

City of Encinitas

Development Services Department

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

March 15, 2019

HAND DELIVERED

Mr. Zachary Olmstead, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: SUBMISSION OF CITY OF ENCINITAS FIFTH CYCLE (2013 – 2021) HOUSING ELEMENT FOR HCD REVIEW

Dear Mr. Olmstead:

The City of Encinitas (City) is pleased to submit the enclosed fifth cycle (2013-2021) Housing Element to the Department of Housing and Community Development (HCD) for review, and looks forward to receiving a report of your findings pursuant to Government Code Section 65585(h). We would also like to thank you and Robin Huntley of your staff for comments included in your letter dated February 4, 2019 regarding the City's draft Housing Element, and for follow-up conversations and clarifications offered since then, including your technical assistance letter to the City dated March 11, 2019.

On March 13, 2019, the City Council approved Resolution 2019-09 adopting the enclosed Housing Element, together with conforming amendments to its General Plan and Local Coastal Program, and introduced Ordinance 2019-04 for zoning and specific plan amendments necessary to implement the Housing Element. As required by Government Code Section 65585(e), the City Council considered HCD's findings included in your letter to the City dated February 4, 2019. Consistent with Government Code Section 65585(f)(1), the City changed the Housing Plan Update 2019 in response to the findings of the Department to substantially comply with the requirements of Article 10.6 of the Government Code as interpreted by HCD. The changes made in the Housing Plan Update 2019 in response to HCD's letter are described in Exhibit 2019-19-D to Resolution No. 2019-19 and are attached to this letter for your reference (Attachment 1). With the referenced additions and revisions, the City believes that the Housing Element substantially complies with the requirements of State law, and we are confident that your department will concur.

The City is committed to continuing to work closely with HCD to obtain certification of the adopted Housing Element. Consistent with Government Code Section 65585(h), HCD is required to review the adopted Housing Element and report its finding to the City within 90 days of receipt. However, the City is under a court order to adopt a legally adequate Housing Element, and the City is required to file with the court returns on two writs of mandate reporting progress towards compliance with the order on May 1, 2019; therefore, we would greatly appreciate it if HCD can provide its formal, written findings to the City as far in advance of May 1, 2019 as possible. The City would be pleased to provide any further information requested by

HCD while HCD reviews the adopted Housing Element and considers any further public comment that HCD may receive.

A hard copy and an electronic version (CD) of the documents comprising the Housing Element are provided for your review (Attachments 2 and 7), along with a checklist (Attachment 3) showing where each element required by state law can be found. The Housing Element includes:

- **Section 1: Housing Element Policy Program** – contains the policy program for the Housing Element
- **Appendix A: Community Engagement Summary** – provides a summary of community engagement activities conducted and community comments.
- **Appendix B: Housing Profile Report** – provides the requisite analysis of housing need, constraints and resources pursuant to housing element law.
- **Appendix C: Adequate Sites Analysis** – provides the requisite analysis of the sites that will accommodate the City's RHNA.

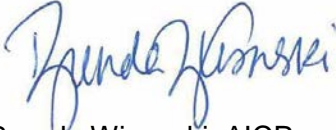
We also include, for HCD's use, a set of redlines (Attachment 4) comparing the Council approved Housing Element with that submitted to HCD on December 21, 2018 upon which HCD based their February 4, 2019 Findings Letter. We also enclose the City's proposed R-30 zoning standards (Attachment 5).

Additionally, please find correspondence from the California Coastal Commission dated March 14, 2019 (Attachment 6) which explains that the Coastal Commission is committed to scheduling its review of the City's amended Local Coastal Program to implement the Housing Element at its June 2019 Coastal Commission hearing in San Diego, as long as the City Council takes final action and the City's Local Coastal Program amendment (LCPA) request is submitted by the end of March 2019.

As noted above, the City Council introduced Ordinance 2019-04 on March 13, 2019 and the second reading/adoption is scheduled for March 27, 2019. Staff anticipates submitting the LCPA request to the Coastal Commission the week of March 18, 2019, and final Council action will be complete prior to the end of March, in advance of the Coastal Commission's deadline to qualify for a June 2019 hearing. Additionally, we plan on meeting with coastal staff to present the project information, tour the project sites and provide any additional information as requested. Accordingly, the City believes that the LCPA process will not significantly delay the City's ability to implement its adopted Housing Element, and we request that HCD consider certifying the adopted Housing Element, conditional on obtaining Coastal Commission approval at the Coastal Commission's June 2019 hearing.

In conclusion, the City looks forward to working with HCD and to receiving HCD's comments on the adopted Housing Element enclosed with this letter. If you have any questions or concerns, please feel free to contact me at (760) 633-2712 or Diane Langager, Principal Planner at (760) 633-2714.

Sincerely,



Brenda Wisneski, AICP
Director of Development Services

Attachments:

1. Exhibit 2019-19-D to City Council Resolution No. No. 2019-19
2. Council Approved City of Encinitas 2013-2021 Housing Element
3. Checklist of Required Sections
4. Redlines of the City of Encinitas 2013-2021 Housing Element Against the December 21, 2018 Submittal Version
5. Proposed R-30 Zoning Amendments (Ordinance 2019-04 Introduced by Council on March 13, 2019; Adoption and Second Reading Scheduled for March 27, 2019)
6. California Coastal Commission Correspondence dated March 14, 2019
7. One CD with an Electronic PDF Copy all attachments (1 through 6) included in this correspondence.

cc: Mayor and City Council
Robin Huntley, HCD
Paul McDougall, HCD