



Viable Housing Site Summary **ALT-1**

Profile for Cardiff - Alternative Site #1

What you need to know about this site

- Address Location: 1867 MacKinnon Ave.
- Assessor Parcel Numbers:
260-317-07
- Study Area Size: 1 parcel with .19 net acres
- Topography: Flat
- Zoning: Public/Semi-Public, which allows a wide range of community service related uses as well as medical complexes
- Site Description: The study area comprises of the former fire station
- Year Constructed: Early 1960s
- Site amenities and/or proximity:
 - About a 1/2 mile to the nearest public school;
 - About a 1/2 mile to commercial goods and services;
 - Less than 1/2 mile to the nearest park;
 - More than a 1/2 a mile to transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Traveling east on Birmingham Dr.



Westbound view of Birmingham Dr.



View of the site from Birmingham Dr.



View of the site from traveling on MacKinnon Ave.



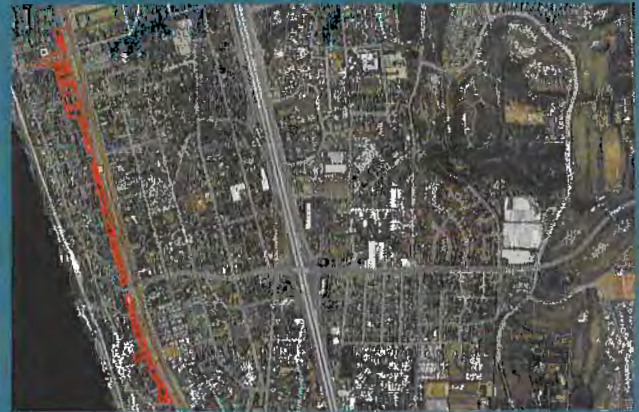
Viable Housing Site Summary **ALT-2**

Profile for Leucadia - Alternative Site #2

What you need to know about this site

- Address Location: 510 to 1900 N. Coast Hwy 101
- Assessor Parcel Numbers:
Various
- Study Area Size: 53.6 gross acres (includes Viable Housing Site L-1, L-2 and L-8)
- Topography: Generally flat
- Zoning: Mixed Use (NCRM-1 and NCM-1), which allows a wide range of commercial retailing, office and service activities and residential uses (25 dwelling units per acre)
- Site Description: The study area comprises of main street specialty retail. The study area is located along a major, four-lane roadway (being processed for potential streetscape redesign).
- Year Constructed: Varies - mostly in the 1950s, 60s, 70s
- Site amenities and/or proximity:
 - Ranges from over a 3/4 mile to three blocks to the nearest public school;
 - On the same site as commercial goods and services;
 - Generally, three blocks to the beach and some areas adjacent to Leucadia Roadside Park;
 - Adjacent to transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



View from Glaucois St. N. Coast Hwy 101



View of 1076 N. Coast Hwy 101



View of 1114 N. Coast Hwy 101



Southbound View of N. Coast Hwy 101



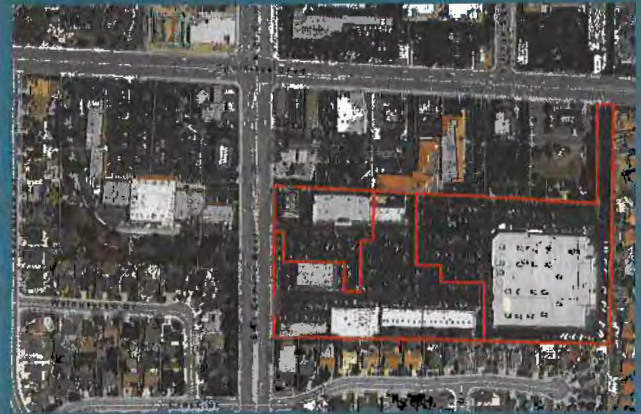
Viable Housing Site Summary **ALT-3**

Profile for New Encinitas - Alternative Site #3

What you need to know about this site

- Address Location: 141 – 215 S. El Camino Real
- Assessor Parcel Number:s
259-550-20, 21 and 28
- Study Area Size: 3 parcels with 14.6 gross acres (14.4 net)
- Topography: Mostly provides a flat buildable pad with high (>40%) slopes along the north property line
- Zoning: General Commercial GC), which allows a wide range of retailing, office and service activities
- Site Description: The study area has varied commercial services and activities, including the 99 Cent Store and LA Fitness
- Year Constructed: Most improvements were made in the mid-1980s with more recent minor improvements
- Site amenities and/or proximity:
 - About a 3/4 mile to the nearest public school;
 - On the same sites as commercial goods and services;
 - More than a 1/4 mile to Oakcrest Park;
 - Adjacent to transit (bus service route 309 to Oceanside and 304 to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images





Viable Housing Site Summary **ALT-4**

Profile for Olivenhain - Alternative Site #4

What you need to know about this site

- Address Location: 2220 – 2230 Encinitas Blvd.
- Assessor Parcel Numbers:
259-231-28 and 30 to 32
- Study Area Size: 4 parcels with 6.49 gross acres (6.3 net) and includes Viable Housing Site O-4
- Topography: Some 10-25% slopes in sections of the property with 25% to 40% in others
- Zoning: Rural Residential-2 (RR-2), which allows two units per acre
- Site Description: The study area is predominately vacant with three homes, located along a local collector, two-lane roadway. One home serves as a care facility with six or fewer persons.
- Year Constructed: 1950s and mid-1970s
- Site amenities and/or proximity:
 - More than a 3/4 mile to the nearest public school;
 - One block to commercial goods and services;
 - Just over a 3/4 mile to Wiro Park;
 - Adjacent to limited transit (bus service route 304 alt. to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images





