

# @HOME in Encinitas



Appendix K: Ready-Made e-Town Hall  
Community Public Comments



Topic	Location	State	Business Owner	Position	Convince
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Highly Concentrated	
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Highly Concentrated	I am strongly opposed to Mixed Use Places as it changes the character of the neighborhood in purple from primarily single-family homes to multi-family homes. Highly Concentrated seems the best fit for continuing the character of Cardiff by the Sea.
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Highly Concentrated	Don't really think one solution is sufficient. May need a mix. Do not like mixed use in downtown Cardiff. Traffic is already very heavy, don't need more.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Highly Concentrated	Good use of access to freeway with low impact on existing surface streets
Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Highly Concentrated	I'm forced to pick highly concentrated but I wish the 2 sites would be switched. A bigger development in the southern location and a small site along Santa Fe. I like mixed use so I would like all the developments to be 2 or 3 stories of mixed use.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	Better yet don't add more people to Cardiff until the infrastructure to support them exists.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Major Corridors	We are already overbuilt for the infrastructure we have.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Major Corridors	
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	I don't want any 3 story buildings in Cardiff.
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	NO 3-storey structures in Cardiff!
Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Major Corridors	
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	Mixed use area is far too small to incorporate significant housing, without creating massive traffic problem for neighboring properties.
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	This strategy makes the most sense for Cardiff by the Sea. The site's proximity to the shopping center, schools and the Community Park makes this an attractive option.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Major Corridors	The intersection around Glen Park is already congested enough-we do not need more people living right around that intersection contributing to more traffic congestion. The major corridors would be the most viable option and best use of space.
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	Truthfully- hard to tell if option one or two has the least impact on Cardiff. I think it is important to vitalize our town without ruining it. Parking is already difficult in neighborhoods & dangerous for children on bikes & walking dogs. Please do not add to that situation.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	Mixed-use development allows for increased density with potentially less impact on congestion at major transportation pinch points as residents may live closer to where they work. In addition, mixed-use, when located properly, creates vibrant, community focal points that enhance community character (e.g. Pacific Station, Moonlight Lofts) with a mix of dining, retail and live/work spaces.



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Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	Promotes character and integration
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	I like the idea of mixed use for my community because I believe we are a community that is highly motivated to be business owners, but also eco friendly. Mixed use offers the opportunity for business growth as well as giving the community more living spaces. I think mixed use is smart community planing!
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	I welcome more mixed use development in Cardiff. This will not allow residents to live in area have more access to additional retail options (basic amenities), but can create a live work environment where one won't need to utilize their car. This would make our neighborhood more desirable. However, I do like some of the ideas stated in creating a highly concentrated neighborhood. I believe the ideas stated in a highly concentrated neighborhood will allow additional affordable housing options for more people. Currently, there is very limited amount of housing in Cardiff, in particular a diversity of housing product (townhomes, single family homes, condos...) in this neighborhood and we need more. Although, smart growth and great design should play a major factor as we look to increase the density of this neighborhood.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	I choose this model because of it's all around efficiency. I am a young, medical professional, 100% disabled now due to a horrific accident at work. As a result, I now need "affordable housing", since my only income is Social Security. However, with an average EIGHT YEAR wait list for government housing assistance, and a lack of housing here in San Diego, I am actually facing becoming homeless at the end of this year. And I have 2 medical licenses!!! Definitely not how I thought my life would be. Mixed use, for someone in my position, would be a God send. To have my shopping needs right at hand from my home, and yet to also be close to the other services in the City that I need, while maintaining the character of the neighborhoods I love, seems like a great plan. It is not helpful when affordable housing is stuck out on the fringes of a community. Also, for whatever residents seem to be afraid of in the demographics of who *needs* affordable housing, I have two comments: (1) I am a young, single caucasian with no children, model citizen with no record of any kind, and highly educated. There's no reason to be afraid of or embarrassed by me, nor to feel my presence will decrease your property value. and (2) with regard to the aesthetics of affordable housing, and resident's fears that this will be an eyesore that decreases property values - I don't want to live in an eyesore in a bad neighborhood either!! People should take a look at the Torrey Del Mar housing from the Bridge company in Carmel Valley, and they will see what affordable housing done right looks like. A project like this mixed use appears to satisfy most requirements on both sides of the issue in my mind :-)
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	I choose this option because I don't like the idea of separating people according to their income brackets.
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	I am strongly opposed to segregating housing. The more that housing can be integrated into existing areas, the more our community will remain strong. I would like this new housing even more scattered than the "mixed-use" image proposes. I hope that my children's low-income grandmother may eventually be able to live near them.
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	Keep the community look.
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	This is all very interesting but it isn't affordable housing (which is badly needed in Encinitas). I note that the State considers density a proxy for affordability. Although density certainly reduces costs per unit, such reduction is only relative to the market price of housing in the area. High-density accommodation in Encinitas remains out of reach of any low-income earner. The plans set out here provide slightly cheaper housing without making it possible for many of the people who work in Encinitas (in restaurants, stores, landscaping etc) & local area to live here. Depending on the market in this area to provide appropriate housing for the less well off is a chimera. If the City really wants to fulfil its obligations to all citizens, affordable housing should be built not on a for-profit basis by developers but on a non-profit basis by the City; alternatively, means-test the needs of the less affluent and subsidise market-value rents.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	Cardiff's character is diversity of population and higher density west of I-5. Concentration of 30 du/ac or more around the existing Cardiff Towne Center, including the block behind it and all the way to Chesterfield should be planned as a walkable, pedestrian oriented, mixed use center. The current Specific Plan is too restrictive and should be discarded. An additional mixed use center should be zoned at the current Vons Center on Santa Fe, and get better direct access to the Hall Park through the existing traffic signalized intersection not the too small back alley. Because both of the above centers have existing land uses that are economically viable in the next 10-20 years, we must get some vacant land zoned for high density mixed use places so we can get some real affordable housing, not just housing on a land use plan. The ideal center location is the strawberry fields on Manchester at I-5. It is large enough to become its own mixed use center and will be adjacent to a new bus rapid transit station. The area that should be developed as a wonderful mixed use center should be done in concert with SANDAG's Bus Rapid Transit station planned for the site and take advantage of shared parking strategies. No way should this area be preserved as open space or agriculture. Finally, it is not in Cardiff, but the entire 24 hour fitness center and the lower level strip commercial adjacent to the center on Encinitas Blvd should be zoned for mixed use along Encinitas and El Camino Real and high density housing with a height of up to 40 feet for the back portions of the site. This commercial center already has two retaining walls that are over 25 feet tall and is a perfect spot for taller multi-family residential. This site also has less economic viability than the Ralphs center to the north. Got to have this site for high density mixed use housing.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	The maps are too small to really see what the plan is
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	I think mixed use is always a wise chose in any community.
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	I like the plans that are most respectful to surrounding neighbors and neighborhoods. Adding mixed use builds community.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	I believe an integration of the required housing in a dispersed mode is much friendlier and reduces the chance that the housing will have a stigma as "special housing".
Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	Many people move to Encinitas because they want to live near the beach. The 'Mixed Use Places' option is the only choice that affords that opportunity.

