

CITY OF ENCINITAS MEMORANDUM Date: October 12, 2015

TO: General Public

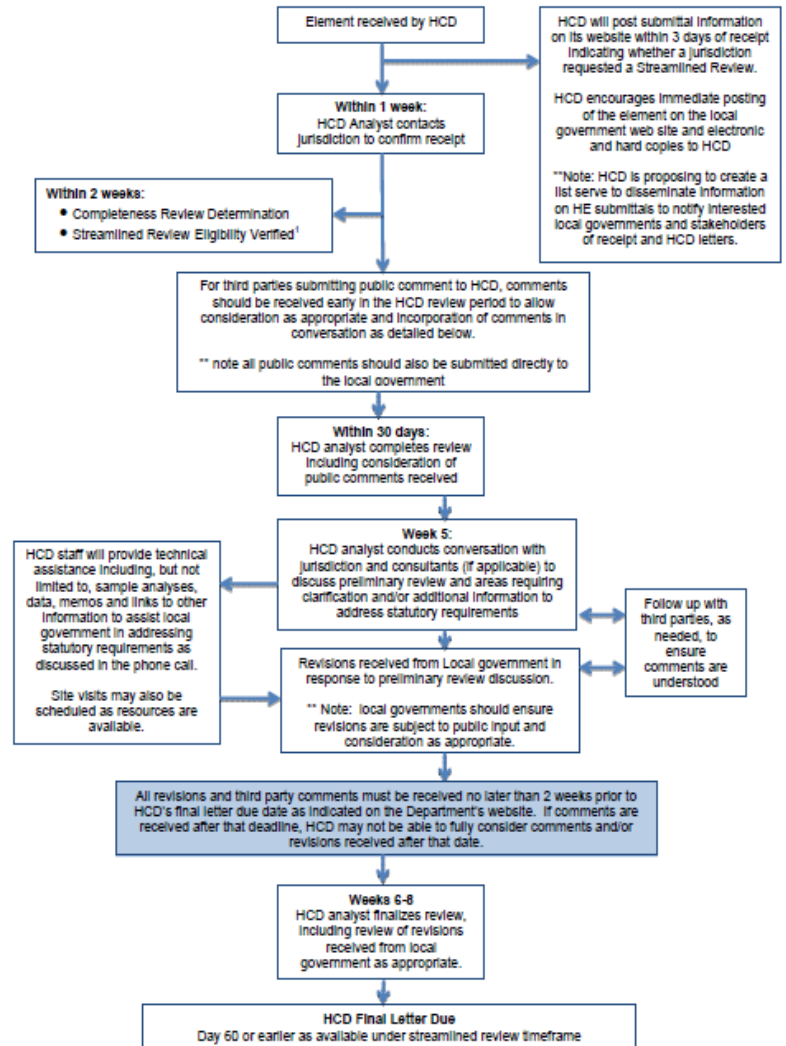
FROM: Mike Strong, Senior Planner

SUBJECT: SECOND DRAFT ELEMENT REVISIONS

The State Department of Housing and Community Development's (HCD) Housing Element Update Guidance details review steps for draft reviews. The statute provides 60 days for HCD's review of draft housing element submittals. The chart to the right provided on the HCD website general details the steps and applicable timeframes for typical draft housing element submittals. The Guidance details and flow chart can be more thoroughly reviewed at the link below.

http://www.hcd.ca.gov/housing-policy-development/attachment%204_reviewproc_esstimeslines.pdf

In September, the City of Encinitas submitted a revised Draft Housing Element to the State Department of Housing and Community Development (HCD) for their review. During the review process, HCD staff contacted the City to discuss the element and review prior to submitting final findings. Based on this conversation, HCD staff identified several areas where minor technical changes were needed. Since the changes were technical in nature, no additional public input was needed and staff went ahead and made the requested changes. This memorandum helps identify and keep track of the changes, reflecting their minor nature.



¹HCD is available to verify Streamlined Update eligibility in advance of submittal. If advance eligibility determination has been made, initial review step would consist of completeness review only.

Program 1a:

- Table 3-2: RHNA carryover recalculation
- Table 3-3: recalculation of remaining RHNA
- Additional detail has been added to describe the rezoning requirements and what is desired to achieve by them (third paragraph on page 11).

Program 1b:

- Additional detail has been added to describe how the City is facilitating maximum densities allowed in the zone.

Page 58: Section 3.2(B)(1) Proposition A – Voter’s Right Initiative

- Change maximum capacity of the DCM-1 Zone from 704 to 684

Page 59: Section 3.2(B)(1) Proposition A – Voter’s Right Initiative

- Change DCM-1 inventory capacity from 318 to 308
- Change credit range of DCM-1 Zone from 159-238 to 154-231.

Page 91: Section 3.3(A)(1) Residential/Mixed-use Development Capacity

- Change total units from 2,392 to 2,256

Page 92: Section 3.3(A)(1), Table 3-50

- Change underutilized capacity in DCM-1 Zone from 307 to 297 and change total from 318 to 308.

Page 94: Section 3.3(A)(1), Density is a critical factor

- Assign an unmet need to the last paragraph and change XXX units to 1,093 units.

