



City of Encinitas
TASK FORCE MEETING #1
January 28, 2018



Presented by:
Kimley»»Horn
Expect More. Experience Better.

AGENDA

- Overview of Housing Element Update Process
- Adequate Sites Analysis
- Policy Discussion
- Next Steps

Housing Element Site Analysis (RHNA)

- Task Force Conducted Analysis of Sites for Lower-Income Need
- HCD initial Review of Sites Feedback:
 - Identify “vacant” and “underutilized”
 - Identify sites by income category (VL, L, M, AM)
 - Compliance with AB 1397
 - Sites < .5 acres
 - Sites > 10 acre
- Additional Sites to be included:
 - “Market Rate” sites (Mod and Above Mod)
 - Continuation of sites identified in last draft (Measure T)
 - Must identify sites by income category

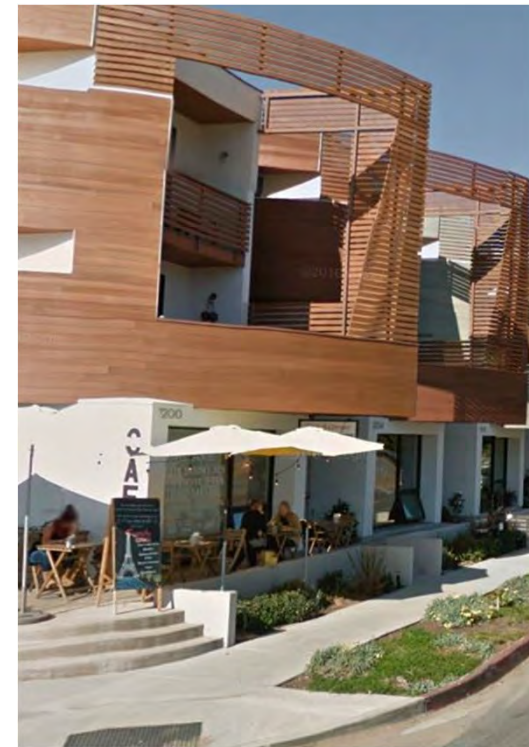


Overview of Sites

- Handout of Site Inventory

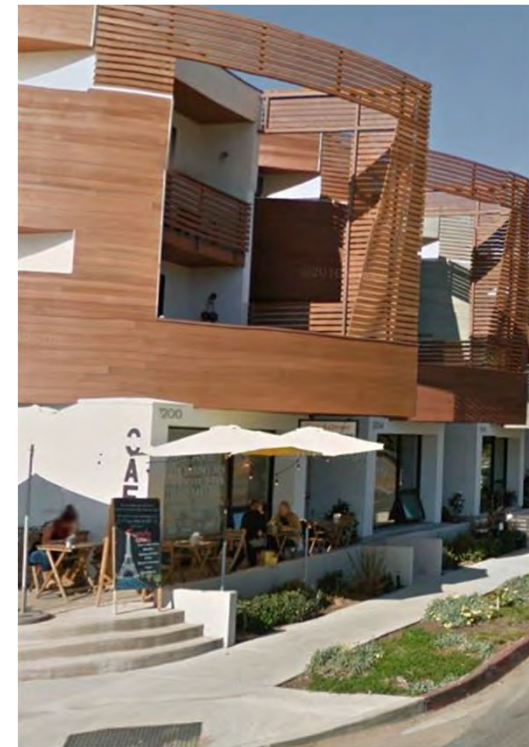
What We Need to Update in the Housing Element

- Demographic/Housing Data (Appendix B)
 - Demographic Data
 - Socio Economic
 - Housing Characteristics
- Public Participation (Appendix A)
- Performance to Date
 - Program Status
 - Review and Comment on Programs
 - Adjust as necessary
- Housing Policies and Programs



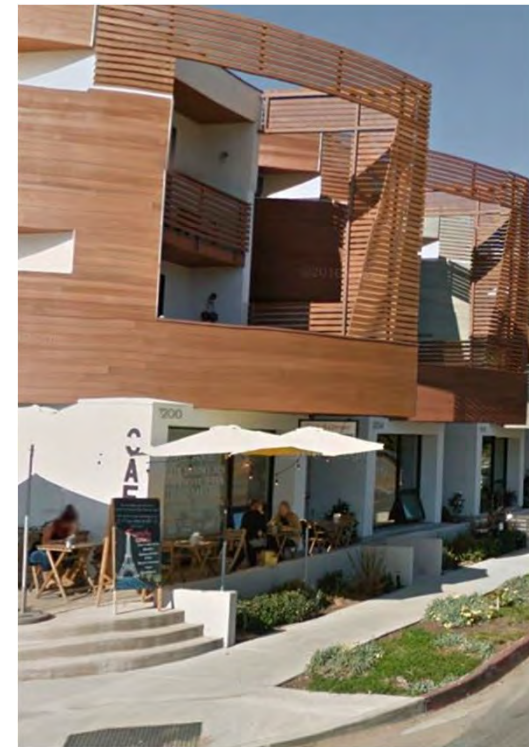
Program Consideration

- Development Standards for Affordable Housing
 - Height Considerations (3 stories)
 - Site Standards (setbacks/parking, etc)
- RHNA Sites Program
 - Rezoning of Sites (Affordable and Market Rate)
 - Regulatory Approaches to Rezoning (Affordable units)
- AB 1397 Considerations
 - Program Status
 - Review and Comment on Programs
 - Adjust as necessary
- Market Based Considerations for Affordable Housing
 - Incentives
 - Non-Monetary Considerations



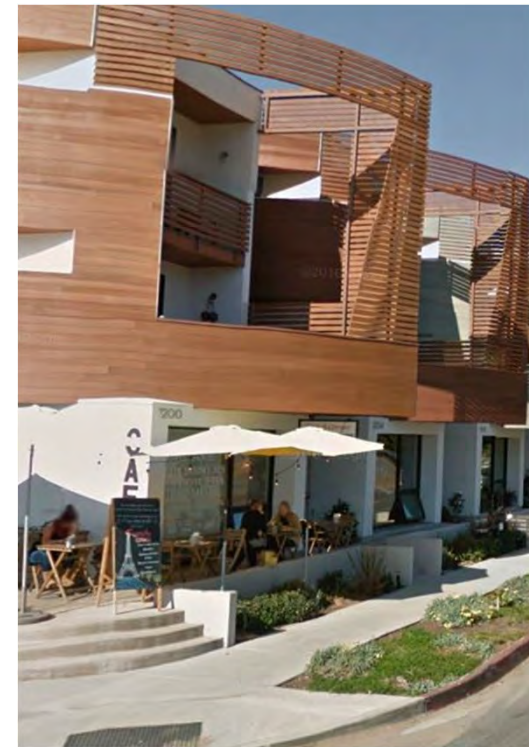
Program Changes

- Program 1A
 - Base Zoning Rights considerations
 - AB 1397 20% standard for by-right
 - Concurrent adoption of development Standards
- Program 1B
 - Accessory Dwelling Units
 - New state parking requirements
 - ADU ordinance (large vs small)
 - “Tiny Homes”