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Cardiff Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	I chose "mixed use places" but not because it would be my "favorite strategy." I made the choice because the asterisk indicates that, in order to make a statement, I was required to choose one of the three on the list. Limiting the options to three will certainly make it easier to tally the results, but this short list creates the illusion of choice. At some point in the future, it also creates (with almost 100% certainty) the opportunity for someone to make the following statement about the results: "Our respondents voted in favor of (fill in the blank here with one of the three choices)." In essence, the "power of the people" that democracy should protect has been hijacked by whoever wrote the question and limited the responses to these three.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	Mixed use creates a sense of place and provides more affordable housing very near amenities. This by far makes the most sense for Cardiff.
Cardiff Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	FALSE	Highly Concentrated	The only thing I feel works for this location is highly concentrated. There is already a highly concentrated condo development close by and the land is not attractive to a custom home development. Mix Use Places would be my 2nd choice.
Cardiff Select	inside LEUCADIA	on forum	FALSE	Major Corridors	I think it is better to concentrate the housing on Santa Fe rather than impact the look and feel of Vulcan Ave (as in mixed use places) or to develop right next to the lagoon (as in highly concentrated).
Cardiff Select	inside LEUCADIA	on forum		Major Corridors	
Cardiff Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum	FALSE	Highly Concentrated	Hopefully some low income housing too
Cardiff Select	inside NEW ENCINITAS	on forum		Highly Concentrated	
Cardiff Select	inside NEW ENCINITAS	on forum	FALSE	Highly Concentrated	

Topic	Location	State	Business Owner	Position	Convince
Cardiff Select	inside NEW ENCINITAS	on forum	TRUE	Highly Concentrated	
Cardiff Select	inside NEW ENCINITAS	on forum	TRUE	Highly Concentrated	
Cardiff Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	Parcels 262.160,26 & 27 ( On South El Camino Real between Manchester & Lux Canyon Drive) are currently under utilized & could be developed into higher density. The properties location on a major corridor make it ideal for a more intense land use. Properties border Cardiff.New Encinitas. where there is existing condos.multi family to the North & public service to the South.
Cardiff Select	inside NEW ENCINITAS	on forum	TRUE	Major Corridors	This site/plan brings balance to the area without overwhelming with a large structure
Cardiff Select	inside NEW ENCINITAS	on forum	TRUE	Major Corridors	
Cardiff Select	inside NEW ENCINITAS	on forum		Mixed Use Places	First of all, these units can be sold at market rate: nothing states that they must be sold at low income prices. Developers are going to get the best price they can when it comes to selling their product...low income people will be left out in the cold. It's a joke that we are going through this process to benefit low income families. I hope our city does not sell out to developers and I hope our city council will stand with the people of Encinitas.
					Behind the sheriff's stations was a dump site for appliances. What are the potential poisons that might exist in this area, and how will it be tested and cleaned up? Possibilities lurking in the soil: toxins such as lead, freon and who knows what else? All sorts of environmental terrors could emerge.
					Shields Ave should not be opened up to through traffic. Leave it alone.
					No community has been fined or punished by the state of California for non conformance - why are you trying to scare the people of this community?
					El Camino Real is already crazy with traffic, it is insane to bring more. You can't widen the street, why do you want to add 300+ more housing units to this area? Only one parking site per unit is planned. What family that you know has need of only one parking spot? We live in a commuter environment. One parking space per unit is insane.
					I have not spoken to anyone from Encinitas that is in favor of any high density housing. We have enough housing, enough traffic in our town as it is. Why create a place that people want to escape from, rather than a place that people would like to live in?
Cardiff Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	

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Cardiff Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	Mixed use integrates housing and small businesses and may even reduce traffic to some extent over concentrated, dense options. Mixed use brings back the sense of "neighborhood" where one might actually walk to the corner store for milk, you know, like in civilized cultures.
Cardiff Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside OLD ENCINITAS	on forum	TRUE	Highly Concentrated	Along the I-5 corridor is best.
Cardiff Select	inside OLD ENCINITAS	on forum	FALSE	Highly Concentrated	
Cardiff Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	
Cardiff Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	I would like to submit the same input for all of the Encinitas cities as I wrote for my community of Old Encinitas. To have any hope of affordability, we need to locate these on the major corridors.
Cardiff Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	
Cardiff Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside OLD ENCINITAS	on forum		Mixed Use Places	I like the mix of housing choices and retail in the Town Center concept. I also like that this is close to the ocean. I also like the Santa Fe housing location due to closeness of shops and hospital.
Cardiff Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	
Cardiff Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Cardiff Select	inside OLD ENCINITAS	on forum		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Cardiff Select	inside OLIVENHAIN	on forum	FALSE	Highly Concentrated	
Cardiff Select	inside OLIVENHAIN	on forum	TRUE	Mixed Use Places	
Cardiff Select	outside Community Areas	on forum	FALSE	Mixed Use Places	
Cardiff Select		unclaimed		Highly Concentrated	
Cardiff Select		unclaimed		Highly Concentrated	A good site would also be 195 Quail Gardens Drive. It's wide open and certainly be considered.
Cardiff Select		unclaimed		Highly Concentrated	Traffic is a concern, especially along Santa Fe DR. as the site is across from the academy and traffic is already backed up to El Camino Real during the AM hours.
Cardiff Select		unclaimed		Highly Concentrated	
Cardiff Select		unclaimed		Highly Concentrated	Do not like it in the town center. I would like mixed use in several places but with the choices I have, I have to select highly concentrated. But I would rather select mixed use but I don't like the places you picked. How about the corner of Birmingham & Lake?
Cardiff Select		unclaimed		Highly Concentrated	
Cardiff Select		unclaimed		Highly Concentrated	Why are the number of units for Olivenheim so low??? The greatest amount of undeveloped space is in Olivenheim. Cardiff is already overbuilt. Otherwise put the units on the El Camino Real corridor. Or best... count the number of units that are converted garages and stuff in the community. The City has no idea of the number of low income people living in this neighborhood.
Cardiff Select		unclaimed		Major Corridors	
Cardiff Select		unclaimed		Major Corridors	The Major Corridors plan seems to fit best with the community character and also put people where they will have the amenities they need, without having to travel great distances to get them. I do not want to see more building near the San Elijo Lagoon. It would be too much of an impact on that natural treasure. Anything along San Elijo avenue should be low and not obstruct views of the housing already present.
Cardiff Select		unclaimed		Major Corridors	It is already too congested by Town Center or near I-5 at Manchester.
Cardiff Select		unclaimed		Major Corridors	People in Cardiff are always concerned about views being blocked. If new housing is located near Major corridors it seems that increased density can be accomplished without major impact to existing homeowners.
Cardiff Select		unclaimed		Major Corridors	
Cardiff Select		unclaimed		Major Corridors	In this example, I would say major corridors. But I really like mixed use.
Cardiff Select		unclaimed		Major Corridors	



