



## Appendix C: Adequate Sites Analysis

Appendix C contains the site inventory and analysis for the sites proposed to meet the City of Encinitas’ Regional Housing Needs Assessment (RHNA) allocation for the 2013-2021 planning period. The sites are organized to show how the City can meet the need for the four RHNA income categories (Very Low, Low, Moderate, and Above Moderate). That information is summarized in **Table C-1** below.

Table C-1: Adequacy of Sites Inventory					
	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2013-2021)	587	446	413	907	2,353
RHNA Carryover (2003-2013)	253		--	--	<del>250</del> 253
Units Built/Approved	33	33	4	892	962
Accessory Unit Production	50		--	--	50
Remaining RHNA	1,170		409	15	1,594
Candidate Site Unit Yield	<del>1,621</del> 1,431		526	187	<del>2,260</del> 2,144
<b>Total Capacity Over RHNA Need</b>	<b>451</b> 261		<b>117</b>	<b>172</b>	<b>740</b> 550

All sites were reviewed in order to ensure compliance with state law. The sites chosen meet that criteria and show the highest potential to redevelop for residential use within the planning period.

### 1.1 Availability of Water, Sewer, and Dry Utilities

The City of Encinitas has evaluated the availability of infrastructure from a Citywide and site-specific standpoint. In determining the feasibility of sites to accommodate the City’s RHNA needs, infrastructure provision was a determining factor. As described in Appendix B under ‘Environmental Constraints and Infrastructure,’ the City has adequate water and sewer capacity to accommodate the planned increase in housing development. The City has reviewed the sites designated for development and has determined that each of the sites designated within each income category is adjacent to a public street that contains distribution facilities for water, sewer, and dry utilities (including cable and telephone). The availability and location of water, sewer and dry utilities and their distribution facilities do not pose a constraint to development.



## C.1 Very Low and Low-Income Candidate Sites Inventory

# SITES INVENTORY LIST

## Very Low/Low Income RHNA Candidate Sites

### **Vacant**

SITE 01: GREEK CHURCH PARCEL

SITE 02: CANNON PROPERTY (PIRAEUS)

~~SITE 03: L-7 PARCEL~~

SITE 05: ENCINITAS BLVD & QUAIL GARDENS PARCELS

SITE 07: JACKEL PROPERTIES

SITE AD1: SAGE CANYON

SITE AD2: BALDWIN & SONS PROPERTIES

### **Non-vacant**

SITE 08: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)

SITE 09: ECHTER PROPERTY

SITE 10: STRAWBERRY FIELDS PARCEL

SITE 12: SUNSHINE GARDENS PARCELS

SITE AD8: VULCAN & LA COSTA

Net Acreage and Unit Yield Per Site				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield (DU)
<b>Vacant</b>				
01	Greek Church Parcel	2.50	2.00	50
02	Cannon Property (Piraeus)	6.93	6.93	173
<del>03</del>	<del>L-7 Parcel</del>	<del>7.60</del>	<del>7.60</del>	<del>190</del>
05	Encinitas Blvd & Quail Gardens Parcels	4.93	4.78	117
07	Jackel Properties	2.97	2.97	33*
AD1	Sage Canyon	5.23	2.40	60
AD2	Baldwin & Sons Properties	11.59	9.05	223
<b>Subtotal</b>		<b>41.75</b> <b>34.15</b>	<b>35.73</b> <b>28.13</b>	<b>846</b> <b>656</b>
<b>Non-vacant</b>				
08	Rancho Santa Fe Parcels (Gaffney/Goodsen)	6.63	6.02	149
09	Echter Property	21.49	9.85	246
10	Strawberry Fields Parcel	16.90	9.85	246
12	Sunshine Gardens Parcels	3.39	3.39	84
AD8	Vulcan & La Costa	2.00	2.00	50
<b>Subtotal</b>		<b>50.41</b>	<b>31.11</b>	<b>775</b>
<b>Total</b>		<b>92.16</b> <b>84.56</b>	<b>66.84</b> <b>59.24</b>	<b>1,621</b> <b>1,431</b>

\* Unit Yield anticipates that this site will be developed for mixed-use.

Percentage of VL/L Sites by Site Type (Excluding Low Priority Sites)		
Site Type	# of Units	% of RHNA Allocation (including carryover)
Vacant	846 656	66% 51%
Non-vacant	775	60%
Total	1,621 1,431	126% 111%
RHNA Allocation (including carryover) for VL/L Income Categories: <b>1,286</b>		

# NET ACREAGE CALCULATIONS

## Very Low/Low Income RHNA Candidate Sites

### CALCULATION METHOD

The net acreage for each candidate site was calculated based on the gross acreage (for all parcels included in the site) minus the acreage deemed partially or completely undevelopable based on existing steep slopes and known environmental constraints. Environmental constraints were determined based on known site information for the parcels where that information was available and other sources, such as the City's Local Coastal Program and site observations. **The site capacity was determined by applying a 25 du/ac standard to the net acreage for each candidate site.**

The following calculation methods apply to slope constraints (Per the City of Encinitas Municipal Code for purposes of calculating density):

- All land in 0-25% slope of natural grade is allowed to use 100% of acreage.
- All land in 25-40% slope of natural grade is allowed to use 50% of acreage.
- All land in 40% + slope of natural grade is allowed to use 0% of acreage.

All acreages shown on the following sheets include any applicable acreage deductions from the gross acreage. The informational sheets include a note either stating that there were no known topographic or environmental constraints or detailing the acreage removed from the gross acreage and the reasoning.

### WATER AND SEWER AVAILABILITY

As discussed in Appendix B, each site has been evaluated to ensure there is adequate access to water and sewer connections. Each site is situated adjacent to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

# DEFINITIONS

**Vacant Parcel:** Vacant parcels are generally completely free of structures except for temporary, non-permanent features located on-site. These may include storage containers or other non-permanent facilities. Vacant parcels may also have abandoned facilities where the owner has indicated no interest in reusing them or vacant, non-habitable structures slated for demolition.

**Non-vacant Parcel:** Non-vacant parcels are underutilized or developed parcels and contain existing development or established uses. These may include temporary structures associated with an active use (I.E. agricultural greenhouses) or other uses currently operating on the site.

**Mixed-use Site Capacity:** The mixed-use site capacity was calculated per Section 3.1.2.D of the Encinitas North 101 Corridor Specific Plan, which states a maximum lot utilization of 90% and that residential uses shall not exceed 50 percent of the gross building floor area for the development site. All parcels shown with fewer than 16 units are in common ownership with one or more adjacent parcels or show the potential to be consolidated with one or more adjacent parcels. In these cases, the parcels are considered one site that can accommodate at least 16 units.

**Owner-Interest:** Sites within owner interested listed in the description indicate where the City has been directly contacted by the property owner and received an acknowledgement of their interest in writing, either by email or by a formal letter.

# GREEK CHURCH PARCEL

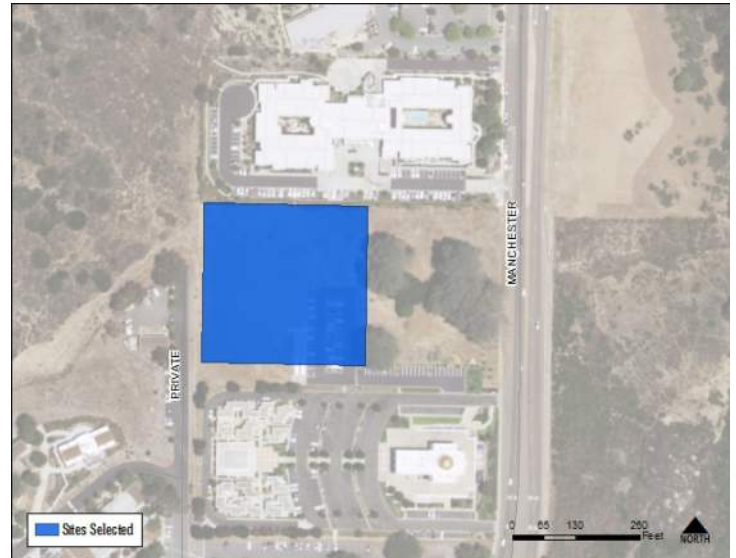
## SITE NUMBER 01

### SITE DESCRIPTION

This site is a portion of a property owned by the Greek Orthodox Church and part of a larger parcel with existing multi-family residential uses and an existing church. The owner has expressed interest in developing the site for residential uses.

### SITE FEATURES

- Primarily vacant, open space
- Concrete pad



### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

Owner has indicated they are interested in developing 2.00 acres of the 2.50 acre parcel.

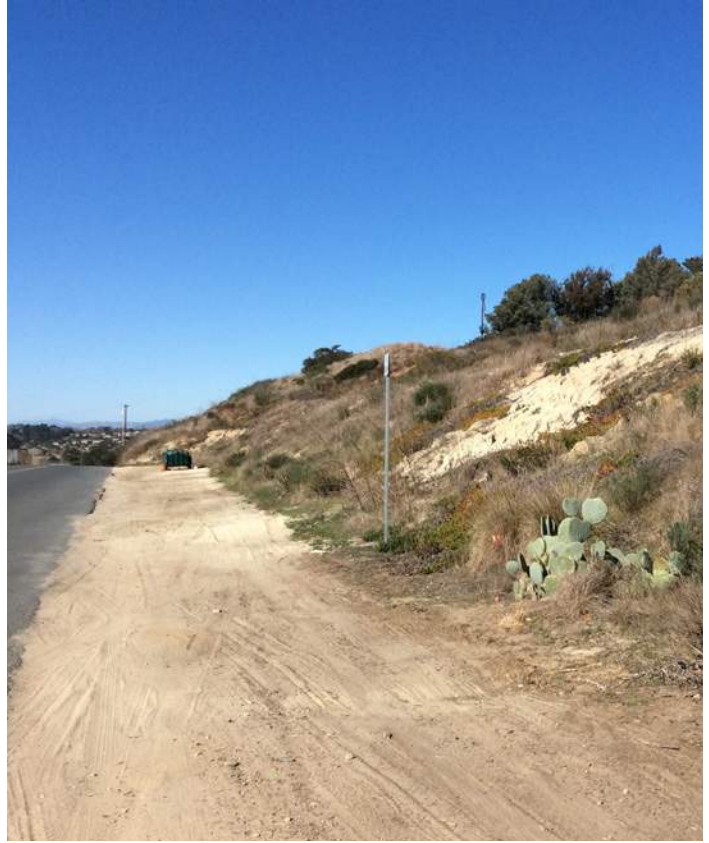
<b>APN(S) (Ownership)</b>	2611506400 (STS CONSTANTINE & HELEN GREEK ORTHODOX CHURCH)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2.50/2.00
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	3459 Manchester Avenue	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Cardiff-by-the-Sea	<b>UNIT CAPACITY</b>	50
<b>GENERAL PLAN LAND USE</b>	Rural Residential .51-1.00 (RR1)	<b>CONSTRAINTS</b>	None
<b>ZONING</b>	RR1		













# L-7 PARCEL

## SITE NUMBER 03

### SITE DESCRIPTION

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

Affordable housing developers have expressed interest in developing the site. If used for affordable housing, the site can be transferred directly to an affordable housing developer under G.C. Section 37364. The City is also exploring whether the site could be traded for another site where an equal number of housing units could be developed at possibly lower cost. If such a site is identified during the review period, the City may propose substituting that site for this one.

### SITE FEATURES

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



### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

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





# ENCINITAS BLVD & QUAIL GARDENS PARCELS

## SITE NUMBER 05

### SITE DESCRIPTION

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

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

Parcel 2581308100 is a vacant parcel adjacent to a 6-lane arterial with bicycle lanes in both directions and a raised concrete median. The site contains vehicular access points from Encinitas Blvd and Quail Gardens Dr. The site contains a moderate



slope from the western portion up to the eastern portion of the site.

Parcel 2581303400 is landlocked by vacant parcels and contains an older, vacant single-family residential structure and private access road. The landowner has stated that the home is uninhabitable, and it is intended to be demolished.

The owner has expressed interest in developing all of these parcels for residential uses. All parcels are under one common ownership.