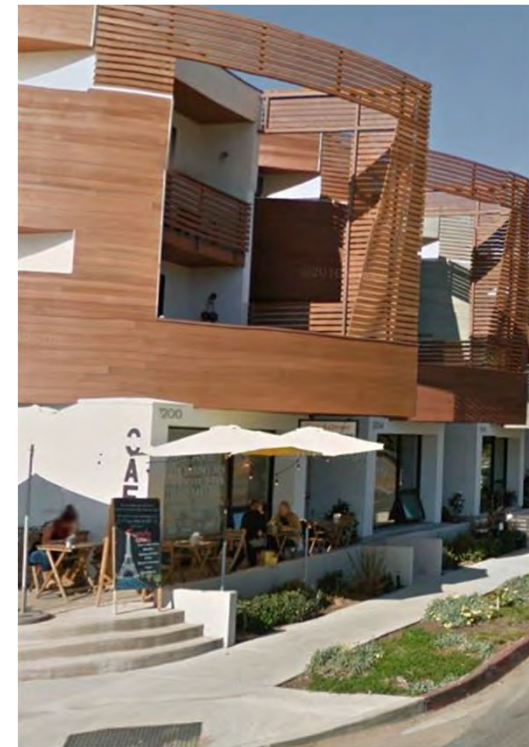
Program Changes

- Program 1E
 - Deleted
 - Rezoning program provides provisions
- Program 2A
 - Consistent with recent council action
- Program 2D
 - Consider deletion
- Program 3C
 - Additional policies for non-governmental constraints



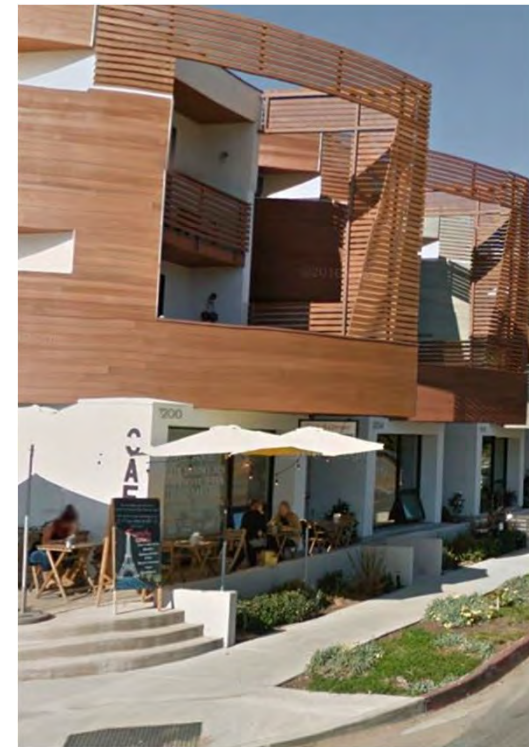
Program Changes

- Program 3D
 - “Tiny Home” considerations
 - Rezoning program provides provisions
- Program 6A
 - Regal Road review/analysis
- Program 6B
 - As part of inclusionary ordinance
- Quantified Objectives
 - Amended per analysis of RHNA obligations



Next Steps

- Finalize Sites for HCD
 - Affordable Sites (new sites under consideration)
 - Market Rate Sites (Measure T sites)
- Draft of Regulatory Rezone Concepts
 - Development Standards
 - Regulatory Approaches to Rezoning (Affordable units)
- Policy and Programs Revisions
 - Amendments to Current Policy
 - New Policy Considerations



City of Encinitas
Housing Element
Schedule (ver 2/27/18)

Task	Purpose	Timeline	Notes
Community Engagement			
Community Workshops			
Community Workshop #1	Intro to planning process, content and process. Big picture ideas and challenges discussion	March 19 th .	Library
Community Workshop #2	Review concept draft plan and policies, adequate sites.	April 5 th	Poinsettia Room
Taskforce Meetings			
Meeting #1	Intro of what is being updated in Housing sites. Description of draft final sites for use.	February 28 th 7 – 8:30pm	Library
Meeting #2	Joint Session w/ City Council confirmation of final sites.	March 7 th	Council Chamber
Meeting #3	Session w/ City Council review of Draft Housing Element for submittal to HCD	Apr 18 th	Council Chamber
Meeting #4/#5	HCD Review comments. Additional meeting reserved to consider HCD comments during review period. Topics for discussion and dates TBD	Between April 17 th - June 9 th	Schedule TBD

City Council Work Sessions			
Work Session #1	Joint Session w/ Task Force. Confirmation of final sites. Review of process and content of the update	March 7 th	Council Chambers
Work Session #2	Review of draft HE Document prior to submittal to HCD.	April 18 th	Council Chambers
Outreach Collateral			
Fact Sheet #1	Describes the process of the update and why city is doing it now. Legislative influence and how people can participate	February 12 th	
Fact Sheet #2	Describes draft housing element	April 11 th	
Website	Regular Updates every other Thursday or as needed.	Bring online Feb 16 th	KHA to provide collateral to City for approval
Public Hearings			
Planning Commission	Public hearing - recommendation to City Council. Two Actions – Housing Element Resolution and Ordinance to amend Zoning Code	June 7 th	Council Chambers
City Council	Public hearing - adoption by City Council. Two Actions – Housing Element Resolution and Ordinance to amend Zoning Code	June 20 th	Council Chambers
DRAFT HOUSING ELEMENT			
Internal Review Draft HE	Prepare internal draft of housing element for internal staff review	April 2 nd	
Revised Draft for TF, CC	Prepare draft housing element for review and discussion at April 11 joint meeting with City Council	April 9 th	

HCD Submittal Draft	Transmit to HCD revised draft Housing Element per Council Direction on April 11	April 13 th	
HCD Review Period	HCD review period. Statutory time period for HCD review (could be less).	April 17 th - June 1 st	
ZONING CODE REVISIONS			
Scoping Session w/ Staff	Internal scoping session to discuss the content of zoning revisions.	February 28 th	
1 st Draft Zoning Revision	Concept draft for discussion w/ Task Force and City Council at April 11 th meeting	April 1 st	
Final Draft	Prepare final draft for internal review	May 25 th	
PC/CC Draft		June 1 st	
ENVIRONMENTAL REVIEW			
Prepare project description	Finalize project description for use in environmental analysis. Utilize subsequent or addendum approach	March 14 th	
Internal Draft Review	Internal review of draft CEQA document	May 1 st	
Public Review Draft	Final draft document available for public review	May 11 th	
HCD CONSULTATION			
1 ST Coordination Call	Introduce HCD to timing and process	Week of 2/5 or 2/12	Depending on HCD availability
Pre-Submittal Meeting	Precursor submittal discussion	Week of April 9 th	
Interim Review Discussion	During 45-day review period	TBD. Weekly calls	

