

Modified Mixed Use Places 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 = Neugborhood 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
ALT-2	2540221500	1646 N HWY 101	101SP/ GC	MSMU	0.1000	0.10	0	3	2	Built in 1946 with marginal commercial uses. Has a 0.6 improvement to land ratio.
	2540221400	1636 N HWY 101	101SP/ GC		0.1000	0.10	0	3	2	Parcel was built on in 2000. Common ownership with parcel 2540221300, which is vacant.
	2542212400	1400 COAST HWY UNIT 101	101SP/ GC		0.0900	0.09	0	2	1	0.24 land improvement ratio. Has common ownership with 2542212300.
	2542212300	1410 COAST HWY UNIT 101	101SP/ GC		0.1000	0.10	0	3	2	0.24 land improvement ratio. Has common ownership with 2542212400.
	2542212100	1430 N HWY 101	101SP/ GC		0.1100	0.11	0	3	2	Built in 1930. Commercial uses are underperforming. Common ownership with 2542222200.
	2542225200	1324 N COAST	101SP/ GC		0.0900	0.09	1	1	1	Built in 1984 with 0.5 improvement to land ratio.
	2542222300	1354 N COAST	101SP/ GC		0.0900	0.09	0	2	1	Strip commercial development. Common ownership with 2542222200. Marginal land use activity.
	2542302100	1240 N HWY 101	101SP/ GC		0.0900	0.09	0	2	1	Operating as a furniture store.
	2542302200		101SP/ GC		0.0900	0.09	0	2	1	Vacant, car storage.
	2542421400	1144 N HWY 101	101SP/ GC		0.1500	0.15	0	4	3	2.5 improvement to land value ratio. Developer interest has been expressed. Although improvement value is high, the parcel has common ownership with two other adjacent properties that have little or no assessed value (parcels 2542422800 and 2542421500) which spreads out the value and makes the site viable.
	2542421500	1160 N HWY 101	101SP/		0.2400	0.24	0	7	4	0.2 improvement to land value ratio. Developer

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
			GC							interest has been expressed.
	2543030400	996 N HWY 101	101SP/ GC		0.2100	0.21	0	6	4	Built in 1978 with a 1.0 improvement to land value ratio.
	2543030500	970 N HWY 101	101SP/ GC		0.2100	0.21	0	6	4	0.26 ratio.
	2543130800	948 HWY 101	101SP/ GC		0.2100	0.21	0	6	4	
	2543130600	916 N HWY 101	101SP/ GC		0.1000	0.10	0	3	2	
	2543130700	902 N HWY 101	101SP/ GC		0.2000	0.20	0	6	4	0.9 improvement to land value ratio. Majority of the site is improved with surface parking.
	2543030100	1030 N HWY 101	101SP/ GC		0.1800	0.18	0	5	3	Built in 1962. Lots of surface parking. 0.37 improvement to land value ratio.
	2540544400	121 AVOCADO ST	101SP/ GC		0.1800	0.18	0	5	3	
	2540543300	119 AVOCADO ST	101SP/ GC		0.2100	0.21	0	6	4	
	2540546700	1578 HWY 101	101SP/ GC		0.2600	0.26	0	7	5	Built in 1934, with a 0.0 improvement to land value. Use is marginal or discontinued.
	2540546400	1542 N HWY 101	101SP/ GC		0.6100	0.61	2	16	12	Use is marginal with a 0.25 improvement to land value ratio.
	2542921500	1038 N HWY 101	101SP/ GC		0.2300	0.23	1	5	4	0.3 improvement to land value ratio. Developer interest has been expressed.1076
	2540545500	1508 N HWY 101	101SP/ GC		0.7000	0.70	0	21	14	Use is marginal or discontinued, with a 0.26 improvement to land value ratio
	7725402000	1624 N HWY	101SP/ GC		1.7500	0.00	0	0	0	Mobilehome Park (recorded condo map)
	2540211600	1650 N HWY 101 UNIT #	101SP/ GC		0.1000	0.10	1	2	2	Also refer to 2540222700
	2540602800	1784 N COAST	101SP/ GC		0.3100	0.00	0	0	0	Multi-family home. Site is not viable given existing use.
	2542212200		101SP/ GC		0.1000	0.10	0	3	2	Built in 1975. Hotel use. Marginalized and underperforming.