<b>APN(S) (Ownership)</b>	2581111600, 2581304500, 2581308100, 2581303400 (SHOWPROP DOWNEY LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2581111600 - 2.20/2.20 2581304500 - 0.38/0.23 2581308100 - 1.31/1.31 2581303400 - 1.02/1.02 Total: 4.91/4.78
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	550 Encinitas Blvd, 696 Encinitas Blvd, Quail Gardens Dr	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	117
<b>GENERAL PLAN LAND USE</b>	Office Professional (OP)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Steep topography on some portions. Acreage reduced per City code.</li> </ul>
<b>ZONING</b>	OP		
<b>LAND VALUE (2581303400)</b>	\$999,600	<b>TOTAL VALUE (2581303400)</b>	\$1,020,000

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



**SITE FEATURES**

- One vacant, 1-story single-family house
- Some manufactured slopes that are determined to not be a constraint on future development
- Primarily vacant, natural land
- Flat, graded area on the eastern portion

**PARCEL SIZE CALCULATION**

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on the majority of the site. Therefore, the parcel size reflects the full gross acreage for the following parcels:

- 2581111600
- 2581308100
- 2581303400

Parcel 2581304500 contains 0.15 acres with slopes greater than 40% (Not developable per City of Encinitas Municipal Code). 0.15 acres was removed from the overall gross site acreage to get the 4.78 acre parcel size shown in the table on the preceding page.



# JACKEL PROPERTIES

## SITE NUMBER 07

### SITE DESCRIPTION

Parcel 2160412100 is a vacant property that sits between existing commercial uses and attached residential. The site has an approximately 55' wide driveway adjacent to North Highway 101, a four-lane arterial with bike lanes in each direction and a center median. The site slopes gently up from the east to the west with a slope of less than 25 percent.

Parcel 2160412000 is a vacant parcel adjacent to a four-lane arterial with bike lanes in each direction and a center median. The site contains a vacant restaurant and a large vacant surface parking lot with a single ingress/egress point. The owner states that there is no existing lease and he does not plan to re-let the building

The owner has expressed interest in developing both of these sites for residential and commercial uses. Both parcels are under one common ownership. (F C A Encinitas LLC) The planned multimodal improvements on Highway 101 will not impact the area of the site.



### SITE FEATURES

- One vacant, natural parcel
- Existing 1-story vacant restaurant with outdoor patio
- Large surface parking lot
- Moderate slope adjacent to Highway 10 (less than 25%)
- Existing mature trees and vegetation

### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage. However, the unit yield has been reduced to reflect the owner's interest in mixed use development.

<b>APN(S) (Ownership)</b>	2160412000, 2160412100 <u>One Owner for all parcels:</u> (F C A ENCINITAS LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2160412000 - 1.91/1.91 2160412100 - 1.06/1.06 Total: 2.97/2.97
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1950 HWY 101	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY</b>	33 (if developed at mixed-use ratio)
<b>GENERAL PLAN LAND USE</b>	Visitor Serving Commercial (VSC)	<b>CONSTRAINTS</b>	None.
<b>ZONING</b>	N-LVSC		





# SAGE CANYON PARCEL

SITE NUMBER AD1

## SITE DESCRIPTION

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



## SITE FEATURES

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

## PARCEL SIZE CALCULATION

Net acreage shown in the table under parcel size was determined from the net buildable area based on numerous studies of the topographic and environmental constraints by the owner.

<b>APN(S) (Ownership)</b>	2620618500 (PACIFIC CANYON LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	5.23/2.40
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	Sage Canyon Drive	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	New Encinitas	<b>UNIT CAPACITY</b>	60
<b>GENERAL PLAN LAND USE</b>	Residential 2.01-3.00 (R3)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Steep Topography in some areas</li> <li>• Environmentally sensitive areas</li> <li>• Existing drainage canal</li> </ul>
<b>ZONING</b>	R3		







# BALDWIN & SONS PROPERTIES

SITE NUMBER AD2

## SITE DESCRIPTION

Parcels 2570203600, 2570203700, 2581308000, 2581308200, 2581308600 are vacant parcels adjacent to Quail Gardens Drive, a 2-lane arterial with bicycle lanes in each direction and a center turning lane. The owner has expressed interest in developing these parcels for residential uses in conjunction with three other properties under the same ownership.

Parcels 2581309100, 2581309300, 2581309400 are vacant parcels surrounded by other vacant parcels under the same ownership, single-family residential uses to the east, and commercial uses to the south. The parcels are landlocked with no direct



access to a street. The owner has expressed interest in developing the property for residential uses in conjunction with five other properties under the same ownership.

All parcels associated with this site are under one common ownership. (Quail Meadows Properties LLC)

<b>APN(S) (Ownership)</b>	2581308000, 2581308200 2581308600, 2581309100 2581309300, 2581309400 2570203600, 2570203700 <u>One Owner for all parcels:</u> (QUAIL MEADOWS PROPERTIES LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2581308000 - 1.00/1.00 2581308200 - 1.28/1.28 2581308600 - 2.24/2.24 2581309100 - 0.51/0.51 2581309300 - 3.15/0.61 2581309400 - 0.27/0.27 2570203600 - 1.87/1.87 2570203700 - 1.27/1.27 Total: 11.59/9.05
<b>SITE STATUS</b>	Vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	195 Quail Gardens Dr, 185 Quail Gardens Dr, Mays Hollow Ln, Encinitas Blvd, Quail Gardens Dr, 225 Quail Gardens Dr	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	223
<b>GENERAL PLAN LAND USE</b>	Residential 2.01-3.00 (R3) Residential 3.01-5.00 (R5)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Some landlocked parcels</li> <li>• Utility easement</li> </ul>
<b>ZONING</b>	R3, R5		

**SITE FEATURES**

- Mature trees and vegetation
- Paved concrete pads
- Telephone pole lines overhead

**PARCEL SIZE CALCULATION**

Net acreage shown in the table under parcel size was determined based on numerous studies of the topographic and environmental constraints and a 50' riparian buffer requirement for off-site wetlands that encroaches on Parcel 2570203600.



# RANCHO SANTA FE PARCELS (GAFFNEY/ GOODSEN)

SITE NUMBER 08

## SITE DESCRIPTION

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

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

Parcel 2592313000 is a developed parcel with a single 2-story residential structure and is landlocked by low density single-family residential uses, a



vacant parcel, and a strip commercial center. The site contains existing mature vegetation.

Parcel 2592313100 is a developed parcel with a single 1-story residential structure and is landlocked by low density single-family residential uses and a vacant parcel. The site contains existing mature vegetation.

Parcels 2592313200, 2592312800, and 2592313000 are under one common ownership. (Olivenhain Town Center 5.6 L P)

<b>APN(S) (Ownership)</b>	2592313200, 2592312800, 2592313000 <u>One Owner for the above parcels:</u> (OLIVENHAIN TOWN CENTER 5.6 L P)  2592313100 (GAFFNEY DAVID R & RICA G REVOCABLE TRUST 04-11)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2592312800 - 3.88/3.57 (Non- vacant) 2592313000 - 0.54/0.54 (Non- vacant) 2592313100 - 0.46/0.46 (Non- vacant) 2592313200 - 1.75/1.45 (Vacant) Total: 6.63/6.02
<b>SITE STATUS</b>	One vacant Three non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	Rancho Santa Fe Dr, 2220 Encinitas Boulevard, 2230 Encinitas Boulevard, 2228 Encinitas Boulevard	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Olivenhain	<b>UNIT CAPACITY</b>	Vacant: 36 Non-vacant: 113
<b>GENERAL PLAN LAND USE</b>	Rural Residential 1.01-2.00 (RR2)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Multiple owners</li> <li>Some landlocked parcels</li> <li>Slight topography</li> </ul>
<b>ZONING</b>	RR2		



Parcel 2592313100 is under a separate ownership (Gaffney David R & Rica G Revocable Trust 04-11). This parcel is landlocked by parcels with separate ownership but could be developed as part of a larger project.

The owners have expressed interest in developing this site (all parcels) for residential uses.

**SITE FEATURES**

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

**PARCEL SIZE CALCULATION**

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on Parcels

2592313000 and 2592313100. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

The net acreage shown for Parcel 2592312800 reflects the following deductions from the gross acreage:

- 0.61 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

The net acreage shown for Parcel 2592313200 reflects the following deductions from the gross acreage:

- 0.59 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

0.60 acres (50% of the overall 1.20 acre reduction due to slopes) was removed from the overall gross acreage to get the parcel size shown in the adjacent table.



# ECHTER PROPERTY

## SITE NUMBER 09

### SITE DESCRIPTION

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

The Agricultural Zone provisions of the Encinitas Ranch Specific Plan in which the site is located encourage the continued agricultural use of portions of the Specific Plan Area and the provision of a favorable setting in which to continue agricultural operations. The “agrihood” concept proposed allows for the continued viability of an agricultural business on the site.

### SITE FEATURES

- Several buildings serving the agricultural practice on-site
- Temporary covered structures and greenhouses



- Large service tanks
- Interior roads
- Single-family residence in southwest corner

### PARCEL SIZE CALCULATION

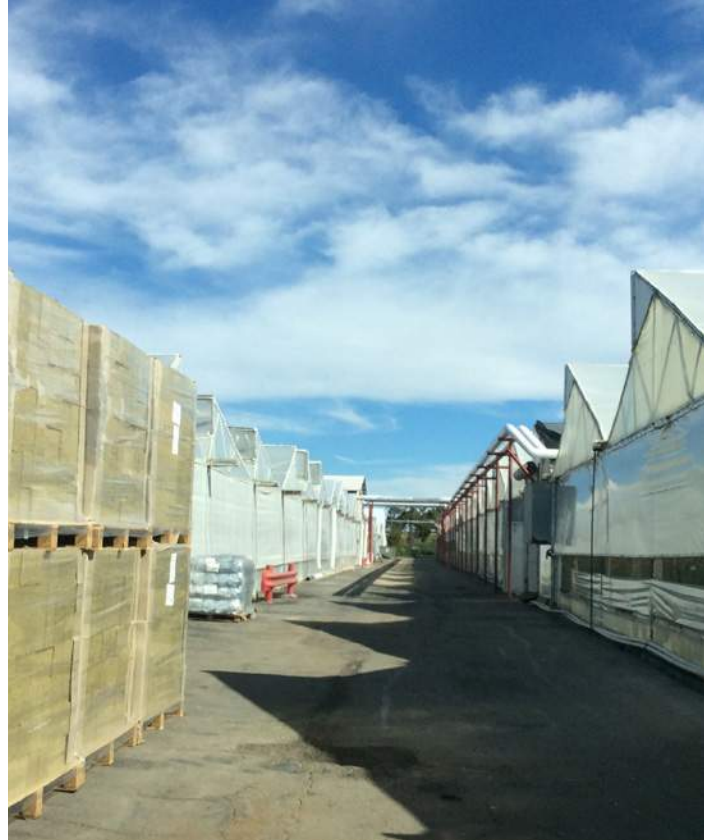
There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel’s net acreage equals the full gross acreage for this parcel.

Only 9.85 acres of the 16.90 gross acres are designated for housing. This 9.85 is shown as the net acreage of developable area in the table below.

<b>APN(S) (Ownership)</b>	2546121200 (R E L S INC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	21.49/9.85
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1150 Quail Gardens Drive	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY</b>	246
<b>GENERAL PLAN LAND USE</b>	Specific Plan 3 (SP-3)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Owner has indicated interest in only developing 250 units</li> </ul>
<b>ZONING</b>	ER-AG		
<b>LAND VALUE</b>	\$1,180,201	<b>TOTAL VALUE</b>	\$1,736,450

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. “Total Value” includes the land value and any improvement value from development on the site.





# STRAWBERRY FIELDS PARCEL

## SITE NUMBER 10

### SITE DESCRIPTION

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

As set forth in many policies of the General Plan the City favors maintaining agricultural uses in the City yet does not require the continued use of agricultural uses.

### SITE FEATURES

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



### PARCEL SIZE CALCULATION

The net acreage shown for this parcel reflects the following deductions from the gross acreage:

- 0.86 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)
- 1.21 acres contain slopes greater than 40% (not developable per the City of Encinitas Municipal Code)

Only 9.85 acres of the 16.90 gross acres are designated for housing. This 9.85 is shown as the net acreage of developable area in the table below.

<b>APN(S) (Ownership)</b>	2612100100 (YASUDA FAMILY LLC)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	16.90/9.85
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	3111 Manchester Avenue	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Cardiff-by-the-Sea	<b>UNIT CAPACITY</b>	246
<b>GENERAL PLAN LAND USE</b>	Rural Residential 1.01-2.00 (RR2)	<b>CONSTRAINTS</b>	• Steep slopes
<b>ZONING</b>	RR2		
<b>LAND VALUE</b>	\$1,226,836	<b>TOTAL VALUE</b>	\$1,226,836

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.