Page 103: Section 3.3(A)(1)(b), Accommodation on non-residential sites

- In the second paragraph, change 318 to 308 and 239 to 231. Also change 704 units to 684 and 528 to 513

Page 106: Section 3.3(A)(2): Change Table 3-55 to Table 3-51

- Also change the minimum density to 20 units per acre

Table sequencing for Table 3-56 et. seq. has changed to start at 3-52.

Page 115: Section 3.3(A)(4): RHNA Penalty

- Third paragraph, change from 829 units to 860.
- Fourth paragraph, change 704 to 684, 352 to 342, and 243 to 253. Delete reference to rounding RHNA penalty.

Page 116: Section 3.3(A)(4): Table 3-59, which is now changed to 3-55

- Updated to account for revised inventory numbers and revised carryover. New carryover number is 253.

Page 117: Section 3.3(A)(4): Adequacy of sites

- Second paragraph, change 243 carryover to 253.

Page 117: Section 3.3(A)(4): Table 3-60, which is now changed to 3-56

- Updated to account for revised inventory numbers and revised carryover. New carryover number is 253, new remaining RHNA is 1,093.

Table A-1: Parcel Additions

| | | | | | | | | |
|--|------------|-------------------|-----|-------|------|----|-----|----|
| | 2542421400 | | GC | N-CM1 | 0.15 | 25 | 20 | 3 |
| | 2542422800 | | GC | N-CM1 | 0.29 | 25 | 20 | 5 |
| | 2561210400 | | R3 | R3 | 0.33 | 3 | 2.4 | 1 |
| | 2542623500 | 912 Urania | R3 | R3 | 0.56 | 3 | 2.4 | 1 |
| | 2543633400 | | R3 | R3 | 0.25 | 3 | 2.4 | 1 |
| | 2543633300 | | R3 | R3 | 0.34 | 3 | 2.4 | 1 |
| | 2543633200 | | R3 | R3 | 0.33 | 3 | 2.4 | 1 |
| | 2543633600 | | R3 | R3 | 0.46 | 3 | 2.4 | 1 |
| | 2543621200 | | R3 | R3 | 0.18 | 3 | 2.4 | 1 |
| | 2543621300 | 764 Leucadia Blvd | R3 | R3 | 0.19 | 3 | 2.4 | 1 |
| | 2543628500 | 840 Leucadia Blvd | R3 | R3 | 0.93 | 3 | 2.4 | 2 |
| | 2580350600 | 371 Second | VSC | D-VCM | 1.26 | 18 | 15 | 18 |

Table A-1: Parcel Deletions

| | | | | | | | | |
|-----|------------|----------------|-----|--------|------|----|-----|----|
| | | | | | | | | |
| 544 | 2582735000 | 633 Melba | R11 | R11 | 0.33 | 11 | 8.8 | 2 |
| 545 | 2582740100 | 661 Melba | R11 | R11 | 0.44 | 11 | 8.8 | 3 |
| 41 | 2543242900 | 106 Leucadia | GC | N-CM1 | 0.40 | 25 | 20 | 8 |
| 50 | 2560230600 | 718 Coast Hwy | GC | N-CM1 | 0.11 | 25 | 20 | 2 |
| 78 | 2562721100 | 434 Coast Hwy | GC | N-CM1 | 0.27 | 25 | 20 | 5 |
| 84 | 2562910400 | 338 Coast Hwy | GC | N-CM1 | 0.11 | 25 | 20 | 2 |
| 116 | 2580330400 | | GC | N-CM1 | 0.12 | 25 | 20 | 2 |
| 105 | 2580341900 | 140 Coast Hwy | GC | N-CM2 | 0.42 | 25 | 20 | 11 |
| 125 | 2580510400 | 230 2nd | GC | N-CM3 | 0.12 | 25 | 20 | 2 |
| 119 | 2580341900 | 233 2nd | GC | N-CM3 | 0.37 | 25 | 20 | 7 |
| 19 | 2542222300 | 1354 Coast Hwy | GC | N-CRM1 | 0.09 | 25 | 20 | 1 |
| 18 | 2542222200 | 1354 Coast Hwy | GC | N-CRM1 | 0.17 | 25 | 20 | 3 |
| 28 | 2542421400 | 1144 Coast Hwy | GC | N-CRM1 | 0.15 | 25 | 20 | 3 |
| 57 | 2560303600 | 847 Vulcan | GC | N-CRM2 | 0.74 | 15 | 12 | 8 |
| 393 | 2543244600 | 1077 Vulcan | R25 | R25 | 0.29 | 25 | 20 | 5 |
| 388 | 2543243300 | | R25 | R25 | 0.38 | 25 | 20 | 7 |
| 504 | 2580232200 | 104 5th | R11 | R11 | 0.28 | 11 | 8.8 | 2 |

Table A-1 Deletions, but parcel was available in the 2005-2010 planning period and included in AB1233 penalty analysis

| | | | | | | | | |
|-----|------------|-------------|----|------|------|---|-----|----|
| 355 | 2540610100 | 1657 Vulcan | R8 | N-R8 | 9.91 | 8 | 6.4 | 63 |
|-----|------------|-------------|----|------|------|---|-----|----|