CITY OF ENCINITAS HOUSING ELEMENT UPDATE

DATE: FEBRUARY 28, 2018
VERSION: 1

DRAFT



SITES INVENTORY LIST

Very Low/Low Income RHNA Candidate Sites

Vacant

- SITE 01: GREEK CHURCH PARCEL
- SITE 02: CANNON PROPERTY (PIRAEUS)
- SITE 03: L-7 PARCEL
- SITE 04: SAGE CANYON
- SITE 05: SWARTZ PROPERTY

Vacant/Underutilized (Multiple Parcels)

- SITE 06: ENCINITAS BLVD & QUAIL GARDENS PARCELS

Vacant/Developed (Multiple Parcels)

- SITE 07: ARMSTRONG PARCELS
- SITE 08: JACKEL PROPERTIES
- SITE 09: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)

Underutilized

- SITE 10: ECHTER PROPERTY
- SITE 11: STRAWBERRY FIELDS PARCEL
- SITE 12: EL CAMINO REAL SOUTH PARCEL
- SITE 13: SUNSHINE GARDENS PARCELS
- SITE 14: ENCINITAS BLVD PARCELS

Developed

- SITE 15: ENCINITAS BLVD PARCELS (BRETT'S BBQ PARCEL)
- SITE 16: CREDIT UNION PARCEL
- SITE 17: HARRISON PROPERTIES
- SITE 18: 7-11 CENTER & SURROUNDING PARCELS (ENCINITAS BLVD LLC)
- SITE 19: 7-11 CENTER & SURROUNDING PARCELS (SWAN)
- SITE 20: 7-11 CENTER & SURROUNDING PARCELS (RINCON)
- SITE 21: 7-11 CENTER & SURROUNDING PARCELS (RAPPAPORT)
- SITE 22: 7-11 CENTER & SURROUNDING PARCELS (RSF LLC)
- SITE 23: 7-11 CENTER & SURROUNDING PARCELS (7-11 CENTER)

Percentage of VL/L Sites by Site Type		
Site Type	# of Units	% of RHNA Allocation (including carryover)
Vacant	779	61%
Underutilized	888	69%
Developed	354	28%
Total	2,021	157%
RHNA Allocation (including carryover) for VL/L Income Categories: 1,286		

GREEK CHURCH PARCEL

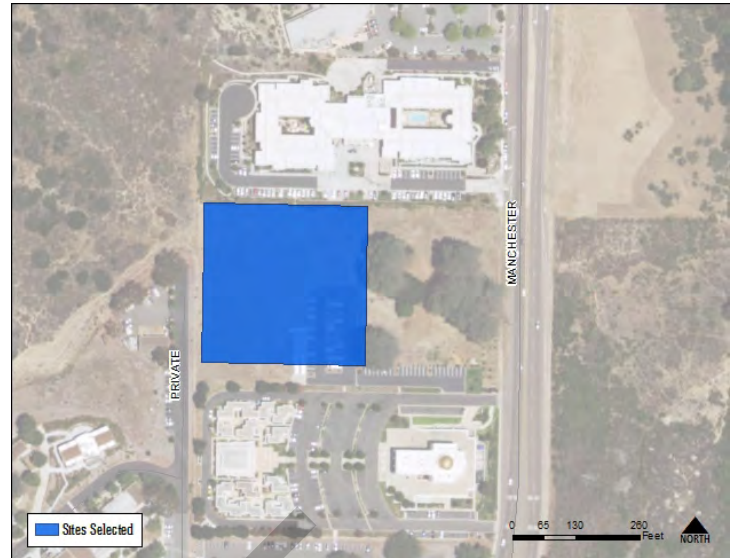
SITE NUMBER 01

SITE DESCRIPTION

This site is a portion of a property owned by the Greek Orthodox Church and part of a larger parcel with existing multi-family residential uses and an existing church. The site contains a small paved surface parking lot, private streets, and temporary storage structures. The owner has expressed interest in developing the site for residential uses.

SITE FEATURES

- Primarily vacant, natural open space
- Concrete pad
- Three standard shipping containers for storage
- Small surface parking lot



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APN(S)	2611506400	PARCEL SIZE (AC)	2.50
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	3459 Manchester Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	UNIT CAPACITY	50
GENERAL PLAN LAND USE	Rural Residential .51-1.00 (RR1)	CONSTRAINTS	None
ZONING	RR1		



CANNON PROPERTY (PIRAEUS)

SITE NUMBER 02

SITE DESCRIPTION

This site is a vacant property at the corner of Piraeus Street and Plato Place, both of which are 2-lane local streets. The southern portion of the site is flat due to previous grading, with the majority of the rest of the site sloping up towards a flat pad on the northeast corner. The owner has expressed interest in developing this site for residential uses.



SITE FEATURES

- Vacant, natural landscape
- Partially graded
- Some mature trees/vegetation on the northern portion of the site
- Slight topography change

APN(S)	2541440100	PARCEL SIZE (AC)	6.93
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Piraeus Street	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	173
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	• Slight Topography
ZONING	RR2		

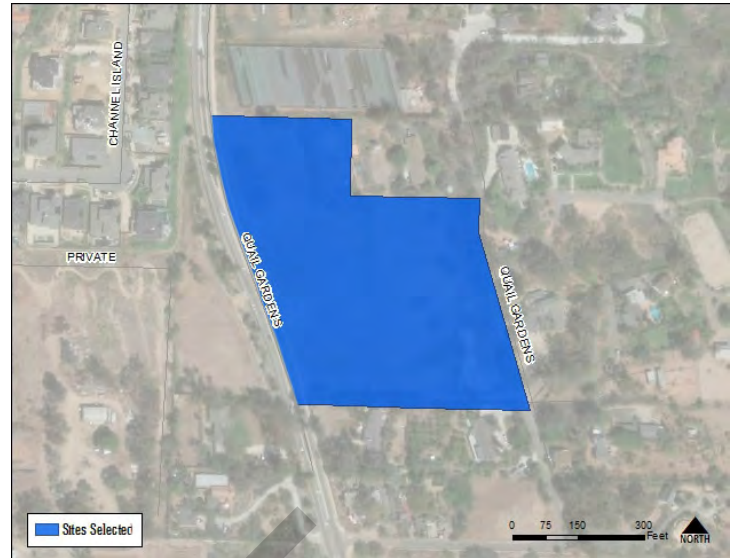


L-7 PARCEL

SITE NUMBER 03

SITE DESCRIPTION

This site is a vacant property surrounded by low density single-family residential uses and agricultural greenhouses to the north. The site sits adjacent to a two-lane arterial with bicycle lanes in each direction and a raised center median. The site slopes gently from the east up to the west and has an existing concrete building pad in the southeast corner. This site is owned by the City of Encinitas.



