

1 A FUTURE HOUSING NEEDS

WHY WE NEED TO PLAN FOR FUTURE HOUSING



WHY DO WE NEED A HOUSING PLAN?

Encinitas is facing a challenge when it comes to our local housing, and **we need your input to help create a plan** that includes community-supported solutions. This "plan" is called the **Housing Element**, and it hasn't been updated since the 1990s, and a lot has changed since then:



Source: San Diego Association of Governments

1. OUR POPULATION IS CHANGING.

Population growth in Encinitas, and the region, 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. We will lose the organic and eclectic character that is Encinitas without having some housing at attainable prices.

*SANDAG - San Diego Association of Governments

People live, work and play in different ways than previous generations, so housing diversity is needed. 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 home buyers. 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 citizens will seek to downsize and move into smaller homes in urban areas with easily accessible services, transportation, and amenities.



People live, work and play in different ways than previous generations.

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. Planning for housing ensures that it is located where we want it, and incorporates the community character and amenities that are important to Encinitas.



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.

Because our housing policies have not been updated, the City is not eligible to compete for a number of grants that could help fund infrastructure improvements. We are losing out on hundreds of thousands of dollars every year in available grant funding that is going to other local cities.

This means that we currently have to rely on our local tax dollars to pay for some projects that could be funded by regional grants, like bike facility improvements, sidewalks, traffic calming measures, parks and rail underpasses.



Simply put, Encinitas is evolving and we need to create more housing options that meet our community's growing and changing needs. We need a housing plan in order to meet these needs and support a sustainable future.

4. IT'S THE LAW.

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

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. The 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.
- Makes entire City General Plan vulnerable to challenge.

1 FUTURE HOUSING NEEDS

B DISTRIBUTING HOUSING THROUGHOUT ENCINITAS

HOW ARE FUTURE HOUSING NEEDS DETERMINED?

The **State Department of Housing and Community Development (HCD)** determines the **forecasted housing needs for each region** in the State based on population projections, vacancy rates and projected households. Encinitas falls within the **San Diego County region**, which includes 17 other cities as well as the unincorporated County. For Encinitas, our allocation is:

- **1,283 units** for families falling in the **lower income** category,
- **413 units** for **moderate income**, and
- **907 units** for those in the **above moderate income** bracket.

The State considers density a proxy for affordability -- the more units that you can place on a property, less land is needed for each unit. **Reducing land costs reduces the price of each unit.** As such, the state requires that local jurisdictions have the **appropriate zoning in place** to accommodate this density. In order to accommodate regional housing needs for the very low/low income households, a default **density of 30 units per acre is required** for San Diego jurisdictions with populations over 25,000. This density is typically achieved in three-story multifamily buildings.

Under the current land use plan, the City has an adequate number of properties zoned to accommodate future housing needs that fall under the moderate and above moderate income levels. However, the **City does NOT have enough sites to meet our housing obligations for the lower income levels.** As such, we must find sites to accommodate **1,283 additional attached housing units.**



1,283

OF UNITS NEEDED TO MEET
FUTURE HOUSING DEMAND

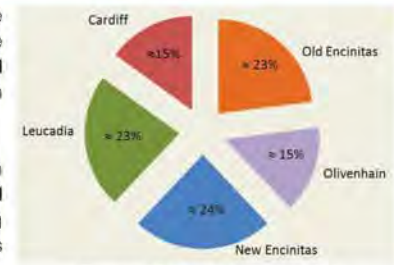


DISPERSED APPROACH TO HOUSING DISTRIBUTION

On July 17, 2013, the City Council determined that the City's share of future housing needs should not be concentrated in any single community or single area of the City. Rather, a general **dispersed approach** is the appropriate methodology for housing distribution in the City (refer to pie chart on the right).

The City Council on September 25, 2013, confirmed the approach that **identified specific potential sites that could be considered for rezoning** in order to accommodate the City's future housing needs. The Council also confirmed that housing policy changes should consider two options:

- 1) Accommodate future housing while trying to best **maintain the current 2-story height limit.**
- 2) **A 3-story height limit** for selected sites.



Leucadia (23%) = 295 units
Old Encinitas (23%) = 295 units
Cardiff (15%) = 192 units
New Encinitas (24%) = 308 units
Olivenhain (15%) = 192 units

This is everyone's challenge, and therefore, we need everyone to be a part of the solution. Join us in creating a plan to ensure that everyone who works here or grows up here, has an opportunity to live here.



COMMUNITY DIALOGUE SESSIONS



1 FUTURE HOUSING NEEDS

FACTORS FOR CONSIDERING HOUSING LOCATION



A FRAMEWORK FOR CONSIDERING FUTURE HOUSING SITES

Locating multifamily housing in Encinitas will be based on best community design and planning principles. There are a few important factors to consider when identifying sites to accommodate housing attainable for everyone in our community:



LIVABILITY: A mixture of land uses in close proximity such as schools, retail, public amenities and civic uses



JOBS/HOUSING: Housing close to **available jobs** so people can avoid long commutes



TRANSIT ACCESS: Improved access to transit to **reduce transportation costs** and reduce negative impacts on the environment and the economy



LOCATION EFFICIENCY: Take advantage of **existing public services and infrastructure** to reduce costs



COST EFFECTIVENESS: Minimal site improvements and few constraints to **reduce overall construction costs**



SUSTAINABLE PLACES: Preserve **environmentally sensitive areas** and minimize impacts to other valued lands



COHESIVE COMMUNITIES: Well-integrated projects that fit within an existing neighborhood and built environment



KEY ACTIVITY CENTERS: Some of these activity centers are successful, mixed use, pedestrian-friendly and vibrant places. Others are commercial areas that serve surrounding residential neighborhoods, but are auto-oriented and don't create a unique sense of **“place”**. These areas could benefit from the synergy of multifamily housing commercial uses that make them more pedestrian-friendly and help to create **special places**.

1 D FUTURE HOUSING NEEDS

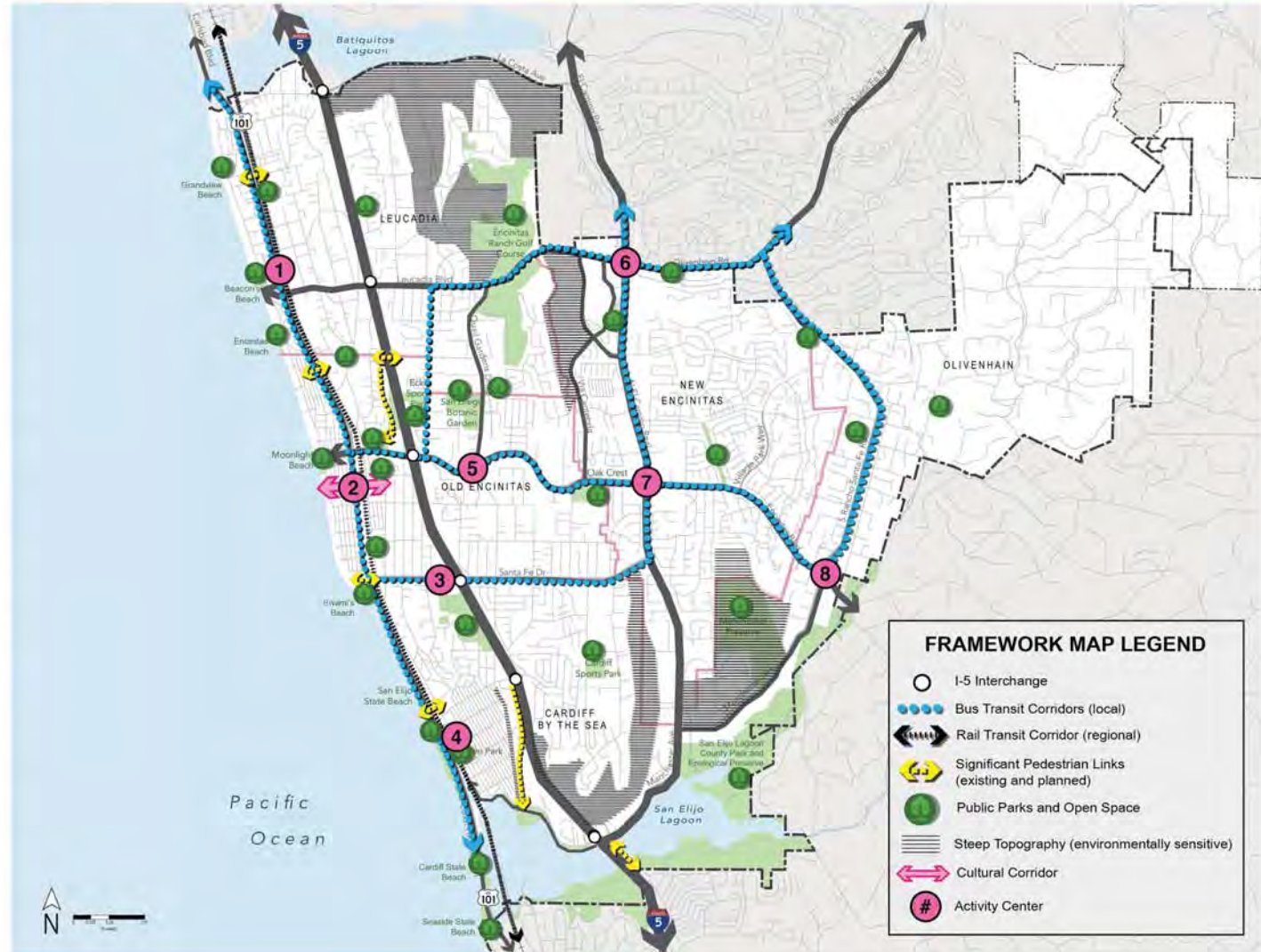
IDENTIFYING SPECIFIC HOUSING LOCATIONS



A FRAMEWORK FOR CONSIDERING FUTURE HOUSING SITES

KEY ACTIVITY CENTERS:

- 1 HIGHWAY 101 CORRIDOR NORTH**
 - Older commercial strip emerging as mixed-use area
 - Potential for increased density along west side of Hwy 101 near Leucadia Blvd
 - Established residential neighborhoods to the west
- 2 DOWNTOWN ENCINITAS**
 - Thriving mixed-use center with infill opportunities
 - Close to transportation and cultural facilities
 - High concentration of amenities
- 3 SANTA FE DRIVE ACTIVITY CENTER**
 - Underdeveloped area with opportunity to evolve to mixed-use center
 - Accessible by bike and bus routes
 - Close to I-5
- 4 CARDIFF VILLAGE CENTER**
 - Established mixed-use town center, at a relatively low scale with a unique character
 - Opportunities for multifamily housing in a "village" setting, sensitive to existing character
- 5 INLAND OLD ENCINITAS ACTIVITY CENTER**
 - Along Encinitas Boulevard near Quail Gardens Drive
 - Potential for multifamily housing that is sensitive to established single-family
 - Accessible by bike and bus routes
 - Close to cultural attractions; Encinitas Ranch Golf Course, Heritage Museum, Leichtag Foundation, Public School, and Botanic Gardens
- 6 7 INLAND NEW ENCINITAS ACTIVITY CENTER**
 - Concentrated around Olivenhain Road and Encinitas Boulevard
 - Auto-oriented commercial areas that have potential to be higher density, mixed use areas due to regional focus and draw
 - Larger parcels- suitable for mixed-use development
 - Other opportunities along the El Camino Real corridor
- 8 OLIVENHAIN VILLAGE CENTER**
 - Potential for mixed-use "village," with more rural design character
 - Could provide enhanced services to nearby neighborhoods



1 FUTURE HOUSING NEEDS

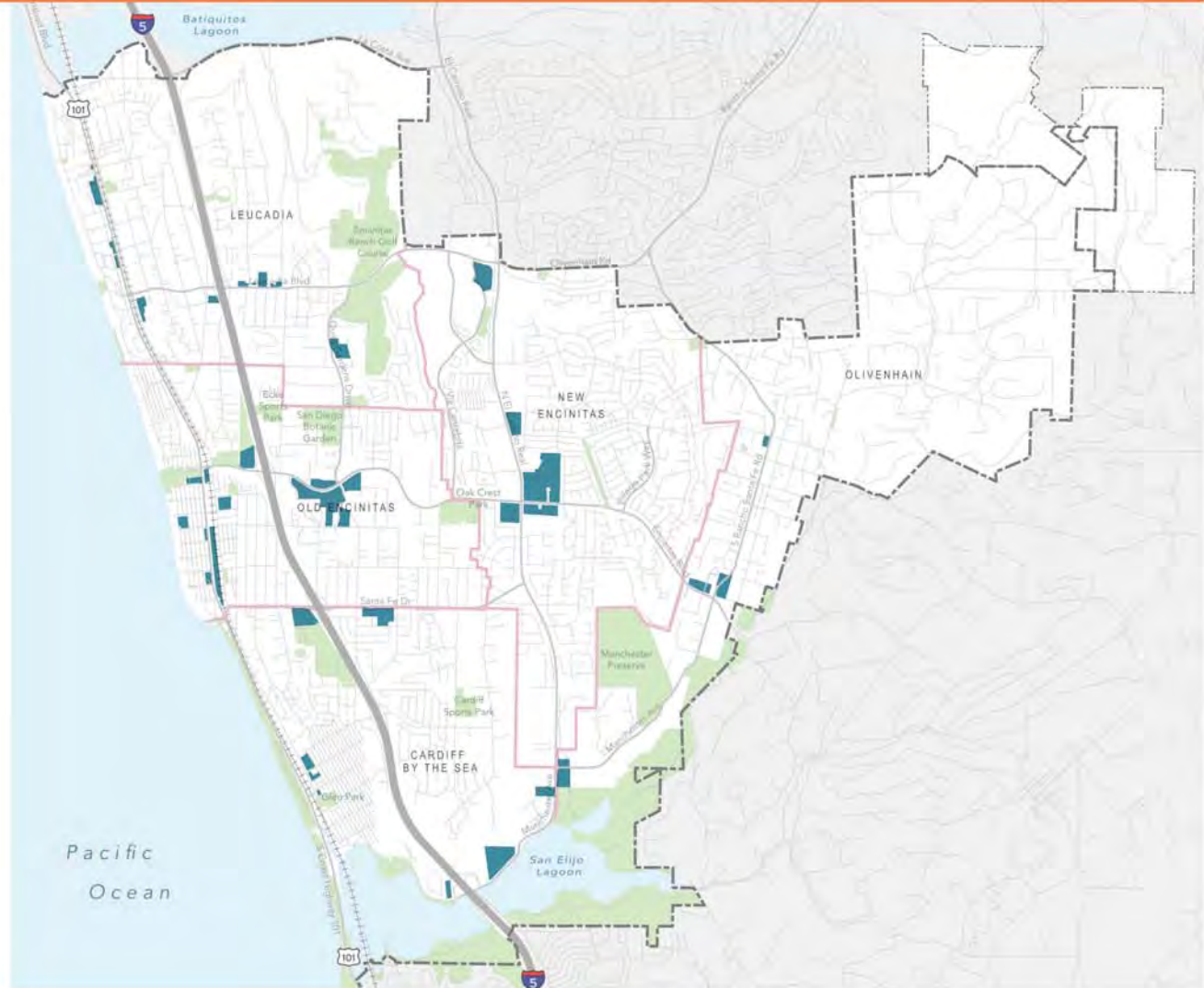
IDENTIFYING SPECIFIC HOUSING LOCATIONS



POTENTIAL FUTURE HOUSING SITES WITHIN ENCINITAS

Based on previous workshops, outreach, and Council feedback, **there are locations in all five communities that demonstrate viable housing sites** for the Regional Housing Needs Assessment (RHNA). The citywide potential sites are reflected in blue on the map to the right. We must now assess and identify specific sites within these areas that could reasonably accommodate market-rate or affordable housing projects (i.e. target vacant land, areas for possible redevelopment, etc.) which meet each community's dispersed approach housing amount.

All of these viable housing sites represent about two percent of the City. However, less than that needs zoning changes to accommodate the required amount of housing.



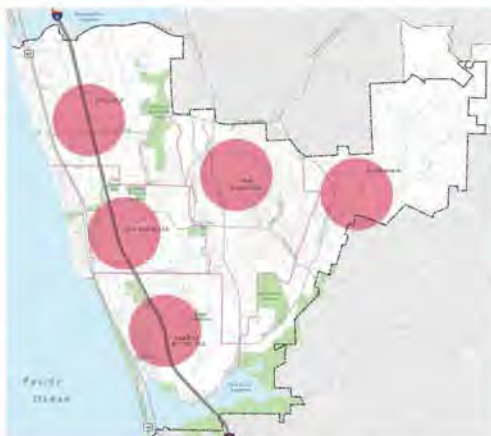
1 FUTURE HOUSING NEEDS

WHAT ROLE THE COMMUNITY CAN PLAY

HOW DOES THIS IMPACT MY COMMUNITY?

As part of updating our housing policies, we need to **determine where future housing should be located** and **what it should look like** once it is built. Each of the five Encinitas communities has its own **identity**, so a one-size-fits-all approach to housing will not work. Instead, the plan will need to be tailored to fit the **unique character of each community**.

Variations in existing development patterns, topography and other qualities help define community characteristics and need to be considered when planning for future housing. It is also important that we look for opportunities to **create new places** with housing of a more moderate density, which could possibly be in combination with other community-serving amenities, such as mixed-use property.



