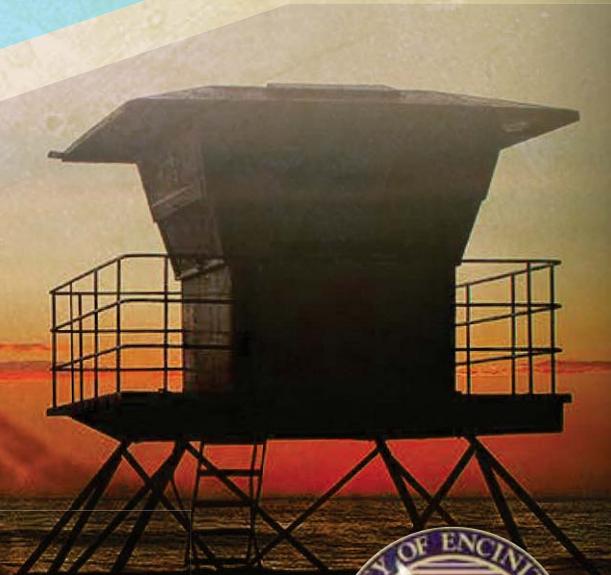


**Appendix A:
Public Participation**

@HOME

IN ENCINITAS



**Housing Plan:
Public Participation Activities & Results
January 2015**

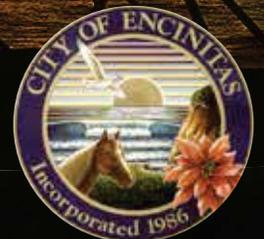


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THE HOUSING ELEMENT is one of the seven mandated elements of the local general plan. It outlines how a local jurisdiction will adequately plan to meet the existing and projected housing needs of everyone in our community.

INTRODUCTION

In early 2013, the City Council adopted the Encinitas Strategic Plan, a document that identifies major needs and opportunities to help focus the City in effectively aligning resources with specific objectives. One of the eight identified Focus Areas in the Strategic Plan is Community Planning, which seeks to maintain safe and livable communities through well-maintained infrastructure and facilities, strong public safety, and significant environmental standards, while achieving diverse and affordable housing for present and future generations. One of the Council-identified goals within this Focus Area is for the City to secure a certified Housing Element, a plan required by state law that outlines how the City will meet its projected housing needs. Based on this direction, the City has embarked on a process to update its Housing Plan. Encinitas is the only city in San Diego County that does not have a certified Housing Plan, which is in violation of state law. In addition, the City is faced with a changing population and demographics, which affects the type of housing that will be needed in the future.

California state law requires each city and county to adopt a general plan for its physical development. The general plan expresses the community's development goals and policies related to future land uses in the jurisdiction. The housing element is one of the seven mandated elements of the general plan. Housing element law—first enacted in 1969 and significantly strengthened since—mandates that local governments adequately plan to meet the existing and projected housing needs of everyone in the community.

Encinitas is required to accommodate more housing to address existing and future housing needs in our community. Like the rest of the San Diego region, most new housing will be attached and multifamily types. This housing will predominately be sold or rented at market rates and will not be built by the City. Private property owners will decide whether to build housing. As is the case today, a small amount of the housing may be subsidized to assist a portion of those in need of assistance. The Housing Plan will consider additional ways to promote new housing at attainable, market-rate costs beyond density alone.

Understanding the public interest in this issue, City staff developed a Public Participation Plan, which was endorsed by the City Council at its September 17, 2014 meeting. This plan provides a guide for efforts to obtain significant public input on potential sites for future housing before any plan is developed for consideration. The goal of the Public Participation Plan is to hear from the public early in the process and to use this input to develop a plan that includes community-supported solutions.

Part I of this two-part report describes the process that was conducted to engage the public and seek their input on the Housing Plan. This outreach effort occurred in two phases. During the first phase from October 1 through December 1, 2014, outreach focused on educating the public about the Housing Plan update process and ensuring that the community and other stakeholders were made aware of opportunities to provide input. Staff endeavored to be as inclusive as possible by using a variety of communication methods to reach residents, employees, business owners, and property owners. The second phase was conducted from November 10 through December 5, 2014. During this time, the focus was on collecting input from the public about the Housing Plan update. Part II of this report describes the results of the input provided, including an analysis of what this input suggests for moving forward with updating the Housing Plan.

WHY DOES ENCINITAS NEED A HOUSING PLAN?

Encinitas faces a challenge when it comes to meeting local housing needs. Housing costs continue to climb, while the availability and variety of that housing continues to drop. At the same time, the City has a growing population and existing residents have changing needs. Simply put, Encinitas is evolving and needs to create more housing options that meet the community's growing and changing needs.

Why does the housing plan need updating?

1. OUR POPULATION IS CHANGING

Accommodating housing choices will meet the needs of our community.

2. IT PROTECTS OUR QUALITY OF LIFE

Planning for future housing helps avoid negative consequences of unplanned growth and ensures it will provide community benefits.

3. TAX DOLLARS ARE SAVED

With an approved housing plan, Encinitas will be eligible for regional and state grants that can help fund infrastructure improvements and public amenities.

4. IT'S THE LAW

State law requires that we adopt a plan to accommodate the housing needs of everyone in our community.



The Housing Plan for Encinitas has not been updated since the 1990s, and a lot has changed since then. Population growth in Encinitas, and the region as a whole, is projected to continue into the foreseeable future. According to SANDAG's Regional Growth Forecast, economic and population growth in Encinitas will continue at a steady rate into 2050.

In addition to population growth, there are also changes in the way that people live, work and play from that of previous generations. The Millennial generation — people born in the 1980s and 1990s — has been slower to buy single family homes than earlier generations. There are varying reasons for this situation, including rising student debt, cost of housing, and new challenges in securing a mortgage for first-time homeowners. They also often want different things in housing and neighborhoods than are available today. They are looking for pedestrian- and bike-friendly communities with services and amenities nearby. As a result, for this younger generation, multifamily housing near retail locations is in greater demand than single family homes.

At the same time, the Baby Boomer generation is aging and this has impacts on the housing market. The senior citizen population in Encinitas is projected to nearly double by 2035. Many senior citizens will seek to downsize and move into smaller homes in urban areas with easily accessible services, transportation, and amenities.

By 2035, the population in Encinitas is expected to grow by 7 percent. That's 4,236 more people who will need housing. Here are some facts to keep in mind, which demonstrate the need to provide more housing variety and affordability (sources for these facts are included in Appendix A):

- The median priced home in Encinitas is \$769,000 (24 percent higher than the North County Coastal median of \$619,000).
- Only 28 percent of existing households in Encinitas can afford to buy a home in the city at the median price.
- The average rent for a two-bedroom apartment in Encinitas is \$1,869. Only 59 percent of existing households in Encinitas make enough money to comfortably rent a two-bedroom apartment in the city.
- The mean annual Social Security income in Encinitas is \$17,962.
- More than 25 percent of the city's extremely low income residents are aged 65+ years or older.
- The Encinitas Housing Authority Rental Assistance program has more than 600 families on the waitlist, of which over 70 percent are elderly or disabled.
- Currently, there are more than 9,000 baby-boomers (65+) in the city. By 2035, that number will increase by roughly 78 percent.

HOW DOES A HOUSING PLAN BENEFIT ENCINITAS?

Updating Encinitas' Housing Plan can bring benefits to the City. Planning for housing ensures that it is located in places of our choosing and with the community character and amenities Encinitas wants. That way, new housing, which is planned, provides community benefits.

- **Protects Our Quality of Life.** It will help protect our quality of life by avoiding negative consequences of unplanned growth, such as increased parking demand, larger household size, and overburdened public facilities.
- **Maintains Community Character.** A Housing Plan that offers housing opportunities for a diverse community will help the City maintain its organic and eclectic character.
- **Strengthens the Local Economy.** Housing in the right places can help grow our economy organically by supporting local businesses and making the City more fiscally sustainable.
- **Grant Funding for City Projects.** With an approved Housing Plan, grant money is available for City projects. Because our housing policies have not been updated, the City is either currently not eligible or not competitive for a number of grants that could help fund infrastructure improvements and is losing out on hundreds of thousands of dollars or more every year that is going to other local cities. The City must rely on local tax dollars to pay for some projects that could be funded by regional grants, like bike facility improvements, sidewalks, traffic calming features, parks and rail underpasses. Once an updated Housing Plan is approved and certified by the State, the City can take advantage of this available funding, potentially freeing up local tax revenue for other projects.
- **Allows for Informed Decision Making.** Elected officials can make informed decisions about regulations and public investment, while the private sector has a clear public policy to guide them as they plan projects.

CONSEQUENCES OF NOT ADOPTING A HOUSING PLAN

What are the consequences of not adopting a Housing Plan? Adequately planning for all housing needs for everyone in our community — seniors, families, and young professionals at various income levels — is a requirement under state law. A city could face significant repercussions if it fails to comply. These consequences include:

- Potential loss of land use control
- Increasing numbers of housing units that the City will be responsible for in the future
- Ineligibility for a variety of park and infrastructure improvement funds
- Jeopardizing the City's entire General Plan by making it vulnerable to legal challenge

HOW WE ENGAGED THE PUBLIC

The topic of housing in Encinitas has historically been one of significant public interest. Recognizing this, a robust Public Participation Plan was developed to help the City gain input on potential housing locations and types of housing before any plan was developed (see Appendix B). The goal of this plan was to hear from the community and identify interests and concerns to gain enough input from the public to create a plan that reflects community-supported solutions. The plan aimed to reach out to the wide variety of stakeholders in Encinitas, with all age and income groups in mind, to ensure that the community was part of the effort from the onset. The outreach plan sought input from the public on the following:



Each of the five Encinitas communities has its own identity, and the plan took into account that a one-size-fits-all approach to housing will not work. Because of this, the outreach was tailored to fit the unique characteristics of each community. To seek community-specific input, City staff identified potential housing sites in each of Encinitas' five communities and gave the public the opportunity to weigh in on each community. Potential housing sites were selected based on direction given by the City Council to ensure that housing was proportionally distributed throughout the five communities. The methodology for how sites should be identified were presented and endorsed by the City Council in late 2013.

Information about housing sites and types was presented with materials that included visual representations to enhance public understanding. Efforts were also made to seek feedback on community character, what characteristics stakeholders want to preserve, and what characteristics stakeholders want to introduce.

All public input on the Housing Plan update was collected through e-Town Hall, the City's online engagement tool (a small amount of input was also received via the project email mailbox and written correspondence). City staff also hosted five Community Dialogue Sessions during November 2014, one in each of Encinitas' five communities (as well as "make-up" sessions at City Hall from December 1-5, 2014), to provide information about the Housing Plan update and facilitate input on the plan. Participants who attended the meetings were able to learn about housing and provide their input via e-Town Hall at the meeting, or they could do it at a time and location that was convenient to them.

PROMOTION AND PUBLIC INFORMATION

To ensure robust attendance at the Community Dialogue Sessions and participation in the e-Town Hall activity, City staff engaged in a far-reaching effort to promote the issue to the public using a variety of methods to reach many audiences.

Project Name and Graphic Identity

The first step in this effort was to create a recognizable name and graphic identity to help audiences easily identify materials associated with the effort. The name "At Home in Encinitas" was selected, and a dedicated website address was created to lead the public directly to the page on the City's website, AtHomeInEncinitas.info (screenshot is included as Appendix C).



Informational Materials

Using this name and graphic identity, a number of materials were created to share information about the need for a Housing Plan update and promote the upcoming Community Dialogue Sessions and e-Town Hall activity. The following materials were created (samples of materials are included as Appendix D):

- At Home in Encinitas brochure
- Community Dialogue Session promotional flyer (English and Spanish)
- PowerPoint presentation
- Direct mail postcard
- Door hanger
- E-Newsletter template
- Advertisements
- Posters
- e-Town Hall postcard
- Informational materials posted on project website, AtHomeInEncinitas.info

With these materials in hand, City staff embarked on a far-reaching effort to educate the public about the need for an updated Housing Plan and to promote attendance at the Community Dialogue Sessions and participation in e-Town Hall. This effort began in October 2014 and continued until the final week of public input (the week of December 1, 2014).

City staff shared information with Encinitas stakeholders through a variety of methods and tools, which included:

Public Presentations and Briefings

City staff conducted 45 briefings and public presentations with a variety of stakeholders and organizations, including residents, seniors, business groups, employers, and community organizations (a complete list of presentations is included as Appendix E).

Events

City staff attended several community events, including the Encinitas Fall Festival and Moonlight Beach Fest, to distribute project information and encourage attendance at the Community Dialogue Sessions and participation on e-Town Hall. In addition, three "Pop-up Outreach" events were hosted at popular shopping centers to share information and encourage participation. A list of events is included in Appendix F.

Direct E-mail

A comprehensive stakeholder database was created at the beginning of this process. All of those entries with email information (nearly 900) were emailed the project brochure and Community Dialogue Sessions flyer in early October. The list consistently grew during the promotional and public input stages of the process, with more than 1,200 organizations and individuals on the list at the conclusion of the input process. In addition, a series of e-blasts were sent with links to e-Town Hall to direct people to the site and encourage their participation.

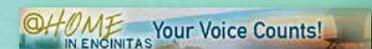
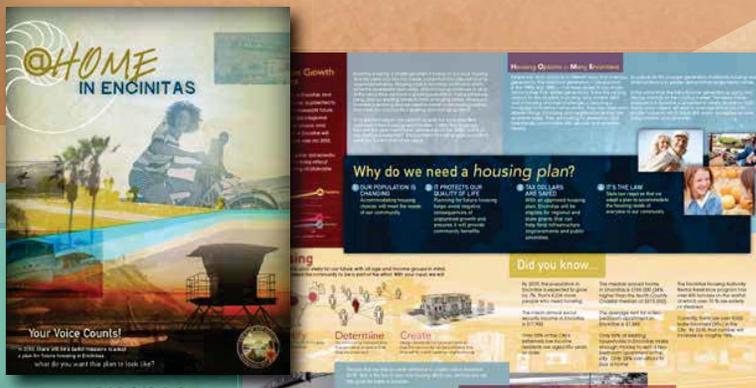
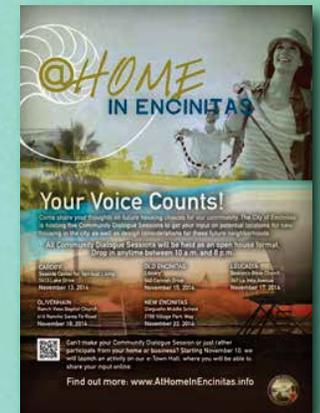
In addition, regular e-blasts were sent to all e-Town Hall registrants (which grew to include 967 registrants over the course of the outreach process) to ensure that they were made aware about the opportunities to provide input on the Housing Plan. Regular e-blasts were also sent to all other lists to encourage participation.

Direct Mail

To ensure broader promotion of e-Town Hall and the Community Dialogue Sessions, a direct mail postcard was sent to all property owners in Encinitas. A total of 21,343 postcards were distributed.

Door Hangers

Door hangers with information about the Community Dialogue Sessions and e-Town Hall were distributed to residents and businesses. More than 13,500 door hangers were distributed over a five-day period in early November 2014.



City of Encinitas e-Newsletters

An e-newsletter explaining the need for a Housing Plan update and including information about how to provide input was sent to all subscribers to the City's various e-news lists (approximately 8,000 subscribers). A series of additional e-blasts with links to e-Town Hall were sent to these same subscribers.

Third Party Informational Distribution

Many of the organizations that received briefings and presentations agreed to distribute information about At Home in Encinitas to their respective memberships. The following groups distributed information on the City's behalf:

- Cardiff School District (Community Dialogue Sessions flyers)
- Encinitas Union School District (Community Dialogue Sessions flyers)
- San Dieguito Union High School District (social media)
- MiraCosta Community College (e-newsletter item and social media)
- Encinitas Chamber of Commerce (e-newsletter item)
- Cardiff 101 Main Street (e-newsletter item)
- Encinitas 101 Main Street (e-newsletter item)
- Leucadia 101 Main Street (e-newsletter item)
- Olivehain Town Council (e-newsletter item)
- Supervisor Dave Roberts (e-newsletter item)
- San Diego North Economic Development Council (e-newsletter item)
- San Diego Housing Federation (included in Weekly Briefing)
- Scripps Encinitas (employee e-newsletter item)
- New Encinitas Network (e-newsletter item)
- Leitchtag Foundation (social media)

Advertisements

Print advertisements were placed in the Coast News and the Encinitas Advocate on both October 24 and November 7. Online advertisements with a direct link to e-Town Hall ran on the Encinitas Advocate and Seaside Courier websites throughout the month of November.

