.010 of the Encinitas Municipal Code for the R 30 Overlay Zone. In case of conflict between standards, those specified below shall prevail.

a. Density (Maximum dwelling units per net acre) <sup>1</sup>	30.0
b. Midrange Density (See Section 30.16.010B1 & B2)	N/A
c. Net Lot Area (sq. ft.)	30,000
d. Lot Width (ft.)	100
e. Lot Depth (ft.)	150
f. Front Yard Setback (ft.) <sup>2</sup>	10
g. Side Yard Setback (ft.) for each interior side	0
h. C Street Setback (ft.)	0
i. Street Side Yard Setback (ft.) <sup>2</sup>	10
j. Rear Yard Setback (ft.)	0
k. Rear Yard Setback Where Alley Exists	10
l. Lot Coverage (maximum percentage)	65
m. Building Height	See 30.16.010B6
n. Distance between buildings on the same lot less than 16 ft. in height	0
o. Distance between buildings on the same lot greater than 16 ft. in height	0
p. Landscaping <sup>2</sup>	15%

1. A minimum net density of 25 dwelling units per net acre is required.

2. Front yard and street side yard setbacks may be reduced through design review based on existing on- and off-site conditions, prevailing commercial district character, project design, traffic/circulation, building and site design, and the like.

3. Pedestrian plaza which include site amenities such as sculptures, fountains planters, enhanced paving, etc. may be counted as landscaping. This does not relieve development sites of the requirement to provide minimum amount of trees and planting.

In addition, the following sections of the D-VCM Zone shall apply: 3.2.3C.5.f, 3.2.3C.5.g.2, 3.2.3C.5.i, 3.2.3C.5.j, and 3.2.3C.5.k.

**5. 7. Signage Regulations:** The mandatory signage standards, and review and approval procedures under Chapter 30.60 of the Encinitas Municipal Code shall apply to signs under the D-VCM Zone.

**6. 8. Design Recommendations:** In the D-VCM Zone, the Specific Plan Design Recommendations shall be considered in addition to the development standards in this section. The development standards shall take precedence if a conflict exists between a development standard and a design recommendation.



## EXHIBIT 2018-07-7

The list of Zones included in Section 3.1 of the North 101 Corridor Specific Plan and the North 101 Corridor Specific Plan Zoning Map (Figure 3; page 3-3) are amended to add the N-R3 (R-30OL), N-CRM-1 (R-30 OL), and N-L-VSC (R-30 OL) zones to read as follows:

### Zones

Distinct zones were created through the specific plan process, each with its own special development standards. The following provides a listing of each zone.

N-R3	Residential 3
<u>N-R3 (R-30OL)</u>	<u>N-R3 (R-30 Overlay)</u>
N-R8	Residential 8
N-R11	Residential 11
N-R15	Residential 15
N-R20	Residential 20
N-R25	Residential 25
N-MHP	Mobile Home Park
N-CM-1	Commercial Mixed - 1
N-CM-2	Commercial Mixed - 2
N-CM-3	Commercial Mixed - 3
N-CRM-1	Commercial, Residential Mixed – 1
N-CRM-2	Commercial, Residential Mixed - 2
N-VSC	Visitor-Serving Commercial
N-L-VSC	Limited Visitor-Serving Commercial
<u>N-L-VSC (R-30 OL)</u>	<u>N-L-VSC (R-30 Overlay)</u>
N-P/SP	Public/Semi-Public
N-HP	Historic Park
N-TC	Transportation Corridor

# North 101 Corridor Specific Plan

## Legend

-  Specific Plan Boundary
-  Residential 3 (N-R3)
-  Residential Overlay (N-R3 (R-30 OL))
-  Residential 8 (N-R8)
-  Residential 11 (N-R11)
-  Residential 15 (N-R15)
-  Residential 20 (N-R20)
-  Residential 25 (N-R25)
-  Mobile Home Park (N-MHP)
-  Commercial Mixed 1 (N-CM-1)
-  Commercial Mixed 2 (N-CM-2)
-  Commercial Mixed 3 (N-CM-3)
-  Comm. Res. Mixed 1 (N-CRM-1)
-  Comm. Res. Mixed 2 (N-CRM-2)
-  Visitor-Serving Commercial (N-VSC)
-  Ltd. Visitor-Serving Commercial (N-LVSC)
-  Residential Overlay (N-L-VSC (R-30 OL))
-  Public/Semi-Public (N-P/SP)
-  Historic Park (N-HP)
-  Transportation Corridor (N-TC)