New multifamily and mixed use developments should acknowledge that each of the five communities within Encinitas includes their own identity and therefore the **design should respect and respond to the uniqueness of the surrounding context**.

THE ROLE OF THE COMMUNITY IN UPDATING THE HOUSING PLAN

Defining our community values and the location of future housing requires input and guidance from those who live and own businesses here. Encinitas is a community defined by its developed character and its citizens, young and old, and it is important that you have a voice in the process.

We need your input to update this plan that addresses future housing opportunities. With your input, we will:

IDENTIFY the **type and location of future housing** in Encinitas.

DETERMINE the **community characteristics that you value** to ensure that they are preserved.

CREATE **design standards for future projects** so that the community can be confident that they will fit in with existing neighborhoods.

The plan that you help us create will be put to a public vote in November 2016. Now is the time to learn how housing affects you, and how you can help **guide the future of Encinitas**.



WHAT IS THE PROCESS AND SCHEDULE FOR UPDATING THE PLAN?

The process to update the housing plan begins in November, 2014 with a concerted effort to gather community input. The process concludes in November, 2016, when the public votes on a new housing plan.

2014 NOVEMBER 2014

Community dialogue sessions in each of Encinitas' five communities and e-Town Hall online engagement is launched.

2014 DECEMBER 2014

City Council and Planning Commission joint study session to **review results of public input** from community dialogue sessions.

2015 JANUARY 2015

City Council and Planning Commission joint study session to **provide direction on a preferred land use and community character plan** for future housing.

2015 FEBRUARY 2015

City Council and Planning Commission joint study session to review the complete **draft housing plan and policies, and submission of the draft plan** for State review.

MARCH 2015

City Council and Planning Commission joint study session and public review of related **draft rezoning and Zoning Code amendments**.

MAY 2015

Environmental Impact Report (EIR) scoping meeting.

MAY-DECEMBER 2015

City staff prepares **Draft Environmental Impact Report**.

2016 JANUARY-FEBRUARY 2016

Draft EIR **public review and comment** period.

2016 FEBRUARY-MARCH 2016

City staff prepares **responses to comments** on Draft EIR.

APRIL 2016

Final EIR published.

MAY-JUNE 2016

Planning Commission recommendation and City Council decision to **refer final housing plan to voters**.

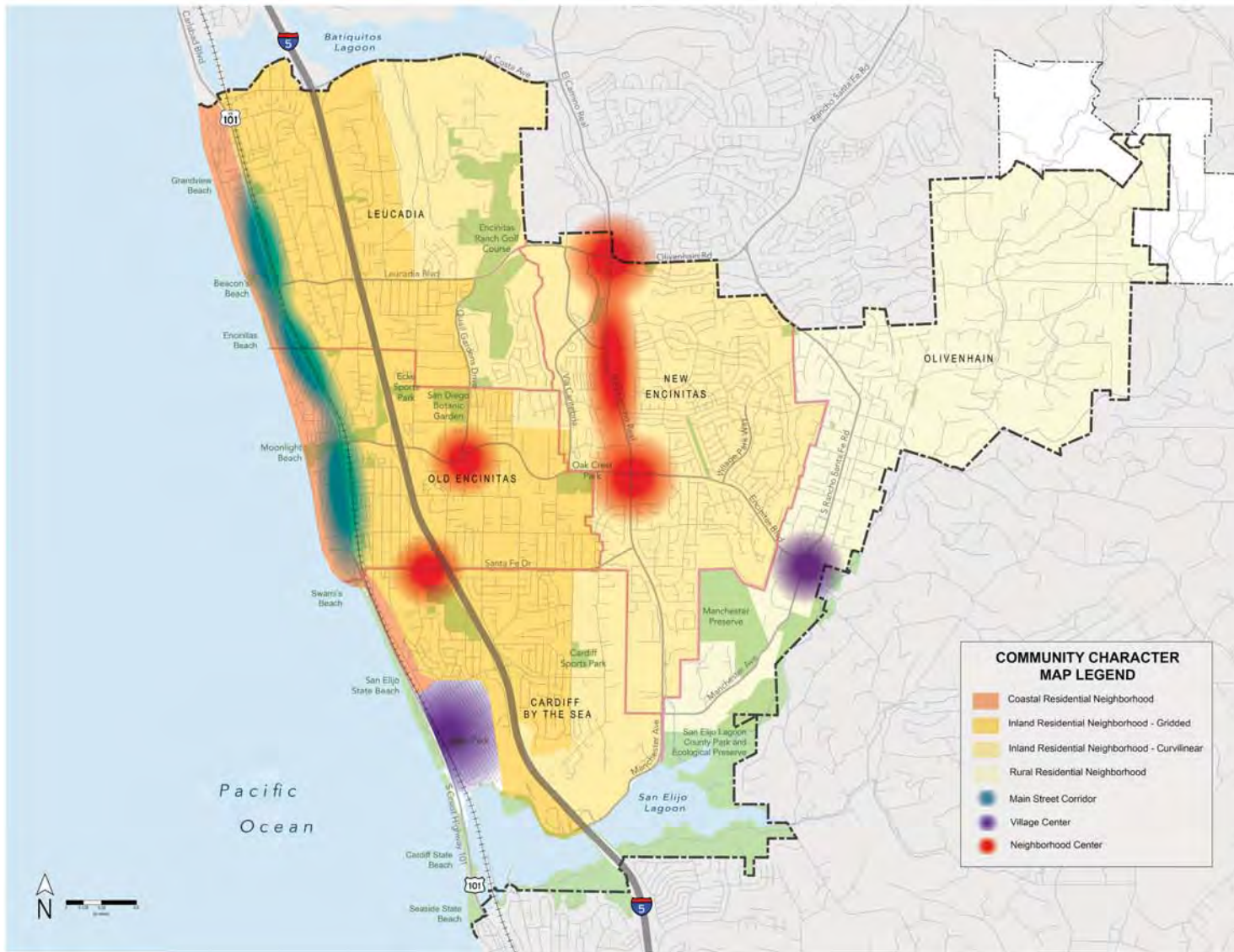
NOVEMBER 2016

Public vote on new housing plan.



2A COMMUNITY CHARACTER

A FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



This map seeks to describe "community character" that exists in Encinitas. These areas are described to recognize differences in their physical characteristics, including street layout, lot size, and building form and scale.

Some of these character areas are ones in which the potential exists for introducing multifamily housing. Other character areas may not have much potential for multifamily housing, but any new development along those boundaries should be designed to create a positive transition to them.

Note that the boundaries illustrated between community character areas should be taken as general identifiers where changes in character occur; they should not be interpreted as fixed, hard lines. The intent is to describe the general location of areas with shared characteristics.



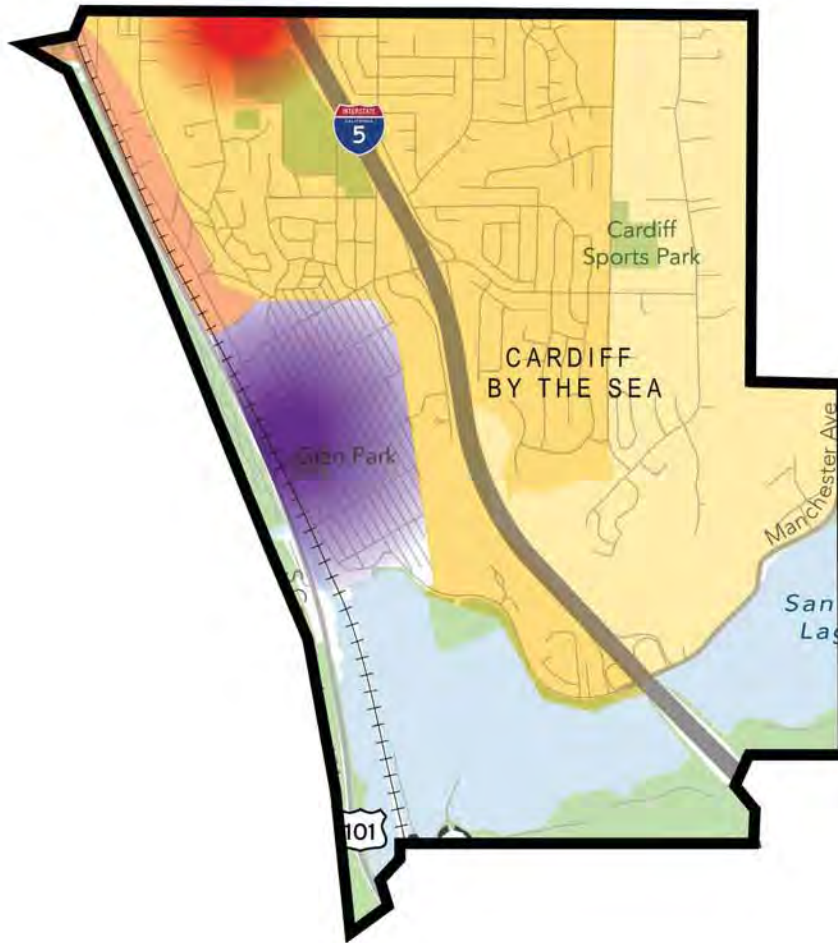
	COASTAL RESIDENTIAL	INLAND RESIDENTIAL - GRIDDED	INLAND RESIDENTIAL - CURVILINEAR	RURAL RESIDENTIAL	MAIN STREET CORRIDOR	VILLAGE CENTER	NEIGHBORHOOD CENTER
LEUCADIA	•	•	•		•	•	•
OLD ENCINITAS	•	•	•		•	•	•
CARDIFF	•	•	•		•	•	•
NEW ENCINITAS			•			•	•
OLIVENHAIN				•	•	•	•

2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



CARDIFF



OVERVIEW

Cardiff is located in the southwest section of Encinitas, just south of downtown. Unlike Leucadia and Old Encinitas, Cardiff's development is located *east* of Highway 101 with San Elijo State Park located *west* of Highway 101 along the coast. Cardiff's major arterials include Highway 101 and Interstate 5 running north-south and Santa Fe Drive and San Elijo Avenue running east-west.

Future housing development should acknowledge that Cardiff includes its own identity and therefore designs should respect and respond to the uniqueness of the surrounding context. There are five general community character areas that exist in Cardiff, which are shown on the map to the left.

- Coastal Residential**
- Village Center**
- Inland Residential-Gridded**
- Inland Residential-Curvilinear**
- Neighborhood Center**

Each context is described in detail on the following pages.

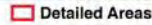


2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



This context is perched upon a hill overlooking Highway 101 and the coast.



Views of the ocean can be reached throughout this context.



Residences are layered up the hillside to reach views of the ocean. Access is often shared.

DESCRIPTION

This context exists in Cardiff, east of Highway 101 along the coast and north of the Town Center. It is generally fully developed, primarily as single-family and some multifamily residential uses. Few infill opportunities currently exist, although some occasions arise when buildings are replaced and lots are assembled. More infill housing opportunities exist in areas that about this context, and thus considering its character will be important in planning new, compatible projects in those locations.

DESIGN CHARACTERISTICS

- Blocks are irregular - dimensions vary
- Street grid generally oriented to coastline
- Streets are mainly shared space (no established curb & sidewalk)
- Street widths are approximately 25'-30'
- Lot sizes and front setbacks are small
- Topography varies - this character area is generally perched upon steeper slopes and homes are built into the hillside
- Views to the ocean are abundant

DESIGN OPPORTUNITIES

- Respect edges to keep low-scale residential feel
- Maintain public views to ocean
- Maintain access through neighborhoods and to public space
- Minimize curb cuts for pedestrian character and preserve street parking



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram

LOT FEATURES

Lot Size:	.05- .30 acres (2,000-15,000 SF)
Dimensions (Width by Depth):	30'-60' by 100'-150'
Lot Shape & Orientation:	Rectangular, oriented toward north-south streets
Lot Coverage:	50% and greater
Building Orientation:	Facing street
Parking Access/Location:	On-site - from alleys and/or street; on-street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 5'-25'; Side: 0'; Rear: 0'-25'
Building Height:	15'-25'
# of Stories:	1-2 stories
Roof Form:	Varies
Entry:	Facing street



CARDIFF



2 COMMUNITY CHARACTER

D FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



DESCRIPTION

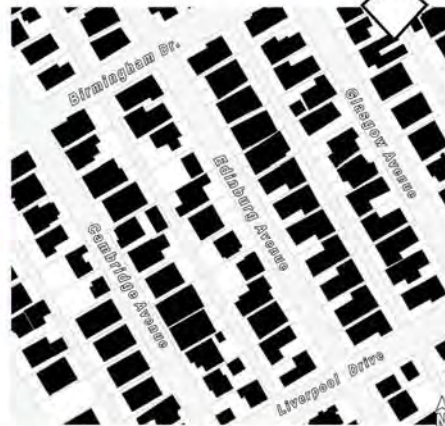
The Village Center context exists in the Cardiff Town Center area. It includes a mixed-use commercial core, surrounded by modestly-scaled residences on a grid oriented to the coast. It has a relaxed feeling and a sense of connection with the outdoors. Most buildings are individual, free-standing structures, with spaces in between that link them to each other and the adjacent residential neighborhood. Opportunities for infill housing and mixed use projects exist in this context, mainly within the commercial core, which could help reinforce the "village" character.

DESIGN CHARACTERISTICS

- Block sizes are relatively consistent (approximately 225' by 615')
- Street grid is rectilinear and parallels the coast; alleys are common
- Street widths are approximately 30'-40' and sidewalks are rare
- Lot sizes and front setbacks are small
- Topography slopes upwards from the coast
- Views to ocean are abundant
- Town Center commercial structures are freestanding with larger setbacks and office space is a prominent use
- Transitions from commercial to residential land uses are integrated

DESIGN OPPORTUNITIES

- Maintain village character
- Connect to adjacent neighborhoods
- Maintain views to ocean
- Enhance active, outdoor lifestyles



LOT FEATURES

- Lot Size:** .05-.35 acres (2,000-15,000 SF), or greater
- Dimensions (Width by Depth):** 30'-150' by 100'-150'
- Lot Shape & Orientation:** Rectangular and perpendicular to the street
- Lot Coverage:** 50% and greater
- Building Orientation:** Facing street
- Parking Access/Location:** On-site - in front of and to the sides of buildings; On-street

BUILDING FORM & PLACEMENT

- Setbacks:** Front: 0'-50'; Side: 0'-20'; Rear: 0'-50'
- Building Height:** 15'-30'
- # of Stories:** 1-2 stories
- Roof Form:** Primarily flat, with other mixed forms
- Entry:** Facing street

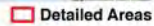


2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key



DESCRIPTION

The Inland Residential - Gridded context exists in the interior of Cardiff. This context is generally organized on the north-south/east-west grid. It developed primarily in the 1960s and 70s and includes single-family dwellings with some "twin homes" and condominiums dispersed throughout. Street edges are informal and rarely include sidewalks or curbs. Some opportunities for attached single family and multifamily infill exist in this context along major arterials and where this context abuts the Neighborhood Center context.

DESIGN CHARACTERISTICS

- Blocks sizes are approximately 200'-300' by 600'-1,000'
- Streets generally run north-south and east-west with no alleys
- Street widths are approximately 20'-30'
- Lot sizes and front setbacks are average
- Sidewalks are attached or non-existent
- Topography varies
- Modest one-story homes dominate the neighborhoods
- Landscapes are mature and abundant

DESIGN OPPORTUNITIES

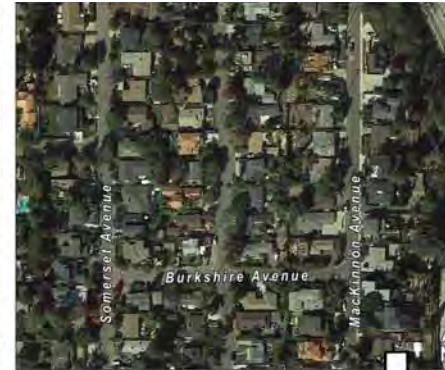
- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



This context includes mainly single-family homes set back from the street with abundant and mature landscapes in front.



Architectural styles vary in this context, but most are modest in size.



Twin homes are common in this context. Some larger homes are present.

LOT FEATURES

Lot Size:	10-30 acre (4,000-15,000 SF)
Dimensions (Width by Depth):	50-70' by 100-160' relatively consistent
Lot Shape & Orientation:	Rectangular, oriented toward north-south streets
Lot Coverage:	20-50%
Building Orientation:	Facing street
Parking Access/Location:	On-site from street, on-street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 15-50'; Side: 5'-15'; Rear: 10'-40'
Building Height:	20'-30'
# of Stories:	1-2 stories
Roof Form:	Hipped and gabled
Entry:	Facing street

COMMUNITY CHARACTER



City of Encinitas | 2014

CARDIFF



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



DESCRIPTION

This context exists on the eastern portion of Cardiff. The context includes mainly single family residential subdivisions developed in the late 1970s through the mid-1990s. It is suburban in character, with curvilinear streets and cul-de-sacs with larger homes set back from the street. More infill housing opportunities exist in areas that about this context, and thus considering its character will be important.

