

## Appendix A: Community Engagement Summary

Section 65583 (c) (7) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below.

The City of Encinitas conducted an extensive public outreach process beginning in 2014 to prepare a 2013-2021 Housing Element. Outreach efforts included 45 presentations, numerous mailers and ads, and community dialogue sessions attended by 479 persons. That effort culminated in the adoption of a 2013-2021 Housing Element by the City Council in June 2016 and its placement on the November 2016 ballot as Measure T. However, the voters did not approve Measure T.

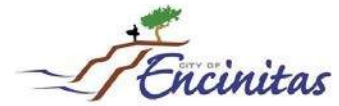
The City immediately began an effort to adopt a revised 2013-2021 Housing Element to be submitted to the voters in the November 2018 election. On November 16, 2016, even before the certification of the Measure T election results on December 13, 2016, the City Council approved the formation of a Housing Element Subcommittee to work with all groups to adopt a Housing Element. The City Council held a special community workshop on February 1, 2017, attended by well over 100 people, to discuss adoption of an adequate Housing Element and also held a special meeting on February 6, 2017, at which it appointed a Housing Element Update Task Force, comprised of the Council Subcommittee and two public members, including one supporter and one opponent of Measure T. Eleven public meetings were held by the Task Force in 2017, two of which were joint meetings with the City Council, in addition to regular updates to the City Council. In 2018, two Task Force meetings, two joint Task Force-City Council meetings and one community informational open house have occurred or have been planned. All meetings were advertised to an extensive mailing list (hard copy and email/e-alert) and the City maintained a web site with all information submitted to the Task Force. The meetings were attended by, among others, representatives of the San Diego Housing Federation, Building Industry Association, affordable housing and market-rate developers, and many community members. Additionally, two stakeholder meetings were held. Refer to Appendix A for the public notice mailing list, public notices, Council meeting minutes, and stakeholder meeting notes.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

**Table A-1** shows the date or anticipated date of each meeting for the housing element. Summary notes for each meeting shown in the table are provided within Appendix A.

**Table A-1: Summary of Public Comments from Housing Element Meetings**

<b>HOUSING ELEMENT TASK FORCE(HETF)</b>	<b>NOTES</b>
February 13, 2017	HETF meeting
February 23, 2017	HETF meeting
March 9, 2017	HETF meeting
April 10, 2017	HETF meeting
May 4, 2017	HETF meeting
August 10, 2017	HETF meeting
September 5, 2017	HETF meeting
September 26, 2017	HETF meeting
October 16, 2017	HETF meeting
February 28, 2018	HETF meeting
<b>CITY COUNCIL</b>	<b>NOTES</b>
February 6, 2017	Special meeting
November 8, 2017	Regular meeting
December 16, 2017	Joint meeting with Task Force
January 10, 2018	Joint meeting with Task Force
April 4, 2018	Joint meeting with Task Force
<b>STAKEHOLDER</b>	<b>NOTES</b>
February 28, 2018	Stakeholder meeting #1
April 4, 2018	Stakeholder meeting #2 (Pending)
<b>WORKSHOPS/OPEN HOUSE</b>	<b>NOTES</b>
February 1, 2017	Special Council Meeting/Housing Element Workshop
May 10, 2018	(Pending)



## **A.1 Housing Element Task Force Public Comments**

This section contains a summary of the public comments provided during each of the Housing Element Task Force (HETF) meetings. Opportunities for public comment were provided at the beginning and end of each meeting.

## HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – FEBRUARY 13, 2017

### PUBLIC COMMENTS:

#### Beginning of meeting -

- Community Member – Short buildings and low density.
- Bob – Supports ADU policy and recommended reading report on ADUs.
- Robin – Concern with parcels in Cardiff. Not appropriate for the plan. Traffic and building height concerns.
- Richard – Commends the task force for their work.
- Steve – Suggests focusing on the best plan – market will decide. Also suggests hiring staff to get ADUs built.
- Amy – presented ideas for creating ways to build affordable housing for artists.
- Ron – Suggested putting HCD rules/regulations on website to help the public understand what HCD is looking for to approve the housing element.

#### End of meeting -

- Bob – consider more sites than just our shopping centers. Consider long-term study through HCD to achieve low cost housing.
- Glen – Need feedback mechanism for public comments. Get a good expert for housing element. Should be able to go more than 2-stories. Mixed use does not work. Preserve historic sites and community character.
- Mark – You need a process. Establish milestones and due dates. Have structure. Concerned about density calculations.
- Community Member – Likes the open approach to the meetings.
- Sheila – ADUs are grandfathered. Look at Oceanside bonds. Use the original General Plan, not overlay. Downtown site should be off the table. Why start with existing sites?
- Glenn – Look at Los Gatos regulations to understand background on thoughts. We never had a workshop on inclusionary and affordable housing, which had been discussed.
- Russ – Talked about a style of proto-type developments to consider that worked in La Jolla.



## HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – FEBRUARY 23, 2017

### PUBLIC COMMENTS:

#### Beginning of meeting -

- Kathleen – Simply thanked the task force for their work.
- Bob – Provided information regarding ADUs built in the City.
- Damien – Affordable builder. He has an affordable plan for his property and wants it considered.
- Peter – Based on court case (CBA vs San Jose) consider 15% inclusionary housing ordinance.
- Community Member – Suggested affordable housing at the Encinitas Community Park.
- Community Member – Why can't we just take city property and build affordable housing.

#### End of meeting -

- Ron – Wants staff to confirm the effort to notify the public of upcoming meetings.
- Bob – Wants to know how the new laws will affect the ADUs regulations.
- Sheila – No RFP until we know what we want in the plan. Wants specifics. Can we have an HCD rep?
- C.J. – Are the meeting minutes on the website? (Staff explained meetings are recorded and posted on the Subcommittee's webpage).
- Community Member – Suggested the buffer be doubled to gain HCD's acceptance.
- Glenn – Talked about the housing element consultant's role.
- Cardiff Resident – What is the vision as we grow? Need good planning efforts.
- Glenn – Plan needs to be confined in order to pass.
- Community Member – There needs to be educational materials on the City's homepage.

## HOUSING ELEMENT TASK FORCE/CITY COUNCIL MEETING

### PUBLIC COMMENTS – FEBRUARY 28, 2018

#### PUBLIC COMMENTS:

##### Beginning of meeting

- Peter Stern – This Housing Element process has been the most transparent process. Remember that zoning is very important and that you need to work beyond selection of sites.
- Lois – Recommends keeping L-7 on the list.
- Richard – L-7 should be rezoned to R-3 and funds from project could be used for affordable housing project near bus lines. Too much increased density proposed on Quail Gardens Drive. Use public works site.
- Sylvia – Recommends keeping L-7 on the list.
- Glen – Should be a rational planning process. Concerned about density on Quail Gardens Drive.
- Kevin – Concerned about L-7 site.
- Encinitas Resident – Affordable housing supporter.
- Tom – City needs to have affordable housing available.
- CRC – Affordable housing advocate spoke in support of affordable housing.
- Ron – Could we use the El Camino Real Home Depot open space?
- Angela – Recommends L-7 site and supports affordable housing.

##### End of meeting

- Sue Reynolds – Suggested keeping L-7 on the list.
- ~~Bob K.~~ – Spoke on behalf of Leichtag and supported keeping the L-7 site on the list, with the understanding that any housing intensification would include the implementation of the recommendations of the previously prepared traffic calming plan. ~~suggested not selecting L-7 site due to traffic impacts.~~
- Peter Curry – Suggested considering the use of an overlay.
- Resident – Spoke of her concerns with low-income development.

## **HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – MARCH 9, 2017**

### **PUBLIC COMMENTS:**

#### **Beginning of meeting -**

- Bob – Consider the landfill site as an option for affordable housing.
- Damien – Presented a spreadsheet on sites and options based on land value the 30 DUA.

#### **End of meeting -**

- Glenn – Asked various questions about the consultant selection and if they will work with staff and the task force.
- Community Member – Expressed concerns about affordable housing and that many teachers can't afford to live in Encinitas.

## HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – April 10, 2017

### PUBLIC COMMENTS:

#### Beginning of meeting -

- None

#### End of meeting -

- Citizen – Parking ordinances. Required 2 for 1 bedroom currently. He ran numbers at 1.5 per bedroom. Reanalyzing the parking
- Glenn - 15 vs. 16 Adopted the environmentally friendly map but there was no option to change it. Should look at more than one outside site. Give Council the discretion to look at other outside sites.
- Citizen – 16 to 20 sites then add more that were on other maps?
- John Gjata – Looking at cost per square foot. Looking at it financially. Coordinate with the more elderly population.
- Ron – Map 4 most sustainable. We need a final EIR approved.

## HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – May 4, 2017

### PUBLIC COMMENTS:

#### Beginning of meeting -

- Citizen - Hearing Encinitas anti-affordable housing in the media...but ironic because we shut down Measure T. Suggests City should help itself in the process of setting the record straight. More affordable housing mandated. City should be more vocal.

#### End of meeting -

- Damien – Max density could be governed by height.
- Citizen – is there a range the state requires two/three bedrooms? Percentage of types of units?
- Citizen - Any example in communities of affordable units owned by the city? How is the affordable unit in perpetuity after someone passes away?

## HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – AUGUST 10, 2017

### PUBLIC COMMENTS:

#### Beginning of meeting -

- Brisbane SF – Small City by choice (Baylands Project).
- Community Member – Why sites on Coast Highway 101? Does not support.
- Kevin J. (SELC) – No upzoning near the lagoon.

#### End of meeting -

- Community Member – Are you tracking legislation related to housing?
- Community Member – Legal definition of “affordable”? Can underground parking be used? Any mechanisms in place to prevent marketeering?
- Glenn – Measure T tried to change this city by making small sites larger, but the Consultant is working with small sites and change standards. Does DB give developer opportunity to change the size of the box?
- Glenn O. – Does HCD give credit from public participation from Measure T? Only certain dates for elections.
- Jerry – Are we trying to get truly affordable housing, did not hear Consultant talk about that.
- Ron – Share the burden across the community and be aware of AB 72
- Community Member – Why include mixed use? Do we need it?

## HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – SEPTEMBER 5, 2017

### PUBLIC COMMENTS:

#### Beginning of meeting -

- Damien M. – Discussed his property as an option for consideration and an affordable housing project for the site.
- Faith – Interested in adding sites west of the I-5 off Manchester Ave.
- Richard S. –
- Glenn J. – We need to get going on selecting the sites R25 for small and R30 for larger? Do not include City Hall.
- Lansing – Interested in adding sites.
- Property Owner of 7-11 on Encinitas Blvd. wanted his site considered
- Community Member – The Kimley Horn analysis will not work with the development stds. proposed. Need to look closer at what is being proposed.

#### End of meeting -

- None

## HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – SEPTEMBER 26, 2017

### PUBLIC COMMENTS:

#### Beginning of meeting -

- Glen J. – Get this Housing Element Plan approved
- Damien M. – Discussed his property as an option for consideration and his partnership with Community Housing Works
- Angela – Talked about the importance of affordable housing opportunities

#### End of meeting -

- Louise – Does not want access from County burn site off Shields Avenue
- Kathleen L. – Does not want the Sprouts site or Ralphs site considered
- Property Owner of 7-11 on Encinitas Blvd. – Can't City build the affordable housing?
- Ron – Task Force should use an even hand for the distribution of sites in the 5 communities
- Gerald S. – Made a suggestion on a site to consider (not clear which)
- Nancy N. – Wants affordable housing on City owned vacant properties
- Community Member – Stated that we should want affordable housing
- Angela – repeated the need for affordable housing



## HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – OCTOBER 16, 2017

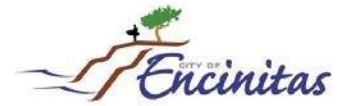
### PUBLIC COMMENTS:

#### Beginning of meeting -

- Glen J. – Provided a comment letter (in project file) encouraging the Task Force not to get caught up in the small details and get a plan together.
- Doug G. (SELC) – Encouraged the Task Force to consider protecting the lands around the lagoon.
- Kevin J. (SELC) – Highlighted multiple sections in the General Plan’s Resource Mgmt. Element, which encourage protection of areas around the lagoon.
- Steve H. – Does not support upzoning vacant sites near Sienna Canyon Drive.
- Nikki (Greek Orthodox Church) – Would like to have portion of the church’s property included as one of the sites for consideration.
- Damien M. – Encouraged the Task Force to support projects with true affordable housing.
- Kathleen L. – Stressed the need for affordable housing in the City.

#### End of meeting -

- Glen O. – Asked that the Task Force consider the economic viability of the sites.
- Property Owner of 7-11 on Encinitas Blvd. – Had a question related to 30 units per acre.
- Kathleen L. – Requested the Task Force consider the Vons Shopping Center site.
- Glen J. – Can Density Bonus be used as an option?
- Community Member – Requested to have the sites the Task Force selects posted on the City’s website.
- Community Member – Asked if public support of the Task Force process is necessary at the City Council meeting.



## **A.2 City Council Meeting Notes**

This section contains the meeting minutes and all public comments from each of the City Council meetings related to the Housing Element Update.

Note: The April 4, 2018 meeting minutes are currently being processed and will be added when available.

*MINUTES OF THE ENCINITAS CITY COUNCIL SPECIAL MEETING  
FEBRUARY 6, 2017, 6:00 P.M., 505 SOUTH VULCAN AVENUE*

**CALL TO ORDER/ROLL CALL**

Mayor Blakespear called the meeting to order at 6:00 P.M.

Present: Mayor Catherine S. Blakespear, Deputy Mayor Tony Kranz, Council Members Tasha Boerner Horvath, Joe Mosca and Mark Muir

Absent: None

Also present: City Manager Brust, City Attorney Sabine, Special Counsel Barbara Kautz, Principal Planner Langager, City Clerk Hollywood and Deputy City Clerk Bingham

There being a quorum present, the meeting was in order.

**PLEDGE OF ALLEGIANCE**

**AGENDA ITEMS**

1. **City Council discussion on next steps regarding the development of a legally compliant Housing Element Update.**

***RECOMMENDED ACTION:*** Provide direction to the Council subcommittee of Mayor Blakespear and Deputy Mayor Kranz and staff regarding next steps for developing a legally compliant Housing Element Update.

**SPEAKERS:**

Bob Bonde, Gene Chapo, Eileen Troberman, Nancy DeGhionno, Kathleen Lees, Richard Boger, Rhonda Graves and Glen Johnson.

Special Counsel Barbara Kautz and Principal Planner Langager responded to questions and comments from the public and Council.

**COUNCIL CONSENSUS:**

There was Council Consensus to direct staff to bring back the Inclusionary Housing Ordinance and In-Lieu Fees for Council consideration.

**SPEAKERS CONTINUED:**

Bruce Ehlers, Gene Chapo, Glen Johnson, Bob Bonde, Glenn O'Grady, Kathleen Lees, Andrew Matuszeski, Audrey, Tom Cozens and Linda Durham.


**ACTION:**

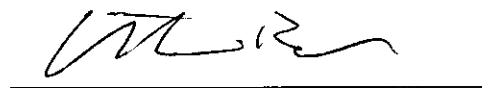
**Blakespear moved, Boerner Horvath seconded to: 1) Convene a Housing Element Update Task Force consisting of Mayor Blakespear, Deputy Mayor Kranz, Bruce Ehlers and Kurt Groseclose to bring forward an alternative proposal with flexibility to add members as needed; 2) Direct the Task Force to prepare a time line; 3) Direct staff to place a standing agenda item on the City Council agenda beginning with the first meeting in March; 4) Authorize the Task Force to commission studies as necessary; and 5) Include timely check-ins with the Planning Commission. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None.**

Mayor Blakespear asked if there was Council Consensus to tie the Strategic Planning sessions to the budget and to schedule these sessions ahead of the budget presentations. There was Council Consensus.

**ADJOURNMENT**

Mayor Blakespear adjourned the meeting at 8:45 P.M.

  
Kathy Hollywood, City Clerk  
By: Claudia Bingham  
Deputy City Clerk

  
Catherine S. Blakespear, Mayor

*MINUTES OF THE ENCINITAS CITY COUNCIL REGULAR MEETING  
NOVEMBER 8, 2017, 6:00 P.M., 505 SOUTH VULCAN AVENUE*

**1. CALL TO ORDER**

Mayor Blakespear called the meeting to order at 6:00 P.M.

**2. ROLL CALL**

Present: Mayor Catherine S. Blakespear, Deputy Mayor Tony Kranz, Council Members Tasha Boerner Horvath, Joe Mosca and Mark Muir

Absent: None

Also present: City Manager Brust, City Attorney Sabine, Director of Development Services Wisneski, City Clerk Hollywood, Principal Planner Langager, Special Counsel Kautz, consultants Dave Barquist and Nick Chen of Kimley Horn, consultants Mike Singleton and John Holloway of KTUA, Special Counsel Skinnell, consultant Doug Johnson of National Demographics Corporation, Project Manager O'Grady, Fire Chief Stein

There being a quorum present, the meeting was in order.

**3. PLEDGE OF ALLEGIANCE**

**4. SPECIAL PRESENTATIONS AND PROCLAMATIONS**

There were no presentations or proclamations.

**5. ORAL COMMUNICATIONS / POSSIBLE DIRECTION TO STAFF**

John Hyde spoke regarding damage to the wetlands along Escondido Creek.

James McDonald spoke regarding bees.

**6. REPORT FROM CLOSED SESSION**

No Closed Session meeting was held.

**7. CHANGES TO THE AGENDA**

There were no changes to the posted agenda.

## 8. CONSENT CALENDAR

Council Member Mosca stated that he would abstain from voting on Agenda Item 8B due to his employment with SDG&E.

Item 8H was removed from the Consent Calendar by a member of the public.

### **COUNCIL ACTION:**

**Kranz moved, Muir seconded to close and adopt the amended Consent Calendar. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: Mosca (8B).**

- 8A. Approval of the Minutes of the October 11, 2017 Regular Meeting, October 11, 2017 Special Closed Session, October 18, 2017 Regular Meeting and October 30, 2017 Special Closed Session. Contact Person: City Clerk Hollywood

***Recommended Action:*** Approve the Minutes.

- 8B. Approval of the Warrants List. Contact Person: Finance Manager Lundgren

***Recommended Action:*** Approve the Warrants.

**Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: Mosca.**

- 8C. Amendment 11 to the Agreement with Tyler Technologies, Inc. for the purchase of licenses and re-configuration of existing Tyler Content Management (TCM) software to enable new functionality. Contact Persons: IT Supervisor Van Pelt and IT Project Manager Salmon

***Recommended Action:*** Approve Amendment 11, in substantial form, in consultation with the City Attorney, and authorize the City Manager to enter into the amended agreement with Tyler Technologies, Inc. for software licenses and professional services not to exceed \$39,250 and annual software maintenance fees in the amount of \$7,290 beginning in FY 18-19.

- 8D. Caltrans Adopt-A-Highway northbound Interstate 5 on/off ramps at Birmingham Drive. Contact Person: Interim Public Works Director Lamb

***Recommended Action:*** Recommend that the City of Encinitas apply to enter into an agreement with Caltrans for adoption of the northbound Interstate 5 on/off ramps for litter removal.



- \*8E. Public Hearing - Request to vacate/abandon an existing biological open space easement historically consisting of Diegan coastal sage scrub and non-native grassland. Contact Person: City Planner Sapa'u

**Recommended Action:** Adopt attached Resolution No. 2017-76 (**Attachment CC-1**) approving the Final Mitigated Negative Declaration (**Attachment CC-3**) for the project, certifying the abandonment fee of \$87,500 the landowner must pay to the County Treasurer, and approving the request to abandon the existing biological open space easement.

There were no public speakers on this item.

- 8F. Contract Amendment for Construction Inspection Services. Contact Person: City Engineer Magdosku

**Recommended Action:** Authorize the Director of Development Services, or the Director's designee, in consultation with the City Attorney, to execute an amendment to an existing agreement with Geopacifica in the amount of \$35,380 plus 15% contingencies, for a total contract amount not to exceed \$220,687.

- 8G. Easement Agreement for Use of Rail Right-of-Way and Memorandum of Understanding for Construction of the Cardiff Coastal Rail Trail Improvements. Contact Person: Associate Civil Engineer Kellar

**Recommended Action:** 1) Authorize the City Manager, in consultation with the City Attorney, to execute the Easement Agreement with North County Transit District (NCTD) (in substantial form as provided in Attachment 1) for construction and maintenance of improvements in the rail right-of-way; and 2) Authorize the City Manager, in consultation with the City Attorney, to execute the Memorandum of Understanding (MOU) with San Diego Association of Governments (SANDAG) (in substantial form as provided in Attachment 2) to facilitate the construction of the Cardiff Coastal Rail Trail improvements by SANDAG and ultimate maintenance of the improvements by the City.

## 9. ITEMS REMOVED FROM THE CONSENT CALENDAR

- 8H. Mobility Project Update - Capital Improvement and Traffic Engineering Divisions. Contact Person: City Engineer Magdosku

**Recommended Action:** 1) Receive report on the status of Capital Improvement and Traffic Engineering projects; and 2) Receive report on the status of the effort to develop a publicly available GIS map of active projects.

Michael von Neumann expressed appreciation to the City for its efforts to improve bike and pedestrian safety.

**COUNCIL ACTION:**

**Blakespear moved, Boerner Horvath seconded to: 1) Receive report on the status of Capital Improvement and Traffic Engineering projects; and 2) Receive report on the status of the effort to develop a publicly available GIS map of active projects. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: None.**

**10. ACTION ITEMS**

- 10A. Housing Element Task Force/City Council discussion regarding the Housing Plan Update and associated analysis to achieve a State-certified Housing Element. Contact Person: Principal Planner Langager

***Recommended Action:*** Staff and the Housing Element Task Force (HETF) recommend that the Council: 1) Provide comments on the sites proposed for inclusion as part of the Housing Element Update and give direction to the HETF regarding their scope of work; and 2) Request that Kimley-Horn prepare a revised scope of work regarding the tasks required to complete the Housing Element update, and direct staff to return with a new contract or contract amendment, for Council review and approval, for completion of a draft Housing Element.

Principal Planner Langager; Housing Element Task Force Members Mayor Blakespear, Deputy Mayor Kranz, Bruce Ehlers and Kurt Groseclose; Special Counsel Barbara Kautz; and consultants Dave Barquist and Nick Chen from Kimley-Horn provided the report and responded to questions.

**SPEAKERS:**

James Kozak, Glen Johnson, Bob Bonde, Bob Echter, Daron Joffe, Lee Vance, David Gaffney and Randy Goodson

**COUNCIL ACTION:**

**Council consensus to request that Kimley-Horn prepare a revised scope of work regarding the tasks required to complete the Housing Element update, and direct staff to return with a new contract or contract amendment, for Council review and approval, for completion of a draft Housing Element.**

**Council consensus to authorize the Housing Element Task Force to meet with HCD.**



**Council consensus to direct the consultant to prepare and provide more realistic numbers regarding sites and site constraints.**

**Council consensus to schedule an additional City Council meeting with the task force to receive and discuss additional information.**

Mayor Blakespear called a recess from 8:43 p.m. to 8:56 p.m.

- 10B. Presentation, review, discussion and direction on the first draft of the Coastal Mobility & Livability Study (CMLS) related to the Active Transportation Plan (ATP). Contact Person: Principal Planner Langager

**Recommended Action:** Staff recommends that the Council: 1) Receive the report and provide input on the first draft of the CMLS specific to the ATP; and 2) Provide staff direction, as desired.

Principal Planner Langager and consultants Mike Singleton and John Holloway from KTUA provided the report and responded to questions.

SPEAKERS:

Marty Benson, Kellie Shay Hinze, Julie Hinze, Judy Berlfein, Elena Thompson

COUNCIL ACTION:

**Council received the report and provided input on the first draft of the CMLS specific to the ATP.**

- 10C. District-Based Elections / Content of Draft Maps, Sequence of Elections – Receive input from the community and introduce an ordinance to adopt a district boundary maps and sequence of elections pursuant to Elections Code § 10010. Contact Person: Project Manager O'Grady and Special Counsel Skinnell

**Recommended Action:** 1) Receive a report from National Demographics Corporation, the City's demographic consultant, concerning the maps proposed to date and potential election sequencing for a district-based election process pursuant to Elections Code § 10010; 2) Open the public hearing and invite members of the public to provide feedback on the draft maps and potential election sequencing presented; 3) Close the public hearing and select a preferred map and set the sequence of elections; and 4) Introduce Ordinance 2017-15, entitled "An Ordinance of the City of Encinitas, California, Establishing a By-District Election Process in Four Council Districts Pursuant to California Elections Code § 10010 & California Government Code §§ 34871(C) & 34886," incorporating the adopted map and sequence of elections.