SITE FEATURES

- Vacant, natural landscape
- Existing concrete pad in the southeast corner
- Paved ingress/egress point
- Some mature trees and vegetation

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APN(S)	2570111700	PARCEL SIZE (AC)	7.60
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	634 Quail Gardens Lane	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	190
GENERAL PLAN LAND USE	Rural Residential .51-1.00 (RR1)	CONSTRAINTS	None.
ZONING	RR1		



SAGE CANYON PARCEL

SITE NUMBER 04

SITE DESCRIPTION

The site is a vacant property surrounded by natural open space and adjacent to a four-lane major road with a striped center turn lane, bicycle lanes going both directions, and parallel street parking along the west side of the road. The parcel is currently for sale by the owner. Based on previous development plans, there are some known environmental constraints that shrink the gross buildable area.



SITE FEATURES

- Existing mature trees and natural vegetation
- Some steep slopes adjacent to El Camino Real
- Previously graded, vacant area
- Private access point off a roundabout shared by a single-family residential neighborhood

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APN(S)	2620618500	PARCEL SIZE (AC)	5.23
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Sage Canyon Drive	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	130
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	<ul style="list-style-type: none"> • Steep Topography in some areas • Environmentally sensitive areas
ZONING	R3		



SWARTZ PROPERTY

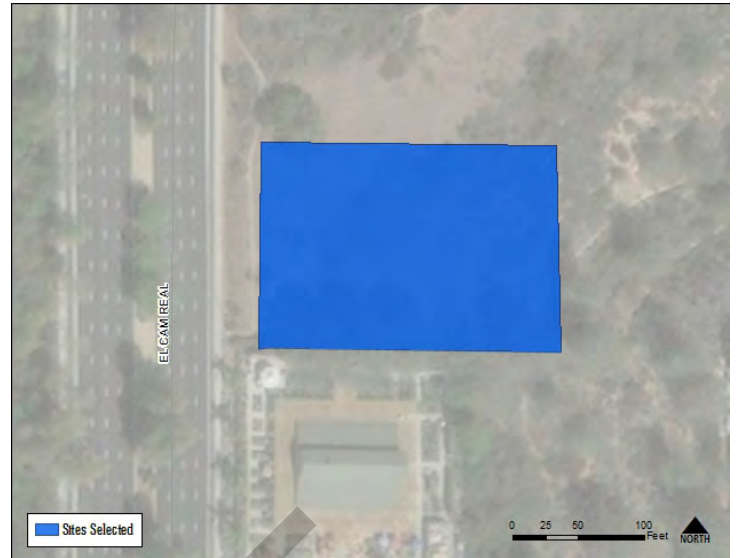
SITE NUMBER 05

SITE DESCRIPTION

The site is a vacant parcel adjacent to an 8-lane major arterial with a landscaped median. There are moderate slopes in some portions of the parcel as well as some environmentally sensitive habitat areas. The owner is currently considering developing the property for office uses.

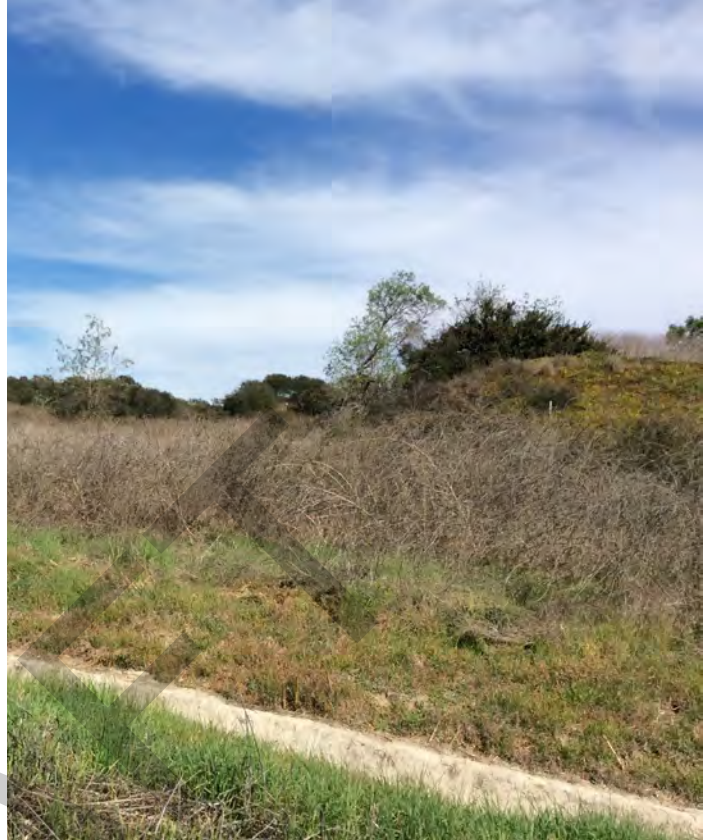
SITE FEATURES

- Some moderately sloped areas
- Existing environmentally sensitive areas
- Existing mature trees and native vegetation



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APN(S)	2570401600	PARCEL SIZE (AC)	0.81
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	20
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none"> • Moderate slopes • Environmentally sensitive habitat
ZONING	GC		



ENCINITAS BLVD & QUAIL GARDENS PARCELS

SITE NUMBER 06

SITE DESCRIPTION

Parcel 2581111600 is a vacant parcel adjacent to a 6-lane arterial with bicycle lanes in both directions and a raised concrete median. The property has an access road and an existing medical office use to the west. The site has a moderately steep slope from the southern portion of the site to the northern portion and contains existing walking paths and an unpaved access road.

Parcel 2581304500 is a narrow vacant property adjacent to a 6-lane arterial with bicycle lanes in each direction and a raised concrete median. The site rises steeply from the street.

Parcel 2581308100 is a vacant parcel adjacent to a 6-lane arterial with bicycle lanes in both directions and a raised concrete median. The site contains vehicular access points from Encinitas Blvd and Quail Gardens Dr, as well as an existing paved parking lot. The site contains a moderate slope from the western portion up to the eastern portion of the site.



Parcel 2581303400 is landlocked by vacant parcels and contains an older, vacant single-family residential structure and private access road. The owner has expressed interest in developing these parcels for residential uses.