DESIGN CHARACTERISTICS

- Blocks are irregular and very large
- Streets are long, curving and often terminate in cul-de-sacs
- Street widths are approximately 30'-40'
- Continuous sidewalks and formal curbs are present
- Lot sizes and setbacks vary
- Topography varies with streets running parallel along hillsides
- Architectural styles within neighborhoods are relatively uniform
- Attached garages are a prominent element of front facades

DESIGN OPPORTUNITIES

- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



LOT FEATURES

Lot Size:	.10- .35 acre (4,000-15,000 SF)
Dimensions (Width by Depth):	60'-80' by 100'-160'; irregular
Lot Shape & Orientation:	Irregular, no consistent orientation
Lot Coverage:	20-40%
Building Orientation:	Facing street
Parking Access/Location:	On-site from street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 10'-30'; Side: 5'-15'; Rear: 40'-100'
Building Height:	20'-30'
# of Stories:	Primarily 2 stories
Roof Form:	Hipped and gabled
Entry:	Facing street

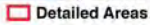


2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key



Snapshot Area #1 - Aerial Photograph



"Big box" development is common in this context.

DESCRIPTION

The Neighborhood Center context in Cardiff is limited mostly to the intersection of I-5 and Santa Fe Drive. Land use is primarily retail. Developments are auto-oriented with large surface parking lots adjacent to "big box" stores and strip centers. Opportunities for infill housing and mixed use exist and could help supplement the retail atmosphere and create a more vibrant and walkable experience, especially with the adjacency to a new community park nearby.

DESIGN CHARACTERISTICS

- Blocks are large and irregular in shape
- Street widths are approximately 50'-70'
- Sidewalks are attached to a formal curb
- Setbacks are large
- Lots and buildings are very large
- Large, surface parking lots are prominent and are located in front of commercial buildings
- Major retailers are the main focus



Snapshot Area #1 - Building Placement Diagram



Big box stores are complemented with strip commercial stores such as banks, restaurants, and other retail services.



Large, surface parking lots are located in front of buildings.



Buildings are set back from the street with large box signs oriented to the driver.

DESIGN OPPORTUNITIES

- Enhance pedestrian experience with smaller, more human-scaled buildings and streets within new projects.
- Enhance connectivity to services, transit, and open space/trails
- Mix in higher density residential uses to help animate and activate the retail experience
- Respect low-scale nature of abutting residential neighborhoods

LOT FEATURES

- Lot Size:** 0.5- 4 acres (20,000-175,000 SF) or greater
- Dimensions (Width by Depth):** 100'-200' by 100'-600'
- Lot Shape & Orientation:** Irregular shapes; inconsistent orientation
- Lot Coverage:** 20-40%
- Building Orientation:** Facing street or facing inwards; inconsistent
- Parking Access/Location:** On-site from street, in front of and to the sides of buildings

BUILDING FORM & PLACEMENT

- Setbacks:** Front: 20'-400'; Side: 0'-50'; Rear: 20'-60'
- Building Height:** 20'-40'
- # of Stories:** Primarily 1 story
- Roof Form:** Flat, with some exceptions
- Entry:** Facing street or facing inwards; inconsistent



CARDIFF

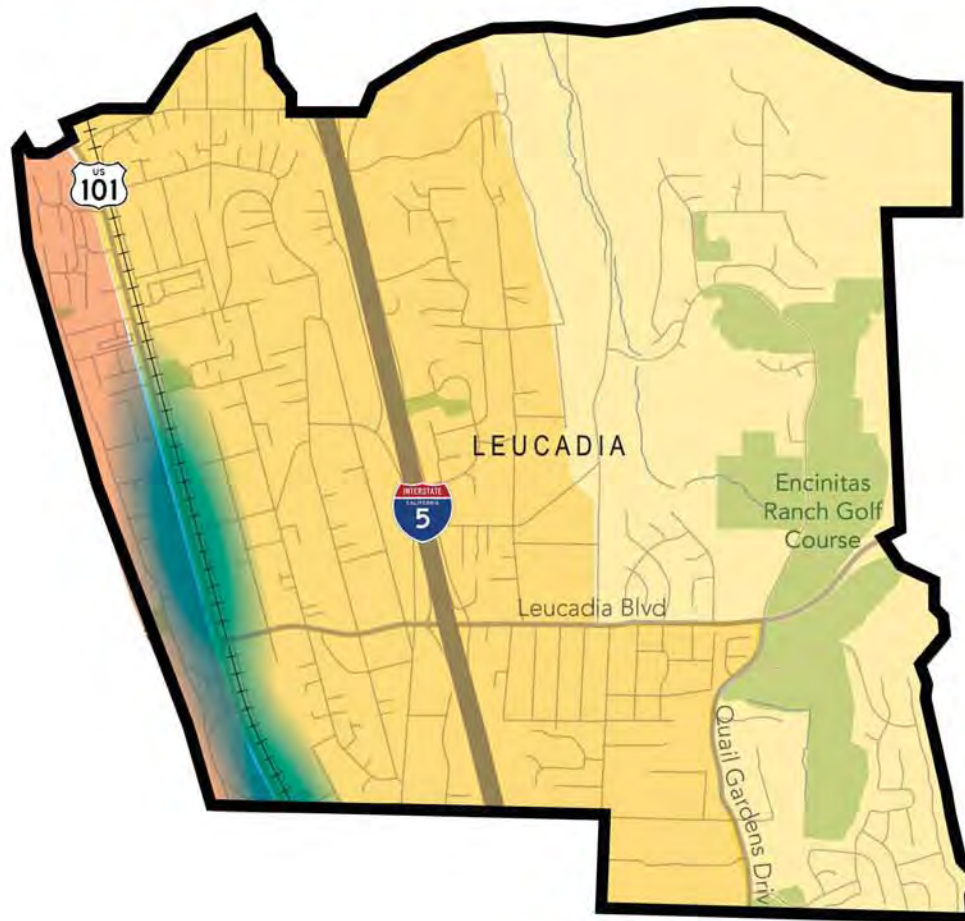


2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



LEUCADIA



OVERVIEW

Leucadia is located in the northwest section of Encinitas, just north of downtown. Its major arterials include Highway 101 and Interstate 5 running north-south and Leucadia Boulevard and La Costa Avenue running east-west.

Future housing development should acknowledge that Leucadia includes its own identity and therefore designs should respect and respond to the uniqueness of the surrounding context. There are four general community character areas that exist in Leucadia, which are shown on the map to the left.

- Coastal Residential**
- Main Street Corridor**
- Inland Residential-Gridded**
- Inland Residential-Curvilinear**

Each context is described in detail on the following pages.



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key

Detailed Areas

DESCRIPTION

This character area exists in Leucadia, west of Highway 101, along the coast. It is generally fully developed, primarily as single-family and some multi-family residential uses. Few infill opportunities currently exist, although some occasions arise when buildings are replaced and lots are assembled. More infill opportunities exist in areas that about this context, and thus considering its character will be important in planning new, compatible projects in those locations.

DESIGN CHARACTERISTICS

- Blocks are irregular - dimensions vary
- Street grid generally oriented to coastline
- Streets are mainly shared space (no established curb & sidewalk)
- Street widths are approximately 25'-30'
- Lot sizes vary and front setbacks are small
- Topography varies slightly within neighborhoods; properties adjacent to the coast are perched upon steep hillside.

DESIGN OPPORTUNITIES

- Respect edges to keep low-scale residential feel
- Maintain public views to ocean
- Maintain access through neighborhoods and to public space
- Minimize curb cuts for pedestrian character and preserve street parking



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



Most streets in this context of Leucadia are "shared" streets, meaning there are no sidewalks, so cars and pedestrians share the street.



Properties are accessed from the street - curb cuts for driveways are common, with a landscaped buffer between the street edge and building.



Most streets do not have curb and gutter.

Original construction tends to be one story in height, but two stories is common for new construction.

LOT FEATURES

Lot Size:	.05-.30 acres (2,000-15,000 SF)
Dimensions (Width by Depth):	30'-60' by 100'-150'
Lot Shape & Orientation:	Rectangular, oriented toward north-south streets
Lot Coverage:	50% and greater
Building Orientation:	Facing street
Parking Access/Location:	On-site - from alleys and/or street; on-street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 5'-25'; Side: 0'; Rear: 0'-25'
Building Height:	15'-25'
# of Stories:	1-2 stories
Roof Form:	Varies
Entry:	Facing street

COMMUNITY CHARACTER



City of Encinitas | 2014

LEUCADIA

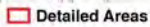


2 COMMUNITY CHARACTER

D FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



Highway 101 in Leucadia is pedestrian and bike friendly.

DESCRIPTION

This character area exists in Leucadia along Highway 101. It has a commercial focus at the street edge. Many buildings have retail on the ground floor with offices or housing above. The experience along the street is lively with outdoor café seating and retail activity. Opportunities for infill housing and mixed use projects exist in this context which could help redefine a unique "center" for Leucadia.

DESIGN CHARACTERISTICS

- Block sizes vary
- Rectilinear street grid is oriented to coast line
- Street widths range from 60'-80' on Highway 101 and 30'-50' on side streets
- Sidewalks and street trees are sporadic
- Buildings are located at the sidewalk edge on Highway 101
- Topography is relatively flat
- Architecture and building styles are an eclectic mix
- A major regional transit spine (railway) is adjacent to Highway 101
- A few historic buildings are present

DESIGN OPPORTUNITIES

- Enhance "downtown" character with a mixture of uses
- Maintain connections to abutting neighborhoods
- Maintain eclectic character and style
- Animate the street and sidewalk edge
- Design to accommodate all modes of transportation



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram

LOT FEATURES

Lot Size:	.05-.60 acre (2,000- 25,000 SF)
Dimensions (Width by Depth):	40'-250' to 75'-125'
Lot Shape & Orientation:	Rectangular, oriented toward Highway 101
Lot Coverage:	50% and greater
Building Orientation:	Facing Highway 101
Parking Access/Location:	On-site - from rear and side streets, located behind and to the sides of buildings; On-street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 0'; Side: 0'-20'; Rear: 0'-50'
Building Height:	15'-35'
# of Stories:	1-2 stories
Roof Form:	Varies
Entry:	Facing street



Some two and three-story buildings are present in Leucadia along Highway 101.



Leucadia's Main Street Corridor context includes an eclectic mix of architecture styles and color.



LEUCADIA



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



Second story views of the ocean are available in some parts of this context in Leucadia.

DESCRIPTION

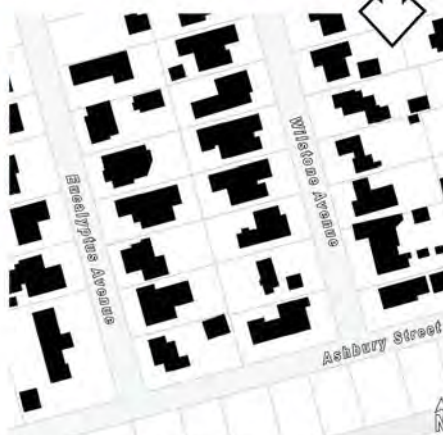
The Inland Residential - Gridded character area exists east and west of Interstate 5 in Leucadia. It developed primarily in the 1960s and 70s and includes mainly single-family dwellings with some "twin homes" and condominiums dispersed throughout. Streets rarely include sidewalks or curbs. Some opportunities for attached single family and multifamily infill exist in this context along major arterials and where this context abuts the Neighborhood Center context.

DESIGN CHARACTERISTICS

- Block sizes are relatively consistent (approximately 500' by 1,000')
- Street grids are both north-south/east-west and coastal oriented
- Street widths are approximately 20'-30'
- Sidewalks are generally non-existent, with some exceptions
- Topography varies.
- Modest one-story homes dominate the neighborhoods
- Landscapes are mature and front yards are common

DESIGN OPPORTUNITIES

- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram



Sidewalks are rare. The street edge is informal and the transition from public right of way to private yard is blurred.



Front yards are common in this context.



On-street parking is available on most streets.



Architectural styles vary, but are reminiscent of the 60s and 70s.

LOT FEATURES

Lot Size:	10-.30 acre (4,000-15,000 SF)
Dimensions (Width by Depth):	50-70' by 100-200' varies
Lot Shape & Orientation:	Rectangular, oriented toward north-south streets
Lot Coverage:	20-50%
Building Orientation:	Facing street
Parking Access/Location:	On-site from street; on-street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 15-50'; Side: 5'-15'; Rear: 10'-40'
Building Height:	20'-30'
# of Stories:	1-2 stories
Roof Form:	Hipped and gabled
Entry:	Facing street

COMMUNITY CHARACTER



LEUCADIA

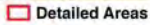


2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



This design context includes significant topography.

DESCRIPTION

This character area exists in Leucadia, east of Interstate 5. The context includes mainly single family residential subdivisions developed in the late 1970s through the mid-1990s. It is suburban in character, with curvilinear streets and cul-de-sacs with larger homes set back from the street. More infill opportunities exist in areas that about this context, and thus considering its character will be important.

DESIGN CHARACTERISTICS

- Block sizes are large and irregular in shape
- Streets are long, curving and often terminate in cul-de-sacs
- Street widths are approximately 30'-40'
- Lot sizes are large and setbacks are average
- Continuous sidewalks and formal curbs are present
- Topography varies: long, curving streets run parallel along hillsides
- Architectural styles within neighborhoods are relatively uniform
- Attached garages are a prominent element of front facades



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram



Views of the ocean can be reached in this context due to the topography.



Cul-de-sacs are a common feature in this context.



Sidewalks are attached to the curb and buildings are set back from the street.

DESIGN OPPORTUNITIES

- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles

LOT FEATURES

- Lot Size:** .20-.45 acre (7,000-15,000 SF)
- Dimensions (Width by Depth):** 50'-100' by 100'-150'; irregular
- Lot Shape & Orientation:** Irregular, no consistent orientation
- Lot Coverage:** 20-40%
- Building Orientation:** Facing street
- Parking Access/Location:** On-site from street

BUILDING FORM & PLACEMENT

- Setbacks:** Front: 20'-30'; Side: 5'-15'; Rear: 20'-30'
- Building Height:** 20'-30'
- # of Stories:** Primarily 2 stories
- Roof Form:** Hipped and gabled
- Entry:** Facing street

COMMUNITY CHARACTER



LEUCADIA

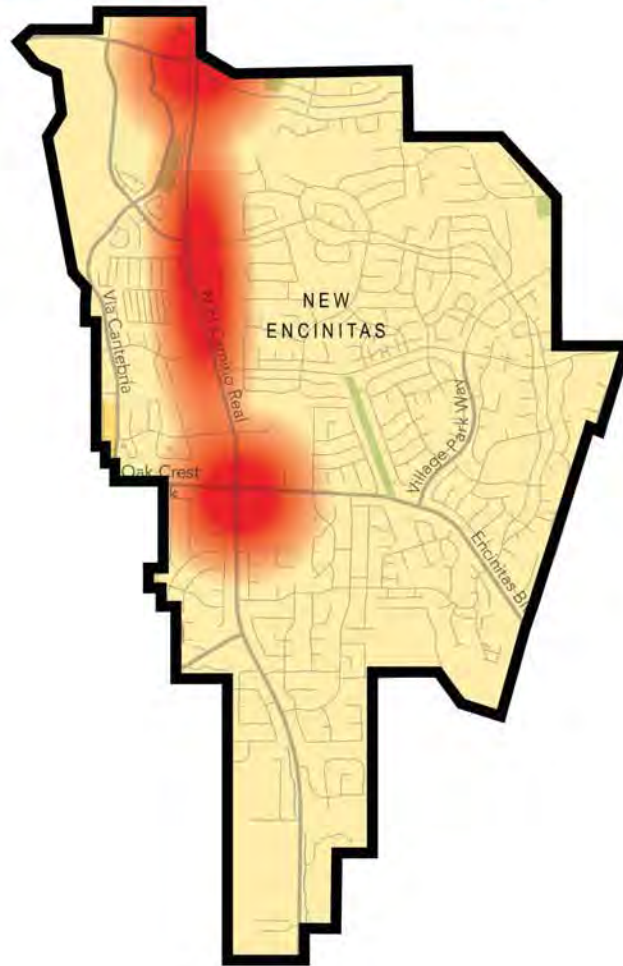


2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS



OVERVIEW

New Encinitas is located in central Encinitas, just east of downtown. Development patterns in New Encinitas are typical of suburban tract developments, with large-lot single family residences on winding streets and cul-de-sacs with commercial nodes located along major arterials. Its major arterial streets include El Camino Real running north-south and Encinitas Boulevard running east-west.

Future housing development should acknowledge that New Encinitas includes its own identity and therefore designs should respect and respond to the uniqueness of the surrounding context. There are two general community character areas that exist in New Encinitas, which are shown on the map to the left.

- Inland Residential-Curvilinear**
- Neighborhood Center**

Each context is described in detail on the following pages.



2 COMMUNITY CHARACTER

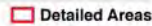
FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS



Snapshot Area - Key



DESCRIPTION

Much of the development in New Encinitas is characterized by this context. It includes mainly single family residential subdivisions developed in the late 1970s through the mid-1990s. It is suburban in character, with curvilinear streets and cul-de-sacs with larger homes set back from the street. More infill housing opportunities exist in areas that about this context, and thus considering its character will be important. However, some attached single family and multifamily infill could occur along major arterials.

DESIGN CHARACTERISTICS

- Block sizes are large and irregular in shape
- Streets are long, curving and often terminate in cul-de-sacs
- Street widths are approximately 30'-40'
- Continuous attached sidewalks and formal curbs are present
- Lot sizes and setbacks are large
- Topography varies; street run parallel to hillsides.
- Architectural styles within neighborhoods are relatively uniform
- Attached garages are a prominent element of front facades, as alleys are non-existent

DESIGN OPPORTUNITIES

- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



Architectural styles tend to be relatively uniform within subdivisions, although, styles may vary from neighborhood to neighborhood.