Project Manager O'Grady, Special Counsel Skinnell and consultant Doug Johnson from National Demographics Corporation provided the agenda report and responded to questions.

SPEAKERS:

Kevin Dolan, Kevin Doyle, Kathleen Lees

COUNCIL ACTION:

**Mosca moved, Blakespear seconded to close the public hearing and introduce Ordinance 2017-15, entitled "An Ordinance of the City of Encinitas, California, Establishing a By-District Election Process in Four Council Districts Pursuant to California Elections Code § 10010 & California Government Code §§ 34871(C) & 34886," incorporating Citizen 016 map and the sequence of elections - Districts 3 & 4 in 2018 and Districts 1 & 2 in 2020. Motion carried. Ayes: Blakespear, Boerner Horvath, Mosca. Nays: Kranz, Muir.**

- 10D. Reduce Fire Department Response Times in the North Leucadia/Saxony Canyon area by adding a Peak Hour Fast Response Vehicle (Type-6 Engine). Contact Person: Fire Chief Stein

**Recommended Action:** City Council authorize the City Manager and Fire Chief to establish a pilot program for a peak hour Fast Response Vehicle (FRV) program in the North Leucadia/Saxony Canyon area.

**This item was continued to a future City Council meeting.**

- 10E. Marijuana-Related Activities and Uses—Consideration and Possible Adoption of a Draft Ordinance Prohibiting the Same to the Extent Authorized by California Law. Contact Person: City Attorney Sabine

**Recommended Action:** Take action to introduce draft Ordinance No. 2017-16 entitled, "An Ordinance of the City Council Adding Chapter 9.21 to the Encinitas Municipal Code to Prohibit Commercial and Personal Marijuana Related Activities and Uses to the Extent Authorized by California Law, and thereby, Prevent and Invalidate any State License or Authorization Regarding the Same."

City Attorney Sabine provided the agenda report and responded to questions.

SPEAKERS:

Randall Sims spoke.

Kelly McCormick and Judi Strang spoke in support of the ordinance. Jeff Taylor and Sam Humeid spoke in opposition to the ordinance.



**COUNCIL ACTION:**

Muir moved, Mosca seconded to introduce Ordinance No. 2017-16 entitled, "An Ordinance of the City Council Adding Chapter 9.21 to the Encinitas Municipal Code to Prohibit Commercial and Personal Marijuana Related Activities and Uses to the Extent Authorized by California Law, and thereby, Prevent and Invalidate any State License or Authorization Regarding the Same." Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: None.

**11. INFORMATIONAL ITEMS**

11A. Housing Element Update Status Report. Contact Person: Council Subcommittee Members Blakespear and Kranz

This item was discussed as part of Agenda Item 10A.

**12. COUNCIL MEMBER INITIATED AGENDA ITEM**

There were no Council Member Initiated items.

**13. FUTURE AGENDA ITEMS ADDED BY COUNCIL MEMBERS**

No future agenda items were added.

**14. CITY COUNCIL MEMBER REPORTS PURSUANT TO AB1234 (GC 53232.3(d)) / POSSIBLE DIRECTION TO STAFF**

No reports were given.

**15. CITY MANAGER REPORTS / PENDING POSSIBLE FUTURE AGENDA ITEMS**

No report was given.

**16. CITY ATTORNEY REPORTS**

No report was given.

**17. ADJOURNMENT**

Mayor Blakespear adjourned the meeting at 11:32 P.M.

  
\_\_\_\_\_  
Kathy Hollywood, City Clerk

  
\_\_\_\_\_  
Catherine S. Blakespear, Mayor

*MINUTES OF THE ENCINITAS CITY COUNCIL SPECIAL MEETING  
DECEMBER 16, 2017, 8:30 A.M., ENCINITAS COMMUNITY CENTER,  
1140 OAKCREST PARK DRIVE*

**CALL TO ORDER/ROLL CALL**

Mayor Blakespear called the meeting to order at 8:33 A.M.

Present:     **City Council:** Mayor Blakespear, Deputy Mayor Kranz, Council Members Boerner Horvath, Mosca, and Muir

**Housing Element Task Force:** Mayor Blakespear, Deputy Mayor Kranz, Bruce Ehlers, and Kurt Groseclose

Absent:       None

Also present: City Manager Brust, City Attorney Sabine, City Clerk Hollywood, Director of Development Services Wisneski, City Planner Sapa'u, Principal Planner Langager, Special Counsel Barbara Kautz, and consultants Dave Barquist and Nick Chen of Kimley Horn.

There being a quorum present, the meeting was in order.

**AGENDA ITEM**

1. Housing Element Task Force/City Council continued discussion regarding the Housing Plan Update and associated analysis to achieve a State-certified Housing Element. Contact Person: Principal Planner Langager

**RECOMMENDED ACTION:** Staff and the Housing Element Task Force (HETF) recommend that the Council: 1) Discuss and provide comments on the sites proposed for inclusion as part of the Housing Element Update and give direction to the HETF regarding their work efforts; and 2) Direct staff to return with a new contract or contract amendment with Kimley-Horn, and a budget adjustment for Council review and approval for completion of the a draft Housing Element.

**SPEAKERS:**

- Richard Boger, Jim Gillie, Kathleen Gillie, spoke in opposition to the city-owned Quail Gardens site (L-7).
- Glen Johnson spoke regarding sites on Quail Gardens Drive and in opposition to the city-owned site (L-7).
- Helmut Kiffman spoke about process and community engagement.

- Damien Mavis spoke in support of including the Cannon Family/Piraeus site plus adding two additional parcels.
- Ruben Flores spoke regarding equal distribution of housing throughout the five communities of Encinitas.
- Alicia Bazzano, Bob Echter, and Jackie Kim spoke regarding the Echter property.
- Peter Stern spoke regarding the need for housing and preserving community character.
- Mike Andreen spoke regarding the dump site.
- Dennis Cook spoke regarding the burn site and dump site.
- Sheila Cameron spoke regarding the Sunshine Gardens site and the dump site.

Special Counsel Kautz provided a summary of the meeting with HCD and reviewed changes to State Housing Law that will impact and govern the City's Housing Element.

Housing Element Task Force Members Blakespear, Kranz, Ehlers, and Groseclose provided a summary of their meeting with HCD.

Sue Reynolds of Community Housing Works provided a presentation on affordable housing.

Mayor Blakespear called a recess from 10:30 a.m. to 10:40 a.m.

The City Council and Housing Element Task Force reviewed the list of properties and determined which properties would move forward with further analysis and consideration and which properties would be removed from further analysis and consideration.

**COUNCIL ACTION:**

**Council and Task Force consensus to move forward the following properties for further analysis and consideration:**

**Cardiff by the Sea:**

- **Manchester Avenue Sites**
- **Greek Church Site**
- **Strawberry Fields Site**

**Leucadia:**

- Cannon Property (Piraeus) Site
- Highway 101 Sites

**New Encinitas:**

- Armstrong Site

**Old Encinitas:**

- Encinitas Boulevard & Quail Gardens Sites
- Sunshine Gardens Sites

**Olivenhain:**

- 7-11 Center and Surrounding Sites
- Rancho Santa Fe Sites (Gaffney/Goodsen)

**COUNCIL ACTION:**

Council and Task Force consensus to remove the following properties from further analysis and consideration:

**Leucadia:**

- Echter Property
- L-7 Site
- Additional Cannon parcels (property owner presented at the meeting)

**New Encinitas:**

- County Burn Site

**Olivenhain:**

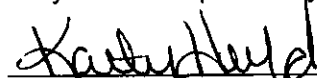
- Coassin/Lansing Site
- 105 Rancho Santa Fe Site (letter received and staff presented at the meeting)

**COUNCIL ACTION:**

Direction to staff to: 1) schedule a meeting in January to bring back the sites identified for further analysis and consideration; and 2) suggestions for vacant or developed land citywide that have owner interest with emphasis on New Encinitas and bring back for City Council/Task Force review.

**ADJOURNMENT**

Mayor Blakespear adjourned the meeting at 12:40 P.M.

  
Kathy Hollywood, City Clerk

  
Catherine S. Blakespear, Mayor

*MINUTES OF THE ENCINITAS CITY COUNCIL REGULAR MEETING  
JANUARY 10, 2018, 6:00 P.M., 505 SOUTH VULCAN AVENUE*

**1. CALL TO ORDER**

Mayor Blakespear called the meeting to order at 6:10 P.M.

**2. ROLL CALL**

Present: Mayor Catherine S. Blakespear, Deputy Mayor Joe Mosca, Council Members Tasha Boerner Horvath, Tony Kranz and Mark Muir

Absent: None

Also present: City Manager Brust, City Attorney Sabine, Development Services Director Wisneski, Principal Planner Langager, City Engineer Magdosku, Special Counsel Kautz, Dave Barquist with Kimley/Horn, City Clerk Hollywood and Deputy City Clerk Bingham

There being a quorum present, the meeting was in order.

**3. PLEDGE OF ALLEGIANCE**

**4. SPECIAL PRESENTATIONS AND PROCLAMATIONS**

There were no presentations or proclamations.

**5. ORAL COMMUNICATIONS / POSSIBLE DIRECTION TO STAFF**

Susan Hagen spoke regarding Starlight Drive.

Leslie Schneider and Judi Strang spoke regarding the Rohrabacher/Leahy amendment.

There was Council consensus to direct Senior Management Analyst McSeveney to prepare a report on the Rohrbacher/Leahy amendment for Council consideration.

Glen Johnson spoke regarding the Pledge of Allegiance.

**6. REPORT FROM CLOSED SESSION**

Mayor Blakespear reported the following from the 4:30 P.M. Closed Session meeting:

Regarding Agenda Item 1, on a 3-2 vote (Kranz, Muir voted no), Council authorized payment of fees to Shenkman & Hughes.

Regarding Agenda Item 2, there was Council consensus to direct staff to meet with the residents of Starlight Drive.

Regarding Agenda Items 3, 4 & 5 there was no reportable action and reported that the February 8<sup>th</sup> court hearing regarding these items had been rescheduled to April 30<sup>th</sup>.

Regarding Agenda Item 6, there was Council consensus to continue negotiations.

**7. CHANGES TO THE AGENDA**

There were no changes to the posted agenda.

**8. CONSENT CALENDAR**

City Clerk Hollywood announced that Agenda Item 8D was removed from the Consent Calendar by members of the public and Deputy Mayor Mosca announced that he would abstain from voting on Agenda Item 8B due to his employment with SDG&E.

**COUNCIL ACTION:**

**Muir moved, Boerner Horvath seconded to close and adopt the amended Consent Calendar. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: Mosca (8B).**

8A. Approval of the Minutes of the December 16, 2017 Special Meeting and December 20, 2017 Regular Meeting. Contact Person: City Clerk Hollywood

***Recommended Action:*** Approve the Minutes.

8B. Approval of the Warrants List. Contact Person: Finance Manager Lundgren

***Recommended Action:*** Approve the Warrants.

**Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Muir. Nays: None. Abstain: Mosca.**



- 8C. Proposals for Public Art. Contact Person: Arts Program Administrator Gilliam

**Recommended Action:** That the City Council approve: 1) Three (3) proposals for public art to be donated to the City and added to the Encinitas Public Art Collection; and 2) One (1) proposal for a sculpture pedestal to be donated to the City, and the loan of a sculpture by artist Jeffrey Laudenslager for one (1) year.

- 8E. Adoption of Resolution 2018-06 approving an off-cycle budget appropriation of \$546,027 to provide additional funding to the Housing Plan Update project budget, and authorization for the City Manager to sign contract Amendment #1 with Kimley-Horn for additional costs and a revised scope of work to complete the Housing Plan Update. Contact Person: Principal Planner Langager

**Recommended Action:** Staff recommends that the Council: 1) Adopt Resolution 2018-06 approving an off-cycle budget appropriation of \$546,027 to the Housing Plan Update (WC14B) project budget; and 2) Authorize the City Manager, in consultation with the City Attorney, to sign contract amendment #1 (in substantial form) with Kimley-Horn for additional costs and a revised scope of work for the completion of the Housing Plan Update.

**9. ITEMS REMOVED FROM THE CONSENT CALENDAR**

- 8D. Mobility Project Update - Capital Improvement and Traffic Engineering Divisions. Contact Person: City Engineer Magdosku

**Recommended Action:** Receive the report on the status of Capital Improvement and Traffic Engineering projects.

City Engineer Magdosku presented the staff report.

**SPEAKERS:**

Kellie Hinze, Elena Thompson, Peter Curry and Marty Benson spoke in support of the recommended action.

**COUNCIL ACTION:**

**Mosca moved, Muir seconded to receive the report on the status of Capital Improvement and Traffic Engineering projects. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None.**

## 10. ACTION ITEMS

- 10A. Resolution 2018-12 Establishing a No Parking Zone on Seeman Drive between the Hours of 10 PM and 6 AM. Contact Person: City Engineer Magdosku

**Recommended Action:** Adopt Resolution 2018-12, entitled "Establishing a No Parking Zone on Seeman Drive between the Hours of 10 PM and 6 AM, daily."

City Engineer Magdosku presented the staff report.

**SPEAKERS:**

Joe Weber, Larry Saker, Russ Wilson and Marty Benson spoke in support of the recommended action.

Lee Vance was in support of the recommended action, but chose not to speak.

**COUNCIL ACTION:**

**Muir moved, Mosca seconded to adopt Resolution 2018-12, entitled Establishing a No Parking Zone on Seeman Drive between the Hours of 12:00 A.M and 6:00 a.m. daily, and to direct staff to work with the community regarding fire lanes. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None.**

- 10B. Housing Element Task Force (HETF)/City Council continued discussion regarding the Housing Plan Update and associated analysis to achieve a State-certified Housing Element. Contact Person: Principal Planner Langager

**Recommended Action:** Discuss and finalize the sites proposed for inclusion as part of the Housing Element Update and give direction to the HETF regarding their work efforts.

Consultants Dave Barquist and Nick Chen with Kimley/Horn presented the report.

Special Counsel Kautz reviewed changes to State Housing Law that would impact the City's Housing Element.

**SPEAKERS:**

Glenn Johnson spoke regarding El Camino Real sites.

Nicki Cometa requested Council to consider adding the Greek Church site.

Austin Delana, Bob Echter, Carris Rhodes, Tashi MacMillen, Melina Domingues and Brian Grover spoke in support of including the Dram/Echter (Fox Point Farms) site.

Sue Reynolds, Doug Gibson and Damien Mavis spoke in support of including the L-7 property.

Susan Turney spoke.

Robert Dyer and Stephen Lord spoke in support of including the Rancho Santa Fe (Gaffney/Goodsen) site.

Barry Pedler, Angelica Pedler, Christine Hawes and Jackie Kim spoke in opposition to the Dram/Echter property.

Greg Lansing spoke in support of including the Coassin/Lansing site.

Sheila Cameron spoke in opposition to the recommended action.

Mayor Blakespear called a recess from 8:51 P.M. to 9:04 P.M.

Council, along with Housing Element Task Force Members Bruce Ehlers and Kurt Groseclose, reviewed the list of properties to determine which properties would move forward with further analysis and consideration, and which properties would be removed from further consideration.

**COUNCIL CONSENSUS:**

**There was Council Consensus to use the density of 25-30 units per acre for planning purposes.**

**COUNCIL CONSENSUS:**

**There was Council Consensus to move forward with the following properties for further analysis and consideration:**

**Swartz Property  
Armstrong Nursery II Site  
Credit Union Site  
El Camino Real South Sites  
Village Square Drive Parcels  
Jackel Property  
Harrison Site  
Greek Church Site  
Strawberry Fields Site  
Cannon Property (Piraeus Site)  
Armstrong Site**

**Encinitas Blvd & Quail Gardens Site  
Sunshine Gardens Site  
7-11 Center and Surrounding Sites  
Rancho Santa Fe Sites (Gaffney/Goodsen)  
Echter Property  
L-7 site**

**11. INFORMATIONAL ITEMS**

There were no informational items.

**12. COUNCIL MEMBER INITIATED AGENDA ITEM**

There were no Council Member initiated items.

**13. FUTURE AGENDA ITEMS ADDED BY COUNCIL MEMBERS**

No future agenda items were added.

**14. CITY COUNCIL MEMBER REPORTS PURSUANT TO AB1234 (GC 53232.3(d)) / POSSIBLE DIRECTION TO STAFF**

No reports were given.

**15. CITY MANAGER REPORTS / PENDING POSSIBLE FUTURE AGENDA ITEMS**

No reports were given.

**16. CITY ATTORNEY REPORTS**

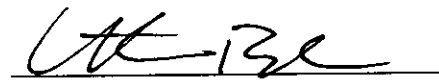
No reports were given.

**17. ADJOURNMENT**

Mayor Blakespear adjourned the meeting at 10:47 P.M.



Kathy Hollywood, City Clerk  
By: Claudia Bingham  
Deputy City Clerk



Catherine S. Blakespear, Mayor

# Special City Council 6:00 p.m.

Meeting Time: 02-06-17 18:00

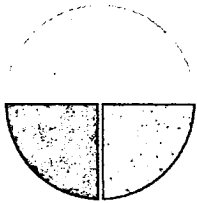
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Special City Council 6:00 p.m.	02-06-17 18:00	7	4	1	1	0

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



- Support(25%)
- Oppose(25%)
- Neutral(0%)
- No Response(50%)

## Special City Council 6:00 p.m.

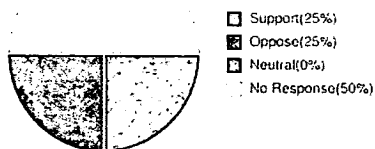
02-06-17 18:00

Agenda Name	Comments	Support	Oppose	Neutral
AGENDA ITEMS	2	1	0	0
1. City Council discussion on next steps regarding the development of a legally compliant Housing Element Update.	1	0	1	0
ADJOURNMENT	1	0	0	0

### Sentiments for All Agenda Items

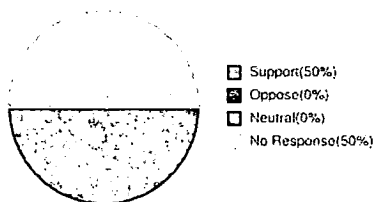
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



#### Agenda Item: eComments for AGENDA ITEMS

#### Overall Sentiment



#### Sophie Rozenzhak

Location:

Submitted At: 6:21am 02-06-17

As the council considers developing residential units in the downtown area, those of us who already live there urge the council to strongly consider implementing a limit on late-night business that are open until 2am. They are a major nuisance and we are struggling with drunkenness and noise almost every night as residents of Pacific Station condos. A uniform rule for a 10 pm closing during the week or midnight on weekends closing time would be reasonable for a residential/commercial mixed-use neighborhood.

#### Lynn Marr

Location:

Submitted At: 1:16pm 02-05-17

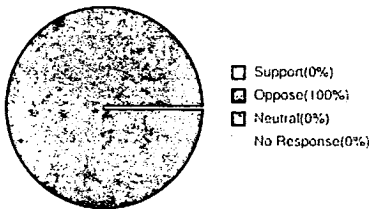
Council Member Tasha Boermer Horvath, shared, during Council Reports at the last regular council meeting, that

accessory units are considered de-facto affordable housing by the State, WITHOUT covenants being required. She learned this at the League of Cities Conference she attended.

More must be done to incentivize people with accessory units to come forward. A real amnesty would only require health and safety inspections, and would not require that the unit actually be rented, or that a covenant be recorded. Many more people would create units, or come forward to have existing units inspected, if covenants were not required. Because being able to rent out an accessory unit, makes the primary unit more affordable. State law also references this fact. These accessory units could be rented to family members, or not rented at all, and could still be counted by the State.

Agenda Item: eComments for 1. City Council discussion on next steps regarding the development of a legally compliant Housing Element Update.

#### Overall Sentiment



#### Lynn Marr

Location:

Submitted At: 1:23pm 02-05-17

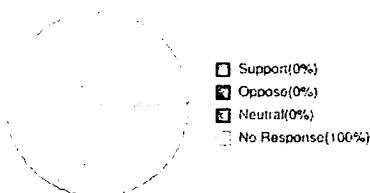
Another disincentive for the City's counting more accessory units, so that we don't need over-densification, has been fire sprinkler requirements. State Fire Code is clear that fire sprinklers SHALL NOT be required for additions or remodels to existing one or two family homes, except in high fire zones.

Encinitas code says that our Fire Marshal MAY require fire sprinklers. That MAY makes our local law discretionary. State law forbids discretionary permitting for accessory units; these permits are to be administrative, only. Legally, the City should not be requiring fire sprinklers, which, again, is a further disincentive for people to come forward to count their units toward our updated housing element.

The City needs to make accessory unit reform and incentivization a priority, to allow low cost, streamlined permitting, encouraging citizens to come forward.

Agenda Item: eComments for ADJOURNMENT

#### Overall Sentiment



**Lynn Marr**

Location:

Submitted At: 1:28pm 02-05-17

One thing I wanted to drive home: any coastal mobility/affordability public works development plans or policies should be considered as a whole overlay. Safe routes to school and a separated bike/ped lane railtrail corridor, through Leucadia, must be planned, engineered, and reviewed through an EIR concurrently with any new or improved RR Crossings, and any N101 Streetscape plans. According to Coastal Act Law, a comprehensive EIR for our transportation corridor along Coast Highway 101 is required. Piecemeal development to avoid an over-reaching EIR is disallowed.

The majority of voters oppose over densification, but favor more incentives for counting and creating new accessory units, including utilizing tiny homes. Thanks for your consideration.



## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Tuesday, February 07, 2017 10:06 AM  
**To:** Melody Colombo  
**Subject:** FW: Measure T, at home in encintas, housing element etc...

Kathy Hollywood, CMC  
City Clerk, City of Encinitas  
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

-----Original Message-----

**From:** S. Graydon Carter [<mailto:pbilliege@msn.com>]  
**Sent:** Tuesday, February 07, 2017 9:47 AM  
**To:** Karen Brust; Planning; Council Members; Samantha Morrow; Kathy Hollywood; Brandi Lewis; Glenn Sabine  
**Subject:** Measure T, at home in encintas, housing element etc...

Hello,

Was just informed of the fact that the City of San Marcos has found that "mixed use" life style is not working. In fact they are going back to review the pre planning of this type of life style for its city. This is the most recent example of "mix use" (high density commercial/residential life style) type of neighborhoods not being received favorable nor useful for a suburban community and its citizens.

The City of Encinitas up zoning, morphing, creation of a commercial party zone and continued attempts of changing our long established residential neighborhoods by increasing the density and use will contribute to these long established desirable residential communities "demise". Taking long established single purpose commercial use properties and turning them into multi use directly affects the personality, charm and long established way of life within these residential communities. Prop A clearly states that "these more restrictive measures shall apply". But yet our city staff supports underground stories and lofts as not a story. Not following the citizens supported and voted on measures and Prop is not following the wishes of its citizens.

The City of San Marcos can support the fact that what looks good on paper does not work in practice. The theory of Mixuse commercial property is intended for an Urban life style not in a long established Suburban life style. If you go back to when our citizens who live in downtown old Encinitas in this type of building fought the morphing of one of its commercial uses into a late night bar (party zone contributor) that added or morphed into out door space as well. These residents fought to stop this without any support from our city. To this day you will find that most all of these residential residents are bitter for this defeat and lack of respect for their peaceful ,quite enjoyment of their homes. The words of preserving and protecting should mean just that. Preserving and protecting the morphing and changing of our city neighborhoods into high density, modern architecture buildings at the expense of the very thing these words represent "preserving and protecting our life style" are contrary to our citizens wishes. No on Measure T and yes on Prop A. The concept of "Home Rule" of the people, for the people and by the people.