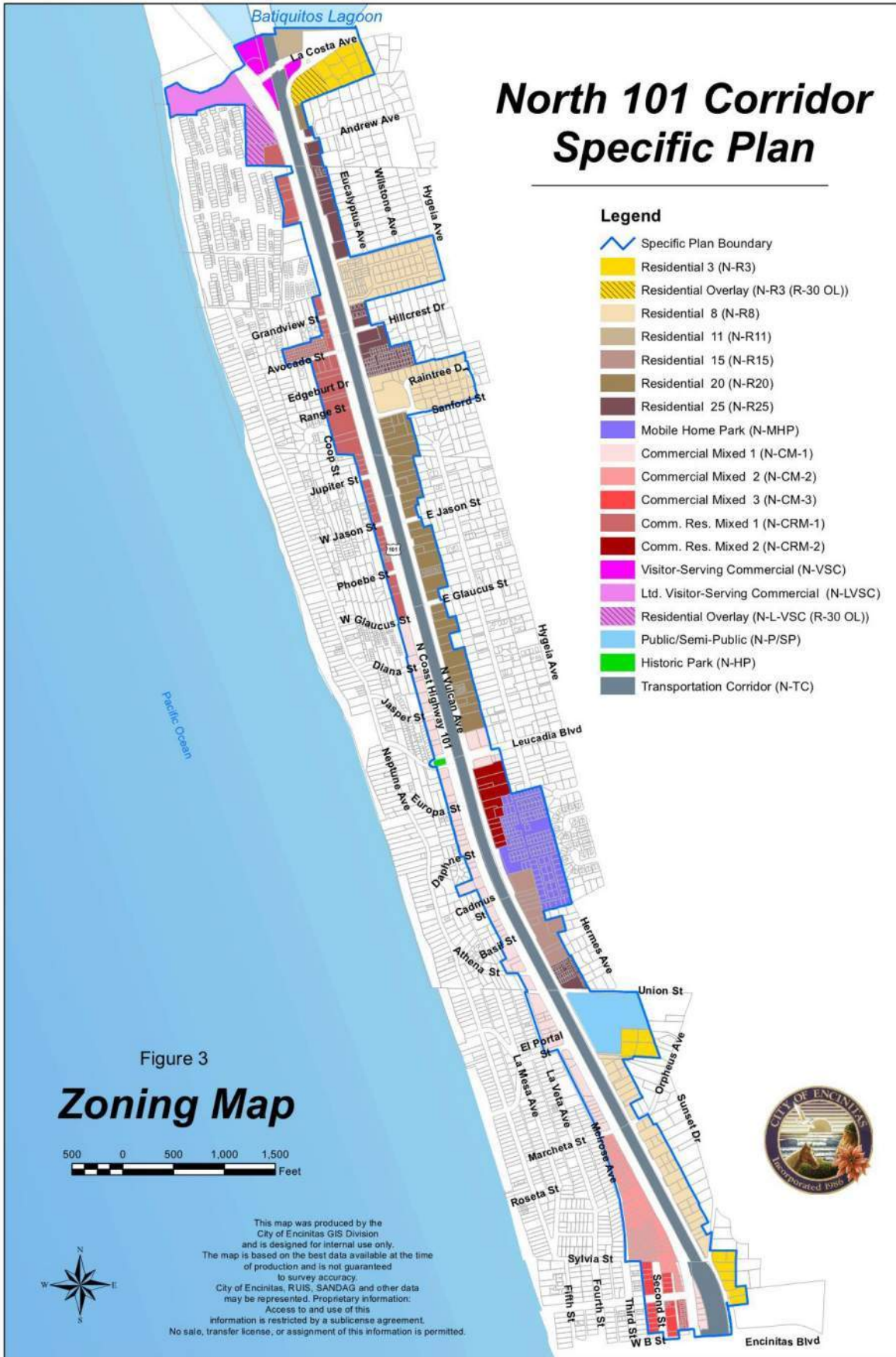


Figure 3

## Zoning Map

500 0 500 1,000 1,500  
Feet



This map was produced by the City of Encinitas GIS Division and is designed for internal use only. The map is based on the best data available at the time of production and is not guaranteed to survey accuracy. City of Encinitas, RUIS, SANDAG and other data may be represented. Proprietary information: Access to and use of this information is restricted by a sublicense agreement. No sale, transfer license, or assignment of this information is permitted.



Figure 3: Zoning Map



**EXHIBIT 2018-07-8**

Section 3.1.1.A of the North 101 Corridor Specific Plan is amended to add N-R3 (R-30 Overlay) Zone and Section 3.1.1.B is added:

**3.1.1 RESIDENTIAL ZONES**

**A. Zones:**

Residential 3 (N-R3)  
**N-R3 (R-30 Overlay)**  
Residential 8 (N-R8)  
Residential 11 (N-R11)  
Residential 15 (N-R15)  
Residential 20 (N-R20)  
Residential 25 (N-R25)

**B. N-R3 (R-30 OL)**

This Zone is intended to provide additional residential development opportunities to comply with the City's Regional Needs Housing Assessment (RHNA) allocation for sites to accommodate lower income housing with a minimum density of 25 units per net acre and a maximum density of 30 units per net acre.

**1. N-R3 (R-30 OL) Permitted Uses**

Permitted Uses in the N-R3 (R-30 OL) shall be the same as those permitted under R30-OL Zone in Title 30, Chapter 30.09 of the Encinitas Municipal Code

**2. N-R3 Residential Overlay Development Standards**

The development standards applicable to the N-R3 (R-30 OL) shall be those specified in Title 30, Chapter 30.16. for the R-30 Overlay Zone of the Encinitas Municipal Code.

- a. When certain development standards in the N-R3 Zone and N-R3 (R-30 OL) conflict, the more generous standard shall prevail.

**BC. Zone: Mobile Home Park (N-MHP):**

**EXHIBIT 2018-07-9**

Section 3.1.2.H of the North 101 Corridor Specific Plan is hereby added to include provisions for the N-L-VSC (R-30 OL) zone to read as follows:

**H. Zone: Limited Visitor-Serving Commercial (N-L-VSC) (R-30 OL)**

This Zone is intended to provide additional residential development opportunities to comply with the City's Regional Needs Housing Assessment (RHNA) allocation for sites to accommodate lower income housing with a minimum density of 25 units per net acre and a maximum of 30 units per net acre.

**1. N-L-VSC (R-30 OL) Permitted Uses**

Permitted Uses in the N-L-VSC (R-30 OL) shall be the same as those permitted in the L-VSC Zone in Title 30, Chapter 30.09. 010 and those permitted in the R-30 OL Zone in Chapter 30.16, of the Encinitas Municipal Code.

**2. N-L-VSC (R-30 OL) Development Standards**

Except as specified below, the development standards under the N-VSC R-30 OL Zone shall be those specified under Section 30.16.010 of the Encinitas Municipal Code for the R 30 Overlay Zone. In case of conflict between standards, those specified below shall prevail.

<u>a. Density (Maximum dwelling units per net acre)<sup>1</sup></u>	<u>30.0</u>
<u>b. Midrange Density (See Section 30.16.010B1 &amp; B2)</u>	<u>N/A</u>
<u>c. Net Lot Area (sq. ft.)</u>	<u>30,000</u>
<u>d. Lot Width (ft.)</u>	<u>100</u>
<u>e. Lot Depth (ft.)</u>	<u>150</u>
<u>f. Front Yard Setback (ft.)<sup>2</sup></u>	<u>10</u>
<u>g. Side Yard Setback (ft.) for each interior side<sup>2</sup></u>	<u>10</u>
<u>i. Street Side Yard Setback (ft.)<sup>2</sup></u>	<u>10</u>
<u>j. Rear Yard Setback (ft.)</u>	<u>0</u>
<u>k. Rear Yard Setback Where Alley Exists</u>	<u>0</u>
<u>l. Lot Coverage (maximum percentage)</u>	<u>65</u>
<u>m. Building Height</u>	<u>See 30.16.010B6</u>
<u>n. Distance between buildings on the same lot less than 16 ft. in height</u>	<u>0</u>
<u>o. Distance between buildings on the same lot greater than 16 ft. in height</u>	<u>0</u>
<u>p. Landscaping</u>	<u>15%</u>