SITE FEATURES

- One vacant, 1-story single-family house
- Steep slopes near Encinitas Blvd
- Primarily vacant, natural land
- Flat, graded area on the eastern portion

APN(S)	2581111600, 2581304500, 2581308100, 2581303400	PARCEL SIZE (AC)	4.93
SITE STATUS	Vacant, Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	550 Encinitas Blvd, 696 Encinitas Blvd, Quail Gardens Dr	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	124
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	<ul style="list-style-type: none"> • Steep topography on some portions
ZONING	OP		
LAND VALUE (2581303400)	\$999,600	IMPROVEMENT VALUE (2581303400)	\$1,020,000



ARMSTRONG PARCELS

SITE NUMBER 07

SITE DESCRIPTION

Parcel 2574702400 is a vacant property adjacent to an 8-lane major arterial. The site is mostly flat due to previous grading, with several existing retail uses to the north and existing office uses to the south. This property has existing wetland vegetation which would require proper mitigation prior to development and could impact the number of units that will be able to be developed on the site. The owner has expressed interest in developing this site for residential uses.



Parcel 2574702300 is a developed parcel with an existing commercial warehouse use, paved surface parking lot, and private drive aisles. The site is adjacent to an 8-lane major arterial with bicycle lanes in each direction and a raised concrete median.

SITE FEATURES

- One vacant, natural parcel
- Existing wetland vegetation on the vacant parcel
- Existing Armstrong nursery warehouse and surface parking lot in use

APN(S)	2574702400, 2574702300	PARCEL SIZE (AC)	3.79
SITE STATUS	Vacant, Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	701 N El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	95
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing wetland vegetation
ZONING	GC		



JACKEL PROPERTIES

SITE NUMBER 08

SITE DESCRIPTION

Parcel 2160412100 is a vacant property that sits between existing commercial uses and residential townhouses. The site has an approximately 55' adjacent to North Highway 101, a four-lane arterial with bike lanes in each direction and a center median. The site slopes gently up from the east to the west.

Parcel 2160412000 is a developed parcel adjacent to a four-lane arterial with bike lanes in each direction and a center median. The site contains an existing office use and a large surface parking lot with a single ingress/egress point. The owner has expressed interest in developing these sites for residential uses.



SITE FEATURES

- One vacant, natural parcel
- Existing 1-story commercial office building with outdoor patio
- Large surface parking lot
- Moderate slope adjacent to Highway 101
- Existing mature trees and vegetation

APN(S)	2160412100, 2160412000	PARCEL SIZE (AC)	2.97
SITE STATUS	Vacant, Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1950 HWY 101	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	74
GENERAL PLAN LAND USE	Visitor Serving Commercial (VSC)	CONSTRAINTS	None.
ZONING	N-LVSC		



RANCHO SANTA FE PARCELS (GAFFNEY/ GOODSEN)

SITE NUMBER 09

SITE DESCRIPTION

Parcel 2592313200 is a vacant parcel adjacent to a 2-lane arterial with bicycle lanes in each direction. The site is surrounded to the north and west by existing low density single-family residential uses. There is a moderate slope on the site rising from the northeast portion of the site to the southern portion.

Parcel 2592312800 is a developed parcel with several 1-story residential structures. It contains a private access road that connects to an adjacent 4-lane major arterial. The site contains existing mature vegetation.

Parcel 2592313000 is a developed parcel with a single 2-story residential structure and is landlocked by low density single-family residential uses, a vacant parcel, and a strip commercial center. The site contains existing mature vegetation.

Parcel 2592313100 is a developed parcel with a single 1-story residential structure and is landlocked

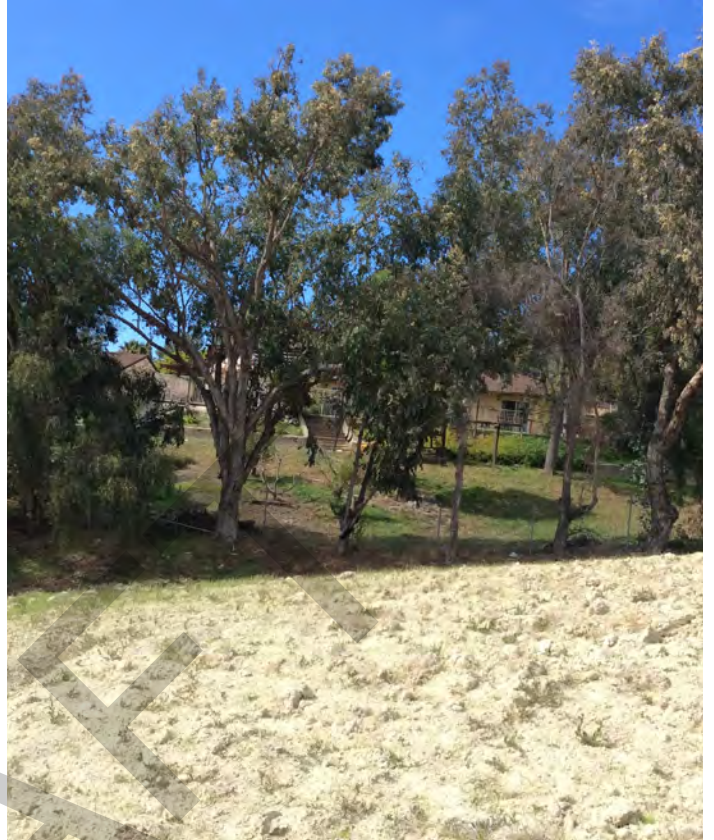


by low density single-family residential uses and a vacant parcel. The site contains existing mature vegetation. The owners have expressed interest in developing this site for residential uses.

SITE FEATURES

- One vacant, natural parcel
- Moderate slopes on the vacant parcel
- Approximately five residential structures ranging from 1-2 stories and spread across multiple parcels
- Existing mature trees and vegetation
- Paved access road

APN(S)	2592313200, 2592312800, 2592313000, 2592313100	PARCEL SIZE (AC)	6.63
SITE STATUS	Vacant, Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Rancho Santa Fe Dr, 2220 Encinitas Boulevard, 2230 Encinitas Boulevard, 2228 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	167
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> • Multiple owners • Some landlocked parcels • Slight topography
ZONING	RR2		



ECHTER PROPERTY

SITE NUMBER 10

SITE DESCRIPTION

This site is a large parcel containing mostly temporary greenhouse agricultural structures along with several existing single-family residential structures. The site sits at the junction of a major 4-lane arterial and a local 2-lane road. The owner has expressed interest in developing 250 residential units in conjunction with a working agricultural practice. The owner has completed conceptual renderings and a written description of potential future “Agri-hood” housing and agricultural concept



SITE FEATURES

- Several buildings serving the agricultural practice on-site
- Temporary covered structures and greenhouses
- Large service tanks
- Interior roads
- Single-family residence in southwest corner

APN(S)	2546121200	PARCEL SIZE (AC)	21.49
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1150 Quail Gardens Drive	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	250
GENERAL PLAN LAND USE	Specific Plan 3 (SP-3)	CONSTRAINTS	<ul style="list-style-type: none"> • Owner has indicated interest in only developing 250 units
ZONING	ER-AG		
LAND VALUE	\$1,180,201	IMPROVEMENT VALUE	\$1,736,450



STRAWBERRY FIELDS PARCEL

SITE NUMBER 11

SITE DESCRIPTION

This site is a partially vacant site located along a major 4-lane arterial with bike lanes in each direction and a striped median. The site is primarily used for agricultural purposes and contains no existing permanent structures. The site slopes gently from the south up to the north and is located across the road from sensitive habitat in the San Elijo Lagoon.