Scott Carter

Leucadian

## Brandi Lewis

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**From:** drhfseldin@aol.com  
**Sent:** Monday, February 06, 2017 9:46 AM  
**To:** Council Members  
**Subject:** Housing Element update

Dear Mayor Blakespear and Encinitas City Councilmembers:

I heard that the City will have a special meeting tonight to discuss the Housing Element update. I attended the City Council's forum last Wednesday. While I appreciate and agree with some of the concerns of the anti-T group that presented at the forum, I am concerned that if the Council moves ahead with what that group seems to want that the proposal will have new sites, each with a large number of high density units, which the majority of voters including me would reject. I've been attending various meetings and Council hearings on the Housing Element over past past more than 5 years, from when I served on the City's Environmental Commission. I hope that you will consider my thoughts in your deliberations.

Measure T failed in November, but the organized group who lead the No on T presentation at the forum didn't present an alternate plan that won. The "just say no" vote won. I didn't stay until the end of the forum, so maybe I missed it, but I don't think the anti-T group presented their alternative sites. The anti-T group clearly wanted new housing to not exceed the height limit of Prop A. But if the number of required new units is unchanged, where would those units go? An anti-T speaker also spoke against mixed-use development, and I don't think he made a good case for eliminating mixed-use zoning, just because of specific issues in two mixed use developments he cited. Again, if the plan eliminates all the mixed use housing, where will those units go?

During the City Council vote last year when the Council voted to put Measure T on the ballot, I recall one of the leaders of the anti-T group instead wanting a LOT of units of high density housing to go on a site that was not on the "environmentally superior plan" due to environmental concerns, among other issues. Although it was hard for me to tell which of the speakers reflected the organized anti-T group views, it seemed that the anti-T group wanted to put much of the required housing units in just a few locations, with many hundreds of units in each site, unlike the balanced spread of housing units in Measure T, which had new high density housing in all the Encinitas communities.

Looking at the votes on Measure T, and the spread, if just over 2000 voters had voted "yes" instead of "no," Measure T would have won. My concern is that if concessions are made to placate the organized anti-T group, the new measure could easily still fail. Some of those 2000 voters would vote no an anything that would mandate zoning changes and more housing. Some of the thousands of people (44% of voters) who voted Yes on Measure T would vote NO on a new plan proposed by the anti-T group.

I hope that the Council can work with the anti-T group but also with other residents with different views, so that the next iteration of the Housing Element doesn't also fail...or even worse if the voters pass a more flawed measure than T.

If there is a compromise, if there is wiggle room to lower some of the proposed heights to 30 feet, and still have enough units, I hope something can be worked out that doesn't make the situation worse.

Thank you for your consideration,

Harriet Seldin  
Encinitas Resident



Nelen Bourne  
454 Requeza St., #301A  
Encinitas 92024  
760-487-1277  
February 2, 17

Mayor and Council members  
City of Encinitas

Dear Mayor Blakespear/Council members,

I appreciate the informal community/council meeting of February first, and your efforts to create a housing element that will work for all of us. Very busy meeting, so I'm enclosing my comments for the record.

I agree with the presentation by the No on T group, and I feel it is most important to keep the original Prop A limits to 2 story, 30 foot maximum height. Developers should not be allowed to opt out of building ecologically appropriate, affordable units.

I also feel that square footage should be limited to 800 (not to exceed 1000) square feet on large residential developments, in order to build more homes while creating a beautiful community with mature vegetation (shade trees), walking paths, and garden space for residents. There is a demand for smaller to micro homes by people of all ages and diverse incomes. As adults, we need to prioritize the health and quality of life of our community, our planet, and the future generations. The economy will improve materially as we begin to live more responsibly, taking no more than what we need. Outdated building codes must be changed.

Electric shuttles could be leased or owned by the city to provide much needed added transit. They could be recharged at city charging stations.

Thanks again for your work.

Nelen Bourne

## Brandi Lewis

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**From:** Naimeh Tanha <naimeht@gmail.com>  
**Sent:** Monday, February 06, 2017 4:18 PM  
**To:** Catherine Blakespear; Council Members  
**Cc:** Jim Gilliam; Karen Brust  
**Subject:** Encinitas Housing Elements

Greetings,

I wish to thank you for allowing Encinitas residents such as myself to attend Last week's Housing Elements event and I am encouraged with your generous offer to take into consideration all the ideas which were presented that evening.

And while I had every intention to present few bullet points which I had put together, in the interest of time and to avoid redundancy I elected not to. The presentations in particular the one by Bruce and Sheila were constructive, informative, and thoughtful and I can see myself supporting it. Like many who spoke that evening, I also feel that tiny homes and accessory units offer us a great deal of possibilities. I just came across this article and thought it may be of interest to you. I love to see some young members of our community involved in these type of projects.

### Tiny homes for flood victims

Majority of the points that I had on my list were presented that evening with the exception of the following:

- I would like for us to make every efforts not to lose our valued artists due to lack of affordable housing. Last year alone we lost several of great artists and when we lose artists we are in danger of losing much of what everyone loves about our community. I wish for us to partner with some of our very motivated artists to build tiny homes and or artists living and work Co-ops. There are many example which I am happy to forward to you if desired. This may involve City's active participation financially and operationally but ultimately offer grand rewards. This is not to say that we can not partner with developers.
- We could consider creating affordable housing for subgroups such seniors and artists together knowing that their transportation needs may be very different that others while offering shared studio space, dining area, child care, etc. I believe there are examples of these type of partnerships/living communities.
- Keep public art in the conversation as we talk about housing elements. It helps to keep our community desirable while employing local artists.

The task is monumental and may be overwhelming at times. Having had the pleasure of working with you in the past I know you will make the best decision. And as a member of Encinitas art community I do wish to convey our willingness to support and assist you however we can.

Thank you again and please feel free to contact me if I can be of any assistance.

Wam regards,

Naimeh Tanha Woodward  
Arts Commissioner, City of Encinitas  
President, Encinitas Friends of the Arts

## HOUSING ELEMENT TASK FORCE/CITY COUNCIL MEETING

### PUBLIC COMMENTS – NOVEMBER 8, 2017

#### PUBLIC COMMENTS:

- James C. (Lansing Companies) requested to include the 10.4 acre site off Manchester and Encinitas Blvd. – the site is shown in the Council Agenda Report on page 35 (Attachment 3) of the report.
- Glen Johnson expressed that a reasonable compromise has been proposed and full disclosure of sites considered.
- Bob Bonde emphasized the reliance of the ADU program to meet our housing needs as well as counting all existing assisted living units in the City.
- Darin Joffe stated he was an agrihood expert and advocate of Bob E. project.
- Lee Vance suggested keeping all 16 sites that were in Measure T. We need affordable housing for seniors.
- David Gaffney recommended keeping Randy Goodson's site as part of the Housing Element.



2017-11-08 ITEM 10A Comments

**Melody Colombo**

---

**From:** Kathy Hollywood  
**Sent:** Wednesday, November 08, 2017 11:06 AM  
**To:** Melody Colombo  
**Subject:** FW: Fox Point Farms Agrihood Concept  
**Attachments:** Site Plan\_11x17.pdf; Fox Point Farms - Agrihood Concept Plan.pdf

For lobby – pertains to Housing Element and Marijuana items

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

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**From:** Bob Echter [<mailto:bechter@drammechter.com>]  
**Sent:** Wednesday, November 08, 2017 10:46 AM  
**To:** Council Members  
**Cc:** [bruce@ehlers-online.com](mailto:bruce@ehlers-online.com); [kg@pegsearch.com](mailto:kg@pegsearch.com); Karen Brust; Kathy Hollywood; Brenda Wisneski; Diane Langager  
**Subject:** Fox Point Farms Agrihood Concept

Dear Honorable Mayor and Council Members,

As you know, I am doing my very best to preserve my business and save the employees at my farm in Encinitas, while also trying to continue to make a positive economic impact in the City. As is evident by the fact that almost all the agricultural businesses that once existed in Encinitas have closed, it has taken massive effort and investment to just stay alive thus far. After 45 years in Encinitas, my business has made many product and market changes, and I am presenting you today with a concept that could potentially keep agriculture on my property.

The City and my business are at a particular juncture forcing both of us to make serious decisions. The City is currently engaged in an effort to meet the housing demands of the community and the requirements of the State of California. My business has been pursuing alternatives to our conventional agricultural business model, one of which is cannabis cultivation, as a means of increasing margins to get through the significant wage and overtime challenges we are faced with.

A new way that we might be able to mutually achieve our common goals is through development of an agrihood. An agrihood would provide the flexibility for my family to continue farming a significant portion of my property, while allowing for a unique way of meeting the City's housing needs that is rooted in agriculture. Attached please find our proposed concept plan. We are excited about the prospect of engaging in such an effort, and I am coming to you today to ask that you consider including my property as part of your Housing Element solution.

Sincerely,

*Bob Echter*

President

760-436-0188 ext 208

1150 Quail Gardens Drive

Encinitas CA 92024 USA



# Fox Point Farms

Encinitas, CA



### LEGEND

- 1 PRIMARY SITE ACCESS WITH ENTRY TRELLIS
- 2 FARMSTAND & POTENTIAL FARM STORE AND CAFE
- 3 GREENHOUSE
- 4 PARKING WITH OPTION FOR SOLAR CANOPIES
- 5 ORCHARD PASEO
- 6 EGRESS ONLY ACCESS
- 7 SECONDARY SERVICE ACCESS
- 8 PEDESTRIAN ACCESS ONLY
- 9 COMMUNITY COMMONS
- 10 COMMUNITY GARDENS
- 11 PATIO/ FARM TO TABLE DINNING AREA
- 12 COMMUNITY RECREATION CENTER
- 13 EVENT BARN
- 14 PLAY GARDEN
- 15 VERTICAL GARDENS ON BUILDINGS (TYPICAL)
- 16 SMALL ANIMAL PETTING AREA
- 17 FARM OPERATIONS/ POST HARVEST CENTER AND COMPOST AREA
- 18 STAGING AREA
- 19 CONNECTION TO EXISTING TRAIL SYSTEM
- 20 VINEYARD

### RESIDENTIAL LEGEND

- A SINGLE-FAMILY SMALL LOT HOMES WITH DETACHED GARAGE
- B ZERO NET ENERGY TOWNHOMES OVER ARTIST STUDIOS
- C ZERO NET ENERGY ROW TOWNHOMES WITH BALCONIES
- D ZERO NET ENERGY FLATS

## Agrihood Concept Plan

11.06.2017

**DUDEK**





# Fox Point Farms

Encinitas, CA



### LEGEND

- 1 PRIMARY SITE ACCESS WITH ENTRY TRELIS
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### RESIDENTIAL LEGEND

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- D ZERO NET ENERGY FLATS

## Agrihood Concept Plan

11.06.2017

**DUDEK**



**FARMER D CONSULTING**  
VEGETABLE FOUNDATIONS

**VILLAGE HABITAT DESIGN**



# DUDEK

MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 760.942.5147 T 800.450.1818 F 760.632.0164

November 7, 2017

Robert Echter  
R.E.L.S., Inc.  
1150 Quail Gardens Drive  
Encinitas, CA 92024

***Subject: Fox Point Farms – Agrihood Concept Plan***

Dear Mr. Echter,

Dudek understands that you are very interested in having your property (1150 Quail Gardens Drive) included as one of several Housing Element sites identified for high density/affordable housing in the City of Encinitas. While your property has not yet been identified as part of the Housing Element Task Force's site selection effort to date, Dudek believes that a strong argument can be made for its inclusion based on the lack of site constraints, location adjacent to a major roadway with access to utilities and existing services, development potential, and your willingness to convert a portion of your current agricultural operation to residential uses. All of these criteria meet or exceed The State Department of Housing and Community Development (HCD) requirements for inclusion as a Housing Element site.

Located at the northwest corner of Leucadia Boulevard and Quail Gardens Drive in the Leucadia neighborhood of the City of Encinitas, your approximately 20-acre property is an ideal location for an "agrihood" development. Like accessory dwelling units and multigenerational housing, the agrihood is an old idea made new again. The Urban Land Institute defines an agrihood as a single-family, multifamily, or mixed-use community built with a working farm as a focus. We understand that small-scale commercial farms, such as yours, struggle to compete with large scale industrial agriculture, and there is an opportunity to shift our urban farms from commercial production hubs toward a more community orientation. The agrihood concept provides a mechanism that allows for development-subsidized agriculture that is protected from the larger global economy, ensuring in perpetuity agriculture.

### ***Agrihood Concept Plan Overview***

In close coordination with Farmer D Consulting and Schmidt Design Group, Dudek has prepared an Agrihood Concept Plan for Fox Point Farms (Attachment 1). The plan pays homage to the



*Robert Echter*

*Subject: Fox Point Farms – Agrihood Concept Plan*

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agricultural heritage of the site and the City of Encinitas by providing a roughly 50/50 split of residential and agricultural uses in a way that does not segregate either use, but rather encourages intermingling of the two uses in a way that is mutually beneficial. Developing communities in this way can support the growth of urban agriculture and promote a hyperlocal food system that provides Encinitas residents with locally-grown fresh and healthy food.

The concept plan has been developed in a way that is sensitive to the surrounding communities. Substantial buffers have been designed along the perimeter of the property, in the form of orchard paseos (on the west), vineyards (on the south), agricultural uses and parking (on the east), and organic farm fields (on the north). Edible paseos, vertical gardens, greenhouses, community gardens, an event barn, and vineyards are designed into the community and serve as an asset to residents while at the same time respecting the agricultural history of the site.



Source: KTG Y

The bulk and scale of the concept plan is set back from the existing residential development to the west (Fox Point), and pedestrian connections have been made to allow surrounding residents access to the community's resources (farm stands, event garden, education garden, farm-to-table dining area, and trail access to the east via Quail Gardens). Views from Encinitas Ranch Golf Course are maintained by concentrating the development to the south of the site, leaving the northern portion for organic farm fields and programmed open spaces.

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### ***Local Agriculture***

As mentioned previously (and detailed in Attachment 2), small-scale farms struggle to compete with large scale industrial agriculture, because they lack economies of scale and access to expensive equipment and technology. Development pressure drives up land costs, pushing farms further and further away from their markets. This results in higher transportation costs and lack of connectivity to the consumer. A high percentage of consumer profits are captured by middle men such as distributors, processors and retailers. Trends are moving in the direction of more competition in the distribution channel with companies such as Amazon buying Whole Foods that will likely drive down the price farmers are paid for their products.

Community farms are provide a solution. Growing food, plants, and other crops that serve the



*Robert Echter*

*Subject: Fox Point Farms – Agrihood Concept Plan*

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immediate community and provide opportunities for education, events, and agritourism is the type of agriculture we need in Encinitas. There is tremendous value that agriculture can bring in the form of open space, engagement and education while fostering a thriving local food system that improves the health and economic well-being of communities. These community farms can also provide a platform to educate consumers about the complex issues in agriculture and our food system.

### ***Housing and Site Design***



Source: KTG

In keeping with the “Residential Infill (Medium to Large Sites)” neighborhood prototype defined as part of the public outreach program for At Home in Encinitas, this prototype incorporates multi-family of larger scale with single-family attached as the site transitions into the existing single-family. A variety of dense housing types allow for diversity in unit size and income.

The concept plan includes the following housing types (see Attachment 1 for graphic representation):

- Single-family small lot homes with detached garage
- Zero Net Energy Townhomes over artist studios
- Zero Net Energy Row Townhomes with balconies
- Zero Net Energy Flats

The concept plan has been designed at a pedestrian scale, encouraging residents to walk along edible paseos in their front yard rather than driving straight into their garages. Townhomes and single-family small lot homes are all alley-loaded, such that these homes front onto pedestrian walkways or into the main courtyard, overlooking community gardens and the community recreation area. All surface parking areas are located along the edges of the site, giving the plan a “car-less” feel once you are home.

At this concept level, densities are proposed in the range of 20 to 30 units per acre on the approximately 10 acres of land designated for residential uses. The ultimate unit count will be dependent upon how the City and the Housing Element Task Force decide to structure the development standards in the Housing Element.



### ***Proximity to Community Resources***

The site is within walking/biking distance to Capri Elementary School (0.75 miles), shopping centers on El Camino Real (0.75 miles), Paul Ecke Sports Park and the YMCA (0.85 miles), and is 0.7 miles from the Leucadia Boulevard/Interstate 5 interchange. Transit stops are located on Leucadia Boulevard immediately adjacent to the site, providing residents with an affordable means of transportation to these community resources and jobs. Indian Head Canyon, a community resource for open space and trails, is located immediately north of the property.

### ***Commitments***

The property is zoned for agricultural uses, and we understand based on past experience there is always an expectation that agricultural-zoned land should remain as agriculture in perpetuity. However, as local agriculture faces greater challenges in the global market, the long-term feasibility of any agriculture depends on finding creative solutions. The agrihood concept is



Source: KTG Y

one such solution, and definitely the most appropriate solution for this site. Based on our discussions, Dudek understands that you are committed to ensuring in perpetuity agricultural use of approximately 50 percent of the site, and are willing enter into such an agreement if the City is so inclined. As part of this, any future development of the site would be conditioned to structure a program whereby the agricultural uses are partially subsidized through the HOA, or other mechanism, in perpetuity. You will also limit the residential development of the site at 250 units, as a message to the public that you are committed to this conceptual site design and are not interested in allowing outside interests to sacrifice the integrity of this proposal.



*Robert Echter*

*Subject: Fox Point Farms – Agrihood Concept Plan*

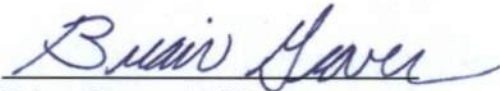
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***Summary***

This concept plan exhibits a true agrihood concept. The site design is highly-amenitized, pedestrian-oriented, sustainable, and provides a mix of housing types, creating opportunities for attainably-priced housing for all income groups. In an era where traditional high-density housing tends to lack open space, amenities, and overall livability, this concept plan strives to serve as an innovative example for other cities to follow. In addition to serving as a benefit to the community, inclusion of the property would assist the City in developing an HCD-compliant Housing Element, while maintaining the historical integrity of Encinitas as a City committed to agriculture.

Please contact me if you have any questions.

Sincerely,



Brian Grover, AICP  
Development Services

*cc: Sean Kilkenny, Dudek  
Daron Joffe, Farmer D Consulting  
Jennifer Montgomery, Schmidt Design Group*

*Attachments: Attachment 1 – Fox Point Farms Agrihood Concept Plan  
Attachment 2 – Farmer D Consulting, Fox Point Farms Agrihood Concept*

# ATTACHMENT 1



# Fox Point Farms

Encinitas, CA



## LEGEND

- |   |                                      |  |
|---|--------------------------------------|--|
| 1 PRIMARY SITE ACCESS WITH ENTRY TRELIS     | 8 PEDESTRIAN ACCESS ONLY             | 15 VERTICAL GARDENS ON BUILDINGS (TYPICAL)               |
| 2 FARMSTAND & POTENTIAL FARM STORE AND CAFE | 9 COMMUNITY COMMONS                  | 16 SMALL ANIMAL PETTING AREA                             |
| 3 GREENHOUSE                                | 10 COMMUNITY GARDENS                 | 17 FARM OPERATIONS/ POST HARVEST CENTER AND COMPOST AREA |
| 4 PARKING WITH OPTION FOR SOLAR CANOPIES    | 11 PATIO/ FARM TO TABLE DINNING AREA | 18 STAGING AREA  |
| 5 ORCHARD PASEO                             | 12 COMMUNITY RECREATION CENTER       | 19 CONNECTION TO EXISTING TRAIL SYSTEM                   |
| 6 EGRESS ONLY ACCESS                        | 13 EVENT BARN                        | 20 VINEYARD  |
| 7 SECONDARY SERVICE ACCESS                  | 14 PLAY GARDEN                       |  |

## RESIDENTIAL LEGEND

- |  |
|--|
| A SINGLE-FAMILY SMALL LOT HOMES WITH DETACHED GARAGE |
| B ZERO NET ENERGY TOWNHOMES OVER ARTIST STUDIOS      |
| C ZERO NET ENERGY ROW TOWNHOMES WITH BALCONIES       |
| D ZERO NET ENERGY FLATS                              |

# Agrihood Concept Plan

11.06.2017

**DUDEK**



SCHMIDT DESIGN GROUP, INC.



FARMER D CONSULTING  
LEIDENBACH FOUNDATION



VILLAGE HABITAT DESIGN



# Fox Point Farms

Encinitas, CA



## LEGEND

- |   |                                     |  |
|---|-------------------------------------|--|
| 1 PRIMARY SITE ACCESS WITH ENTRY TRELLIS    | 6 PEDESTRIAN ACCESS ONLY            | 15 VERTICAL GARDENS ON BUILDINGS (TYPICAL)               |
| 2 FARMSTAND & POTENTIAL FARM STORE AND CAFE | 7 COMMUNITY COMMONS                 | 16 SMALL ANIMAL PETTING AREA                             |
| 3 GREENHOUSE                                | 8 COMMUNITY GARDENS                 | 17 FARM OPERATIONS/ POST-HARVEST CENTER AND COMPOST AREA |
| 4 PARKING WITH OPTION FOR SOLAR CANOPIES    | 9 PATIO/ FARM TO TABLE DINNING AREA | 18 STAGING AREA  |
| 5 ORCHARD PASEO                             | 10 COMMUNITY RECREATION CENTER      | 19 CONNECTION TO EXISTING TRAIL SYSTEM                   |
| 6 EGRESS ONLY ACCESS                        | 11 EVENT BARN                       | 20 VINEYARD  |
| 7 SECONDARY SERVICE ACCESS                  | 12 PLAY GARDEN                      |  |

## RESIDENTIAL LEGEND

- |  |
|--|
| A SINGLE-FAMILY SMALL LOT HOMES WITH DETACHED GARAGE |
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| D ZERO NET ENERGY FLATS                              |

# Agrihood Concept Plan

11.06.2017

**DUDEK**



SCHMIDT DESIGN GROUP, INC.



# **ATTACHMENT 2**



**TO:** BOB ECHTER, R.E.L.S., INC.  
**FROM:** DARON JOFFE, FARMER D CONSULTING  
**CC:** BRIAN GROVER, DUDEK  
**SUBJECT:** FOX POINT FARMS AGRIHOOD  
**DATE:** NOVEMBER 7, 2017

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## **FOX POINT FARMS AGRIHOOD CONCEPT**

The purpose of this memorandum is to present to the City of Encinitas the unique opportunity to create one of the first agrihoods in San Diego County. The site is the 20-acre Fox Point Farms, at the NW corner of Leucadia Boulevard and Quail Gardens Drive in the City of Encinitas. The site is zoned for agriculture; however, as part of the City's Housing Element Update, an exceptional opportunity has been identified to possibly rezone the property, while ensuring preservation of the agricultural uses onsite at the same time, through the development of an agrihood project. The intent is to design a 50/50 split of residential/agricultural uses on the site in a way that does not segregate either use, but rather encourages intermingling of the two uses in a way that is mutually beneficial. The site has approximately 19 acres of developable space and the initial concept consists of 9.5 acres of real estate and 9.5 acres of urban agriculture. Developing communities in this way can support the growth of urban agriculture and promote a hyperlocal food system that provides society with locally grown fresh and healthy food.

### **Challenges in Agriculture Today**

In general, agriculture faces more challenges in today's global economy compared to other industries, which is exacerbated when farms are located in areas with high land, labor and water costs. Farming is inherently difficult and farmers face more uncertainty than other fields due to increasing challenges with unpredictable weather, pests, disease, and markets. These issues cause many farmers to go out of business and to be forced to sell.

Rising water costs and decreasing water quality are making it more expensive and difficult to farm. In general, the challenging regulatory environment including increased stormwater and strict permitting regulations make it very difficult and expensive to make critical improvements or changes to existing and new infrastructure.

While most agricultural jobs in California are low-paid farm laborers, there are high labor costs and strict labor laws associated with farming, in addition to a lack of affordable housing for farm workers. It is very difficult to find skilled labor with the average age of farmers being over the age of 60. As one of the most injury prone industries, agriculture presents very high insurance rates, especially for workers compensation.

There is also increased risk and regulations around food safety and post-harvest handling. Organic farmers face strict regulations and protocols for organic certification. In organic agriculture, there are increased pressures from insects, disease, pests and disease and more labor is required to maintain ecological homeostasis without the use of herbicides and pesticides. There is a low consumer tolerance for any but perfect produce and local farmers compete with other countries whom have the advantage of much lower labor costs and fewer regulations.