1. A minimum net density of 25 dwelling units per net acre is required.  
2. Front yard and street/interior side yard setbacks may be reduced through design review based on existing on- and off-site conditions, prevailing commercial district character, project design, traffic/circulation, building and site design, and the like.





**BUILDING INDUSTRY  
ASSOCIATION OF  
SAN DIEGO COUNTY**

April 18, 2018

Via email

**CHAIRMAN**

Mike Mahoney  
ComAm

**VICE CHAIR**

Rita Brandin  
Newland Real Estate Group

**TREASURER / SECRETARY**

Dave Hammar  
Hunsaker & Associates San Diego

**PAST CHAIRMAN**

David Stearn  
Lennar Homes

**PRESIDENT & C.E.O.**

Borre Winckel

**AFFILIATES**

California Building  
Industry Association

National Association  
of Home Builders

**RE: Agenda Item 10A – Housing Element Task Force (HETF)/City Council continued discussion regarding the Housing Plan Update and associated analysis to achieve a State-certified Housing Element**

Mayor Blakespear and Council Members,

The BIA is focused on ensuring that real housing is built throughout San Diego County. As you are well aware, we are in the midst of a housing crisis, and housing in communities such as Encinitas has become almost entirely unattainable for middle-income families. The housing situation is even worse for lower income families or individuals. Our primary concerns at this time are that you select sites that will actually develop into housing for these families within the City's planning period and that policies are enacted that will ensure that these sites can be developed at the densities identified.

After reviewing the April 18, 2018 staff report (hereafter referred to as "staff report") regarding the City's Housing Element (Agenda Item 10A), we would like to note a few concerns regarding the proposed policies and standards for you to consider in advance of your meeting.

Height

While a height limit of three stories and 37 feet can be workable, the point of measure will continue to be an issue if the existing standards are maintained. Currently, height is measured from the lower of existing and proposed ground. Given that sites allowing for densification will typically be larger, grading for a flat pad will inevitably lead to both cut and fill conditions across a site. Unless the standard of measure for R-30 sites is modified, any fill conditions on a project will thereby reduce the allowable height of your building by one foot for every foot of fill. Height should be measured from the finished pad elevation of the building. To encourage enhanced architectural elements, and potentially elevator shafts, also consider allowing for limited projections above the 37 feet.

### Parking

The base parking standards seem to be higher than other suburban areas. A simple revision would be to eliminate the additional 0.25 spaces per unit for guest parking and just count the current ratios shown as inclusive of that guest parking (example: currently the studio category is 1.5 spaces per unit; keep it at this ratio but eliminate the guest parking which would essentially mean you have 1.25 spaces for the unit and a built in 0.25 space for guest parking). Parking is a critical factor in what density a project will be able to achieve when you are limited to three stories in height. This would make it comparable to other jurisdictions. Lower parking ratios should also be adopted for affordable units and projects. The City of San Diego has recently adopted standards for affordable housing parking. These standards should also be used for the affordable units in an otherwise market rate project that is meeting its inclusionary requirement onsite. Allowances for tandem parking, perhaps up to a maximum of 20%, should also be included.

### Setbacks

The ten foot setbacks seem appropriate for the boundaries of a subdivision/project. There should, however, be a different standard for any interior lot lines. In this case, it would be most appropriate that internal lot lines do not have a minimum setback if minimum required building separation is maintained. Internal lot lines will be important to allow flexibility for financing on projects that might have multiple buildings or phases.

We request that the issues identified above are included as part of your City Council discussion on April 18<sup>th</sup>, 2018. With the housing crisis and lack of affordability affecting our region, Encinitas residents (both current and future) deserve more affordable housing options. We are hopeful that you are looking out for their interests.