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
	2542225100	1322 N COAST	101SP/ GC		0.1900	0.19	0	5	3	
	2542222400	1340 N HWY 101	101SP/ GC		0.0900	0.09	0	2	1	
	2540545300	1528 N HWY 101	101SP/ GC		0.5500	0.55	0	16	11	Vacant.
	2540547400	1524 N HWY 101	101SP/ GC		0.2000	0.20	1	6	4	Built in 1927 and rehabilitated since, the home has a 0.0 improvement to land value ratio.
	2540545200	1560 N HWY 101	101SP/ GC		0.3500	0.35	1	9	7	Built in 1947 and rehabilitated since, the home has a 0.4 improvement to land value ratio.
	2540546500	123 AVOCADO ST	101SP/ GC		0.1900	0.19	0	5	3	
	2540546600	1466 N COAST	101SP/ GC		0.3700	0.37	0	11	7	Commercial structure was built in 1945. Use is marginal. 0.1 improvement to land value ratio.
	2540600400	1766 N HWY 101	101SP/ GC		0.6500	0.65	0	19	13	Improved and operating as a gas station, with a 1.16 improvement to land value ratio. Refer to Appendix E for regional experience and suitability of gas station conversion.
	2540602900	1786 N HWY 101	101SP/ GC		0.2900	0.29	1	8	5	Single-family home built in 1955. 0.4 ratio.
	2543130100	960 N HWY 101	101SP/ GC		0.0900	0.09	0	2	1	
	2540547700	1444 N COAST	101SP/ GC		0.8100	0.81	0	24	16	Commercial structure was built in 1991. Use is operating. 0.8 improvement to land value ratio.
	2540222700	1604 N HWY 101	101SP/ GC		1.7600	0.00	0	0	0	Mobilehome park (recorded condo). Also refer to 7725402000.
	2542922300	1076 N COAST	101SP/ GC		0.7500	0.75	0	22	15	Built in 1978 and has a 0.4 improvement to land value ratio. Developer interest has been expressed.
	2540211500	1660 N HWY 101	101SP/ GC		0.3000	0.00	12	0	0	Apartment complex.
	2542222200	1354 N HWY 101	101SP/ GC		0.1700	0.17	1	5	3	Common ownership with parcel 2542222300. Strip commercial, marginal land use activity.
	2542226100	1302 N COAST	101SP/		0.0900	0.09	1	2	1	Vacant

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
			GC							
	2542302300	1246 N HWY 101	101SP/ GC		0.2000	0.20	0	5	4	Vacant, car storage.
	2542301800	1216 N COAST HWY	101SP/ GC		0.0900	0.00	2	0	0	Recent housing development.
	2540221300	1636 N HWY 101	101SP/ GC		0.0900	0.09	0	2	1	Vacant. Parcel has common ownership with adjoining vacant property (2540221400)
	2540547600	COAST HWY	101SP/ GC		0.0002	0.00	0	0	0	
	2542304900	HWY 101	101SP/ GC		0.1900	0.00	4	0	0	Recent housing development.
	2540602600	1786 1/2 N HWY 101	101SP/ GC		0.1500	0.15	0	4	3	
	2542302000	1232 N HWY 101	101SP/ GC		0.0700	0.07	1	2	1	0.82 ratio. Uses are marginalized.
	2160410600	1900 N HWY 101	101SP/ GC		0.8100	0.81	0	24	16	0.0 ratio. Built in 1945. Use marginalized with excess surface parking. One building is vacant.
	2543130900	934 N HWY 101	101SP/ GC		0.1000	0.10	0	3	2	
	2540547800	1488 N HWY 101	101SP/ GC		1.3800	1.38	2	39	27	0.2 improvement to land value ratio.
	2542421300	1114 N HWY 101	101SP/ GC		0.4900	0.49	0	14	9	Built in 1950 as a strip commercial development and has a 0.1 improvement to land value ratio. Developer interest has been expressed.
	2543030200	1026 N HWY 101	101SP/ GC		0.0700	0.07	0	2	1	
	2543030300	1002 N HWY 101	101SP/ GC		0.2700	0.27	0	8	5	0.27 ratio. Large area allocated for surface parking.
	2542301900	1224 N COAST HWY	101SP/ GC		0.0900	0.00	2	0	0	Recent housing development.
						13.17		368	246	57 parcels – 42 owners
ALT-3	2595502000	141 S EL CAMINO REAL UNIT 215	GC/GC	NCMU	5.2800	5.28	0	158	105	Built in 1985 and use is in operation. However, some vacancies can be observed from time to time. Large fields of surface parking are observed. Development