Posters

Posters promoting the Community Dialogue Sessions were posted in twelve popular locations (i.e., coffee shops and libraries) throughout the community.



Portable Variable Message Signs

All five Community Dialogue Sessions were advertised on Portable Variable Message Signs that were located on major traffic corridors.

e-Town Hall Informational Postcard

A postcard explaining e-Town Hall and providing instructions for participation was prepared and distributed at public events, presentations, and "pop-up" outreach sessions.

Social Media

All media coverage, as well as notices about Community Dialogue Sessions and links to e-Town Hall were shared on the City's social media channels. The City has 488 followers on Twitter, 4,330 followers on Facebook, and 231 followers on Instagram.

Media Coverage

At Home in Encinitas received significant media coverage—a total of 14 related articles over a three month period. Staff briefed reporters on the project on September 30 and articles ran in all local publications about the kick-off of the outreach effort, the launch of e-Town Hall, and resident reactions to the effort. In addition, a commentary authored by Planning Commission Chair Kurt Groseclose titled "Your Voice Counts ... and is NEEDED!" was published in the Seaside Courier, Coast News, and Encinitas Advocate. A list of all media coverage is included as Appendix G.

"We want to hear from residents, property owners, businesses, and other stakeholders to decide the best locations for future housing, and most importantly, improve the community characteristics that are most valued by 'Encinitans'"

Kurt Groseclose, Planning Commission Chair,
Seaside Courier Commentary

"It [the outreach] makes you feel like you are part of the process, rather than the city dictating the process to you. I felt they [the City] did a great job of communicating what our options are."

Lisa Dietrich, Encinitas Resident, *The Coast News*



COMMUNITY DIALOGUE SESSIONS AND E-TOWN HALL

Public participation was channeled through Community Dialogue Sessions and into e-Town Hall, the City's online engagement tool.

Our Approach to Public Input



Community Dialogue Sessions

City staff hosted five Community Dialogue Sessions in November 2014 to share information about why a Housing Plan update is needed, potential sites for housing in each community, and housing types. The sessions were designed to make it convenient for the public to participate. They were scheduled in each of the five communities in Encinitas, and the sessions lasted from 10 a.m. to 8 p.m., allowing the public to attend at whatever time was convenient for their schedule. For those who could not attend one of the sessions in November, "make-up" Community Dialogue Sessions were held at City Hall during business hours from December 1-5, 2014.

Staff was present at each of these sessions to help answer questions and walk people through the information provided. The information was presented at six stations with visually engaging displays to help the public easily comprehend the material. Copies of the display boards are included in Appendix H. Computers were available for participants to complete the e-Town Hall exercise at the meeting, or they could complete the exercise on their own time.

Nearly 500 people participated in the Community Dialogue Sessions and "make-up" sessions, as detailed below:

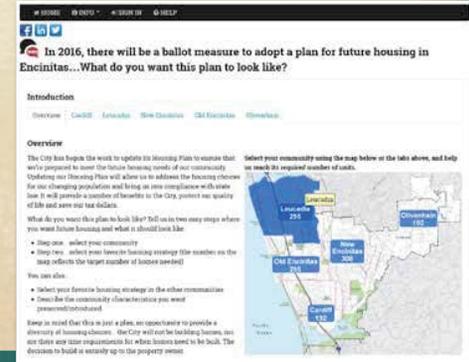


DATE	SESSION	# ATTENDEES
November 13, 2014	Cardiff	61
November 15, 2014	Old Encinitas	115
November 17, 2014	Leucadia	85
November 18, 2014	Olivenhain	25
November 22, 2014	New Encinitas	158
December 1-5, 2014	"Make-up" sessions at City Hall	35
TOTAL		479

e-Town Hall

All input was recorded through e-Town Hall, the City's online engagement tool. This tool has helped the City significantly increase public participation by providing a convenient and easy way for people to share their opinions.

A total of 1,059 visited the At Home in Encinitas topic on e-Town Hall during the public input period of November 10 through December 5, 2014. Of those, 479 participants left 1,325 comments and suggestions about future housing sites in Encinitas. If this volume of public comment were provided at a City Council meeting, it would be the equivalent of 24 hours or oral communications (assuming 3 minutes for each commenter). 82% said they were satisfied with this e-Town Hall activity.



"I would love to attend City Hall meetings but my schedule does not allow me the opportunity all of the time. This is a great way to help my voice be heard."
e-Town Hall Participant

EFFECTIVENESS OF PUBLIC PARTICIPATION EFFORT

The City took an especially robust approach to public outreach by using several different methods as reflected in this report. When updating a Housing Element, public outreach is often limited to a few workshops or study sessions; and noticing for those meetings is often limited to mailing key stakeholder groups, placing announcements on the website and/or newspaper postings — in essence, a traditional and common-practice form of notification.

To supplement traditional methods of reaching the public, the City of Encinitas' approach was broad and strategic; genuine in its effort to seek and rely upon input; and could serve as a model for other California jurisdictions to emulate in updating their Housing Plans in the future. The approach integrated the use of highlighting key messages to capture the attention of the public; visual materials and infographics to promote understanding; technology to enable broader participation; and proactive, broad-based promotion of opportunities for the public to get involved.

This outreach effort provides the City with a strong foundation of public input from which to develop an updated Housing Plan. Because of the robust public participation achieved, a plan can be developed that reflects the vision of those who participated for their community.

EFFECTIVE PUBLIC INVOLVEMENT

- Nearly 500 participants in Community Dialogue Sessions
- More than 1,000 visitors to e-Town Hall
- Nearly 500 completed e-Town Hall activity
- More than 1,300 individual comments received
- 82% satisfaction rate with e-Town Hall

Appendix B: Sites Inventory

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
1	1	2160410600	1887 Vulcan	GC	N-CRM1	0.82	25	20	16
	<p><i>Notes: Low intensity commercial strip mall; stores include equipment rentals, restaurant, and hair studio, with a surface parking lot adjacent to the street and several vacancies currently available for lease.</i></p>								
									
2	15	2540600400	1766 Coast Hwy	GC	N-CRM1	0.69	25	20	13
	<p><i>Notes: Mobil service station with attached Subway restaurant; site includes a large on-site surface parking lot.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
3	2	2540211500	1660 Coast Hwy	GC	N-CRM1	0.30	25	20	6
	3	2540211600	1650 Coast Hwy	GC	N-CRM1	0.10	25	20	2
	<p><i>Notes: Older low intensity commercial uses; stores include property management offices and Log Cabin apartments. The site includes substantial unpaved surface parking areas around commercial structures.</i></p>								
									
4	4	2540221300	1636 Coast Hwy	GC	N-CRM1	0.09	25	20	1
	5	2540221400	1636 Coast Hwy	GC	N-CRM1	0.10	25	20	2
	6	2540221500	105 Coast Hwy	GC	N-CRM1	0.10	25	20	2
	<p><i>Notes: Older low intensity commercial and office uses; tenants include In-Flight Media and a skin care spa. The site includes large surface parking areas around structures.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
5	326	2540211900	150 Grandview	R11	R11	0.29	11	8.8	2
	<i>Notes: Older single family residential structure on a large lot.</i>								
									
6	328	2540400100	1692 Neptune	R11	R11	0.40	11	8.8	3
	<i>Notes: Older single family residential structure on a large lot and adjacent to beach access.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
7	329	2540401000	1616 Neptune	R11	R11	0.46	11	8.8	4
	<i>Notes: Single family residential structure on a large lot.</i>								
									
8	330	2540401300	1550 Neptune	R11	R11	0.44	11	8.8	3
	<i>Notes: Older single family residential structure on a large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	327	2540302200	164 Edgeburt	R11	R11	0.49	11	8.8	4
	334	2540546200	167 Edgeburt	R11	R11	0.36	11	8.8	3
<i>Notes: Older single family residential structure with adjacent large vacant lot.</i>									
9									
11	7	2540545500	1508 Coast Hwy	GC	N-CRM1	0.72	25	20	14
	8	2540545600	1488 Coast Hwy	GC	N-CRM1	0.96	25	20	19
	9	2540545700	127 Range	GC	N-CRM1	0.43	25	20	8
	10	2540546400	1542 Coast Hwy	GC	N-CRM1	0.67	25	20	13
	11	2540546500	125 Avocado	GC	N-CRM1	0.19	25	20	3
	12	2540546600	1468 Coast Hwy	GC	N-CRM1	0.37	25	20	7
	13	2540547400	1524 Coast Hwy	GC	N-CRM1	0.20	25	20	4
	14	2540547700	Coast Hwy	GC	N-CRM1	0.83	25	20	16
	16	2542212300	1766 Coast Hwy	GC	N-CRM1	0.69	25	20	13
	17	2542212400	1410 Coast Hwy	GC	N-CRM1	0.10	25	20	2
<i>Notes: Older, low intensity commercial uses, including an auto repair shop, a bar, liquor store, and nursery. Structures are surrounded by large surface parking lots and/or unpaved sidewalks and walkways. Several of the lots are also vacant and currently available for lease or purchase.</i>									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
12	359	2542211800	1415 Coop	R11	R11	0.27	11	8.8	2
	<i>Notes: Older single family residential structure on a large lot.</i>								
									
14	357	2542100600	1410 Neptune	R11	R11	0.46	11	8.8	4
	<i>Notes: Older single-family residential structure on a large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	331	2540402000	1472 Neptune	R11	R11	0.32	11	8.8	2
	354	2542100100	1470 Neptune	R11	R11	0.31	11	8.8	3
	355	2542100200	1448 Neptune	R11	R11	0.33	11	8.8	2
	356	2542100300	1444 Neptune	R11	R11	0.35	11	8.8	2
	332	2540402500	1488 Neptune	R11	R11	0.41	11	8.8	3
<i>Notes: Older single-family residential structures on large lots.</i>									
15									
	363	2542302800	185 Jason	R11	R11	0.47	11	8.8	4
<i>Notes: Older single-family residential structure on a large lot.</i>									
16									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
17	360	2542221300	130 Jason	R11	R11	0.41	11	8.8	3
	361	2542223301	n/a	R11	R11	0.41	11	8.8	3
	<i>Notes: Older single-family residential structures on large lots.</i>								
									
18	18	2542222200	1354 Coast Hwy	GC	N-CRM1	0.17	25	20	3
	19	2542222300	1354 Coast Hwy	GC	N-CRM1	0.09	25	20	1
	20	2542222400	1340 Coast Hwy	GC	N-CRM1	0.09	25	20	1
	21	2542225100	1322 Coast Hwy	GC	N-CRM1	0.19	25	20	3
	22	2542225200	1324 Coast Hwy	GC	N-CRM1	0.09	25	20	1
	<i>Notes: Older, low intensity commercial uses, including a produce store, medical office, and acupuncturist. Structures are surrounded by large surface parking lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
19	23	2542302000	1232 Coast Hwy	GC	N-CRM1	0.10	25	20	2	
	24	2542302100	1240 Coast Hwy	GC	N-CRM1	0.10	25	20	2	
	25	2542302200	1244 Coast Hwy	GC	N-CRM1	0.09	25	20	1	
	26	2542302300	1246 Coast Hwy	GC	N-CRM1	0.20	25	20	4	
<p><i>Notes: Older, low intensity commercial uses, including a liquor store, auto repair shop, clothing stores, a surf shop and restaurant. Structures are surrounded by large surface parking lots and unpaved sidewalks and walkways.</i></p>										
20	364	2542303500	n/a	R11	R11	0.16	11	8.8	1	
	365	2542411400	1200 Neptune	R11	R11	0.37	11	8.8	2	
21	358	2542103200	1210 Neptune	R11	R11	0.34	11	8.8	3	
	<p><i>Notes: Older single family residential structures on large lots.</i></p>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
22	27	2542421300	1114 Coast Hwy	GC	N-CRM1	0.49	25	20	9
	28	2542421400	1144 Coast Hwy	GC	N-CRM1	0.15	25	20	3
	29	2542421500	1160 Coast Hwy	GC	N-CRM1	0.24	25	20	4
	<p><i>Notes: Older, low intensity commercial uses, including a surf shop, a USPS branch, and various retail establishments. Structures are surrounded by large surface parking lots that are, for the most part, unused.</i></p>								
									
23	30	2542921500	1038 Coast Hwy	GC	N-CM1	0.23	25	20	4
	31	2542922300	1076 Coast Hwy	GC	N-CM1	0.73	25	20	14
	<p><i>Notes: Older, low intensity commercial uses, including a frame shop and an art gallery.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity			
25	385	2543020700	180 Jasper	R11	R11	0.30	11	8.8	2			
	386	2543021401	138 Jasper	R11	R11	0.50	11	8.8	4			
	<i>Notes: Single family residential structures on large lots.</i>											
												
26	32	2543030100	1030 Coast Hwy	GC	N-CM1	0.18	25	20	3			
	33	2543030300	1002 Coast Hwy	GC	N-CM1	0.27	25	20	5			
	34	2543030400	996 Coast Hwy	GC	N-CM1	0.21	25	20	4			
	35	2543030500	970 Coast Hwy	GC	N-CM1	0.21	25	20	4			
	<i>Notes: Older, low intensity commercial uses, including a coffee shop, barber, surf shop, hair salon, pet groomer, and restaurants. Structures are surrounded by large surface parking lots. Several of the lots are also vacant and/or currently under construction.</i>											
												

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
27	36	2543130100	960 Coast Hwy	GC	N-CM1	0.09	25	20	1
	37	2543130400	934 Coast Hwy	GC	N-CM1	0.11	25	20	2
	38	2543130600	916 Coast Hwy	GC	N-CM1	0.10	25	20	2
	39	2543130700	902 Coast Hwy	GC	N-CM1	0.20	25	20	4
	40	2543130800	948 Coast Hwy	GC	N-CM1	0.21	25	20	4
<p><i>Notes: Older, low intensity commercial uses, including a print shop, restaurants, and a small inn. Structures are surrounded by large surface parking lots.</i></p>									
28	43	2560140900	802 Coast Hwy	GC	N-CM1	0.09	25	20	1
	44	2560141000	810 Coast Hwy	GC	N-CM1	0.16	25	20	3
	45	2560141100	828 Coast Hwy	GC	N-CM1	0.35	25	20	7
	46	2560141200	852 Coast Hwy	GC	N-CM1	0.20	25	20	4
	<p><i>Notes: Older, low intensity commercial uses, including restaurants and a dog groomer.</i></p>								



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
29	434	2560120600	819 Neptune	R11	R11	0.31	11	8.8	2	
	435	2560120800	168 Europa	R11	R11	0.38	11	8.8	3	
	436	2560121500	141 Leucadia	R11	R11	0.32	11	8.8	2	
	<i>Notes: Older, single family residential structures.</i>									
										
30	433	2560111300	828 Neptune	R11	R11	0.27	11	8.8	2	
	<i>Notes: Older, single family residential structure on a very large lot.</i>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
31	437	2560211800	788 Neptune	R11	R11	0.69	11	8.8	6
	<i>Notes: Older, single family residential structure.</i>								
									