Topography becomes more varied as distance from the coast increases.



Attached garages are very characteristic of this character area.



Sidewalks are almost always present, typically attached to the curb with curb cuts for driveways.



Streets patterns are dominated by long curving streets that terminate sight lines.

LOT FEATURES

Lot Size:	.13-.35 acre (6,000-15,000 SF)
Dimensions (Width by Depth):	60'-80' by 100'-160'; irregular
Lot Shape & Orientation:	Irregular, no consistent orientation
Lot Coverage:	20-40%
Building Orientation:	Facing street
Parking Access/Location:	On-site from street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 20'-30'; Side: 5'-15'; Rear: 20'-30'
Building Height:	20'-30'
# of Stories:	Primarily 2 stories
Roof Form:	Hipped and gabled
Entry:	Facing street



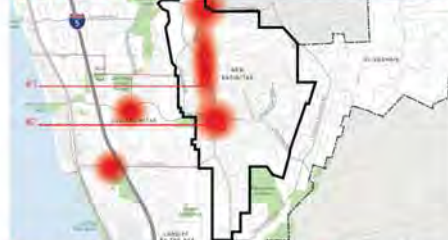
2 COMMUNITY CHARACTER

D FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS

NEIGHBORHOOD CENTER



Snapshot Area - Key



DESCRIPTION

The Neighborhood Center design context in New Encinitas exists along the El Camino Real corridor, between Encinitas and Leucadia Boulevards. The context is distributed in activity centers (major intersections) and corridors (major arterials.) Land use is primarily retail. Developments are auto-oriented with large surface parking lots adjacent to "big box" stores and strip centers. Opportunities for infill housing and mixed use exist and could help supplement the retail atmosphere and create a more vibrant and walkable experience.

DESIGN CHARACTERISTICS

- Block sizes are large and irregular in shape
- Streets are curvilinear, oriented along major arterials
- Street widths are approximately 80'-110'
- Sidewalks are generally attached to formal curbs
- Buildings and lots are very large with large setbacks
- Major retailers are the main focus
- Large, surface parking lots are prominent
- Topography varies: arterials follow low-lying areas

DESIGN OPPORTUNITIES

- Enhance pedestrian experience with smaller, more human-scaled buildings and streets within new projects.
- Enhance connectivity to services, transit, and open space/trails
- Mix in higher density residential uses to help animate and activate the retail experience
- Respect low-scale nature of abutting residential neighborhoods



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



This design context occurs along Encinitas' major traffic arterials, and the activity centers where these arterials intersect.



Attached sidewalks are common, but other street furnishings are rare, as this context is primarily auto-oriented.



The large parcels in this context are covered with plentiful surface parking.



Landscaping in this context is often a strip of grass or small scale planting, while street trees exist only intermittently.



Although this design context does include some office space and professional services, retail is the dominate land use.

LOT FEATURES

Lot Size:	1-5 acres (45,000-220,000 SF) or greater
Dimensions (Width by Depth):	100'-400' by 100'-600'
Lot Shape & Orientation:	Irregular shapes; inconsistent orientation
Lot Coverage:	20-40%
Building Orientation:	Facing street or facing inwards; inconsistent
Parking Access/Location:	On-site from street, in front of and to the sides of buildings

BUILDING FORM & PLACEMENT

Setbacks:	Front: 20'-100'; Side: 0'-50'; Rear: 20'-60'
Building Height:	20'-40'
# of Stories:	Primarily 1 story
Roof Form:	Flat, with some exceptions
Entry:	Facing street or facing inwards; inconsistent

COMMUNITY CHARACTER



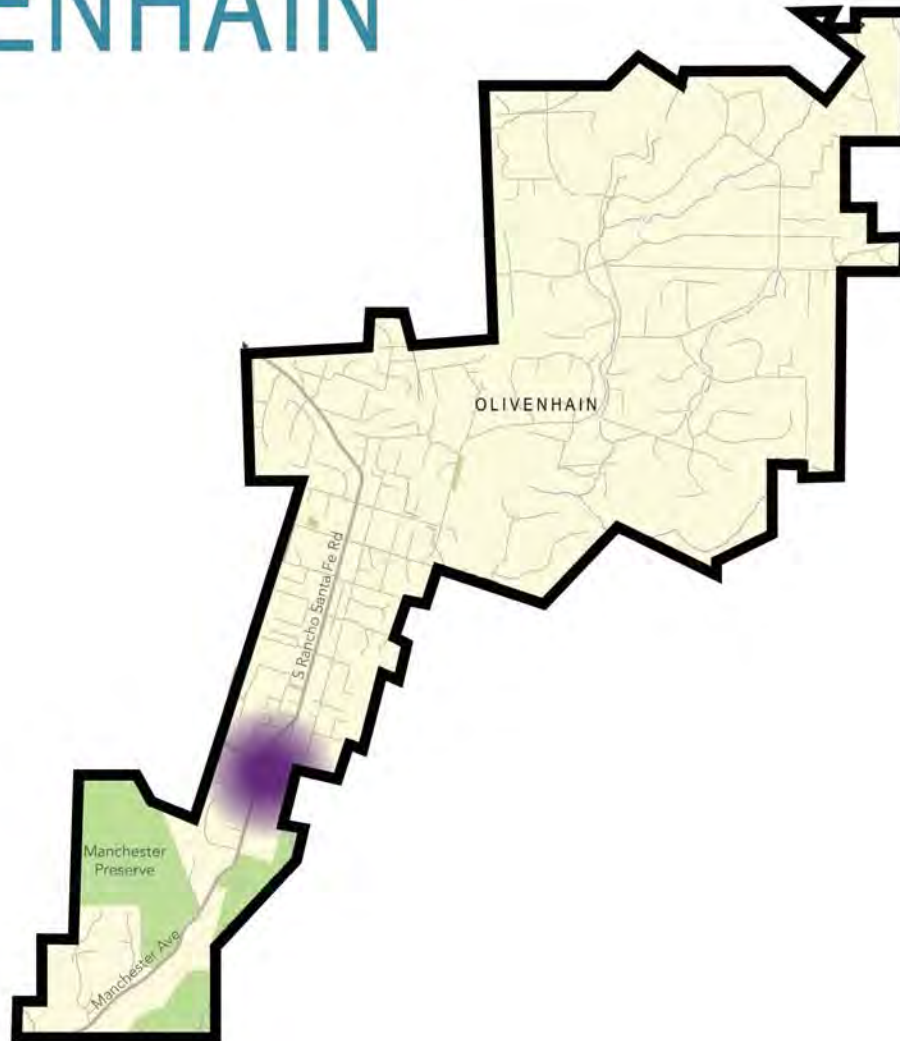
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2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN





OLIVENHAIN

OVERVIEW

Olivenhain is located in the easternmost section of Encinitas, just east of New Encinitas. Olivenhain is unique in that it is characterized by a very rural atmosphere with a significant equestrian culture. The "center" of Olivenhain is located at the intersection of Encinitas Boulevard and Rancho Santa Fe Road, its two major arterial streets.

Future housing development should acknowledge that New Encinitas includes its own identity and therefore designs should respect and respond to the uniqueness of the surrounding context. There are two general community character areas that exist in New Encinitas, which are shown on the map to the left.

-  Rural Residential
-  Village Center

Each context is described in detail on the following pages.



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN



DESCRIPTION

The Village Center context in Olivenhain exists around the intersection of Rancho Santa Fe Road and Encinitas Boulevard. It is primarily commercial in use, with a relaxed feeling and a sense of connection with the outdoors. Most buildings are individual, free-standing structures, with spaces in between that link them to each other and the adjacent neighborhoods. Opportunities for infill housing and mixed use projects exist in this context and could help reinforce the "village" character.

DESIGN CHARACTERISTICS

- Blocks are large and irregular in shape
- Streets are curvilinear and oriented along major arterials
- Street widths are approximately 60' to 100'
- Sidewalks are attached to formal curbs
- Lots and setbacks are large
- Topography generally includes low slopes
- Structures are freestanding with larger setbacks
- Office space is a relatively significant land use
- Transitions from commercial to residential land uses are integrated

DESIGN OPPORTUNITIES

- Maintain village character
- Connect to adjacent neighborhoods
- Maintain views to ocean
- Enhance active, outdoor lifestyles



LOT FEATURES

- Lot Size:** 5- 4 acres (25,000-175,000 SF)
- Dimensions (Width by Depth):** 100'-350' by 150'-350'
- Lot Shape & Orientation:** Irregular shapes; inconsistent orientation
- Lot Coverage:** 20-40%
- Building Orientation:** Facing street or facing inwards; inconsistent
- Parking Access/Location:** On-site from street, in front of and to the sides of buildings

BUILDING FORM & PLACEMENT

- Setbacks:** Front: 20'-100'; Side: 0'-50'; Rear: 20'-60'
- Building Height:** 20'-40'
- # of Stories:** Primarily 1 story
- Roof Form:** Flat, with some exceptions
- Entry:** Facing street or facing inwards; inconsistent



2^D COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN



DESCRIPTION

The Rural Residential context makes up the majority of Olivenhain. It is pastoral in nature, with single family uses on very large lots with views to the foothills. A significant equestrian culture exists in this context, and many multi-use trails exist for walking, biking, jogging, or horse-riding. Few opportunities for multifamily housing exist in this context due to the remote nature of the area. However, some areas exist that about this context where small, multifamily and mixed use projects could be integrated.

DESIGN CHARACTERISTICS

- Blocks are large and irregular in shape
- Streets are long and curving and follow topography
- Street widths are approximately 20'-30'
- Sidewalks generally do not exist, but equestrian trails are common
- Lots and setbacks are extremely large
- Topography includes rolling hills abutting the foothills
- The character is pastoral and landscapes are natural

DESIGN OPPORTUNITIES

- Respect low-scale, rural nature of development with sensitive transitions
- Enhance connectivity to services and open space and trails
- Focus higher density housing along arterials that include opportunities for placemaking
- Maintain pastoral character and equestrian culture



LOT FEATURES

Lot Size:	2-3 acres (85,000-130,000 SF), or greater
Dimensions (Width by Depth):	200'-500' by 200'-600'
Lot Shape & Orientation:	Irregular shapes; inconsistent orientation
Lot Coverage:	10-25%
Building Orientation:	Inconsistent orientation
Parking Access/Location:	On-site from street with significant driveway

BUILDING FORM & PLACEMENT

Setbacks:	Large, but inconsistent
Building Height:	15'-30'
# of Stories:	Primarily 1 and 2 stories
Roof Form:	Varied
Entry:	Varied

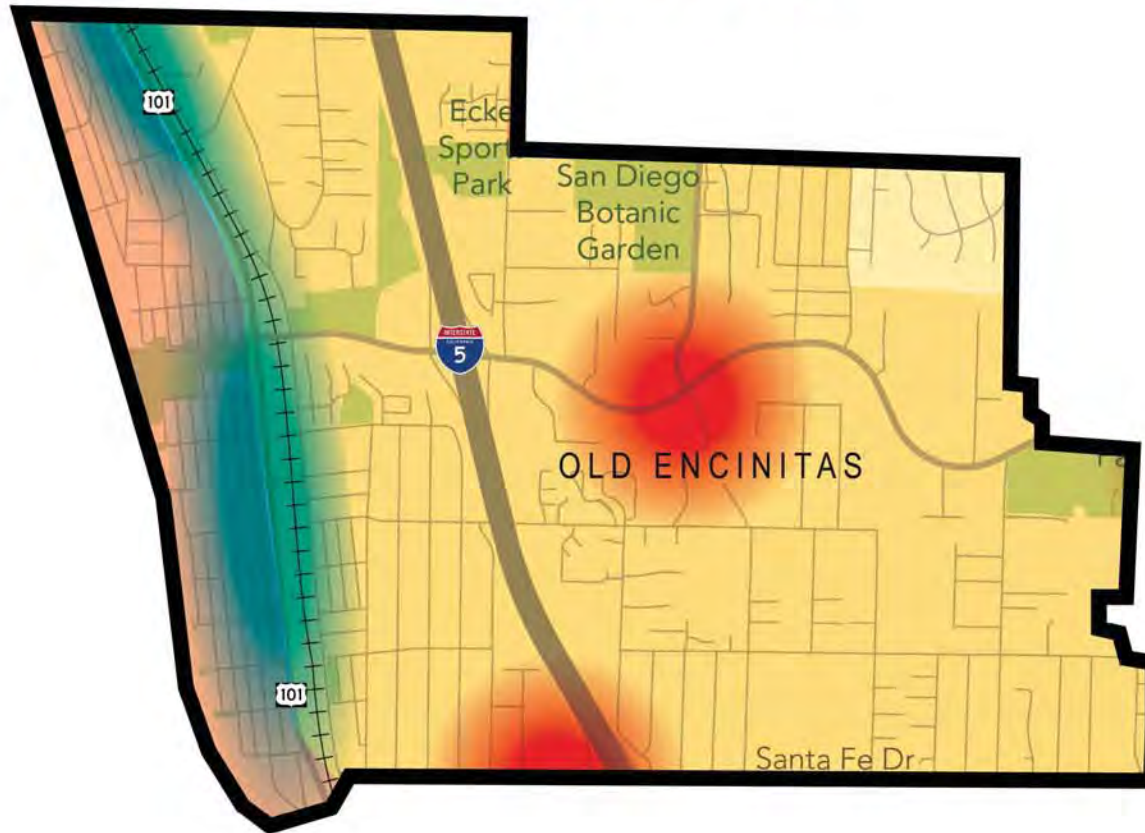


2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



OVERVIEW

Old Encinitas is located in the center of Encinitas and includes the historic core and downtown for the City. Its major arterial streets include Highway 101 and Interstate 5 running north-south and Encinitas Boulevard and Santa Fe Drive running east-west.

Future housing development should acknowledge that Old Encinitas includes its own identity and therefore designs should respect and respond to the uniqueness of the surrounding context. There are five general community character areas that exist in Old Encinitas, which are shown on the map to the left.

- Coastal Residential**
- Main Street Corridor**
- Inland Residential-Gridded**
- Inland Residential-Curvilinear**
- Neighborhood Center**

Each context is described in detail on the following pages.



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



DESCRIPTION

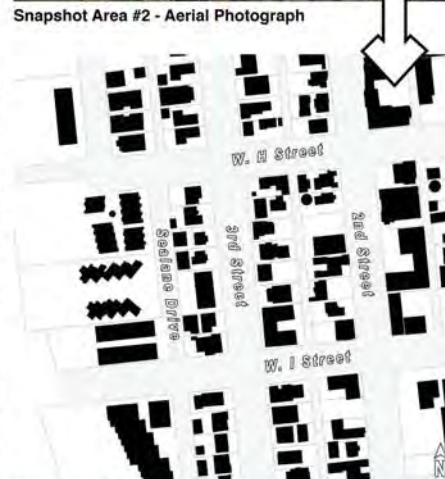
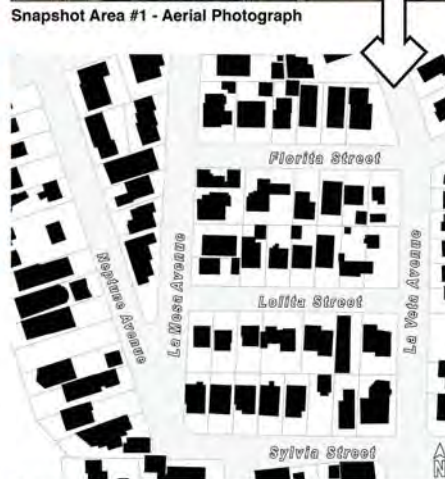
This character area exists along the coastal edge of Old Encinitas, west of Highway 101. It is generally fully developed, primarily as single-family and some multi-family residential uses. Few infill opportunities currently exist, although some occasions may arise when buildings are replaced and lots are assembled. More infill opportunities exist in areas that abut this context, and thus considering its character will be important in planning new, compatible projects.

DESIGN CHARACTERISTICS

- Block sizes are generally consistent (approximately 215' by 400')
- Rectilinear street grid is oriented to coastline
- Street widths are relatively consistent (approximately 25'-30' wide)
- Alleys are common
- Sidewalks are not consistent - attached, detached, and non-existent
- Lot sizes and front setbacks are small
- Topography varies slightly within neighborhoods; properties adjacent to the coast are perched upon steep hillside.
- Access to beaches are important

DESIGN OPPORTUNITIES

- Respect edges to keep low-scale residential feel
- Maintain public views to ocean
- Maintain access through neighborhoods and to public space and beaches
- Minimize curb cuts for pedestrian safety and preserve on-street parking



LOT FEATURES

Lot Size:	.05-.30 acres (2,000-15,000 square feet)
Dimensions (Width by Depth):	30'-60' by 100'-150'
Lot Shape & Orientation:	Rectangular, oriented toward north-south streets
Lot Coverage:	50% and greater
Building Orientation:	Facing street
Parking Access/Location:	On-site - from alleys and/or street; on-street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 5'-25'; Side: 0'; Rear: 0'-25'
Building Height:	15'-25'
# of Stories:	1-2 stories
Roof Form:	Varies
Entry:	Facing street



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



DESCRIPTION

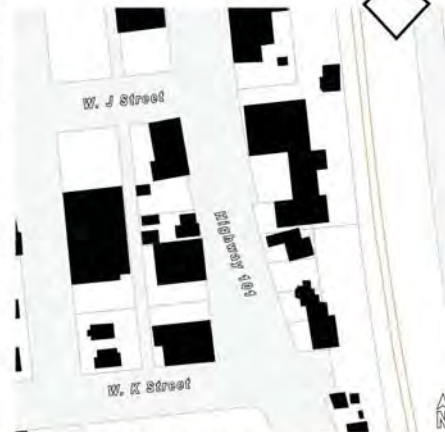
This character area exists along Highway 101 in Old Encinitas. It has a commercial focus, but includes a mix of uses, and operates as the "downtown" for the entire city. Many buildings have retail on the ground floor with offices or housing above. The experience along the street is lively, with lots of outdoor café seating and retail. Infill housing and mixed use projects could occur in this character area to help reinforce downtown's unique character.