Thank you for your time and attention to this matter.

Sincerely,



**Borre Winckel**  
President & CEO





**BUILDING INDUSTRY  
ASSOCIATION OF  
SAN DIEGO COUNTY**

June 13, 2018

**Mayor Catherine Blakespear  
Councilmembers Boerner-Horvath, Muir, Kranz and Mosca  
505 S. Vulcan Ave.  
Encinitas, CA 92009**

**Dear Mayor Blakespear, City Councilmembers and Staff:**

**CHAIR**

Rita Brandin  
Newland Real Estate Group

**VICE CHAIR**

Dave Hammar  
Hunsaker & Associates San Diego

**TREASURER / SECRETARY**

Jeff O'Connor  
HomeFed Corporation

**PAST CHAIRMAN**

Mike Mahoney  
ConAm

**PRESIDENT & C.E.O.**

Borre Winckel

**AFFILIATES**

California Building  
Industry Association

National Association  
of Home Builders

**After reviewing your proposed Development Standards for the 2018 Housing Plan the BIA has determined that many components of these standards will not allow the required housing to be built, and if any is built, the number of units that can be built on the sites listed by the City will be far below what is being projected. The most significant issues we bring to your attention including the following:**

- 1. Height limitations of 33' will cause conflicts with the building code. Our builders tell us they need to have 37' by right to be able to build three stories to be able to give the City flexibility regarding architectural styles and element along with grading and site conditions.**
- 2. The determination of where to start the calculation of the building height is a major problem due to the topographies on many of the sites listed on the City's Sites list. The fact that the City's standard renders construction of three stories on any site that requires remedial grading or a cut and fill scenario severely limits the unit yields of the City's proposed sites, leading to a unit yield count which would make the proposed Housing Element out of compliance. See page 72 of the City's June 7, 2018 Agenda Report to the Planning Commission.**
- 3. Calculations of net acreage eliminates about 30% of the density on average as each site is individually considered due to the elimination of the land within each parcel that falls into any of these categories:**
  - a. Flood plains**
  - b. Significant wetlands**
  - c. Power transition easements**
  - d. Railroad setbacks**
  - e. Existing and future rights of way and easements for public or private streets and roads**
  - f. Panhandle portion of lots**
  - g. Environmental constraints**
- 4. Calculation of Net Acreage due to the loss of 50% of the units that would otherwise be able to be constructed on land that exceeds a mere 25% in slope and the loss of all units otherwise potentially allocated to portions of lots with slopes in excess of 40%. This is calculated based on FIVE foot contours. This creates an extremely significant loss of density for properties in this coastal area with its topography and is a manufactured constraint because the**

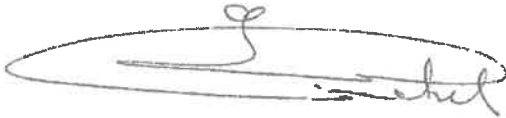
**Building Industry Association of San Diego County  
9201 Spectrum Center Blvd., Suite 110, San Diego, CA 92123-1407  
P 858-450-1221 F 858-552-1445 www.blasandiego.org**

construction of apartments and condominiums on this type of topography that is consistent along most of the Southern California Coast is common place outside of Encinitas. Why should Encinitas propose hurdles to development when their coastal neighbors in Southern California do not?

5. Excessive parking requirements that require more parking for a 2 bedroom 900 square foot apartment than for a 2 bedroom single family home typical of approximately 2,000 square feet.
6. Inclusionary housing of 20% further reduces the economics of building projects given that there will be a lot fewer units that the City is optimistically projecting and there will be extensive site development costs due to the numerous hurdles embedded throughout the City's Development Standards. Simply put, inclusionary unit costs are subsidized by the remaining units in a project. As the inclusionary requirement rises, the underlying project fundamentals are strained and become infeasible. In non-coastal areas inclusionary units typically require a subsidy of upwards of \$200,000 per unit. Needless to say in coastal Cities like Encinitas with high land costs the subsidy would be even larger.