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Cardiff Select		unclaimed		Major Corridors	Continuity with the community character seems most possible with this option.
Cardiff Select		unclaimed		Major Corridors	I agree with Jim, these are phony choices and the process is phony too. It only reflects the "choices" of those who want more congestion, housing and density- a developers dream.
Cardiff Select		unclaimed		Major Corridors	Let's keep the area as close to the coast as "COUNTRY" feeling as possible. As a long time resident I would hate to see the charm of coast lost just to fill some tax dolalrs. let's build some affordable homes east of 5 to continue to grow our lovely community.
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	The variety of housing options is appealing. Of the three options, this plan seems to fit best with the existing community character.
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	This is obviously the most reasonable solution.
Cardiff Select		unclaimed		Mixed Use Places	Cardiff needs more high density housing!
Cardiff Select		unclaimed		Mixed Use Places	Cardiff is perfect for a " Mixed Use Places." It would give Cardiff a very special European flavor lending a continental atmosphere and significantly make it a more cozy, special place to live and shop. It would significantly increase business for the local enterprises!
Cardiff Select		unclaimed		Mixed Use Places	Mixed use preserves walkability and minimizes visual impact. Spares people from having to live along freeway and major corridors, thus generating more traffic for the community, and more noise and health issues for the residents in these high-traffic locations.
Cardiff Select		unclaimed		Mixed Use Places	Mixed use promotes walkability and more of a community feel.
Cardiff Select		unclaimed		Mixed Use Places	Work and live facilities/condo's...like Pacific Station
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	

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Cardiff Select		unclaimed		Mixed Use Places	I believe the mixed use keeps a certain charm, keeps a little "coolness", makes it less suburbia, which is a characterization of "new Encinitas". It draws people to it like the Whole Foods area in Encinitas. If done properly, the mixed use can look like a modern European small village. I love the idea.
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select		unclaimed		Mixed Use Places	
Cardiff Select	inside CARDIFF BY THE SEA	unverified		Major Corridors	
Cardiff Select	inside CARDIFF BY THE SEA	unverified		Major Corridors	
Cardiff Select	inside CARDIFF BY THE SEA	unverified		Major Corridors	Apartments should be limited as this is very foreign to the Encinitas character.
Cardiff Select	inside CARDIFF BY THE SEA	unverified		Mixed Use Places	
Cardiff Select	outside Community Areas	unverified		Mixed Use Places	
Cardiff Select		unverified		Mixed Use Places	
Cardiff Select		unverified		Mixed Use Places	
Cardiff Select		unverified		Mixed Use Places	Please consider 195 Quail Gardens Drive.

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside CARDIFF BY THE SEA	on forum		Highly Concentrated	
Leucadia Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	
Leucadia Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	
Leucadia Select	inside CARDIFF BY THE SEA	on forum	TRUE	Major Corridors	
Leucadia Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	NO 3-storey structures in Leucadia.
Leucadia Select	inside CARDIFF BY THE SEA	on forum	TRUE	Major Corridors	Close to everything with no impact on local traffic.
Leucadia Select	inside CARDIFF BY THE SEA	on forum	TRUE	Major Corridors	There are already some not so attractive apartment buildings in Leucadia so highly concentrated would not be a good option. Focusing on mixed use along Leucadia Blvd would connect the communities East of 101 and expand Leucadia in a positive manner.
Leucadia Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
Leucadia Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	I choose this model because of it's all around efficiency. I am a young, medical professional, 100% disabled now due to a horrific accident at work. As a result, I now need "affordable housing", since my only income is Social Security. However, with an average EIGHT YEAR wait list for government housing assistance, and a lack of housing here in San Diego, I am actually facing becoming homeless at the end of this year. And I have 2 medical licenses!!! Definitely not how I thought my life would be. Mixed use, for someone in my position, would be a God send. To have my shopping needs right at hand from my home, and yet to also be close to the other services in the City that I need, while maintaining the character of the neighborhoods I love, seems like a great plan. It is not helpful when affordable housing is stuck out on the fringes of a community. Also, for whatever residents seem to be afraid of in the demographics of who *needs* affordable housing, I have two comments: (1) I am a young, single caucasian with no children, model citizen with no record of any kind, and highly educated. There's no reason to be afraid of or embarrassed by me, nor to feel my presence will decrease your property value. and (2) with regard to the aesthetics of affordable housing, and resident's fears that this will be an eyesore that decreases property values - I don't want to live in an eyesore in a bad neighborhood either!! People should take a look at the Torrey Del Mar housing from the Bridge company in Carmel Valley, and they will see what affordable housing done right looks like. A project like this mixed use appears to satisfy most requirements on both sides of the issue in my mind :-)
Leucadia Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	