Small scale farms struggle to compete with large scale industrial agriculture, as they lack economies of scale and access to expensive equipment and technology. Development pressure drives up land costs, pushing farms



further and further away from their markets. This results in higher transportation costs and lack of connectivity to the consumer.

A high percentage of consumer profits are captured by middle men such as distributors, processors and retailers. Trends are moving in the direction of more competition in the distribution channel with companies such as Amazon buying Whole Foods that will likely drive down the price farmers are paid for their products.

Commercial farms operating in urban and suburban areas require large trucks for moving goods, which creates a tension between commercial and pedestrian traffic. Smaller scale community farms can be integrated into urban and suburban environments that support both the farmer, consumer and community as a whole.

### **Community Farms**

There is a wonderful opportunity to shift our urban farms from commercial production hubs alone to a balance of less commercial and more community orientation. Growing food, plants and other crops that serve the immediate community and provide opportunities for education, events and agritourism is a much more complementary kind of agriculture for a community like Encinitas.

There is tremendous value that agriculture can bring in the form of open space, engagement and education while fostering a thriving local food system that improves the health and economic well-being of communities. These community farms can also provide a platform to educate consumers about the complex issues in agriculture and our food system. However, community farming has many of the same challenges as commercial farming, but is often less profitable. Challenges that community farmers face include competition for land use and that small farms can't take advantage of economies of scale due to small sizes of farms in urban areas.

Urban community farms rely on community support in the following ways:

- Community Supported Agriculture (CSA)
- Farm stand
- Agritourism
- Education and Events
- Volunteers and charitable support

Community farms are much more diversified in the variety of crops they grow. They often combine multiple farming systems like a vegetable, herb and flower gardens, animals, orchards and food forests, and vineyards. They are welcoming and in fact rely on visitors whereas commercial production farms are not places for public engagement. Community farms bring great value in serving as an urban oasis for ecological diversity, fresh local food, education for all ages and also preserve agriculture where people live.

### **Unique opportunity to be one of the first Agrihoods in San Diego County**

Encinitas has the unique opportunity to create one of the first agrihoods in San Diego County, which can be a model to be followed by other agricultural property owners to ensure preservation of a portion of their agricultural uses in perpetuity. Like accessory dwelling units and multigenerational housing, the agrihood is an old idea made new again. The Urban Land Institute has identified over 200 agrihoods across the country and defines an agrihood as a single-family, multifamily, or mixed-use community built with a working farm as a focus. In their report "Cultivating Development: Trends and Opportunities at the Intersection of Food and Real Estate," they state:



*"Real estate decision makers – developers, owners, property managers, designers, investors, and public officials – are increasing collaborating with an array of partners to leverage growing consumer interest in food. Partnerships with chefs, farmers, universities, private foundations, nonprofit organizations, and public health officials are supporting the creation of food-centric development projects that lead to multiple wins, including improved health outcomes, reduced pollution, and enhanced financial advantages for developers."*

Agrihood residents can participate in all kinds of farm activities, including growing and harvesting produce under the tutelage of experienced farmers; buying shares in a community-supported agriculture (CSA) program, which ensures a steady supply of fresh and local produce to a homeowner's table every week; attending cooking classes and demonstrations; and shopping at the farmer's market.

A well-managed farm program also engages homeowners on a deeper level: their children's future. Kids learn about growing and preparing their own food, enriching soil fertility, and the importance of birds and insects in the food chain.

## **Fox Point Agrihood Design Program**

### **Urban agricultural land set aside in relationship to integrated agricultural areas in urban spaces**

Generally speaking, agricultural development as a percentage of a real estate project is thought of in terms of being maintained in perpetuity. For example, if X acres are committed to agriculture, then usually a substantive amount of that land is protected into the future and that is what is regarded as "set aside" for protected agriculture. Within that scope, a limited amount can be placed in the urban spaces between buildings and it is more for small scale applications and building character, which is more for perennials than annual production.

Agriculture managed in urban spaces is difficult to maintain in perpetuity, as those urban space uses will change over time as residents come and go, HOA's changes in composition, etc. Only limited amounts of area can be located for urban agriculture within urban spaces as there are other competing green space needs for gathering areas, greens, etc. Finally, the agriculture within urban spaces may require different ongoing management than the farmer working on the main farm area.

A rule of thumb for working out the amount of agricultural area within an agrihood would be a minimum of ag area represented within the urban spaces (ideally connecting to the farm), limited area on the periphery (integrating the surrounding neighborhood areas to the farm) and the vast majority as contiguous, protected land for the farm. In the case of Fox Point Farms, the breakdown of 9.85 acres consists of 7.5 acres in the contiguous farm area, 2 acres on the peripheral area in orchards, vineyards and other perennials and 0.35 acres within the urban spaces. Using this rule of thumb, the project proposes the following uses:

#### Uses within 7.5 acre contiguous farm area

- Event Green
- Event Barn
- Operations center/post harvest center
- Back of house/services/equipment storage, etc.
- Small animal area
- Farm fields- annual production
- Education gardens
- Greenhouses/hoop houses
- Pond - surface water and water storage areas
- Wildlife areas/pollinator gardens, nut trees



Uses within 2 acre peripheral perennial area

- Orchards
- Vineyards
- Wildlife areas/pollinator gardens, nut trees

Gardens/Perennials within urban spaces - 0.35 acres

- Trellis grapes
- Vertical landscaping
- Kitchen gardens
- Community gardens
- Edible landscaping

### **Farm Character**

The open farm areas adjacent to the real estate development are what give it its farm character (looking out over the farm). And since it is community agriculture, the farm open area is designed to be broken up into a number of pieces that residents can immerse themselves into (the farm becomes a bit of a village in that sense - where the community can immerse and have a number of different rich experiences with berries, flowers, pollinator gardens, orchard boscs,, trellised grapes, pavilions..... not just production fields).

### **Farm Markets**

Food grown and produced on the farm is for a CSA program designed for resident and surrounding neighbors, farm stand/store/cafe, clubhouse dining and value-added goods.

### **Pedestrian/Car relationship**

Success is more immanent within an agrihood when there are no streets/parking to cross between the majority of the homes and the farm aspects using alley loaded homes and edge parking lots.

### **Water/Irrigation**

Buying water is expensive for irrigation and particularly during droughts - better to supplement with surface rainwater collection and by well water when applicable.

### **Case for Rezoning**

We are moving from a single use, industrial model of agricultural operations to a community-oriented agricultural model that will preserve 1/2 the land for agriculture, offer fresh produce and food products to the surrounding neighborhood as well as unending opportunities for education, events, etc. The project would respect and preserve the agricultural heritage of Encinitas, while also providing for a mix of housing types to meet the needs of all Encinitas residents.

## HOUSING ELEMENT TASK FORCE/CITY COUNCIL MEETING

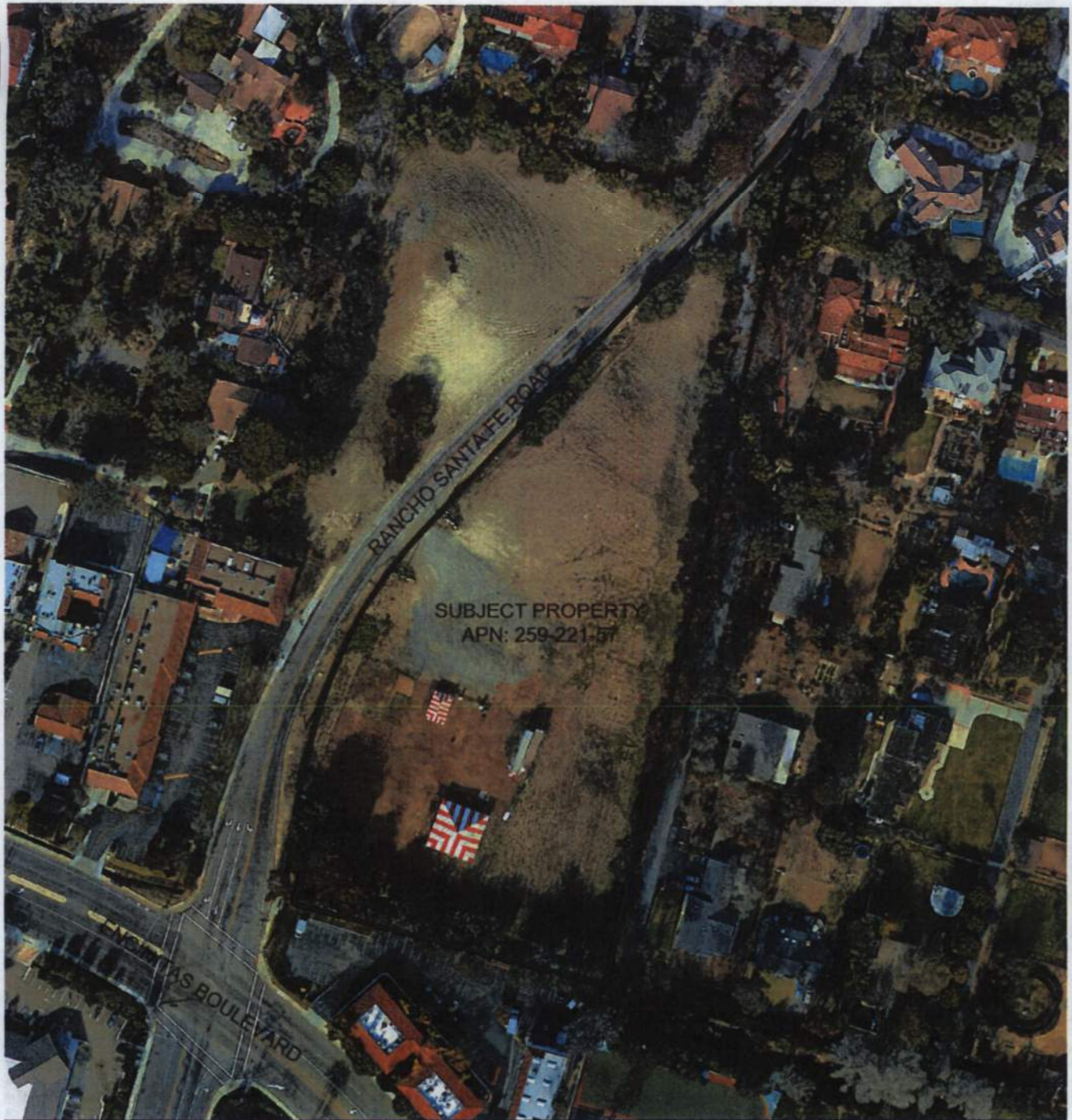
### PUBLIC COMMENTS – DECEMBER 16, 2017

#### PUBLIC COMMENTS:

- Richard – Spoke about L-7 site. Concerned with traffic and other impacts to the neighborhood.
- Jim – Resident of Quail Gardens Drive. Spoke about L-7 site and the need for Council to be responsible with their decision.
- Kathleen – Upset with all the different uses that have been proposed for the L-7 site.
- Glen J - Stated that L-7 and Ecther properties are not appropriate sites. Consider Sunshine Gardens site and sites across from CVS.
- Helmet – Resident. Focus on accessory dwelling units and greenhouse sites.
- Damien M – Suggested the Council add sites for Cannon property owner.
- Ruben F – Sites should be distributed evenly across all communities.
- Peter S – Anyone who has a site proposed near them will be a “NIMBY”. Santa Fe Plaza must be removed because it was mandated by the State.
- Bob E – Explained that his proposed agrihood would not build more than 250 units.
- Fox Point Resident – Supports the agrihood concept with conditions related to the surrounding neighborhood.
- Mike A – Expressed concern about the County burn site.
- Dennis C – Explained that BMW and Ford need the space leased at the County burn site.
- Sheila C – Look at other sites, tax credits, change NCTD routes if needed. She further went on to comment on all the other sites being considered.
- Sue R – Community Housing Works. Provided a presentation on the importance of affordable housing.



# EXHIBIT "A"



**PASCO LARET SUITER**  
& ASSOCIATES  
PH. 858.259.8212 | PLSAENGINEERING.COM

SCALE = 1" = 150'



EXHIBIT

SHEET 1 OF 1



# PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

December 15, 2017

Diane Langager, Principal Planner  
City of Encinitas  
505 South Vulcan Avenue  
Encinitas, CA 92024

**RE: Housing Element Site Consideration for 105 South Rancho Santa Fe Road (APN 259-221-57)**

Dear Diane,

I am writing on behalf of the owners of the above referenced 4.75 gross acre parcel (Exhibit A) to request that the parcel be included in the Housing Element Task Force analysis of "sites under consideration".

In addition to an owner who is interested in the development of their property, the site is currently 100% vacant, contains no protected biological resources and is characterized by gentle topography all of which are conducive to higher density development. We believe that these characteristics make it an ideal candidate for inclusion into the proposed Housing Element to help insure that the City can achieve State certification.

Although the parcel appears to have been omitted from the Kimley-Horn analysis of vacant parcels, below is a table with the relevant property information to assist you with your review:

Address	105 South Rancho Santa Fe Road
APN	259-221-57
Zoning	RR-2
Gross Size/Net Size*	4.75 AC/3.66 AC
Gross Unit Yield/Net Unit Yield	142 DU/110 DU
Notes	Interested Owner Not Included in EIR

- Net acreage was calculated using "0.77 method" described in Kimley-Horn study.

Thank you for your consideration and please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,



W. Justin Suiter, PE  
President

535 N Highway 101, Ste A Solana Beach, California 92075  
27127 Calle Arroyo, Ste 1904 San Juan Capistrano, California 92675  
plsaengineering.com

recid@mtg 12/16/17



Parcel Descriptive Information					GROSS YIELD	
Parcel Name	APN	Zoning	City		20 DU/AC	25 DU/AC
			Neighborhood	Parcel Type		
Manchester Ave Sites	2612003700	Residential 11	Cardiff	Underutilized	11	14
	2612003800	Residential 11	Cardiff	Underutilized	10	12
	2612003900	Residential 11	Cardiff	Underutilized	13	16
Greek Church Site	2611506100	Rural Residential 1	Cardiff	Underutilized	47	59
	2611506400	Rural Residential 1	Cardiff	Underutilized	50	62
Cannon Property (Piraeus Site)	2541440100	Rural Residential 2	Leucadia	Vacant	139	173
Highway 101 Sites	2540545500	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	14	18
	2540546400	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	12	15
	2540547600	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	0	0
	2540547700	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	17	21
	2540547800	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	28	35
Echter Property	2546121200	ER-Agricultural	Leucadia	Underutilized	430	537
L-7 Site	2570111700	Rural Residential 1	Leucadia	Vacant	152	190
Armstrong Site	2574702400	General Commercial	New Encinitas	Vacant	38	48
County Burn Site	2591213600	Public/Semi-Public	New Encinitas	Underutilized	42	52
	2591213700	Public/Semi-Public	New Encinitas	Underutilized	208	260
Encinitas Blvd & Quail Gardens Sites	2581111600	Office Professional	Old Encinitas	Vacant	44	56
	2581303400	Office Professional	Old Encinitas	Underutilized	20	26
	2581304500	Office Professional	Old Encinitas	Vacant	8	9
	2581308100	Office Professional	Old Encinitas	Vacant	26	33
Sunshine Gardens Site	2581309700	Office Professional	Old Encinitas	Developed	41	51
	2581309800	Office Professional	Old Encinitas	Developed	27	34
7-11 Center and Surrounding Sites	2592311700	Local Commercial	Olivenhain	Developed	18	23
	2592315100	Local Commercial	Olivenhain	Developed	19	24
	2592316300	Local Commercial	Olivenhain	Developed	36	45
	2592316400	Local Commercial	Olivenhain	Developed	24	29
	2592317800	Local Commercial	Olivenhain	Developed	12	15
	2592317900	Local Commercial	Olivenhain	Developed	13	16
Rancho Santa Fe Sites (Gaffney/Goodsen)	2592312800	Rural Residential 2	Olivenhain	Developed	78	97
	2592313000	Rural Residential 2	Olivenhain	Developed	11	14
	2592313100	Rural Residential 2	Olivenhain	Developed	9	12
	2592313200	Rural Residential 2	Olivenhain	Vacant	35	44
Coassin/Lansing Site	2592002600	Rural Residential 1	Olivenhain	Vacant	209	261

**ADDITIONAL PARCEL(S):**

Strawberry Fields Site	2612100100	Rural Residential 2	Cardiff	Vacant	338	423
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Reed@mta  
12/16/17



## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Wednesday, December 13, 2017 2:08 PM  
**To:** Melody Colombo  
**Subject:** FW: encinitas.granicus.com/GeneratedAgendaViewer.php?view\_id=7&event\_id=1434

CITY OF ENCINITAS  
CITY CLERK  
2017 DEC 13 PM 3:06

For Saturday's meeting

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

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**From:** Catherine Blakespear  
**Sent:** Tuesday, December 12, 2017 11:59 AM  
**To:** Eli Sanchez  
**Cc:** Council Members; Kathy Hollywood  
**Subject:** Re: encinitas.granicus.com/GeneratedAgendaViewer.php?view\_id=7&event\_id=1434

Dear Eli,

I don't think there is any convenient time for a City Council meeting. Certainly Saturday morning is as disruptive for the City Council members, staff, attorneys and consultants as it is for others because we all have families and holiday plans too. I periodically hear complaints about our standard 6 p.m. on Wednesday meeting time because it's during the commuting hour, or during dinner time for families or interferes with sports. Carlsbad has some City Council meetings during the morning hours and they are criticized for having it during the time citizens work.

I think in the larger scheme of things, fewer people work on the weekends and varying the times of meetings allows more people to participate, for example someone who can never make Wednesday evenings because of some standing commitment or childcare responsibility. The Saturday morning meeting will allow the City Council and the residents to focus exclusively on one topic for four hours, and to have the remainder of the day available. We have been having housing meetings routinely for many months in the evening hours and if this Saturday doesn't work for your schedule there will be other opportunities to participate. You can also submit comments online using our E-comment system or by writing directly to the City Councilmembers or by scheduling appointments. We make every effort to be available to receive citizen feedback.

Best regards,  
Catherine Blakespear  
Encinitas Mayor

**Shelley Wecker**

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**From:** Dennis Cook <dcook@cookvw.com>  
**Sent:** Monday, December 11, 2017 10:24 AM  
**To:** Council Members

I would ask that the council NOT include the old dump site, where we store cars, in the housing plan. We would not be able to function and I believe Encinitas Ford is in the same position. The idea that we move to the old dump site off of Encinitas Blvd. makes no sense. It should be the other way around. Use the dump site for the housing plan and leave the burn site alone

Dennis Cook

Herman Cook Volkswagen



## Shelley Wecker

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**From:** Alec Jolly <alecjoll@pacbell.net>  
**Sent:** Sunday, December 10, 2017 1:25 PM  
**To:** Tony Kranz; Karen Brust  
**Cc:** Council Members  
**Subject:** About at grade crossings

Dear Tony Kranz, Karen Brust, and the Encinitas City council

As a citizen of Encinitas I'm writing to you in favor of support for at grade crossings. Since I lived here my whole life and always enjoyed going to either surf or just to swim in the water I have some ideas for maybe how you could push for at grade crossings.

This sounds like more of a last ditch sort of effort of an idea but maybe its possible to get more support for at grade crossings if there was some addition of low income housing in the housing plan for Encinitas that could convince some of the members of SANDAG to go along. I was just mostly surprised to hear about the building of an underground crosswalk at the south side of the lagoon, almost in Solana Beach, as well as the planned crossing for Chesterfield from an article in the Encinitas Advocate. I hope SANDAG hasn't forgotten that Encinitas, Carlsbad, Oceanside, and Del Mar are all facing access of beach problems because of the nature of the double tracking project. Both underground and overhead crossings are not ideal because of problems associated with the way the crossings would be vandalized by graffiti as well as the way, ironically, they would be a place for the homeless to sleep. Maybe then it would be better if SANDAG would position money for homelessness for Encinitas and in turn free up our own money within the city to focus for paying at grade crossings. Overall, I hope there is some future for Encinitas and the preservation of our community as well as expansion of the rail line through under grounding and the leasing of the above ground railroad property in the long term. Thank you for listening. Keep up all that your doing.

Sincerely,

Alec Jolly



## HOUSING ELEMENT TASK FORCE/CITY COUNCIL MEETING

### PUBLIC COMMENTS – JANUARY 10, 2017

#### PUBLIC COMMENTS:

- Glenn J. – Does not support sites on El Camino Real. Concern with loss of commercial amenities.
- Nikki C. – Requested Council keep the Greek Church site as a Housing Element site.
- Austin D. – Explained a number of reasons to support the Fox Point agri-hood site.
- Damien M. – Proposed use of L-7 site, has funding and Community Housing Works on board.
- Doug G. – Supports Damien M. proposal, which includes easement over Damien’s site on Manchester Ave.
- Sue (Community Housing Works) – Explained the benefit of a project at L-7 site.
- Susan T. – Asked for an explanation for why 1600 units was being considered.
- Robert D. – Peppertree Ln. resident concerned with proposed sites above the 7-11 sites. Too much density.
- Barry – Wants to ensure if Bob E. site is selected, no cannabis cultivation would be permitted.
- Bob E. – Recommended his site and project be included in the Housing Element.
- Steven – Olivenhain resident that does not support the proposed density in Olivenhain.
- Greg Lansing – Requested his clients site be reconsidered for inclusion in the Housing Element.
- Carris R. – Stated reasons for supporting the Fox Point site as Housing Element site.
- Tosh – Supporter of the Fox Point site.
- Sandra H. – No show to speak.
- Molina – Supporter of the Fox Point site.
- Brian G. – Explained the rationale and support for the Fox Point site. Stated it meets HCD requirements.
- Shelia C. – Support Fox Point site and suggested all long lease sites should be off the table.
- Angelica – Does not support Fox Point site. Concerned about impacts and cannabis
- Christina – Not in support of Fox Point site.
- Jackie – Asked what is perpetuity? No access to Sidona for Fox Point agri-hood project.

Item #10 B 1/10/18  
City Council mtg



Robert J. Echter  
1150 Quail Gardens Drive, Encinitas, CA 92023  
(760) 436-0188, ext. 208

[bechter@drammechter.com](mailto:bechter@drammechter.com)

Good evening Mayor, Council members, and Task Force members,

My name is Bob Echter and I am the owner of the Fox Point Farms property at 1150 Quail Gardens Drive. I am here asking that you reconsider my property for inclusion in your Housing Element Update.

I would like to take this opportunity to reinforce my commitment to the agrihood concept that I presented to you at your November meeting, and again at your December meeting. I have a development team that is focused on maintaining the integrity of that vision, a team consisting of local residents who care deeply about our City and its history. I am not just an interested owner, I am a COMMITTED owner who is committed to making this project a reality. I am committed to providing affordable and workforce housing in our community, and we have proposed a project that achieves that goal in a unique and innovative way. In a way that resonates with members of our community, some of whom you'll be hearing from tonight. There are over 100 agrihoods throughout the country. We have the opportunity to bring one to Encinitas.

Tonight you are considering which sites to move forward with as part of a Housing Element Update. Sites that are expected to produce real, true, affordable and workforce housing – not just upzoning. As you review those other sites, please consider the possibility that some of those sites may not redevelop any time soon, or may redevelop but not to their expected unit yields due to constraints such as steep slopes. We are proposing a project with a realistic unit yield, no site constraints, and a

concept plan that has been vetted by the local community. We are ready to go. If you decide to include us, my team will be the first to call your Development Services Department and submit a project application.

Lastly, I want to reiterate that we have no intention of developing more than 250 units at Fox Point Farms, and we ask that the City enter into an agreement with us to that effect. As I stated back in December, we believe it is important that the City give accurate, realistic unit counts to the State for all of these Housing Element sites, and the unit count for our site should be 250 maximum.

Thank you for considering the vision that we have for the Fox Point Farms site.

Sincerely,

Bob Echter



# Item 10B Comments

**Melody Colombo**

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**From:** Kathy Hollywood  
**Sent:** Wednesday, January 10, 2018 1:42 PM  
**To:** Melody Colombo  
**Subject:** FW: 10B Housing Element Task Force Discussion  
**Attachments:** Housing Task Force.doc

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

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**From:** donhcameron [<mailto:donhcameron@cox.net>]  
**Sent:** Wednesday, January 10, 2018 1:35 PM  
**To:** Council Members  
**Cc:** Karen Brust; Kathy Hollywood  
**Subject:** 10B Housing Element Task Force Discussion

I hope you all have the opportunity to review this e-mail and my comments and questions before tonight's meeting. I know that you have along day today.