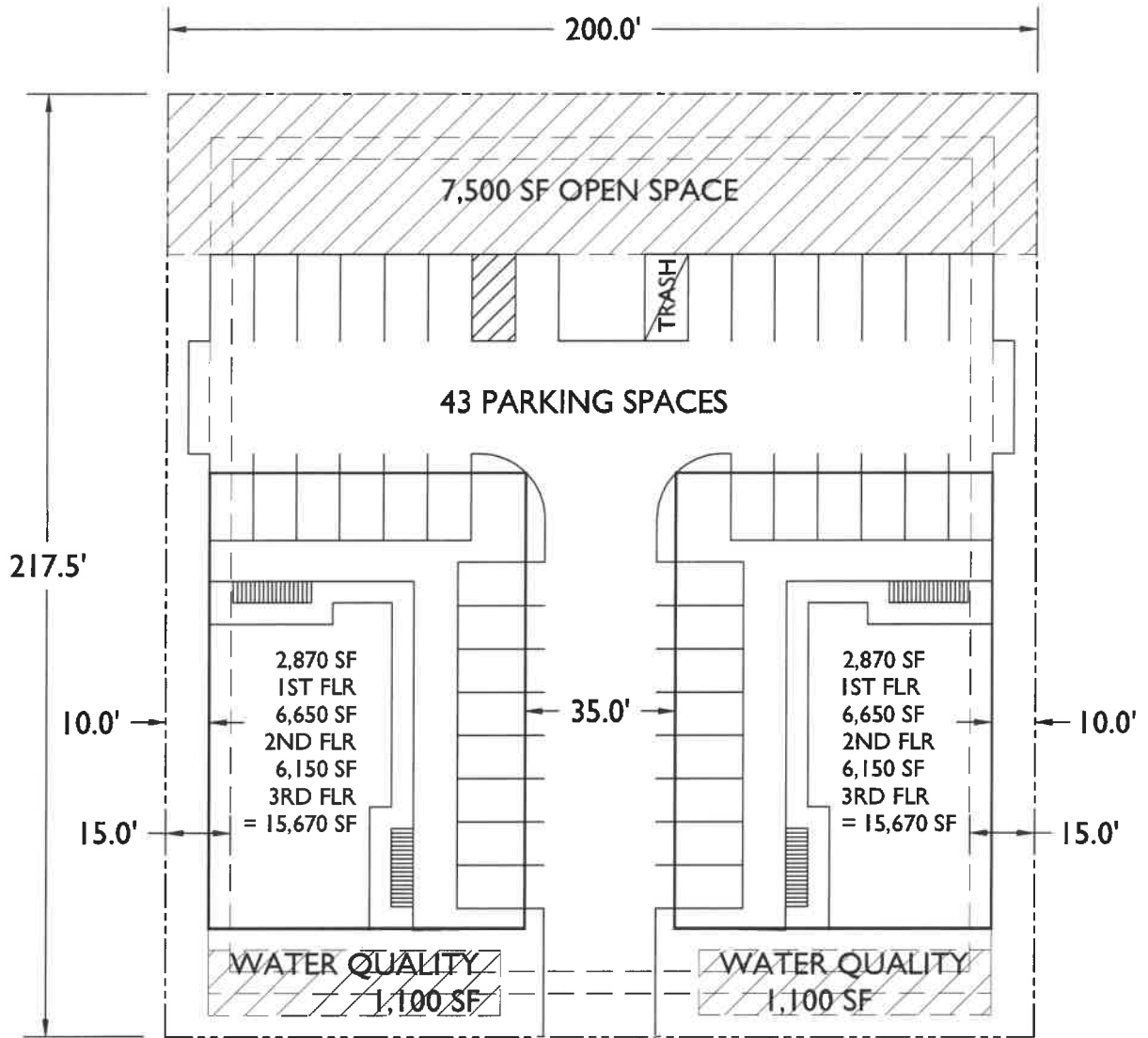
We respectfully request that you address our concerns before you finalize the development standards of your Housing Element update.

Sincerely,

A handwritten signature in black ink, appearing to read "Borre Winckel", is written over a large, light-colored oval scribble.