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Leucadia Select	inside LEUCADIA	on forum	FALSE	Highly Concentrated	<p>1) As southern CA continues to grow, more emphasis has to be put on improving access to efficient public transportation. The character of our community is more than just the height of the housing. I feel increasingly "trapped" by not only limited views, but also the dangerous traffic flow around my home and on Rt 5. Concentrating housing increases the ease of creating and executing a plan for better public transportation for more people. And since Public Transport planning is not a strength of southern CA, we need to make it so easy for the planners that they have a lower probability of failure!</p> <p>2) For those people who have never lived in mixed use places, it may look hip, but the reason this is not popular among the well-to-do is the noise (extra garbage collections, deliveries, etc.). Being able to walk to restaurants and grocery stores is great!! Having to live directly above one is not so fun!</p> <p>3) In order to maintain a friendly, healthy, coastal community feel, we need more open/green/natural/park space and bicycle paths, and we need to slow the ability of developers to build on every available inch of horizontal surface area. All children and adults should have access to sizable outdoor space to play and relax, and be able to enjoy sunshine, trees, birds, views, etc. (And, yes, the migrating birds and bees deserve and need some trees and space too!) Right now developers are allowed to put in buildings that span the property from edge to edge. This needs to be prohibited. The southern Cal. excuse that the land is "too valuable", is simply not true. I have lived in fabulous places around the globe with higher property values than Encinitas, and open space requirements are a main part of the building code as well as part of the city planning. These places, though more populated than Encinitas, actually felt more friendly, healthier, and more relaxed than Encinitas.</p>
Leucadia Select	inside LEUCADIA	on forum	TRUE	Highly Concentrated	Positioning housing along major corridors makes public transportation affordable and likely. Given the commercial aspect of those roads, walking to stores helps reduce traffic. Wherever there is a transit hub, 3 story densities within walking distance should be encouraged.
Leucadia Select	inside LEUCADIA	on forum		Highly Concentrated	One of the things that makes Leucadia great is it's wide economic, and to a lesser extent, racial/cultural diversity when compared against Encinitas as a whole. Already lots of apartments are here, and this option builds on that theme while preserving the underdeveloped lots on 101 for more unique development in ways which will hopefully keep Leucadia feeling different and a bit funky. I think this option is most in keeping with the historic character of Leucadia.
Leucadia Select	inside LEUCADIA	on forum	TRUE	Highly Concentrated	It's all about damage control, i.e., doing the least harm to the largest expanse of established residential neighborhoods, which unfortunately means throwing a few small nodes under the bus. The foci shown admittedly do make more sense than some of the alternatives we can envision.
Leucadia Select	inside LEUCADIA	on forum	TRUE	Major Corridors	major corridors model offers flexible choices from medium to high density (2 & 3 stories) which combined with (potential) smaller retail shops can may stimulate small business opportunities, offer small community charm/character where residents can live, work, play, shop thus avoiding driving / traffic.
Leucadia Select	inside LEUCADIA	on forum		Major Corridors	I understand from others that the mixed use does not get the full percentage of required housing credit. Why is it on here without that notation? Leucadia Blvd should not be used as a major corridor. There is already too much traffic on the street and the city seems unable or unwilling to do anything about it. Keep any build up on highway 101 not our internal streets.

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside LEUCADIA	on forum	FALSE	Major Corridors	It seems like this option would keep Leucadia "weird" while still accommodating for enhanced traffic, population, and culture. It's vital to maintain the funky character while providing more affordable housing options. My aversion to mixed use housing is in the interest of protecting Leucadia from becoming like every other beachside town in California. It would be a disaster if we lost character in the interest of retail space. We need affordable homes, community gathering space, cultural expression, edible landscapes, not more retail attractions.
Leucadia Select	inside LEUCADIA	on forum		Major Corridors	Personally, I would rather pay property or sales tax to pay for the infrastructure needs of the City of Encinitas. I do not think we should sacrifice our quality of life in Encinitas to get the state to pay for these services. In order to meet state requirements for more housing, those people with rental grannie pads should be given amnesty so these numbers can be counted. We would meet the requirements for low cost housing if this was done. Public transportation should be improved so people who need affordable housing, which is found in inland communities, can travel to the coast for work-if this is the case.
Leucadia Select	inside LEUCADIA	on forum		Major Corridors	Leucadia streets, neighborhoods and community are Max out. The need for this area should be on improving its safety by focusing on the infrastructure for its current residents wants and needs. There are ample opportunities east of I5 to meet and exceed our city needs for affordable housing. Revenue opportunities such as condemning Beacons Beach parking lot (keep a stair way for access) should be parceled off and sold to speculators. This opportunity could and should be explored in much more detail. This could and would benefit the city by generating revenue for improvement of our city. Focus on increasing Moonlight Beach capacity for visors and the community such as adding additional parking by building a multilevel parking structure where the current parking area is. This should be the City coastal focus since it has always been. There is modest infrastructure (roads, bathroom, parking,etc...) currently in place at this location that could be expended to accommodate this area demand for growth. Easy access to I5, streets are widest in this location and would encourage foot traffic within our communities. Before adding additional housing why not build an infrastructure that is accommodating to the current population first of all. We need to make a statement to preserve and protect what we are first and foremost before redesigning our lifestyle (morphing) with infill projects that draw on our already stressed public resources and adds to the discontent of local residents.
Leucadia Select	inside LEUCADIA	on forum	TRUE	Major Corridors	
Leucadia Select	inside LEUCADIA	on forum		Major Corridors	Mixed-use offers a more secure and energized solution where retail/office and residential can mix well.
Leucadia Select	inside LEUCADIA	on forum		Major Corridors	There are already mixed use bldgs on 101 that have no ground floor businesses - how do you intend to impact this in the future? 101 south is one lane and north is 1 lane, yet you want to significantly add traffic?
Leucadia Select	inside LEUCADIA	on forum	FALSE	Major Corridors	As shown by the current number of vacancies, mixed use hasn't proven to be as successful as hoped. The "projects" look of highly concentrated doesn't fit the neighborhood and could be a greater source of criminal activity. Future housing should be based on reality, not wishful thinking.
Choice D? Tell the state to keep their money, challenge them to sue, and refuse to be bullied into the whole idea!					



Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside LEUCADIA	on forum		Major Corridors	Major Corridors appears to be the option to maximize mixed use while minimizing residential in fill which doesn't really do much for the community except make some developers very wealthy. I hope we can push back and preserve Leucadia's cozy, casual, and creative character.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Major Corridors	I think that 3 stories is way too much height Blocks too much sun for neighbors
Leucadia Select	inside LEUCADIA	on forum		Major Corridors	
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	It seems as though mixed use will blend in better with the surrounding buildings and communities. Plus having residential and business mixed together will hopefully reduce driving that people living in these unit and nearby have to do.....depending of course on what the business space is. This options also seems to have the least 3 story buildings, which can really change the look and feel of the area that they are built in.
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	None of the above (which isn't provided as an option). I honestly don't see much difference between the three strategies; Leucadia Blvd. (near my house) is basically the same for all three. What about the Habitat For Humanity homes already situated there. Are you really proposing tearing those down and building a higher density neighborhood with fewer low income residences than already exist?
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	I like the idea of walkable retail spaces. I also think the percentage of affordable units in a Multi unit complex should be more than 10%.
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	I wish there were more but smaller sites vs such a high concentration along Leucadia. This is the plan with the most sites but I would like there to be even more. I am worried that Leucadia will become very busy with such a high concentration of houses. Especially since there are/have been build a lot of houses near there (Saxony, Urania).
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	I don't like any of the choices, but mixed use is the least awful of the choices....Fewest units & so less disrupting.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	I think that we should keep development to 2 stories to maintain the character of our neighborhoods. If that means more sites with lower concentration, I am fine with that.
					The mixed use option offers the lowest number of units on each site, so that's the main reason I chose it... It's the least offensive.