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
										could occur above or around existing buildings.
	2595502100	201 S EL CAMINO REAL	GC/GC		7.3200	7.20	0	216	144	Built in 1985 with a 2.2 improvement to land value ratio. Recent improvements were to the façade, with no significant structural improvements. Uses are in operation. Majority of the site is a fitness center, with excess surface parking. Housing development could occur around or above existing use.
	2595502800	145 EL CAMINO REAL	GC/GC		2.0800	2.08	0	62	41	Built in 1985 with a 1.0 improvement to land value ratio. Uses are in operation. Uses comprise of restaurants, anchor store and excess surface parking.
						14.56		436	290	3 parcels – 2 owners. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
ALT-4	2592313200	RANCHO SANTA FE RD	RR2/RR2	RI	1.7500	1.50	0	45	30	Vacant. Projected capacity accounts for some slope on site. Developer interest has been expressed.
	2592313000	2230 ENCINITAS BLVD	RR2/RR2		0.5400	0.50	1	15	10	Home built in 1978 with a 0.5 improvement to land value ratio. Developer interest has been expressed.
	2592313100	2228 ENCINITAS BLVD	RR2/RR2		0.4900	0.49	1	13	9	Home built in 1976 and 1.2 ratio. Developer interest has been expressed.
	2592312800	2220 ENCINITAS BLVD	RR2/RR2		3.8800	3.70	1	110	74	Home built in 1950 and a 0.1 improvement to land value ratio. Developer interest has been expressed.
						6.19		183	123	4 parcels – 1 owner
ALT-5	2581309100	MAYS HOLLOW LN	R5/R5	RI	0.5100	0.51	0	15	10	Vacant. Developer interest has been expressed.
	2570203600	QUAIL GARDENS DR	R3/R3		1.8800	1.88	0	56	37	Vacant. Developer interest has been expressed.
	2570203700	225 QUAIL GARDENS DR	R3/R3		1.2900	1.29	1	38	25	Use has been discontinued. Developer interest has been expressed.
	2581308600		R5/R5		2.0800	2.08	1	62	41	Use has been discontinued. Developer interest has been expressed.
	2581308200	QUAIL GARDENS DR	R5/R5		1.2700	1.27	0	38	25	Vacant. Developer interest has been expressed.
	2581308000	195 QUAIL GARDENS DR	R5/R5		1.0000	1.00	1	30	20	Home was built in 1967.
	2581309400	ENCINITAS BLVD	R5/R5		0.3400	0.34	0	10	6	Vacant. Developer interest has been expressed.

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
	2581309300	ENCINITAS BLVD	R5/R5		3.0000	2.90	0	87	58	Vacant. Developer interest has been expressed.
						11.27		336	222	8 parcels – 1 owner.
ALT-6	2581902300	25 E D ST	DESP/TC	MSMU	1.7400	0.00	0	0	0	No near-term development potential. Existing parking provisions are essential to existing operation and there are no viable replacement opportunities to mitigate their loss.
	2581902600	VULCAN AVE	DESP/TC		4.3000	0.00	0	0	0	No near-term development potential. Existing parking provisions are essential to existing operation and there are no viable replacement opportunities to mitigate their loss.
						0.00		0	0	2 parcels – 1 owner
ALT-7	2581610500	615 1ST ST	DESP/GC	MSMU	0.1700	0.17	0	5	3	
	2580830300	528 1ST ST	DESP/GC		0.0700	0.07	0	2	1	
	2580830400	544 S COAST	DESP/GC		0.1100	0.00	2	0	0	No near-term viability given existing use mix.
	2580830700	594 S COAST	DESP/GC		0.1800	0.00	10	0	0	Already developed with housing.
	2580830500	548 1ST ST	DESP/GC		0.1000	0.10	1	2	2	0.0 improvement to value ratio. Under common ownership.
	2580830600	564 1ST ST	DESP/GC		0.0900	0.09	0	2	1	0.0 improvement to value ratio. Under common ownership.
	2580830200	504 1ST ST	DESP/GC		0.0900	0.09	0	2	1	
	2580830100	1ST ST	DESP/GC		0.0900	0.09	0	2	1	0.0 improvement to value ratio. Under common ownership.
	2580810200	HWY 101	DESP/GC		0.1100	0.11	0	3	2	Vacant. Under common ownership.
	2580810300	HWY 101	DESP/GC		0.1000	0.10	0	3	2	Vacant. Under common ownership.
	2580810400	HWY 101	DESP/GC		0.1100	0.11	0	3	2	Vacant. Under common ownership.
	2580810500	HWY 101	DESP/GC		0.0800	0.08	0	2	1	
	2580820500	575 S COAST	DESP/GC		0.1200	0.12	0	3	2	
	2580820400	565 1ST ST	DESP/GC		0.1100	0.11	0	3	2	
	2580820100	505 1ST ST	DESP/GC		0.2300	0.23	0	6	4	
	2583160400	1126 1ST ST	DESP/GC		0.1100	0.11	0	3	2	
	2583170300	1060 1ST ST	DESP/GC		0.1900	0.19	0	5	3	Site has a 0.3 improvement to land value ratio. Located within a regional Smart Growth Opportunity