32	439	2560511800	652 Neptune	R11	R11	0.39	11	8.8	3
	<i>Notes: Older, single family residential structure.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
33	47	2560230300	740 Coast Hwy	GC	N-CM1	0.10	25	20	2
	48	2560230400	732 Coast Hwy	GC	N-CM1	0.11	25	20	2
	49	2560230500	726 Coast Hwy	GC	N-CM1	0.11	25	20	2
	50	2560230600	718 Coast Hwy	GC	N-CM1	0.11	25	20	2
	51	2560230700	704 Coast Hwy	GC	N-CM1	0.20	25	20	4
	52	2560230800	754 Coast Hwy	GC	N-CM1	0.20	25	20	4
<p><i>Notes: Older, low intensity commercial uses, including a hair salon, spa, chiropractor, dentist, real estate office, and auto repair. Structures are surrounded by large surface parking lots.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
34	62	2560531100	n/a	GC	N-CM1	0.42	25	20	8
	63	2560531300	696 Coast Hwy	GC	N-CM1	0.12	25	20	2
	64	2560531500	664 Coast Hwy	GC	N-CM1	0.21	25	20	4
	65	2560531600	654 Coast Hwy	GC	N-CM1	0.21	25	20	4
	66	2560531700	640 Coast Hwy	GC	N-CM1	0.22	25	20	4
	440	2560530200	181 Daphne	R11	R11	0.43	11	8.8	3
	441	2560531200	135 Daphne	R11	R11	0.86	11	8.8	7
<p><i>Notes: Older, low intensity commercial uses, including a café, clothing retail and an art gallery, adjacent to a large vacant lot currently under construction.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
35	70	2560820800	576 Coast Hwy	GC	N-CM1	0.11	25	20	2
	71	2560821000	588 Coast Hwy	GC	N-CM1	0.12	25	20	2
	72	2560821100	600 Coast Hwy	GC	N-CM1	0.11	25	20	2
	73	2560821400	636 Coast Hwy	GC	N-CM1	0.13	25	20	2
	74	2560822600	616 Coast Hwy	GC	N-CM1	0.34	25	20	6
<p><i>Notes: Low intensity commercial uses, including a salon, preschool, jewelry and clothing retail and a café. Structures are surrounded by large surface parking lots.</i></p>									
									
36	67	2560813300	530 Coast Hwy	GC	N-CM1	0.25	25	20	5
	68	2560813600	540 Coast Hwy	GC	N-CM1	0.32	25	20	6
	69	2560813700	101 Basil	GC	N-CM1	0.37	25	20	7
<p><i>Notes: Older, low intensity commercial uses, including a salon, law offices, accounting offices, furniture retail and restaurants.</i></p>									
									
36A	442	2560840900	528 Neptune	R8	R8	0.43	8	6.4	2

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	75	2560831700	510 Coast Hwy	GC	N-CM1	0.33	25	20	6
	76	2562720300	427 La Ve	GC	N-CM1	0.09	25	20	1
	77	2562720400	421 La Ve	GC	N-CM1	0.09	25	20	1
	78	2562721100	434 Coast Hwy	GC	N-CM1	0.27	25	20	5
	79	2562721400	466 Coast Hwy	GC	N-CM1	0.52	25	20	10
	80	2562721500	410 Coast Hwy	GC	N-CM1	0.53	25	20	10

Notes: Low intensity commercial uses, including clothing and jewelry retail, a salon, tattoo parlor, record store, tax preparation offices, and a restaurant with a very large grassy outdoor eating area. Structures are surrounded by large surface parking lots and several store fronts are also currently vacant and available for lease.

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Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
38	81	2562910100	396 Coast Hwy	GC	N-CM1	0.14	25	20	2
	82	2562910200	386 Coast Hwy	GC	N-CM1	0.14	25	20	2
	83	2562910300	374 Coast Hwy	GC	N-CM1	0.64	25	20	12
	84	2562910400	338 Coast Hwy	GC	N-CM1	0.11	25	20	2
	85	2562910500	335 Melro	GC	N-CM1	0.08	25	20	1
	86	2562910600	332 Coast Hwy	GC	N-CM1	0.09	25	20	1
	87	2562910700	325 Melro	GC	N-CM1	0.08	25	20	1
	88	2562910800	320 Coast Hwy	GC	N-CM1	0.09	25	20	1
	89	2562910900	312 Coast Hwy	GC	N-CM1	0.09	25	20	1
	90	2562911000	312 Coast Hwy	GC	N-CM1	0.09	25	20	1
	91	2562911300	310 Coast Hwy	GC	N-CM1	0.19	25	20	3
<p><i>Notes: Older, low intensity commercial uses, including a hair salon, spa, professional offices, martial arts studio, travel agency, liquor and cigar store and recycling establishment. Large surface parking lots are located behind structures and several store fronts are also currently vacant and available for lease.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
39	92	2563630100	290 Coast Hwy	GC	N-CM2	0.10	25	20	2
	93	2563630300	281 Melro	GC	N-CM2	0.12	25	20	2
	94	2563630400	274 Coast Hwy	GC	N-CM2	0.12	25	20	2
	95	2563630700	264 Coast Hwy	GC	N-CM2	0.13	25	20	2
	96	2563630800	256 Coast Hwy	GC	N-CM2	0.16	25	20	3
	97	2563631500	215 Melro	GC	N-CM2	0.09	25	20	1
	98	2563631600	216 Coast Hwy	GC	N-CM2	0.08	25	20	1
	99	2563632500	222 Coast Hwy	GC	N-CM2	0.15	25	20	3
	100	2563920200	216 Coast Hwy	GC	N-CM2	0.09	25	20	1
	101	2563920300	204 Coast Hwy	GC	N-CM2	0.56	25	20	11
	102	2563920400	190 Coast Hwy	GC	N-CM2	0.68	25	20	13
	103	2563920600	158 Coast Hwy	GC	N-CM2	0.47	25	20	9
	105	2563921100	140 Coast Hwy	GC	N-CM2	0.42	25	20	11
	106	2563921200	186 Coast Hwy	GC	N-CM2	0.50	25	20	8
	104	2563921000	184 Coast Hwy	GC	N-CM2	0.55	25	20	10
	107	2563921300	148 Coast Hwy	GC	N-CM2	0.19	25	20	3
	108	2580311200	102 2nd	GC	N-CM3	0.11	25	20	2
	109	2580311500	102 2nd	GC	N-CM3	0.19	25	20	3
110	2580320500	n/a	GC	N-CM2	0.10	25	20	2	
111	2580320600	110 Coast Hwy	GC	N-CM2	0.08	25	20	1	
112	2580320800	140 Coast Hwy	GC	N-CM2	0.51	25	20	10	
<p><i>Notes: Older, low intensity commercial uses, including salons and spas, a veterinary office, restaurants and bars, auto repair shops, a chiropractor, and a hotel. Large surface parking lots are located around the structures.</i></p>									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
40	340	2541021100	1680 Leora	R8	R8	0.42	8	6.4	3
	341	2541022000	1470 Sanford	R8	R8	0.50	8	6.4	2
	344	2541025600	1540 Surf	R8	R8	0.46	8	6.4	3
	345	2541026900		R8	R8	0.41	8	6.4	2
	336	2540610900		R8	R8	0.60	8	6.4	2
	346	2541126100	1375 Hygeia	R8	R8	0.63	8	6.4	4
	377	2542612300	335 Patty	R3	R3	0.59	8	6.4	1
<i>Notes: Older single family residences on large lots.</i>									
									
41	366	2542520200	1232 Hygeia	R8	R8	0.41	8	6.4	2
	367	2542521300	1207 Hermes	R8	R8	0.41	8	6.4	2
	368	2542524501	1204 Hygeia	R8	R8	0.79	8	6.4	5
<i>Notes: Older single family residences on large lots.</i>									
									
42	504	2580232200	104 5th	R11	R11	0.28	11	8.8	2

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
43	125	2580510400	230 2nd	GC	N-CM3	0.12	25	20	2
	119	2580341900	233 2nd	GC	N-CM3	0.37	25	20	7
	<i>Notes: Older, low intensity commercial uses, including a small motel and offices surrounded by paved driveways and parking areas.</i>								
									
44	396	2543250500	1044 Hygeia	R8	R8	0.84	8	6.4	5
	397	2543250601		R8	R8	0.43	8	6.4	2
	398	2543251900	926 Hygeia	R8	R8	0.43	8	6.4	2
	399	2543253000	1060 Hygeia	R8	R8	0.41	8	6.4	2
	400	2543255600	931 Hermes	R8	R8	0.43	8	6.4	2
	<i>Notes: Single family residences on large lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
45	154	2580840400	458 Coast Hwy	GC	D-CM1	0.08	n.a.	34	2
	155	2580840500	466 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	156	2580840600	476 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6
	157	2580840700	144 D St	GC	D-CM2	0.23	25	20	4
	158	2580840800	449 2ND	GC	D-CM2	0.23	25	20	4
	159	2580841400	444 Coast Hwy	GC	D-CM1	0.22	n.a.	34	7
	160	2580841600	111 Coast Hwy	GC	D-CM1	0.28	n.a.	34	9
<p><i>Notes: Older, low intensity commercial uses, including a surf shop, auto repair, a sign and printing store and a psychic. Parcels include large parking areas surrounding commercial structures.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
46	162	2580850500	200 D	GC	D-CM2	0.46	25	20	9	
	161	2580850200	416 2nd	GC	D-CM2	0.11	25	20	2	
	<i>Notes: Currently a Union Bank branch with a surface parking lot located behind structure.</i>									
										
47	483	2562530800	747 Hygeia	R8	R8	0.39	8	6.4	1	
	438	2560402900	806 Hygeia	R8	R8	0.30	8	6.4	2	
	<i>Notes: Single family residences on large lots.</i>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
48	163	2580860300	526 2nd	GC	D-CM2	0.11	25	20	2
	164	2580861600	207 D	GC	D-CM2	0.22	25	20	4
	165	2580861900	210 E	GC	D-CM2	0.23	25	20	4
	166	2580862000	210 E	GC	D-CM2	0.35	25	20	7
<p><i>Notes: Older, low intensity commercial uses, including a law office, art gallery, bookkeeper, and salon. Several store fronts are also currently vacant and available for lease.</i></p>									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	140	2580830100	105 D	GC	D-CM1	0.09	n.a.	34	3
	141	2580830200	504 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	142	2580830300	528 Coast Hwy	GC	D-CM1	0.07	n.a.	34	2
	143	2580830400	540 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	144	2580830500	548 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	145	2580830600	564 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	146	2580830700	576 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	148	2580830900	118 E	GC	D-CM2	0.16	25	20	3
	149	2580831000	555 2nd	GC	D-CM2	0.15	25	20	3
	150	2580831100	545 2nd	GC	D-CM2	0.12	25	20	2
	151	2580831300	149 D	GC	D-CM2	0.12	25	20	2
	152	2580831400	131 D	GC	D-CM2	0.11	25	20	2
	153	2580831500	533 2nd	GC	D-CM2	0.12	25	20	2

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Notes: Older, low intensity commercial and office uses, including a technology center, real estate office and insurance agency. Several store fronts are also currently vacant and available for lease.



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	170	2581620300	628 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	171	2581620500	666 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	172	2581620600	682 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	173	2581620700	687 2nd	GC	D-CM2	0.11	25	20	2
	174	2581620800	681 2nd	GC	D-CM2	0.12	25	20	2
	175	2581620900	669 2nd	GC	D-CM2	0.12	25	20	2
	176	2581621200	629 2nd	GC	D-CM2	0.12	25	20	2
	177	2581621400	608 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	178	2581621500	655 2nd	GC	D-CM2	0.23	25	20	4
	179	2581621600	642 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	180	2581621700	656 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	181	2581621800	621 2nd	GC	D-CM2	0.11	25	20	2
	182	2581621900	121 E	GC	D-CM2	0.11	25	20	2

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Notes: Older, low intensity commercial uses, including an acupuncturist, health center and phone repair shop. Parcels include several surface parking lots around commercial structures and some store fronts are also currently vacant and available for lease.



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
51	193	2581650300	628 2nd	GC	D-CM2	0.11	25	20	2
	194	2581650400	636 2nd	GC	D-CM2	0.12	25	20	2
	195	2581650500	650 2nd	GC	D-CM2	0.11	25	20	2
	196	2581650600	660 2nd	GC	D-CM2	0.12	25	20	2
	197	2581650700	672 2nd	GC	D-CM2	0.12	25	20	2
	198	2581650800	200 F	GC	D-CM2	0.11	25	20	2
	202	2581651900	610 2nd	GC	D-CM2	0.22	25	20	4
<p><i>Notes: Older, low intensity commercial and professional office uses, including a framing store, community resource center, and architecture firm. Several store fronts are also currently vacant and available for lease.</i></p>									
52	505	2580720800	560 3rd	R15	DR15	0.11	15	12	1

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
53	191	2581641700	714 2nd	GC	D-CM2	0.34	25	20	6
	192	2581641900	750 2nd	GC	D-CM2	0.59	25	20	11
	<p><i>Notes: Older, low intensity commercial uses, including a print and copy store and accounting offices. Parcels include a large surface parking lot behind the commercial structure.</i></p>								
									
54	189	2581630800	765 2nd	GC	D-CM2	0.11	25	20	2
	190	2581631000	751 2nd	GC	D-CM2	0.46	25	20	9
	183	2581630100	710 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	184	2581630200	750 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6
	185	2581630300	760 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	186	2581630400	766 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	187	2581630500	790 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6
<p><i>Notes: Low intensity commercial uses, including an auto repair shop and offices for an investment group. Parcels include surface parking lots around the commercial structures.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
55	203	2581810100	800 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3	
	204	2581810200	810 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3	
	205	2581810300	818 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3	
	206	2581810900	859 2nd	GC	D-CM2	0.12	25	20	2	
	207	2581811200	835 2nd	GC	D-CM2	0.12	25	20	2	
	208	2581811400	819 2nd	GC	D-CM2	0.11	25	20	2	
	209	2581811500	811 2nd	GC	D-CM2	0.11	25	20	2	
	210	2581811600	805 2nd	GC	D-CM2	0.11	25	20	2	
	211	2581811700	850 Coast Hwy	GC	D-CM1	0.28	n.a.	34	9	
	212	2581811800	829 2nd	GC	D-CM2	0.12	25	20	2	
	213	2581811900	830 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6	
	<p><i>Notes: Older single family residences adjacent to low intensity commercial uses, including an auto repair shop, hair salon, real estate offices, and health club.</i></p>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
56	228	2581840100	215 G	GC	D-CM2	0.10	25	20	2
	229	2581840200	812 2nd	GC	D-CM2	0.11	25	20	2
	230	2581840300	820 2nd	GC	D-CM2	0.11	25	20	2
	231	2581840400	826 2nd	GC	D-CM2	0.12	25	20	2
	232	2581840500	836 2nd	GC	D-CM2	0.11	25	20	2
	233	2581840800	858 2nd	GC	D-CM2	0.10	25	20	2
	533	2581841200	831 3rd	R15	R15	0.24	15	12	2
<p><i>Notes: Older, low intensity commercial uses, including auto repair shops, a chiropractor, and plumbing repair. Parcels include surface parking lots around commercial structures.</i></p>									
									
57	528	2581720100	906 3rd	R25	R25	0.11	25	20	2
	529	2581720200	912 3rd	R25	R25	0.11	25	20	2
	530	2581720500	926 3rd	R25	R25	0.12	25	20	2
<p><i>Notes: Older single family residential structures on large lots.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
58	531	2581831400	917 3rd	R25	R25	0.12	25	20	2
	532	2581831600	225 H	R25	R25	0.12	25	20	2
	222	2581830100	904 2nd	GC	D-CM2	0.12	25	20	2
	223	2581830200	910 2nd	GC	D-CM2	0.12	25	20	2
	224	2581830600	942 2nd	GC	D-CM2	0.11	25	20	2
	225	2581830700	950 2nd	GC	D-CM2	0.12	25	20	2
	226	2581830800	960 2nd	GC	D-CM2	0.11	25	20	2
	227	2581831800	916 2nd	GC	D-CM2	0.24	25	20	4
<p><i>Notes: Older single family residences adjacent to low intensity commercial uses, including a yoga studio, nail salon, health store, barber, church and spa.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	214	2581820100	111 H	GC	D-CM1	0.09	n.a.	34	3
	215	2581820200	912 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	216	2581820500	980 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	217	2581820600	940 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	218	2581820700	960 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	219	2581821500	120 I	GC	D-CM2	0.23	25	20	4
	220	2581821600	929 2nd	GC	D-CM2	0.36	25	20	7
	221	2581821700	913 2nd	GC	D-CM2	0.34	25	20	6

Notes: Older, low intensity commercial and recreational uses, including a church, auto repair shop, and spa. Parcels include surface parking lots that surround the commercial structures.

