

Very Low and Low Income Sites Inventory

SITES INVENTORY LIST

Very Low/Low Income RHNA Candidate Sites

Vacant

SITE 02: CANNON PROPERTY (PIRAEUS)
SITE 05: ENCINITAS BLVD & QUAIL GARDENS SITES
SITE 06a: ARMSTRONG PARCELS
SITE 08a: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)
SITE AD1: SAGE CANYON
SITE AD2a: BALDWIN & SONS PROPERTIES
SITE AD2B: BALDWIN & SONS PROPERTIES

Non-vacant

SITE 01: GREEK CHURCH PARCEL
SITE 06b: ARMSTRONG PARCELS
SITE 07: JACKEL PROPERTIES
SITE 08b: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)
SITE 09: ECHTER PROPERTY
SITE 12: SUNSHINE GARDENS PARCELS
SITE AD2c: BALDWIN & SONS PROPERTIES
SITE AD8: VULCAN & LA COSTA
SITE AD9: SEACOAST CHURCH
SITE AD11: MANCHESTER AVENUE WEST SITES
SITE AD14: HARRISON SITES
SITE AD31: MEYER PROPOSAL

Table C-2: Net Acreage and Unit Yield Per Site				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield (DU)
Vacant¹				
02	Cannon Property (Piraeus)	6.93	6.93	173
05	Encinitas Blvd & Quail Gardens Sites	4.91	4.78	119
06a	Armstrong Parcels	1.92	1.06	26 ²
08a	Rancho Santa Fe Parcels (Gaffney/Goodsen)	1.75	1.45	36
AD1	Sage Canyon	5.23	2.40	60
AD2a	Baldwin & Sons Properties	3.14	2.98	74
AD2b	Baldwin & Sons Properties	6.66	4.86	121
Subtotal		30.54	24.46	609
Non-vacant				
01	Greek Church Parcel	2.50	2.00	50
06b	Armstrong Parcels	1.32	1.16	29 ²
07	Jackel Properties	2.97	2.97	33 ³
08b	Rancho Santa Fe Parcels (Gaffney/Goodsen)	4.88	4.57	113
09	Echter Property	21.49	9.85	246
12	Sunshine Gardens Parcels	3.39	3.39	84
AD2c	Baldwin & Sons Properties	1.79	1.21	30
AD8	Vulcan & La Costa	2.00	2.00	50
AD9	Seacoast Church	4.45	1.41	35
AD11	Manchester Avenue West Sites	1.67	1.67	41
AD14	Harrison Sites	1.91	1.91	21 ³
AD31	Meyer Proposal	6.62	6.52	163
Subtotal		54.99	38.66	895
Total		85.53	63.12	1,504

Notes:

1. HCD has stated to the City that vacant parcels must be entirely unimproved and separately subdivided parcels, and Table 2-6 reflects this direction. However, the City believes that the following sites should also be considered to be vacant: Site 01 (50 units) consists entirely of unimproved land, but has not been subdivided from the improved part of the site. Site 07 (33 units) consists of unimproved land and an abandoned, vacant structure. Site AD2c (30 units) has utility lines on a portion of the site which have been deducted from net acreage, but the parcel is otherwise entirely unimproved, and the utility lines would not prevent an owner from developing the site for residential units. In the City's view, these sites should be considered vacant, adding 118 additional units to the Unit Yield on vacant property, for a sub-total of 727 units on vacant sites, far above 50% of the unmet RHNA need for the planning period.

2. HCD does not consider Site numbers 06a and 06b adequate sites to meet any portion of the Regional Housing Needs Allocation for lower-income households. The City acknowledges that it should not consider these sites available pursuant to Gov. Code Section 65863 absent additional information regarding site availability and owner interest in developing a residential project.