# SUNSHINE GARDENS PARCELS

## SITE NUMBER 12

### SITE DESCRIPTION

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

Parcel 2581309900 is an underutilized parcel comprised primarily of a single-story commercial building, a paved surface parking lot, and a variety of retail uses in both permanent and temporary structures. The site is at the intersection of a 4-lane major arterial and a 2-lane collector role.

The owner has expressed interest in developing these sites for residential uses. Both parcels associated with this site are under one common ownership. (CAM-MAR Growers)



### SITE FEATURES

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

### PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

<b>APN(S) (Ownership)</b>	2581309700, 2581309800 One Owner for all parcels: (CAM-MAR GROWERS)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2581309700 - 2.04/2.04 2581309800 - 1.35/1.35 Total: 3.39
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	630 Encinitas Boulevard	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Old Encinitas	<b>UNIT CAPACITY</b>	84
<b>GENERAL PLAN LAND USE</b>	Office Professional (OP)	<b>CONSTRAINTS</b>	None.
<b>ZONING</b>	OP		
<b>LAND VALUE</b>	\$3,448,000	<b>TOTAL VALUE</b>	\$3,575,000

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.







# VULCAN & LA COSTA COSTA

SITE NUMBER AD8

## SITE DESCRIPTION

This site is a non-vacant parcel with existing agricultural uses and several 1-story structures related to agricultural sales. The property is adjacent to N Vulcan Avenue, a two-lane local arterial. The majority of the site is occupied by temporary agricultural structures such as greenhouses. The owner has expressed interest in developing this site for residential uses. The low intensity of existing uses makes it a suitable candidate for potential residential development. The owners has expressed interest in developing this site for residential uses.

As set forth in many policies of the General Plan the City favors maintaining agricultural uses in the City yet does not require the continued use of agricultural uses.

## SITE FEATURES

- Greenhouse structures and frames
- 1-story structures related to agricultural uses (sales/storage)
- Small paved parking lot

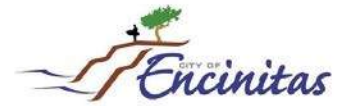


## PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

<b>APN(S) (Ownership)</b>	2160520100 (RONHOLM CRAIG NICHOLS JOHN F)	<b>PARCEL SIZE (AC) (GROSS/NET)</b>	2.00/2.00
<b>SITE STATUS</b>	Non-vacant	<b>MAXIMUM DENSITY</b>	30 DU/AC
<b>ADDRESS(ES)</b>	1967 N Vulcan Ave	<b>MINIMUM DENSITY</b>	25 DU/AC
<b>NEIGHBORHOOD</b>	Leucadia	<b>UNIT CAPACITY</b>	50
<b>GENERAL PLAN LAND USE</b>	Residential 2.01-3.00 (R3)	<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Existing operational business</li> </ul>
<b>ZONING</b>	Residential 3 (N101SP)		

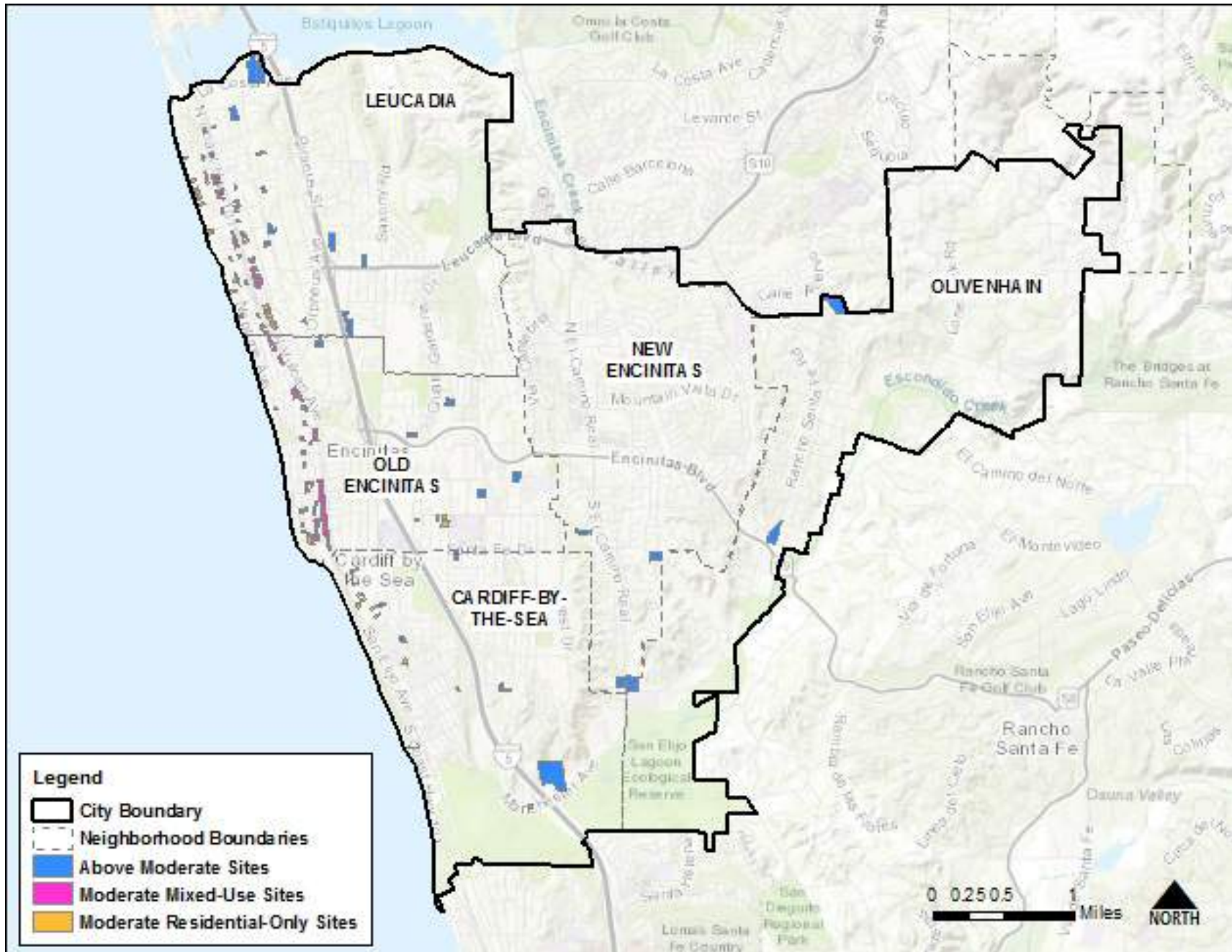




## C.2 Moderate and Above Moderate Candidate Sites Inventory



# MAP OF MODERATE AND ABOVE MODERATE SITES



## **CALCULATION OF UNIT CAPACITY**

The capacity of these sites was initially determined by multiplying the parcel size by the minimum or midrange density for that zoning designation.

In mixed-use areas (Downtown and North 101 Specific Plan Areas), only sites large enough to accommodate at least four dwelling units were included to identify those sites most likely to be redeveloped. The site capacity was then further reduced based on the likelihood of redevelopment, as described in Appendix B. In particular, only 50 percent of the capacity of the sites in the DCM-2, D-VSC and D-OM Zones of the Downtown Encinitas Specific Plan, as well as the N-CM1, N-CM2, N-CM3, N-CRM1, and N-CRM2 Zones of the North 101 Corridor Specific Plan, has been counted to recognize constraints posed by existing uses. Because redevelopment is most likely in the DCM-1 Zone, 75 percent of the capacity of the DCM- 1 Zone has been counted. These deductions have resulted in a very conservative estimate of the development potential of the mixed use area.

## **SELECTION OF SITES**

The sites contained in this inventory of moderate and above-moderate income sites were previously presented to HCD as part of the Housing Element placed on the ballot as Measure T. This Appendix C contains a selection of those sites that are most likely to be developed. Sites have been removed that have already been developed, and those that could accommodate fewer than four units, in mixed use zones, or only one unit, in residential zones. The City has relied on the detailed analysis contained in the Measure T Element regarding the development potential of these sites.

## **WATER AND SEWER AVAILABILITY**

As discussed in Appendix B, each site has been evaluated to ensure there is adequate access to water and sewer connections. Each site is situated adjacent to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2580360900	335 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.81	n.a.	15	12	Commercial	Existing commercial center with 1 and 2-story structures with multiple tenants and large surface parking lot.
2580361700	345 S Coast Highway 101 Q	Old Encinitas	GC	D-CM1	0.33	n.a.	15	4	Commercial	Multiple two-story commercial structures with multiple tenants.
2580361800	345 S Coast Highway 101 O2	Old Encinitas	GC	D-CM1	0.47	n.a.	15	7	Commercial	Parking associated with commercial uses on parcel 2580361800.
2580841600	111 W C St 200	Old Encinitas	GC	D-CM1	0.28	n.a.	15	4	Commercial	New 2-story office building with adjacent surface parking lot.
2581811700	850 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.28	n.a.	15	4	Residential/Commercial	2-story building currently under new construction.
2581901300	1031 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.82	n.a.	15	12	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901400	967 S Coast Highway 101 B102	Old Encinitas	GC	D-CM1	0.88	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901500	927 S Coast Highway 101	Old Encinitas	GC	D-CM1	1.01	n.a.	15	15	Commercial	Multiple older 1 and 2-story commercial buildings part of a larger commercial center. Multiple tenants.
2581901600	897 S Coast Highway 101 F103	Old Encinitas	GC	D-CM1	0.92	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901700	851 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.55	n.a.	15	8	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901800	765 S Coast Highway 101 106	Old Encinitas	GC	D-CM1	0.89	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901900	745 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.9	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581902000	725 S Coast Highway 101 C	Old Encinitas	GC	D-CM1	0.66	n.a.	15	9	Commercial	2-story renovated commercial office building.
2583120900	1057 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.63	n.a.	15	9	Commercial	Multiple 1-story commercial office buildings and used car sales lot with temporary structures.
2583121500	1205 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.95	n.a.	15	14	Commercial	Multiple small 1 and 2-story commercial buildings and large surface parking lot.
2583121600	1105 S Coast Highway 101	Old Encinitas	GC	D-CM1	1.15	n.a.	15	17	Commercial	Multiple renovated 1 and 2-story commercial buildings and large surface parking lot.
2583170500	1055 Second St	Old Encinitas	GC	D-CM1	0.28	n.a.	15	4	Commercial	Existing surface parking lot
2583170800	1010 S Coast Highway 101 101	Old Encinitas	GC	D-CM1	1.02	n.a.	15	15	Commercial	Large 2-story commercial/office/restaurant structure with rear parking and multiple tenants.
2580850500	200 W D St	Old Encinitas	GC	D-CM2	0.46	25	15	6	Commercial	Multiple older 1-story commercial (converted residential) structures and adjacent surface parking lot.



Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2580862000	580 Second St	Old Encinitas	GC	D-CM2	0.35	25	15	5	Commercial	2-story office building with surface lot and small 2-story residential structure.
2581631000	751 Second St	Old Encinitas	GC	D-CM2	0.46	25	15	6	Commercial/Office	Older 2-story office building with surface parking lot, single tenant.
2581641700	700 Second St C	Old Encinitas	GC	D-CM2	0.34	25	15	5	Commercial/Office	Older 2-story office building with surface parking lot.
2581641900	750 Second St 101	Old Encinitas	GC	D-CM2	0.59	25	15	8	Commercial/Office	1-story commercial/office structure with underground parking and rear surface parking row.
2581821600	939 Second St	Old Encinitas	GC	D-CM2	0.36	25	15	5	Recreation/Commercial	Existing 2-story Self Realization Fellowship offices/residences.
2581821700	901 Second St A	Old Encinitas	GC	D-CM2	0.34	25	15	5	Recreation/Commercial	2-story residential/office mixed-use structures and 1-story autobody parking garage.
2582941100	1130 Second St	Old Encinitas	GC	D-CM2	0.34	25	15	5	Commercial	2-story office structure with adjacent surface parking lot.
2583161700	1133 Second St C	Old Encinitas	GC	D-CM2	0.7	25	15	10	Commercial	Older 2-story large office building with adjacent surface parking lot.
2580521200	364 Second St 4	Old Encinitas	VSC	D-VCM	0.67	n.a	15	10	Commercial/Office	Existing 2-story office building and adjacent parking row.
2542922300	1076 N Coast Highway 101 101	Leucadia	GC	N-CM1	0.73	25	15	10	Commercial	Existing 2-story hotel structure with on-site surface parking lot.
2543030300	1002 N Coast Highway 101 5	Leucadia	GC	N-CM1	0.27	25	15	4	Commercial	Existing 1-story buildings in a strip commercial center.
2543242900	120 Leucadia Blvd	Leucadia	GC	N-CM1	0.4	25	15	6	Commercial	Existing 1-story buildings in a small commercial center.
2543243000	102 Leucadia Blvd	Leucadia	GC	N-CM1	0.47	25	15	7	Commercial	Existing 1-story buildings in a small commercial center.
2560141100	828 N Coast Highway 101 D	Leucadia	GC	N-CM1	0.35	25	15	5	Commercial	Existing 2-story building in a small commercial center with limited parking.
2560303700	101 Leucadia Blvd	Leucadia	GC	N-CM1	0.37	25	15	5	Commercial	Existing 1-story building in a small commercial center.
2560813600	542 N Coast Highway 101 B	Leucadia	GC	N-CM1	0.32	25	15	4	Commercial/Office	Existing 1-story commercial building with rear surface parking lot.
2560813700	560 N Coast Highway 101 8	Leucadia	GC	N-CM1	0.37	25	15	5	Commercial/Office	Existing 1-story commercial center with rear surface parking lot.
2560822600	616 N Coast Highway 101	Leucadia	GC	N-CM1	0.34	25	15	5	Commercial	Existing 2-story school building with small surface parking lot.
2560831700	510 N Coast Highway 101	Leucadia	GC	N-CM1	0.33	25	15	4	Commercial	Existing 2-story restaurant/commercial building with small rear alley and surface parking lot.
2562721100	434 N Coast Highway 101	Old Encinitas	GC	N-CM1	0.27	25	15	4	Commercial	Existing 1-story commercial buildings with surface parking lot.
2562721400	466 N Coast Highway 101 4	Old Encinitas	GC	N-CM1	0.52	25	15	7	Commercial	Existing 1-story commercial center with surface parking lot.
2562721500	410 N Coast Highway 101	Old Encinitas	GC	N-CM1	0.53	25	15	7	Commercial	Existing 2-story hotel with small surface parking lot and ground level pool adjacent to the street.

Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2562910300	374 N Coast Highway 101 C	Old Encinitas	GC	N-CM1	0.64	25	15	9	Commercial/Office	Existing 1-story office building with adjacent surface parking lot.
2563920300	204 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.56	25	15	8	Commercial	Existing 1-story automobile repair use buildings with surface parking lot.
2563920400	161 Melrose Ave D	Old Encinitas	GC	N-CM2	0.68	25	15	10	Commercial	Existing 1-story commercial center with surface parking lot.
2563920600	158 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.47	25	15	7	Commercial	Older existing 1-story restaurant with adjacent surface parking lot.
2563921000	140 Hwy 101	Old Encinitas	GC	N-CM2	0.55	25	15	8	Commercial	Existing 1-story commercial building for auto sales and warehouse structures for auto repair with surface parking lot.
2563921100	186 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.42	25	15	6	Commercial	Existing 2-story hotel with minimal ground level parking.
2563921200	184 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.5	25	15	7	Commercial	Existing 1-story commercial buildings with surface parking lot.
2580320800	140 N Coast Highway 101 C	Old Encinitas	GC	N-CM2	0.51	25	15	7	Commercial	Small 1-story commercial building on a large lot with warehouse structures for auto repair and surface parking.
2580341900	233 Second St	Old Encinitas	GC	N-CM3	0.37	25	15	5	Commercial	3-story motel structure on a small parcel with steep slopes and a surface parking lot.
2540211500	1660 N Coast Highway 101 11	Leucadia	GC	N-CRM1	0.3	25	15	4	Commercial	Multiple 1-story apartment buildings with on-site parking.
2540545300	1528 N Coast Highway 101	Leucadia	GC	N-CRM1	0.49	25	15	7	Commercial	Narrow lot with temporary agricultural uses.
2540545500	1508 N Coast Highway 101	Leucadia	GC	N-CRM1	0.72	25	15	10	Commercial	Multiple 1-story buildings relating to autobody uses and existing parking/service lot.
2540546400	1542 N Coast Highway 101	Leucadia	GC	N-CRM1	0.67	25	15	10	Commercial	Narrow lot with existing 1-story commercial uses and on-site parking lot.
2540546600	1468 N Coast Highway 101	Leucadia	GC	N-CRM1	0.37	25	15	5	Commercial	Narrow lot with existing 1-story commercial uses and on-site parking lot.
2540547700	1444 N Coast Highway 101	Leucadia	GC	N-CRM1	0.83	25	15	12	Commercial	Existing 2-story hotel structure with on-site surface parking lot.
2540600400	1766 N Coast Highway 101 A	Leucadia	GC	N-CRM1	0.69	25	15	10	Service Station	Existing gas station use.
2542212300	1410 N Coast Highway 101 C	Leucadia	GC	N-CRM1	0.69	25	15	10	Commercial	Small lot with existing 1-story commercial uses and on-site parking lot.
2542421300	1114 N Coast Highway 101 1	Leucadia	GC	N-CRM1	0.49	25	15	7	Commercial	Existing 1-story buildings in a strip commercial center.
2560301900	775 N Vulcan Ave	Leucadia	GC	N-CRM2	0.39	15	15	4	Commercial	2 small 1-story structures and a small surface parking lot.
2560302100	807 N Vulcan Ave	Leucadia	GC	N-CRM2	0.81	15	15	9	Commercial	Existing 1-story commercial buildings and a single-family residence adjacent to the street.
2560302200	835 N Vulcan Ave B	Leucadia	GC	N-CRM2	0.66	15	15	7	Commercial	Narrow lot with existing 1-story commercial uses and on-site parking lot.
2560303600	847 N Vulcan Ave	Leucadia	GC	N-CRM2	0.74	15	15	8	Commercial	Narrow lot with existing 1-story commercial uses and on-site parking lot.

Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2540211900	150 Grandview St	Leucadia	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2540402000	1472 Neptune Ave	Leucadia	R11	R11	0.32	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542100200	1448 Neptune Ave	Leucadia	R11	R11	0.33	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542100300	1444 Neptune Ave	Leucadia	R11	R11	0.35	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542211800	1415 Coop St	Leucadia	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2542411400	1200 Neptune Ave	Leucadia	R11	R11	0.37	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2543020700	180 Jasper St	Leucadia	R11	R11	0.3	11	9.5	2	Single-Family Residential	Single-family residence.
2560120600	819 Neptune Ave	Leucadia	R11	R11	0.31	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2580232200	104 Fifth St	Old Encinitas	R11	R11	0.28	11	9.5	2	Single-Family Residential	Single-family residence.
2582710400	1031 Regal Rd	Old Encinitas	R11	R11	0.32	11	9.5	2	Single-Family Residential	Single-family residence with rear unit.
2582735000	633 Melba Rd	Old Encinitas	R11	R11	0.33	11	9.5	2	Single-Family Residential	Duplex on large lot.
2604141400	471 Chesterfield Dr	Cardiff-by-the-Sea	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2606201500	1345 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, narrow long lot.
2606203300	1388 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, narrow long lot.
2606300600	1511 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2606300700	1525 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.3	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2540400100	1692 Neptune Ave	Leucadia	R11	R11	0.4	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540401300	1550 Neptune Ave	Leucadia	R11	R11	0.44	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540402500	1488 Neptune Ave	Leucadia	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540546200	167 Edgeburt Dr	Leucadia	R11	R11	0.36	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2542100100	1470 Neptune Ave	Leucadia	R11	R11	0.31	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542103200	1210 Neptune Ave	Leucadia	R11	R11	0.34	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542221300	132 W Jason St	Leucadia	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2560120800	168 Europa St	Leucadia	R11	R11	0.38	11	9.5	3	Single-Family Residential	Single-family residence, large narrow lot.
2560121600	153 W Leucadia Blvd	Leucadia	R11	R11	0.35	11	9.5	3	Residential	Large vacant parcel adjacent to parcel 2560120800.
2560511800	652 Neptune Ave	Leucadia	R11	R11	0.39	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2582740100	661 Melba Rd	Old Encinitas	R11	R11	0.44	11	9.5	3	Residential	Single-family residence, large lot.
2600830600	1535 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2600831100	1605 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2606202700	1452 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.43	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2606300300	1480 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.45	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2540302200	159 Avocado St	Leucadia	R11	R11	0.49	11	9.5	4	Single-Family Residential	Vacant lot used for a community garden with temporary structures.
2542100600	1410 Neptune Ave	Leucadia	R11	R11	0.46	11	9.5	4	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2603511300	225 Mozart Ave	Cardiff-by-the-Sea	R11	R11	0.66	11	9.5	5	Single-Family Residential	Single-family residence, large lot.



Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2606200700	1310 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.65	11	9.5	5	Single-Family Residential	2-story single-family home on a large lot.
2612003300	2959 Manchester Ave	Cardiff-by-the-Sea	R11	R11	0.65	11	9.5	5	Storage Yard	1-story commercial building with temporary structures and a surface parking lot.
2560211800	788 Neptune Ave	Leucadia	R11	R11	0.69	11	9.5	6	Single-Family Residential	Single-family residence on a large lot adjacent to the beach.
2582742500	1025 Arcadia Rd	Old Encinitas	R11	R11	1.2	11	9.5	10	Single-Family Residential	Two single-story detached houses on a large lot.
2561004100	625 N Vulcan Ave	Leucadia	R15	N-R15	0.24	15	12	2	Industrial/Residential	Single-story commercial office building and surface parking lot.
2561004300	615 N Vulcan Ave	Leucadia	R15	N-R15	0.22	15	12	2	Industrial/Residential	Single-story commercial office building and surface parking lot.
2560900600	571 N Vulcan Ave	Leucadia	R15	N-R15	0.25	15	12	3	Industrial/Residential	Single-story commercial office building and surface parking lot.
2561000900	607 N Vulcan Ave B	Leucadia	R15	N-R15	0.36	15	12	4	Industrial/Residential	Single-story commercial structure with auto repair garages in rear.
2560900700	555 N Vulcan Ave	Leucadia	R15	N-R15	0.58	15	12	6	Industrial/Residential	Single-story commercial office building and surface parking lot.
2561005500	641 N Vulcan Ave 107	Leucadia	R15	N-R15	1.05	15	12	12	Residential	Multiple two-story apartment buildings (Iris Apartments).
2560901700	577 N Vulcan Ave	Leucadia	R15	N-R15	1.09	15	12	13	Industrial/Residential	Single-story commercial office uses with large surface parking lot.
2581720100	906 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581720200	912 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581720500	926 Third St	Old Encinitas	R25	D-R25	0.12	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581831400	917 Third St	Old Encinitas	R25	D-R25	0.12	25	20	2	Residential/Commercial	Single-family residence, small lot.
2581831600	225 W H St	Old Encinitas	R25	D-R25	0.12	25	20	2	Residential/Commercial	Single-family residence, small lot.
2582920900	1058 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2582921300	1026 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2582921500	1010 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-story single-family residence.
2542533400	1223 N Vulcan Ave	Leucadia	R25	N-R20	0.15	25	15	3	Single-Family Residential	Single-family residence, small lot.
2540711300	1827 N Vulcan Ave	Leucadia	R25	N-R25	0.16	25	20	3	Single-Family Residential	2-story apartment building, part of a larger complex.
2582941300	1111 Third St	Old Encinitas	R25	D-R25	0.23	25	20	4	Vacant	Vacant besides an old standalone garage located on the alley.
2542544800	1325 N Vulcan Ave	Leucadia	R25	N-R20	0.2	25	15	4	Single-Family Residential	1-story single-family home with rear detached garage.
2543243500	979 N Vulcan Ave	Leucadia	R25	N-R20	0.21	25	15	4	Single-Family Residential	1-story single-family home with rear detached garage.
2540531700	145 Sanford St	Leucadia	R25	N-R20	0.26	25	15	5	Single-Family Residential	Single-family resident with rear garage/unit.
2542532700	1105 N Vulcan Ave	Leucadia	R25	N-R20	0.25	25	15	5	Single-Family Residential	Single story residence, small lot.
2542541100	1379 N Vulcan Ave	Leucadia	R25	N-R20	0.25	25	15	5	Single-Family Residential	Single story residence, small lot.
2542544100	1305 N Vulcan Ave	Leucadia	R25	N-R20	0.27	25	15	5	Single-Family Residential	Single-family home plus additional unit.
2543244600	1077 N Vulcan Ave	Leucadia	R25	N-R20	0.29	25	15	5	Residential	Two single-story detached houses on a small lot.
2543244700	1093 N Vulcan Ave D	Leucadia	R25	N-R20	0.29	25	15	5	Single-Family Residential	Duplex on small lot.
2543245700	961 N Vulcan Ave	Leucadia	R25	N-R20	0.28	25	15	5	Single-Family Residential	Single story residence, small lot.

Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2543243300	951 N Vulcan Ave F	Leucadia	R25	N-R20	0.38	25	15	7	Residential	Converted single-family residential structure for commercial uses with rear parking lot.
2542540900	1337 N Vulcan Ave	Leucadia	R25	N-R20	0.42	25	15	8	Single-Family Residential	Converted single-family residential structure for commercial uses with rear parking lot.
2543244300	1063 N Vulcan Ave	Leucadia	R25	N-R20	0.41	25	15	8	Single-Family Residential	2-story duplex on a large lot.
2582941700	1136 Second St 5	Old Encinitas	R25	D-R25	0.55	25	20	11	Commercial	Parcel includes three vacant areas, three single-family homes, and a 12 unit apartment complex with an alley dividing the parcel.

Above Moderate Income Sites										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2160301000	514 La Costa Ave A	Leucadia	R3	R3	4.99	3	2.5	11	Nursery/Greenhouse	Large agricultural farmland.
2160304600	512 La Costa Ave	Leucadia	R3	R3	8.58	3	2.5	20	Nursery/Greenhouse	Large agricultural farmland.
2160530700	241 Andrew Ave	Leucadia	R3	R3	3.07	3	2.5	7	Greenhouse/Single-Family Residential	Single story single-family home, greenhouses.
2542700700	695 Normandy Rd	Leucadia	R3	R3	2.66	3	2.5	6	Nursery/Greenhouse	Large parcel with greenhouse temporary structures.
2543621400	782 Leucadia Blvd	Leucadia	R3	R3	2.07	3	2.5	4	Nursery/Greenhouse	Large parcel with greenhouse temporary structures.
2561712400	556 Union St	Leucadia	R3	R3	2.98	3	2.5	7	Greenhouse/Single-Family Residential	Large parcel with agricultural uses and temporary greenhouse structures
2563144800	351 Union St	Old Encinitas	R3	R3	1.95	3	2.5	4	Vacant/Single-Family Residential	Large parcel with agricultural uses and temporary greenhouse structures
2570203100	749 Mays Hollow Ln	Old Encinitas	R3	R3	1.73	3	2.5	4	Vacant/Single-Family Residential	Single-family residence on a large lot.
2583502800	754 Bonita Dr A	Old Encinitas	R3	R3	2.3	3	2.5	5	Single-Family Residential	Single-family residence on a large lot.
2593111000	690 Balour Dr	Old Encinitas	R3	R3	1.87	3	2.5	4	Vacant	Large lot with two small single-family detached residences.
2595607400	1083 Crest Dr	New Encinitas	R3	R3	1.92	3	2.5	4	Single-Family Residential	Multiple single-family residences and potential commercial structures.
2620621300	3615 Manchester Ave	Olivenhain	R3	R3	2.17	3	2.5	5	Vacant/Single-Family Residential	Large lot with single story SFD with a few shed-like structures.
2620621400	1935 S El Camino Real	Olivenhain	R3	R3	2.85	3	2.5	6	Vacant/Single-Family Residential	Small single-family residence on a large lot.
2621602700	1920 S El Camino Real	New Encinitas	R3	R3	2.09	3	2.5	5	Residential/Commercial	Two small single-family residence on a large lot.
2561711500	662 Clark Ave	Leucadia	R5	R5	1.43	5	4	5	Residential	Large triangle shaped parcel with small buildings and surface parking lot.
2581111700	141 Quail Dr	Old Encinitas	R5	R5	1.07	5	4	4	Single-Family Residential	Single-family residence on a large lot.
2620510900	515 Cerro St	New Encinitas	R5	R5	3.02	5	4	12	Greenhouse/Single-Family Residential	Large lot with two single-family structures and vacant land.
2541020400	299 Hillcrest Dr	Leucadia	R8	R8	0.84	8	6.5	5	Vacant	Single story single-family home, some sheds, three mobile-home/trailer buildings, one concrete basketball half-court.
2541126100	1375 Hygeia Ave	Leucadia	R8	R8	0.63	8	6.5	4	Single-Family Residential	Interior lot, single story single-family home with carriage unit.
2542624700	1095 Hygeia Ave	Leucadia	R8	R8	1.69	8	6.5	10	Single-Family Residential	Single-family residence on a large lot.
2543250500	1044 Hygeia Ave	Leucadia	R8	R8	0.84	8	6.5	5	Single-Family Residential	Large mostly empty lot with small single-family residence.
2562513000	505 Hygeia Ave	Leucadia	R8	R8	0.69	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2600835800	1500 Rubenstein Ave	Cardiff-by-the-Sea	R8	R8	0.78	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2601310200	735 Santa Fe Dr	Cardiff-by-the-Sea	R8	R8	1.2	8	6.5	7	Single-Family Residential	Small commercial structure on a large, mostly vacant lot with temporary parking.
2602730100	1745 Rubenstein Dr	Cardiff-by-the-Sea	R8	R8	0.87	8	6.5	5	Single-Family Residential	Single-family residence on a large lot.
2605730700	1005 Hurstdale Ave	Cardiff-by-the-Sea	R8	R8	0.67	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2605731300	1974 Freda Ln	Cardiff-by-the-Sea	R8	R8	0.65	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2592215700	105 S Rancho Santa Fe Rd	Olivenhain	RR2	RR2	5.06	2	1.5	5	Residential	Large vacant parcel across Rancho Santa Fe Road one of the low-income category designated sites.
2612102000	3107 Manchester Ave	Cardiff-by-the-Sea	RR2	RR2	10.94	2	1.5	10	Residential	Large vacant, sloped parcel with agricultural uses adjacent to Strawberry Fields and I-5 freeway.



Above Moderate Income Sites										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2640102700	1335 Desert Rose Way	Olivenhain	RR2	RR2	7.99	2	1.5	7	Greenhouse/Single-Family Residential	Vacant lot with temporary structures related to agricultural/farming uses and the raising of animals.

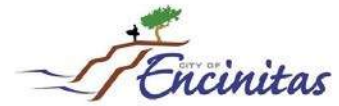
### C.3 Approved Units Without Building Permits

Approved Units Without Building Permits								
Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
13-056	825 & 837 Orpheus Ave	256-121-03-06	Residential 3	R3	1.88	4	Above Moderate	SFR
13-187	348 Fulvia, 356 Fulvia, 374 Fulvia, 378 Fulvia, 386 Fulvia	257-331-24	Residential 3	R3	2.25	9	1 - Very Low 8 - Above Moderate	SFR
13-241	1234 Orpheus Ave	254-382-04	Residential 3	R3	9,600 SF	1	Above Moderate	Accessory Unit
13-096	432 Sheffield	260-281-29	Residential 8	R8	6,263 SF	1	Above Moderate	SFR
14-172 TPM/CDP	710 Wood Dr	254-413-18-00		RR2	1.24	2		SFR
14-209 TPM/CDP	1386 Tennis Club Dr	262-080-17-00	Residential 3	R3	1.01	1		SFR
14-256 TPM/CDP	none	262-080-16-00	Residential 3	R3	2.05	2		SFR
14-007 TPM/CDP	1255 Berryman Cyn	262-080-36-00	Residential 3	R3	1.99	3		SFR
	1259 Berryman Cyn	262-080-37-00	Residential 3	R3				SFR
	1267 Berryman Cyn	262-080-39-00	Residential 3	R3				SFR
14-069 TPM	782 Leucadia Blvd	254-362-13/14/45	Residential 3	R3	3.09	13	1 - Very Low 12 - Above Moderate	13 Lot Subdivision
14-111 TM/DR	1412 Mackinnon	260-580-29-00	Residential 5	R5	1.25	8	1 - Very Low 7 - Above Moderate	8 Lot Subdivision
	1416 Mackinnon	260-580-28-00	Residential 5	R5				SFR
	1420 Mackinnon	260-580-35	Residential 5	R5				SFR
	1424 mackinnon	260-580-34	Residential 5	R5				SFR
	1428 Mackinnon	260-580-33	Residential 5	R5				SFR
	1432 Mackinnon	260-580-32	Residential 5	R5				SFR
	1436 mackinnon	260-580-31	Residential 5	R5				SFR
	1440 mackinnon	260-580-30	Residential 5	R5				SFR
14-168 DR/PMW	2176 glasgow av	260-412-19	Residential 11	R11	0.34	4	Above Moderate	2 Twin Homes, 1 SFR
	2180 glasgow	260-412-19	Residential 11	R11				SFR
	2184 glasgow	260-412-19	Residential 11	R11				SFR
	2188 glasgow	260-412-17	Residential 11	R11				SFR
14-275 CDP/PMW	444 Neptune ave	256-282-21-00	Residential 8	R8	0.24	1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5	2.65	1	Very Low	SFR



Approved Units Without Building Permits								
Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-133	1268 Berryman Canyon	260-080-34	Residential 3	R3	7.08	1	Above Moderate	SFR
15-133	1272 Berryman Canyon	260-080-35	Residential 3	R3		2	Above Moderate	SFR
15-134	1441 Enclave Court	262-081-11	Residential 3	R3	4.23	1	Above Moderate	SFR
15-179	1255 Berryman Canyon	260-080-36	Residential 3	R3		2	Above Moderate	SFR
15-179	1259 Berryman Canyon	260-080-37	Residential 3	R3	1.99	2	Above Moderate	SFR
15-179	1267 Berryman Canyon	262-080-39	Residential 3	R3		2	Above Moderate	SFR
16-316	437 Fulvia St.	256-252-08-00	Residential 3	R3	22,507 SF	2	Above Moderate	SFR W/ADU
16-281	472 Arroyo Dr.	256-420-55-00	Residential 3	R3	19,457 SF	1	Above Moderate	SFR
16-235	233/239 Fourth St	258-053-10-00	Residential 15	R15	5,019 SF	2	Above Moderate	MFR
16-211	710 Requeza St.	258-141-36-00	Residential 3	R3	4.60	13	1 Very Low 12 Above Moderate	SFR
16-184	1229 Rubenstein Av.	260-072-36-00	Residential 3	R3	14,375 SF	2	Above Moderate	SFR W/ADU
16-164	2549/2551 Montgomery Av.	261-145-16-00	Residential 11	R11	8,062 SF	1	Above Moderate	SFR
16-161	2464 Manchester Av.	261-103-27-00	Residential 11	R11	5,007 SF	1	Above Moderate	SFR
16-156	956/960/964/968 Urania Av.	254-363-10-00	Residential 3	R3	N/A	3	Above Moderate	SFR
16-120	1459 Bella Azul Ct.	216-122-48-00	Rural Residential 1	RR1	6.39	1	Above Moderate	SFR
16-62	100/104 Fifth St	258-023-21-00	Residential 11	R11	16,053 SF	1	Above Moderate	SFR
16-09	767 Munevar Rd.	260-141-09-00	Residential 8	R8	7,001 SF	1	Above Moderate	ADU





Approved Units Without Building Permits								
Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
17-163	184,185,188,189 Pacific View Lane	258-111-42, 43, 44, &45			60,984 SF	4	Above Moderate	SFR
17-152	1569 Lorraine Drive	254-030-27			8,287 SF	1	Above Moderate	ACCESSORY
17-147	535 Fourth St/545 Fourth St	258-072-20, 19			5,029 SF	1	Above Moderate	SFR
17-121	889 CHANNEL ISLAND DR	256-440-71			21,662 SF	2	Above Moderate	SFR/ACCESSORY
17-109	367 LIVERPOOL DR	260-404-26			4,996 SF	1	Above Moderate	SFR
17-081	2329 & 2333 NEWCASTLE AVE	261-053, 06 &07			2,500 SF	2	Above Moderate	TWINHOME
17-016	630 OCEAN VIEW AVE	256-151-27			32,417 SF	1		SFR (existing SFR converted to accessory unit & one new SFR being built-only counted new SFR)



## **C.4 Letters of Interest From Property Owners for Very Low and Low-Income Candidate Sites**





**Brandi Lewis**

---

**From:** Bo Havlik <bhavlik@lee-associates.com>  
**Sent:** Monday, November 27, 2017 5:30 PM  
**To:** Diane Langager  
**Cc:** Bo Havlik; 'mrs.teresacannon@gmail.com'  
**Subject:** CANNON PROPERTY : PIRAEUS / PLATO HOUSING ELEMENT SITE ANALYSIS  
**Attachments:** ENCINITAS HOUSING ELEMENT SITE ANALYSIS.pdf

Diane:

This letter is to advise you that the Cannon Family desires to have their property referenced above considered in the Encinitas Housing Element Site Analysis for upzoning to 30 DU per the ongoing discussions with the City Planning Department.

