



City of Encinitas

Development Services Department

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

May 9, 2018

Department of Housing and Community Development
Division of Housing Policy Development
Attn: Ms. Robin Huntley
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: City of Encinitas 2013-2021 Housing Element Update – Clarifications & Revisions

Dear Ms. Huntley:

The City of Encinitas submitted the 2013-2021 Housing Element Update for review on April 13, 2017. A subsequent revision was submitted on April 26, 2018, to remove one site (referred to as L-7) from the inventory included in Appendix C of the draft Housing Element. The enclosed revised document is provided to clarify proposed programs, provide updated data associated with accessory dwelling units, and to include a discussion detailing the approach in compiling the sites for moderate units.

All modifications are indicated in redline/strikeout format. For your convenience, the attached table provides an annotated summary of changes in the document.

If you have any questions or concerns regarding these revisions, please feel free to contact me at (760) 633-2712 or Diane Langager, Principal Planner at (760) 633-2714. We appreciate your assistance throughout the certification process.

Thank you,

Brenda Wisneski
Development Services Director

Attachments:

1. Summary table of document modifications
2. One hard copy and one CD with an electronic PDF copy of the City of Encinitas 2013-2021 Housing Element

Attachment 1

Table 1		
Summary of Modifications to Draft 2013-2021 Housing Element		
No.	Modification Description	Page/Section Reference
Universal Revisions		
1	All footers of affected documents were revised to read [DRAFT 05 09 18].	--
2	Minor text corrections (typos, removal of extra spaces) were made upon second review and redlined throughout the document. Revisions like these that are not related to substantive changes are not called out individually in the rest of this table.	--
Section 1		
3	“Table 2-3: RHNA Progress to December 31, 2017” title and footnote added.	Page 1-9/Program 1A – Table 2-3
4	“Accessory Dwelling Unit” column added and populated in Table 2-4. Suitable Site Capacity and Excess Capacity figures updated in table.	Page 1-10/Program 1A – Table 2-4
5	Accessory Unit Production updated from 50 to 79 in Table 2-5 based on recent ADU survey findings. Remaining RHNA number updated and footnotes revised.	Page 1-10/Program 1A – Table 2-5
6	Table 2-6 was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new gross acreage, net acreage, and unit yield.	Page 1-11/Program 1A – Table 2-6
7	Figure 2-1 was updated to reflect the removal of the L-7 Parcel.	Page 1-12/Program 1A – Figure 2-1
8	Updated unit counts and percentages relating to the removal of the L-7 Parcel.	Page 1-12/Program 1A
9	Various text revisions made for clarification.	Page 1-13/Program 1B
10	Description of ADU survey method and results added.	Page 1-14/Program 1C
11	“Objectives” section of the table revised to clarify and add objectives.	Page 1-18/Program 2B
12	Date revised.	Page 1-19/Program 2D
13	Text revised for clarity. “Objectives” section of table revised to clarify and add objectives. “Timeframe” section of the table revised.	Page 1-24/Program 3C
Appendix A		