SITE FEATURES

- Graded site sloping gently away from Manchester Avenue
- Existing agricultural rows and temporary greenhouse structures
- Dirt roads, no paved roads on-site

APN(S)	2612100100	PARCEL SIZE (AC)	16.90
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	3111 Manchester Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	UNIT CAPACITY	423
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing agricultural uses • Potential environmental concerns
ZONING	RR2		
LAND VALUE	\$1,226,836	IMPROVEMENT VALUE	\$1,226,836



EL CAMINO REAL SOUTH PARCEL

SITE NUMBER 12

SITE DESCRIPTION

This site is a long, narrow parcel with agricultural uses located adjacent to a 4-lane arterial with existing bicycle lanes in each direction and a painted median turn lane. The site contains existing greenhouse and temporary agricultural structures. The site is primarily flat with a moderate slope on the western half of the site.



SITE FEATURES

- Existing greenhouse and other temporary agriculture-related structures
- Existing single-story commercial building
- Small paved parking lot
- Moderate slopes on the eastern portion of the site

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APN(S)	2621601400	PARCEL SIZE (AC)	2.27
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1554 S El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	57
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing agricultural uses • Moderate slopes on rear portion of the parcel
ZONING	R3		
LAND VALUE	\$385,036	IMPROVEMENT VALUE	\$533,788



SUNSHINE GARDENS PARCELS

SITE NUMBER 13

SITE DESCRIPTION

Parcel 2581309700 is an underutilized parcel comprised primarily of a paved surface parking lot and temporary overhead structures. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a paved center median. The site has been graded to be mostly flat with moderate slopes directly adjacent to Encinitas Blvd.

Parcel 2581309900 is an underutilized parcel comprised primarily of a one single-story commercial building, a paved surface parking lot, and temporary overhead structures. The site is at the intersection of a 4-lane major arterial and a 2-lane collector road. The owner has expressed interest in developing these sites for residential uses.

SITE FEATURES

- 1-story commercial building
- Several temporary agriculture and outdoor sales related structures
- Large paved surface parking lot
- Unpaved dirt areas



APN(S)	2581309700, 2581309800	PARCEL SIZE (AC)	3.39
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	630 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	84
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	None.
ZONING	OP		
LAND VALUE	\$3,448,000	IMPROVEMENT VALUE	\$3,575,000



Encinitas Blvd Parcels

SITE NUMBER 14

SITE DESCRIPTION

Parcel 2595502500 contains an older vacant structure, 2-lane private access road, and paved surface parking lot. It is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a raised concrete median.

Parcel 595502600 is a paved surface parking lot. It has access to an adjacent to a 4-lane major arterial with bicycle lanes in each direction and a raised concrete median through a narrow 2-lane private access road.



SITE FEATURES

- For-lease (currently vacant) 1-story commercial building
- Paved parking lot and landscaping on the north parcel
- Unpaved parking lot (dealership overflow lot) on south parcel
- Some mature trees and vegetation

APN(S)	2595502500, 2595502600	PARCEL SIZE (AC)	1.91
SITE STATUS	Underutilized	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1509 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	47
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	None.
ZONING	GC		
LAND VALUE	\$1,401,498	IMPROVEMENT VALUE	\$2,189,096



Encinitas Blvd Parcels (Brett's BBQ)

SITE NUMBER 15

SITE DESCRIPTION

This site contains an older restaurant use and large paved surface parking lot. It is adjacent to a T-intersection with limited access from a 4-lane major arterial. There is currently a restaurant leasing the existing structure on the property.

SITE FEATURES

- Existing 1-story commercial business currently occupied
- Paved surface parking lot
- Some mature trees and vegetation



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APN(S)	2595500800	PARCEL SIZE (AC)	1.30
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1505 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	32
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	GC		



CREDIT UNION SITE

SITE NUMBER 16

SITE DESCRIPTION

The site is a developed parcel with one existing 2-story office use, a paved surface parking lot, and private drive aisles. The site sits at the intersection of an 8-lane major arterial and a 4-lane local road. The site shares an ingress/egress road with the vacant parcel to the north (2574702400). This site could be developed in conjunction with the Armstrong parcels and the Swartz property



SITE FEATURES

- Existing 2-story office building currently occupied
- Large surface parking lot
- Mature trees and vegetation

APN(S)	2574700300	PARCEL SIZE (AC)	1.32
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	501 N El Camino Real	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	15 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	General Commercial (GC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business • Owner has expressed interest in developing mixed-use residential and commercial
ZONING	GC		



HARRISON PROPERTIES

SITE NUMBER 17

SITE DESCRIPTION

Parcel 2580521200 is a developed parcel containing one older 2-story office building and a surface parking lot. The property is adjacent to a 2-lane local road in the downtown area.

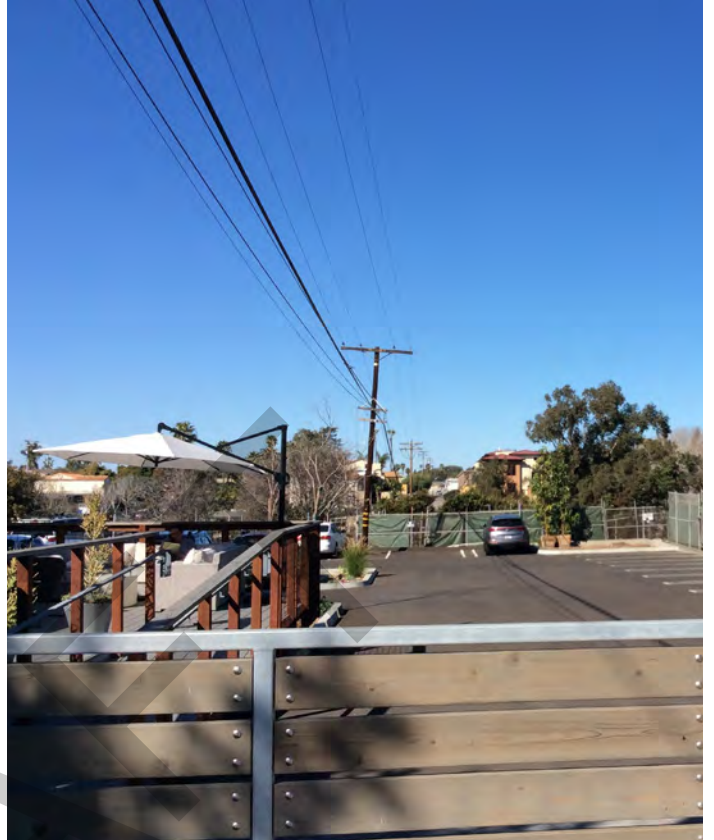
Parcel 2580350700 is a developed parcel containing one older 2-story office building, one older 2-story residential structure, and a surface parking lot. The site slopes gently from the western portion up to the eastern portion. The owner has expressed interest in developing these properties for residential and commercial uses.