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
										Area.
	2583170200	1038 S COAST HWY	DESP/GC		0.1000	0.10	0	3	2	Use is operating. Site has a 0.8 improvement to land value ratio.
	2581811700	850 1ST AVE	DESP/GC		0.2800	0.28	0	8	5	0.14 improvement value.
	2581811900	830 S COAST HWY UNIT 101	DESP/GC		0.1900	0.19	0	5	3	
	2581810200	806 S COAST	DESP/GC		0.0900	0.09	0	2	1	Under common ownership with 2581810100 and 2581810300.
	2581810100	800 1ST ST	DESP/GC		0.0900	0.09	0	2	1	Under common ownership. Under common ownership with 2581810200 and 2581810300.
	2581810300	818 1ST ST	DESP/GC		0.0900	0.09	0	2	1	Under common ownership. Under common ownership with 2581810200 and 2581810100.
	2581820500	930 1ST ST	DESP/GC		0.0900	0.09	0	2	1	
	2581820300	920 1ST ST	DESP/GC		0.0900	0.09	0	2	1	Under common ownership with 2581820400 and 2581820500.
	2581820200	912 S COAST	DESP/GC		0.0900	0.09	0	2	1	
	2581820100	111 W H ST	DESP/GC		0.0900	0.09	0	2	1	
	2581901700	851 S COAST HWY UNIT 101	DESP/GC		0.5500	0.55	0	16	11	Built in 1985, it has a 0.7 improvement to land value ratio.
	2581630500	790 1ST ST	DESP/GC		0.1900	0.19	0	7	3	Use is marginal. Built in 1969, site has .1 improvement to land value ratio.
	2581630400	766 1ST ST	DESP/GC		0.0900	0.00	2	0	0	Not viable given existing use.
	2581630300	760 1ST ST	DESP/GC		0.1000	0.10	0	3	2	Use is operating, but marginal in activity. Site has a 0.6 improvement to land value ratio.
	2581630200	750 1ST ST	DESP/GC		0.1900	0.19	0	5	3	Use is operating, but marginal in activity. Structure was built in 1946 and has a .2 improvement to land value ratio.
	2581630100	710 S COAST	DESP/GC		0.1800	0.18	0	5	3	Use is operating, but marginal in activity. Built in 1968 with a 0.0 improvement to land value ratio.
	2581620600	682 S COAST	DESP/GC		0.1800	0.18	0	5	3	0.0 improvement to land value ratio. Under common ownership with 2581620500
	2581620500	COAST HWY UNIT 101	DESP/GC		0.1000	0.10	1	3	2	Vacant – parking. Under common ownership with