This site is shown in the Leucadia -Vacant portion of the Site Analysis planning and is also known as APN 254-144-01 comprising approximately 6.93 acres.

Thank you for your time last week explaining these efforts / directions by the City of Encinitas.

We shall stay in touch and continue to follow the planning.

Best regards,

Bo Havlik  
 Real Estate Consultant  
 Cannon Family Properties

CC: Harrington Cannon

Bo Havlik  
 Principal  
 Lee & Associates | North San Diego County

C 858.335.3637  
 D 760.448.2454  
 O 760.929.9700  
[bhavlik@lee-associates.com](mailto:bhavlik@lee-associates.com)



Corporate ID 01096996 | License ID 00799087  
 1900 Wright Place | Suite 200  
 Carlsbad, CA 92008



**FORGIVENESS..... MAN'S GREATEST NEED AND GOD'S GREATEST DEED.**

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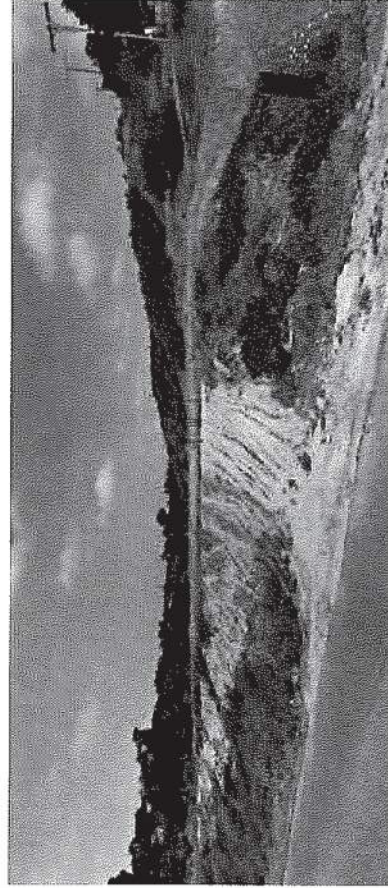
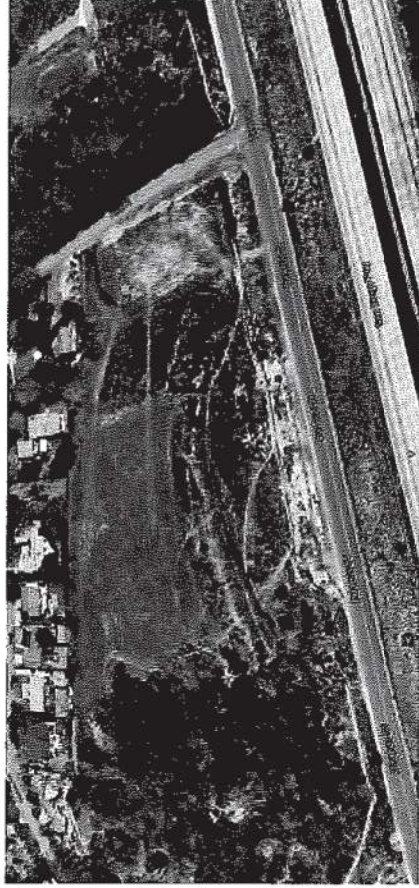
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## Leucadia - Vacant

- Address: Piraeus St
- APN: 2541440100
- Zoning: Rural Residential 2
- Size: 6.93 AC
- Unit Yield: 207 DU
- Notes:
  - Steep Topography





# GEORGE KRİKORIAN

March 29, 2018

**Ms. Diane S. Langager**  
Principal Planner  
City of Encinitas  
505 S. Vulcan Avenue  
Encinitas, CA 92024

**RE: Encinitas Blvd & Quail Gardens 4,92 AC vacant land, for Housing Element Review**

Dear Diane,

We wanted to re-express our interest in moving forward with a multi-family residential development immediately upon a successful rezone from Office Professional Zone to a Residential Zone of R25-R30. Our interest is contingent upon the City of Encinitas finalizing development standards that adequately support this level of density. Currently, we do not believe that the current zoning limitations of two-stories and 30 foot height maximum will achieve this.

We would like to retain our right to develop under the current Office Professional Zone, as this will be the direction we will pursue In the event that acceptable development standards cannot be approved for the R25-R30 zone.

We believe this property should be moved to the "Vacant Land" category, as the current single family dwelling is uninhabitable and has been effectively boarded up and vacant for years. If it helps your cause, we will be willing to demolish the dwelling.

**Please also be advised that we will plan on processing plans to develop the property soon after a successful rezone to Residential.**

Please feel free to call me if you would like to set up a meeting to discuss this further or need further clarification regarding our intentions.

Best regards,



George Krikorian



**FENWAY**  
CAPITAL ADVISORS

Larry Jackel, Managing Partner

[ljackel@fenwayca.com](mailto:ljackel@fenwayca.com)

674 Via de la Valle, Suite 310

Solana Beach, CA 92075

858.436.3600

April 12, 2018

Ms. Diane S. Langager  
Principal Planner  
City of Encinitas  
505 S. Vulcan Avenue  
Encinitas, CA 92024

**RE: APNs 216-041-20 and -21 for Housing Element Review**

Dear Diane:

As you know, we recently purchased the approved and entitled approximately 4 acres Encinitas Beach Resort hotel site at the north end of Leucadia (APN 216-041-26) as well as the adjacent approximately 3.5 acres (APNs 216-041-20 and -21) that are currently not part of the entitled project. As a follow-up to my January 4, 2018 message, regarding the adjacent 3.5 acres, I wanted to express our further interest in moving forward with a rezone from the current LVSC designation to NCRM-1, with the addition of the R-25-R-30 density which would allow for a mixed-use project on the site and allows the required standards for the Housing Element Plan.

As you may be aware, we are in the process of moving forward and commencing construction on the currently entitled project. We want to insure the City of Encinitas that development can begin on the adjacent parcels as soon as the zoning is approved, and plans are processed and approved.

Worth mentioning, is that the existing "Cabo Grill" building has been boarded up and fenced off. We plan to demolish this building upon commencing construction of the adjacent parcels.

Please feel free to call me if you would like to set up a meeting to discuss this further or need additional clarification regarding our intentions.

Best regards,

Larry Jackel

## **Diane Langager**

---

**From:** Keith Harrison <keithharrison@sbcglobal.net>  
**Sent:** Wednesday, April 04, 2018 4:08 PM  
**To:** Diane Langager  
**Subject:** Housing Element Update - Sage Canyon (site #AD1)

Diane,

I have entered into a purchase agreement to acquire the 5.23 acre vacant parcel of land located on El Camino Real just south of Sage Canyon Drive. The site is currently entitled for a residential subdivision consistent with the existing R-3 zoning. Please be advised that I would be interested in modifying the existing plans to create additional housing units should the City choose to increase the allowable density as part of the Housing Element Update.

Regards,

Keith Harrison



## Diane Langager

---

**From:** Diane Langager  
**Sent:** Thursday, March 01, 2018 6:01 PM  
**To:** Nick.Chen@kimley-horn.com  
**Subject:** FW: Quail Gardens Dr site  
**Attachments:** RE: Quail Gardens Dr site

Fyi...



**Diane S. Langager**  
Principal Planner  
Development Services Department  
505 South Vulcan Ave, Encinitas, CA 92024  
(760) 633-2714 | [dlangager@encinitasca.gov](mailto:dlangager@encinitasca.gov)  
[www.encinitasca.gov](http://www.encinitasca.gov)

---

**From:** Maria Miller [mailto:mmiller@baldwinsons.com]  
**Sent:** Thursday, March 01, 2018 5:27 PM  
**To:** Diane Langager  
**Subject:** RE: Quail Gardens Dr site

Hi Diane,

Yes, I'd like to confirm that we are interested in having this site considered for upzoning to higher density residential.

I sent you another email with a smaller file attachment. Please let me know if you have not received it.

Thank you,

*Maria Miller*, AICP

**BALDWIN & SONS**

610 West Ash, Suite 1500, San Diego, CA 92101  
O: (619) 515-9114 | C: (619) 597-6350

---

**From:** Diane Langager [mailto:DLangager@encinitasca.gov]  
**Sent:** Thursday, March 1, 2018 4:43 PM  
**To:** Maria Miller <mmiller@baldwinsons.com>  
**Subject:** RE: Quail Gardens Dr site

Maria: Our email can not accept emails 10MB or larger are you able to give a reduced copy of the TM.

Please confirm in writing that you are interested in having us consider the referenced property as part of the Housing Element Update in order to be upzoned to higher density residential.

Thanks.



**Diane S. Langager**  
**Principal Planner**  
**Development Services Department**  
505 South Vulcan Ave, Encinitas, CA 92024  
(760) 633-2714 | [dlangager@encinitasca.gov](mailto:dlangager@encinitasca.gov)  
[www.encinitasca.gov](http://www.encinitasca.gov)

---

**From:** Maria Miller [<mailto:mmiller@baldwinsons.com>]  
**Sent:** Thursday, March 01, 2018 3:34 PM  
**To:** Diane Langager  
**Subject:** Quail Gardens Dr site

Hi Diane,

I've attached our draft TM for the site, it has the information about the property on the title sheet.

APNS are 258-130-80, 82, 86, 91, 93 & 94, and 257-020-36 & 37. Gross site acreage 11.9 ac., net 9.05 ac.

Let me know what else I need to provide.

Thank you,

*Maria Miller, AICP*

**BALDWIN & SONS**

610 West Ash, Suite 1500, San Diego, CA 92101  
O: (619) 515-9114 | C: (619) 597-6350

2017-11-08

10A Handout

November 8, 2017

City of Encinitas  
Attention: Planning Department  
505 South Vulcan Avenue  
Encinitas, CA 92024-3633

Re: Housing Element Update 2017 - APN's (259-231-28, 30, 31 & 32)

Dear Mayor and Council:

We are the owners of approximately 6.59 acres of land with the potential for 198 affordable senior citizen apartments built if the property is zoned consistent with the City's 2016 Housing Element Update. This property was analyzed by Staff based on extensive criteria as having the qualities necessary for it to be placed on the Environmentally Superior Map that was approved by the City Council last year.

These properties are contiguous, have all utilities to site, have gentle topography allowing maximum development, are mostly vacant (currently with only three homes over forty years old on 6.63 acres), are adjacent to commercial property, within a short walk to shopping, restaurants, mass transit and a pharmacy. Equally important is that these properties have access for ingress and egress to both Encinitas Blvd and Rancho Santa Fe Road thus minimizing traffic impacts on either of the Major Regional Collector Roads.

This letter is intended to clarify the record provided by City Staff and its consultants at the recent City Council Housing Element Subcommittee hearings. Our properties have the street addresses of 2220, 2228, and 2230 Encinitas Blvd. These properties should be classified as either "Almost vacant" or at the very least "Underutilized".

The County's tax assessor has determined that the land value comprises about 75% of the total property value clearly demonstrating that the property is mostly vacant. The Tax Assessor has determined that other properties identified in the Kimley Horn reports as "Almost vacant" have land value percentages as low as 19.76% and some of the properties identified as "Underutilized" have land value percentages of 77% and 85%. Clearly, the properties referenced herein should be included in the "Almost vacant" category.

The report prepared by Goldfarb Lipman, a consultant to the City, dated September 21, 2017 on page 4 that the City would have an advantage if it could rezone properties to meet "Fifty percent of the City's lower income RHNA" or 643 units. The document went on the state "Even with the most generous interpretation of site capacity ..." vacant sites designated for lower income housing can accommodate only 525 units. It will therefore be



presumed that the existing uses on these sites impede additional residential development. To overcome this presumption, HCD will likely require evidence such as letter from owners showing an intent to redevelop the site..." This letter is just such a letter and **More Importantly**, the inclusion of these properties (excluding the one already included in the City's calculations) an additional 148 units can be constructed creating 673 housing units on "Vacant" and "Almost Vacant" sites and with letters from property owners showing intent, this letter. As a result, with just this one correction to the City's analysis the City will exceed the 50% threshold of 643 units by 5%.