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Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
60	265	2583170200	1038 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	266	2583170300	1060 Coast Hwy	GC	D-CM1	0.19	n.a.	34	6
	267	2583170500	1055 2nd	GC	D-CM1	0.28	n.a.	34	9
	269	2583170800	1010 Coast Hwy	GC	D-CM1	1.02	n.a.	34	34
<p><i>Notes: Low intensity commercial uses, including a crafts store, antiques and various retail, and a café. Parcels include large surface parking lots surrounding the commercial structures.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
61	242	2582931000	1054 2nd	GC	D-CM2	0.12	25	20	2
	243	2582931100	1044 2nd	GC	D-CM2	0.11	25	20	2
	244	2582931200	1034 2nd	GC	D-CM2	0.12	25	20	2
	245	2582931400	1016 2nd	GC	D-CM2	0.12	25	20	2
	246	2582931500	1012 2nd	GC	D-CM2	0.11	25	20	2
	247	2582931600	1012 2nd	GC	D-CM2	0.11	25	20	2
	<p><i>Notes: Older, low intensity professional office uses, including certified public accountants, engineering, insurance, and a dental office. Parcels include large surface parking lots surrounding the structures.</i></p>								
									
62	547	2582920900	1058 3rd	R25	R25	0.11	25	20	2
	548	2582921300	1026 3rd	R25	R25	0.11	25	20	2
	549	2582921500	1010 3rd	R25	R25	0.11	25	20	2
	<p><i>Notes: Older single family residences on large lots.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
63	248	2582941100	1130 2nd	GC	D-CM2	0.34	25	20	6
	249	2582941200	1106 2nd	GC	D-CM2	0.12	25	20	2
	551	2582941700	1143 3rd	R25	R25	0.55	25	20	11
<p><i>Notes: Older, low intensity commercial uses, including a mail store, day spa, and notary. Parcels include surface parking lots surrounding the commercial structures.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
64	257	2583160100	1108 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	258	2583160200	1108 Coast Hwy	GC	D-CM1	0.10	n.a.	34	3
	260	2583160400	1126 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	261	2583160700	1150 Coast Hwy	GC	D-CM1	0.12	n.a.	34	4
	262	2583160800	1150 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	263	2583161700	1105 2nd	GC	D-CM2	0.70	25	20	14
	264	2583161900	1136 Coast Hwy	GC	D-CM1	0.22	n.a.	34	7
<p><i>Notes: Older, low intensity commercial uses, including several restaurants. Parcels include large surface parking lots surrounding the commercial structures.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
65	234	2581901300	1031 Coast Hwy	GC	D-CM1	0.82	n.a.	34	27
	235	2581901400	967 Coast Hwy	GC	D-CM1	0.88	n.a.	34	29
	236	2581901500	927 Coast Hwy	GC	D-CM1	1.01	n.a.	34	34
	237	2581901600	897 Coast Hwy	GC	D-CM1	0.92	n.a.	34	31
	238	2581901700	851 Coast Hwy	GC	D-CM1	0.55	n.a.	34	18
	239	2581901800	765 Coast Hwy	GC	D-CM1	0.89	n.a.	34	30
	240	2581901900	745 Coast Hwy	GC	D-CM1	0.90	n.a.	34	30
	241	2581902000	725 Coast Hwy	GC	D-CM1	0.66	n.a.	34	22
	250	2583120300		GC	D-CM1	0.10	n.a.	34	3
	251	2583120400	1131 Coast Hwy	GC	D-CM1	0.09	n.a.	34	3
	252	2583120500		GC	D-CM1	0.08	n.a.	34	2
	253	2583120600	1151 Coast Hwy	GC	D-CM1	0.07	n.a.	34	2
	254	2583120900	1049 Coast Hwy	GC	D-CM1	0.63	n.a.	34	21
	255	2583121500	1205 Coast Hwy	GC	D-CM1	0.95	n.a.	34	32
	256	2583121600	1105 Coast Hwy	GC	D-CM1	1.15	n.a.	34	39

Notes: Older, low intensity commercial uses, including auto repair and related uses, hair studio, alterations, photo/camera store, beads and crafts store, various retail establishments, nail salon, bank, and Stabucks. Parcels include large surface parking lots surrounding the commercial structures.



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
66	167	2581610100	603 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	168	2581610500	615 Coast Hwy	GC	D-CM1	0.17	n.a.	34	5
	169	2581611000	641 Coast Hwy	GC	D-CM1	0.08	n.a.	34	2
	<p><i>Notes: Low intensity commercial uses, including various restaurants, used clothing boutiques, book store, a liquor store and a Western Union.</i></p>								
									
67	134	2580820100	505 Coast Hwy	GC	D-CM1	0.23	n.a.	34	7
	135	2580820200	527 Coast Hwy	GC	D-CM1	0.23	n.a.	34	7
	136	2580820300	553 Coast Hwy	GC	D-CM1	0.12	n.a.	34	4
	137	2580820400	563 Coast Hwy	GC	D-CM1	0.11	n.a.	34	3
	138	2580820500	575 Coast Hwy	GC	D-CM1	0.12	n.a.	34	4
	139	2580820600	583 Coast Hwy	GC	D-CM1	0.12	n.a.	34	4
	<p><i>Notes: Low intensity commercial uses, including various restaurants, used clothing boutiques, bike shop and furniture retail.</i></p>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
68	122	2580360900	315 Coast Hwy	GC	D-CM1	0.81	n.a.	34	27
	123	2580361700	345 Coast Hwy	GC	D-CM1	0.33	n.a.	34	11
	124	2580361800	345 Coast Hwy	GC	D-CM1	0.47	n.a.	34	15
	127	2580810100	449 Coast Hwy	GC	D-CM1	0.18	n.a.	34	6
	132	2580810600	463 Coast Hwy	GC	D-CM1	0.16	n.a.	34	5
	133	2580810700	471 Coast Hwy	GC	D-CM1	0.23	n.a.	34	7
<p><i>Notes: Low intensity commercial uses, including various restaurants, real estate offices, movie theater, UPS branch, and record store. Parcels include large surface parking lots surrounding commercial structures.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
69	113	2580330100	101 Coast Hwy	GC	N-CM1	0.18	25	20	3
	114	2580330200	97 Coast Hwy	GC	N-CM1	0.09	25	20	1
	115	2580330300		GC	N-CM1	0.10	25	20	2
	116	2580330400		GC	N-CM1	0.12	25	20	2
	117	2580330500		GC	N-CM1	0.12	25	20	2
	118	2580330800	247 Coast Hwy	GC	N-CM1	0.19	25	20	3
<p><i>Notes: Older, low intensity commercial strip mall. Tenants included various restaurants/bars, surf shop, and other retail establishments. Parcels include unpaved surface parking areas in front of commercial structures.</i></p>									
									
70	493	2564002300	187 Vulcan	R8	R8	0.48	8	6.4	3
	494	2564003300	279 Vulcan	R8	R8	0.46	8	6.4	2
	496	2564005400	215 Vulcan	R8	R8	0.48	8	6.4	3
<p><i>Notes: Older single family residences on large lots.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
71	455	2561102000	539 Hermes	R8	R8	0.43	8	6.4	2
	456	2561102500	528 Hygeia	R8	R8	0.43	8	6.4	2
	457	2561105700	544 Hygeia	R8	R8	0.79	8	6.4	5
	458	2561106000	523 Hermes	R8	R8	0.45	8	6.4	2
<i>Notes: Older single family residences on large lots.</i>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	443	2560900300		R15	R15	0.12	15	12	1
	444	2560900600	571 Vulcan	R15	R15	0.25	15	12	3
	445	2560900700	555 Vulcan	R15	R15	0.58	15	12	6
	446	2560901400	554 Hermes	R8	R8	0.89	8	6.4	5
	447	2560901700	577 Vulcan	R15	R15	1.09	15	12	13
	448	2560902200	574 Hermes	R8	R8	0.45	8	6.4	2
	449	2561000700		R15	R15	0.61	15	12	7
	450	2561000900	607 Vulcan	R15	R15	0.36	15	12	4
	451	2561004000		R15	R15	0.21	15	12	2
	452	2561004100	619 Vulcan	R15	R15	0.24	15	12	2
	453	2561004200		R15	R15	0.25	15	12	3
	454	2561004300	615 Vulcan	R15	R15	0.22	15	12	2

72 *Notes: Older single family residences on large lots adjacent to industrial uses, including brick storage and home repair. Parcels include large yards for the storage of various construction materials.*



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
73	53	2560301900	763 Vulcan	GC	N-CRM2	0.39	15	12	4
	54	2560302100	807 Vulcan	GC	N-CRM2	0.81	15	12	9
	55	2560302200	835 Vulcan	GC	N-CRM2	0.66	15	12	7
	56	2560302300	823 Vulcan	GC	N-CRM2	0.16	15	12	1
	57	2560303600	847 Vulcan	GC	N-CRM2	0.74	15	12	8
	58	2560303700	101 Leucadia	GC	N-CM1	0.37	25	20	7
	59	2560304100	759 Vulcan	GC	N-CRM2	0.28	15	12	3
	60	2560304200	759 Vulcan	GC	N-CRM2	0.18	15	12	2
	61	2560304300	731 Vulcan	GC	N-CRM2	0.28	15	12	3

Notes: Older, low intensity commercial uses including a salon, bike shop, and art gallery. Parcels include large surface parking lots surrounding commercial structures.



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
	41	2543242900	106 Leucadia	GC	N-CM1	0.40	25	20	8
	42	2543243000	915 Vulcan	GC	N-CM1	0.47	25	20	9
<p><i>Notes: Older, low intensity commercial strip mall. Tenants included Citibank, AutoZone, 7-11, various restaurants and dry cleaners. Parcels include large surface parking lots in front of commercial structures.</i></p>									
74									
	388	2543243300		R25	R25	0.38	25	20	7
	389	2543243500	979 Vulcan	R25	R25	0.21	25	20	4
	390	2543244000	1039 Vulcan	R11	R11	0.40	11	8.8	3
	391	2543244100	1033 Vulcan	R25	R25	0.22	25	20	4
	392	2543244300	1055 Vulcan	R25	R25	0.41	25	20	8
	393	2543244600	1077 Vulcan	R25	R25	0.29	25	20	5
	394	2543244700	1093 Vulcan	R25	R25	0.29	25	20	5
	395	2543245700	959 Vulcan	R25	R25	0.28	25	20	5
<p><i>Notes: Older single family residences on large lots.</i></p>									
75									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
77	369	2542531701	1149 Vulcan	R25	R25	0.41	25	20	8
	370	2542532400	1265 Vulcan	R25	R25	0.26	25	20	5
	371	2542532700	1105 Vulcan	R25	R25	0.25	25	20	5
	372	2542533400	1223 Vulcan	R25	R25	0.15	25	20	3
<i>Notes: Older single family residences on large lots.</i>									
									
78	373	2542540900	1337 Vulcan	R25	R25	0.42	25	20	8
	374	2542541100	1377 Vulcan	R25	R25	0.25	25	20	5
	375	2542544100	1305 Vulcan	R25	R25	0.27	25	20	5
	376	2542544800	1325 Vulcan	R25	R25	0.20	25	20	4
<i>Notes: Older single family residences on very large lots.</i>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
79	333	2540531700	145 Sanford	R25	R25	0.26	25	20	5
	<p><i>Notes: Older single family residence on a very large lot with multiple maintenance issues, including portions of driveway that need to be repaired, the need for construction dirt and debris cleanup, and fence repair.</i></p> 								
80	337	2540711300	1827 Vulcan	R25	R25	0.16	25	20	3
	<p><i>Notes: Older single family residence on a very large lot with multiple maintenance issues, including unpaved portions of sidewalk and the need for landscaping maintenance.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
81	312	2160530400	1869 Eucalyptus	R5	R5	0.63	5	4	2	
	313	2160530700	241 Andrew	R3	R3	3.07	3	2.4	7	
	<i>Notes: Older single family residence on a large lot and greenhouse/nursery on a very large lot.</i>									
										
82	309	2160520100	1760 Burgundy	R3	R3	1.96	3	2.4	4	
	310	2160521000	224 Andrew	R3	R3	1.94	3	2.4	4	
	311	2160521100	194 Andrew	R3	R3	1.95	3	2.4	4	
	<i>Notes: Older single family residences adjacent to a greenhouse/nursery and a very large vacant lot.</i>									
										
83	320	2164101100	375 La Costa	R3	R3	0.85	3	2.4	2	
	<i>Notes: Single family residence on large lot.</i>									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
84	306	2160302300	400 La Costa	R3	R3	0.99	3	2.4	2	
	308	2160306400	304 La Costa	R3	R3	1.08	3	2.4	2	
	<i>Notes: Older single family residence on a large lot and greenhouse/nursery on a very large lot.</i>									
										
85	305	2160301000	514 La Costa	R3	R3	4.99	3	2.4	11	
	307	2160304600	512 La Costa	R3	R3	8.58	3	2.4	20	
	<i>Notes: Greenhouse/nursery on a very large lot.</i>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
86	314	2160822600		R8	R8	0.49	8	6.4	3
	315	2160823600	329 Hillcrest	R8	R8	0.47	8	6.4	3
	339	2541020400	299 Hillcrest	R8	R8	0.84	8	6.4	5
	342	2541025200	8888 Hymettus	R3	R3	2.85	3	2.4	6
	343	2541025300	1492 Hymettus	R3	R3	2.65	3	2.4	6
<i>Notes: Very large vacant lot.</i>									
									
87	484	2563143300		R3	R3	0.66	3	2.4	1
	485	2563143400		R3	R3	0.68	3	2.4	1
	486	2563143500	450 Ocean View	R3	R3	0.85	3	2.4	2
	487	2563143600		R3	R3	0.61	3	2.4	1
	488	2563144800	351 Union	R3	R3	1.95	3	2.4	4
	489	2563145300	395 Sunset	R3	R3	1.04	3	2.4	2
<i>Notes: Older single family residences adjacent to a very large, hilly vacant lot.</i>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
88	401	2543301300	936 Hymettus	R3	R3	1.11	3	2.4	2
	402	2543303100	1029 Hygeia	R8	R8	0.39	8	6.4	2
	<i>Notes: Older single family residences on very large lots.</i>								
									
89	403	2543310400	378 Fulvia	R3	R3	1.64	3	2.4	3
	404	2543311200	858 Hymettus	R3	R3	1.66	3	2.4	3
	<i>Notes: Older single family residences adjacent to a very large, hilly vacant lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
90	481	2562514300		R3	R3	1.24	3	2.4	2
	482	2562514400	720 Hymettus	R3	R3	1.11	3	2.4	2
	<i>Notes: Greenhouse/nursery on a very large lot.</i>								
									
91	476	2562425200	860 Eolus	R3	R3	1.16	3	2.4	2
	<i>Notes: Greenhouse/nursery on a very large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
93	475	2562420800	936 Eolus	R3	R3	1.05	3	2.4	2	
	<i>Notes: Greenhouse/nursery on a very large lot.</i>									
										
94	421	2543914400	1050 Eolus	R3	R3	1.75	3	2.4	4	
	<i>Notes: Greenhouse/nursery on a very large lot.</i>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
95	422	2543921000	1077 Eolus	R3	R3	1.03	3	2.4	2
	423	2543921400	1122 Orpheus	R3	R3	0.98	3	2.4	2
	424	2543921500	1122 Orpheus	R3	R3	0.96	3	2.4	2
	425	2543922200	1027 Eolus	R3	R3	1.17	3	2.4	2
	<p><i>Notes: Older single family residences on large lots with multiple maintenance issues, including the need for landscaping maintenance and fence repair. Residential structures are also adjacent to a greenhouse/nursery on a very large lot.</i></p>								
96									
	316	2161003000	1750 Barbara	RR2	RR2	1.90	2	1	1
<p><i>Notes: Older single-family residence on a very large lot.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
97	348	2541633800		RR2	RR2	1.54	2	1	1
	431	2544131300	1433 Piraeus	RR2	RR2	2.20	2	1	2
	432	2544131700	804 Capri	RR2	RR2	1.91	2	1	1
<i>Notes: Older single-family residence on a very large lot.</i>									
									