SITE FEATURES

- Two existing 2-story commercial office buildings that are currently occupied
- One 2-story older residential building adjacent to S Coast Highway 101
- Paved surface parking lot

APN(S)	2580521200, 2580350700	PARCEL SIZE (AC)	3.56
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	364 2nd Street, 371 2nd Street	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	21 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Visitor Serving Commercial (VSC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business • Owner has expressed interest in developing mixed-use residential and commercial
ZONING	D-VCM		



7-11 CENTER & SURROUNDING PARCELS (ENCINITAS BLVD LLC)

SITE NUMBER 18

SITE DESCRIPTION

The site is a developed parcel that contains one older single-story commercial office building with multiple tenants, a private drive aisle, and a surface parking lot. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.



SITE FEATURES

- One single-story commercial office building that is currently occupied
- Paved surface parking lot
- Mature trees and open space areas

APN(S)	2592315100	PARCEL SIZE (AC)	0.97
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2122 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	11 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (SWAN)

SITE NUMBER 19

SITE DESCRIPTION

This site is a developed parcel that contains one older single-story commercial office building with multiple tenants, a private drive aisle, and a surface parking lot. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.

SITE FEATURES

- One large single-story commercial office building that is currently occupied
- Paved surface parking lot



DRAFT

APN(S)	2592311700	PARCEL SIZE (AC)	0.90
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2146 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	10 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (RINCON)

SITE NUMBER 20

SITE DESCRIPTION

The site is a developed parcel containing two single-story commercial office buildings, two 2-story commercial office buildings, a private drive aisle, and a surface parking lot. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.



SITE FEATURES

- One single-story commercial office building that is currently occupied
- Two 2-story commercial office buildings that are currently occupied
- Large paved surface parking lots

APN(S)	2592316300	PARCEL SIZE (AC)	1.8
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2210 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	20 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (RAPPAPORT)

SITE NUMBER 21

SITE DESCRIPTION

The site is a developed parcel that contains two 2-story commercial office buildings with multiple tenants, a private drive aisle, and a surface parking lot. Ingress/egress to the site requires access to and use of the adjacent parcel to the east (2592317900). The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.

SITE FEATURES

- Two 2-story commercial office buildings that are currently occupied
- Paved surface parking and drive aisles



APN(S)	2592317800	PARCEL SIZE (AC)	0.61
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2232 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	7 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (RSF LLC)

SITE NUMBER 22

SITE DESCRIPTION

The site is a developed parcel that contains one older single-story commercial office building, one 2-story commercial office building, a private drive aisle, and a surface parking lot. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a painted center turn lane. This parcel is part of a row of parcels that could potentially be developed together.



SITE FEATURES

- One single-story commercial office building that is currently occupied
- One 2-story commercial office buildings that are currently occupied
- Large paved surface parking lot

APN(S)	2592317900	PARCEL SIZE (AC)	0.63
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2234 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	7 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	LC		



7-11 CENTER & SURROUNDING PARCELS (7-11 CENTER)

SITE NUMBER 23

SITE DESCRIPTION

The site is a developed parcel containing two single-story multiple tenant commercial buildings, and private drive aisle, and surface parking. The site is at the intersection of a 4-lane major arterial and a 2-lane collector street. The owner has expressed interest in developing the site in for mixed-use residential and commercial uses. This parcel is part of a row of parcels that could potentially be developed together.



SITE FEATURES

- Two single-story commercial office building that are currently occupied
- Paved surface parking lot

APN(S)	2592316400	PARCEL SIZE (AC)	1.18
SITE STATUS	Developed	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	2240 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	13 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Local Commercial (LC)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business • Owner has expressed interest in developing mixed-use residential and commercial
ZONING	LC		



CITY OF ENCINTIAS
HOUSING ELEMENT UPDATE

Pre-Submittal Review Coordination Call

February 15, 2018 2:00pm

AGENDA

- I. City Timeline/Process**
 - a. HCD Review Timeline
 - b. Streamlined Review (45-day)
 - c. Collaborative Communication
 - d. Outreach Approach

- II. Inclusionary Housing**
 - a. City current draft review considerations and discussion

- III. Adequate Sites Analysis Process**
 - a. AB 1397 Considerations
 - b. Other Legislative Factors
 - c. AB 1397 Guidance/Inventory of Sites

- IV. Next Steps**
 - a. Planned Activities



February 15, 2018

Mr. Paul McDougall and Ms. Robin Huntley
California Department of Housing and Community Development
202 West El Camino Avenue
Sacramento, CA 95883

RE: *CITY OF ENCINITAS HOUSING ELEMENT ADEQUATE SITES ANALYSIS*

The City of Encinitas is preparing a revised submittal of its Housing Element. During the process of preparing the draft document, new 2018 legislation will have an impact upon the process of determining the appropriateness of sites for residential development. With the absence of any HCD guidance on how to interpret this new legislation, this memorandum shall serve as a statement of our approach to determine the suitability of sites to accommodate RHNA need. We consider our approach below to meet the spirit and intent of the law, but look forward to your guidance in determining a mutually-agreed upon methodology

Background

AB 1397 Requires cities to zone more appropriately for their share regional housing needs and in certain circumstances requires by-right development on identified sites. The new law also requires stronger justification when sites are used to meet housing needs, particularly for lower income housing.

The State Department of Housing and Community Development (HCD) does not currently have guidance in determining how to interpret the bill's requirements. The City of Encinitas anticipates submittal of a draft Housing Element, in approximately April 2018, prior to availability of any formal guidance from HCD. In the absence of guidance by HCD the City must determine a methodology to meet the spirit and intent of state law.