To confirm, per the above and as we have represented to City Staff many times in the past, we have an agreement to develop our properties together and are focusing on the construction of an apartment community for Senior Citizens. Providing our Senior Citizens a classy place to retire with dignity, amenities and services is good for the Encinitas Community in many ways, including: a) Reduces the demand on City Services; b) Provides affordable housing to our longest residents; c) Allows our Senior Citizens and Grandparents to remain in their community with their loved ones and support network as they need us most; d) Provides more local affordable housing when the older homes vacated become available to new families, and e) Satisfies the laws requiring the provision of housing built at thirty homes per acre.

There is another issue to clear up. The Kimley Horn analysis of various sites for development presented to the Subcommittee on October 16<sup>th</sup> on page 38, attached, states that our sites have "Steep Topography" constraints. This is not accurate. In fact, topography was analyzed by the City in the adopted 2016 HEU EIR Vialble Housing Site ALT-4 stating "Some 10-25% slopes in sections of the property with 20% to 40% in others", attached. In fact, only about 10% of the property exceeds 25% in slope. The EIR also determined that slope was not factor that would eliminate sites from consideration even if it was extensive, which again it is not. Please correct this erroneous representation.


Most importantly, the EIR included our property on the Environmentally Superior Alternative because "it focuses the change in land use to only one of the "four corners" of Olivenhain and supports the viability of the adjacent new mixed use site, O-3", which are the commercial properties between our property and Encinitas Blvd.

Please accept this letter as confirmation that we, the owners of this property, will redevelop the property immediately upon approval of the zoning necessary for such new community and that such project will have a minimal impact on views as determined by the Certified Environmental Impact Report prepared and approved by the City Council in 2016. Based upon this letter, the City and HCD must agree that these sites: a) are "Almost Vacant"; b) Have minimal slope impacts resulting in the property having a excellent development potential; and c) Have a realistic and demonstrated potential for redevelopment during the planning period for this Housing Element Update. Lastly, these

City of Encinitas  
Page 3 of 3  
November 8, 2017

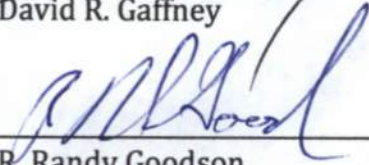
properties remain the "Least Environmentally Impactful" alternative for new housing in the City and allow for a balance of housing throughout the City's five Communities.

Sincerely,



---

David R. Gaffney



---

R. Randy Goodson



**goldfarb  
lipman  
attorneys**

1300 Clay Street, Eleventh Floor  
Oakland, California 94612  
510 836-6336

M David Kroot  
Lynn Hutchins  
Karen M. Tiedemann  
Thomas H. Webber  
Dianne Jackson McLean  
Michelle D. Brewer  
Jennifer K. Bell  
Robert C. Mills  
Isabel L. Brown  
James T. Diamond, Jr.  
Margaret F. Jung  
Heather J. Gould  
William F. DiCamillo  
Amy DeVaudreuil  
Barbara E. Kautz  
Erica Williams Orcharton  
Luis A. Rodriguez  
Rafael Yaqui6n  
Celia W. Lee  
Dolores Bastian Dalton  
Joshua J. Mason  
L. Katrine Shelton  
Eric S. Phillips  
Elizabeth Klueck  
Daniel S. Maroon  
Justin D. Bigelow  
Nahal Hamidi Adler

September 21, 2017

To  
Encinitas City Council Housing Element Subcommittee

From  
Barbara E. Kautz

RE  
**IMPACT OF STATE LEGISLATION ON ENCINITAS HOUSING ELEMENT**

In this year's session of the California Legislature, a package of fifteen bills related to housing were passed and sent to Governor Jerry Brown for signature. The Governor has stated publicly that he will sign all fifteen bills. Two of the bills (AB 1397 and AB 879) directly affect the contents of local housing elements. A third bill (SB 166) may affect how many 'surplus' sites the City of Encinitas wishes to include in its Housing Element.

The bills will become effective January 1, 2018. The housing element requirements will then apply to Encinitas because the City's Housing Element has still not been adopted; other San Diego County cities must comply when they update their elements in 2020. Given the need for HCD review and the changes needed in the City's Element even under current law, the City cannot realistically adopt a Housing Element and place it on the ballot before January 1.

The major substantive changes will:

- Make it more difficult to designate non-vacant sites as housing sites; and
- Require more justification for the number of units shown as being accommodated on each site.

Because the majority of the sites shown for upzoning in the Measure T Housing Element were non-vacant sites, the City will likely need to designate additional vacant

San Francisco  
415 788-6336  
Los Angeles  
213 627-6336  
San Diego  
619 239-6336  
Goldfarb & Lipman LLP



sites for upzoning. Some of the non-vacant sites previously proposed for upzoning may also not be able to meet the new requirements.

This memo divides the new housing element requirements into: (1) substantive requirements related to designating adequate sites, and (2) additional required analysis. A copy of the bills showing the amendments is attached.

**A. New Adequate Sites Requirements.**

**Background.** Each city in California is required to identify enough suitable housing sites to meet its fair share of the region’s housing need, which is quantified as the RHNA. (Gov’t Code §65583(c).<sup>1</sup>) The RHNA is separated into an allocation for very low and low income housing, moderate income housing, and above moderate-income housing. The City’s RHNA for the 2013-2021 Housing Element is as follows:

Income Category	RHNA (Housing Units)
Very Low and Low	1,286*
Moderate	413
Above Moderate	907

\*Includes 253-unit carryover from 1998-2005 when City did not adopt a Housing Element.

The City’s Housing Element must designate specific sites that can meet its RHNA in each of the three income categories: very low and low; moderate; and above moderate. (§ 65583.2.) In Encinitas, sites suitable for very low or low income housing must be zoned to allow at least 30 units per acre, unless the City can demonstrate that sites zoned at lower density are suitable or that affordable units have actually been constructed. (§§65583.2(c)(3)(A), (c)(3)(B)(iv).).

**Measure T Sites.** The City’s existing zoning can accommodate its share of moderate-income and above moderate-income housing. Measure T proposed to provide sites suitable for lower income housing as follows:

<b>Lower Income RHNA</b>	<b>1,286 Units</b>
New Construction	47*
Accessory Dwelling Units (ADUs)	146**
Rezoned Sites (30 units/acre)	1,987
<b>Total Units Accommodated</b>	<b>2,180 Units</b>
<b>Excess Units (“Buffer”)</b>	<b>894 Units</b>

\*Lower income units constructed or approved through 12/31/12.

\*\*Based on 271 new ADUs and 25 legally converted ADUs in 8-year planning period, 296 total; half assumed to be affordable to lower income households.

Almost all of the 200+ sites designated by Measure T to be rezoned to be suitable for lower income housing were non-vacant sites. In field work, Kimley-Horn identified

<sup>1</sup> All future references are to the Government Code unless otherwise stated.

September 21, 2017

Page 4

Previously the City was required to justify the use of non-vacant sites by considering the extent to which existing uses might be an impediment to residential development, development trends, market conditions, and regulatory incentives. The City must now additionally analyze:

- The City's past experience with converting existing uses to higher densities;
- Current market demand for the existing use; and
- Any leases or other contracts that would perpetuate the existing use or prevent redevelopment for additional residential development. (Proposed §65583.2(g)(1).)

This will require substantial additional analysis of *all* non-vacant sites, *at all income levels*.

Additionally, if the City is relying on non-vacant sites to accommodate 50 percent or more of its housing need for lower income households, an "*existing use shall be presumed to impede additional residential development*, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period." (Proposed § 65583.2(g)(2).)

Fifty percent of the City's lower income RHNA equals 643 units. Even with the most generous interpretation of site capacity and "vacant," vacant sites designated for lower income housing can accommodate only 525 units. It will therefore be presumed that the existing uses on these sites impede additional residential development. To overcome this presumption, HCD will likely require evidence such as letters from owners showing an intent to redevelop the site; abandonment of use and a site for sale; etc.

It is our understanding that owners of many of the non-vacant sites are not particularly interested in residential development. If this is correct, it would be prudent for the City to ensure that vacant sites can accommodate at least half the lower income housing need. Even without this additional presumption, it may be difficult for the City to show that some non-vacant sites designated in Measure T are likely to be redeveloped.

**Additional Analysis of Site Capacity.** For each site shown as suitable for housing the City's Housing Element must show the 'capacity' of the site: how many units can actually be built on the site and at what income level. The units shown within each income category are totaled to demonstrate that the sites designated can accommodate the City's RHNA.

The determination of site capacity is a two-step process:

- If there is a *minimum* density for the site, HCD must accept it; or, the City can demonstrate the capacity of the site (§ 65583.2(c)(1)).

525  
+ 148-OTC  
-----  
673



- Then, the City must adjust (i.e., reduce) the number of units based on land use controls and requirements for site improvements. (§ 65583.2(c)(2).) AB 1397 also requires 'adjustment' for:
  - 'Realistic capacity;'
  - Densities of approved projects at a similar affordability level; and
  - Availability of utilities. (Proposed § 65583.2(c)(2).)

Kimley-Horn has proposed showing the capacity of each site based on 30 units per acre, which is the *maximum* density permitted, not the minimum density. The Measure T Housing Element showed, for purpose of site capacity, 20 units per acre. It also contained statements that a height limit of two stories could not accommodate 30 units per acre.

To maximize the capacity of each site, and minimize the number of sites needed, the City will need to convince HCD that each site can actually accommodate 30 units per acre within two stories. If HCD does not agree that this is supportable, despite zoning at 30 units per acre, it will demand that the City reduce the capacity of each site as shown in the Housing Element, and upzone more sites for lower income housing. Examples of densities of 30 units per acre accomplished within two stories in other communities may be most convincing.

**Conclusion: Adequate Sites Requirements.** The non-vacant sites included in Measure T should be reviewed to determine if they will be considered feasible for redevelopment given the additional analysis required. To the extent possible, the City should seek vacant sites to upzone to be suitable for lower income housing so that these comprise more than 50 percent of the sites designated for lower income housing. It should also give preference to non-vacant sites whose owners are willing to represent to HCD that they desire to develop housing. The City will also need substantial evidence to convince HCD that 30 units per acre can be accomplished in two stories.

**B. Additional Required Analysis.**

Requirements for additional analysis will increase the length and cost of the Housing Element and may result in demands for additional actions by the City, but will have no direct impact on sites designated for housing. These additional analyses include:

- Constraints posed by "locally adopted ordinances that directly impact the cost and supply of residences" (Proposed § 65583(a)(5));
- Nongovernmental constraints, including requests to develop housing below the densities shown in the housing element; length of time between project approval and submittal of applications for building permits; and



Olivehain Vacant Sites  
 Analysis of Development Potential

ASSESSOR'S PARCEL NUMBER	2017 Assessed Value		GROSS	
	TOTAL	LAND	ACRES	YIELD @ 30 DU/AC
259-231-32	\$ 430,000	\$ 430,000	1.75	53
259-231-28	\$ 1,130,000	\$ 1,041,000	3.88	116
259-231-30	\$ 900,000	\$ 595,000	0.54	16
259-231-31	\$ 849,841	\$ 381,863	0.46	14
<b>TOTAL</b>	<b>\$ 3,309,841</b>	<b>\$ 2,447,863</b>	<b>6.63</b>	<b>199</b>