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	<p>All three plans seem to include the area along the north side of Leucadia Blvd. I am seriously concerned that there are not other options identified. In this area, 3 major housing developments have recently either finished or will finish very soon (North side of Normandy, across from Weidners Gardens and between Saxony and Quail Gardens Dr.) These spaces HAVEN'T even filled yet and so we really do not know the true impact on the infrastructure (Leucadia blvd., Saxony, Quail traffic and sense of density) so to be in a position to judge adding more spaces to this already rapidly filling area of Leucadia is troubling.</p> <p>I support integrated housing, housing that utilizes current retail spaces (think Whole Foods and apartments above), and housing that is close to shopping for folks that need that close access. Pedestrian corridors and traffic in Leucadia is increasing and we are losing our "funkiness". Please don't fill open spaces and rezone spaces because it seems the easiest approach. We need to think strategically, broadly and creatively so we are not another "OC" and we retain our unique, special community.</p>
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	<p>The term "underutilized" is in the eye of the beholder. It's best to pocket increased density around town rather than having one big section. Having small businesses on the ground floors is a good idea even for those not on 101 - those of us "up the hill" and just east of 5 would like to walk to a nearby cafe or small indy restaurant too!</p>
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	<p>Leucadia blvd is already a traffic joke,lived in the flats 28 years , NO THREE STORY PERIOD. What benefits are there to this flawed premise?</p>
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	<p>We should do everything to avoid 3 story units. This is contrary to the look and feel of Leucadia.</p>
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	<p>Closest strategy in keeping with current character of Leucadia...would prefer to keep buildings at 2 story max height!!!</p> <p>Thank You</p>
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	<p>This plan seems to be the best all around option for our community in terms of culture, walkability and diversity.</p>
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	<p>Spread the proposed increased density throughout viable areas. Concentrating it on one area has too much negative affects the character, quality of life, and property values for a neighborhood. Many of the selected blue areas will have too great an impact on the environment (i.e.- quality of life and infrastructure) and can not and would not be addressed throughout he Environmental Impact Report (EIR) process and mitigations measures associated with the EIR process and CEQA.</p>

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	I'm zoned RR#3 and I live in one of the areas slated for development along Leucadia Blvd. I wouldn't have purchased my home if I knew that the area would be re-zoned for high density housing within 5 years time. Three story housing would block my ocean view, one of the main reasons why I purchased my home. High density housing needs to stay in the high density neighborhoods along the 101. The WholeFoods project is a good example. Keep the density there with community appropriate mixed use housing.
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	Just seems like the best option.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	More opportunity for small businesses within walking distance of housing. Should be concentrated on 101 and Vulcan which is already mixed use. No 3-story buildings should be near existing single family homes. Also, explore the possibility of offering incentives to homeowners on large lots in Leucadia to build accessory units on their property.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	Infrastructure is a major concern, traffic , water, quality of life, and at the moment am not a proponent of any of the selection. However, if I have to pick, I would choose the Mixed Use Places but not along the major corridors PLEASE - particularly along Leucadia Boulevard. Both eastbound and westbound are already significantly impacted - This road is a major artery to San Marcos, Carlsbad, YMCA, Forum, Shopping at El Camino Real. I propose smaller chunks of development spread across the community including El Camino REal (where most of the shopping occurs), small bits (say 20 units) along Urania, Saxony, Quail Gardens, La Costa Avenue or Pareaus
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	We need to consider the walkability of the neighborhood when we consider housing. Having to cross the tracks or highway to reach schools, beaches, and shops needs to be resolved before additional units are constructed. Although Leucadia is in need of more family housing, the walkability of the community needs to be addressed first.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	I chose "Mixed Use Places" only because I perceived it as the least of 3 evils. This choice requires the lowest # of units per site. I believe all sites should share the load and do not think it fair to "throw a few neighborhoods under the bus" with "high concentration" designations... (let alone the particular eyesores that construction would create). Taking a continuous 10 acres along Leucadia Blvd (sites 5 & 6) and turning it into a 3-story, high-density, up to 165-unit development will destroy the charming character for which Leucadia is so well regarded and valued.
					ALSO, why are Leucadia Sites 7 (Quail Gardens Rd) & 8 (No. Hwy 101 small mixed use site) not represented on any of the 3 choices? That does not seem like a fair presentation of all available choices.
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	Mixed use spreads density over a larger area and so has a greater chance of maintaining our community, and reduces high density urban diseases

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	I'm not really keen on any of the three proposals, but I think mixed-use is possibly the best of the options available. Personally, I think the emphasis should be on integrating the structures into the surrounding area. Many of the newer developments in Leucadia are jarring departures from everything that surrounds them and negatively impact both the visual and physical space of their nearest neighbors. It will be a challenge to create the number of units envisaged without causing similar negative impacts (especially with three story structures), but I'm prepared to be amazed. I look forward to seeing site-specific drawings.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	Mixed Use Places blends in with the unique neighborhoods of Leucadia. However, I believe Vulcan and the 101 Hwy is the best areas for development. Leucadia IS NOT a good location bc of proximity to shopping, the train station and the rural atmosphere of the existing community.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	Encourage urban farming, low water usage, renewable/low energy homes
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	The alternatives offered are not properly designated. The values used to select them are of little import, and the major values have not been followed in this area selection. First, ANY area of our City which is rezoned for high intensity residential will ultimately give way to new development (even some shopping areas on El Camino). The value of the land will result in new building taking the place of existing. So to limit the choices to areas that are relatively open now is not a good decision. For instance the area 3 on Vulcan is very near the Paul Ecke Central School - the road has no sidewalks, has a Sunday Farmer's Market that spills onto the street a few blocks away, etc etc. The result will be an already overburdened infrastructure failing - although the developer will hire an expert who will say the impacts will be minimal. Same with Leucadia Blvd East (sites 5 & 6). The street is already failing Eastbound in the evenings and weekends. Pedestrian use of the crossing signals at Saxony and the other cross streets from the freeway to the east cause the signal synchronization to cycle and back up the traffic flow. The street is a major arterial for San Marcos/Carlsbad and adding our density there will cause more traffic problems. Moreover, the supposed selection criteria of appealing to segments of the population who want to live in a mixed use area are non-existent on Leucadia Blvd east - those units would simply be an island of high density with no retail or services. Thus the selection is not in conformance with the goal of the rezoning. Rather than look for low density areas to upzone, this process should identify where the best infrastructure already exists and zone in those areas. Most of the locations selected for Leucadia do not have the very transportation structure in place that will supposedly appeal to the Millennials and others who want to live in the dense environment. On highway 101 there would be local services and some transportation, but the number of units proposed will not support new transportation infrastructure to quickly move residents to the rail links. Additionally, the 101 roadway is already failing as a transportation system - the city is turning it into a shopping area. This will conflict with residents who must travel anywhere other than within a few blocks as buses and car travel will not be dependable. So, please consider finding the best places as determined by existing and planned (and budgeted) infrastructure and rezone there, rather than landing spot zoning on empty land simply because you believe it will draw the least complaints.
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	Mixed use is fine, but please do not add any more than one alcohol license max per block. We're getting inundated with alcohol and bars. Let's keep this a family-oriented area, not turn it into PB Part II.