98	353	2541811100	1421 Burgundy	R3	R3	1.13	3	2.4	2
	<i>Notes: Older single family residence adjacent to a vacant lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
99	350	2541810200	1435 Rainbow	RR2	RR2	2.34	2	1	2
	351	2541810400	1415 Rainbow	RR2	RR2	3.50	2	1	3
	<i>Notes: Older single family residence adjacent to a vacant hillside lot.</i>								
									
100	426	2544001000	1236 Urania	RR2	RR2	2.31	2	1	2
	427	2544001200	1168 Urania	RR2	RR2	1.77	2	1	1
	430	2544003300	1254 Urania	RR2	RR2	1.14	2	1	1
	<i>Notes: Single-family residences on large lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
101	405	2543510100	1253 Urania	RR2	RR2	2.71	2	1	2
	406	2543510500	1200 Saxony	RR2	RR2	2.80	2	1	2
	407	2543510600	956 Normandy	RR2	RR2	2.88	2	1	2
	409	2543511800		RR2	RR2	1.00	2	1	1
	410	2543511900	850 Normandy	RR2	RR2	2.04	2	1	2
<i>Notes: Older single family residence adjacent to greenhouse/nursery on a very large lot.</i>									
									
102	428	2544001400	1110 Normandy	R3	R3	4.79	3	2.4	11
	429	2544001900	680 Normandy	R3	R3	2.77	3	2.4	6
<i>Notes: Greenhouse/nursery on a very large lot.</i>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
103	380	2542700700	695 Normandy	R3	R3	2.66	3	2.4	6
	381	2542700800		R3	R3	0.62	3	2.4	1
	<i>Notes: Greenhouse/nursery on a very large lot.</i>								
									
104	411	2543521300	950 Brittany	RR2	RR2	1.97	2	1	1
	413	2543522100		RR2	RR2	2.79	2	1	2
	<i>Notes: Greenhouse/nursery on a very large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
105	414	2543621400	782 Leucadia	R3	R3	2.07	3	2.4	4	
	415	2543621600	915 Brittany	RR2	RR2	2.39	2	1	2	
	417	2543624500	782 Leucadia	R3	R3	0.80	3	2.4	4	
	<i>Notes: Greenhouse/nursery on a very large lot.</i>									
										
105A	416	2543623200	950 Saxony	R3	R3	1.90	3	2.4	4	
	<i>Notes: Greenhouse/nursery on a very large lot.</i>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
105B	338	2540801400	636 Leucadia	R3	R3	1.11	3	2.4	2
	<p><i>Notes: Older single family residence on a very large lot.</i></p> 								
106	459	2561224600	710 Clark	R5	R5	0.90	5	4	3
	460	2561224800		R5	R5	0.40	5	4	1
	461	2561224900		R5	R5	0.38	5	4	1
	462	2561225300	712 Clark	R5	R5	0.87	5	4	3
	463	2561225400	627 Leucadia	R5	R5	0.85	5	4	3
	464	2561711300	682 Clark	R5	R5	0.77	5	4	3
	465	2561711400	672 Clark	R5	R5	0.65	5	4	2
	<p><i>Notes: Older single family residences adjacent to a greenhouse/nursery on a very large lot.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
106A	471	2561720300	645 Saxony	R3	R3	10.44	3	2.4	25
	472	2561720700	645 Saxony	R3	R3	10.25	3	2.4	24
	474	2562322400	1022 Sidonia	R3	R3	1.01	3	2.4	2
	<i>Notes: Older single family residence adjacent to a greenhouse/nursery on a very large lot.</i>								
									
107	468	2561711800		R3	R3	0.44	3	2.4	1
	469	2561712000	8888 Union	R3	R3	0.54	3	2.4	1
	470	2561712400	556 Union	R3	R3	2.98	3	2.4	7
	473	2561801500	610 Union	R3	R3	1.20	3	2.4	2
	<i>Notes: Older single family residence adjacent to a greenhouse/nursery on a very large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
108	490	2563300600	571 Union	RR1	RR1	2.35	1	0.5	1
	491	2563300700	603 Union	RR1	RR1	2.27	1	0.5	1
	492	2563301400		RR1	RR1	2.78	1	0.5	1
	<i>Notes: Older, pet boarding facility with attached surface parking lot and adjacent to a greenhouse/nursery on a very large lot.</i>								
									
109	506	2581111700	141 Encinitas	R5	R5	1.07	5	4	4
	507	2581111800	147 Quail	R5	R5	1.41	5	4	5
	515	2581307900	124 Quail Gar.	R5	R5	0.97	5	4	3
	<i>Notes: Single family residences on very large lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
110	500	2570202100	797 Quail Gar.	R3	R3	1.32	3	2.4	3
	501	2570202500	225 Quail Gar.	R3	R3	1.92	3	2.4	4
	502	2570203100	749 Mays Holl.	R3	R3	1.73	3	2.4	4
	503	2570203800		R3	R3	0.71	3	2.4	1
	512	2581300800		R5	R5	3.02	5	4	12
	513	2581301000	211 Quail Gar.	R5	R5	1.29	5	4	5
	514	2581307300	185 Quail Gar.	R5	R5	2.47	5	4	9
	516	2581308000	195 Quail Gar.	R5	R5	1.07	5	4	4
<i>Notes: Single family residences adjacent to very large vacant parcels.</i>									
									
111	511	2581220900	675 Westlake	R3	R3	1.26	3	2.4	3
	<i>Notes: Older single family residence on a very large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity									
112	508	2581211100	680 Westlake	R8	R8	0.82	8	6.4	5									
	509	2581211200	560 Requeza	R8	R8	0.99	8	6.4	6									
	510	2581211400	544 Requeza	R8	R8	0.40	8	6.4	2									
	<i>Notes: Older single family residences on large lots in need of regular landscaping maintenance and paved sidewalks.</i>																	
113																		
										537	2582401700	852 Regal	R11	R11	1.11	11	8.8	9
										538	2582404900	395 Requeza	R11	R11	0.63	11	8.8	5
	539	2582405000	393 Requeza	R11	R11	0.32	11	8.8	2									
<i>Notes: Single family residences on large lots.</i>																		
																		

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
114	543	2582710400	1031 Regal	R11	R11	0.32	11	8.8	2
	<i>Notes: Single family residence on a large lot.</i> 								
115	544	2582735000	633 Melba	R11	R11	0.33	11	8.8	2
	<i>Notes: Older, single family residence on a large lot.</i> 								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
116	545	2582740100	661 Melba	R11	R11	0.44	11	8.8	3	
	546	2582742500	1025 Arcadia	R11	R11	1.20	11	8.8	10	
	<i>Notes: Older, single family residences on large lots.</i>									
										
117	557	2583705000	924 Bracero	R3	R3	1.54	3	2.4	3	
	<i>Notes: Greenhouse/nursery on a very large lot.</i>									
										

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
118	540	2582510600	850 Nardo	R3	R3	1.27	3	2.4	3
	541	2582510700	842 Nardo	R3	R3	1.14	3	2.4	2
	542	2582510800	864 Nardo	R3	R3	1.02	3	2.4	2
	<i>Notes: Older single family residences adjacent to vacant land.</i>								
									
119	522	2581413500	604 Cam de Orc	R3	R3	1.87	3	2.4	4
	523	2581413600	710 Requeza	R3	R3	1.12	3	2.4	2
	524	2581413700	748 Requeza	R3	R3	1.09	3	2.4	2
	525	2581413800		R3	R3	2.40	3	2.4	5
	526	2581414000	728 Requeza	R3	R3	1.04	3	2.4	2
	<i>Notes: Greenhouse/nursery on a very large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
121	553	2583502800	754 Bonita	R3	R3	2.30	3	2.4	5
	554	2583502900	829 Bracero	R3	R3	1.16	3	2.4	2
	555	2583503000	805 Bracero	R3	R3	1.20	3	2.4	2
	<i>Notes: Older, single family residences on very large lots.</i>								
									
122	517	2581411000		RR2	RR2	1.17	2	1	1
	518	2581411100	679 Cam el Dor	RR2	RR2	2.23	2	1	2
	<i>Notes: Older single family residence adjacent to greenhouse/nursery.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
123	519	2581412300		R3	R3	1.33	3	2.4	3
	520	2581412400	501 Cam el Dor	R3	R3	1.30	3	2.4	3
	521	2581412500	501 Cam el Dor	R3	R3	1.06	3	2.4	2
	<i>Notes: Older single family residences adjacent to vacant land.</i>								
									
124	559	2591302600	350 Seeman	RR2	RR2	2.84	2	1	2
	560	2591302800		RR1	RR1	2.69	1	0.5	1
	561	2591307300	355 Seeman	RR2	RR2	1.95	2	1	1
	562	2591315700		RR1	RR1	2.12	1	0.5	1
	<i>Notes: Older, single family residences on very large lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
125	558	2591012300	8888 San And	R5	R5	1.47	5	4	5
	570	2593111000	580 Balour	R3	R3	1.87	3	2.4	4
	<i>Notes: Vacant land.</i>								
									
126	563	2591800800	1210 Melba	R3	R3	1.55	3	2.4	3
	564	2591800900	1240 Melba	R3	R3	1.55	3	2.4	3
	565	2591801900	1150 Melba	R3	R3	5.59	3	2.4	13
	<i>Notes: Large vacant lot currently under construction.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
127	567	2592603600	1050 Crest	R3	R3	1.19	3	2.4	2
	<i>Notes: Single family residence on a large lot.</i>								
									
128	568	2592700600	1035 Bonita	R8	R8	0.46	8	6.4	2
	569	2592802400	1146 Evergreen	R8	R8	0.52	8	6.4	3
	<i>Notes: Older, single family residences on large lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
129	586	2601310200	735 Santa Fe	R8	R8	1.20	8	6.4	7
	<p><i>Notes: Older single family residence on a very large lot with multiple maintenance issues, including the storage of inoperable vehicles and the lack of regular landscaping maintenance and paved driveways and walkways.</i></p> 								
130	588	2601821600	1450 Mackinnon	R5	R5	0.73	5	4	2
	<p><i>Notes: Older single family residence on a large lot with multiple maintenance issues, including the lack of regular landscaping maintenance.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
131	589	2601911200	940 Grange Hall	R8	R8	0.40	8	6.4	2
	590	2601911800	1295 Windsor	R8	R8	0.61	8	6.4	3
	<i>Notes: Older single family residence on a large lot.</i>								
									
132	591	2602121800	1264 Lake	RR1	RR1	10.15	1	0.5	5
	<i>Notes: Greenhouse/nursery on a very large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
133	592	2602130800	1271 Lake	RR1	RR1	2.39	1	0.5	1
	593	2602131700	1329 Lake	RR1	RR1	2.28	1	0.5	1
	594	2602221600	1435 Lake	RR1	RR1	2.48	1	0.5	1
	595	2602221700	1461 Lake	RR1	RR1	2.40	1	0.5	1
	596	2602222000	1515 Lake	RR1	RR1	4.80	1	0.5	2
	597	2602222100	1545 Lake	RR1	RR1	2.37	1	0.5	1
	<i>Notes: Greenhouse/nursery on a very large lot.</i>								
									
134	607	2604305100	1616 Lake	RR1	RR1	4.10	1	0.5	2
	<i>Notes: Single family residence on a large lot.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
135	606	2604302000	1231 Birmingham	RR1	RR1	4.33	1	0.5	2
	<i>Notes: Vacant land</i> 								
136	609	2605630900	1002 Genie	R8	R8	0.48	8	6.4	3
	610	2605730700	1005 Hurstdale	R8	R8	0.67	8	6.4	4
	611	2605730800	1009 Hurstdale	R8	R8	0.39	8	6.4	2
	612	2605731300	1974 Freda	R8	R8	0.65	8	6.4	4
	<i>Notes: Older single family residences.</i> 								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
137	627	2611506400	3459 Manchester	RR1	RR1	2.55	1	0.5	1
	640	2621601200	1942 El Cam Real	R3	R3	1.32	3	2.4	3
	642	2621602700	1920 El Cam Real	R3	R3	2.09	3	2.4	5
<p><i>Notes: Older single family residences adjacent to low intensity commercial uses. Parcels include large areas of surface parking.</i></p>									
									
138	634	2620621300	3615 Manchester	R3	R3	2.17	3	2.4	5
	635	2620621400	1935 El Cam Real	R3	R3	2.85	3	2.4	6
<p><i>Notes: Older single family residences adjacent to vacant hillside land.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
139	641	2621601400	8888 El Cam Real	R3	R3	2.29	3	2.4	5
	<p><i>Notes: Older single family house adjacent to a greenhouse/nursery on a very large lot.</i></p> 								
140	636	2620800400	1244 El Cam Real	R3	R3	1.27	3	2.4	3
	637	2620800700	1326 Berryman	R3	R3	1.57	3	2.4	3
	638	2620801700	1386 Tennis Club	R3	R3	1.03	3	2.4	2
	639	2620802600	1252 El Cam Real	R3	R3	1.28	3	2.4	3
	<p><i>Notes: Single family residences on very large lots.</i></p> 								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
141	571	2595607400	1083 Crest	R3	R3	1.92	3	2.4	4
	<i>Notes: Older single family residence on a large lot.</i>								
									
142	572	2600730600	1381 Summit	R3	R3	1.19	3	2.4	2
	573	2600733100		R3	R3	5.31	3	2.4	12
	<i>Notes: Older single family residence adjacent to greenhouse/nursery.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
143	613	2606200700	1310 Summit	R11	R11	0.65	11	8.8	5
	614	2606201200	1327 San Elijo	R11	R11	0.58	11	8.8	5
	615	2606201500	1345 San Elijo	R11	R11	0.27	11	8.8	2
	616	2606202700	1452 Summit	R11	R11	0.43	11	8.8	3
	617	2606203300	1388 Summit	R11	R11	0.27	11	8.8	2
	618	2606205600	1320 Summit	R11	R11	0.52	11	8.8	4
	619	2606205900	1359 San Elijo	R11	R11	0.30	11	8.8	2
	620	2606207101	1441 San Elijo	R11	R11	0.40	11	8.8	3
	621	2606207300		R11	R11	0.27	11	8.8	2
	622	2606300300	1480 Summit	R11	R11	0.45	11	8.8	3
	623	2606300600	1511 San Elijo	R11	R11	0.29	11	8.8	2
	624	2606300700	1525 San Elijo	R11	R11	0.30	11	8.8	2
	625	2606306001	1518 Summit	R11	R11	0.39	11	8.8	3
<i>Notes: Older single family residences on large lots.</i>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
144	574	2600815200	1485 Summit	R8	R8	0.39	8	6.4	2
	575	2600830500	1521 Summit	R11	R11	0.41	11	8.8	3
	576	2600830600	1535 Summit	R11	R11	0.41	11	8.8	3
	577	2600831100	1605 Summit	R11	R11	0.41	11	8.8	3
	578	2600831400		R11	R11	0.31	11	8.8	2
	579	2600831500	1580 Rubenstein	R8	R8	0.40	8	6.4	2
	580	2600835800	1500 Rubenstein	R8	R8	0.78	8	6.4	4
	581	2600836300	1474 Rubenstein	R8	R8	0.44	8	6.4	2
	582	2600837100	1428 Rubenstein	R8	R8	0.39	8	6.4	2

Notes: Single family residences on large lots.



Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
145	583	2600840800	1561 Rubenstein	R8	R8	0.55	8	6.4	3
	584	2600841000	1573 Rubenstein	R8	R8	0.63	8	6.4	4
	585	2600841100		R8	R8	0.44	8	6.4	2
	<i>Notes: Older single family residences on very large lots.</i>								
									
147	598	2602730100	1745 Rubenstein	R8	R8	0.87	8	6.4	5
	599	2602810500	452 Sheffield	R8	R8	0.39	8	6.4	2
	600	2602812700		R8	R8	0.47	8	6.4	3
	601	2602820500	535 Sheffield	R8	R8	0.86	8	6.4	5
	<i>Notes: Older single family residences on very large lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
148	604	2603511300	225 Mozart	R11	R11	0.66	11	8.8	5
	<i>Notes: Older single family residence on a very large lot.</i> 								
149	605	2604141400	471 Chesterfield	R11	R11	0.29	11	8.8	2
	626	2610830401		R11	R11	0.27	11	8.8	2
	<i>Notes: Older single family residences on large lots.</i> 								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
151	628	2612001100	2380 Newport	R11	R11	0.60	11	8.8	5
	629	2612003200	2955 Manchester	R11	R11	0.64	11	8.8	5
	630	2612003300		R11	R11	0.65	11	8.8	5
<p><i>Notes: Large storage yard/surface parking lot for Uhaul moving vans.</i></p>									
									
152	317	2161221500	1450 Blue Heron	RR1	RR1	4.95	1	0.5	2
	319	2161224700		RR1	RR1	2.60	1	0.5	1
<p><i>Notes: Single family residences adjacent to vacant land available for sale.</i></p>									
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
153	534	2582021200	84 F	R11	R11	0.33	11	8.8	2
	535	2582110500	740 Cornish	R11	R11	0.27	11	8.8	2
	<i>Notes: Older single family residences on large lots.</i>								
									
154	701	2160302100		R3	R3	0.50	3	2.4	1
156	703	2160632900		R3	R3	0.51	3	2.4	1
165	712	2161101200		RR1	RR1	4.83	1	0.5	2
166	713	2161101200		RR1	RR1	2.04	1	0.5	1
175	722	2161103100		RR1	RR1	3.69	1	0.5	1
178	725	2161221700		RR1	RR1	5.70	1	0.5	2
182	729	2161223800		RR1	RR1	16.25	1	0.5	8
191	738	2230720200		RR	RR	17.35	0.5	0.125	2
193	740	2230720200		RR	RR	11.25	0.5	0.125	1
196	743	2230810500		RR	RR	36.22	0.5	0.125	4
198	745	2230811400		RR	RR	12.35	0.5	0.125	1
199	746	2230820400		RR	RR	38.61	0.5	0.125	4
201	748	2540223800		R11	R11	0.14	11	8.8	1
202	749	2540402700		R11	R11	0.13	11	8.8	1
203	750	2540545300		GC	N-CRM-1	0.49	25	20	9
204	751	2540612200		R8	R8	0.45	8	6.4	2
206	753	2540722600		R5	R5	0.25	5	4	1
211	758	2541113000		R8	R8	0.20	8	6.4	1
216	763	2541440100		RR2	RR2	6.04	2	1	6
220	767	2541632900		RR2	RR2	1.95	2	1	1
221	768	2541633800		RR2	RR2	1.54	2	1	1
225	772	2542212200		GC	N-CRM-1	0.10	25	20	2

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
226	773	2542222600		GC	N-CRM-1	0.08	25	20	1
227	774	2542224900		GC	N-CRM-1	0.09	25	20	1
228	775	2542301600		GC	N-CRM-1	0.08	25	20	1
229	776	2542301700		GC	N-CRM-1	0.09	25	20	1
230	777	2542411100		R11	R11	0.14	11	8.8	1
231	778	2542512400		R8	R8	0.23	8	6.4	1
232	779	2542543200		R8	R8	0.17	8	6.4	1
233	780	2542614000		R8	R8	0.25	8	6.4	1
234	781	2542614200		R8	R8	0.24	8	6.4	1
235	782	2543130500		GC	N-CM-1	0.10	25	20	2
237	784	2543310500		R3	R3	0.44	3	2.4	1
238	785	2543510300		RR2	RR2	1.74	2	1	1
245	792	2543630700		R3	R3	1.00	3	2.4	2
246	793	2543631300		R3	R3	0.94	3	2.4	2
248	795	2543705000		R3	R3	0.45	3	2.4	1
251	798	2543913900		R3	R3	0.69	3	2.4	1
253	800	2545401200		R3	R3	1.86	3	2.4	4
254	801	2552224700		R8	R8	0.61	8	6.4	3
255	802	2560121600		R11	R11	0.35	11	8.8	3
256	803	2560122900		R11	R11	0.21	11	8.8	1
257	804	2560230900		GC	N-CM-1	0.10	25	20	2
258	805	2560301300		GC	N-CRM-2	0.11	15	12	1
259	806	2560531400		GC	N-CM-1	0.11	25	20	2
260	807	2560820900		GC	N-CM-1	0.11	25	20	2
261	808	2561005500		R15	N-R15	1.05	15	12	12
262	809	2561106600		R8	R8	0.17	8	6.4	1
263	810	2561210300		R3	R3	0.56	3	2.4	1
265	812	2561210500		R3	R3	0.45	3	2.4	1
266	813	2561210600		R3	R3	0.52	3	2.4	1
267	814	2561211200		R3	R3	0.55	3	2.4	1
272	819	2561524200		R3	R3	0.71	3	2.4	1
273	820	2561711500		R5	R5	1.43	5	4	5
275	822	2562331600		R3	R3	1.03	3	2.4	2
283	830	2562520800		R3	R3	0.51	3	2.4	1
287	834	2562533200		R3	R3	0.47	3	2.4	1
289	836	2562822100		R8	R8	0.24	8	6.4	1
290	837	2563011300		R3	N-R3	0.42	3	2.4	1

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreeage	Maximum Density	Potential Density	Unit Capacity
291	838	2563011400		R3	N-R3	0.48	3	2.4	1
292	839	2563011500		R3	N-R3	0.56	3	2.4	1
293	840	2563133400		R3	R3	3.04	3	2.4	7
294	841	2563142000		R3	R3	0.98	3	2.4	2
297	844	2563521800		R8	R8	0.16	8	6.4	1
301	848	2564205500		R3	R3	0.46	3	2.4	1
305	852	2570110300		RR1	RR1	2.37	1	0.5	1
306	853	2570111700		RR1	RR1	9.37	1	0.5	4
310	857	2570202800		R3	R3	0.54	3	2.4	1
311	858	2570202900		R3	R3	0.88	3	2.4	2
312	859	2570203000		R3	R3	0.51	3	2.4	1
314	861	2580320100		GC	N-CM-3	0.10	25	20	2
315	862	2580341000		GC	N-CM-3	0.10	25	20	2
316	863	2580810200		GC	D-CM-1	0.11	n.a	34	3
317	864	2580810300		GC	D-CM-1	0.10	n.a	34	3
318	865	2580810400		GC	D-CM-1	0.11	n.a	34	3
319	866	2580810500		GC	D-CM-1	0.08	n.a	34	2
320	867	2580830800		GC	D-CM-2	0.15	25	20	3
324	871	2581211300		R8	R8	1.60	8	6.4	10
325	872	2581223000		R3	R3	1.42	3	2.4	3
326	873	2581309100		R5	R5	0.50	5	4	2
333	880	2581630600		GC	D-CM-2	0.11	25	20	2
334	881	2581711400		R15	D-R15	0.11	15	12	1
339	886	2582734600		R11	R11	0.13	11	8.8	1
340	887	2582941300		R25	D-R25	0.23	25	20	4
341	888	2583160300		GC	D-CM-1	0.11	n.a	34	3
342	889	2583170700		GC	D-CM-1	0.12	n.a	34	4
350	897	2591810200		R3	R3	0.92	3	2.4	2
351	898	2591810400		R3	R3	0.69	3	2.4	1
352	899	2591921400		RR2	RR2	3.82	2	1	3
356	902	2592103000		RR2	RR2	1.46	2	1	1
358	904	2592215700		RR2	RR2	5.06	2	1	5
362	908	2592313200		RR2	RR2	1.75	2	1	1
368	914	2592606800		R3	R3	0.7	3	2.4	1
369	915	2592613600		R3	R3	0.44	3	2.4	1
370	916	2592613700		R3	R3	0.42	3	2.4	1
376	922	2600740300		R3	R3	0.51	3	2.4	1

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreege	Maximum Density	Potential Density	Unit Capacity
377	923	2600836700		R8	R8	0.16	8	6.4	1
378	924	2601821400		R5	R5	0.33	5	4	1
379	925	2601821700		R5	R5	1.15	5	4	4
380	926	2601922000		R8	R8	0.19	8	6.4	1
381	927	2601922800		R8	R8	0.19	8	6.4	1
382	928	2601923000		R8	R8	0.16	8	6.4	1
389	935	2602610200		R8	R8	0.18	8	6.4	1
390	936	2602821800		R8	R8	0.23	8	6.4	1
391	937	2602822000		R8	R8	0.19	8	6.4	1
392	938	2602831400		R8	R8	0.44	8	6.4	2
393	939	2602840100		R3	R3	1.61	3	2.4	3
395	941	2603050400		R8	R8	0.18	8	6.4	1
400	946	2603823900		R15	R15	0.12	15	12	1
401	947	2603824500		R15	R15	0.10	15	12	1
415	961	2604201400		R11	R11	0.26	11	8.8	2
416	962	2604202000		R11	R11	0.18	11	8.8	1
418	964	2604431100		R8	R8	0.21	8	6.4	1
419	965	2604431200		R8	R8	0.26	8	6.4	1
420	966	2606205300		R11	R11	0.21	11	8.8	1
421	967	2606206000		R11	R11	0.27	11	8.8	2
422	968	2606207300		R11	R11	0.27	11	8.8	2
423	969	2606207500		R11	R11	0.17	11	8.8	1
424	970	2606301300		R11	R11	0.22	11	8.8	1
442	988	2610943800		R11	R11	0.19	11	8.8	1
443	989	2610944200		R11	R11	0.23	11	8.8	2
444	990	2611013700		R11	R11	0.13	11	8.8	1
454	1000	2611503900		RR2	RR2	1.76	2	1	1
456	1002	2612001300		R11	R11	0.49	11	8.8	4
457	1003	2612100100		RR2	RR2	15.88	2	1	15
460	1006	2612102000		RR2	RR2	10.94	2	1	10
468	1014	2620131500		RR1	RR1	6.37	1	0.5	3
474	1020	2620512300		RR1	RR1	20.68	1	0.5	10
479	1025	2620618500		R3	R3	5.26	3	2.4	12
481	1027	2620622700		RR2	RR2	1.52	2	1	1
488	1034	2620800300		R3	R3	2.07	3	2.4	4
491	1037	2620800600		R3	R3	0.54	3	2.4	1
494	1040	2620801600		R3	R3	1.96	3	2.4	4

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
495	1041	2621601300		R3	R3	0.73	3	2.4	1
496	1042	2621602600		R3	R3	1.11	3	2.4	2
501	1047	2640201300		RR	RR	14.09	0.5	0.125	1
506	1052	2640201400		RR	RR	9.13	0.5	0.125	1
507	1053	2640201400		RR	RR	10.42	0.5	0.125	1
559	1105	2640320600		RR	RR	8.06	0.5	0.125	1
621	1167	2640330400		RR	RR	11.10	0.5	0.125	1
630	1176	2640915700		RR	RR	15.39	0.5	0.125	1
651	1197	2641601600		RR2	RR2	2.57	2	1	2
653	1199	2641606000		RR2	RR2	2.62	2	1	2
657	1203	2641732100		RR2	RR2	1.75	2	1	1
672	1218	2643903600		RR	RR	8.66	0.5	0.125	1
743	1289	2653314900		RR2	RR2	5.28	2	1	5
750	120	2580350500		VSC	D-VCM	0.21	n.a.	34	7

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity	
751	126	2580521200	364 2 nd Street	VSC	D-VCM	0.67	n.a	34	22	
	<i>Notes: Older, low-rise commercial office building.</i>									
										
752	128	2580810200		GC	D-CM1	0.11	n.a	34	3	
	129	2580810300		GC	D-CM1	0.10	n.a	34	3	
	130	2580810400		GC	D-CM1	0.11	n.a	34	3	
	131	2580810500	459 Coast Hwy	GC	D-CM1	0.08	n.a	34	2	
	<i>Notes: Low intensity commercial uses and open space.</i>									
										
753	147	2580830800		GC	D-CM2	0.15	25	20	3	
	<i>Notes: Low intensity commercial.</i>									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
754	200	2581651400	629 3rd Street	OP	D-OM	0.12	15	12	1
	201	2581651800	221 E	OP	D-OM	0.23	15	12	2
	<i>Notes: Older single family residences adjacent to low intensity commercial uses.</i>								
									
755	259	2583160300	1120 Coast Hwy	GC	D-CM1	0.11	n.a	34	3
	<i>Notes: Older low intensity commercial strip mall with large surface parking lot.</i>								
									
756	268	2583170700		GC	D-CM1	0.12	n.a	34	4
<i>Notes: Low intensity commercial use.</i>									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
757	335	2540610100	1657 Vulcan	R8	N-R8	9.91	8	6.4	63
	<i>Notes: Vacant land.</i>								
									
758	378	2542624600	311 Glaucus	R8	R8	0.40	8	6.4	2
	379	2542624700	1095 Hygeia	R8	R8	1.69	8	6.4	10
	<i>Notes: Older single family residences on very large lots.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
760	479	2562512800	539 Hygeia	R8	R8	0.48	8	6.4	3
	480	2562513000	505 Hygeia	R8	R8	0.69	8	6.4	4
	<i>Notes: Older single family residences on very large lots.</i>								
									
761	497	2564116100	221 Sunset	R3	R3	1.22	3	2.4	2
	498	2570112900		RR1	RR1	3.58	2	1	1
	499	2570113100	675 Quail Gar.	RR1	RR1	3.38	2	1	1
	<i>Notes: Single family residences on large lots.</i>								
									
762	527	2581711400		R15	D-R15	0.11	15	12	1
	<i>Notes: Vacant land.</i>								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
763	536	2582334200	806 Stratford	R5	R5	0.63	5	4	2
	<i>Notes: Single family residences on a large lot.</i> 								
764	550	2582941300		RR25	D-RR25	0.23	25	20	4
	<i>Notes: Vacant land.</i>								
766	556	2583504100	731 Requeza	R3	R3	0.64	3	2.4	1
	<i>Notes: Greenhouse/nursery.</i> 								
767	566	2592312800		RR2	RR2	3.84	2	1	3
	<i>Notes: Single family residence.</i>								
768	587	2601817500	335 Santa Fe	R3	R3	1.04	3	2.4	2
	<i>Notes: Single family residence.</i>								

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
769	602	2602921000	322 Stafford	R8	R8	0.62	8	6.4	3
	603	2603051400		R8	R8	0.28	8	6.4	1
	<i>Notes: Older single family residences on large lots.</i>								
									
770	631	2620510900	515 Cerro	R5	R5	3.02	5	4	12
	632	2620617300		RR	RR	11.16	0.5	0.125	1
	633	2620617400		RR	RR	14.52	0.5	0.125	1
	<i>Notes: Older single family residence adjacent to greenhouse/nursery.</i>								
									

Table A-1: Sites Inventory in Preserved Communities

Site ID	Map ID	APN	Address	GP	Zoning	Acreage	Maximum Density	Potential Density	Unit Capacity
771	643	2640102700	1335 Desert Ro.	RR2	RR2	7.99	2	1	7
	644	2640102900	1350 Desert Ro.	RR2	RR2	1.88	2	1	1
	645	2641533900	801 Calle Santa	RR2	RR2	2.08	2	1	2
	646	2641712200	2720 El Cam	RR2	RR2	2.35	2	1	2
	647	2641715500	2516 El Cam	RR2	RR2	4.03	2	1	4
	649	2653551600	2223 El Cam	RR2	RR2	2.01	2	1	2
<i>Notes: Older single family residences on large lots and adjacent to greenhouse/nursery.</i>									
									

**Appendix C:
Analysis of the DCM-1 Zone and
Increased Density Yield Assumptions**

City of Encinitas staff prepared an inventory of medium and high density sites in the City that have the potential to accommodate moderate-, low-, and very low-income households. In addition to the land with residential zoning, many of the City's commercial districts allow for residential development. As noted in the Housing Element, it is generally assumed that half of that commercially zoned inventory is available for residential development in the 2013-2020 planning cycle. However, "potential" or realistic capacity the DCM-1 Zone of the Downtown Encinitas Specific Plan must be treated uniquely with regard to inventorying viability and suitability of sites.