Kathy, please make sure Glenn and Bruce; Barbara Kautz'' and the Consultant all receive a copy of this. I have Ehlers e-mail but not Glenn Grossclose or the others.

Thank you, Sheila

Housing Task Force – Meeting January 10, 2018

For the Record:

Mayor Blakespear  
Deputy Mayor Kranz  
City Council Members Muir, Boerner-Horvath, Mosca

As most of you are aware, I have attended many of the Housing Task Force and Joint Task Force and City Council meetings and I was part of organizing this Task Force so that citizens have a true voice in the Housing Element update. Since the December 16<sup>th</sup> meeting, I have given a lot of thought to where we are and where we seem to be going in this Housing Element quandary. In light of recent and new laws, AB 1397 and SB 166 – how do they reflect on the City's plans and process?

I am asking you to consider the following: AB1397, requires that housing element sites have a "realistic and demonstrated potential" for development within the planning period which is by 2021. Of the sites selected, three of them are already developed sites – The Highway 101 Sites, the Sunshine Gardens site, and the 7/11 Site in Olivenhain.

There are businesses operating within those sites that have long-term leases, for example On Highway 101 – Scott's Automotive and the Roadway Inn among others; in Sunshine Gardens – Betty's Pie Whole ( a favorite of many locals); and at least 10 or more businesses in the 7/11 property in Olivenhain.

Do these businesses on these sites have Long Term Leases and how does "realistic and demonstrated potential" fit with absolute certainty with the AB1397 Law requirements? I think it is in our City's interest to determine what, if any, long term leases exist on those sites and the complications involved in extricating owners from those long term leases. I'm not sure what is legally involved. Can you please answer that?

Please consider the implications of rezoning these commercial uses and displacing the associated businesses. There may be a real inability to materialize into affordable housing within our planning period. If that isn't likely – will the HCD accept these sites in light of AB1397? It seems unrealistic to assume these sites have development potential to convert to housing in the next few years of this Housing Element cycle. In the Staff report, several Measure T sites are being reconsidered for inclusion as Housing Element sites (Ralph's, Sprouts Sites, and LA Fitness site. These are some of the anchors of our commercial land in Encinitas. Are they going to upend their long term Leases for housing?

Are we going back to using Measure T again? Because mixed use is no longer the model for achieving low or very low income housing opportunities. I think your legal Counsel, Barbara Kautz, has stated that the City cannot rezone commercial centers for mixed use development anymore in light of the new State housing law. And in that same Coast



News article, Mayor Blakespear you were quoted as saying, "It's not just about zoning anymore...its about the production of affordable housing."

These commercial sites will not yield the necessary housing stock any time soon. Many of the other sites – the Armstrong Nursery site, the San Diego Credit Union – there is no indication of owner interest in selling their sites for housing; the Temple site and Sage site are almost entirely on steep slopes – hardly easy areas for development.

It would be too bad to lose so many economic generating sources when there are other sites much more suitable and readily available for housing. That's what left me scratching my head when I left the December 16<sup>th</sup> meeting.

This City has at least 3-5 sites readily available for development of low income and affordable housing, and for some a bit unclear reasons, the Council has chosen to dismiss them.

We own the empty 9.5 acres on Quail Gardens drive. Empty and we own it! What could be a better candidate? What are you thinking that our own land gets taken off the table? You don't have to decide to develop all of it. You can develop a portion of it for affordable and/or senior housing and make the rest of it a park – the reason a prior Council purchased the land in the first place.

The large empty parcel on the corner of Rancho Santa Fe Road and Encinitas Blvd. in Olivenhain – currently used for launching balloons; for pumpkin and Christmas tree sales. Isn't there is a willing seller there?

The property on the corner of Leucadia and Vulcan – last I knew it was for sale. It is a big piece of property. That whole corner connection is going to have to be reworked anyway, if the City puts the proposed Rail Trail on Vulcan Avenue, and at some point there will be houses built there. So, please consider that site.

And last but not least, the proposed Foxpoint site on the Bob Eckter property is a gift! I've looked over this proposed project very carefully. It is well planned and will be developed by a local citizen on property owned by a life long local nursery grower and resident. The map, the buffers, the "AgriHood" concept are visionary and doable. It offers 15% low/very low income housing and smaller affordable units between 800 and 1100 s.f. The location has easy access to a major crossroad, sidewalks, and a bus stop on the corner and most of all with 250 units it takes a big bite out of our commitment to build the 1600 target houses for our Housing element.

Please do the hard thing and make the obvious, expedient choices so that this Housing Element becomes a reality and not just constant planning.

I'd appreciate having my questions answered. I sent this to all of you earlier today, I hope you have taken the time to read it.

Sheila S. Cameron



## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Wednesday, January 10, 2018 3:49 PM  
**To:** Melody Colombo; Diane Langager  
**Subject:** FW: Regarding Fox Point Farms Agrihood Project

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

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**From:** Caitlin MacMillen [<mailto:clcmacmillen@gmail.com>]  
**Sent:** Wednesday, January 10, 2018 3:27 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** Regarding Fox Point Farms Agrihood Project

Dear Mayor Blakespear and City Council,

I was raised in Encinitas and returned in 2016 as a resident physician with my husband and we plan to stay, raise our children here, and I intend to care for the community members of Encinitas as a full time Family Medicine physician. However, despite my husband working in consulting and I am as a physician there is no way we can afford to live here – we can barely afford the rent given high cost of living and burdens of student debt we carry from pursuing and self funding high education in the early 2000's. We currently are living with my parents weighing our options of staying vs moving to a more financially feasible city in California.

Once we moved to Encinitas for my job from the Bay Area we were immediately blow away at the access to a healthy lifestyle with easy walking and biking routes around town, incredible fresh food options provided at our Farmer's Markets, and the great sense of community we felt here. These are just a few of the many reasons that we support the Fox Point Farms Agrihood project. It would be progressive and incredible to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends and colleagues who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we want to invest in, and a project like Fox Point Farms Agrihood might actually be affordable enough to buy a home in.

An project like the Agrihood could solidify Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Please do not hesitate to contact me with any further questions



Best Regards,

Caitlin MacMillen

## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Wednesday, January 10, 2018 1:43 PM  
**To:** Melody Colombo  
**Subject:** FW: Item # (Fox Point Farms)

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

**From:** zach arreola [<mailto:zacharreola@gmail.com>]  
**Sent:** Wednesday, January 10, 2018 12:13 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident who also is privileged to work in Encinitas as a freelance graphic designer. I hope to one day raise my children here. However, I am very concerned about rising rents, and I have never been able to afford a home in my hometown. Housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Zach Arreola



--  
**Zach J. Arreola**  
M: 808.639.4590  
E: [zacharreola@gmail.com](mailto:zacharreola@gmail.com)

[@zacharreola](#)

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**Please consider the environment before printing this email.**

## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Wednesday, January 10, 2018 11:38 AM  
**To:** Melody Colombo  
**Subject:** FW: Fox Point Farms

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

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**From:** Annika Walden [<mailto:annikaw90@gmail.com>]  
**Sent:** Wednesday, January 10, 2018 11:37 AM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** Fox Point Farms

January 9, 2018

**RE: Item # (Fox Point Farms)**

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident who also is privileged to work in Encinitas as a Business Development Manager. I grew up here, went to school here, and hope to one day raise my children here. However, I am very concerned about rising rents, and I have never been able to afford a home in my hometown. Housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the



Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Annika Walden

## Shelley Wecker

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**From:** Elena Thompson <elenathompson@cox.net>  
**Sent:** Wednesday, January 10, 2018 10:44 AM  
**To:** Council Members  
**Subject:** 1-10-17 Item 10B. Housing Update Comment

Hello City Council, Mayor Blakespear and Staff,

I am not in favor of up-zoning beautiful and coveted Encinitas to meet the requirements of out of area politicians with socialist agendas; but since we have to, and in order to comply with State Law, matters of over-population, and get nasty lawsuits off our plate, I support your good faith efforts to get this important business done tonight.

**Please know:**

- I support the Dramm Echter Fox Point Farms project in your Housing Element update. This is a practical, far better option than a Cannabis farm in our town and will be an award-winning agricultural community, once finished.
- I support maps that will put housing near bus lines and major roads versus tucked inside quiet neighborhoods far from transit corridors without bike and ped infrastructure.
- I support stacking housing on top of existing commercial centers along El Camino Real. This is where the jobs are.
- I support traffic impact fees to be properly collected and spent for sufficient infrastructure to be built as on off-set for higher densities, as our town is sorely lacking proper infrastructure for safe mobility today.
- I do not support any up-zoning/densification of the Highway 101/Vulcan corridor until which time the North Coast Highway 101 Streetscape is completed. This area is a long neglected former Highway/train zone without proper and safe infrastructure (sidewalks, bike lanes, parking, roads) and makes no sense to be adding any more development and people here, until which time all can be safely accommodated and the Streetscape is completed.

The City's budget is dependent on property taxes, so we need to get this right in order to protect what people cherish about Encinitas or they will re-locate. Thank you.

Regards,

Elena Thompson, "E.T.", Realtor



Phone: 760.822.3873  
Cal BRE #01316803

**Shelley Wecker**

---

**From:** Dadla <dadla@cox.net>  
**Sent:** Tuesday, January 09, 2018 4:20 PM  
**To:** Council Members  
**Subject:** PS on my AgriHood concept letter

Forgot to say, that the AgriHood development conceived at Fox Point Farms would be a wonderful way to put these ideas into action. Please pursue this and any such projects post haste.  
Thank you.

\*\*\*\*\*

Dadla Ponizil  
Volunteer, Citizens' Climate Lobby  
[www.citizensclimatelobby.org](http://www.citizensclimatelobby.org)  
[dadla@cox.net](mailto:dadla@cox.net)  
760-815-1545

"Hope, in this deep and powerful sense, is not the same as joy that things are going well, or willingness to invest in enterprises that are obviously heading for success, but rather an ability to work for something because it is good."

-- Czech President Vaclav Havel

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**Shelley Wecker**

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**From:** WDavidson <wdavidson@davidsoncommunities.com>  
**Sent:** Wednesday, January 10, 2018 9:35 AM  
**To:** Council Members  
**Subject:** Letter: Fox Point Farms  
**Attachments:** Davidson Support Letter Fox Farms\_180103.pdf

To whom it may concern,

Please find attached our letter regarding Fox Point Farms for your attention.

Thank you.

Sarah Bancroft for  
William Davidson  
President  
Davidson Communities



January 3, 2018

Encinitas City Council  
505 S Vulcan Ave  
Encinitas, CA 92024

Dear Mayor and Council,

As Davidson Communities begins our 40<sup>th</sup> year as a leader in building homes across Southern California, I wanted to take a minute to reflect on a truly unique and inspired plan recently presented to you and your Housing Element Task Force.

The Fox Point Farms "Agrihood" is exactly the type of project that homebuyers are yearning for. By integrating a unique design focused on sustainable food production combined with smaller homes affordable to teachers, young couples, and downsizing seniors on fixed incomes, we believe the Agrihood will appeal across many markets currently underserved in coastal North County, especially Encinitas.

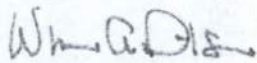
While we've earned a reputation as a premium home builder, Davidson Communities is proud of our history of building attached and detached multi-family homes. We believe this project integrates progressive product types that would yield an exceptional, attractive blend of homes. We would be excited to build a project like this, and we know that in Encinitas, it will be a tremendous success.

Our experience in development and construction has led us to understand that the economics of providing housing in Southern California almost entirely precludes projects like the Fox Point Farms Agrihood. However, we understand that by working with the current property owner, innovative site design and early communication with the neighboring community, the team behind the Agrihood has laid a solid foundation. The plan integrates agriculture, provides for employee housing at affordable levels to farm workers, and would assist the City with achieving a compliant Housing Element.

Page 2  
January 3, 2018  
Encinitas City Council

Davidson Communities has seen similar types of successful projects built throughout the country, and we believe this is an exciting proposal that respects the agricultural history of the property and the City of Encinitas, while also providing much needed (and State-mandated) housing. I urge you to please reconsider the Fox Point Farms Agrihood as part of the Housing Element Update.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "W.A. Davidson". The signature is written in a cursive, slightly slanted style.

William A. Davidson  
President



## Shelley Wecker

---

**From:** Sandy Irwin <Irwins@cox.net>  
**Sent:** Wednesday, January 10, 2018 7:51 AM  
**To:** Council Members  
**Subject:** Starlight Drive Update

January 9, 2018

Dear Mayor Blakespear and City Council Members,

As you know, your January 10 Consent Calendar includes a Mobility Update. One of the projects listed in the Update is the Starlight Drive path and gate to Encinitas Community Park that you approved on October 11, 2017. As part of that approval, you instructed staff to consult the neighbors regarding their preferences, including paving the road as an option (“design coordination with the residents”). At this point, only two of the seven households have been approached, but the project seems to be moving forward.

The Capital Improvements Projects List included with your Agenda Report states that the project’s status is “reviewing the design to address field constraints.” They are already reviewing the design, yet the majority of Starlight’s residents’ concerns have been ignored.

All other projects on the Capital Improvements Projects List that involve sidewalks, pedestrian ramps, bike lanes, etc., are on paved roads. Starlight’s composition is unique, and it can’t be addressed in the same way as more standard paved roads in the community. Starlight is not paved, not stable, and has no curbs. How long can a decomposed granite path last on this surface?

Clearly, we have a number of related concerns, some of which we include here:

- **Drainage and runoff** – Starlight’s surface is not paved, and it has a history of muddy pooling and drainage issues during storms. Presumably, a walking path could add to these problems and should be addressed. Does your \$66,000 budget include this type of drainage work?
- **Traffic** – A small, dead-end road like Starlight cannot handle the traffic that will be generated by parents dropping off their children for events at the park. Weekend traffic on Starlight has already increased dramatically, caused by people who think there is a park entrance there. Each car creates noise and many damage the already fragile road surface. How will the City prevent the inevitable traffic that comes with a park gate?

- **Safety** – Will the City assume responsibility if someone is injured while traveling on the path to the park?
- **Maintenance** – The IOD's that the City has decided to accept are for the road itself, which, it would seem, must include maintenance of the road. Starlight residents have not been assured that the City will follow through with this responsibility. Does the City's budget include this?

Moving forward with plans for the Starlight walking path and gate without addressing these and other concerns could cause problems for both the City and the residents of Starlight Drive. Please give them your consideration. Thank you.

Sincerely,

Sandy and Bob Irwin

1585 Starlight Drive

Cardiff, CA 92007



## Shelley Wecker

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**From:** Raylene Rhodes <raylenerhodes@aol.com>  
**Sent:** Tuesday, January 09, 2018 5:57 PM  
**To:** Council Members  
**Subject:** Fox Point Farms agrihood

Dear Mayor Blakespear and Council Members,

I am writing to you today to give my support to a proposed plan by Brian Grover to create what is called an Agrihood and I hope it will gain your support as well.

Although I am not a native and have only lived here since 1980, I have seen this seaside village boom! As a single mother I was never able to buy a house for myself in Encinitas but I would love to see my daughter and her husband have the opportunity to buy property in her hometown and raise a family here.

By approving the plan of Fox Point Farms it would place the city of Encinitas as a vanguard of new, creative housing and community planning. Do we really need more MacMansions or unimaginative tract developments?

The times they are a changing and we need to be at the forefront of that change. Old ways and outdated systems are on the way out. We need to think ahead for future generations and we can do this while preserving our unique heritage and character with functionality and style!

Encinitas is truly a magical and special place. Let's give her the ability to stay viable in this new and alternative future by including Fox Point Farms in your Housing Element update.

With Utmost Sincerity,  
Raylene Rhodes  
01/09/2018



## Kathy Hollywood

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**From:** Austin DeLana <delana.austin@gmail.com>  
**Sent:** Tuesday, January 09, 2018 4:52 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** RE: Item #10B (Housing Element Update - Fox Point Farms)

Dear Mayor Blakespear and City Council Members,

This is a personal note in support of the proposed Fox Point Farms project that will be discussed during the City Council meeting on Wednesday, January 10, 2018.

I have been a resident and a renter in Encinitas for over 6 years. Fortunate enough to move here after graduating from college, I have built my life in this community and hope to continue doing so. Accomplishing this for any extended period of time in a feasible way requires me to purchase a home. Many of the single family homes in Encinitas require a higher price point than I can currently afford (the median home price for listed homes in Encinitas is approximately \$1.4 million according to Zillow). The Fox Point Farms project provides a more affordable option to for me to pursue home ownership in two ways: 1) Increasing the supply of housing, therefore fundamentally lowering pricing. 2) Creating smaller housing options that would naturally require a lower price point for purchase.

Additionally, this project has the capacity to be an exemplary development that is innovative, intentional, and responsible. I studied urban planning and development in college, and I currently work in the real estate investment industry. The Fox Point Farms proposal is representative of a project that I always hoped to either work on or live in. This is not just a passive development that follows the traditional suburban development pattern. It will be an advantageous development that successfully revitalizes the space, takes into account surrounding uses, and honors the site's agricultural heritage. This represents a chance for Encinitas to incorporate an innovative site into its borders. It also affords our city the chance to be an example for the rest of San Diego County on how to responsibly and creatively develop real estate. I will be proud to have it be part of my community.

I strongly recommend that you include Fox Point Farms in the Housing Element update. It represents an innovative, responsible, and needed addition to the City of Encinitas.

Sincerely,

Austin DeLana  
e: [delana.austin@gmail.com](mailto:delana.austin@gmail.com)  
c: (310) 941-0655

## Kathy Hollywood

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**From:** Jackie Hall <hall.jackie@gmail.com>  
**Sent:** Tuesday, January 09, 2018 4:01 PM  
**To:** Council Members  
**Cc:** Brenda Wisneski; Kathy Hollywood  
**Subject:** RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I am a lifelong Encinitas resident. I have been very fortunate to grow up in this beautiful place, go to school here and I hope to one day raise children here. My husband and I were recently married after 9+ years together. Despite the joy of this exciting time in our lives though, we have been struggling with very unsettling feelings. As we look to our future together it's becoming increasingly difficult to envision it in Encinitas. We have been living in a small, historic building from the 1920's in downtown Encinitas for the past 8 years. Sadly, the property is being developed and we are searching for a new home. Finding a new home is proving to be a very difficult and sobering experience. The rental market is extremely shallow and rental costs are ballooning to absurd rates. We are being gentrified right out of my own hometown and realize we may never be able to afford to buy a home in this city where we have so much history. Housing prices are continuing to become even more unaffordable due to constrained supply and an overwhelming demand to live in our beautiful city.

I recently learned about the Fox Point Farms project and became very excited. I am an extremely loyal farmers market customer. I walk to both the Encinitas and Leucadia markets each week, purchasing the majority of our food directly from local farmers and businesses. This routine helps us to eat healthier and allows us to have a more human, tangible and personal connection to our food and community. I also appreciate that this routine helps limit our contribution to the environmental impact of large scale farming and food transportation. Projects like Fox Point Farms are a great opportunity for fostering healthier relationships between people, food and the community.

I urge you to include Fox Point Farms in your Housing Element update. I believe it would honor our community's history of agriculture and is a smarter approach to urban development. It's exactly the kind of housing and progressive thinking that Encinitas needs.

Sincerely,

Jackie Hall



## Kathy Hollywood

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**From:** Carris Rhodes <carrisrhodes@gmail.com>  
**Sent:** Tuesday, January 09, 2018 5:20 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** Support Letter- Fox Point Farms

Dear Mayor Blakespear and City Council,

I am writing to express my strong support for the Fox Point Farm project.

I'm a lifelong Encinitas resident who has had the privilege of working in Encinitas for 11 years in various roles and for various organizations. I currently work remotely in Encinitas but I had the distinct honor of working at the Encinitas Main Street Association and the Leucadia 101 Main Street association on various economic development initiatives, community events and on a variety of city advisory groups.

I grew up here, went to school here and hope to one day raise my children here and retire my mother here (fingers crossed!). My mother is a 35 year resident of Encinitas as well and if you do not own your home we have slim pickings for retirement.

We all know this, but housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I have heard various council members over the last 5 years talk about their desire to see housing that fits in our community and I have specifically heard the term Agrihood discussed at council meetings as a gold standard for development in Encinitas. There is no better way than an agrihood to accommodate more affordable units and preserve our agricultural heritage.

As a former farmers market manager and the executive director of the organization responsible for the Leucadia Farmers Market I know that there is a thirst for connection to food and agriculture in our community.

I am extremely proud and protective of our agricultural heritage here in Encinitas and I think that there is no better way to preserve it than to incorporate agriculture into the way we design our public spaces and housing developments.



Although change is tough this project is perfect for our community. From what I have seen this project is thoughtful, inclusive and extremely well designed. It incorporates current facade elements of the property and will be cherished for years to come.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Thank you for your time in reading this and your careful consideration.

--

Carris Rhodes

## Kathy Hollywood

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**From:** Joshua Sherman <sherman.jms@gmail.com>  
**Sent:** Tuesday, January 09, 2018 10:18 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** Fox Point Farm

Dear Mayor Blakespear and City Council,

I am writing to express my strong support for the Fox Point Farm project.

This is absolutely the right kind of project for our community. It's a great location for additional housing, and its vision aligns with our community character. Let Encinitas be a leader in mixing urban agriculture with additional housing.

I urge you to include Fox Point Farms in your Housing Element update.

Thank you for your time in reading this and your careful consideration.

-Joshua Sherman  
166 Melrose Ave, Apt B  
Encinitas CA 92024

## Kathy Hollywood

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**From:** Leslie Cruz <lfbc712@yahoo.com>  
**Sent:** Tuesday, January 09, 2018 10:08 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident who also is privileged to work in Encinitas as a Physical Therapist. I am very concerned about rising rents, and I have never been able to afford a home in this town. Housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,  
Leslie Cruz

FOX POINT FARMS LETTERS OF SUPPORT



## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Tuesday, January 09, 2018 2:17 PM  
**To:** Melody Colombo  
**Subject:** FW: Item # (Fox Point Farms)

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

**From:** Zanni [<mailto:zannidavis@gmail.com>]  
**Sent:** Tuesday, January 09, 2018 2:14 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** RE: Item # (Fox Point Farms)

Dear Mayor Blakespear & City Council Members,

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

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I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Alexandra Miranda

448 Tzena Way, Encinitas, CA 92024

## Shelley Wecker

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**From:** Dadla <dadla@cox.net>  
**Sent:** Tuesday, January 09, 2018 4:00 PM  
**To:** Council Members  
**Cc:** Judy Berlfein (Kocicka)  
**Subject:** Agrihoods, an idea with merit

**Importance:** High

Dear Encinitas City Council members.

I'm taking your precious time (and mine) on this one: it's a powerful idea I've been advocating for since I became a green building contractor. The details need to be worked out, for sure, but here are my perceived benefits:

- affordable housing (not make believe, upper middle class housing, but places where our kids could afford to live.
- local food security--the green space to recreate and grow food locally is both joyful, smart, and healthy. There are also numerous green building benefits to this (lower heat island, less pollution into our waterways, etc.)
- Jobs--our designers, contractors and developers, as well as all the trades needed to keep this maintained are a job creation engine in a growing industry.
- and of course my favorite: the potential to build homes that are both beautiful on the outside and on the inside. (think comfort, indoor air quality, lower utility bills because of quality envelopes, passive solar design, etc.)

The risk areas to look at:

- how to make sure that this zoning does not become a developer's free-for-all. Seems to me that we could have a AgriHood Zone definition. Not that hard in concept.
- Things I have not thought of yet.

I could write a whole book about this idea. I've seen such developments in other countries, and some here. Check out these in the US:

<http://www.villagehomesdavis.org/about> This is my favorite because it incorporates energy saving and comfort promoting passive solar design from ground up. In a nutshell, it means the homes help to heat and cool themselves. Period. No moving parts. So mechanical heating and cooling is much smaller and more affordable. Think lower carbon emissions for our Climate Action Plan. In our climate, this should be our building standard 101.