**Borre Winckel**  
**President & CEO**  
**BIA San Diego**

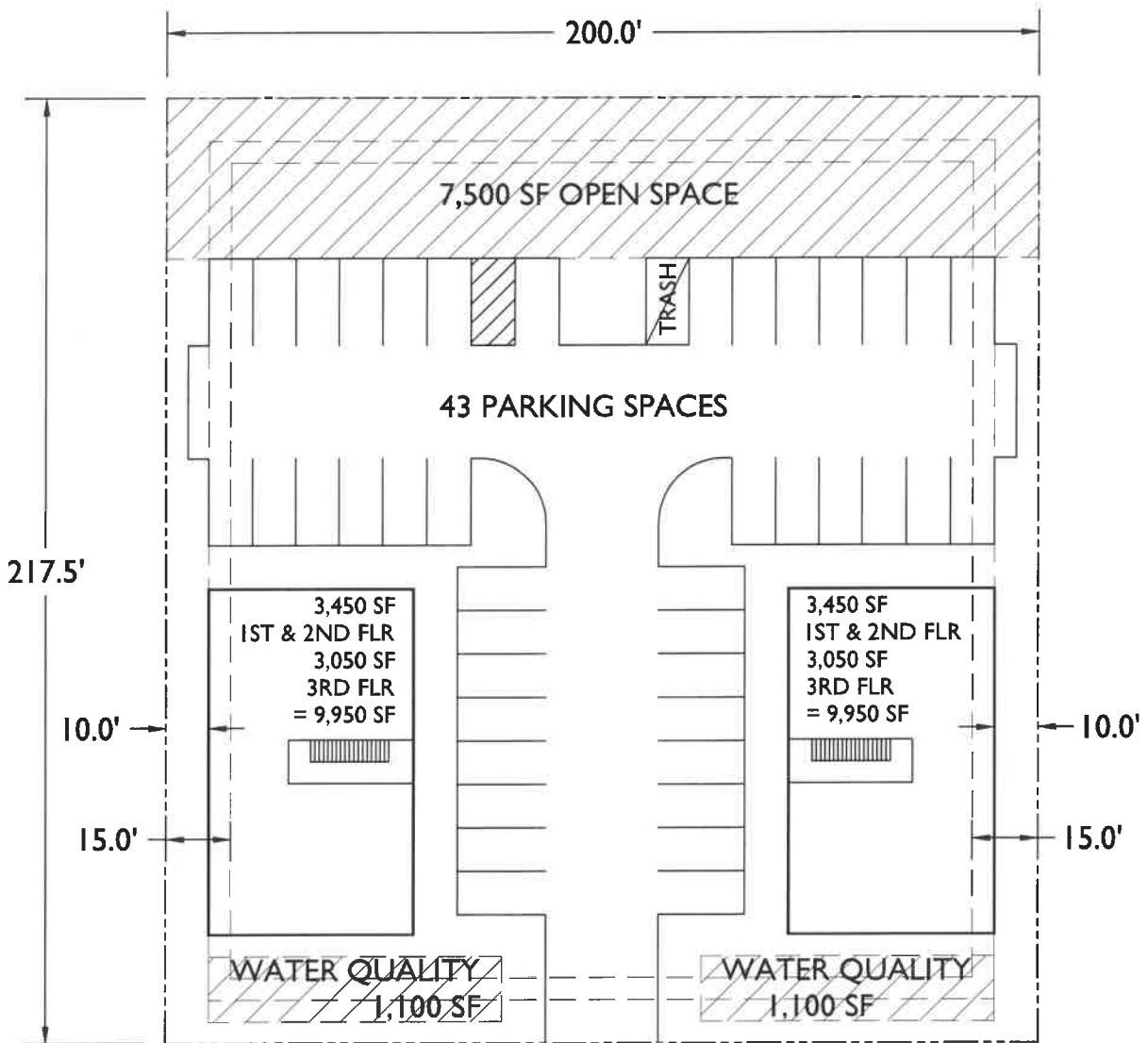




TUCK-UNDER 3 STORY - 30 DU  
31,340 (1,045 SF AVG.)







TYPICAL 3 STORY - 30 DU  
19,900 SF (660 SF AVG.)