Recycling of Sites

Underutilized sites may be less likely candidates than vacant sites for near-term residential development so additional analysis was performed to make sure that there is significant economic incentive for redevelopment in the DCM-1 Zone. Traditionally, a sites inventory with non-residential lands will discount the "potential" residential density of sites or parcels. These sites are discounted because the reality is that only some of the sites will redevelop in the short-term – and when they redevelop, they may be redeveloped as commercial-only uses. That is, there is more than residential development that is involved on these candidate sites.

Complex land use suitability analysis tools can aid the understanding of residential capacity. Regarding the sites inventory and capacity for new residential growth, in general, properties in the DCM-1 Zone are considered underutilized if their development potential has not been maximized. The Court of Appeal has recently indicated (albeit in the context of sites for homeless shelters and transitional housing) that an adequate and "available" site is one that is available for immediate development, which is located within reasonable access to transportation services; will not require unusually high site development costs; has available public services and facilities; etc. The City identified a number of properties within the Downtown Encinitas Specific Plan where the conditions of existing uses are conducive to redeveloping in the near-term. GIS analysis, staff knowledge, and field checks were used to identify and refine the sites selected to determine their suitability. The City also consulted with the for- and non-profit development community, stakeholders, and best practices in the industry for the purposes of soliciting information about site and zoning related factors. There was general concurrence regarding the approach to this suitability methodology.

Criteria used in this section include:

- Land-to-improvement value (where land is worth more than the improvements on-site);
- Common ownership;
- Age of structure (over 30 years, and in some cases more than 50

- years); and
- Properties within ¼ mile of ½ mile of a transit center.

Where the site or zone meets at least two or three criteria the viability is stronger. As such the suitability is intrinsically linked to the extent of meeting the criteria. Since a strong case can be made that the downtown area will achieve and reasonably expect near term development, City staff concluded that approximately 75 percent of sites within the DCM-1 Zone inventory is viable for near term residential construction (from 2013-2020).

Much of the analysis provided herein supports high viability for sites in the DCM-1 and DCM-2 Zones. This Housing Element cycle is conservatively estimating a higher yield in the DCM-1 Zone only. Please note that the DCM-1 Zone contributes to housing needs of the moderate-income housing category based on having a realistic capacity of 15 units per acre. The resulting “potential” capacity determination has been adjusted downward if land use controls, development standards or site improvement requirements would preclude the development of that number of units; or if the probability for “realistic” development potential is less than the density assumption.

Downtown Location of the DCM-1

The First Street Corridor subdistrict in the Downtown Encinitas Specific Plan is generally defined as all the parcels fronting Coast Highway 101, south of Encinitas Boulevard and north of K Street. The First Street Corridor subdistrict focuses on what also is referred to as a “Main Street”. In fact, Coast Highway 101 and Second Street together comprise the project area of a *Main Street* demonstration project by the State of California. The goals for the First Street Corridor, and the DCM-1 Zone, include preserving and enhancing the unique “Main Street” character, maintaining small-scale commercial and providing for a mix of uses. Second Street includes The DCM-2 Zone and the associated development standards have been custom-tailored to function as a buffer zone from the DCM-1 Zone to the Residential West Subdistrict by integrating residential uses with commercial types of relatively lower intensity.

Accordingly, this downtown location has been heavily emphasized in the sites inventory of the Housing Element update. While conducting the site visits and interviews with developers, it also became clear that proximity to transit, diverse land uses, services, safety and other factors combine to make one location better or worse than another. Local developers also agree that residents (prospective homebuyers) often prize these places for the advantages created by the proximity to transportation and other amenities. Based on what developers and other stakeholders are seeing, one of the preliminary indications is that these trends will lead to a strong demand for multifamily housing and/or sites zoned for mixed-use near transit stations.

The Downtown Encinitas Specific Plan area is attractive not only in terms of natural beauty and community-character charm, but also in terms of its gravitational pull for people to become part of a livable community. In terms of long-range vision that was developed as part of the Downtown Encinitas Specific Plan, the downtown area is envisioned as a dynamic, attractive, pedestrian-oriented center providing social, cultural, economic, and residential focus while respecting its historic character. The Downtown Encinitas Specific Plan promotes higher residential densities in key locations to support retail, employment, and cultural uses. The First Street and Second Street Corridor subdistricts (DCM-1 and DCM-2 Zones) provide residential development opportunities within close proximity to civic amenities (City Hall, the library, Moonlight Beach, Swami's Park, and Mildred MacPherson Neighborhood Park), pedestrian-oriented commercial and retail land uses, unique activities like La Paloma Theater, and the commuter rail station. This variety of uses allows for people to live, work, and shop in one place, which then becomes an attractive destination for people from other neighborhoods.

The community's long-term vision for this area bodes well for the near-term future of housing development. A Builder Online report noted that in communities where builders provide a mix of products while giving them access to the support they need, demand will be great (Claire Easley, *The Coming Senior Housing Crises*, 2012). And based on all the predictions of likely development patterns in the future and SANDAG's forecasted demand (of residential growth in the next few decades), the region can expect approximately 50 percent of future job and housing growth likely to occur in Smart Growth Opportunity Areas. Furthermore, the SANDAG forecast projects that more than 70 percent of future job and housing growth will likely occur within the Transit Investment Area, defined as being the area with highest priority for future transit investments (SANDAG, 2050 Forecast). (This location is listed as a Smart Growth Opportunity Area by SANDAG, which has the potential to receive planning funds.)

Prior Development in the DCM-1 and DCM-2 Zones

The Downtown Encinitas Specific Plan's development standards, such as building setback and lot coverage standards, are more flexible than similar standards for properties outside of the Specific Plan; and in some cases less stringent than other standards in other nearby cities. For example, the First Street and Second Street Corridors in the Downtown Encinitas Specific Plan have revised parking ratios for selected commercial and office uses, recognizing the prevailing small lot nature of the environment, as well as the occupancy sizes for uses in this area. Also, on-street parking may count towards the parking requirement for uses on an immediately adjacent site. Many local developers have stated that these factors are useful in helping reduce the per-unit development costs of projects. And these development standards have been proven to be influential over recent private development decisions. Since plan

adoption in the mid- to late-1990s, ten mixed-use projects and 67 new residential units have been built in the DCM-1 and DCM-2 Zones.

Furthermore, the DCM-1 Zone does not specify a residential density. The zone allows the developer or property owner to configure the most efficient use of land based on the building envelope that can be crafted. The City tested the development standards, and based on recent project experience, a typical project can achieve 34 units per acre in these areas. The Pacific Station project, recently completed in the DCM-1 Zone, involved the construction of 47 housing units and 54,423 square feet of office/retail/restaurant uses on a 1.4 acre site. This is important in that the California Government Code states that if a local government has adopted density standards consistent with the population based criteria set by State law, HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdictions share of regional housing need for lower-income households.

While mixed-use development is not a new concept, it has gained popularity as a development and revitalization strategy in recent years. At a 2013 Pacific Coast Builders Conference, it was noted by a spokesman for California Economic Forecast that the recent housing rebound/recovery has been led by multi-family housing in urban centers or near transportation hubs (James Palen at the Daily Tribune, PCBC Conference, 2013). To this point, deliveries have not kept pace with demand for multi-family spaces. This recent, capital market assessment reaffirms that being in transit oriented areas help make private reinvestment more likely; and there are preferential-market opportunities for residential development in the 2013-2020 planning period. The benefits often provide an added incentive for developers, neighborhood and local government representatives, and lenders to pursue mixed-use projects despite the added complexity of this kind of development. According to these market fundamentals, and what City staff has been hearing throughout the stakeholder interviews, we can expect to see much more mixed-use development in the DCM-1 and DCM-2 Zones in the coming years, especially at densities that have been proven to produce affordable housing opportunities.

Inventory Viability of the DCM-1

There are 76 parcels in DCM-1 Zone sites inventory, which excludes the recent Pacific Station development site. The minimum parcel size counted is 0.05 acre, the largest is 1.25 acre, and the average size is 0.32 acre. The City understands the difficulty in developing on smaller parcels of less than 1.0 acre in size, but continues to successfully identify property owners and developers that are interested in smaller projects. Recent projects in the DCM-2 Zone have yielded 9 mixed-use projects and 20 new residential units. Counting a smaller minimum size is appropriate because the Downtown Encinitas Specific Plan standards, such as building setbacks and lot coverage, are more flexible and in some cases

less stringent than standards for properties outside of the specific plan area and for “community center” or “town center” areas in the region.

As discussed below, the Downtown Encinitas Specific Plan area is a well-established, older neighborhood and consists of a number of properties that are absentee owned and underutilized. The following downtown district, corridor, and block descriptions further substantiate the reasons why sites in the DCM-1 Zone creates strong economic opportunities, demonstrating the viability of and need for revitalization (in that non-residential sites will be redeveloped into mixed-use sites). Furthermore, the connection between it and the commercial features of the downtown and public transit makes the area appropriate for more dense residential uses and redevelopment.

A. Improvement Values

The proportion of the value of the improvement to the value of the land is an important building/parcel characteristic. Sites available for redevelopment, from one of many economic perspectives, holds true for lands with the low improvement ratios (lower than 1 to 1 or less than 100 percent equivalent). For example, a vacant property with no improvement value will have a 0 to 1 ratio, or zero percent equivalent. That is, a better case can be made for redevelopment on sites with low improvement values. Financing improvements to existing structures, or the construction of new ones, can lead to more desirable tenants and higher rents, the potential for a higher return increases.

A1. DCM-1 Zone: 76 sites/parcels

1. Assessor’s average land value is about \$572,800
 2. Assessor’s average improvement value is approximately \$379,100
 3. Assessor’s average total value is about \$951,900
 4. Improvement ratio is 3.7 to 5.7, or 60 percent equivalent
- Only 14 out of the 76 parcels in the DCM-1 Zone (18 percent) had improvement values that exceeded property values (or has ratios greater than 100 percent equivalent). These can be considered properties with substantial existing improvements relative to the land value, per the Assessor’s database. Here, parcel-by-parcel improvement ratio analysis shows about 82 percent of the DCM-1 properties are viable and suitable for residential development most likely in the form of mixed-use development projects.

A2. DCM-2 Zone: 66 sites/parcels

1. Assessor’s average land value is about \$331,700
2. Assessor’s average improvement value is approximately \$247,300
3. Assessor’s average total value is about \$579,000
4. Improvement ratio is 2.4 to 3.3, or 72 percent equivalent

B. Ownership

Diversity of land ownership makes land assemblage of property difficult. In many cases, roadblocks to land accumulation prevent urban renewal projects or new construction. Conversely, when contiguous parcels are “joined” or considered together, they present a stronger redevelopment potential. These pieces of land are easier to sell or otherwise develop, usually via a plat or site development plan.

The City will encourage the consolidation of small parcels in order to facilitate development opportunities. Some parcels may contain viable uses, but serve to connect the vacant and/or underutilized properties. Specifically, the City will make available an inventory of vacant land and underutilized properties throughout the City, particularly in the Downtown Encinitas Specific Plan, and meet with prospective developers to discuss opportunities.

B1. DCM-1 Zone

Relative to parcel/lot accumulation, as of this writing there are 76 parcels in the DCM-1 sites inventory (which excludes Pacific Station) and, already, 51 parcels have been accumulated under some form of ownership between 14 different property owners. This comprises 67 percent of the DCM-1 Zone inventory. The remaining 25 sites/parcels of the DCM-1 sites inventory are independently “owned-out” parcels. This comprises about 33 percent of the sites in the DCM-1 Zone inventory. In total, 39 title holders own the 76 parcels included in the sites inventory, or about 2 parcels average per property owner.

Table C1 shows three important things: 1) if a person or company owns multiple parcels within the DCM-1 Zone; 2) how many (number of parcels); and 3) the total parcels owned by the title holders in the particular zone. For example, in Table C1, 25 title holders independently “own-out” one parcel of land each, but three different persons or companies own five parcels each, resulting in 15 total parcels under common ownership.

Table C1: Parcel Ownership in DCM-1 Zone

Number of parcels that could be owned (min. to max.)	Number of property owners owning that number of parcels	Total parcels owned
1	25 title holders	25
2	5 title holders	10
3	3 title holders	9
4	1 title holder	4
5	3 title holders	15
6	1 title holder	6
7	1 title holder	7
	39 title holders/ property owners	76 parcels*

* No substantial physical or environmental characteristics exist that would preclude their development.

B2. DCM-2 Zone

There are 66 parcels in the DCM-2 sites inventory and 23 parcels are under some form of common ownership (i.e. 35 percent of the DCM-2 inventory). The remaining 43 sites/parcels are independently “owned-out”. As noted previously, when contiguous parcels are considered together, they present a stronger redevelopment potential. That is, contiguous parcels or multiple sites under common ownership typically facilitates development by permitting greater flexibility and coordinated planning. The table below shows three important things: 1) if a person or company owns multiple parcels within the DCM-2 Zone; 2) how many (number of parcels); and 3) the total parcels owned by the title holders in the particular zone. As an example, in Table C2 one title holder (person or company owns for parcels of land in the DCM-2 Zone.

Table C2: Parcel Ownership in DCM-2 Zone

Number of parcels that could be owned (min. to max.)	Number of property owners owning that number of parcels	Total parcels owned
1	43 title holders	43
2	8 title holders	16
3	1 title holders	3
4	1 title holders	4
	53 title holders/ property owners	66 parcels*

* No substantial physical or environmental characteristics exist that would preclude their development.

C. Age of Structures

Another important aspect of a site's viability is the condition of the stock. In general, the age of housing can be indicative of housing condition and quality, as well as the likelihood that it will be redeveloped. Older housing (over 30 years) can have higher costs and needs to remain functional and habitable. Although 2010 US Census data is not available for housing statistics in Encinitas, 2000 US Census data, presented in Table C3, shows the median year and age of housing in different census tracts of the City. Census Tract 175.01 consists of the Downtown Encinitas Specific Plan area.

Table C3: Median Year Built Per Census Tract

Census Tract	Median year structure built
Census Tract 171.04, San Diego County (part), Encinitas city, California	1978
Census Tract 171.05, San Diego County (part), Encinitas city, California	1985
Census Tract 171.06, San Diego County (part), Encinitas city, California	1980
Census Tract 171.07, San Diego County (part), Encinitas city, California	1986
Census Tract 171.08, San Diego County (part), Encinitas city, California	1978
Census Tract 174.01, San Diego County (part), Encinitas city, California	1974
Census Tract 174.03, San Diego County (part), Encinitas city, California	1978
Census Tract 174.04, San Diego County (part), Encinitas city, California	1975
<i>Census Tract 175.01, San Diego County (part), Encinitas city, California</i>	<i>1965</i>
Census Tract 175.02, San Diego County (part), Encinitas city, California	1972
Census Tract 176.01, San Diego County (part), Encinitas city, California	1976
Census Tract 176.03, San Diego County (part), Encinitas city, California	1978
Census Tract 176.04, San Diego County (part), Encinitas city, California	1982
Census Tract 177.01, San Diego County (part), Encinitas city, California	1973
Census Tract 177.02, San Diego County (part), Encinitas city, California	1966

Properties within Census Tract 175.01 have a median year built of 1965. This is the oldest or earliest median year built of any census tract in Encinitas. In Census Tract 175.01, 198 properties (as of 2000) were built prior to 1939. Additionally, 84 properties were built between 1940 and 1949 and 342 properties were built between 1950 and 1959, as observed in Table C4 below. As of 2000, only 60 properties in this census tract were built after 1990. Therefore, based on the available US Census data, it can be calculated that 76 percent of the properties in this census tract are over 30 years old.

Compared to the rest of the City, Census Tract 175.01 has a large proportion of older structures/units. At fifty or sixty years and older, many of these existing structures are substandard and need rehabilitation or replacement.

