Build Your Own Land Use Strategy – Conceptual Viable Housing Sites Inventory (DRAFT)

New Zoning/Type Legend: MSMU = Mainstreet Mixed Use Neighborhood Prototype

VCMU = Village Center Mixed Use Neighborhood Prototype

NCMU = Neughborhood Commercial Mixed Use Neighborhood Prototype RI = Residential Infill Neighborhood Prototype (Small, Medium, or Large)

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning/ Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 20 Units per acre	Parcel Specific Comments
			R8/R8							Built in 1935. Home has a 0.0 improvement to value
	2601310200	735 SANTA FE DR	No/No		1.1700	1.10	1	32	22	ratio.
										Vacant/tennis club. Property owner has expressed
			R8/R8							interest. Common ownership with 2601320400,
	2601321900	875 SANTA FE DR			1.4300	1.40	0	42	28	2601320500, and 2601320300.
			R8/R8							Vacant. Property owner has expressed interest.
	2601320400	SANTA FE DR	No/No		0.1600	0.10	0	3	2	Common ownership with 2601321900.
			R8/R8							Site has a 1.0 improvement to land value ratio.
	2601320500	SANTA FE DR	NoyNo		0.1500	0.10	0	3	2	Common ownership with 2601321900.
C-2				RI						Site has a 2.8 improvement to land value ratio. This is
			R8/R8							a relatively high. However, given the building location
			No/No							on the site, there is capacity on the remaining portion
	2601314100	777 SANTA FE DR			1.0500	0.50	0	15	10	of the site (which is about ½ acre) to add housing.
										Church onsite, with a 3.2 improvement to land value
			R8/R8							ratio. Fellowship has requested to be excluded and
	2601322300	846 MUNEVAR RD			4.8700	0.00	0	0	0	the site is not viable in the near-term.
	2601314200	SANTA FE DR	R8/R8		1.1700	1.00	0	30	20	Institutional and office use.
			R8/R8							Vacant. Property owner has expressed interest.
	2601320300	SANTA FE DR	Norto		0.1700	0.10	0	3	2	Common ownership with 2601321900.
						4.30		128	86	8 parcels – 5 owners
			101SP/							Built in 1934, with a 0.0 improvement to land value.
L-1	2540546700	1578 HWY 101	GC	MSMU	0.2600	0.25	0	7	5	Use is marginal or discontinued.
11			101SP/	IVISIVIO						Use is marginal with a 0.25 improvement to land value
	2540546400	1542 N HWY 101	GC		0.6100	0.60	2	16	12	ratio. Commercial use has been discontinued.

			101SP/ GC							Use is marginal or discontinued, with excessive junk storage on site and a 0.26 improvement to land value
	2540545500	1508 N HWY 101			0.7000	0.70	0	21	14	ratio
	25.405.45200	4520 N I I I I I I I I I I I I I I I I I I	101SP/		0.5500	0.55		4.0	4.4	Managh
	2540545300	1528 N HWY 101	GC		0.5500	0.55	0	16	11	Vacant.
	25 405 47 400	4524 N L DAN 404	101SP/ GC		0.2000	0.20	4	-	4	Built in 1927 and rehabilitated since, the home has a
	2540547400	1524 N HWY 101			0.2000	0.20	1	5	4	0.0 improvement to land value ratio. Built in 1947 and rehabilitated since, the home has a
	2540545200	1560 N HWY 101	101SP/ GC		0.3500	0.35	1	9	7	0.4 improvement to land value ratio.
	2540545200	1360 N HWY 101			0.3500	0.33	Т	9	/	Commercial structure was built in 1945. Use is
	2540546600	1466 N COAST	101SP/ GC		0.3700	0.37	0	11	7	marginal. 0.1 improvement to land value ratio.
	2340346600	1400 N COAST	101SP/		0.3700	0.57	U	11	,	Commercial structure was built in 1991. Use is
	2540547700	1444 N COAST	GC		0.8100	0.81	0	24	16	operating. 0.8 improvement to land value ratio.
	2340347700	1444 N COAST	101SP/		0.8100	0.81	0	24	10	Homes have a 0.2 improvement to land value ratio.
	2540547800	1488 N HWY 101	GC		1.3800	1.38	2	39	27	Substantial unimproved areas on this parcel.
	2540547000	140014111411101			1.5000	5.21		148	103	9 parcels – 6 owners
						3.21		1-10	100	Vacant. Developer interest expressed on this
L-7			RR1/RR1	RI						property. Site accounts for right-of-way and
	2570111700	634 QUAIL GARDENS LN			9.4600	7.50	0	225	150	undevelopable site conditions.
										City-owned. Redevelopment of this property can help
										connect several civic and institutional uses, creating a
										cultural gateway on Quail Gardens Drive.
										Development of this site is restricted to a small,
										buildable portion of the site, leaving a substantial
										portion of the site preserved as open space or for
										agriculture use. Development restriction based on CC
						7.50		225	60	direction.
										Built in 1997. Even though the site has a 0.4
			ERSP/GC							improvement to land value ratio, there has been
			2.1.51 / GC							substantial recent commercial use remodel.
NE-1	2575001200	1064 N EL CAMINO REAL		NCMU	0.8700	0.00	0	0	0	Therefore the site is not viable in the near-term.
										Built in 1999. 2.9 improvement to land value ratio, as
			ERSP/GC				_	_	_	recent and significant structural improvements have
	2575003900	1070 N EL CAMINO REAL			0.3600	0.00	0	0	0	been made. Developer interest has been expressed.