DESIGN CHARACTERISTICS

- Block sizes are consistent (approximately 230'-300' by 400'-430')
- Rectilinear street grid is oriented to coastline
- Street widths range from 60'-80' on Highway 101 and 30'-50' on side streets
- Sidewalks are attached to curbs and street trees are common
- Buildings are located at the sidewalk edge along Highway 101
- Topography is relatively flat
- Architecture and building styles are an eclectic mix
- A major regional transit spine (railway) is adjacent to Highway 101
- Historic buildings are present

DESIGN OPPORTUNITIES

- Enhance "downtown" character with a mixture of uses
- Maintain connections to abutting neighborhoods
- Maintain eclectic character and style
- Animate the street and sidewalk edge
- Design to accommodate all modes of transportation



LOT FEATURES

- Lot Size:** .05- .60 acre (2,000- 25,000 square feet)
- Dimensions (Width by Depth):** 40'-100' to 60'-90'
- Lot Shape & Orientation:** Rectangular, oriented toward Highway 101
- Lot Coverage:** 50% and greater
- Building Orientation:** Facing north-south streets
- Parking Access/Location:** On-site - from rear and side streets, located behind and to the sides of buildings; On-street

BUILDING FORM & PLACEMENT

- Setbacks:** Front 0'; Side: 0'-20'; Rear: 0'-50'
- Building Height:** 15'-45'
- # of Stories:** 1-2 stories
- Roof Form:** Varies
- Entry:** Facing street



2nd COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



Snapshot Area - Key

Detailed Areas

DESCRIPTION

The Inland Residential - Gridded character area exists east and west of Interstate 5 in Old Encinitas. This residential context is generally organized on the north-south/east-west grid. It developed primarily in the 1960s and 70s and includes single-family dwellings with some "twin homes" and condominiums dispersed throughout. Streets rarely include sidewalks or curbs. Opportunities for attached single family and multifamily infill exist in this context along major arterials and where this context abuts the Neighborhood Center context.

DESIGN CHARACTERISTICS

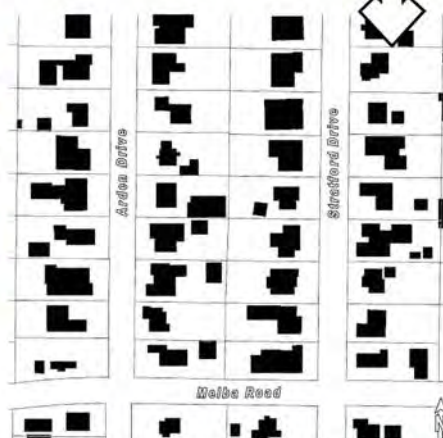
- Block size is relatively consistent (325' by 1,300')
- Streets are oriented in the north-south/east-west directions
- Street widths are approximately 20'-30' wide
- Sidewalks are generally non-existent, as are alleys
- Topography varies
- Modest one-story homes dominate the neighborhoods
- Landscapes are mature and abundant on private property

DESIGN OPPORTUNITIES

- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



Houses are generally set back from the street, with a front yard between the structure and the street.



Modest one-story homes dominate this design context.



Some curbs and sidewalks have been added, but are not consistent.

LOT FEATURES

Lot Size:	.10-.30 acre (4,000-15,000 square feet)
Dimensions (Width by Depth):	50'-70' by 140'-160' relatively consistent
Lot Shape & Orientation:	Rectangular, oriented toward north-south streets
Lot Coverage:	20-50%
Building Orientation:	Facing street
Parking Access/Location:	On-site from street; on-street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 15'-50'; Side: 5'-15'; Rear: 10'-40'
Building Height:	20'-30'
# of Stories:	1-2 stories
Roof Form:	Hipped and gabled
Entry:	Facing street

COMMUNITY CHARACTER



2_F COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



Snapshot Area - Key

Detailed Areas

DESCRIPTION

This character area exists in the northeast corner of Old Encinitas. The context includes a single family residential subdivision, typical of the late 1970s through the mid-1990s development. It is suburban in character, with curvilinear streets and cul-de-sacs with larger homes set back from the street. More infill opportunities exist in areas that about this context, and thus considering its character will be important.

DESIGN CHARACTERISTICS

- Block sizes are large and irregular in shape
- Streets are long, curving and often terminate in cul-de-sacs
- Street widths are approximately 30'-40'
- Continuous attached sidewalks and formal curbs are present
- Lot sizes and setbacks are large
- Topography varies; street run parallel to hillsides.
- Architectural styles within neighborhoods are relatively uniform
- Attached garages are a prominent element of front facades, as alleys are non-existent

DESIGN OPPORTUNITIES

- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



Curb cuts are common along streets and topography allows for expansive views.



Some streets include attached sidewalks and some streets do not include sidewalks.



Cul-de-sacs are a common feature in this context.



Most homes include a pedestrian (sidewalk) and auto (driveway) entrance from the street.

LOT FEATURES

Lot Size:	13-.35 acre (6,000-15,000 square feet)
Dimensions (Width by Depth):	60'-80' by 100'-160'; irregular
Lot Shape & Orientation:	Irregular, no consistent orientation
Lot Coverage:	20-40%
Building Orientation:	Facing street
Parking Access/Location:	On-site from street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 20'-30'; Side: 5'-15'; Rear: 20'-30'
Building Height:	20'-30'
# of Stories:	Primarily 2 stories
Roof Form:	Hipped and gabled
Entry:	Facing street

COMMUNITY CHARACTER



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



NEIGHBORHOOD CENTER



Snapshot Area - Key

Detailed Areas

DESCRIPTION

The Neighborhood Center character area exists in Old Encinitas along Encinitas Boulevard, east of the Interstate. Land use is primarily retail, though professional and consumer services are common as well. Developments are auto-oriented with large surface parking lots and strip centers. Opportunities for infill housing and mixed use exist, and could help supplement the retail atmosphere and create a more vibrant and walkable experience.

DESIGN CHARACTERISTICS

- Block sizes are large and irregular in shape
- Streets are curvilinear, oriented along major arterials
- Street widths are approximately 70'-100'
- Sidewalks are generally attached to formal curbs
- Buildings and lots are very large with large setbacks
- Major retailers are the main focus
- Large, surface parking lots are prominent
- Topography varies: arterials follow low-lying areas

DESIGN OPPORTUNITIES

- Enhance pedestrian experience with smaller, more human-scaled buildings and streets within new projects.
- Enhance connectivity to services, transit, and open space/trails
- Mix in higher density residential uses to help animate and activate the retail experience
- Respect low-scale nature of abutting residential neighborhoods



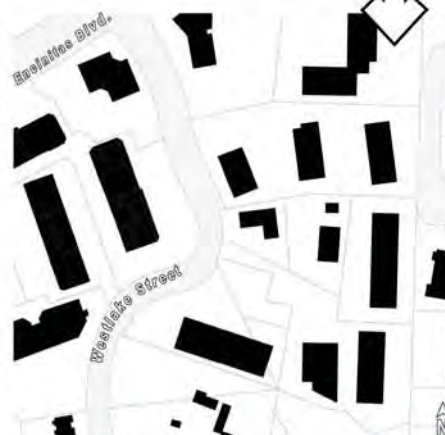
Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram



This context exists along major arterials like Encinitas Boulevard.



A few smaller commercial buildings are located closer to the street.



Buildings are mainly commercial, set back from the street, with parking in front.



Sidewalks are attached to the curb with a generous landscape "buffer" between the sidewalk and the buildings.



LOT FEATURES

- Lot Size:** .25- 4.5 acres (45,000-200,000 square feet)
- Dimensions (Width by Depth):** 100'-150' by 100'-400'
- Lot Shape & Orientation:** Irregular shapes; inconsistent orientation
- Lot Coverage:** 20-40%
- Building Orientation:** Facing street or facing inwards; inconsistent
- Parking Access/Location:** On-site from street, in front of and to the sides of buildings

BUILDING FORM & PLACEMENT

- Setbacks:** Front: 20'-100'; Side: 0'-50'; Rear: 20'-60'
- Building Height:** 20'-40'
- # of Stories:** Primarily 1 story
- Roof Form:** Flat, with some exceptions
- Entry:** Facing street or facing inwards; inconsistent



3A HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



HOUSING PROTOTYPES

Housing prototypes serve as case studies for showing how new development could occur in Encinitas. Attached single family, multifamily, and mixed use prototypes provide an assortment of potential housing types that are compatible with existing development. Other building prototypes could also be used to meet future housing needs.

For the purposes of this exercise, five prototypes are explored to demonstrate a range of densities. Some prototypes are appropriate for certain design contexts and some are not. The following pages provide more detailed information about each prototype.

HOUSING DENSITY



CARRIAGE HOUSE



TWO STORY:
Average Density: 10-15 dwelling units per acre
Unit Size: 620-1,200 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under or Enclosed garage

THREE STORY:
Average Density: 15-20 dwelling units per acre
Unit Size: 620-1,200 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under or Enclosed garage

TOWNHOME



TWO STORY:
Average Density: 15 dwelling units per acre
Unit Size: 1,200-1,800 SF
Unit Type: 2-3 bedroom
Parking: Integrated garage

THREE STORY:
Average Density: 15 dwelling units per acre
Unit Size: 1,600-2,400 SF
Unit Type: 2-4 bedroom
Parking: Integrated garage

FLAT



TWO STORY:
Average Density: 15-20 dwelling units per acre
Unit Size: 550-1,000 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under

THREE STORY:
Average Density: 20-30 dwelling units per acre
Unit Size: 550-1,500 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under + Surface lot

MIXED USE



TWO STORY:
Average Density: 15-25 dwelling units per acre
Unit Size: 600-1,200 SF
Unit Type: studio - 3 bedroom
Parking: Tuck-under + Surface lot

THREE STORY:
Average Density: 25-35 dwelling units per acre
Unit Size: 600-1,600 SF
Unit Type: studio - 3 bedroom
Parking: Tuck-under + Sub-grade

APARTMENT



TWO STORY:
Average Density: 20-25 dwelling units per acre
Unit Size: 750-1,600 SF
Unit Type: 1-3 bedroom
Parking: Surface lot

THREE STORY:
Average Density: 25-35 dwelling units per acre
Unit Size: 750-1,600 SF
Unit Type: 1-3 bedroom
Parking: Surface lot or Podium

EXAMPLES



3^B HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



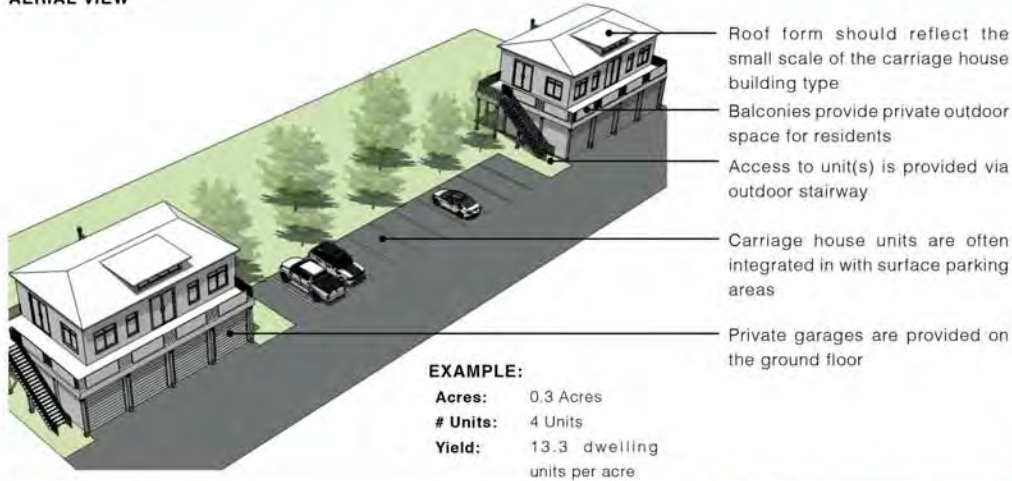
CARRIAGE HOUSE

Carriage Houses are 2nd floor (and occasionally 3rd-floor) apartments located above ground floor parking. Parking is provided either as "tuck-under" (partially enclosed) or in private garages (fully enclosed).

Carriage houses may be used to add density to a site, provide a wider variety of unit types and sizes, and to smoothly transition into existing single family neighborhoods.

CARRIAGE HOUSE PROTOTYPE:

AERIAL VIEW



DESIGN FEATURES:

TWO STORY:

Average Density: 10-15 dwelling units per acre

Unit Size: 620-1,200 SF

Unit Type: studio-2 bedroom

Parking: Tuck-under or Enclosed garage

THREE STORY:

Average Density: 15-20 dwelling units per acre

Unit Size: 620-1,200 SF

Unit Type: studio-2 bedroom

Parking: Tuck-under or Enclosed garage

BUILDING SECTION:



FRONT VIEW



Carriage houses are accessed via an alley or driveway. They provide additional parking for supporting uses.

REAR VIEW



Carriage houses are often used as a way to transition into single family neighborhoods, as they are smaller in scale than typical multifamily buildings.

CARRIAGE HOUSES IN CONTEXT:



Carriage houses increase density and parking options on a site while providing a modest scale of development.



Carriage houses provide a modest scale for transitioning into single family neighborhoods.

EXAMPLE IMAGES:



3 HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



TOWNHOMES

Townhomes are single family homes that are attached to one another. End units have openings on three sides, while interior units have openings only in the front and back. Usually, a garage is accessed via an alley. It could be attached

or detached with a small back yard. The main entrance faces a public street and sidewalk and often includes a front porch or stoop.

TOWNHOME PROTOTYPE:

AERIAL VIEW



Varied roof and building form allow each unit to be individualized.

Front porches or stoops are common

Outdoor terraces provide private open space for units and access to fresh air and views

Building set backs are varied

Each unit includes individual entries

End units offer additional windows and private outdoor space

EXAMPLE:

Acres: 0.4 Acres

Units: 6 Units

Yield: 15 dwelling units per acre

FRONT VIEW



Townhomes are single family homes that share a wall. Construction precautions are taken to mitigate sound transfer.

REAR VIEW



Individual (two-car) garages are integrated into the rear facade.

TOWNHOMES IN CONTEXT:



Three-story townhomes offer larger unit sizes (4-bedrooms), as desired for families in Encinitas, without the cost of a detached single family home.



Townhomes may include an integrated, enclosed garage, or a "carport" which can double as an outdoor patio.

DESIGN FEATURES:

TWO STORY:

Average Density: 15 dwelling units per acre

Unit Size: 1,200-1,800 SF

Unit Type: 2-3 bedroom

Parking: Integrated garage

THREE STORY:

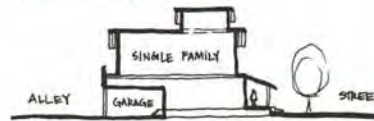
Average Density: 15 dwelling units per acre

Unit Size: 1,600-2,400 SF

Unit Type: 2-4 bedroom

Parking: Integrated garage

BUILDING SECTION:



EXAMPLE IMAGES:



3^D HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



FLATS

Flats are apartments that are stacked vertically without an internal corridor. Ground floor units include an individual entry while upper floors are accessed via a common stair core. Each building includes 4 to 6 units, depending on building

height and unit size. Parking is "tucked" under the building for site efficiency. This prototype includes a wide range of unit sizes to accommodate mixed-income opportunities.

FLATS PROTOTYPE:

AERIAL VIEW



Third floor units are stepped back to provide varied massing and private terraces.

Additional parking for units is provided behind the buildings, accessed via an alley

Varied massing along façade

Private balconies provided in rear

Shared entry for upper floor units

Individual entry for ground floor units

EXAMPLE:

Acres: 0.6 Acres
Units: 12 Units
Yield: 20 dwelling units per acre

FRONT VIEW



Flats operate much like townhomes, but units are stacked on top of one another instead of side by side.

REAR VIEW



The three-story flat includes four tuck-under parking spaces per every six units. Therefore, extra on-site surface parking is required.

FLATS IN CONTEXT:



A two-story flat module includes four total units with one tuck-under parking space per unit.