Encinitas Approach

The City of Encinitas' last submittal to HCD relied heavily on non-vacant sites. As a generally built-out community, the city believes infill, reuse and repurposing of land is an appropriate method to encourage growth in the city's housing stock. Subsequent to the prior submittal, the City has determined that vacant available sites have a favorable likelihood of developing residential within the planning period and a number of site owners have expressed interest in utilizing their site for residential development.

In review of AB 1397 provisions, the City of Encinitas shall use the following factors when determining the appropriateness of sites to meet RHNA need:

Factor	Discussion
Infrastructure Availability	<i>Declaration of the availability of infrastructure to meet the demands of future residential develop and/or commitment by owner to upgrade facilities</i>
Owner Interest	<i>Where appropriate, written declaration of interest by developer expressing interest on site. For sites without owner expressed interest, other evidence that site can be developed within the planning period.</i>
Site Capacity and Realistic Unit Counts	<i>Analysis of “gross” vs “net” factors such as site constraints, slope or expressed developer interest in using only a portion of site. Site capacity shall be determined on a “net” basis in consideration of such factors</i>
Vacant Sites	<i>Vacant or highly underutilized sites, such as sites currently occupied by temporary structures or parking lots and associated buildings that are vacant, represent the majority of sites to accommodate residential housing. Vacant sites will be evaluated for a variety of constraints, including in particular slope, access, natural habitats, and coastal zone policies where applicable.</i>
Economic Factors	<i>Encinitas shall utilize a team of stakeholders to evaluate fiscal/financial considerations. Cost and revenue factors in comparison to site value will be considered.</i>
Large and Small Site Considerations	<i>Small sites (less than .5ac) and large sites (greater than 10ac) are not being considered.</i>
Non-Vacant site	<i>Where non-vacant sites are used, analysis of potential impediments shall be determined (including existing leases,</i>

	<p><i>covenants, etc.) and fiscal/financial considerations regarding likelihood of redevelopment determined by stakeholders. Additionally, non-vacant sites represent less than 50% of lower income need as determined by RHNA. Non-vacant site shall express sufficient evidence they are likely to change during the planning period</i></p>
<p>Zoning Program</p>	<p><i>Rezoning for all sites shall occur concurrently with the adoption of the Housing Element. Therefore, all identified sites shall be accompanied by a rezone program providing 'by right' approval for projects with 20% affordable housing and replacement housing for all projects on those sites.</i></p>

The City of Encinitas has attached an inventory of sites for consideration. Each of these sites has gone through a rigorous review by the community, city council and members of the Housing Element Task Force. These sites represent the city’s highest potential for residential development.

The City of Encinitas is seeking to determine on a preliminary basis if the Housing Element site inventory and analysis is sufficient to meet the spirit and intent of Housing Element law, or what additional analysis or information may be needed. We look forward to a discussion with your staff.

HCD Coordination Call Meeting Minutes

Date: February 15, 2018

Time: 2:00 pm

Attendees:

Brenda Wisneski

Diane Langager

Laurie Winter

Barbara Kautz

Robin Huntley

Paul McDougall

Dave Barquist

Nick Chen

Agenda

I. **City Timeline/Process:**

- HCD Review Timeline
 - The City intends to have regular discussions with HCD given the shortened 45 day review period
 - Intent to submit draft Housing Element to HCD on April 13th
 - June 20th goal for City Council approval, to enable Element to be placed on the November 2018 ballot
 - HCD Comments:
 - HCD takes public comment into consideration, so public outreach is important
 - Recognizes requirement to meet the 45-day review period
 - Draft needs to be available to the public prior to HCD submittal
 - HCD prefers that it be available longer than the week currently proposed
 - Potentially easier to get policy portion out earlier, with appendices later. City will attempt to send certain sections out when available and clarify approach to the community
 - KHA to provide full schedule to HCD
- Approach to outreach
 - Already had 6 Task Force meetings and 3 joint Task Force/City Council meetings to date
 - All Task Force meetings have been open to the public, properly noticed, and allowed time for public comment
 - KMA described outreach approach, including:
 - Housing Task force involvement
 - Community workshops
 - Stakeholder meetings – focused group of people to look at the feasibility of affordable housing within the community. Perhaps 10-12 people representing advocates, builders, etc.
 - Fact sheets and website update
 - Public hearings
 - All public outreach is scheduled and confirmed

II. Inclusionary Housing

- Council considered a proposal to increase the inclusionary housing requirement from 10% to 15% and add rental units, but agreed to have a workshop with the public prior to any decision.
- HCD indicated that inclusionary requirements need to be analyzed to determine if they are a constraint on housing production. A higher level of analysis is required for higher inclusionary requirements, especially requirements for over 15% affordability. Under AB 1505, HCD can require an economic feasibility analysis under certain conditions of a city requires more than 15% low income affordability in rental housing. 'Building Blocks' contains guidance.
- HCD will work with the City on this issue and can discuss this further with the City when it has a proposal. If the ordinance is not adopted before the Housing Element is adopted in June, the Element could contain a policy to review the inclusionary ordinance and determine an appropriate percentage at a later date.

III. Adequate Sites Analysis

- ADUs
 - City reported that it was exceeding the number of ADUs projected in the Measure T Housing Element and would provide updated information in the new Element.
 - HCD indicated that it was reasonable to assume that half of the ADUs constructed would be affordable to lower income households.
 - Although the City has adopted new ADU ordinances consistent with, and even more liberal than, State law, it may take until the end of the year for the Coastal Commission to act.
- Site Analysis Memorandum and Inventory
 - The City presented an Excel spreadsheet showing the sites selected on a preliminary basis by the City Council and Housing Element Task Force as suitable for lower income housing.
 - Went through each site and looked constraints, consolidation, owner interest or expressed interest in fewer units
 - All sites would be zoned at 30 du/ac and have to allow by-right approval for projects with 20% low-income housing and replacement housing
 - Zoning program to be adopted concurrently with the Housing Element.
 - Fewer units than shown in Measure T, but these sites are more thoroughly researched and have more owner interest. Sites are “more real”
 - An HCD guidance memo on AB 1397 will not be out until approximately late summer
 - HCD asked for clarification on the definition of vacant v. non-vacant
 - Vacant
 - Improvement value is zero
 - No improvements on the land or vacant structures
 - Underutilized
 - Low improvement to land value; extensive vacant areas; low FAR.
 - Inventory, approach, and methodology will be provided to HCD
 - Photographic evidence is not a requirement, but it would be helpful

- Sites smaller than ½ acre or 10 acres or more require more evidence to show that they are suitable for lower income housing.
 - Small parcels are part of larger sites; City will show that to HCD
 - Strawberry Fields and Echter are larger sites
 - Echter has expressed interest in developing only a portion of that property for residential
 - Site means that “portion that will be developed,” not necessarily the entire parcel

Takeaway Items: City will send revised list of sites to HCD by February 21 for HCD review and comment.