Table C4: Year Built – Housing in Census Tract 175.01

Year Built	Census Tract 175.01, San Diego County, Encinitas city, California	Percent of Total
Total:	1,448	
Built 1999 to March 2000	0	0%
Built 1995 to 1998	0	0%
Built 1990 to 1994	60	4.14%
Built 1980 to 1989	291	20.10%
Built 1970 to 1979	291	20.10%
Built 1960 to 1969	182	12.57%
Built 1950 to 1959	342	23.60%
Built 1940 to 1949	84	5.80%
Built 1939 or earlier	198	13.67%

Relative to site viability, the high number of older properties in this census tract indicate a need for extensive renovation or replacement, thus (as a whole) strengthening the position that the DCM-1 and DCM-2 Zones (as well as other lands in the Downtown Encinitas Specific Plan area) have strong near-term redevelopment potential. Improvement and replacement could improve underutilized properties and provide a variety of housing in Encinitas.

It is important to acknowledge that the redevelopment of older properties in this census tract has occurred in the last 15 years and those recent improvement are not evident from the 2000 U.S. Census data conveyed in Table C4. Even though 2010 US Census data is not available; however, work performed in non-residential buildings requires a building permit. As the regulatory and enforcement agency, the City of Encinitas is able to track building permits for any given time period. This includes documenting the type and intensity of work performed. But, even when factoring recent construction and/or property improvements, the percent of structures more than 30 years old is still significant – and there are many candidates for redevelopment.

Relative to more recent permit activity, added improvement values to a property may make the site/parcel less likely to be redeveloped in the near-term. And the nature and extent of rehabilitation or renovation may best be reflected by the value of improvements. Therefore, in order to determine the amount of sites/parcels that are less viable for near-term redevelopment (and have lost residential capacity since 2000), it is only necessary to consider major rehabilitation projects that achieve significant improvements to a structure or building. For assessor valuation purposes, in the City of Encinitas, alterations or repairs to existing commercial buildings have a value multiplier range of \$31.00 to \$42.00 a square foot depending on intended use so that improvement values associated with more expensive construction is more than less expensive construction. And the valuation multiplier associated with new construction is substantially higher on a per square foot basis. While there may be many factors that reflect relative value of one classification group to another, a total improvement valuation threshold of \$75,000 seems to capture most types of projects where the scope of work limits near-term, on-site redevelopment.

1. Since 2000, there have been 99 total building permits issued in the DCM-1 and DCM-2 Zones (mostly tied to commercial activity).
2. Of these 99 building permits, only 51 are unique (i.e. tied to separate permitting activity under separate addresses)
3. Nine demolition permits were issued (about 18 percent of the 51 permits)
4. Sixteen permits were issued that resulted in substantial tenant improvements or new construction (about 32 percent of the 51 permits), where the total improvement value exceeded \$75,000. A valuation less than \$75,000 is not considered substantial in this exercise.
5. Over this same time period, 11 mixed-use projects have been developed in the Downtown Encinitas Specific Plan (10 projects in the DCM-1 and DCM-2 Zones and 1 project in the D-OM Zone). See Table C5.
6. In relation to substantial tenant improvements or new construction in the DCM-1 and DCM-2 Zones, approximately 63 percent (10/16) from 2000 to 2013 resulted in new mixed-use residential development projects, showing a strong consideration and preference for this type of redevelopment.

Table C5: Units Built in the Downtown Encinitas Specific Plan in the Last 20 Years

Address	Zoning	Project Density	Type of Units	# Units/SF	Year
416-418 2nd St	DCM-2	18.2 du/ac	Residential & Office	2 Res units, 1,499 SF office	2002
550-580 2nd St	DCM-2	3.6 du/ac	Residential & Office	2 Res units, 13,979 SF office	2002
631 3rd St	D-OM	9.1 du/ac	Residential & Office	1 Res unit, 1,500 SF non- residential	2003
848-854 2nd St	DCM-2	30 du/ac	Residential & Office	4 Res units, 1,020 SF office	1998
904-906 2nd St	DCM-2	8.7 du/ac	Residential & Office	1 Res unit, 2,480 SF office	2001
681 2nd St	DCM- 2	16.6 du/ac	Residential & Retail	2 Res units, 1,426 SF retail	2007
687 S. Coast Hwy	DCM-1	33.6 du/ac	Residential, Commercial Retail, Restaurant, Office	47 Residential units, 60,548 SF Office/Retail/Restaurant	2012
751 2nd St	DCM-2	4.3 du/ac	Residential & Auto Repair	2 Res units, no SF added to auto repair shop	2009
761-763 2nd St	DCM-2	2.7 du/ac	Residential & Office	1 Res unit, 2,006 SF office	2007
841-859 2nd St	DCM-2	8.6 du/ac	Residential & Fitness	3 Res units, 6,330 SF fitness training	2006
901 2nd St	DCM-2	5.9 du/ac	Residential & Auto Repair/Retail	2 Res units, 7,810 SF auto repair & retail	2000

The properties listed in Table C5 are mixed-use projects, featuring residential, office, retail, auto repair, and other uses. For the most part, these developments went through a process of new construction or reconstruction of the residential/commercial premises by demolition of the existing on-site structure. However, in some instances commercial tenancy/occupancy was maintained and a small residential component was added. These improvements were conducted in a manner that allowed the business to stay open during construction. Based on this recent redevelopment project experience in the downtown district, approximately 12.8 new residential units were added with each development project (un-weighted average). While this is below the capacity calculations for future development potential of the area, the City addresses minimum densities in this Housing Element update.

As noted previously, redevelopment can increase employment, economic opportunity, and provide high quality, lower-income housing. As previously

noted, through the incentives and flexibility offered by the Downtown Encinitas Specific Plan, the City has already experienced a steady pace of redevelopment activities in the area, recycling from aging commercial developments, older single-family or small multi-family homes, or parking lots into higher intensity developments. The evidence presented in this section demonstrates that a significant number of sites within the DCM-1 and DCM-2 Zones have great redevelopment opportunities in general.

D. Proximity to Transit

As noted Section 3.6.A.1.b, if current socio and demographic trends continue, the demographic profile of the San Diego region will change dramatically by the middle of this century. A rise in the overall population, as well as in particular age groups, will place very different demands for services and goods that our earlier younger populations did. A growing elderly population generates demand for housing near transit centers and where older adults can get what they need without getting in a car. Also, typically, income decreases with age this reflects a willingness to live in smaller spaces to be able to afford their lifestyle. As boomers start to retire, many more will be seeking more of a senior-friendly lifestyle and housing. Because this senior-aged generation is so large, the impact on the built environment will be equally large. According to national real estate research firm Roberts Charles Lesser & Company (RCLCO), three-quarters of retiring boomers want to live in mixed-age amenity-rich communities with walkability and access to public transit (SACOG, Changing Demographics and Demand for Housing Types, 2011). Also, a 2004 study commissioned by Federal Transportation Administration estimates that the demand for housing near transit will increase to 4.6 million households by the year 2025, more than double the six million households that currently reside within a half mile of transit. This means that 14.6 million households will be looking to rent or buy near transit (Center for Transit Oriented Development, Capturing the Demand for Housing Near Transit, 2004).

Really, what we have going forward is a much more diverse housing market and new housing stock that is supplied will need to change. Evolving demographics and preferences held by specific demographic groups, or generational cohorts will drive the change. Local agencies are looking at innovative solutions to create unique places where people can live, work, play and meet everyday shopping and lifestyle needs within a single neighborhood, often prizing places for the advantages created by the proximity to transportation.

1. Approximately 60 parcels (79 percent) in DCM-1 Zone sites inventory, and 57 parcels (86 percent) in the DCM-2 Zone, are within ½ mile of the NCTD rail transit station and bus transfer station.
2. About 54 percent of sites in the DCM-1 Zone and 46 percent of sites in the DCM-2 are within ¼ mile radius of the transportation stations.

3. All parcels are within walking distance of bus stops and the bus route that services Coast Highway 101.
4. This location is listed as a Smart Growth Opportunity Area by SANDAG, which has the potential to receive planning funds and transit-oriented grants.

**Appendix D:
Interview Summaries of
Affordable and Market Rate Developers**

Developer questions are provided in bold typeface. Developer responses are summarized as bullet points.

What is the key density you typically look for to support projects?

- Typically looking for lands that already have approve maps on them. Not interested in taking on risk until they know some level of entitlement.
- Before Proposition A, DCM 1 Zone (i.e. Coast Highway 101) can achieve higher densities. DCM 2 Zone would be good, but would have to aggregate sites and be more selective.
- Multi-family zones, approximately 20 units per acre and above.
- Parking requirements make it difficult – no difference between studios and 1 bedroom units. Huge market for studios, but parking requirement makes it less feasible/profitable to build studio units.
- Smaller units cost less to build than larger units.
- State density bonus law says you need 2 spaces for a 2 bedroom unit – double the parking and cost.
- Have to consider the extent to which existing (active) uses may constitute an impediment to additional development potential.
- Look for projects that can yield 50 units or larger – depends on what allowed to do in City of Encinitas. Typically we look for development with a density of 25-26 units/acre.
- Densities over 30 units per acre will trigger the need for podium parking, parking garages, or subterranean parking.
- Density helps drive down land costs. The more the better in terms of absorbing per unit cost.
- 20-25 units per acre.
- Any density will work if project funding pencils it out.
- Densities in Encinitas are appropriate to facilitate the production of affordable housing. You can see this with Iris Apartments, even though that was a unique circumstance. The problem is that there aren't enough of these opportunities.

What type of projects have you completed recently?

- Iris Apartments, Encinitas.
- Single family row homes. Finishing up Nantucket 1 and 2. Transferred low income thru Iris (Encinitas).
- Condos in San Diego County.
- Condos in Carlsbad.
- Master plan community in Chula Vista.
- Built 120 single-family detached homes in Escondido.
- Mixed use on Second Street, Encinitas.
- Quail Garden offices – Encinitas Blvd., Encinitas.
- Apartments in San Diego.
- Mixed-use development in San Diego.
- Commercial development in San Diego.

- Apartments/Condos in Lake Elsinore.
- Garden Style Apartments (affordable housing project) in San Marcos.
- Affordable housing project in Carlsbad.

What factors are most influential when determining whether a site is suitable to build on?

What are some challenges?

- SF of lot – many lots here are very small. Also, number of units that can fit.
- Marketability.
- Neighborhood issues, political history with a site. Anything that can help in minimizing risk.
- Supposed to do mixed-use live/work type housing in Chula Vista, but market doesn't support it there. It might be appropriate downtown Encinitas.
- Most lenders have problems with mixed-use and it is hard to finance. Chase has great multi-family and commercial programs, but mixed-use is somewhere in the middle.
- No great financing programs.
- Coastal Zone.
- Market timing.
- Funding – loss of redevelopment money. New state and local resources very important – they have been making some new funding sources at the state level. SB 391 CA Homes & Jobs Act – bill would create permanent source of revenue for affordable housing. At local level, having a housing trust fund.
- As development occurs along where transit serves (initially lower income households), new market rate housing comes in and it prices out lower income residents. As a result, transit ridership actually goes down. Market rate consumers still use cars. Zoning regulations actually encourage car ownership, reducing the need for better transit access. TOD there are host of other benefits – helps achieve GHG goals, reduce parking requirements.
- Price per unit cost of podium, stacked, or subterranean parking gets expensive.
- Site amenities or proximity to neighborhood goods and services (LIHTC).
- Prop A and building height limitations restrict development in downtown now.
- Environmental clearances.
- Displacement issues and retaining numbers – taking stock of your affordable housing and what development may be at risk of converting to market rate (i.e. having affordability covenant expire). Take a look and see if deed restrictions nearing expiration – work with owner, city, nonprofit to ensure that deed restriction remains and affordability still there.
- Building height pad certification.
- Neighborhood accessibility.
- How strong is the market for mixed use projects?
- Topography issues.

What can help make projects more feasible?

- Dedicating general fund revenues towards fund using revenues collected from transit oriented taxes applied to hotels, etc.
- In terms of affordable housing, using an inclusionary housing policy – certain portion of development reserved for affordable housing. State Bill AB 1229 – provide clarity on Palmer ruling allows jurisdictions to implement rental housing. Important for cities to demonstrate support for state support.
- Off street parking credits made projects possible.
- Height limitation is a big deal in DCM -2
- Tons of demand for rental/condo here in coastal zone. Anything to support this building type will help.
- Flexibility in the inclusionary program would be good. Off-site mitigation is a good step (building deed-restricted units in areas that make more sense)
- Permits expedite programs. Anything the city can do in terms of requirements.
- Be more flexible on parking requirements. Off-street only commercial – doesn't allow shared parking between commercial/residential. Leucadia – can only create residential housing if condo – can't build rental.
- Looser regulations. City is good about deferred impact fees, which has been helpful. Building permit fees are high.
- Address political risk and have more predictability
- Making land available. If there is something that can be built, there will be people interested in the opportunity. City owned land or upzone new sites so existing uses can have capacity to expand. Is there enough value in knocking something down and building back? Take out commercial or city block? Deed-restrict occupancy.
- Land costs are difficult. Partnerships that help promote land acquisition or lot consolidation programs (incentives) will help.
- All developers looking for money. Want their project to fit into neighborhood
- Parking reduction – depending on AMI. If by transit they go for parking reduction. A lot of their projects have more parking than needed. Really, with a low AMI you normally don't need as much parking. Large family development – need parking. Studios/1 bedrooms – parking depends on building.
- Permit streamlining. Having affordable housing expedited program for rent plan checks. Lot of times they are notified.

What is the unit development cost range? Excluding non-residential components and land acquisition costs?

- Iris replicated? One acre site with 20 units. No parking garages. Less space. Successful concept. Securing subsidized funding TCAC credits helped build it as co-op.
- Everything is based on cost of land. Subterranean parking – cost that you will incur. Structural engineering, retaining, plumbing. Adds cost. Something has to come out. Market will dictate what you can sell for. Price pay for land is only thing that can be adjusted. More complicated...

- Entitlement process in Chula Vista is very complicated to weave thru and comes with high demands. Time is money when building.
- Cost per unit varies. Bigger project – lower cost/unit.
- Per square foot basis is more accurate.
- Related to affordable housing development, the per unit financing gap on 20 unit per acre development is \$10,000 to \$125,000 depending on AMI and affordable rents amount.
- Wood-frame construction of up to four stories.
- Land in the DCM-2 zone is about \$1 million for 5,000 square foot lot. – 2 residential units built, which results in a \$500,000/unit for land. Adding commercial helps spread cost of construction. \$650,000 construction & soft costs. \$1,750,000 – two residential units.
- More cost effective to do mixed use.
- \$150,000 to \$190,000, excluding land. Land costs are the big variable, which in Encinitas is already high and is increasing.
- \$175,000 for three story development, excluding land

How can we replicate/encourage downtown Encinitas mixed-use projects? How can we show someone that this will work?

- Was Pacific Station successful?
- A common criticism of mixed use is that it doesn't work because people don't actually live/work in the unit. However, it is like how builder used to build separate living/family rooms and now it is being combined into a great room. People will catch on.
- Market is changing and there will be more demand for these types of developments in town centers, like Downtown Encinitas. Other cities in California are encouraging this and it is transforming their communities in such a positive way.
- Transit-oriented development incentives.
- Pursue grant funding to add public investment. Additional public investment draws more appeal for private investment.
- Promote the opportunities in the DCM-1 Zone. There is a lot of good potential to do good projects here. Building heights will need to be addressed before anyone does anything exciting there.
- Existing development in downtown, and much of the Coast Highway 101, is dated. Incremental improvements have added some value. Most of it has been restaurants adding space or improvement value. One or two more mixed-use projects along 101 will establish good synergy.
- Commercial vacancies in Leucadia are a challenge. This portion of the 101 is generally a weak commercial corridor. There are nice uses and areas of activity, but it is difficult to stretch it out. Mixed-use should not be required along the whole 101 segment. Downtown much better.
- Looked at existing building to work with or expand – convert to retail with residential above.
- Loans and financing will get easier. This will help make people take advantage of the development opportunities downtown.

- I haven't built anything downtown, but there seems to be good community character there with a small beach town feel. People would want to live there and pay to live there.
- Something between the Lumberyard and Pacific Station (on east side would help)
- Figure out how much mass commercial/residential can work on lot.
- Some sites will not be mixed use – construction costs. Most likely to stay as commercial because of strong commercial corridor appeal and low opportunity cost delta.