DESIGN FEATURES:

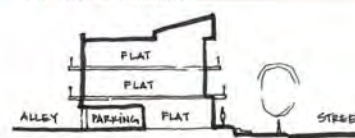
TWO STORY:

Average Density: 15-20 dwelling units per acre
Unit Size: 550-1,000 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under

THREE STORY:

Average Density: 20-30 dwelling units per acre
Unit Size: 550-1,500 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under + Surface lot

BUILDING SECTION:



EXAMPLE IMAGES:



EXAMPLE IMAGES:



3^E HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



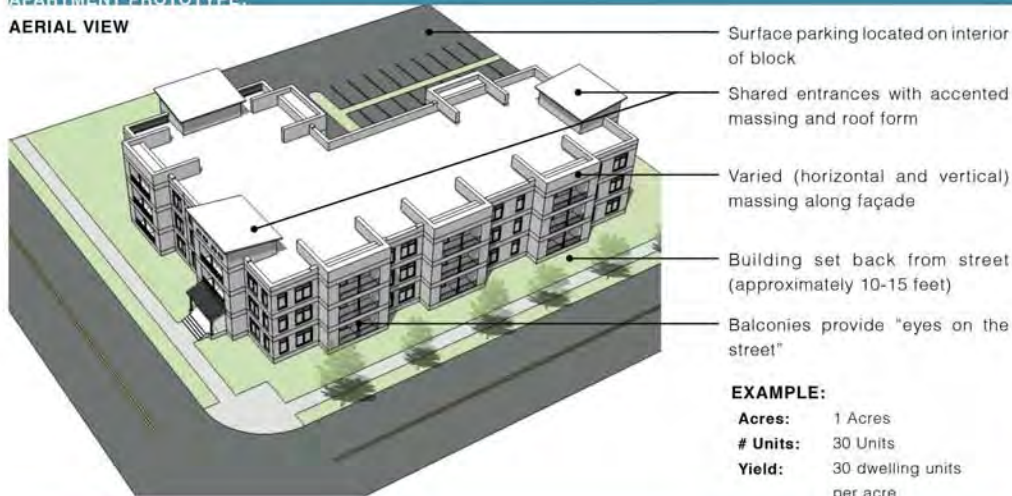
APARTMENTS

Apartments are multifamily units. Each unit is accessed via a common entrance and corridor. They are single-loaded (apartments on one side, shared corridor on the other) or double-loaded (apartments on both sides, shared corridor in the middle).

Parking is provided on-site in surface lots, or in higher density options, could include podium parking (partial sub-grade.) Apartments include porches on the ground floor and balconies on upper floors and often include common amenities such as pools, courtyards with picnic areas, workout rooms, and more.

APARTMENT PROTOTYPE:

AERIAL VIEW



EXAMPLE:

Acres: 1 Acres
Units: 30 Units
Yield: 30 dwelling units per acre

FRONT VIEW



REAR VIEW



APARTMENTS IN CONTEXT:



The two-story apartment prototype includes similar principles such as varied massing and roof form. It is surface parked.



A podium-style building incorporates parking under the building, allowing for shared courtyards for residents to enjoy.

DESIGN FEATURES:

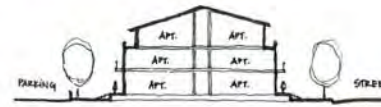
TWO STORY:

Average Density: 20-25 dwelling units per acre
Unit Size: 750-1,600 SF
Unit Type: 1-3 bedroom
Parking: Surface lot

THREE STORY:

Average Density: 25-35 dwelling units per acre
Unit Size: 750-1,600 SF
Unit Type: 1-3 bedroom
Parking: Surface lot or Podium

BUILDING SECTION:



EXAMPLE IMAGES:



EXAMPLE IMAGES:



3_F HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



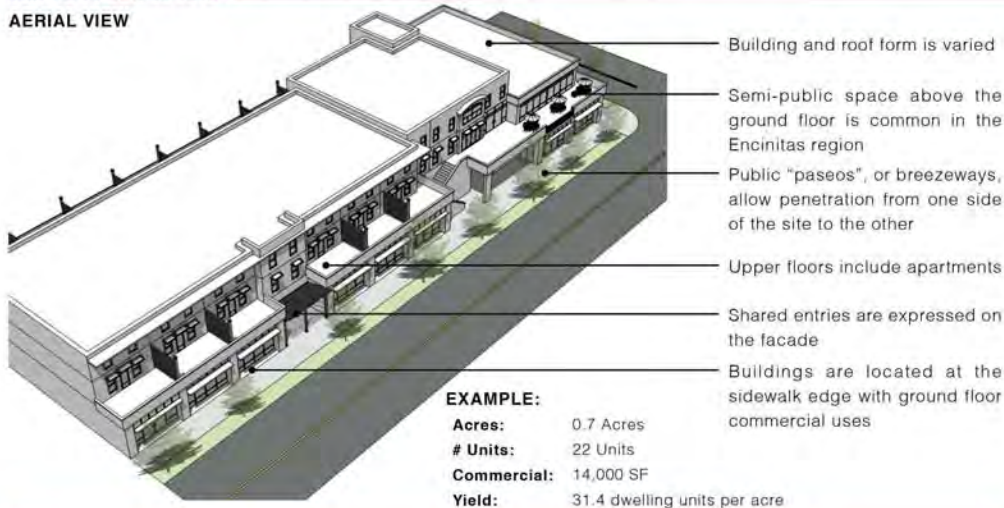
MIXED USE

Mixed Use buildings include commercial uses on the ground floor and residential uses on upper floors. They are configured much like the apartment prototype, with common entrances and corridors. Parking is provided either in

surface lots or underground, whenever feasible. Tuck-under parking can also be incorporated when site constraints make parking difficult.

MIXED USE PROTOTYPE:

AERIAL VIEW



DESIGN FEATURES:

TWO STORY:

Average Density: 15-25 dwelling units per acre
Unit Size: 600-1,200 SF
Unit Type: studio-3 bedroom
Parking: Tuck-under + Surface lot

THREE STORY:

Average Density: 25-35 dwelling units per acre
Unit Size: 600-1,600 SF
Unit Type: studio-3 bedroom
Parking: Tuck-under + Sub-grade

FRONT VIEW



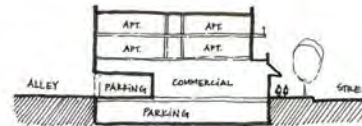
Mixed use buildings should be located at the sidewalk edge, but also incorporate varied massing, both vertically and horizontally. Small cafe patios and "paseos" are common.

REAR VIEW



Parking may be tucked under the residential units, underground, or in an adjacent surface lot.

BUILDING SECTION:



MIXED USE PROTOTYPES IN CONTEXT:



Vertical mixed use means that uses are stacked on top of each other, usually with retail or commercial on the ground floor with housing above.



Uses may be mixed on a site horizontally rather than vertically. In this case, commercial uses are separate from residential uses.

EXAMPLE IMAGES:



EXAMPLE IMAGES:



4A NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



NEIGHBORHOOD CENTER / MIXED USE- LARGE SITE

OVERVIEW: The Neighborhood Center prototype envisions an older strip shopping center redeveloping into smaller blocks, which creates a more walkable, human scale and provides more parking on the street. A new, central street running east-west to the arterial, is designed as a "main street," with buildings located at the sidewalk edge. Ground floor uses along "main

street" would include neighborhood serving commercial retail and restaurant space. In each scenario, this street leads to a park, which serves this new development as well as the abutting neighborhood.

OPTION 1: 2-3 STORY DEVELOPMENT



PROGRAM
95,000 SF Commercial
505 Dwelling Units
5 Acres Parks and Plazas
10,000 SF Community Center

DESCRIPTION

- Vertical and horizontal mix of uses.
- One and two-story commercial buildings located on arterials, with new "main street" including 2-story stacked uses.
- Parking is mainly provided via internal surface parking lots, except for a couple apartment blocks adjacent to the mixed use "main street" and park which incorporate underground parking.
- Two-story townhomes and twin homes provide a transition to existing single family neighborhoods.

OPTION 2: 3 STORY DEVELOPMENT



PROGRAM
65,000 SF Commercial
780 Dwelling Units
7 Acres Parks and Plazas

DESCRIPTION

- Vertical mix of uses along a "main street" and arterials.
- Parking is provided in structured or podium parking to support the higher densities.
- Three-story townhomes, flats, and carriage houses provide a transition to existing single family neighborhoods that abut this development.



Two-story commercial



Paseo



Public plaza



Traditional townhomes (pitched roof)



Courtyard amenities



3-story apartments

COMMUNITY DIALOGUE SESSIONS

2/3/2015

Item #1 - Appendix H

HOME
IN ENCINITAS

Page 37

4^B NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

OVERVIEW: This scenario incorporates multifamily prototypes of larger scale with single family attached prototypes as the site transitions into the existing single family context. This scenario pays homage to the agricultural heritage of Encinitas by providing community gardens or "steward farms" integrated into the housing development. Community gardens could

serve this development as well as the surrounding neighborhoods. Each scenario includes reintroduction of the street grid to improve connectivity and to allow for more walkable blocks. A variety of housing prototypes allow for diversity in unit size and income.

OPTION 1: 2-3 STORY DEVELOPMENT



Gardens integrated with housing

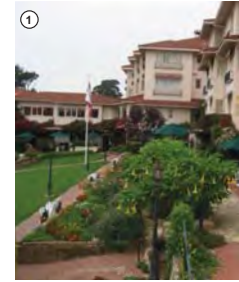


Two-story townhomes



Garden entrance

OPTION 2: 3 STORY DEVELOPMENT



3-story apartments facing gardens



Apartments facing street



Courtyard gardens

COMMUNITY DIALOGUE SESSIONS



4^C NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



VILLAGE CENTER / MIXED USE - MEDIUM SITE

OVERVIEW: This scenario could occur in an area that already includes a mix of uses, but could benefit from including more housing to help activate the area. The redevelopment of this prototype would incorporate smaller blocks, making the area more pedestrian friendly. It would also complement the surrounding context with similar architectural styles and massing.

OPTION 1: 2-3 STORY DEVELOPMENT



OPTION 2: 3 STORY DEVELOPMENT



4 NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



RESIDENTIAL INFILL - SMALL SITE

OVERVIEW: The Residential Infill-Small Site neighborhood prototype is provided as an option for incorporating infill multifamily and attached single family housing into an existing single family neighborhood. In most cases, these infill sites will be rather small, and close to surrounding single family homes. Therefore, considering the context is especially important. This prototype

would likely occur at the intersection of two neighborhood streets, but could also occur along a neighborhood or arterial street.

OPTION 1: 2-3 STORY DEVELOPMENT



LEGEND
 Townhome Flats Existing Context

DESCRIPTION

- 3-story flats face primary street.
- 2-story townhomes face secondary street.
- Parking is provided in individual ground floor garages or "tuck under" parking areas.
- Buildings are set back from the street edge to respond to the surrounding context.

PROGRAM

26 Dwelling Units

OPTION 2: 3 STORY DEVELOPMENT



LEGEND
 Flats Existing Context

DESCRIPTION

- 3-story flats facing primary and secondary streets.
- Parking is provided in "tuck-under" or garage spaces with additional surface parking provided on-site.
- A central green space provides a park-like setting for residents to enjoy while transitioning to surrounding single

PROGRAM

36 Dwelling Units



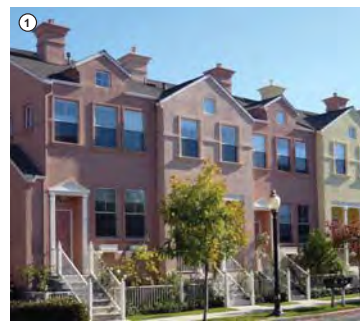
Front stoops and porches



Connections to the outdoors



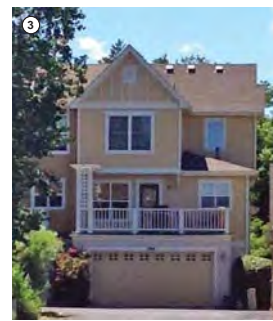
Cottage architecture



Townhomes greet the sidewalk



Variation in facade



Garage parking

COMMUNITY DIALOGUE SESSIONS



4th NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



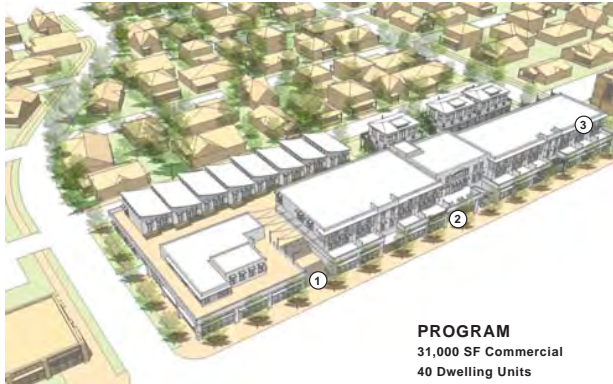
MAIN STREET / MIXED USE - SMALL SITE

OVERVIEW: This neighborhood prototype envisions redevelopment along Highway 101 or other local "main street." New development is "mixed use," including retail or restaurants on the ground floor with housing above. In each option, the building is located at the sidewalk edge to define the street and create a lively sidewalk experience.

OPTION 1: 2-3 STORY DEVELOPMENT



LEGEND
 Mixed Use Carriage House Townhome Existing Context



PROGRAM
 31,000 SF Commercial
 40 Dwelling Units

DESCRIPTION

- A large mixed use building with ground floor commercial and two upper floors of residential along most of the facade.
- A second-level plaza offers access to a restaurant and unique townhomes with stairs leading up from the sidewalk.
- Carriage houses are provided opposite the alley for transitioning into the existing single and multifamily context.
- Parking is provided underground and on the ground floor, accessed from the alley, and on the ground floor of carriage houses.



Second-level plaza with steps from sidewalk



Outdoor café seating



Traditional context mixed use

OPTION 2: 3 STORY DEVELOPMENT



LEGEND
 Mixed Use Carriage House Flats Existing Context



PROGRAM
 30,000 SF Commercial
 80 Dwelling Units

DESCRIPTION

- A large mixed use building with ground floor commercial uses and two upper floors of residential is provided along "main street."
- A second-level plaza is provided for residential units and also provides a break in the facade at the street level.
- An alley behind the mixed use building provides access carriage houses and flats to provide a transition to the existing single and multi-family neighborhood with "tuck-under" parking.
- Parking for the mixed use building is provided underground with some spaces provided in the alley.



Industrial context mixed use



Downtown context mixed use



Lively sidewalk environment

COMMUNITY DIALOGUE SESSIONS



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OVERVIEW: These ready-made ideas are intended to suggest different strategies for providing a range of housing choices on a different combination of viable housing sites. As applied with a different focus and mix of sites, each strategy finds a different way to accommodate the City's future housing needs. You are encouraged to identify your preferred option, along with any comments, or suggest your own strategy.

MIXED USE PLACES

This housing strategy idea takes advantage of the benefits of mixing housing with retail and employment land uses. It introduces new mixed-use allowances into existing mixed-use places or existing commercial areas and allows new housing development within other places where it would be most compatible with existing community character.



21 SITES **87** ACRES **1,442** HOUSING UNITS **2&3** STORIES **12** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Compatible with existing community character
- Mix of land use and size types that enhance livability and preserve the City's "small town" identity
- Mixed use places in all 5 communities
- Many opportunities for small-scale employment growth within commercial part of mixed-use

OTHER COMMENTS:

- More sites due to the amount of mixed-use
- Disperses housing sites throughout each community
- May take more time to assemble due to small size of sites

MAJOR CORRIDORS

This strategy idea focuses housing primarily in medium to large underutilized sites along major corridors. These sites would be built as a mix of two- and three-stories. Some sites would include a mix of housing and commercial uses.



12 SITES **84** ACRES **1,368** HOUSING UNITS **2&3** STORIES **6** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Improves access to commercial goods and services and transit

OTHER COMMENTS:

- New housing located on medium to large sites along three major east-west corridors
- Does not necessarily take full advantage of strengthening the sustainability and livability of Encinitas and preserving a "small town" identity with eclectic character

HIGHLY CONCENTRATED

This strategy idea accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condo flats and apartments.



11 SITES **53** ACRES **1,284** HOUSING UNITS **3** STORIES **0** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Most amount of housing on the fewest sites (i.e. highest density)
- Accommodates minimum housing needs for the city, in terms of meeting State Law.
- Creates new housing efficiently because it is not mixed with commercial land uses

OTHER COMMENTS:

- Limited variety of housing choices
- Transitions to existing neighborhoods not as smooth
- Requires higher density, which may diminish existing community character in highly sensitive areas

5B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



CARDIFF OVERVIEW

Cardiff is a coastal community comprised primarily of single-family residential uses. Some limited multi-family uses are located west of Interstate 5. Parks and recreation and agricultural uses are located along the community's Pacific coastline, east and west of Interstate 5, and along the community's southern boundary around San Elijo Lagoon. **Cardiff's western coastline is entirely comprised of the San Elijo State Beach** and limited development west of Coast Highway 101.

Cardiff's main commercial district fronts San Elijo Avenue. Cardiff has some other commercial areas located along Coast Highway 101 and at the Interstate 5 off-ramps. Town Center is characterized by auto-oriented, strip commercial buildings with deep setbacks for storefront parking. Pedestrian amenities in this area include wide, continuous sidewalks,

Residential zoning in Cardiff is higher along the coast (R8, R11 and R15); single-family uses and duplexes on small lots dominate much of this area. West of Interstate 5, the street system takes advantage of the natural topography, maximizing views to the Town Center and coast. The community is considerably more rural in the eastern portion of the community (RR, RR1 and RR2).