Land Value as % of Total Value 74%

## *Olivenhain*

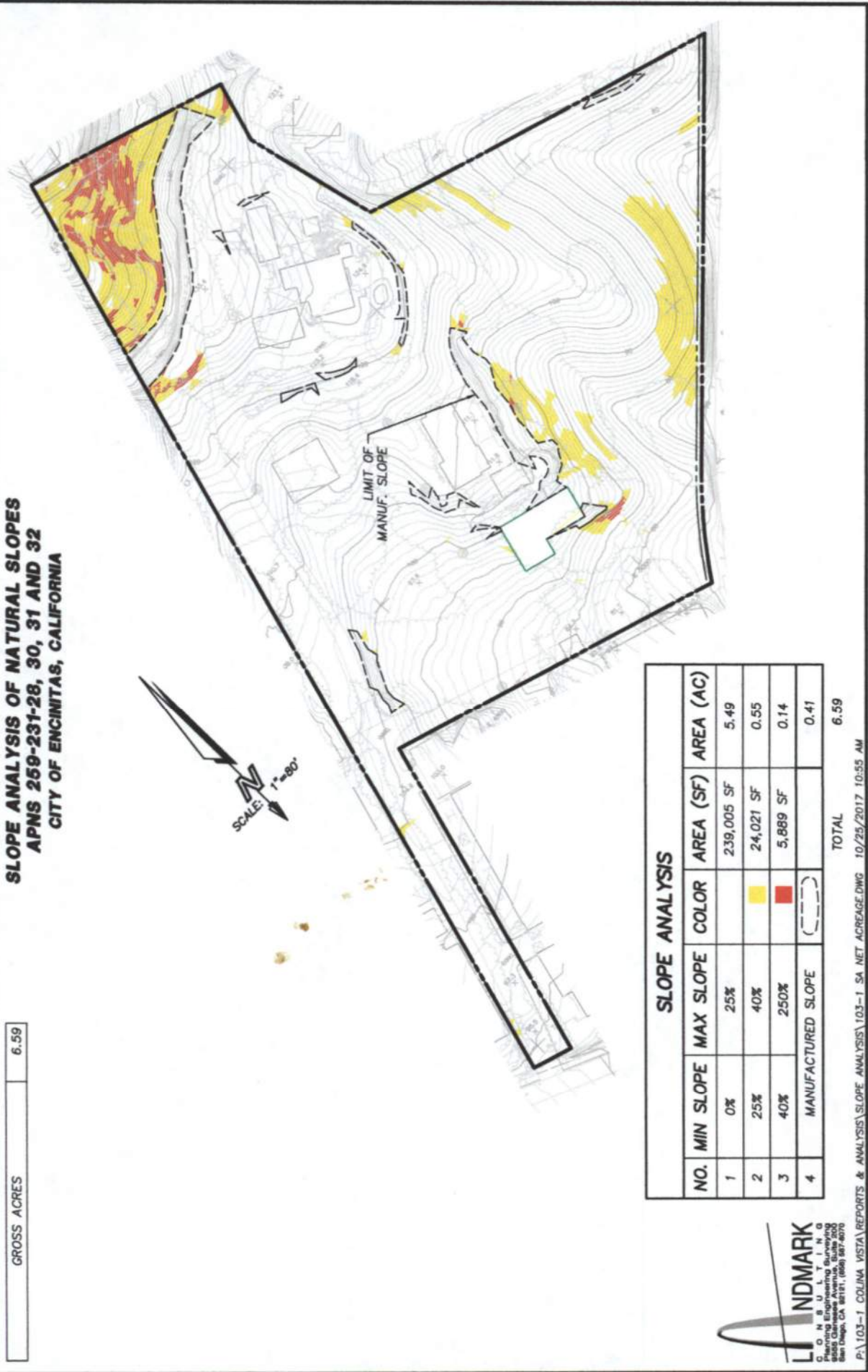
**ALT-4:** Housing site Alt-4 was included in the SMUP Alternative because it focuses the change in land use to only one of the "four corners" of Olivenhain and supports the viability of the adjacent new mixed use site, O-3.

**O-3:** Housing site O-3 was included in the SMUP Alternative because it reduces traffic trips and provides a mixed use walkable place for Olivenhain.

*An interim business commission of the Redwood Construction Alternative and the LEED housing*

**SLOPE ANALYSIS OF NATURAL SLOPES  
APNS 259-231-28, 30, 31 AND 32  
CITY OF ENCINITAS, CALIFORNIA**

GROSS ACRES 6.59



SLOPE ANALYSIS					
NO.	MIN SLOPE	MAX SLOPE	COLOR	AREA (SF)	AREA (AC)
1	0%	25%		239,005 SF	5.49
2	25%	40%	Yellow	24,021 SF	0.55
3	40%	250%	Red	5,889 SF	0.14
4	MANUFACTURED SLOPE				0.41
				TOTAL	6.59







## **Olivenhain - Vacant**

- **Address:** Rancho Santa Fe Rd
- **APN:** 2592313200
- **Zoning:** Rural Residential 2
- **Size:** 1.71 AC
- **Unit Yield:** 51 DU
- **Notes:**
  - Steep Topography
  - Measure T Site







# Viable Housing Site Summary ALT-4

Profile for Olivenhain - Alternative Site #4

## What you need to know about this site

- Address Location: 2220 – 2230 Encinitas Blvd.
- Assessor Parcel Numbers:  
259-231-28 and 30 to 32
- Study Area Size: 4 parcels with 6.49 gross acres (6.3 net) and includes Viable Housing Site O-4
- Topography: Some 10-25% slopes in sections of the property with 25% to 40% in others
- Zoning: Rural Residential-2 (RR-2), which allows two units per acre
- Site Description: The study area is predominately vacant with three homes, located along a local collector, two-lane roadway. One home serves as a care facility with six or fewer persons.
- Year Constructed: 1950s and mid-1970s
- Site amenities and/or proximity:
  - More than a 3/4 mile to the nearest public school;
  - One block to commercial goods and services;
  - Just over a 3/4 mile to Wiro Park;
  - Adjacent to limited transit (bus service route 304 alt. to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



## Street view images



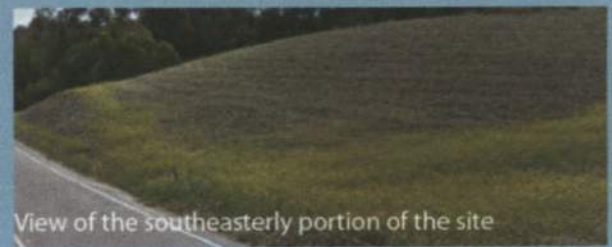
Traveling on Rancho Santa Fe Rd., looking west



Southbound view of Rancho Santa Fe Rd.



Northbound view of Rancho Santa Fe Rd.



View of the southeasterly portion of the site

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.

### ***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

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
- 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**



SCHMIDT DESIGN GROUP, INC.



FARMER D CONSULTING LEICHTAG FOUNDATION

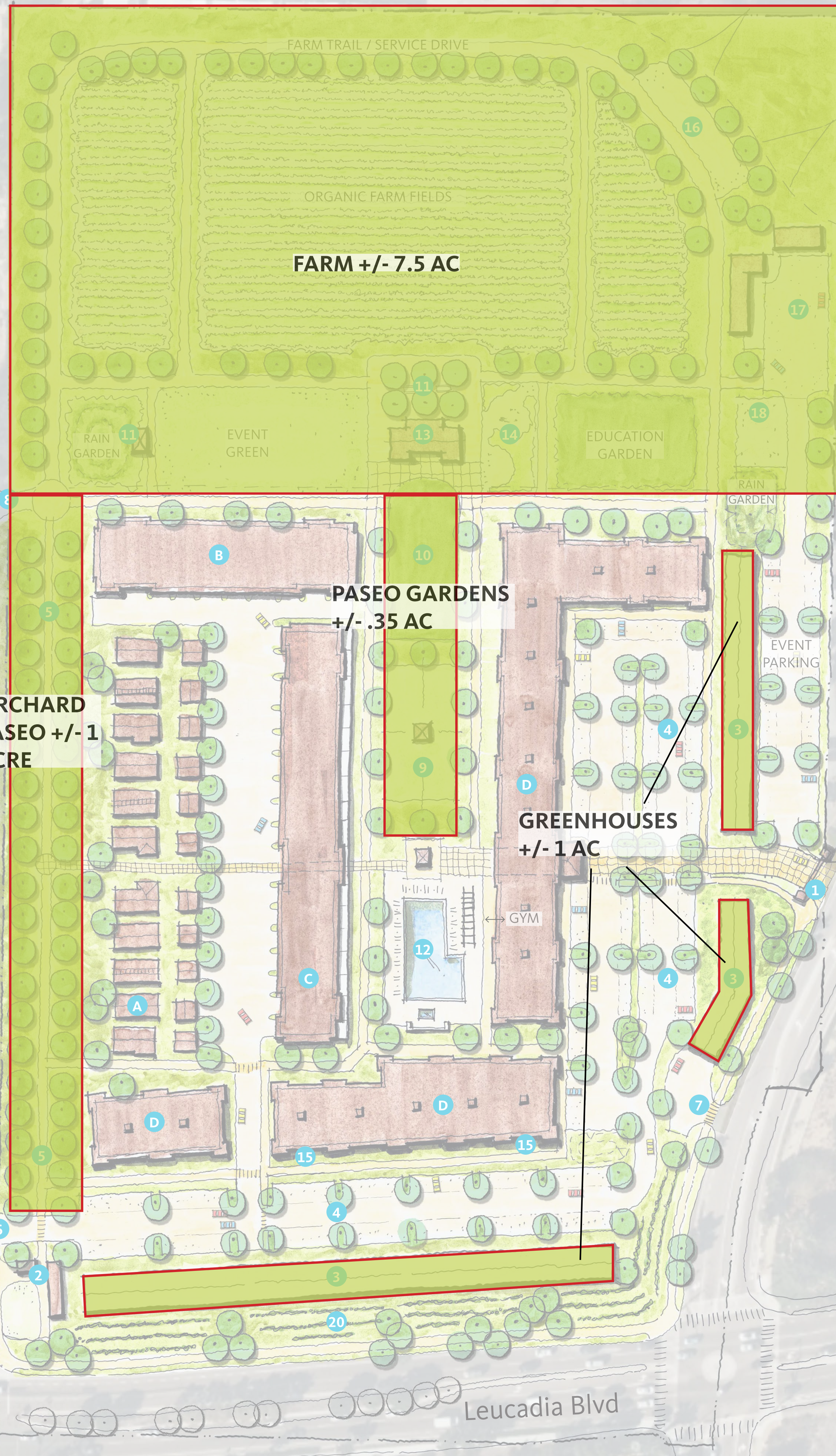


VILLAGE HABITAT DESIGN



# Fox Point Farms

Encinitas, CA



**TOTAL:**  
**AGRICULTURAL**  
**AREA +/- 9.85 AC**

**DEVELOPMENT**  
**AREA +/- 9.85 AC**

## 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  
LEICHTAG FOUNDATION



VILLAGE HABITAT DESIGN



# **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.



# CAM-MAR GROWERS SUNSHINE GARDENS

155 QUAIL GARDENS DR.  
ENCINITAS, CA 92025  
760-436-3244  
760-436-8612 FAX

March 29, 2018

**Ms. Diane S. Langager**  
Principal Planner  
City of Encinitas  
505 S. Vulcan Avenue  
Encinitas, CA 92024

**RE:** *Sunshine Gardens Site at Encinitas Blvd & Quail Gardens, approximately 3  
AC vacant land for Housing Element Review*

Dear Diane:

We wanted to express once again our interest and commitment in moving forward with a multi-family residential development immediately upon a successful rezone from Office Professional Zone to a Residential Zone of R25-R30.

Our commitment is contingent upon the City of Encinitas finalizing development standards that adequately support this level of density and we are concerned and do not believe that the current zoning limitations of two-stories and 30-foot height maximum will achieve the required results.

We want to insure the City of Encinitas that development can begin as soon as the zoning is approved by the Coastal Commission and plans are processed and approved. We own the Sunshine Gardens business and have short term leases with the other tenants that will all expire prior to the rezoning and entitlement process.

We would also like to stress that the structures on the property are temporary and can be demolished very easily.

Please feel free to call if you would like to set up a meeting to discuss this further or need further clarification regarding our intentions. Thank you.

Best regards,

A handwritten signature in black ink that reads "Ron Martin". The signature is written in a cursive style with a prominent loop at the end of the last name.

Ron Martin  
CAM-MAR GROWERS



## Brandi Lewis

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**From:** Cowboy Steve Morris <cowboystevemorris@gmail.com>  
**Sent:** Monday, December 11, 2017 4:32 PM  
**To:** Diane Langager; Catherine Blakespear; Tony Kranz  
**Subject:** request for consideration for zone change. @ acres coastal Encinitas

Hello, Linda, Diane, and Tony

We would like to submit our land, 1967 N Vulcan Ave, Encinitas CA 92024, for consideration from the Houseing Element Task Force.

The subject property is 2 Acres and is currently under used, flower field, shop, old resident, etc...

Please let us know what to do in order to be under consideration for the future zoning changes,

*Sincerely,*

*"Cowboy" Steve Morris,*  
(760) 525-4495

(760) 454-3066 eFax

511 S. Coast Highway 101, Suite 202A

Encinitas, CA 92024



Please consider the environment before printing this email

Any terms related to a real estate transaction that are discussed in this e-mail must be confirmed and signed by the parties under contract. Realtors cannot give legal or tax advice. Always consult a licensed attorney for legal questions and a licensed tax advisor for tax questions. Steve Morris is not licensed to practice law. BRE # 00955313.