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
										2581620600
	2581621700	656 1ST ST	DESP/GC		0.0900	0.09	0	2	1	
	2581620300	628 S COAST HWY UNIT 101	DESP/GC		0.0900	0.09	0	2	1	
	2581621600	642 1ST ST	DESP/GC		0.1000	0.10	0	3	2	0.3 ratio
	2581611000	641 1ST ST	DESP/GC		0.0800	0.08	0	0	1	Recent development – commercial use.
	2581610100	603 1ST ST	DESP/GC		0.1100	0.11	0	3	2	Built in 1964. 0.71 improvement to land value ratio.
	2583170700	2ND ST	DESP/GC		0.1200	0.12	0	3	2	Vacant.
	2583170500	2ND ST	DESP/GC		0.2800	0.28	0	7	5	Vacant.
	2581820600	940 1ST ST	DESP/GC		0.0900	0.09	0	2	1	Under common ownership.
	2581901600	897 S HWY 101 COAST 102	DESP/GC		0.9300	0.93	0	23	18	Use is operating. Built in 1983 and has a 1.0 improvement to land value ratio.
	2580820300	553 1ST ST	DESP/GC		0.1200	0.12	0	3	2	
	2581901800	765 S COAST	DESP/GC		0.9000	0.90	0	23	18	Use is operating. 1984 with a 0.6 improvement to land value ratio.
	2581901300	1031 1ST ST	DESP/GC		0.8100	0.81	0	20	16	Use is operating. 1984 with a 0.3 improvement to land value ratio.
	2581901400	967 1ST ST	DESP/GC		0.9000	0.90	0	23	18	Use is operating. 1983 with a 1.1 improvement to land value ratio.
	2583162000	1150 S COAST	DESP/GC		0.2200	0.22	0	6	4	
	2583120900	1049 1ST ST	DESP/GC		0.6200	0.62	0	16	12	Use is operating. Built in 1950 with a 0.2 improvement to land value ratio.
	2583161900	1136 S COAST	DESP/GC		0.2200	0.22	0	6	4	0.37 ratio.
	2580361800	1ST ST	DESP/GC		0.4700	0.47	0	14	9	Vacant. Under common ownership with 2580361700.
	2580810100	449 S COAST	DESP/GC		0.1800	0.18	0	5	3	
	2581902000	701 S COAST	DESP/GC		0.6500	0.65	0	16	13	Use is operating. 1984 with a 2.4 improvement to land value ratio.
	2580820200	527 1ST ST	DESP/GC		0.2300	0.23	0	6	4	
	2581820400	922 1ST ST	DESP/GC		0.0900	0.09	1	2	1	Under common ownership with 2581820300 and 2581820500.
	2581820700	960 S COAST	DESP/GC		0.1800	0.18	0	5	3	Built in 1975. 0.75 ratio.

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
	2581901500	937 S COAST	DESP/GC		1.0500	1.05	0	31	21	1983 with a 1.6 improvement to land value ratio.
	2581901900	745 1ST ST	DESP/GC		0.9000	0.90	0	27	18	Use is operating. 1984 with a 0.9 improvement to land value ratio.
	2583170800	1010 S COAST	DESP/GC		1.0400	1.00	0	30	20	Use is operating. 1970 with a 0.6 improvement to land value ratio.
	2583121600	1105 S COAST HWY	DESP/GC		1.2500	1.25	0	37	25	Use is operating. 2.0 improvement to land value ratio.
	2583120300		DESP/GC		0.1000	0.10	0	3	2	Vacant, with surface parking.
	2583120400	1131 S COAST	DESP/GC		0.0900	0.09	0	2	1	0.1 improvement to land value ratio.
	2583120500		DESP/GC		0.0800	0.08	0	2	1	Vacant.
	2583120600	1151 1ST ST	DESP/GC		0.0700	0.07	0	2	1	Use is marginal with regular turnover. 1971 with a 0.2 improvement to land value ratio.
	2583120700	1163 N HWY 101	DESP/GC		0.0500	0.05	0	1	1	Use is marginal. 1949 with a 0.2 improvement to land value ratio.
	2580810700	471 1ST ST	DESP/GC		0.2300	0.00	0	0	0	La Paloma Theater (historic).
	2580820600	583 1ST ST	DESP/GC		0.1200	0.12	0	3	2	
	2581621400	600 1ST ST	DESP/GC		0.1800	0.18	0	5	3	Fast food restaurant. Built in 1984. 1.0 ratio.
	2580810600	463 1ST ST	DESP/GC		0.1600	0.16	0	4	3	
	2583162100	1108 S COAST HWY	DESP/GC		0.0900	0.00	0	0	0	Recent and significant improvements.
	2580840400	458 1ST ST	DESP/GC		0.0800	0.08	0	2	1	
	2580361700	345 S COAST UNIT #	DESP/GC		0.3300	0.33	0	9	6	1988. Under common ownership with 2580361800. Restaurant is viable, but frequent turn over observed with other tenant spaces.
	2581611400	25 E E ST	DESP/GC		0.0000	0.00	0	0	0	
	2581611200	687 S HWY 101 COAST 101	DESP/GC			0.00	0	0	0	Already developed.
	2581611300	687 S COAST UNIT 151-157	DESP/GC			0.00	0	0	0	Already developed.
	2581611500	687 S COAST UNIT 239-312	DESP/GC			0.00	0	0	0	Already developed.
	2581611100	687 S COAST UNIT TOTALS	DESP/GC		1.3700	0.00	47	0	0	Recent housing development of 47 units.
	2580841400	444 S COAST UNIT 101-104	DESP/GC		0.2200	0.22	0	6	4	1950. Marginal use.
	2580840500	466 S HWY 101	DESP/GC		0.0900	0.09	1	2	1	
	2580840600	476 1ST ST	DESP/GC		0.1900	0.19	0	5	3	1948. 0.27 ratio.
	2580841600	119 C ST	DESP/GC		0.2800	0.28	0	8	5	Marginal use. Excess parking. 0.38 ratio.