CARDIFF POTENTIAL SITES



Based on the dispersed approach to accommodating housing throughout the city, **Cardiff** needs to accommodate about **15%** of the share, or a **target of 192 housing units**, to meet state requirements. The below map includes all viable sites for future housing in Cardiff. The following page has suggested strategies, however there is also a "build your own" activity as well, which can be completed with the online tool.

192
HOUSING UNITS
TARGETED

CARDIFF PLANNING AREA

18%
OF CITY LAND
(2,268 ACRES)

21%
OF CITY HOUSING UNITS
(5,083 UNITS)

CARDIFF AMENITY PROXIMITY

47%
OF HOUSEHOLDS ARE WITHIN
1/4 MILE OF AN ACTIVE PARK
WITHOUT PEDESTRIAN BARRIERS
(I.E. RAILROADS OR FREEWAY)

61%
OF HOUSEHOLDS ARE
WITHIN 0.6 MILES OF A
PUBLIC SCHOOL

CARDIFF LAND USE BREAKDOWN

55%
SINGLE FAMILY
RESIDENTIAL

3%
COMMERCIAL
AND OFFICE

25%
OPEN SPACE
OR PARKS

2%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

Housing is distributed in two locations - along Santa Fe Drive and in the Town Center. Housing on these sites will help residents gain access to services along Santa Fe Drive and San Elijo Avenue, supporting business and decreasing the number of car trips and distance traveled.



4	16	280	2&3	3
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

VILLAGE CENTER MIXED USE - MEDIUM SITE

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2/3 2 & 3-STORIES

2/3 2 & 3-STORIES



MAJOR CORRIDORS

New housing is proposed on one large site along Santa Fe Drive, east of Interstate 5. This strategy also reduces space needed for rezoning. The site identified will help build connections within the surrounding existing neighborhood.



1	10	202	2&3	0
SITE	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2/3 2 & 3-STORIES



HIGHLY CONCENTRATED

New housing is focused along the I-5 Corridor on underutilized sites in order to strengthen visual gateways along the Freeway corridor. This strategy reduces the area that needs to be rezoned.



2	12	306	3	0
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

RESIDENTIAL INFILL - SMALL SITE

3 3-STORIES

3 3-STORIES



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OVERVIEW: These ready-made ideas are intended to suggest different strategies for providing a range of housing choices on a different combination of viable housing sites. As applied with a different focus and mix of sites, each strategy finds a different way to accommodate the City's future housing needs. You are encouraged to identify your preferred option, along with any comments, or suggest your own strategy.

MIXED USE PLACES

This housing strategy idea takes advantage of the benefits of mixing housing with retail and employment land uses. It introduces new mixed-use allowances into existing mixed-use places or existing commercial areas and allows new housing development within other places where it would be most compatible with existing community character.



21 SITES **87** ACRES **1,442** HOUSING UNITS **2&3** STORIES **12** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Compatible with existing community character
- Mix of land use and size types that enhance livability and preserve the City's "small town" identity
- Mixed use places in all 5 communities
- Many opportunities for small-scale employment growth within commercial part of mixed-use

OTHER COMMENTS:

- More sites due to the amount of mixed-use
- Disperses housing sites throughout each community
- May take more time to assemble due to small size of sites

MAJOR CORRIDORS

This strategy idea focuses housing primarily in medium to large underutilized sites along major corridors. These sites would be built as a mix of two- and three-stories. Some sites would include a mix of housing and commercial uses.



12 SITES **84** ACRES **1,368** HOUSING UNITS **2&3** STORIES **6** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

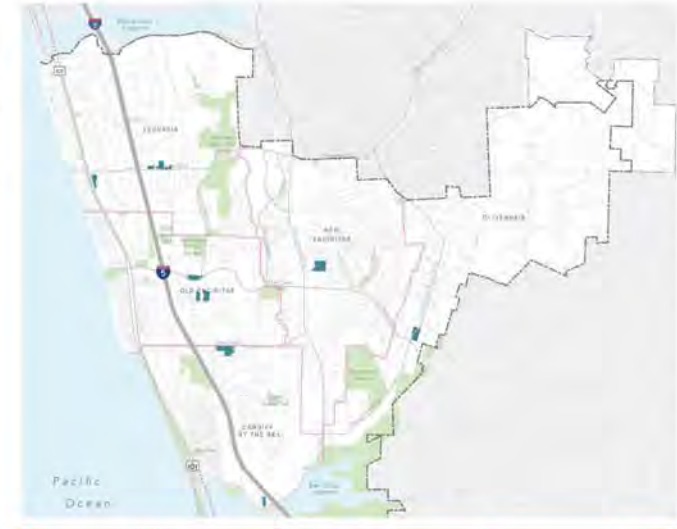
- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Improves access to commercial goods and services and transit

OTHER COMMENTS:

- New housing located on medium to large sites along three major east-west corridors
- Does not necessarily take full advantage of strengthening the sustainability and livability of Encinitas and preserving a "small town" identity with eclectic character

HIGHLY CONCENTRATED

This strategy idea accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condo flats and apartments.



11 SITES **53** ACRES **1,284** HOUSING UNITS **3** STORIES **0** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Most amount of housing on the fewest sites (i.e. highest density)
- Accommodates minimum housing needs for the city, in terms of meeting State Law.
- Creates new housing efficiently because it is not mixed with commercial land uses

OTHER COMMENTS:

- Limited variety of housing choices
- Transitions to existing neighborhoods not as smooth
- Requires higher density, which may diminish existing community character in highly sensitive areas

5B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



LEUCADIA OVERVIEW

Leucadia is primarily a beach-oriented community located in the northern part of the City. Residential land uses predominate, with limited commercial and specialty retail along Coast Highway 101. Recreation, parks and open spaces, including the Encinitas Ranch Golf Course, are located along the coast and in the eastern part of the community. There are a few remaining agricultural uses east of Interstate 5.



Coast Highway 101, the community's commercial corridor, includes a variety of strip commercial buildings that line the western side of the road. Businesses are typically set back behind storefront parking, but in some instances front directly onto the street. The railway corridor runs parallel to and directly east of Coast Highway 101. There are few pedestrian amenities located along the length of Coast Highway 101 through Leucadia, which limits pedestrian connectivity and direct east-west access. By contrast, Interstate 5 is a major freeway that acts as a barrier between Leucadia's eastern and western neighborhoods.



Residential zoning is higher along Coast Highway 101 (R8, R11 and R25). Almost all of the City's mobile home parks are located in Leucadia, off of Vulcan Avenue or west of Highway 101. The remaining residential areas in this community have lower density designations (RR2, R3, and R5).



LEUCADIA POTENTIAL SITES



Based on the dispersed approach to accommodating housing throughout the city, **Leucadia** needs to accommodate about **23%** of the share, or a **target of 295 housing units**, to meet state requirements. The below map includes all viable sites for future housing in Leucadia. The following page has suggested strategies, however there is also a "build your own" activity as well, which can be completed with the online tool.

295
HOUSING UNITS
TARGETED

LEUCADIA PLANNING AREA

24%
OF CITY LAND
(2,984 ACRES)

23%
OF CITY HOUSING UNITS
(5,720 UNITS)

LEUCADIA AMENITY PROXIMITY

35%
OF HOUSEHOLDS ARE WITHIN
1/4 MILE OF AN ACTIVE PARK
WITHOUT PEDESTRIAN BARRIERS
(I.E. RAILROADS OR FREEWAY)

40%
OF HOUSEHOLDS ARE
WITHIN 0.6 MILES OF A
PUBLIC SCHOOL

LEUCADIA LAND USE BREAKDOWN

67%
SINGLE FAMILY
RESIDENTIAL

3%
COMMERCIAL
AND OFFICE

13%
OPEN SPACE
OR PARKS

3%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

COMMUNITY DIALOGUE SESSIONS



5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



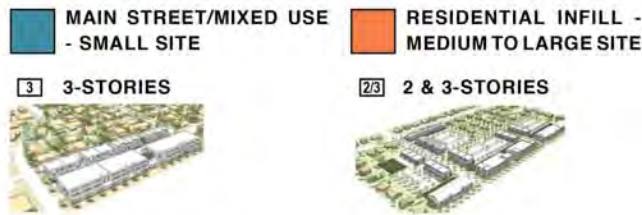
MIXED USE PLACES

New housing is dispersed throughout the community, along Leucadia Boulevard and Highway 101. Most of the new housing would be two- to three-stories; however, three-story mixed use would be proposed on underutilized sites on Coast Highway 101. This strategy enhances connectivity to adjacent neighborhoods and creates new places for the surrounding community to enjoy.



6	21	360	2&3	2
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:



MAJOR CORRIDORS

New housing is focused along Highway 101 and Leucadia Boulevard. Underutilized sites are chosen to strengthen the identity and character of these corridors and to enhance connectivity to existing neighborhoods.



4	17	269	2&3	2
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:



HIGHLY CONCENTRATED

New housing is focused on Leucadia Boulevard, east and west of Interstate 5. Underutilized sites are chosen to create new housing and improve connectivity along the Leucadia Boulevard corridor, which will enhance the character of existing neighborhoods.



3	12	285	3	0
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OVERVIEW: These ready-made ideas are intended to suggest different strategies for providing a range of housing choices on a different combination of viable housing sites. As applied with a different focus and mix of sites, each strategy finds a different way to accommodate the City's future housing needs. You are encouraged to identify your preferred option, along with any comments, or suggest your own strategy.

MIXED USE PLACES

This housing strategy idea takes advantage of the benefits of mixing housing with retail and employment land uses. It introduces new mixed-use allowances into existing mixed-use places or existing commercial areas and allows new housing development within other places where it would be most compatible with existing community character.



21 SITES **87** ACRES **1,442** HOUSING UNITS **2&3** STORIES **12** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Compatible with existing community character
- Mix of land use and size types that enhance livability and preserve the City's "small town" identity
- Mixed use places in all 5 communities
- Many opportunities for small-scale employment growth within commercial part of mixed-use

OTHER COMMENTS:

- More sites due to the amount of mixed-use
- Disperses housing sites throughout each community
- May take more time to assemble due to small size of sites

MAJOR CORRIDORS

This strategy idea focuses housing primarily in medium to large underutilized sites along major corridors. These sites would be built as a mix of two- and three-stories. Some sites would include a mix of housing and commercial uses.



12 SITES **84** ACRES **1,368** HOUSING UNITS **2&3** STORIES **6** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

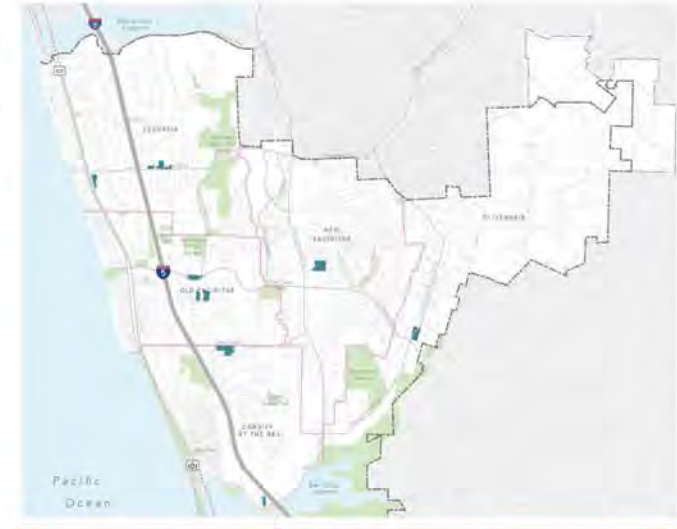
- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Improves access to commercial goods and services and transit

OTHER COMMENTS:

- New housing located on medium to large sites along three major east-west corridors
- Does not necessarily take full advantage of strengthening the sustainability and livability of Encinitas and preserving a "small town" identity with eclectic character

HIGHLY CONCENTRATED

This strategy idea accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condo flats and apartments.



11 SITES **53** ACRES **1,284** HOUSING UNITS **3** STORIES **0** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Most amount of housing on the fewest sites (i.e. highest density)
- Accommodates minimum housing needs for the city, in terms of meeting State Law.
- Creates new housing efficiently because it is not mixed with commercial land uses

OTHER COMMENTS:

- Limited variety of housing choices
- Transitions to existing neighborhoods not as smooth
- Requires higher density, which may diminish existing community character in highly sensitive areas

5^B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



NEW ENCINITAS OVERVIEW

New Encinitas is centrally located in the City and generally extends west from Via Cantabria (west boundary) towards Rancho Santa Fe Road to the east. Most of New Encinitas' residential neighborhoods include suburban housing styles typical of the 1980s and 1990s.

The community's central commercial corridor is El Camino Real, an arterial road that extends from Manchester Avenue to the south to the City's northern boundary. Commercial development along the corridor (north of Encinitas Blvd.) includes "big box" retail and auto-oriented strip commercial centers occupied by a combination of local and national retailers.

The community's residential areas were mainly developed through Planned Residential Developments (PRDs) and are generally characterized by lower density single-family neighborhoods, with pockets of medium-density single-family and multifamily residential (R11, R15 and R25). A greenway traverses portions of the community, providing nearly uninterrupted open space. New Encinitas is primarily zoned for attached and detached single-family residential (R5 and R8). Many streets in the residential neighborhoods are not connected to discourage through-traffic and force automobiles onto major thoroughfares.



NEW ENCINITAS POTENTIAL SITES



Based on the dispersed approach to accommodating housing throughout the city, **New Encinitas** needs to accommodate about **24%** of the share, or a **target of 308 housing units**, to meet state requirements. The map to the left includes all viable sites for future housing in New Encinitas. The following page has suggested strategies, however there is also a "build your own" activity as well, which can be completed with the online tool.

308
HOUSING UNITS
TARGETED

NEW ENCINITAS PLANNING AREA

19%
OF CITY LAND
(2,380 ACRES)

25%
OF CITY HOUSING UNITS
(6,166 UNITS)

NEW ENCINITAS AMENITY PROXIMITY

11%
OF HOUSEHOLDS ARE WITHIN
1/4 MILE OF AN ACTIVE PARK
WITHOUT PEDESTRIAN BARRIERS
(I.E. RAILROADS OR FREEWAY)

70%
OF HOUSEHOLDS ARE
WITHIN 0.6 MILES OF A
PUBLIC SCHOOL

NEW ENCINITAS LAND USE BREAKDOWN

75%
SINGLE FAMILY
RESIDENTIAL

12%
COMMERCIAL
AND OFFICE

6%
OPEN SPACE
OR PARKS

2%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

COMMUNITY DIALOGUE SESSIONS



5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

This location, at the intersection of El Camino Real and Encinitas Boulevard, allows appropriately scaled multi-family housing as well as mixed use buildings on a commercial site where use of bike, walk, and transit networks can be maximized. This strategy focuses a mix of uses on one site to create a walkable, mixed use place for New Encinitas.



1 SITE 18 ACRES 262 HOUSING UNITS 2&3 STORIES 1 MIXED-USE SITE

LEGEND:

NEIGHBORHOOD CENTER/
MIXED USE - LARGE SITE

2/3 2 & 3-STORIES



MAJOR CORRIDORS

Housing is generally grouped in two sections along El Camino Real's commercial corridor. More neighborhood residential uses will support nearby services and help create a village-like atmosphere with diverse street level activity.



2 SITES 19 ACRES 335 HOUSING UNITS 2&3 STORIES 1 MIXED-USE SITE

LEGEND:

NEIGHBORHOOD CENTER/
MIXED USE - LARGE SITE

2/3 2 & 3-STORIES



RESIDENTIAL INFILL -
MEDIUM TO LARGE SITE

2/3 2 & 3-STORIES



HIGHLY CONCENTRATED

Housing is concentrated on one large site northeast of El Camino Real and Encinitas Boulevard intersection. This increases housing density while reducing the area of this community that needs zone changes.



1 SITE 10 ACRES 250 HOUSING UNITS 3 STORIES 0 MIXED-USE SITES

LEGEND:

RESIDENTIAL INFILL -
MEDIUM TO LARGE SITE

3 3-STORIES



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OVERVIEW: These ready-made ideas are intended to suggest different strategies for providing a range of housing choices on a different combination of viable housing sites. As applied with a different focus and mix of sites, each strategy finds a different way to accommodate the City's future housing needs. You are encouraged to identify your preferred option, along with any comments, or suggest your own strategy.

MIXED USE PLACES

This housing strategy idea takes advantage of the benefits of mixing housing with retail and employment land uses. It introduces new mixed-use allowances into existing mixed-use places or existing commercial areas and allows new housing development within other places where it would be most compatible with existing community character.



21 SITES **87** ACRES **1,442** HOUSING UNITS **2&3** STORIES **12** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Compatible with existing community character
- Mix of land use and size types that enhance livability and preserve the City's "small town" identity
- Mixed use places in all 5 communities
- Many opportunities for small-scale employment growth within commercial part of mixed-use

OTHER COMMENTS:

- More sites due to the amount of mixed-use
- Disperses housing sites throughout each community
- May take more time to assemble due to small size of sites

MAJOR CORRIDORS

This strategy idea focuses housing primarily in medium to large underutilized sites along major corridors. These sites would be built as a mix of two- and three-stories. Some sites would include a mix of housing and commercial uses.