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	average maximum unit size like West Hollywood
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	value capture for upzoning non-residential part of mixed use
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	I would prefer smaller mixed use projects distributed among several smaller parcels with two story buildings near existing houses.
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	Mixed use places would be best utilized on the 101 or Vulcan location because of current mix use areas already there, transportation and community character. East of the I-5 on Leucadia Blvd. does not have the infrastructure and does not blend with the current rural setting along Leucadia Blvd.
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	I prefer the concept that best distributes the impact.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	This fits best with the Lecuadia character
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	Please retain the character of the neighborhood. lowest density. provide flexibility for granny flats and retain existing architecture where possible. new buildings should stay at or below 2 stories to enhance our beautiful s californian topography and culture. thank you for your efforts to keep our neighborhoods pedestrian/bike friendly, with as much open space and historic integrity as possible.
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	Do not over build
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	Leucadia does not need 3 story housing units next to single family homes.
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	Keep Leucadia unique
Leucadia Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	I think this keep with the "Funky Leucadia" character the best.
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	Ask yourself why a person would spend a major amount of their life savings to live in Encinitas/Leucadia. Quality of life. If you build it to look like any other city, it will no longer be special. It will also attract people who do not think it is special and will treat it that way.
Leucadia Select	inside LEUCADIA	on forum		Mixed Use Places	What we have is a family friendly, visually appealing town. Do not put up 3 story housing complexes. Who wants their million dollar home next to that?
Leucadia Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Leucadia Select	inside NEW ENCINITAS	on forum		Highly Concentrated	



Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside NEW ENCINITAS	on forum	TRUE	Highly Concentrated	
Leucadia Select	inside NEW ENCINITAS	on forum	FALSE	Highly Concentrated	
Leucadia Select	inside NEW ENCINITAS	on forum		Highly Concentrated	
Leucadia Select	inside NEW ENCINITAS	on forum	TRUE	Major Corridors	Not too much, not too little, just right
Leucadia Select	inside NEW ENCINITAS	on forum	TRUE	Major Corridors	
Leucadia Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	Low income too
Leucadia Select	inside NEW ENCINITAS	on forum		Major Corridors	
Leucadia Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>First of all, these units can be sold at market rate: nothing states that they must be sold at low income prices. Developers are going to get the best price they can when it comes to selling their product...low income people will be left out in the cold. It's a joke that we are going through this process to benefit low income families. I hope our city does not sell out to developers and I hope our city council will stand with the people of Encinitas. Behind the sheriff's stations was a dump site for appliances. What are the potential poisons that might exist in this area, and how will it be tested and cleaned up? Possibilities lurking in the soil: toxins such as lead, freon and who knows what else? All sorts of environmental terrors could emerge.</p> <p>Shields Ave should not be opened up to through traffic. Leave it alone.</p> <p>No community has been fined or punished by the state of California for non conformance - why are you trying to scare the people of this community?</p> <p>El Camino Real is already crazy with traffic, it is insane to bring more. You can't widen the street, why do you want to add 300+ more housing units to this area? Only one parking site per unit is planned. What family that you know has need of only one parking spot? We live in a commuter environment. One parking space per unit is insane.</p> <p>I have not spoken to anyone from Encinitas that is in favor of any high density housing. We have enough housing, enough traffic in our town as it is. Why create a place that people want to escape from, rather than a place that people would like to live in?</p>
Leucadia Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Leucadia Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>I agree with others in that I am opposed to adding more units anywhere in the greater Encinitas community until there is significant investment and improvement in our existing infrastructure. I am quite concerned about the impact on our roadways, and increasing traffic congestion on El Camino Real and all roads that access the freeways. We badly need more efficient public transportation to help reduce the amount of cars on the road.</p>
Leucadia Select	inside NEW ENCINITAS	on forum		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Leucadia Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Leucadia Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	Already some employment/housing mixed use on Hwy 101. It would be good to have more small businesses along with the housing. Although I don't live in Leucadia, I do go to many businesses along the 101.
Leucadia Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Leucadia Select	inside OLD ENCINITAS	on forum	TRUE	Highly Concentrated	I am against any new housing until there is sufficient water supply to support any new growth.
Leucadia Select	inside OLD ENCINITAS	on forum	TRUE	Highly Concentrated	
Leucadia Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	
Leucadia Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	
Leucadia Select	inside OLD ENCINITAS	on forum		Major Corridors	
Leucadia Select	inside OLD ENCINITAS	on forum		Major Corridors	
Leucadia Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	
Leucadia Select	inside OLD ENCINITAS	on forum		Mixed Use Places	I would also like to see affordable co-housing intentional community on infill parcels adjacent to the east side of 5 north of Union Street (as well as other undeveloped parcels in this neighborhood), with a Pedestrian over-crossing at 5 and Union St. connection to the north end of the Cottonwood Creek Natural Area. This would increase usability of the Village area and access to the Beach for pedestrians, connecting east and west neighborhoods surrounding the E3 Cluster and the robust city trail system east of the freeway (especially with the anticipated food forest trail connecting Saxony Rd and Quail Garden Dr along the northern boundary of the Leichtag property).
Leucadia Select	inside OLD ENCINITAS	on forum		Mixed Use Places	I like the options west of 5 for residential near Leucadia Blvd., although living so close to tracks might be a problem.
Leucadia Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Leucadia Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Leucadia Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	None of these options address the traffic bottleneck on 101 at Leucadia Blvd.