<http://www.gologic.us/architecture/residential-design/belfast-cohousing-ecovillage-maine/> Judy and I visited this ecovillage in Maine. The great thing here is that the homes are all built to PassiveHaus standards (not same as Passive Solar). This is the best, most effective, most comprehensive building system in the world today.

Let me know if I can offer more guidance. This topic and its potential realization are dear to my heart.

Thank you for all your hard work keep our city moving in the best direction,  
Dadla.

\*\*\*\*\*  
Dadla Ponizil



Volunteer, Citizens' Climate Lobby

[www.citizensclimatelobby.org](http://www.citizensclimatelobby.org)

[dadla@cox.net](mailto:dadla@cox.net)

760-815-1545

"Hope, in this deep and powerful sense, is not the same as joy that things are going well, or willingness to invest in enterprises that are obviously heading for success, but rather an ability to work for something because it is good."

-- Czech President Vaclav Havel

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**Shelley Wecker**

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**From:** Nancy Hall <hall7331@roadrunner.com>  
**Sent:** Tuesday, January 09, 2018 2:00 PM  
**To:** Council Members  
**Subject:** FoxPoint Farms

Hello, I have been very fortunate to live in Solana Beach 20 years then Cardiff 40 years. I raised three children in Cardiff. I was barely able to afford rent in the 1970's and 80's. I was able to buy a town home with help from family, but I had to give up the gardening that I had room for in the tiny old house I used to rent in Cardiff. That house was torn down and a Mansion was built on the lot, takes up the entire lot, no longer any food being grown there. I have read the Fox Point Farms Agrihood Concept Plan and I think it is a great idea . I feel it would be a responsible use of the land as long as the homes are affordable.

## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Tuesday, January 09, 2018 3:34 PM  
**To:** Melody Colombo  
**Subject:** FW: Fox Point Farms

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

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**From:** Philip Foster [<mailto:pjofoster@gmail.com>]  
**Sent:** Tuesday, January 09, 2018 3:06 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** Fox Point Farms

**RE: Item # (Fox Point Farms)**

Dear Mayor Blakespear and City Council,

When we are asked the question these days, "Where is home?" or "Where would you like to call home?" – for me and so many other people that is an answer that I can not get out of my mouth fast enough - ENCINITAS!!!

I have lived in this community for 8 years, 8 very important and shaping years of my life. Of the 150,000 miles I used to travel for many of the years I called Encinitas home every single one of those times I had to leave was tougher than nails across a chalkboard. The bonus was that I knew that I was going to be coming home in a few days and time spent downtown, in the local restaurants, retail spaces – including the beach would recharge me. Not one of the thousands of places I visited both domestically and globally would even come close to comparing to this amazing slice of heaven, ENCINITAS!!!

Coming home knowing that my car is parked and I now have anything and everything I really need to live, at my fingertips is something so priceless that one can only experience by living here and not only living here, but putting roots in the ground – I am talking about a foundation, one that goes so much farther than just living here, one that is about investing in a community of people, businesses and everything this little gem has to offer.

Selfishly I want all of this for me, but more importantly, I want this so that I can provide a place for a family, one that will also be exposed the magical aspects that this little town has, ones that can not be duplicated nor replicated anywhere else.

Food is on the forefront of so many conversations and is the one of the main things we as humans need to survive. While the continued education of how precious our ocean is, in the same conversation we talk about the food we eat. Look at the rise in attendance both on the vendor and consumer side of the Farmers Market boom in the recent years in Encinitas and the neighboring towns – this is something we can not shy away from because as human beings we are designed to survive and will seek out what it is we need and want.

It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I **BOLDLY** urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Philip Foster  
[pjofoster@gmail.com](mailto:pjofoster@gmail.com)  
419-680-1980  
1019 Third Street  
Encinitas, CA



## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Tuesday, January 09, 2018 1:54 PM  
**To:** Melody Colombo  
**Subject:** FW: January 9, 2018 RE: Item # (Fox Point Farms)

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

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**From:** Nicholas Cole Johnston [<mailto:ncjohnst@calpoly.edu>]  
**Sent:** Tuesday, January 09, 2018 12:49 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** January 9, 2018 RE: Item # (Fox Point Farms)

**In support of: The Fox Point Farms Re-Development Proposal**  
Dear Mayor Blakespear and City Council,

I am a recent graduate of San Dieguito Academy (2016) and have made most of my memories here in Encinitas. Studying City and Regional Planning at Cal Poly San Luis Obispo, and having held an internship position with the City of Encinitas Development Services last summer, this project initiative is of great interest to me. The proposal itself exemplifies *many* fundamental good-practices my peers and I are studying in current urban design curriculum. I assume the development team and other interest groups have explained all of the functional & social benefits to the design and how they pertain to the immediate needs of Encinitas; so I will focus on my personal involvement.

Having the discussion with friends from home about where we want to settle down after college, it is clear that my generation does not see Encinitas as a viable option to return to. Those raised in Encinitas find it difficult to afford home prices that come along with the ever-evolving recreational, social, and commercial developments within the city. In fact, I have supported a friend from my SDA graduating class who was forced to find a new place to live after completing high school. While working two minimum-wage jobs and attending part-time community college, I helped her research living options in our hometown. We could not find her a single place within her price range even with the maximum allowed flatmates and the affordable housing waitlist was absurd in length. Eventually, she quite literally bought a train-ticket to New York where her only extended family lived in a nearby state, her jobs offered to transfer her, and affordable housing was available. While my friend's recent endeavors are quite dramatic, the point is clear: the young citizens you have been elected to create a better home for simply do not have the resources to stay. Supporting this project will be a

definite step in showing the Encinitas locals that the City wants a strong and *lasting* relationship with all of its community and desires to make Encinitas a place worth returning to.

Sincerely,

Nicholas Johnston



## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Tuesday, January 09, 2018 1:53 PM  
**To:** Melody Colombo  
**Subject:** FW: Fox Point Farms  
**Attachments:** Fox Point Farms letter.pdf

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

**From:** David Grosher [<mailto:davidcgrosher@gmail.com>]  
**Sent:** Tuesday, January 09, 2018 1:41 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** Fox Point Farms

Dear Sir or Madam,

I wanted to communicate my support for the Fox Point Farms Agrihood and have attached my letter of support for consideration.

Thank you for your time,

David Grosher



FOX POINT FARMS LETTERS OF SUPPORT

January 9, 2018

**RE: Fox Point Farms**

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident who also is privileged to work in Encinitas as an engineer and product manager. I have lived here for almost 20 years and am currently raising a young family here. I am very concerned about rising rents and housing prices as it is changing the demographics and unique community that drew me here in the first place. Housing prices are becoming more and more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be amazing to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

A handwritten signature in black ink that reads "David Grosher". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

David Grosher

## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Tuesday, January 09, 2018 1:53 PM  
**To:** Melody Colombo  
**Subject:** FW: In Support of Fox Point Farms

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

**From:** Kellie Shay Hinze [<mailto:kellieshayhinze@gmail.com>]  
**Sent:** Tuesday, January 09, 2018 1:43 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood  
**Subject:** In Support of Fox Point Farms

Dear Mayor Blakespear and City Council,

Thank you for your tireless work to produce a compliant housing element that will balance our community's roots and heritage with a creative and sustainable vision for our future. I am writing today in support of the agrihood concept and location at Fox Point Farms to be included in the Housing Element update because I feel that this project is an extremely innovative answer to an exceedingly complex matter.

As a 32 year resident of Encinitas, I grapple daily with the desire to live here and to be able to someday afford a home in the City where I grew up and hope to someday raise my own family. The only reason I can even afford to rent in this area is because I live adjacent to a family member, in a home owned by my grandmother since 1979. It is certainly a privilege I don't take for granted and is part of the reason I am invested in continuing to care for and participate in community development. I consider the Fox Point Farms Agrihood project part of the vision I hold for my community because it is low-impact development, more affordable than current inventory and centers around sustainable agriculture and healthy living principles.

I am confident after speaking with many of my Encinitas peers that this project will flourish and be an incredible example of what is possible when community members with a strong vision and a capable team put their heads together.

Thank you again for your careful consideration and dedication to our city.

Kind Regards,

Kellie Shay Hinze



## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Tuesday, January 09, 2018 12:26 PM  
**To:** Melody Colombo  
**Subject:** FW: Item # (Fox Point Farms)

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

**From:** Natalie Suggs [<mailto:nataliesuggs1@gmail.com>]  
**Sent:** Tuesday, January 09, 2018 11:04 AM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Natalie Suggs



Natalie E. Suggs  
+1 808.357.1087

## Melody Colombo

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**From:** Kathy Hollywood  
**Sent:** Monday, January 08, 2018 8:39 AM  
**To:** Melody Colombo  
**Subject:** FW: Fox Point Farms

For Item 10B – lobby binder

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

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**From:** Sandy Irwin [<mailto:Irwins@cox.net>]  
**Sent:** Saturday, January 06, 2018 11:06 AM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** Fox Point Farms

January 6, 2018

RE: Fox Point Farms

Dear Mayor Blakespear and City Council,

We moved to the region and married here in the 1960's. We have lived in Cardiff/Encinitas for more than 50 years and feel extremely fortunate that we were able to own a home and raise our sons here. Both of us were teachers in the San Dieguito High School District, and the purchase of a starter home was feasible for educators when we bought in the 1970's. We've always loved having an organic garden and fruit trees in our back yard, and every week we enjoy shopping at

local farmers' markets. The farming and flower-growing heritage of Encinitas has always been important to us.

Over the years the region became desirable to more people, the population increased dramatically, and housing prices skyrocketed. Many younger people (like our sons, nieces, and nephews who also grew up here) do not have the opportunity to buy property and settle here like so many of us did, and many cannot even afford to rent homes.

We know that the City has attempted to provide lower-cost housing by requiring builders to include a small number of "affordable" homes when they develop land in the city. These few lower-cost homes still are expensive, and meet the needs of very few residents.

Recently, we have read articles about a project called Fox Point Farms. The idea of an agrihood is very appealing. It could provide a sustainable and affordable neighborhood for local families, and it would allow many more residents to experience growing their own food. This project would give Encinitas a chance to do something progressive while still maintaining the community's character.

We urge you to consider Fox Point Farms in the City's Housing Element. It could be an innovative and forward-looking solution for Encinitas.

Sincerely,

Bob and Sandy Irwin



## Melody Colombo

---

**From:** Kathy Hollywood  
**Sent:** Tuesday, January 09, 2018 9:29 AM  
**To:** Melody Colombo  
**Subject:** FW: Item # (Fox Point Farms)

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

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**From:** Ruby Geisler [<mailto:rubygeisler@gmail.com>]  
**Sent:** Monday, January 08, 2018 11:19 PM  
**To:** Council Members  
**Cc:** Kathy Hollywood; Brenda Wisneski  
**Subject:** RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident. I am an artist and textile designer and 'moonlight' as a server to make ends meet. I was born here, grew up here, and hope to one day raise my children here. However, I am very concerned about rising rents, and I have never been able to afford a home in my hometown. Housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I rent on Lake Dr in Cardiff, and I see agricultural land bulldozed for mega sized/priced homes all around my neighborhood. I remember flower fields, dirt roads, and dead end streets that existed before big box stores, luxury homes, or golf courses...I long for the Encinitas of my youth, but know that it's going to change no matter what. While I'm always sad to see part of our agricultural history and open space slip away, I am intrigued by the Fox Point Farms proposal.

We will inevitably need more affordable housing here, and I'd prefer to see something innovative like this plan. It's so different that I think it just might work and I was compelled to write in support of this type of development. After attending college in Santa Cruz I lived near the Tannery Arts Center, an affordable high density community for artists and their families that incorporates live/work space, community event and class spaces, and a coffee shop. It truly enlivened an industrial, slightly sketchy part of town and created a creative hub. I think an agrihood could be an even better mix of density, creativity, community and sustainable living. I have always sought to rent a home as opposed to an apartment because I really value outdoor personal space, but this plan seems to incorporate a lovely amount of nature into the mix. Also love the idea of garages and artist studios (essential for me!).

I am curious to see how truly “affordable” these units could be — is there a proposed price range for these units? I haven’t come across that info yet.

I urge you to include Fox Point Farms in your Housing Element update.

Thank you,  
Ruby

...  
Ruby Geisler  
[www.sarahrubydesign.com](http://www.sarahrubydesign.com)

## **SPECIAL CITY COUNCIL MEETING – APRIL 4, 2018**

### Public Comments:

Susan T – Not happy that a Stakeholder meeting was held on February 28<sup>th</sup> and was not public.

Glenn – Stated that when he sat in on the Stakeholder meeting, something seemed funny.

Jack – Concerned about L-7 site and potential traffic impacts.

Richard – Representing 519 community members in Quail Gardens area. Concerned about all the sites proposed along Quail Gardens area.

Bill – Concern with L-7. Look at Strawberry Fields. Changing from one type of litigation to another. Remove L-7.

Rob – Concern with L-7 as a site.

Community Member – L-7 is not a suitable site. It's not close to transit or other amenities.

Community Member – L-7 is not a smart way to achieve affordable housing.

Kay – Concerned that her life will be affected. Traffic. No on L-7.

Adam – Explained all the issues along Quail Gardens Drive. No on L-7 and remove from map.

Sherill – Presented video on surrounding area of L-7 site.

Jean – Longtime resident of Quail Gardens. Concern about L-7 site.

Alec – Talked about the negative change that high density could do to Quail Gardens area.

Kevin – L-7 is not appropriate for the type of traffic that would occur from 198 units.

Jim – Lives adjacent to L-7. Provided graphic to Council showing the number of units per community area. How is that fair?

Wife of Jim – Adjacent to L-7. Wants City to sell L-7 and build affordable somewhere else.

Pam – Seacrest Village. Advocating for seniors and consider for affordable housing.

John – Concerned about safety on Quail Gardens Drive and crossing street.

Hugh – Favors affordable housing; however, placing all on QGD is a big impact. Traffic impacts are high already.

Bob – Supports all points that have been made. Concerned with distance to services.



Pat – L-7 is a bad fit for affordable housing.

Glen – L-7 was rejected by the EIR. We do need affordable, but plan is short-sighted. Consider mixed use.

Kathleen – Don't sell city owned land. Add Vons shopping center and the burn site. City and County can work to make it happen this cycle.

Trisha – Thanked Council for their work. But must make smart decisions around smart growth.

QGD is not appropriate as well as L-7.

Joan – Provided an example of a good affordable housing project. Must provide transit close by.

Shared the book of joy. Not have L-7.

Justin – Understands the concerns. Wants to be able to safely walk to parks. Concerned with traffic.

Reed – L-7 is a poor choice and there are better solutions.

Lois – Introduced the audience to people who cannot afford to live in Encinitas. Need diversity and should keep L-7 on the list.

Rebecca – Demystify who needs affordable housing. Does not need to be all or nothing. Balance.

Community Member – Disturbed by what he sees. Discussed Baldwin site and said many reasons why not good. We need more service too and will need to retain them. Why 50% of traffic on QGD?

Mark – Greystar – wants Strawberry Fields removed from the map. Building a senior housing project.

Steve – Traffic on QGD and Encinitas Blvd is very bad.

Keith – Seacoast Community Church would like to help support affordable housing on a site on Regal Road.

Leslie – Need to look at infrastructure. L-7 would bring too many cars. Cars speeding. Not appropriate site on this street.

Carol – Report on affordable housing – place in low income areas. Over-polluting our one street.

Patricia – Provided a definition for what affordable housing can be. Should be throughout the City. Legally, we need to do this now. L-7 is a winner.

Sander – Supports Foxpoint Farm project.

Charleen – Leichtag supports L-7. Traffic and safety is a concern. Consider their traffic plan as part of L-7 as a site.

Community Member – Supports Foxpoint Farms.

Sue – Community Housing Works – Explained the importance of affordable housing.

Ron – Traffic concerns in Quail Gardens area. Think about the character that we want. Development should have been along El Camino Real.

Cheryl – Does not think 190 units are possible. Fire hazards?

Patty – L-7 supporter. How about half the number of units?

Damien – Proposing affordable housing project on L-7.

Community Member – Need to understand the traffic concerns on QGD.

Brian – Rep for Foxpoint Farms, justified the project and site location.

Community Member – L-7 needs to be addressed. Traffic is bad on QGD, but if you put in the right transportation, it can be done.



### **A.3 Stakeholder Workshop Notes**

This section contains summaries of the two stakeholder workshops held as a part of the Housing Element Update process. Stakeholder workshops were open to the public and attendees included members of the local development community, low-income housing experts, members of local educational institutions, and non-profit organizations.



## Stakeholder Meeting #1

**Date:** February 28, 2018

**Time:** 3:30 pm – 5:00pm

### **Attendees:**

#### ***City of Encinitas***

Brenda Wisneski  
Diane Langager  
Laurie Winter  
Nicole Piano

#### ***Consultants***

Dave Barquist  
Nick Chen  
Barbara Kautz

#### ***Stakeholders***

Adam Gutteridge – Chelsea Investment Corporation  
Keith Harrison  
Moyria Miller – Baldwin & Sons  
Norm Miller – USD BMC Real Estate Center  
Michael McSweeney – Building Industry Association (BIA)  
Sarah Morrell – Shea Homes  
Laura Nunn – San Diego Housing Federation  
Lori Pfeiler – Habitat for Humanity  
Sue Reynolds – Community Housing Works

## Meeting Notes

### **Meeting Overview**

The City of Encinitas held the first Stakeholder Meeting as a part of the community outreach effort associated with the current Housing Element Update on Wednesday, February 28, 2018 from 3:30 – 5:00pm in the Poinsettia Room at City Hall. The purpose of the meeting was to gather feedback from people who understand the current development environment in Encinitas on what types of policy and programmatic changes could help encourage development, specifically of low-income housing, within the city.

The meeting consisted of a short presentation by Kimley-Horn, followed by a facilitated discussion amongst all meeting attendees. Major topics discussed at the meeting included development standards, entitlement processing, and fees and exactions. The following is a detailed summary of the information provided by meeting attendees throughout the discussion.

### **Development Standards**

- Reference the City of San Diego Affordable Housing Parking Study
  - Focus on the proximity of sites to transit
  - Occupancy guidelines
  - Study shows that affordable housing can require less cars than market-rate housing
- Planning for autonomous vehicles
- Should explore different standards for affordable housing vs. market rate
- Two stories is extremely limiting to potential development
- Senior living includes additional costs (EG elevators) that make development harder
- Rental versus for sale development

- It is not possible for the affordable units of a development to be the same size as the market-rate
  - Can this be changed?
  - Potentially mesh with tax credit unit size
- Grouping of low-income units as opposed to interspersed – Iris example
  - Private management is a potential option for low-income developments
- What gets in the way of developing more units?
  - Zoning density
  - Height
    - Differences in how it is calculated make a big difference
  - The type of product (detached/attached/mixed-use)
- Minimum of three stories needed to accommodate parking on affordable units
  - Ideal height is 37' measure from the pad level
- Common and private usable open space
  - Limiting factor
- Density bonus numbers for parking
  - Can encourage smaller units through parking requirement changes

### **Entitlement Processing**

- “Not late hits” policy – both by the City and the developer
  - Increases efficiency
  - Counter-level approval for by-right
- Implement a phased submittal process with a first phase that doesn’t require as much detail
  - Custom lot process
  - Pre-application mandatory meeting
- What processes can be done concurrently?
- Add flexibility to mitigate influencing factors
- “Cities are afraid of design” – too many constraints

### **Fees and Exactions**

- Fees are comparable to other cities
- Not as important as the type of product (look at S.F. v Per Unit fees)
- Need to look at all fees and ask, “Do current fees encourage development of affordable units?”
- Fee structure limits
- Fee is the same amount regardless of the size of the project, which can create high fees for smaller projects
- Difference between an incentive and an offset
  - Incentives need to give the developer something of value
  - Setback example given
  - Avoid creating penalties that can limit development
- Gap financing
  - Low Income tax credit needed
  - Gap (amount of time) is growing

- Fee waivers
- Land donation often needed
- Deferral of fees until occupancy (current City protocol) is extremely helpful
- Impact fees paid over time instead of front loading
- Potential to create a mechanism to allow developers the ability to transfer low-income units from one development to another
  - Require more low-income units if done

**Conclusion**

Meeting attendees expressed that the three most important factors that influence the ability to develop low-income housing in Encinitas are height restrictions, parking requirements, and open space requirements. Attendees also emphasized that a high level of certainty and time are more important than a lowering of the fees associated with development.



## Stakeholder Meeting #2

**Date:** April 4, 2018

**Time:** 3:30pm – 5:00pm

### **Attendees:**

#### ***City of Encinitas***

- Brenda Wisneski, City of Encinitas
- Diane Langager, City of Encinitas
- Nicole Piano-Jones, City of Encinitas
- Laurie Winter, City of Encinitas

#### ***Consultants***

- Barbara Kautz, Goldfarb & Lipman
- Dave Barquist, Kimley-Horn
- Nick Chen, Kimley-Horn

#### ***Stakeholders***

- Ron Brockhoff, Development Manager – Chelsea Investment Corporation
- Nick Lee, Baldwin @ Sons/Heritage Building
- Michael McSweeney, BIA San Diego
- Lori Pfeiler, San Diego Habitat for Humanity

## Stakeholder Comments on Proposed Development Standards:

### **Development Standards Table**

- Difference between offset (city pays for increased costs) vs incentive (city lowers costs)
- Proposed 25 – 30 du/ac
  - Potential impact of density bonus after 11% affordability
  - Could potentially apply for a waiver for additional height
- Lot Area
  - 10,000 SF allows for potential subdivision of a portion of the site (sometimes financing requires separate lots and different owners)
  - Noted that at least 16 units must be achieved on every site
  - Comfortable with keeping 10,000 sf minimum lot sizes
- Lot width and depth (75' min for both)
  - OK if for exterior site dimensions only
  - Building separation standards can govern internal lot lines
  - Financing and other reasons could impact the actual development and how subdivision of parcels impacts lot lines
- Setbacks
  - Along Highway 101 – move front setbacks closer to the lot line
  - Existing standards and policies regarding irregular lots or other situations should still apply

- Interior lot setbacks at 10' with a subdivision project creates a potential 20' setback between buildings
  - Consider reducing interior lot setbacks and require a larger project perimeter (exterior boundaries) setback similar to how PRDs are handled (20' or 25')
- Lot coverage
  - 80% lot coverage probably OK; 60 – 65% would be a problem
    - Assumes uncovered parking is not counted in lot coverage calculation (current policy)
    - Specific plan area sites may permit > 80%
  - Setbacks, amenity space, and undulation will dictate building size, so may not need lot coverage
  - Nick Lee noted he would provide example projects he has seen in Long Beach
- Parking
  - Reduced parking is critical to achieve 30 du/ac in non-structured parking with three-story height limit.
  - 3 stories, non-structured parking generally can yield 25 du/ac assuming 1.8 spaces/unit average across all units
  - Tough to structure parking for 30 DU/AC unless project is large enough to spread costs
  - Affordable housing parking standards (City of San Diego example) – lowered parking standards to fit the actual need
  - Otay Ranch (Chula Vista) parking example
    - Smaller standards that are inclusive of guest parking
  - City's existing parking rates are too high
    - Don't work for an affordable project
    - Density bonus law will limit parking that can be required
  - The market will tell how much parking is needed
  - Typical costs for structured parking is \$35,000/stall with \$15,000/stall for surface parking
  - Example jurisdictions for parking
    - City of San Diego (Affordable standard)
      - Provides different standards for affordable housing (reduced parking ordinance)
      - Below are sample standards that attendees offered as examples they have seen in other jurisdictions
        - Studio: 1 space (inclusive of guest)
        - 1 bdrm: between 1.5 spaces (inclusive of guest)
        - 2 bdrm: 2 spaces (inclusive of guest)
        - 3+ bdrm: 2.25 spaces (inclusive of guest)
  - Reduced parking standards are an incentive to do more inclusionary housing units
  - Location (proximity to transit facilities) should factor into standards
  - Require that people park in garages, can't be used for storage only
    - Parking is more likely to be used for parking if it is uncovered (can only be used for one thing – parking)

- Open parking is most cost effective for maximum flexibility
  - City of San Diego requires 240 cubic feet of storage per unit
- Height standard
  - Existing point of measure – Prop A
    - Lower of natural or finished grade
    - Prop A took away standard allowing measurement from pad
  - Want to be able to measure from post-grading pad
    - Fill is often required to achieve adequate drainage
    - Some properties are much lower than street level, and this would have little impact
  - Almost all sites will likely lose at least a couple feet due to existing methodology, 37 feet is a necessity from finish grade
  - Note that the 37-foot limit will not allow pitched roofs
  - Note that density bonus law would allow greater height
- Private space and onsite amenity space
  - Apartment balconies should count as private open space
  - Only specify per unit total open space – 300 sf
  - Provide flexibility when site is in close proximity to open space, parks, beaches
  - Have incentives for creating internal (usable) amenity spaces – give some sort of credit for higher quality spaces
  - Depending on the project, it may be beneficial to have a mix of on-site and off-site open space
- Wall plane and Stepback standards
  - How far does remaining 25% of wall not on single wall plane need to be set back?
  - Step back – be clear on language of where the line is drawn for outdoor space
  - Focus on alleviating the impacts of a third story
  - Simplify step back text
- Private storage
  - With uncovered parking, storage is provided as a closet on the balcony

### **Fees and Exactions**

- Compression of approval time is more important than the fees
- Incentive: Certain timeline (exact timeline) for inclusionary projects
- Quality of the plan check is an important factor
- Ideally would like fees to be paid even after issuance of certificate of occupancy; recognized security problems





#### **A.4 Workshop/Open House Summary Notes**

This section contains the meeting minutes and public comments from the February 1, 2017 Housing Element Workshop. A Housing Element Open House is tentatively scheduled for May 2018. Materials for that meeting will be added upon completion of the Open House.