12 SITES **84** ACRES **1,368** HOUSING UNITS **2&3** STORIES **6** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Improves access to commercial goods and services and transit

OTHER COMMENTS:

- New housing located on medium to large sites along three major east-west corridors
- Does not necessarily take full advantage of strengthening the sustainability and livability of Encinitas and preserving a "small town" identity with eclectic character

HIGHLY CONCENTRATED

This strategy idea accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condo flats and apartments.



11 SITES **53** ACRES **1,284** HOUSING UNITS **3** STORIES **0** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Most amount of housing on the fewest sites (i.e. highest density)
- Accommodates minimum housing needs for the city, in terms of meeting State Law.
- Creates new housing efficiently because it is not mixed with commercial land uses

OTHER COMMENTS:

- Limited variety of housing choices
- Transitions to existing neighborhoods not as smooth
- Requires higher density, which may diminish existing community character in highly sensitive areas

5^B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OLIVENHAIN OVERVIEW

Olivenhain is characterized by rural, low density residential uses on large lots, considerably different than the coastal communities to the west. The community's only commercial uses are located at the intersection of Encinitas Boulevard and South Rancho Santa Fe Road, with a few office uses on Rancho Santa Fe Road at 11th Street. Many parcels include orchards, horticultural use and grazing areas for horses. Several equestrian centers are located within the community planning area and City trails allow for other horse riding opportunities.

Olivenhain's major corridor is South Rancho Santa Fe Road, a three-lane roadway extending from the north City boundary to Encinitas Boulevard. South of Encinitas Blvd., the street name changes to Manchester Avenue and continues south as a two-lane, rural roadway to connect ultimately to El Camino Real and Interstate 5. Many of the community's roadways are rural, private roads, with few sidewalks or pedestrian amenities.

Olivenhain is primarily zoned for large lot, rural development with very low densities (RRFP, RR and RR2).



OLIVENHAIN POTENTIAL SITES



Based on the dispersed approach to accommodating housing throughout the city, Olivenhain needs to accommodate about 15% of the share, or a target of 192 housing units, to meet state requirements. The map to the left includes all viable sites for future housing in Olivenhain. The following page has suggested strategies, however there is also a "build your own" activity as well, which can be completed with the online tool.

192
HOUSING UNITS
TARGETED

OLIVENHAIN PLANNING AREA

28%
OF CITY LAND
(3,462 ACRES)

10%
OF CITY HOUSING UNITS
(2,410 UNITS)

OLIVENHAIN AMENITY PROXIMITY

16%
OF HOUSEHOLDS ARE WITHIN
1/4 MILE OF AN ACTIVE PARK
WITHOUT PEDESTRIAN BARRIERS
(I.E. RAILROADS OR FREEWAY)

38%
OF HOUSEHOLDS ARE
WITHIN 0.6 MILES OF A
PUBLIC SCHOOL

OLIVENHAIN LAND USE BREAKDOWN

86%
SINGLE FAMILY
RESIDENTIAL

<1%
COMMERCIAL
AND OFFICE

15%
OPEN SPACE
OR PARKS

0%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

COMMUNITY DIALOGUE SESSIONS



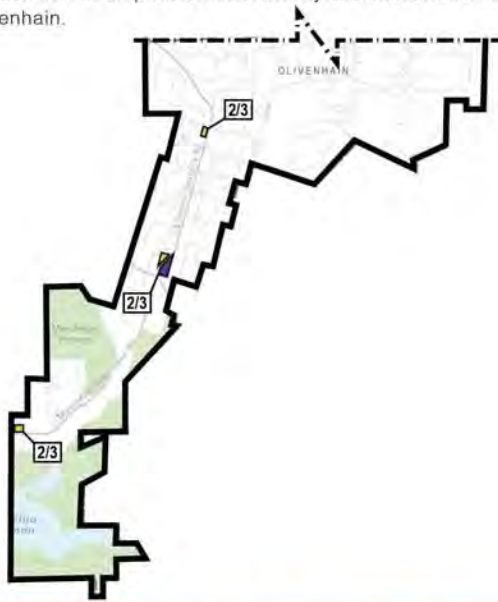
5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

A mixed use site is provided at “four corners” to complement existing commercial uses and small-scale residential developments are located at the corners of Rancho Santa Fe Road/Lone Jack Road and Manchester/El Camino Real. This strategy provides a new neighborhood destination with an emphasis on walkability and offers new housing types for Olivenhain.



4	10	182	2&3	1
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITE

LEGEND:

VILLAGE CENTER MIXED USE - MEDIUM SITE

RESIDENTIAL INFILL - SMALL SITE

2 & 3-STORIES



2 & 3-STORIES



MAJOR CORRIDORS

Housing is focused to the north and west sides of “four corners” in a combination of mixed use and residential-only sites. It creates new neighborhood destinations within and adjacent to existing neighborhoods.



3	11	192	2&3	1
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITE

LEGEND:

VILLAGE CENTER MIXED USE - MEDIUM SITE

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2 & 3-STORIES

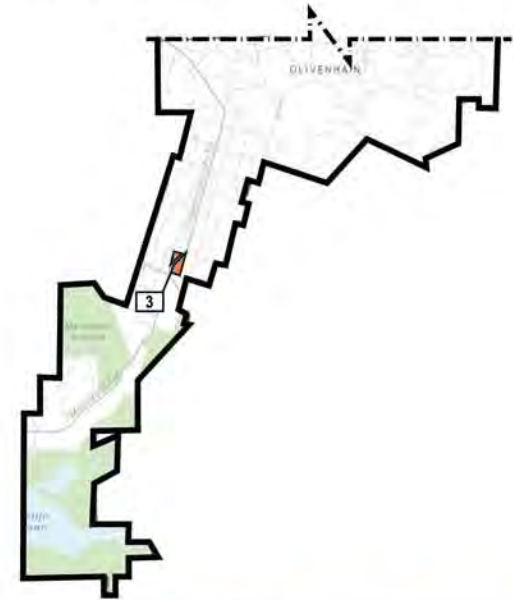


2 & 3-STORIES



HIGHLY CONCENTRATED

Housing is clustered around the north section of “four corners,” or Rancho Santa Fe Road and Encinitas Boulevard. Allowing multi-family residential infill on medium sites reduces the area that needs to be re-zoned in this community.



2	6	154	3	0
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

3-STORIES



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OVERVIEW: These ready-made ideas are intended to suggest different strategies for providing a range of housing choices on a different combination of viable housing sites. As applied with a different focus and mix of sites, each strategy finds a different way to accommodate the City's future housing needs. You are encouraged to identify your preferred option, along with any comments, or suggest your own strategy.

MIXED USE PLACES

This housing strategy idea takes advantage of the benefits of mixing housing with retail and employment land uses. It introduces new mixed-use allowances into existing mixed-use places or existing commercial areas and allows new housing development within other places where it would be most compatible with existing community character.



21 SITES **87** ACRES **1,442** HOUSING UNITS **2&3** STORIES **12** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Compatible with existing community character
- Mix of land use and size types that enhance livability and preserve the City's "small town" identity
- Mixed use places in all 5 communities
- Many opportunities for small-scale employment growth within commercial part of mixed-use

OTHER COMMENTS:

- More sites due to the amount of mixed-use
- Disperses housing sites throughout each community
- May take more time to assemble due to small size of sites

MAJOR CORRIDORS

This strategy idea focuses housing primarily in medium to large underutilized sites along major corridors. These sites would be built as a mix of two- and three-stories. Some sites would include a mix of housing and commercial uses.



12 SITES **84** ACRES **1,368** HOUSING UNITS **2&3** STORIES **6** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

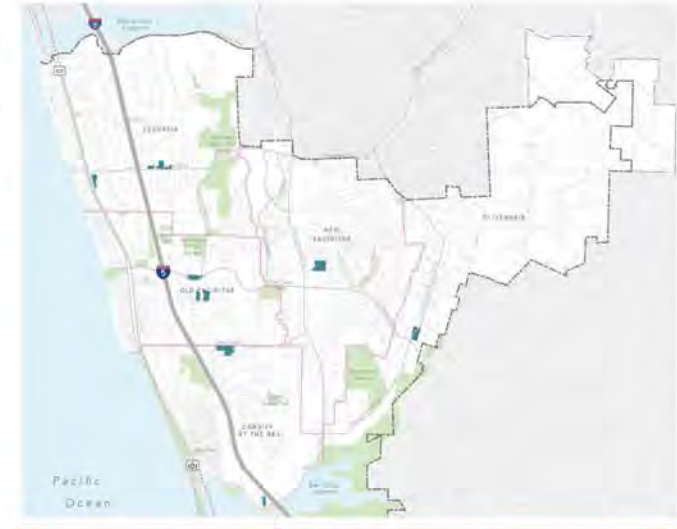
- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Improves access to commercial goods and services and transit

OTHER COMMENTS:

- New housing located on medium to large sites along three major east-west corridors
- Does not necessarily take full advantage of strengthening the sustainability and livability of Encinitas and preserving a "small town" identity with eclectic character

HIGHLY CONCENTRATED

This strategy idea accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condo flats and apartments.



11 SITES **53** ACRES **1,284** HOUSING UNITS **3** STORIES **0** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

- Most amount of housing on the fewest sites (i.e. highest density)
- Accommodates minimum housing needs for the city, in terms of meeting State Law.
- Creates new housing efficiently because it is not mixed with commercial land uses

OTHER COMMENTS:

- Limited variety of housing choices
- Transitions to existing neighborhoods not as smooth
- Requires higher density, which may diminish existing community character in highly sensitive areas

5B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OLD ENCINITAS OVERVIEW

Old Encinitas has a variety of park, public and residential uses located along its Pacific coastline. A commercial corridor is located along Coast Highway 101, with additional commercial uses extending eastward along Encinitas Boulevard from Coast Highway 101 past Quail Gardens Drive. Moonlight State Beach is adjacent to downtown and Swami's Beach is on the south end of downtown.



The western side of Coast Highway 101, north of Moonlight Beach, is lined with auto-oriented commercial and general retail uses. However, some of the commercial development in this area has retail and office uses without storefront parking. South of Moonlight Beach, commercial and retail development is on both sides of the highway, creating a vibrant and pedestrian-oriented shopping district featuring restaurants, offbeat sidewalk cafes, salons, boutiques, clothing and specialty shops.

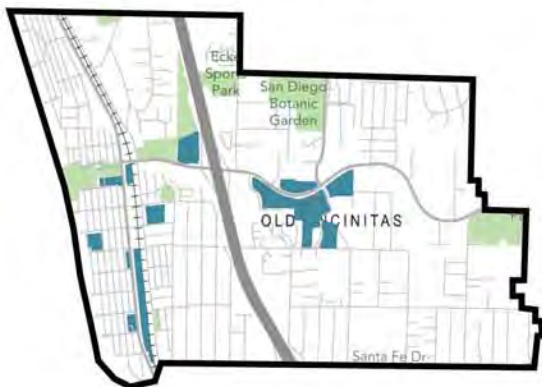


Residential zoning in Old Encinitas is high density along the coast (R-15 and R-25), and high, medium and low density east of Coast Highway 101 and I-5, where residential zoning ranges from RR-1 to R-25.



OLD ENCINITAS POTENTIAL SITES

Based on the dispersed approach to accommodating housing throughout the city, Old Encinitas needs to accommodate about 23% of the share, or a target of 295 housing units, to meet state requirements. The below map includes all potential sites for future housing in Old Encinitas. The following page has suggested strategies, however there is also a "build your own" activity as well, which can be completed with the online



295
HOUSING UNITS
TARGETED

OLD ENCINITAS PLANNING AREA

13%
OF CITY LAND
(1,656 ACRES)

21%
OF CITY HOUSING UNITS
(5,141 UNITS)

OLD ENCINITAS AMENITY PROXIMITY

55%
OF HOUSEHOLDS ARE WITHIN
1/4 MILE ACCESS TO AN ACTIVE PARK
WITHOUT PEDESTRIAN BARRIERS
(I.E. RAILROADS OR FREEWAY)

39%
OF HOUSEHOLDS ARE
WITHIN 0.6 MILES OF A
PUBLIC SCHOOL

OLD ENCINITAS LAND USE BREAKDOWN

55%
SINGLE FAMILY
RESIDENTIAL

12%
COMMERCIAL
AND OFFICE

8%
OPEN SPACE
OR PARKS

6%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

New housing and mixed use is focused in the downtown area, along Highway 101 on sites currently zoned for it, but need the building height limit to be returned to three stories. Underutilized sites are chosen to strengthen the character of downtown and create the emerging cultural corridor. New housing is added at **Quail Gardens Drive and Encinitas Boulevard** to connect various existing vibrant places together in this area.



6	22	358	2&3	5
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

■ MAIN STREET/MIXED USE - SMALL SITE

■ RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2/3 2 & 3-STORIES

2/3 2 & 3-STORIES



MAJOR CORRIDORS

Housing is clustered south of the intersection of Encinitas Boulevard and Quail Gardens Drive on large groupings of sites. A mixed use neighborhood center creates a new place to serve nearby tourist attractions and local businesses.



2	27	370	2&3	2
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

■ NEIGHBORHOOD CENTER/ MIXED USE - LARGE SITE

2/3 2 & 3-STORIES



HIGHLY CONCENTRATED

Housing is clustered at the intersection of Encinitas Boulevard and Quail Gardens Drive on medium to large sites to reduce the area of this community that need zoning changes.



3	13	289	3	0
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

■ RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

3 3-STORIES



6 ENGAGE ONLINE AT E-TOWN HALL

WE WANT YOUR INPUT



YOUR VOICE COUNTS!

This year the City of Encinitas launched e-Town Hall, an online forum that allows citizens to give feedback about city topics and projects. The City of Encinitas is now using e-Town Hall to gather input about future housing in the community. This will be done with interactive maps that help citizens learn about where new housing could potentially be built—and gives them a chance to look at different types of housing that could go there, and then select the ones they like best. **This online tool will also allow citizens to offer new ideas and suggestions, which will help city staff as they create the plan for future housing in Encinitas.**

While this online dialogue is an important part of the city's outreach to the public, it is important to note that it is intended to supplement traditional outreach, such as meetings. City staff is working to provide the public with a variety of ways to engage and share feedback, and e-Town Hall is one of the many ways that is being achieved.

Visit www.AtHomeinEncinitas.info to read what others are saying about this topic, and join the conversation.

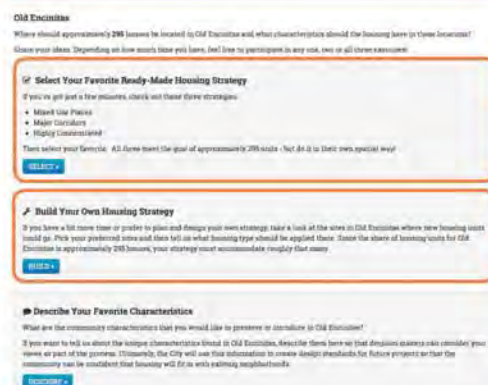
STEP 1: SELECT YOUR COMMUNITY

First, select which community you want to assign a housing strategy to:



STEP 2: SELECT YOUR STRATEGY

Next, decide whether you want to assign a "ready-made" strategy or "build your own" strategy. You may also decide to describe your favorite community characteristics:



Once you have reviewed all the information in the Community Dialogue Sessions, you are equipped with making an informed decision about where future housing should go in your community. **We encourage you to use our online engagement tool, e-Town Hall, to register your preferred strategy.** You have two options:

#1 - You can select a ready-made strategy (Mixed Use Places, Major Corridors, or Highly Concentrated), or
#2 - You can build your own strategy.

The second option, building your own, requires a bit more time and focus, but the website allows you to individually select a viable housing site and assign a neighborhood prototype to it. You continue doing this until you meet the targeted number of housing units (and dispersed approach identified by City Council) for your community.

➔ **OPTION #1: "READY-MADE"**

Review the three plans, then select your favorite strategy.

Read about each plan, scroll through the stream of images, then [click here](#) to see all of it. Or view through more options:

MIXED USE PLACES

This strategy also takes advantage of the benefits of mixing housing with retail and employment uses. In this scenario, new housing and mixed use is located in the downtown area, along Highway 101 on sites currently zoned for it, but not the building height limit to be three stories. Underutilized sites are chosen to strengthen the character of downtown, and create the emerging cultural corridor. New housing is added at Quail Gardens Drive and Chinatown Boulevard to connect to various existing vibrant places together in this area.

About this Strategy

- Compatible with existing community character
- Mix of land uses and sizes enhance livability
- Opportunities for small-scale employment growth



MAJOR CORRIDORS

This strategy also focuses housing primarily in medium to large underutilized sites along transit corridors. These sites would be built as a mix of two and three stories. Some sites would include a mix of housing and commercial uses. In this scenario, housing is clustered south of the intersection of Duane Street and Quail Gardens Drive on larger groupings of sites. A mixed-use neighborhood center creates a new place to serve nearby transit attractions and local businesses.

About this Strategy

- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Need commercial goods and services and transit



HIGHLY CONCENTRATED

This strategy also accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condos, flats and apartments. In this scenario, housing is clustered at the intersection of Encinitas Boulevard and Quail Gardens Drive on a median to large scale to reduce the need of this community that new zoning changes.

About this Strategy

- Most amount of housing on the poorest sites (highest density of the options)
- Limited variety of housing choices
- Transitions to existing neighborhoods not as smooth



➔ OPTION #2: BUILD YOUR OWN