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Leucadia Select	inside OLIVENHAIN	on forum	FALSE	Highly Concentrated	
Leucadia Select	inside OLIVENHAIN	on forum	TRUE	Mixed Use Places	
Leucadia Select	inside OLIVENHAIN	on forum	FALSE	Mixed Use Places	I believe there will be more single adults living alone in Encinitas in the next decade. I'd like to see more smaller units, 500-800 square feet that are affordable and walkable and closer to public transportation. It would make for the possibility of greater autonomy and independence not just for the elites of Encinitas but for people of all ages and incomes.
Leucadia Select	outside Community Areas	on forum	FALSE	Major Corridors	None
Leucadia Select	outside Community Areas	on forum	FALSE	Mixed Use Places	
Leucadia Select	outside Community Areas	on forum	FALSE	Mixed Use Places	I currently live in a mixed use condo. I love it! It takes some getting used to (compared to single family residential living), but I feel the benefits of proximity to commercial, walkability, and community, far outweigh any negatives. Suggestion: we have detached garages in our complex and it makes for a great community feel. I am routinely passing by and chatting with my neighbors as we go to and from our garages on a daily basis--I met all my 12 neighbors within the first week of moving in! It also further enhances the community character by "hiding" the garages in the back of the complex, away from the street. Also, I highly suggest that commercial uses be the ones that the neighbors have an interest in using on a daily basis--grocery, restaurants, boutiques, gyms, yoga, and hair or nail salons. Uses like law firms, banks, real estate offices do not benefit the community on a daily basis and will not generate the walkable community that is highly sought after.
Leucadia Select		unclaimed		Highly Concentrated	
Leucadia Select		unclaimed		Highly Concentrated	Perhaps senior housing with service facility downstairs and housing upstairs. See Paul Downings model in San Diego "Serving Seniors".
Leucadia Select		unclaimed		Major Corridors	Leucadia does not need more dense multi family uses. Small, affordable apartments for 1-2 people would be ideal. Someone has to monitor this so a family of six does not live in an apartment designed for 1 or 2. Enough parking needs to be planned for. North Vulcan is failing due to traffic loads and parked cars. It's dangerous and not pedestrian friendly in any way. There is virtually no shopping (ie grocery stores) or employment opportunities along the 101 corridor in Leucadia, especially for low income people. Not a good choice for limited mobility people on a fixed income. Plus, the train tracks and 101 provide formidable barriers for pedestrians. I chose major corridors only because there is transportation (bus) available.
Leucadia Select		unclaimed		Major Corridors	
Leucadia Select		unclaimed		Major Corridors	
Leucadia Select		unclaimed		Major Corridors	

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select		unclaimed		Major Corridors	Stop building in Leucadia and on Vulcan!
Leucadia Select		unclaimed		Major Corridors	
Leucadia Select		unclaimed		Major Corridors	all new blogs must have access to mass transit to be convenient for people
Leucadia Select		unclaimed		Major Corridors	
Leucadia Select		unclaimed		Major Corridors	
Leucadia Select		unclaimed		Mixed Use Places	In addition to consideration of these sites as mixed use places, I would also like to see greater consideration for co-housing intentional community on undeveloped parcels adjacent to the east side of freeway north of Union St. In addition, other, smaller parcels and infill locations should be considered for such housing uses. A Pedestrian over-crossing the 5 at Union St. connecting to the northern end of the Cottonwood Creek natural area would increase walkability for the neighborhood in accessing parkland and beaches and connect to the neighborhoods on the west side of the freeway (bringing the Village closer to the neighborhood surrounding the E3 Cluster) to the more robust city trail system on the east side of the freeway (especially with the connection between Saxony Rd and Quail Garden Dr on the northern boundary of the Leichtag property).
Leucadia Select		unclaimed		Mixed Use Places	How did this map get developed. The target candidate locations do not seem to make sense. Take the Location on Vulcan Avenue- why Vulcan and not Hwy 101 and why next to the worse performing intersection in the City? Shouldn't the City consider the environmental impacts of the candidate locations? Higher density will only make the poorly performing intersection that much worse. People already run the red lights because of the ridiculously long wait times. The transit runs on Hwy 101 not Vulcan and the additional vehicle, pedestrian, biking and parking will further gridlock the Hwy 101/Vulcan/Leucadia Blvd. intersection. Additionally, It will make the traffic, parking and safety issues at Paul Ecke Central Elementary School that much worse and cut through speeding traffic by the school will increase if the gridlock at the Vulcan/Leucadia Intersection gets worse. The City still hasn't address the petition submitted t think this location could never pass the CEQA and Environmental Impact Report (EIR) process. It just doesn't make sense.
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	I favor spreading out as much as possible to avoid any suggestion of ghetto-like housing.
Leucadia Select		unclaimed		Mixed Use Places	Not for large development . Like places like the Loft.
Leucadia Select		unclaimed		Mixed Use Places	no abslutly no 3 story house. what are we going to.. new york san diego . iof there is no place for you and yours wait till someone leaves.maybe a wait list based on first come first served...

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select		unclaimed		Mixed Use Places	I think I like the idea of developing stretch of Hwy 101 at North end of Leucadia with mixed use places, sort of like what was done near Phoebe Street, but won't the additional shops and such encourage even more pedestrian traffic from across the tracks? I'm concerned we'll see more accidents on the tracks. The plan should include another pedestrian crossing (like at Swami's) in that area. Also, if you put in pedestrian crossing, couldn't housing be on East side of tracks then?
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	I live in an area off of Leucadia Blvd between the 5 and Saxony. The highly concentrated option means that all of the added houses will be within blocks of our home. There are already so many cars on our street two cars can not pass at a time. the WalMart at the end of Leucadia Blvd has added so much traffic and at times the light at the junction of Leucadia Blvd and Saxony is backed up over the freeway. Let's "share the wealth".
Leucadia Select		unclaimed		Mixed Use Places	Residents in Leucadia like to walk to shops & restaurants, therefore a strategy of mixed use seems the best fit.
Leucadia Select		unclaimed		Mixed Use Places	you have my vote
Leucadia Select		unclaimed		Mixed Use Places	approved
Leucadia Select		unclaimed		Mixed Use Places	this one sounds good to me.
Leucadia Select		unclaimed		Mixed Use Places	looks like a good location!
Leucadia Select		unclaimed		Mixed Use Places	good due to less traffic area
Leucadia Select		unclaimed		Mixed Use Places	I fully support affordable housing but I am opposed to building two story housing along Leucadia Blvd. next to Saxony. How can you say these plans are compatible with this high-priced single family housing community? The single family units already there fit in perfectly but these units should go in along the 101 corridor where there already are apartment units where they will fit in and prosper and where transportation is readily available. All you are going to build is discord if you try to force square pegs into a round holes. I don't support any of the plans.
Leucadia Select		unclaimed		Mixed Use Places	I chose 'mixed use places' only because of the need to spread the distribution. However, I am not a proponent of any of the areas shown as examples. The choices shown in all options seem to be chosen only because of vacant areas and with no thought to already overburdened infrastructure. Leucadia Blvd was a dead end street less than 20 years ago. It is now a major artery for the YMCA, Forum, Carlsbad and San Marcos. There are no sidewalks on many of the streets surrounding this area. Leucadia Blvd is already failing Eastbound AND westbound depending on the time of day and week and providing more housing will only make the situation worse.
					Please consider finding the best places as determined by existing and planned infrastructure and rezone in areas other than the major arteries which are already tapped out.