										Built in 1998, with a 2.9 improvement to land value
										ratio. Developer interest has been expressed. There
			ERSP/GC							is a field of surface parking on about 2/3 of the site.
		1092 N EL CAMINO REAL								Because of the building's location, development can
	2575005000	UNIT#			2.8200	2.82	0	84	56	occur around or above existing structure.
										Built in 1998, with a 2.9 improvement to land value
										ratio. Developer interest has been expressed. Under
			EDCD/CC							common ownership with a lot of other properties in
			ERSP/GC							this study area, which helps spread out the
										improvement value. Development can occur above or
	2575003800	1068 N EL CAMINO REAL			0.6500	0.65	0	19	13	behind the existing use.
			ERSP/GC							Built in 1998, with a 0.5 improvement to land value
	2575001300	1060 N EL CAMINO REAL	EK3P/GC		1.5500	1.55	0	46	31	ratio.
			ERSP/GC							Built in 1998, with a 1.6 improvement to land value
	2575001800	1074 N EL CAMINO REAL	EKSP/GC		1.0900	0.90	0	32	18	ratio. Under common ownership.
			ERSP/GC							Built in 1998, with a 2.0 improvement to land value
	2575005100	1080 N EL CAMINO REAL	ER3P/GC		1.3700	1.37	0	41	27	ratio. Under common ownership.
			ERSP/GC							Built in 1998, with a 1.4 improvement to land value
	2575001900	1076 N EL CAMINO REAL	EN3P/GC		1.2000	0.90	0	27	18	ratio. Under common ownership.
			ERSP/GC							Theater/civic use restriction on parcel. Vacant. Under
	2575001600	EL CAMINO REAL	LNSF/GC		0.7800	0.00	0	0	0	•
										9 parcels – 4 owners; however out of the sites
										included with near-term capacity analysis there are 6
										parcels and 3 owners. Please refer to Appendix E for
										regional experience and suitability analysis for large
						8.19		249	163	7 0
NE-3			PSP/PSP	RI						Vacant. Significant developer interest has been
112-3	2591213700	137 N EL CAMINO REAL	1 31 /1 31	1(1	10.4400	10.00	0	300	200	expressed over the past 6 years.
						10.00		300	200	County-owned
										Built in 1978. Uses are marginalized. 0.5
			GC							improvement to land value ratio. Developers have
NE-7	2593710100	110 EL CAMINO REAL		NCMU	0.5500	0.45	0	13	9	expressed interest in this site.
1,12-7				1101110						Built in 1982. Use is operating. 1.3 improvement to
			GC							land value ratio. Developers have expressed interest
	2593711000	1335 ENCINITAS BLVD			1.0800	1.00	0	30	20	in this site.

										Built in 1982, was recently redeveloped as a result of
			GC							damage. 1.1 improvement to land value ratio.
	2593711200	1271 ENCINITAS BLVD	90		3.2600	3.10	0	93	62	Developers have expressed interest in this site.
	2333711200	1271 ENCINITAS BEVB			3.2000	3.10	0		02	Built in 1982. Use is operating. 1.0 improvement to
			GC							land value ratio. Developers have expressed interest
	2593710900	1343 ENCINITAS BLVD			0.9000	0.80	0	24	16	in this site.
	2333710300	1343 ENCINITAS BEVD			0.3000	0.80	0	24	10	Built in 1982. Use is operating. 2.3 improvement to
										land value ratio. Developers have expressed interest
			GC							in this site. Field of surface parking (area occupies
			l GC							about ¾ of the property). Development can occur
	2593711100	1327 ENCINITAS BLVD			3.1700	3.10	0	93	62	around or above building.
	2393711100	1327 ENCINITAS BLVD		1	3.1700	3.10	U	93	02	Gas station. Use is in operation. 0.1 improvement to
										land value ratio. Appendix E for recent project
			GC							experience and suitability assumptions for the
	2593710800	1355 ENCINITAS BLVD			0.6200	0.60	0	18	12	redevelopment of a site that has a gas station.
	2595/10800	1353 ENCINITAS BLVD			0.6200	0.60	U	10	12	6 parcels – 3 owners. Please refer to Appendix E for
										regional experience and suitability analysis for large
						9.05		271	181	shopping centers recycling to accommodate housing.
O-2	2592215700	RANCHO SANTA FE RD	DD2/DD2	VCMU	4.8000		0		96	
0-2	2592215700	RANCHO SANTA FE RD	RR2/RR2	VCIVIU	4.8000	4.80	U	144		Vacant.
0.4	2620722400	2646 MANIGUESTED AVE	22/22	NICO ALL	40.5400	4.80	0	144	96	1 parcel –1 owner
O-4	2620732400	3616 MANCHESTER AVE	RR/RR	NCMU	18.6400	4.00	0	120	80	Vacant. Buildable portion of site is only 4 acres.
						4.00		120	80	1 parcel –1 owner
										Home built in 1905 with modifications over time. 0.0
0-5			R3/R3	RI						improvement to land value ratio. Projected capacity
										accounts for 50-foot setback from creek on easterly
	2620621300	3615 MANCHESTER AVE			2.1700	1.60	1	48	32	property line.
						1.60		48	32	1 parcel –1 owner
										Gas station. Use is in operation. 0.7 improvement to
			GC							land value ratio. Developer interest has been
										expressed on this site. Appendix E for recent project
OE-2	2580904000	160 ENCINITAS BLVD		NCMU	1.1100	1.10	0	33	22	experience and suitability assumptions.
										Built in 1982, with 0.9 improvement to land value
			GC							ratio. Uses in operation. Developer interest has been
	2580903900	102 ENCINITAS BLVD			6.2200	6.15	0	184	123	expressed on this site.