*MINUTES OF THE ENCINITAS CITY COUNCIL SPECIAL MEETING  
FEBRUARY 1, 2017, 6:00 P.M., 1140 OAKCREST PARK DRIVE*

**CALL TO ORDER/ROLL CALL**

Mayor Blakespear called the meeting to order at 6:08 p.m.

Present: Mayor Catherine S. Blakespear, Deputy Mayor Tony Kranz, Council Members Tasha Boerner Horvath, Joe Mosca and Mark Muir

Absent: None

Also present: City Manager Brust, City Attorney Sabine, Special Counsel Barbara Kautz, City Clerk Hollywood, and Principal Planner Langager.

There being a quorum present, the meeting was in order.

**PLEDGE OF ALLEGIANCE**

**AGENDA ITEMS**

- 1. City Council discussion with the community regarding the development of a legally compliant Housing Element Update.**

**RECOMMENDED ACTION: Discuss the development of a legally compliant Housing Element Update and provide direction to staff as needed.**

Mayor Blakespear welcomed everyone to the meeting and introduced Jerry Harmon who was selected by the No on T Committee to serve as the moderator for tonight's meeting.

Mayor Blakespear stated that the purpose of the meeting was to allow the Council and the community to discuss the key components for developing a legally compliant Housing Element that was acceptable to the community.

Sheila Cameron and Bruce Ehlers, representing the No on T Committee, presented their plan for "A Better Plan for Encinitas' Housing Element Update."

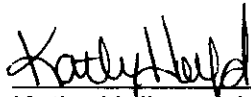
**Public Speakers:**

John Carlson, Bob Bonde, Glen Johnson, Maria Lindley, Steve Boyette, Olivier Canler, John Elmore, Brian Burke, Victoria Balentine, Peter Stern, Peter Zovanyi, Bill Butler, Marco Gonzalez, Erika Chamberlin, Torgen Johnson, Gene Chappo, Nancy DeGhionno, Andrew Matuszeski, Marie Latif, Susan Turney, Kathleen Lindemann, Heather Creider, David Hovis, Jennifer Hewitson, Kurt Groseclose, Damien Mavis, Kathy Roth, Mike Andreen, Eric Gilmer, Kathleen Lees, Dean Turney, Andrew Yancey, Dennis Holtz, Kevin Doyle and Linda Newbert.


The Mayor, Council, Special Counsel and staff responded to questions and comments from the public. Themes discussed and identified by the public are included as Attachment 1 to these minutes.

**ADJOURNMENT**

Mayor Blakespear thanked everyone for attending and adjourned the meeting at 9:10 p.m.



\_\_\_\_\_  
Kathy Hollywood, City Clerk



\_\_\_\_\_  
Catherine S. Blakespear, Mayor



**Housing Element  
Special City Council Workshop  
City of Encinitas – Community Center  
February 1, 2017**

THEMES

- UNIT TYPE
- STATE – COUNCIL – COMMUNITY
- MAXIMIZE USE OF ACCESSORY UNITS
- FIND COMMON GROUND
- DENSITY 20-25 DU/AC
- INCREASE INCLUSIONARY REQUIREMENT
- TRAFFIC MINIMIZE IMPACTS
- CITY PARTICIPATION – FUNDING AND CITY SITES
- STAFF LIAISON – MORE OPPORTUNITIES FOR PUBLIC INPUT COALITION TASK FORCE
- PARKING STANDARDS – MAINTAIN
- TWO STORIES VS. THREE STORIES / MAXIMUM HEIGHT 30 FT. VS. ?

SHEET NO. 1

- CONTEST RHNA NUMBERS
- MAXIMIZE ACCESSORY UNITS
- DEFINE “AFFORDABILITY”
- FLOOR AREA LIMITATION
- “TINY HOUSES” / COTTAGES OPPORTUNITIES ✓✓✓
- TIME FRAME FOR ALTERNATE PLAN?

SHEET NO. 1A

- CONTEST RHNA
- PLAN NAME (NO AT HOME IN ENCINITAS)
- ZONE WITH CONSENT OF OWNERS
- NO INFILL DEVELOPMENT
- NEW ACCESSORY UNITS BY-RIGHT
  - DO MORE IN THIS AREA
- SANTA BARBARA EXAMPLE: BEDROOMS PER ACRE VS. UNITS
- PARTNER WITH NON-PROFIT AFFORDABLE DEVELOPERS

SHEET NO. 2

- WHAT IS THE TRANSIENT OCCUPANCY TAX?
- BAN IN-LIEU FEES - BUILD THE AFFORDABLE UNITS
- MAINTAIN 30 FOOT HEIGHT LIMIT

## ATTACHMENT 1 TO THE FEBRUARY 1, 2017 SPECIAL CITY COUNCIL MEETING MINUTES

- "50%" OF ALL HOMES IN ENCINITAS RESTRICTED AT 'LOW'/'MODERATE' AFFORDABILITY LEVELS
- CITY TO PURCHASE LAND AND BUILD AFFORDABLE HOUSING - PARTNER WITH PRIVATE DEVELOPER

### SHEET NO.2A

- HOME DEPOT AREA?
- TINY HOMES = SHIPPING CONTAINER
- MORE FREQUENT COMMUNITY MEETINGS (QUARTERLY)?
- THOUGHTFUL PLACEMENT OF DENSITY
- DEDICATED STAFF LIAISON
- RENEWABLE ENERGY/SUSTAINABLE DEVELOPMENT
- AFFORDABLE BY DESIGN

### SHEET NO.3

- CHARGE MORE IN-LIEU FEES
- 50% AFFORDABILITY NOT FEASIBLE
- START WITH COMMUNITY-BASED IDEAS (I.E. ACCESSORY UNITS)
- "LOW IMPACT" PLAN
- DO NOT EXACERBATE EXISTING PARKING PROBLEMS
- CREATE A LANDMARK/HISTORIC COMMITTEE
- 1,900-UNIT BUFFER IN MEASURE "T" NOT CONSISTENT WITH RHNA NUMBER

### SHEET NO.3A

- ACCESSORY UNIT OWNERS: HELP TO WORK WITH THEM
- VONS SHOPPING CENTER A GOOD SITE
- LA FITNESS CENTER A GOOD SITE
- MORE AUTHORITY FOR PLANNING COMMISSION
- ACCESSORY UNITS A PRIVACY ISSUE
- WHAT COMES AFTER COMPLIANCE?
- PREFERENCE TO OWNERS WHO WILL EXCEED MINIMUM AFFORDABILITY
- NOT CONCENTRATE ALL REDEVELOPMENT IN SHOPPING CENTERS

### SHEET NO.4

- SPROUTS CENTER NOT A GOOD SITE
- NO. 3 OR 4 STORIES
- TOWNCENTER SITE HAS POTENTIAL
- IN FAVOR OF TRANSIT ORIENTED DEVELOPMENT
- RE-DEVELOP EL CAMINO REAL CORRIDOR WITH CONSIDERATION GIVEN TO TRAFFIC CALMING
- PRESERVATION OF QUALITY LIFE AND OPEN SPACE
- CONSIDER TINY HOUSES ON THE PACIFIC VIEW SITE
- MAINTAIN TWO-STORY LIMIT

### No.4A

- AFFORDABLE HOUSING FOR SPECIAL NEEDS POPULATIONS

## ATTACHMENT 1 TO THE FEBRUARY 1, 2017 SPECIAL CITY COUNCIL MEETING MINUTES

- 33 FT AND 3 STORIES: SOME DEVELOPMENTS DONE WELL
- REACH OUT AND ENGAGE MORE OF THE COMMUNITY
- PUBLIC TRANSIT NOT THERE YET
- MORE AFFORDABLE HOUSING MONITORING
- PRESERVE TRAILER PARKS
- NO MIXED USE EVERYWHERE: EL CAMINO REAL A GOOD LOCATION
- DEVELOPER HELP PAY FOR TRAFFIC AND INFRASTRUCTURE ON EL CAMINO REAL
- ISSUES WITH MIXED USE: TYPE OF USE CAN CAUSE CONFLICT WITH RESIDENTS

### SHEET NO.5

- START WITH COMMONALITIES
- TASKFORCE TO REVIEW MEASURE T AND IDENTIFY AGREEABLE POSITIVE ELEMENTS AND MODIFY CONTROVERSIAL ELEMENTS
- CONSIDER GREENHOUSE GAS EMISSION DURING THE REVIEW PROCESS
- "CREATIVE LIVING" CONCEPT
- DO NOT REDUCE PARKING STANDARDS
- LOW INCOME UNITS SHOULD NOT BE FOR SALE

### SHEET NO.5A

- EXISTING ZONING DOES NOT SUPPORT TINY HOMES
- BUILDING HEIGHT MAXIMUM OF 30 FEET

### SHEET NO.6

- PRESERVE EXISTING TRAILER PARKS
- INVITE HCD TO PARTICIPATE IN PUBLIC FORUMS





Comments & Questions

Name: Lisa Nava  
Phone: 760 213-1267 Email:

How will the city specifically target registered voters under the age of 30 to have input in this plan?



Comments & Questions

Name: Laura Beutke  
Phone: 760 994 9216 Email: laura@verticalprinting.com

How ~~will~~ will the city work to allow middle class families w/ dual incomes afford to live here.



Comments & Questions

Name: Elaine Hartleb  
Phone: Email:

- 1) No higher than zoned buildings regs. now
- 2) No density more than zoned now
- 3) Reserve units for low income - not to go for fair market
- 4) Maintain unique character of Encinitas



Comments & Questions

Name: Karen von Dessonne  
Phone: 760 753 0952 Email: jgkvd@sbgl.com

I do not think paying fee in lieu of providing parking space is good. The money is not used for parking



Comments & Questions

Name: DAVID SOBEL

Phone: 646 372 4498 Email: DAVEBERCHONE@

ARTOO.COM

Any Plan will result in over 2,000 (include 4,000) KIDS FEEDING OUR Schools - Any PLAN?



Comments & Questions

Name: MR. ANGEL FONTANEZ

Phone: 760-942-9579 Email: AGFONTANEZ@YAHOO.COM

PLEASE DISCLOSE THE FINANCIAL DOWNSIDE OF INACTION/NON-COMPLIANCE IN \$\$ . I DO NOT WANT GENERAL STATEMENT OF WHAT MAY HAPPEN, BE FRANK AND HONEST!!



Comments & Questions

Name: Kathleen Lees

Phone: 760-635-7977 Email: mcmillenklee@cox.net

Do not lower parking requirements. Find a way to give moderate & low income units on property that has been upzoned.



Comments & Questions

Name: Pat O'CONNOR

Phone: 760 413 4724 Email: POLONNA29@AOL.COM

COMPANION FOLLOW UP PROCEDURE + AUTHORITY FOR PUBLIC SETTINGS BY W/TOWN OTHER POSS. LAWS/LIB FOR COMMUNITIES



Comments & Questions

Name: Rick TVERDOCH  
Phone: 760-942-2748 Email:

When will we Approve/monitory  
The new State Accessory Unit  
Ordinance (50% of Main  
Structure/1200' Max.)



Comments & Questions

Name: Pam Ferris  
Phone: 760-535-8556 Email: pferris@encinitasvillage.org

If the City did make exceptions  
to the 30A height requirement,  
would this still need Coastal  
Commission approval as well?



Comments & Questions

Name:  
Phone: Email:

how do we see long-term <sup>residential</sup> leases  
fitting into the plan? Are they  
considered part of affordable  
housing option, or not?



Comments & Questions

Name: An Arteaga  
Phone: 619-933-8574 Email: elemental.therapies@gmail.com





Comments & Questions

Name: Scerah Breeding  
Phone: \_\_\_\_\_ Email: sbreeding@cox.net

I would like a plan to supports economic diversity ~~that~~ so that Encinitas is made up of all income levels. Not like La Jolla or Delmar



Comments & Questions

Name: WARREN SCOTT  
Phone: 760.943.3180 Email: wscott@ws2aia.com

- we should change zoning to allow 3 story projects!
- we should build low income housing in places that are less valued properties and give incentives: along freeway, rail road, - we could eliminate the freeway view corridor.



Comments & Questions

Name: Jennifer Hewitson  
Phone: 760 943 0920 Email: jhewitson@cox.net

Why should the state tell us how many of any type houses to build?

Quality of life decreases daily.

Not everyone can live in Encinitas! and have it be a livable place. We must fight for our city + quality of life!



Comments & Questions

Name: Kathy Tom  
Phone: 760-452-7308 Email: kathywtom@gmail.com

Housing plan needs to include requirement for low-cost housing. Can this be put into zoning changes?



Comments & Questions

Name: Dave Billings  
Phone: (760) 753-7925 Email: daveandkathy@cox.net

Can we limit the number of so-called "affordable" projects to the minimum required by the state?



Comments & Questions

Name: Denise Martin Also stop putting  
Phone: 760 942 5141 Email: denise@encinitas.net back in  
new-encinitas

HONOR the tenets of PROP A.

Don't do anything above + beyond what state is asking for. NO padding and escalated numbers so that developers can benefit.



Comments & Questions

Name: OLIVIER CANLER  
Phone: 760 522 8892 Email: OCANLER@ROADRUNNER.COM

- 1) Honor Prop A
- 2) Tiny houses ~~and~~ on tiny lots
- 3) Think about traffic first and foremost.
- 4) 30ft height max - 2 stories  
No exception.



Comments & Questions

Name: Jeanne Jones  
Phone: 760-634-8477 Email: jjones@miracontaeu.edu

Keep Encinitas free of 3-story buildings. Structure plan so developers MUST put only 100 to 150 in some places because these buildings



Comments & Questions

Name: Narmeh Tanha  
Phone: \_\_\_\_\_ Email: NarmehTanha@affordable.com

wish to see housing for  
- Seniors  
- Artists  
- low income families



Comments & Questions

Name: Charles Hadge  
Phone: 760-634-2097 Email: charhadge@sigglobal.net

- ① Affordability
- ② More Density
- ③ Smaller lot sizes
- ④ Reduce setbacks



Comments & Questions

Name: John Gjata  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

- Share housing (str.-Den) among 5 communities
- Work to legislate affordable hsg in State
- Work on 'alt' types of high-density hsg like senior/assisted living, even in O'hain



Comments & Questions

Name: Raylene Rhodes  
Phone: 760-415-5179 Email: raylenerrhodes@Ave.com

I would like to see affordable  
senior housing with solar and  
spaces for gardens.



Comments & Questions

Name: Scott Carter Leucadia

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Do not include Commercial in the Housing element!



Comments & Questions

Name: Mary Lou Schultz

Phone: 7607533502 Email: schultzfm1@gmail.com

Accessory units generate cars, traffic, & are often a blight in a neighborhood.



Comments & Questions

Name: Carris Rhodes

Phone: CarrsRhodes@gmail.com Email: (760)688-8275

- More senior ~~only~~ housing that is rent controlled
- smaller tiny house units are best
- Consider neighborhoods that center smaller homes around a central Forum
- I think Rent control is a good thing for affordability



Comments & Questions

Name: Maria Lindley - Leucadia

Phone: 760-944-3683 Email: maria.lindley@gmail.com

Thanks for opening this from the ground up so that the character of Encinitas can be preserved, the citizens can support the Housing Element & affordable housing - not developer profits.





Comments & Questions

WISLANDS - FRINGS - FOOD

Name: ERIKA CHAMBERLIN

Phone: (212) 475 6547 Email: LADYRAINBOWNEWYORK@gmail.com

My concerns revolve around water conservation + renewable energy. The plan disregards energy generation + consumption - so out of date and out of step with expanding population. A TRAY HOMES ALSO A GOOD IDEA.



Comments & Questions

Name: Doc

Phone: (858) 761-1301 Email: \_\_\_\_\_

Reduce all set backs to 10' for accessory units only. Not new homes



Comments & Questions

Name: Richard Solomon

Phone: \_\_\_\_\_ Email: RICHARD@S6LW.LAW.COM

Use Pacific View property, owned by City, for housing & low income units - partner w/ a non-profit to do so



Comments & Questions

Name: Nancy Bensimon

Phone: 760-809-9787 Email: sewrazymancy@me.com

Low-income housing needed, build them on public land, with non-profit guidance; I would like to see 2.0% of new units be low-income, mandated - no exception!



Comments & Questions

Name: MICHAEL MURPHY

Phone: 760-405-3699 Email: murphyart@earthlink.net

PLEASE look into zoning  
some public land for microhouses



Comments & Questions

Name: CLIFF Keller

Phone: 760-213-9606 Email: cliffkellermusic@gmail.com

Preserve the "Historic <sup>downtown</sup> corridor"  
of 101 in Encinitas, Cardiff + Leucadia

ie: DO NOT raise height limits

Do not block ocean view of <sup>ENC</sup> Library

Do NOT allow builder loopholes that  
result in McMansions w/ negligible affordable  
condos housing



Comments & Questions

Name: BLAZE NEWMAN

Phone: 760-436-1140 Email: blaze.newman@gmail.com

Is there any way to partially  
subsidize individual homeowners  
to build new accessory units?

Many property owners might  
not be able to afford constructing  
accessory units upfront, even  
if they want to build them.



Comments & Questions

Name: GLEN JOHNSON

Phone: 760 943 8802 Email: GLEN\_J\_J@PACBELL-NET

GOOD START. STARTING IS EASY.

FINISHING IS DIFFICULT.



Comments & Questions

Name: David Hovis  
Phone: 760-815-1224 Email: dthovis@cox.net

---

Need to grasp the opportunity  
to renew and modernize El Camino  
Coosda. Specifically the roads  
and infrastructure for <sup>the</sup> next generation  
Please discuss:



Comments & Questions

Name: Lainie Carter

Phone: 908 447 1333 Email: lainiecarter@me.com

- build low income units that are small (200-600sqft) and low  $\leq 30$  feet
- Only focus on low income housing - designed/built by city/people/non-profits
- Stop allowing developers to  $\rightarrow$



Comments & Questions

Name: RICK LESAN

Phone: 760.815.8045 Email: ricker@spiraloptions.com

- REBALANCE NEW DEVELOPMENTS PROPORTIONALLY TO THE 5 COMMUNITIES
- THE TWO DEVELOPMENTS @ EL CAMINO & ENCINITAS ARE TOO HIGH A PERCENTAGE OF TOTAL PLAN.  $\rightarrow$  GOOD



Comments & Questions

Name: Deb Emma

Phone: 760 632 7170 Email: debemah@

What I would like to see is NO ~~building~~ buildings on main corridors - Enc Blvd, 101, El Camino Real. Already traffic is miserable. Also when building apt ~~units~~ units, provide parking for  $\rightarrow$  not apt - not good



Comments & Questions

Name: Jesse Giessow

Phone: 760 277 3270 Email: jessgiess@cox.net

- My main concerns are:
- 1) Preserve community character, especially along 101. Wherever possible limit buildings to 2 stories & 30ft heights. Higher density on El Camino/Encinitas Blvd.
  - 2) Truly create housing that is affordable for low & moderate incomes. Can we limit square



gain huge profits as the character of our city changes.

- Research develop ideas regarding accessory units.

1

because renters usually have 2 cars (couple) or have roommates - so 1 parking space per apt is not adequate.

Also NO MIXED USE

THIS WAS DONE IN LAST IN THE LAST MODIFICATION TO MAKE THE "ENVIRONMENTAL SUPERIOR" PLAN. I BELIEVE THIS WAS NOT SUBJECT TO REAL COMMUNITY INPUT, UNTIL AFTER MRS MALLING AT THIS POINT. THE PLAN WAS ALREADY ESTABLISHED.

↳ Large, luxury homes. If we ~~then~~ require the building of smaller homes we automatically increase the density.



Comments & Questions

Name: Sarah Liffon

Phone: 310-876-2267 Email: sarah@liffon.biz

Many good suggestions tonight. You can't infill high density where there is already gridlock, as at RFRd. + Encinitas Blvd. A low-throne bldg can be done nicely where there is more elbow room. My former hometown →



Comments & Questions

Name: ELI SANCHEZ

Phone: Email: elyeli@cox.net

- ① NO on T stated an objective of org is to implement HE that provides affordable housing. Accessory units will not facilitate achieving that objective.
- ② Sliding scale density bonus usually are based on a scale related to



Comments & Questions

Name: KARIN KELLER

Phone: 802-355-7529 Email: karinkeller@earthlink.net

~~Nothing over 2 stories in Cardiff~~  
PRESERVE HEIGHT LIMITS in Beach communities - ALONG 101 - Cardiff - Encinitas + Leucadia.  
Place development (25% affordable) above commercial areas on bus route  
ie: Sports/Traders/oes/LA Fitness on Santa Fe  
Build small 800sq. foot or less <sup>over</sup> & dense →



Comments & Questions

Name: Nancy DeGhionno

Phone: 760-632-9467 Email: dogs92024@yahoo.com

MORE parking in Leucadia not less. If parking ever becomes legal along the NCTD ROW both sides it will have to be parallel parking because of bike lanes, which will REDUCE the amount of cars that would be able to park there.

of Colver City built a really attractive  
(for its time) low-income housing that's  
still there + didn't impact traffic  
on neighbors significantly. Fewer  
sites, higher density where we  
can reasonably place them. (TH  
homes are a great idea.)

2

Create "smart" development  
on Bus/train lines with  
very small units + walkable/  
walkable. Build them above  
"strip malls" like Sprouts -  
Trader Joes + LA Fitness on Santa Fe  
+ make it livable + landscaped  
like the whole Foods in Encinitas

② (cont.) lower affordability levels generally  
30% AMI to receive maximum  
density

③ Support Affordable Housing Program for City  
to participate with affordable housing  
developers thru:  
a) Bond issues re: COLAC + TRAC  
b) City owned property  
c) Density based / inclusionary  
developer impact fees.

more parking

affordable by design - 200-800 ~~sq~~  
tiny houses

~~encourage new accessory units~~



Comments & Questions

Name: KATHY ROTH

Phone: 760-436-5205 Email: KRR-FRANCO@ATT.NET

WHAT IS YOUR PLAN FOR AFFORDABLE HOUSING FOR LOW INCOME RESIDENTS??  
LIKE MY SON WHO HAS LIVED IN ENC.  
AT OUR HOME FOR 29 yrs. - SPECIAL NEEDS



Comments & Questions

Name: John Gjata

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Comments & Questions

Name: John Gjata

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

- Look into a "Tiny House" area/village
- Revisit initial GVAC feedback & apply w/ more recent efforts
- (- Revisit RHNA calculations method (SANDAG))
- Please ≤ 2 stories unless out of sight trucked away



HE WOULD LIKE TO LIVE IN  
AN AREA HE'S FAMILIAR WITH

3

\* Please include a 'true' cap on height limit.

\* Please include some income/price limits on at least a portion of new housing.