14	Revised meeting notes based on a member of the public requesting to clarify his comments regarding support for L-7.	Housing Element Task Force/City Council Meeting Public Comments – February 28, 2018
Appendix B		
15	Appendix B title header added for clarification.	Page B-i/Appendix B
16	Table of Contents updated.	Page B-i through B-v/Appendix B
17	“Table B-4: Poverty Status by Race/Ethnicity” table updated to reflect accurate data.	Page B-3/Section 1.3 – Race/Ethnicity Characteristics
18	Figure B-4 was updated to reflect a missing title.	Page B-29/Section 5.3 - Housing Type
19	A date was revised updated from 2015 to 2016.	Page B-46/Section 8.1.9 – State Density Bonus Law
20	Text change clarifying Program 3C from Section 1.	Page B-49/Section 8.1.11 – Proposition A – Voter’s Right Initiative
21	Text changes were made in this section to the number of parcels, number of lower income units, net acreage of lower income sites, and number of vacant units to reflect the removal of the L-7 Parcel.	Page B-86/Section 11 – Sites Suitable for Lower Income Housing
22	Table B-48 was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new net acreage, and unit yield.	Page B-87/Section 11 - Table B-48
23	Figure B-6 was updated to reflect the removal of the L-7 Parcel.	Page B-88/Section 11 – Figure B-6
24	ADU projection changed from 50 to 79.	Page B-88/Section 11.1 – Accessory Dwelling Unit Production
25	Text added to describe ADU survey process and results.	Page B-89/ Section 11.1 – Accessory Dwelling Unit Production
26	Figure B-7 and Figure B-8: April Accessory Dwelling Unit Survey added.	Page B-90 and B-91/ Section 11.1 – Accessory Dwelling Unit Production
27	The lower income unit count figure was updated to reflect to removal of the L-7 Parcel	Page B-93/Section 11-3 – Credits toward the 2013-2021 RHNA
28	Table B-50 was modified to reflect changes in the Subtotal RHNA line to reflect an error in the	Page B-94/Section 11-3 –

	table.	Table B-50
29	Text changes were made to the number of units accommodated on lower income sites and revisions were made to reflect the impact of the removal of the L-7 Parcel on pending litigation.	Page B-96/Section 11-4 – RHNA Carryover from the Previous Planning Period
30	Text changes were made to update the figure for total units accommodated on sites within the Housing Element.	Page B-96/Section 11.5 – Adequacy of Sites for RHNA
31	Table B-52 was updated to reflect changes to the Sites Proposed for Rezoning and Total Capacity line items associated with the removal of the L-7 Parcel. Table also updated to reflect revised Sites available, Accessory Unit Production and footnotes revised.	Page B-94/Section 11.5 – Table B-52
Appendix C		
32	Table C-1 was updated to reflect changes to the Accessory Unit Production, RHNA Carryover, Candidate Site Unit Yield, and Total Capacity line items associated with the removal of the L-7 Parcel, Accessory Unit production survey results, and moderate site revisions.	Page C-1/Appendix C – Table C-1
33	The table titled “Net Acreage and Unit Yield Per Site” was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new net acreage, and unit yield.	Page C-4/Very Low and Low RHNA Sites Inventory
34	The title of the table “Percentage of VL/L Sites by Site Type” was updated for accuracy.	Page C-4/Very Low and Low RHNA Sites Inventory
35	The table titled “Percentage of VL/L Sites by Site Type” was updated to reflect changes to the Vacant and Total line items associated with the removal of the L-7 Parcel.	Page C-4/Very Low and Low RHNA Sites Inventory
36	The cut sheets for the L-7 Parcel were removed.	Pages C-11 & C-12/Very Low and Low RHNA Sites Inventory
37	Existing Site Conditions” sheets were added to show the approximate location of environmental constraints, steep slopes, and other impediments to development.	Page C-15, C-20, C-23, C-26, C-31/Very Low and Low RHNA Sites Inventory
38	“Calculation of Unit Capacity” and “Process of Site Evaluation” sections added to show the capacity for downtown sites to redevelop.	Page C-36 and C-37/Moderate and Above Moderate Sites Candidate Inventory
39	Table C-2 “Infill Development Examples in	Page C-37/Table C-2 - Infill

	RHNA Planning Period” added to show examples of infill developments within the RHNA planning period.	Development Examples in RHNA Planning Period
40	Map of Moderate and Above Moderate Sites revised.	Page C-38/Map of Moderate and Above Moderate Sites
41	Sites have been vetted to exclude recent development, existing higher density housing development, and other sites not likely to redevelop for housing within the planning period.	Pages C-39 through C-45/ Moderate and Above Moderate Sites Candidate Inventory
42	A revised letter of interest has been added to Appendix C stating that the units to be developed will be available to the general public.	Page C-53/Section C.4 Letters of Interest From Property Owners for Very Low and Low-Income Candidate Sites