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

Table C-3: Percentage of VL/L Sites by Site Type		
Site Type	# of Units	% of Remaining Lower Income RHNA Allocation (1,141)
Vacant	609	53%
Non-vacant	895	78%
Total	1,504	132%
RHNA Allocation (including carryover) for VL/L Income Categories: 1,286		
Units Constructed and Estimated ADUs: 145		
Remaining RHNA Allocation for VL/L Income Categories: 1,141		

Table C-4: Net Acreage and Unit Yield on Residentially Zoned Sites				
Site Number	Site Name	Zoning Designation	Net Acreage	Unit Yield (DU)
Vacant				
02	Cannon Property (Piraeus)	RR2	6.93	173
08a	Rancho Santa Fe Sites (Gaffney/Goodsen)	RR2	1.45	36
AD1	Sage Canyon	R3	2.40	60
AD2a	Baldwin & Sons Properties	R3	2.98	74
AD2b	Baldwin & Sons Properties	R5	4.86	121
Subtotal			18.62	464
Non-vacant				
01	Greek Church Parcel	RR1	2.00	50
08b	Rancho Santa Fe Parcels (Gaffney/Goodsen)	RR2	4.57	113
AD2c	Baldwin & Sons Properties	R5	1.21	30
AD8	Vulcan & La Costa	R3 (N101SP)	2.00	50
AD9	Seacoast Church	R11	1.41	35
AD11	Manchester Avenue West Sites	R11	1.67	41
AD31	Meyer Proposal	R3/R5	6.52	163
Subtotal			19.38	482
Total			38.00	946

Notes:

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

ENCINITAS BLVD & QUAIL GARDENS SITES

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 a vacant parcel adjacent to multi-family residential to the north and vacant parcels to the west and south. It is accessed by a private access road from Quail Gardens Drive. A vacant, uninhabitable structure that was located on the property was recently demolished by the owner

APN(S) (Ownership)	2581111600, 2581304500, 2581308100, 2581303400 (SHOWPROP DOWNEY LLC)	PARCEL SIZE (AC) (GROSS/NET)	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
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	696 & 550 Encinitas Blvd, Quail Gardens Dr	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	119
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	<ul style="list-style-type: none"> Steep topography on some portions. Acreage reduced per City code.
ZONING	OP		

and went through the City's process for building removal.

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

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

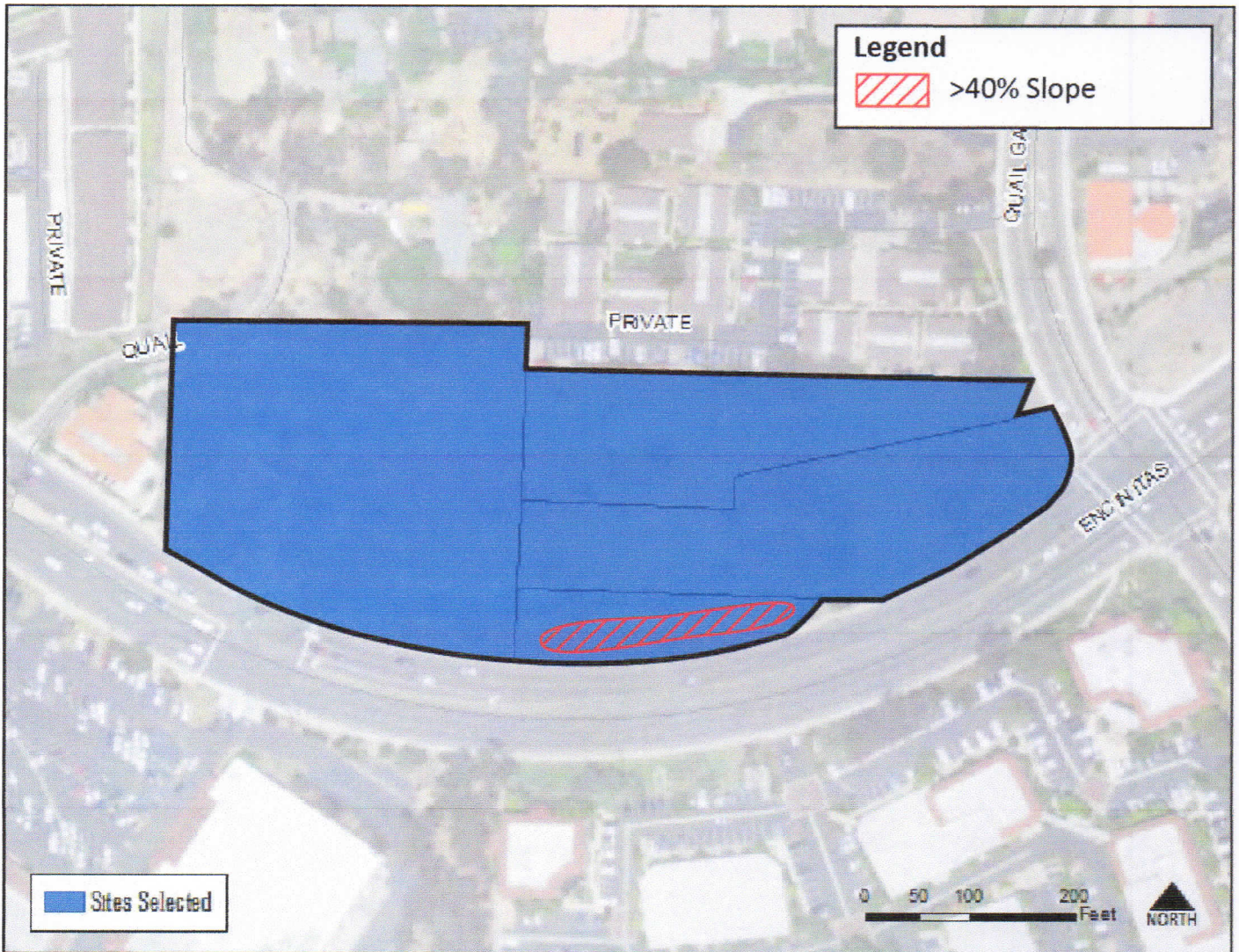
There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on the majority of the site. Therefore, the parcel size reflects the full gross acreage for the following parcels:

- 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.







BALDWIN & SONS PROPERTIES

SITE NUMBER AD2 (a,b,c)

SITE DESCRIPTION

Parcels 2570203600, 2570203700, 2581308000, 2581308600 are vacant parcels adjacent to Quail Gardens Drive, a 2-lane arterial with bicycle lanes in each direction and a center turning lane.

Parcels 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, unless developed in conjunction with the adjacent parcels as shown. The owner has expressed interest in developing these parcels for residential uses in conjunction with the parcels listed in AD2a, AD2b, and AD2c, all of which are under the same ownership.



Parcels 2581308200 and 2581309100 are non-vacant parcels with a power line easement running along the northern portion of each parcel.

All parcels associated with this site are under one common ownership. (Quail Meadows Properties LLC) The owner has expressed interest in developing sites AD2a, AD2b, and AD2c for residential uses as part of

SITE NUMBER AD2a

APN(S) (Ownership)	2570203600, 2570203700 One Owner for all parcels: (QUAIL MEADOWS PROPERTIES LLC)	PARCEL SIZE (AC) (GROSS/NET)	2570203600 - 1.87/1.74 2570203700 - 1.27/1.24 Total: 3.14/2.98
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Mays Hollow Ln, 225 Quail Gardens Dr	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	74
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	None
ZONING	R3		

one development. All parcels are under the same ownership.

50' riparian buffer requirement for off-site wetlands that encroaches on Parcel 2570203600. Additionally, the net acreage was reduced from Site AD2c to reflect a power line easement running through those two parcels.

SITE FEATURES

- Mature trees and vegetation
- Paved concrete pads
- Power 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