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
	2583121500	1ST ST	DESP/GC		0.8300	0.83	0	24	16	1991. Operating commercial center with restaurant and offices and surface parking. Housing development could be placed around this building. Acreage is adjusted accordingly.
	2580360900	315 1ST ST	DESP/GC		0.8400	0.40	0	12	8	
						18.47		525	355	84 parcels – 40 owners. All parcels are located within a regional Smart Growth Opportunity Area.
C-1	2606402700	415 SANTA FE DR	GC/GC	NCMU	0.1200	0.12	0	3	2	Built in 1969. Site has a 0.8 improvement to value ratio.
			GC/GC							8.8 ratio. Parcel conveyed over structure only. Recent improvements have been made to the structure, increasing the assessed improvement value. Developer interest has been expressed on this property, but because development would likely occur around this site, the acreage has been adjusted.
	2606402500	453 SANTA FE DR			0.5600	0.00	0	0	0	
	2606402600	417 SANTA FE DR	GC/GC		1.6700	1.67	0	50	33	1969 with 0.5 ratio.
	2606402000	411 SANTA FE DR	GC/GC		0.5000	0.50	0	15	10	Gas station was built in 1969 with 0.1 improvement to value ratio. Use has been discontinued.
	2606402900	485 SANTA FE DR	GC/GC		0.4000	0.40	0	12	8	0.6 ratio. Use is in operation. Developer interest has been expressed on this property.
	2606402800	455 SANTA FE DR	GC/GC		4.2600	4.20	0	126	84	1969 with a 0.7 improvement to value ratio. Use is in operation. Field of surface parking on most of the site.
	2606402200	427 SANTA FE DR	GC/GC		1.9700	1.90	0	57	38	1969 with a 0.3 ratio. Use is in operation; however, tenant vacancies can be observed. Surface parking on large portion of site.
						8.79		263	175	7 parcels – 4 owners. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
C-2	2601310200	735 SANTA FE DR	R8/R8		1.1700	1.10	1	32	22	Built in 1935. Home has a 0.0 improvement to value ratio.

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
	2601321900	875 SANTA FE DR	R8/R8	RI	1.4300	1.40	0	42	28	Vacant/tennis club. Property owner has expressed interest. Common ownership with 2601320400, 2601320500, and 2601320300.
	2601320400	SANTA FE DR	R8/R8		0.1600	0.10	0	3	2	Vacant. Property owner has expressed interest. Common ownership with 2601321900.
	2601320500	SANTA FE DR	R8/R8		0.1500	0.10	0	3	2	Site has a 1.0 improvement to land value ratio. Common ownership with 2601321900.
	2601314100	777 SANTA FE DR	R8/R8		1.0500	0.50	0	15	10	Site has a 2.8 improvement to land value ratio. This is a relatively high. However, given the building location on the site, there is capacity on the remaining portion of the site (which is about ½ acre) to add housing.
	2601322300	846 MUNEVAR RD	R8/R8		4.8700	0.00	0	0	0	Church onsite, with a 3.2 improvement to land value ratio. Fellowship has requested to be excluded and 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.
	2601320300	SANTA FE DR	R8/R8		0.1700	0.10	0	3	2	Vacant. Property owner has expressed interest. Common ownership with 2601321900.
						4.30		128	86	8 parcels – 5 owners. Out of the parcels included in the near term capacity analysis, 7 parcels – 4 owners.
C-6	2611506100	3505 MANCHESTER AVE	RR1/RR1	RI	2.4000	2.40	1	72	48	Home on site was built in 1962.
	2611506400	3459 MANCHESTER AVE	RR1/RR1		7.4900	2.20	0	66	44	Church onsite but a letter of support received. Strong interest in developing affordable housing expressed.
						4.60		138	92	2 parcels – 2 owners
CBHMG-1	2601211500	601 SANTA FE DR	PSP/PSP	RI	0.7700	0.77	0	23	15	Vacant storage yard with no substantial improvements.
						0.77		23	15	Water District owned
L-7	2570111700	634 QUAIL GARDENS LN	RR1/RR1	RI	9.4600	7.50	0	225	150	Vacant. Developer interest expressed on this property. Site accounts for right-of-way and undevelopable site conditions.
						7.50		225	60	City-owned. Redevelopment of this property can