→ Increase inclusionary % of 'affordable' units.

\* If some of the new density requirements can be mitigated with some F.A.R. & Landscaping (ie: Trees) requirements.

\* More equitable sharing of new high density.

\* It will go a long way to show that EDC is part of effort to fight this law.

\* Why not try 100% inclusionary 'affordable' units ???

- Min. density per State Law = 30/acre
- Try to wrap ~~the~~ density bonus into final density
- Clear max. height
- Why is restriction to affordable levels (100% inclusionary) not acceptable?
- Can 'right' to build accessory units be used ~~as~~ the same as upzoning ~~does~~ for St. requirements?
- Why are access. units rent-restricted but other units (230/acre) are not?

- 1. Comments - back of cards from previous page**
- 2. Comments - back of cards from previous page**
- 3. Comments - back of cards from previous page**

In the community outreach information, New Encinitas was given the number of 308 units to meet our share of the goal to meet state requirement. In New Encinitas there were 3 sites to be on the sustainable use maps, Site 7 at Town Center, if developed could have 160 to 249 units, Site 11 at the intersection of El Camino Real and Encinitas Blvd could have 181 to 270 units and Site 24 also at intersection of El Camino Real and Encinitas Blvd could have 290 to 436 units. That totals 630 to 955 units, a far cry from the 308. The City's current General Plan has capacity to accommodate the RHNA allocations for the moderate and above moderate income levels without the need for rezoning. So why are we adding all the market rate units? I know it is to encourage property owners and developers to provide affordable units but there has to be a better way. I would like to see plans that will provide the low and very low income property required by the state and that is all.

I think the best way would be small developments that will actually benefit low income and very low income families and individuals. Properties that are senior apartments and apartments for adults with disabilities will provide low income units with minimal effect on traffic and city infrastructures. Small developments of low income rentals, in several places throughout each of the 5 communities will add required units without burdening the infrastructure of one particular neighborhood. Small housing developments that are deed restricted to provide home ownership and investment opportunities for those work in Encinitas but can't afford to live here would be great.

I am hoping one way of getting these properties built would be for the town to acquire the necessary land, zone it for the types of the low income properties appropriate for the lot sizes and locations and give the land to developers who will build those types of low income properties needed. I know this requires a lot of funds, zoning changes, and planning but we've have seen the time, money and planning that has gone into the failed Measure T and I am sure that this type of plan can be accomplished if the same energy, planning and dedication is given to it.

Nancy L Nelson  
273 Rodney Avenue  
Nelson92024@yahoo.com  
760-419-4225

Bob's Hypothesis #5

**Melody Colombo**

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**From:** Brandi Lewis  
**Sent:** Thursday, February 02, 2017 10:10 AM  
**To:** Melody Colombo  
**Subject:** FW: Housing Workshop Thoughts

Hi Melody – this came in after the meeting but there is a request to have it included in the record. Thanks!

**Brandi L. Lewis**

City Council's Office | City of Encinitas | 505 S. Vulcan Avenue | Encinitas, CA 92024  
P. 760.633.2618 | F. 760.633.2627 | [blewis@encinitasca.gov](mailto:blewis@encinitasca.gov)

*Correspondents should be aware that all communications to or from this address are subject to public disclosure and may be reviewed by third parties.*

**From:** Darius Degher [<mailto:darius.degher@gmail.com>]  
**Sent:** Thursday, February 02, 2017 9:55 AM  
**To:** Council Members  
**Subject:** Housing Workshop Thoughts

Dear Council,

I was not able to make the workshop last night, and I was too late to submit comments online. So, I'm sending my ideas on the subject, pasted in below. Tony and Catherine: I sent these to you late last year, but here they are again, in case they need to go into the public record of last night's workshop.

Thanks to you all for your great work so far!

Darius Degher  
Leucadia

**Housing Plan Fixes, 4 Steps**

- 1) **Increase the ratio of affordable housing.** All sides seem to agree that this was a major flaw of Measure T.
  
- 2) **Remove the third story option.** This would keep the revised plan in line with the height limits of Measure A. This seems to have been the other major sticking point for the public, and likely the main reason Measure T failed.
  
- 3A) **Remove the "padding" for extra, future units to be built.** Instead, implement the program in 2 phases. Phase 1 includes only the number of new units required by state law at this time (2000 or whatever the exact number is). Phase 2, which would include potential plans for further sites, can be implemented later, if and when necessary. Phase 2 should be planned for and outlined generally, but the details of it can be worked out at a later time. The present goal, however, should be to come into compliance with CA state law at its minimum required number of units.



3B) When the 3<sup>rd</sup> floor units are eliminated, I'm not sure but I think the total number will still be above the immediate state-mandated number (2000). If so, remove these "extra" sites and place them in the Phase 2 plan. I suggest these removed sites are some of those currently planned for Cardiff and Leucadia. Please see Note 1 below for more on this. \*\*

4) **Implement a set of Encinitas Green Housing Requirements.** Now is the time to do this, while the housing plan is being revised. See details below.

*Encinitas Green Housing Requirements (Draft of Ideas, Experts Needed)*

*It is important that all future development in Encinitas abide by strict local environmental regulations. This includes a package of city building regulations that requires all new buildings to have photovoltaic systems, underground cisterns to catch and reuse rainwater, gray and black water recycling systems, commitments to smart and recycled materials, ultra-efficient insulation, and smart landscaping, among other things. (The actual list of requirements would need to be refined by experts on green building.)*

*Encinitas should welcome future developers as long as their projects conform to the Encinitas Green Housing Requirements. This would compel prospective developers to plan for quality-over-quantity square-footage and likely result in the construction of smaller, smarter homes with less of a negative environmental footprint.*

**\*\* Note**

I've heard the argument that the coastal strip is a future "transportation corridor," and that this is why it's a good place for future housing development. But this doesn't make much sense to me. Just because the train tracks run through there, and there's a bus that runs once an hour, hardly constitutes a transportation corridor. Our actual transportation corridor is along Interstate 5, whether we like it or not, and that's probably where it will remain, unless the city were to grow by a factor of 10. Yes, it would be great if more of the suburban working people of New Encinitas headed west to catch the Coaster each morning in order to get to San Diego. But even if they do that in the future, there will likely never be as many as those who take the freeway. And even if there were, it would have very little to do with transportation in Leucadia and Cardiff. We need to be accurate about the terms we use in our vision for the future. Yes, the Encinitas train station should be a transportation "hub," and we should plan for future east-west bus or tram lines, along Encinitas Blvd and Santa Fe Dr., to get commuters from inland Encinitas to the Coaster Station. But that's a very different thing from a transportation "corridor" along the coast, which seems an unrealistic dream at best. For this reason, when planning for potential future housing sites, Downtown Encinitas is a more appropriate locus of density increase than are Leucadia and Cardiff.

## Kathy Hollywood

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**From:** S. Graydon Carter <pbilliege@msn.com>  
**Sent:** Tuesday, January 31, 2017 10:41 AM  
**To:** Karen Brust; Planning; Council Members; Samantha Morrow; Kathy Hollywood; Brandi Lewis  
**Subject:** February 1 city presentation of "At Home in Encinitas" or Measure T

Am responding to the upcoming special meeting regarding "At Home in Encinitas" or Measure T.

Will express my interest and view in bullet points.

- 1) Prop A was prepared and presented to our citizens by citizens and was passed by citizens popular vote.
- 2) Measure T or "At Home in Encinitas" was prepared by city staff put to vote by city staff and failed to pass or be accepted by our City citizens by popular vote.
- 3) Is anyone in our city staff or elected officials licensing?
- 4) Thousands if not tens of thousands have been spent preparing, presenting and selling "At Home In Encintas" or Measure T to our citizens, who do not support it. Not to mention the city man hours being wasted on a subject not supported by its citizens.
- 5) Funds and man hours that have been used to present and back "At Home in Encinitas" could and should be used to defend our citizens wishes to "preserve and protect" our citizens life style and city personalities. Not create some city staff and investors self perception of citizens life style and personalities. Yes on Prop A No on Measure T.
- 6) What does increasing commercial density and use have to do with our self imposed and created affordable housing element? Why is the city staff supporting and creating morphing on the tail of affording housing?
- 7) Why is incoming residents and business more important than long established residents and business? No on Measure T Yes on Prop A.
- 8) Why is our city staff not using long proven and established basic planning infrastructure guidelines when allowing new infill business developments? This gravely affects surrounding citizens residents and families peaceful and quite enjoyment of their homes.
- 9) Increasing business density, in the heart of long established residential neighborhoods, does not support a pedestrian community environment. It increases the demand for transportation corridors at the demise of long established residential neighborhoods long enjoyed way of life. Cars and people do not make for a park like setting nor protects or promote the residents current life style or enhance the livability of our long established residential environment.

Thank You  
Scott Carter

Leucadian



## Melody Colombo

---

**From:** Kathy Hollywood  
**Sent:** Thursday, February 02, 2017 12:29 PM  
**To:** Melody Colombo  
**Subject:** FW: Follow-up from Housing Element comments

To go with last night's item.

**Kathy Hollywood, CMC**  
**City Clerk, City of Encinitas**  
**760-633-2603**

*Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.*

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**From:** Karen Brust  
**Sent:** Thursday, February 02, 2017 12:28 PM  
**To:** Kathy Hollywood  
**Cc:** Steve Chase; Diane Langager; Pauline Colvin  
**Subject:** FW: Follow-up from Housing Element comments

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**From:** andrew matuszeski [<mailto:jandrewmat@yahoo.com>]  
**Sent:** Thursday, February 02, 2017 10:35 AM  
**To:** Council Members  
**Subject:** Follow-up from Housing Element comments

Hello.

Just a brief note of thanks for the productive meeting last night, and a brief expansion/follow-up on the comments I made.

I'm the guy who brought up (1.) subdividing lots to create a very small R-30 lot for accessory units, and (2.) establishing a Historic Preservation or Landmarks Commission.

Mark, in your closing comments, you said your neighbors in Olivenhain would reject the concept of an R-30 micro-lot. I wanted to clarify that such a subdivision would not represent any material change to what's already allowed. Your neighbors already have the right to build an accessory unit if they wish. The concept is simply to allow that same by-right accessory unit to be counted as affordable housing, by putting it on a tiny, subdivided R-30 parcel. Subdividing a micro-lot could also be part of the process of daylighting existing accessory units so they can also be counted immediately without deed restrictions or rent studies.



I admit, this isn't yet a baked idea. I didn't bring it to the meeting--it just occurred to me in the room. I recognize there are many reasons this might not work, and it certainly would never solve the whole housing problem, but if it could offset 10-20% of the RHNA, it may be worth exploring.

On the subject of a Historic Preservation or Landmarks Commission, I did a little reading this morning. It's basically a quid pro quo, where a property owner agrees to protect and preserve a culturally or historically important asset in exchange for benefits from the city. As mentioned last night, some cities establish a grant pool for restoration projects as an incentive. There is also something called the Mills Act that can reduce property taxes on locally designated historic landmarks. In the city of San Diego, the tax savings range from 20-70%! (<https://www.sandiego.gov/development-services/historical/faq/millsact>). Due to resource constraints, the City of San Diego restricts application processing for historic landmarks to four per month (48 per year). The demand is actually higher than that, so the program is clearly attractive to property owners. More here: <https://www.sandiego.gov/development-services/historical>

Finally, as a purely political matter, each of you has pledged to protect our community character. But residents are clearly uncomfortable and weary of all the talk about change embedded in the housing element debate. You have to have those debates, as uncomfortable as they might be. But you can also demonstrate a commitment to protect and preserve what's important. Wouldn't that be a good thing for everyone?

Thanks,

--Andrew.

## Kathy Hollywood

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**From:** Karen Brust  
**Sent:** Wednesday, February 01, 2017 1:47 PM  
**To:** Kathy Hollywood; Steve Chase  
**Subject:** FW: Political Mixed Martial Arts at the Encinitas Community Center Tonight at 6:00 PM

-----Original Message-----

**From:** Catherine Blakespear  
**Sent:** Wednesday, February 01, 2017 1:33 PM  
**To:** New Encinitas Network; Council Members  
**Subject:** RE: Political Mixed Martial Arts at the Encinitas Community Center Tonight at 6:00 PM

FYI ... Marco is not doing a presentation to my knowledge.

---

**From:** New Encinitas Network [newencinitasnetwork@gmail.com]  
**Sent:** Wednesday, February 01, 2017 1:10 PM  
**To:** Council Members  
**Subject:** Political Mixed Martial Arts at the Encinitas Community Center Tonight at 6:00 PM

Dear Friends,

Please take a moment to read the attached: it concerns tonight's Open Forum at the Senior/Community Center at 6:00 PM hosted by the City Council with an eye toward hearing ideas and concerns about the failed Measure T/At Home In Encinitas and in addition, politicians Marco Gonzalez and Bruce Ehlers will be squaring off this evening over their 2 disparate perspectives for addressing the Housing Element and the fact that the City is still in violation.

On Nov. 16th, 2016 Mr. Gonzalez brought an 'opportunity' to the City Council which we have reported on in the attached word doc.

Mr. Gonzalez's idea has some merit; which we hope he will articulate this evening! As Laker-Great Chick Hearn used to say, "This should be a barn-burner!"

Thanks,

Mike

## Kathy Hollywood

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**From:** Karen Brust  
**Sent:** Thursday, February 02, 2017 4:12 PM  
**To:** Kathy Hollywood; Steve Chase  
**Subject:** Fwd: Housing Workshop Thoughts

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Darius Degher <[darius.degher@gmail.com](mailto:darius.degher@gmail.com)>  
**Date:** 2/2/17 9:55 AM (GMT-08:00)  
**To:** Council Members <[council@encinitasca.gov](mailto:council@encinitasca.gov)>  
**Subject:** Housing Workshop Thoughts

Dear Council,

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Darius Degher  
Leucadia

### Housing Plan Fixes, 4 Steps

1) **Increase the ratio of affordable housing.** All sides seem to agree that this was a major flaw of Measure T.

2) **Remove the third story option.** This would keep the revised plan in line with the height limits of Measure A. This seems to have been the other major sticking point for the public, and likely the main reason Measure T failed.

3A) **Remove the "padding" for extra, future units to be built.** Instead, implement the program in 2 phases. Phase 1 includes only the number of new units required by state law at this time (2000 or whatever the exact number is). Phase 2, which would include potential plans for further sites, can be implemented later, if and when necessary. Phase 2 should be planned for and outlined generally, but the details of it can be worked out at a later time. The present goal, however, should be to come into compliance with CA state law at its minimum required number of units.

3B) When the 3<sup>rd</sup> floor units are eliminated, I'm not sure but I think the total number will still be above the immediate state-mandated number (2000). If so, remove these "extra" sites and place them in the Phase 2 plan. I suggest these removed sites are some of those currently planned for Cardiff and Leucadia. Please see Note 1 below for more on this. \*\*

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*Encinitas Green Housing Requirements (Draft of Ideas, Experts Needed)*

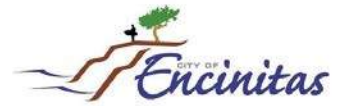
*It is important that all future development in Encinitas abide by strict local environmental regulations. This includes a package of city building regulations that requires all new buildings to have photovoltaic systems, underground cisterns to catch and reuse rainwater, gray and black water recycling systems, commitments to smart and recycled materials, ultra-efficient insulation, and smart landscaping, among other things. (The actual list of requirements would need to be refined by experts on green building.)*

*Encinitas should welcome future developers as long as their projects conform to the Encinitas Green Housing Requirements. This would compel prospective developers to plan for quality-over-quantity square-footage and likely result in the construction of smaller, smarter homes with less of a negative environmental footprint.*

\* Note

I've heard the argument that the coastal strip is a future "transportation corridor," and that this is why it's a good place for future housing development. But this doesn't make much sense to me. Just because the train tracks run through there, and there's a bus that runs once an hour, hardly constitutes a transportation corridor. Our actual transportation corridor is along Interstate 5, whether we like it or not, and that's probably where it will remain, unless the city were to grow by a factor of 10. Yes, it would be great if more of the suburban working people of New Encinitas headed west to catch the Coaster each morning in order to get to San Diego. But even if they do that in the future, there will likely never be as many as those who take the freeway. And even if there were, it would have very little to do with transportation in Leucadia and Cardiff. We need to be accurate about the terms we use in our vision for the future. Yes, the Encinitas train station should be a transportation "hub," and we should plan for future east-west bus or tram lines, along Encinitas Blvd and Santa Fe Dr., to get commuters from inland Encinitas to the Coaster Station. But that's a very different thing from a transportation "corridor" along the coast, which seems an unrealistic dream at best. For this reason, when planning for potential future housing sites, Downtown Encinitas is a more appropriate locus of density increase than are Leucadia and Cardiff.





**A.5 Housing Element Task Force Public Notice Mailing List**

Chelsea Investment Corporation  
6339 Paseo Del Lago  
Carlsbad, CA 92011

Shea Homes  
9990 Mesa Rim Rd  
San Diego, CA 92121

Bridge Housing  
2202 30th St  
San Diego, CA 92104

Wakeland Housing  
1230 Columbia Street, Suite 950  
San Diego, CA 92101

Mercy Housing California  
1500 South Grand Ave, Suite 100  
Los Angeles, CA 90015

Hitzke Development Corporation  
PO Box 1700  
Temecula, CA 92953

Solutions for Change  
722 West California Ave  
Vista, CA 92083

Century Housing Corporation  
1000 Corporate Pointe  
Culver City, CA 90230

New Urban West Development  
1733 Ocean Avenue, Suite 350  
Santa Monica, CA 90401

Community Housing Works  
2815 Camino del Rio South, Suite 350  
San Diego, CA 92108

Corporation for Supportive Housing  
328 Maple Street, 4th Floor  
San Diego, CA 92103

Sun Country Builders  
138 Civic Center Dr  
Vista, CA 92084

Habitat for Humanity  
8128 Mercury Rd.  
San Diego, CA 92111

Encinitas Preservation Association  
818 S. Coast Hwy. 101  
Encinitas, CA 92024

San Diego Housing Federation  
3939 Iowa Street, Suite 1  
San Diego, CA 92104

Downtown Encinitas Mainstreet  
Association  
818 S Coast Hwy 101  
Encinitas, CA 92024

Cardiff 101 Main Street  
PO Box 552  
Cardiff, CA 92007

Encinitas Chamber of Commerce  
535 Encinitas Blvd  
Encinitas, CA 92024

Leucadia 101 Main Street Association  
386 N Coast Highway 101  
Encinitas, CA 92024

North County Lifeline  
200 Michigan Ave  
Vista, CA 92084

Fraternity House Inc  
20702 Elfin Forest Rd  
Escondido, CA 92029

San Dieguito Alliance  
P.O. 2448  
Del Mar, CA 92014

Community Resource Center  
650 Second St  
Encinitas, CA 92024

Meals on Wheels  
930 Boardwalk Street, Unit C  
San Marcos, CA 92078

YMCA Oz North County  
215 Barnes Street  
Oceanside, CA 92054

Casa de Amparo  
325 Buena Creek Road  
San Marcos, CA 92069

Catholic Charities-La Posada  
2476 Impala Dr  
Carlsbad, CA 92010

Bread of Life Rescue Mission  
1919 Apple Street, Suite I  
Oceanside, CA 92049

United Way of San Diego  
4699 Murphy Canyon Road  
San Diego, CA 92123

North County Community Services  
1557 Grand Avenue, Ste. C  
San Marcos, CA 92008

Easter Seals  
1035 E. Valley Parkway  
Escondido, CA 92025

Regional Task Force on the Homeless  
4699 Murphy Canyon Road  
San Diego, CA 92123

Alliance for Regional Solutions  
1557-C Grand Ave  
San Marcos, CA 92067

Interfaith Shelter Network  
3530 Camino del Rio North, Suite 301  
San Diego, CA 92108

Interfaith Community Services  
4770 North River Road  
Oceanside, CA 92057

TERI, Inc.  
251 Airport Rd  
Oceanside, CA 92058

101 Artists Colony  
1106 Second St, Suite 125  
Encinitas, CA 92024

Jonathan Tarr Foundation  
560 North Highway 101 #1  
Encinitas, CA 92024

Seacoast Community Church  
1050 Regal Rd  
Encinitas, CA 92024

St John's Catholic Church  
1001 Encinitas Blvd  
Encinitas, CA 92024

St. John's Catholic Church  
Mexican American Apostolate  
1001 Encinitas Blvd  
Encinitas, CA 92024

Affirmed Housing Group  
13520 Evening Creek Dr N, Suite 160  
San Diego, CA 92128

San Dieguito United Methodist Church  
170 Calle Magdalena  
Encinitas, CA 92024

Jehovah's Witnesses-Kingdom  
1821 S El Camino Real  
Encinitas, CA 92024

North Coast Presbyterian Church  
1831 S El Camino Real  
Encinitas, CA 92024

The Vine Church  
208 Camino De Las Flores  
Encinitas, CA 92024

Self-Realization Fellowship: Hermitage  
215 W K St  
Encinitas, CA 92024

Jehovah's Witnesses  
267 Quail Gardens Dr  
Encinitas, CA 92024

Seaside Presbyterian Church  
367 La Veta Ave  
Encinitas, CA 92024

Ranch View Baptist Church  
416 Rancho Santa Fe Rd  
Encinitas, CA 92024

El Camino Christian Fellowship  
510 S El Camino Real  
Encinitas, CA 92024

House of Praise Evangelical Church  
511 Encinitas Blvd  
Encinitas, CA 92024

Christian Science Society of Encinitas  
912 S. Coast Highway 101  
Encinitas, CA 92024

Christian Science Churches & Reading  
Rooms  
520 Balour Dr  
Encinitas, CA 92024

St Mark Lutheran Church  
552 S El Camino Real  
Encinitas, CA 92024

Chapel of Awareness  
560 3rd St  
Encinitas, CA 92024

Coastal Christian Center  
777 Santa Fe Dr  
Encinitas, CA 92024

New Life Christian Fellowship  
831 3rd St  
Encinitas, CA 92024

Pacific View Baptist Church  
845 Santa Fe Dr  
Encinitas, CA 92024

St Andrew's Episcopal Church  
890 Balour Dr  
Encinitas, CA 92024

Bethlehem Lutheran Church  
925 Balour Dr  
Encinitas, CA 92024

Church of Christ  
926 2nd St  
Encinitas, CA 92024

Self-Realization Fellowship  
939 2nd St  
Encinitas, CA 92024

Encinitas Rotary Club  
P.O. Box 230223  
Encinitas, CA 92023

Encinitas Lions Club  
168 Del Mar Shores Terrace  
Solana Beach, CA 92075

Kiwanis Club  
P.O. Box 230635  
Encinitas, CA 92023

Jewish Family Service  
8804 Balboa Ave  
San Diego, CA 92123

Zephyr  
700 Second St  
Encinitas, CA 92024

Melia Homes  
8951 Research Dr. #100  
Irvine, CA 92618

Hallmark Communities  
964 Urania Ave  
Leucadia, CA 92024

City Ventures  
3121 Michelson Dr Ste 150  
Irvine, CA 92612

John DeWald & Associates  
1855 Freda Lane  
Cardiff, CA 92007

National Core  
9421 Haven Ave  
Rancho Cucamonga, CA 91730

CityMark Development  
3818 Park Blvd  
San Diego, CA 92103

Stefan LaCasse  
364 Second Street, #5  
Encinitas, CA 92024

Dianna Nunnez  
399 Hillcrest Dr  
Encinitas, CA 92024

Dave Meyer  
DCM Properties  
P.O.Box 232280  
Encinitas, CA 92023

Michael McSweeney  
Building Industry Association  
9201 Spectrum Center Blvd., Suite 110  
San Diego, CA 92123-1407

Lennar Homes  
25 Enterprise Suite 300  
Aliso Viejo, CA 92656

Nick Lee  
Baldwin & Sons  
610 West Ash, Suite 1500  
San Diego, CA 92101

Keith Harrison  
Harrison Properties  
364 2<sup>nd</sup> St. #6  
Encinitas, CA 92024

Norm Miller  
5374 Linda Vista Rd.  
San Diego, CA 92024

Debbie Fountain  
Carlsbad Housing & Neighborhood Services  
1200 Carlsbad Village Dr.  
Carlsbad, CA 92008

Alex Plishner