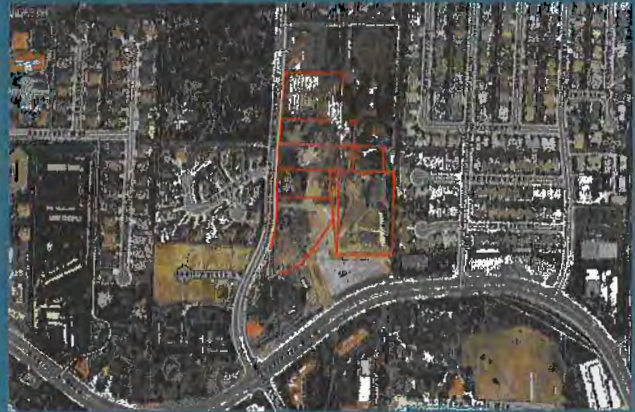
Viable Housing Site Summary ALT-5

Profile for Old Encinitas - Alternative Site #4

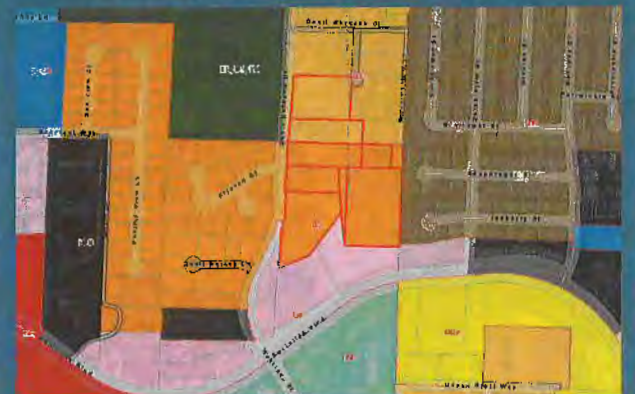
What you need to know about this site

- Address Location: 185 - 225 Quail Gardens Drive
- Assessor Parcel Numbers:
258-130-80, 82, 86, 91, 93 and 94; and 257-020-36 and 37
- Study Area Size: 8 parcels with 11.6 gross acres (11.3 net)
- Topography: Some 10-25% slopes in sections of the property with 25% to 40% in others
- Zoning: Residential-3 (R-3) and Residential-5 (R-5), which allows three to five units per acre
- Site Description: The study area is predominately vacant with two homes, located along a two-lane roadway.
- Year Constructed: 1950s and mid-1970s
- Site amenities and/or proximity:
 - Less than a 1/2 mile to the nearest public school;
 - One block to commercial goods and services;
 - About a block to the nearest park (Botanic Gardens and a 1/2 mile to YMCA and Paul Ecke Sports Parks;
 - Adjacent to limited transit (bus service route 309 alt. to Oceanside

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Northbound view of Quail Gardens Drive



Southbound view of Quail Gardens Dr.



View of the site from the site from Quail Gardens Drive



View of 195 Quail Gardens Drive



Viabile Housing Site Summary **ALT-6**

Profile for Old Encinitas - Alternative Site #6

What you need to know about this site

- Address Location: Adjacent to 315 - 587 S. Coast Highway 101
- Assessor Parcel Numbers: 258-190-23 and 26
- Study Area Size: 2 parcels with 6.03 gross acres (3.1 net)
- Topography: Generally flat
- Zoning: Transportation Corridor (TC), which allows transportation related facilities and improvements
- Site Description: The study area consists of surface parking to support the Downtown Encinitas Transit Center for rail and bus
- Year Constructed: N/A
- Site amenities and/or proximity:
 - Just over a 3/4 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - One block to the nearest park (Day View Park) and less than a 1/4 mile from Moonlight Beach;
 - Adjacent to transit (bus transfer facility and rail station)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images





Viable Housing Site Summary **ALT-7**

Profile for Old Encinitas - Alternative Site #7

What you need to know about this site

- Address Location: 315 - 1205 S. Coast Highway 101
- Assessor Parcel Number:
Various
- Study Area Size: 35.6 gross acres (includes Viable Housing Site OE-5)
- Topography: Generally flat
- Zoning: General Commercial Mixed Use (D-CM1), which allows a wide range of retailing and service activities, as well as residential uses (no density or dwelling units per acre minimum)
- Site Description: The study area, also known as Main Street, comprises of convenience stores, restaurants, specialty retailers, etc.
- Year Constructed: Various - mostly in the 1950s, 60s, 70s and 80s; however, some structures were built prior to then
- Site amenities and/or proximity:
 - About 1 mile to the nearest public school;
 - On the same site as commercial goods and services;
 - About four blocks to Moonlight Beach and four blocks to Day View Park;
 - Adjacent to transit (bus transfer facility and rail service)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Southbound view of S. Coast Highway 101



View of 541 S. Coast Highway 101



View of G Street/S. Coast Highway 101



View of 766 S. Coast Highway 101