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
										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 direction.
NE-1	2575001200	1064 N EL CAMINO REAL	ERSP/GC	NCMU	0.8700	0.00	0	0	0	Built in 1997. Even though the site has a 0.4 improvement to land value ratio, there has been substantial recent commercial use remodel. Therefore the site is not viable in the near-term.
	2575003900	1070 N EL CAMINO REAL	ERSP/GC		0.3600	0.00	0	0	0	Built in 1999. 2.9 improvement to land value ratio, as recent and significant structural improvements have been made. Developer interest has been expressed.
	2575005000	1092 N EL CAMINO REAL UNIT #	ERSP/GC		2.8200	2.82	0	84	56	Built in 1998, with a 2.9 improvement to land value ratio. Developer interest has been expressed. There is a field of surface parking on about 2/3 of the site. Because of the building's location, development can occur around or above existing structure.
	2575003800	1068 N EL CAMINO REAL	ERSP/GC		0.6500	0.65	0	19	13	Built in 1998, with a 2.9 improvement to land value ratio. Developer interest has been expressed. Under common ownership with a lot of other properties in this study area, which helps spread out the improvement value. Development can occur above or behind the existing use.
	2575001300	1060 N EL CAMINO REAL	ERSP/GC		1.5500	1.55	0	46	31	Built in 1998, with a 0.5 improvement to land value ratio.
	2575001800	1074 N EL CAMINO REAL	ERSP/GC		1.0900	0.90	0	32	18	Built in 1998, with a 1.6 improvement to land value ratio. Under common ownership.
	2575005100	1080 N EL CAMINO REAL	ERSP/GC		1.3700	1.37	0	41	27	Built in 1998, with a 2.0 improvement to land value ratio. Under common ownership.