										2 parcels – 2 owners. Please refer to Appendix E for regional experience and suitability analysis for large
						7.25		217	145	shopping centers recycling to accommodate housing.
	2581111600	ENCINITAS BLVD	OP/OP		2.3300	2.10	0	63	42	Vacant. Developer interest has been expressed.
	2581308100	550 ENCINITAS BLVD	OP/OP		1.4000	1.30	0	39	26	Vacant. Developer interest has been expressed.
OE-7			OP/OP	NCMU						House built in 1951, with a 0.1 improvement to land
	2581303400	696 ENCINITAS BLVD	UP/UP		0.8000	0.80	1	24	16	
	2581304500	QUAIL GARDENS DR	OP/OP		0.4800	0.30	0	9	6	Vacant. Developer interest has been expressed.
						4.50		135	90	4 parcels – 1 owner
										Built in 1979. Uses are operating, although there are
										a few suite vacancies and/or marginal operations. 1.3
										to 2.0 improvement to land value ratios. Areas of this
										site has been discounted because of suitability
	2504242400	FOA FNICINITAG DINAD			2.6400	4.75	0		25	concerns (i.e. ownership and land assembly
	2581213100	531 ENCINITAS BLVD			2.6100	1.75	0	52	35	<u> </u>
	2501212400	543 ENCINITAS BLVD		_	2 6500	2.65	0	70	53	Built in 1979. Use is operating. 1.6 improvement to land ratio.
	2581213400	543 ENCINITAS BLVD			2.6500	2.65	0	79	55	
										Built in 1979. Uses are operating, although there are a few suite vacancies. 1.4 to 2.1 improvement to land
OE-8	2581213200	535 ENCINITAS BLVD		NCMU	1.4300	1.10		33	22	value ratios.
OL-0	2301213200	333 EIVENVITAS BEVB		Newio	1.4300	1.10			22	Built in 1984. Operating. 1.6 to 2.9 improvement to
										land value ratios. Areas of this site has been
	2581213500	511 ENCINITAS BLVD			1.5700	1.05	0	31	21	discounted because of suitability concerns.
	_									Built in 1984. Operating. 2.9 improvement to land
										value ratios. Recent tenant improvements have not
										made structural improvements. Development can
		539 ENCINITAS BLVD UNIT								occur around or above existing use. Excess parking on
	2581213300	111			1.7500	1.75	0	52	35	site that can be converted.
										Built in 1979. Operating. 2.5 improvement to land
	2581213000	527 ENCINITAS BLVD			1.0800	1.08	0	32	21	value ratios.

					50 parcels – 20 owners. Some areas have multi
					owners, which will constrain the redevelopment
					potential of this site. Therefore, these areas have
					been omitted for capacity analysis and the net density
					is significantly less than the gross acreage. Only the
					areas likely to redevelop are reported under net
		9.38	279	187	acreages.

Build Your Own Land Use Strategy

Total Gross Acres – 104.61 Total Net Acres – 75.78 Rezoning Program Sites Inventory at maximum capacity – 2,208 Rezoning Program Sites Inventory at minimum density – 1,423

Rezoning Program Sites Inventory allocation: 27% on sites zoned for residential-only (378 units) 73% on non-residential sites (1,045 units)*

Sites that are zoned to permit mixed use development require that residential use occupy 50 percent of the total floor area of a mixed-use project. The City will accommodate all of the very low and low-income housing need on sites designated for mixed uses by allowing 100 percent residential use in nearly all cases, except in some locations along the Coast Highway 101 corridor. Portions of the North 101 Corridor Specific Plan and Downtown Encinitas Specific Plan have nonresidential zones where residential densities are permitted or allowed. Only Viable Housing Site L-1 is impacted by this existing requirement. Through Program 3C of the 2013-2021 Housing Element, the City will amend zoning regulations to require ground floor commercial uses only at key locations to preserve the economic vitality of the corridor and to maintain visitor serving commercial opportunities as required by the California Coastal Act.

^{*} The rezoning program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 accommodates 100 percent of the need for housing for very low and low-income households and permits owner-occupied and rental multifamily residential use by right during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 20 units per acre.