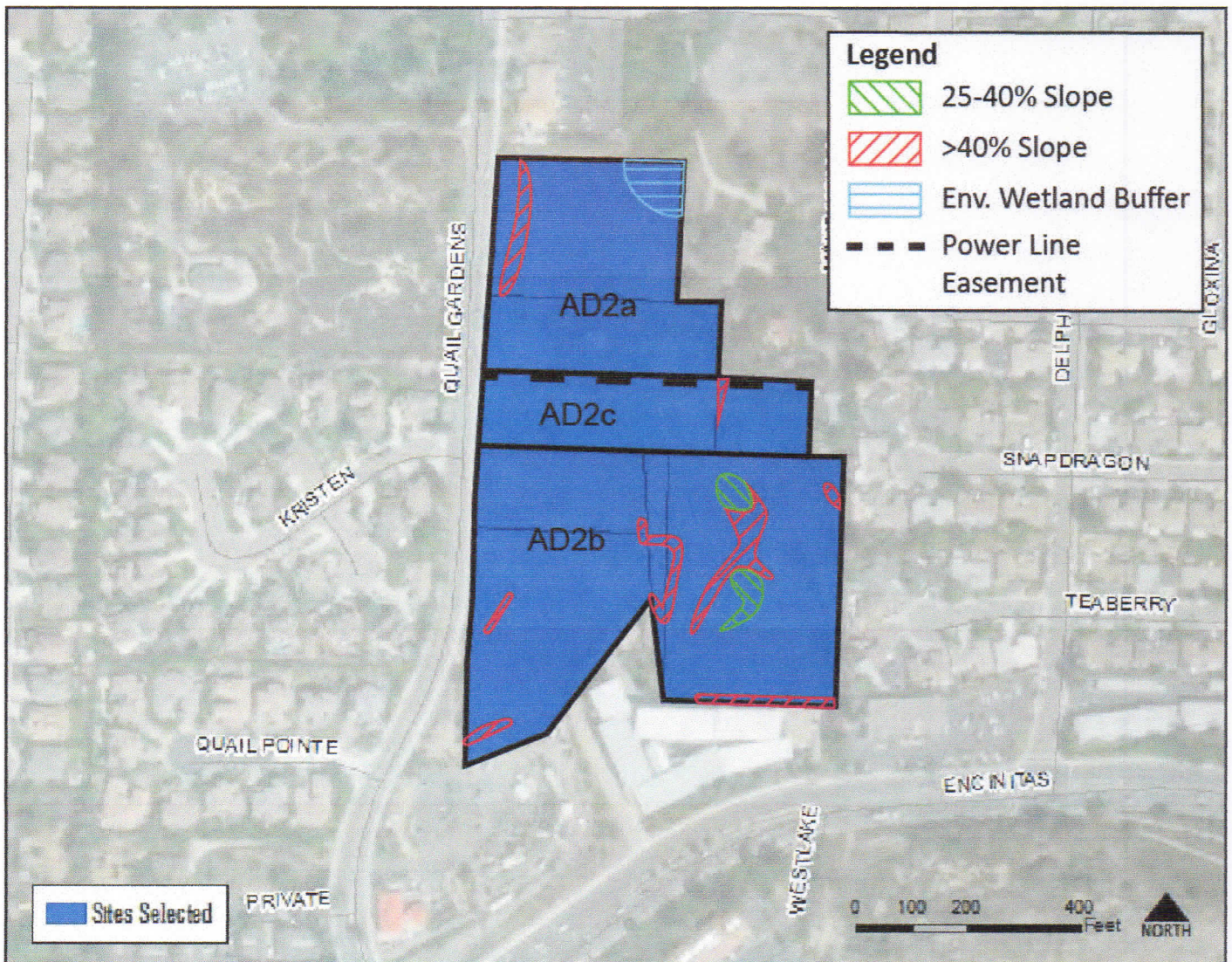
SITE NUMBER AD2b

APN(S)	2581308000, 2581308600, 2581309300, 2581309400 One Owner for all parcels: (QUAIL MEADOWS PROPERTIES LLC)	PARCEL SIZE (AC)	2581308000 - 1.00/1.00 2581308600 - 2.24/2.24 2581309300 - 3.15/1.35 2581309400 - 0.27/0.27 Total: 6.66/4.86
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	185, 195 Quail Gardens Drive, Encinitas Blvd	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	121
GENERAL PLAN LAND USE	Residential 3.01-5.00 (R5)	CONSTRAINTS	Some landlocked parcels
ZONING	R5		

SITE NUMBER AD2c

APN(S)	2581308200, 2581309100 One Owner for all parcels: (QUAIL MEADOWS PROPERTIES LLC)	PARCEL SIZE (AC)	2581308200 - 1.28/0.88 2581309100 - 0.51/0.33 Total: 1.79/1.21
SITE STATUS	Non-Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Quail Gardens Drive, Mays Hollow Lane	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	30
GENERAL PLAN LAND USE	Residential 3.01-5.00 (R5)	CONSTRAINTS	<ul style="list-style-type: none"> • One landlocked parcel • Utility easement
ZONING	R5		





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.

However, only 9.85 acres of the 21.49 gross acres are designated for housing, with the remaining site intended to remain in agricultural use as an ‘agrihood’. This 9.85 is shown as the net acreage of developable area in the table below.

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



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.

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