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
	2575001900	1076 N EL CAMINO REAL	ERSP/GC		1.2000	0.90	0	27	18	Built in 1998, with a 1.4 improvement to land value ratio. Under common ownership.
	2575001600	EL CAMINO REAL	ERSP/GC		0.7800	0.00	0	0	0	Theater/civic use restriction on parcel. Vacant. Under common ownership.
						8.19		249	163	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 shopping centers recycling to accommodate housing.
NE-7	2593710100	110 EL CAMINO REAL	GC	NCMU	0.5500	0.45	0	13	9	Built in 1978. Uses are marginalized. 0.5 improvement to land value ratio. Developers have expressed interest in this site.
	2593711000	1335 ENCINITAS BLVD	GC		1.0800	1.00	0	30	20	Built in 1982. Use is operating. 1.3 improvement to land value ratio. Developers have expressed interest in this site.
	2593711200	1271 ENCINITAS BLVD	GC		3.2600	3.10	0	93	62	Built in 1982, was recently redeveloped as a result of damage. 1.1 improvement to land value ratio. Developers have expressed interest in this site.
	2593710900	1343 ENCINITAS BLVD	GC		0.9000	0.80	0	24	16	Built in 1982. Use is operating. 1.0 improvement to land value ratio. Developers have expressed interest in this site.
	2593711100	1327 ENCINITAS BLVD	GC		3.1700	3.10	0	93	62	Built in 1982. Use is operating. 2.3 improvement to land value ratio. Developers have expressed interest in this site. Field of surface parking (area occupies about ¾ of the property). Development can occur around or above building.
	2593710800	1355 ENCINITAS BLVD	GC		0.6200	0.60	0	18	12	Gas station. Use is in operation. 0.1 improvement to land value ratio. Appendix E for recent project experience and suitability assumptions for the redevelopment of a site that has a gas station.
						9.05		271	181	6 parcels – 3 owners. Please refer to Appendix E for regional experience and suitability analysis for 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
										shopping centers recycling to accommodate housing.
O-2	2592215700	RANCHO SANTA FE RD	RR2/RR2	VCMU	4.8000	4.80	0	144	96	Vacant.
						4.80		144	96	
O-3	2592317800	2232 ENCINITAS BLVD	LC/LC	VCMU	0.5700	0.00	0	0	0	Uses are marginal, but in operation. Improvement to value ratio is 3.2. Site is not viable in the current planning period given existing uses, activity and operation.
	2592315100	2122 ENCINITAS BLVD	OP/OP		0.9700	0.97	0	29	19	Uses in operation. 0.3 ratio.
	2592317900	2234 ENCINITAS BLVD	LC/LC		0.6300	0.63	0	18	12	Built in 1980, the uses are operating.
	2592311700	2146 ENCINITAS BLVD	LC/LC		0.9000	0.90	0	27	18	Built in 1989, the uses are operating. The site has a 1.2 improvement to value ratio.
	2592316300	2210 ENCINITAS BLVD	LC/LC		1.8000	1.80	0	54	36	1.4 ratio.
						4.30		128	85	5 parcels – 5 owners
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
OE-1	2580350600	COAST HWY UNIT 101	DESP/ VSC	MSMU	0.0300	0.03	0	1	0	Vacant. Common ownership prevails in this study area.
	2580350700	371 2ND ST	DESP/ VSC		1.2500	1.20	1	35	24	0.1 improvement to land value. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580521200	364 2ND ST	DESP/ VSC		0.6400	0.64	0	19	12	Built in 1970. The use is marginal. 1.3 improvement to land value. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
			DESP/ VSC							Homes built in 1970, with subsequent improvements to increase value. Developer interest has been expressed. 2.5 improvement to land value. Located within a regional Smart Growth Opportunity Area. Site is not viable given improvement value on the property and existing unit count. This parcel has been taken out due to the sites profile and because title is under separate ownership.
	2580520600	353 3RD ST			0.1100	0.0	2	0	0	

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
	2580520400	369 3RD ST	DESP/ VSC		0.1200	0.12	1	2	2	Home originally built in 1930 with subsequent improvements. Has a 0.1 improvement to land value. Developer interest has been expressed. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580520500	363 3RD ST	DESP/ VSC		0.1100	0.0	1	0	0	Built in 1935 with recent improvements. Has a high improvement to land value ratio (8.1). Developer interest has been expressed. Site is not viable given improvement value on the property and existing unit count. This parcel has been taken out due to the sites profile and because title is under separate ownership.
	2580520700	345 3RD ST	DESP/ VSC		0.1100	0.11	0	3	2	Built in 1941, with a 0.0 improvement to land value ratio. Developer interest has been expressed. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
						2.31		60	40	7 parcels – 3 owners; however out of the sites included with near-term capacity analysis there are 5 parcels and 1 owner.
OE-4	2580904300	505 S VULCAN AVE	DESP/ PSP	MSMU	5.2100	4.00	0	120	80	Library portion of the site excluded
						4.00		120	80	City-owned
OE-7	2581111600	ENCINITAS BLVD	OP/OP	RI	2.3300	2.10	0	63	42	Vacant. Developer interest has been expressed.
	2581308100	550 ENCINITAS BLVD	OP/OP		1.4000	1.40	0	39	28	Vacant. Developer interest has been expressed.
	2581303400	696 ENCINITAS BLVD	OP/OP		0.8000	0.80	1	24	16	House built in 1951, with a 0.1 improvement to land value ratio. Developer interest has been expressed.
	2581304500	QUAIL GARDENS DR	OP/OP		0.4800	0.20	0	9	4	Vacant. Developer interest has been expressed.
						4.50		135	90	4 parcels – 1 owner

Modified Mixed Use Places Land Use Strategy

Total Gross Acres – 178.54

Total Net Acres – 126.77

Rezoning Program Sites Inventory at maximum capacity – 3,732

Rezoning Program Sites Inventory at minimum density – 2,479

Rezoning Program Sites Inventory allocation:

	28% on sites zoned for residential-only (688 units)
	72% on non-residential sites (1,791 units)*

** 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.*

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 Sites ALT-2 and ALT-7 are 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/or to maintain visitor serving commercial opportunities as required by the California Coastal Act.