Topic	Location	State	Business Owner	Position	Convince
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	Why can't residential infill include mixed use? The two locations, west of I-5 are next to existing commercial areas. This would help promote surrounding residents to walk or bike for shopping and services. The residential infill east of I-5 would offer residents a convenient location for shopping and services with mixed use designation. This would increase the likelihood of walking and biking, also offering a gathering location for local Leucadia residents living East of I-5.
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	seems to be the least impact and most in line with leucadia's character.
Leucadia Select		unclaimed		Mixed Use Places	Having highly concentrated living quarters can create parking nightmares, trash and can quickly devolve into unattractive living areas. Mixed use places have a financial incentive (from the businesses) to help create a clean, respectful environment.
Leucadia Select		unclaimed		Mixed Use Places	I am concerned about Leucadia becoming a neighborhood stepchild of the larger city of Encinitas and their housing needs. I am hoping for some equality of distribution of low income housing through out the entire City. Now Vulcan avenue is undated with trailer parks and apartments with little road improvements and sidewalks.
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	There is still work to be done to make Leucadia more walkable. Will the increased housing include building more access between the East side and West side of the Coast Hwy? Will the developers have to pay for the improved pedestrian crossings?
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	Mixed use enhances walkability and lowers traffic congestion.
Leucadia Select		unclaimed		Mixed Use Places	Employment and neighborhood comparability .
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select		unclaimed		Mixed Use Places	We recommend keeping the mixed use places to the 101 & Vulcan where there is already high density and mixed use developments. Leucadia Blvd. has been transformed into the nicest east/west corridor and should remain residential only with the current zoning staying the same, R2-R3. It would not be in the best interest of the existing neighborhoods to up zone on Leucadia Blvd.
Leucadia Select		unclaimed		Mixed Use Places	All three plans are very offensive to long term residents. The so called "job creation" is for low paid type of employment that will not allow these employees the ability to pay rent within this neighborhood. The so called "compatibility" to current lifestyle was and is being established by "morphing" the use of the "minor use permit" and "coastal permitting" which is in direct conflict with our current voted on general and specific land use policy. The current infrastructure does not support the current population west of I5 and is almost impossible to improve without major changes that will affect those residents in this area "life style", "quality of life", "peaceful enjoyment of their homes" and health safety and welfare. The coastal commercial district was designed for low impact uses but has "morphed" into high impact type of business that use the established residential resources (parking, noise, trash, traffic, safety etc...) for these High impact business benefit at the expense of the local residents. Long established homes within this area are being demolished and are displacing those family's who are renters. In doing this it is redefining these neighborhoods in personality, use and charm without going to vote. Any home that is over 10 years old in our coastal neighborhoods should be preserved and protected so that future generations can enjoy this community as we have and are doing. Essentially all three proposals disregard current residents needs and just adds to the problems by increasing the density without first solving the on going above stated problems. In order to go forward you need to take care of the past and present first and foremost! Here again had to make a choice between three bad ideas just to be heard, the best of the worst. Scott Carter 168 Europa St Leucadia CA
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	I would like to see more mixed use housing in Leucadia combined with safer pedestrian access from the East side of Pacific Coast Highway to the West side. I would condition future development to pay a fee for future rail crossing areas to support increased density safely. Too many people are having to dodge trains and traffic already.
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select		unclaimed		Mixed Use Places	
Leucadia Select	inside CARDIFF BY THE SEA	Unverified		Mixed Use Places	
Leucadia Select	inside LEUCADIA	Unverified		Mixed Use Places	Mixed use is an awesome idea for Leucadia. Mixed uses would fit perfectly with the community character. I believe it would be highly accepted by the residents and community.
Leucadia Select	inside LEUCADIA	Unverified		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Leucadia Select	inside OLD ENCINITAS	unverified		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside CARDIFF BY THE SEA	on forum		Highly Concentrated	
New Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	
New Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	We don't need more shopping in New Encinitas.
New Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
New Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	Tough choice between mixed use and Major Corridors, either would work or maybe both
New Enc Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	
New Enc Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	I choose this model because of it's all around efficiency. I am a young, medical professional, 100% disabled now due to a horrific accident at work. As a result, I now need "affordable housing", since my only income is Social Security. However, with an average EIGHT YEAR wait list for government housing assistance, and a lack of housing here in San Diego, I am actually facing becoming homeless at the end of this year. And I have 2 medical licenses!!!! Definitely not how I thought my life would be. Mixed use, for someone in my position, would be a God send. To have my shopping needs right at hand from my home, and yet to also be close to the other services in the City that I need, while maintaining the character of the neighborhoods I love, seems like a great plan.. It is not helpful when affordable housing is stuck out on the fringes of a community. Also, for whatever residents seem to be afraid of in the demographics of who *needs* affordable housing, I have two comments: (1) I am a young, single caucasian with no children, model citizen with no record of any kind, and highly educated. There's no reason to be afraid of or embarrassed by me, nor to feel my presence will decrease your property value. and (2) with regard to the aesthetics of affordable housing, and resident's fears that this will be an eyesore that decreases property values - I don't want to live in an eyesore in a bad neighborhood either!! People should take a look at the Torrey Del Mar housing from the Bridge company in Carmel Valley, and they will see what affordable housing done right looks like. A project like this mixed use appears to satisfy most requirements on both sides of the issue in my mind :-)
New Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
New Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
New Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
New Enc Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	
New Enc Select	inside LEUCADIA	on forum	TRUE	Major Corridors	

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside LEUCADIA	on forum	TRUE	Major Corridors	
New Enc Select	inside LEUCADIA	on forum	FALSE	Major Corridors	This seems like it would benefit a larger demographic of middle class families who want to purchase affordable housing in Encinitas (provided the new buildings are, in fact, affordable and not overpriced monstrosities). Right now, there is a major lack of options to do so and the soaring costs of rent isn't helping matters, either. I feel like Encinitas/ Carlsbad / Leucadia / San Marcos already has enough retail and entertainment options, so building out Encinitas with just that in mind does not seem like the sensible option and would further detract from its beach community charm. I'm also hesitant to buy into a plan (i.e. Mixed Use) that says it will support employment opportunities because I don't feel it's a good area that would draw businesses in, seeing as how so many businesses are leaving the state of California for much better growth opportunities elsewhere. Highly concentrated doesn't seem like it would transition well either and may be just a building plan to do just that -- build. The Major Corridors option sounds good in theory and could prove to be so (a la Talega in San Clemente).
New Enc Select	inside LEUCADIA	on forum		Major Corridors	
New Enc Select	inside LEUCADIA	on forum	FALSE	Major Corridors	
New Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
New Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
New Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
New Enc Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
New Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	New Encinitas is a perfect spot for Mixed Use Places. So many of those strip malls go in and out of business. They are outdated and unattractive. Putting in nice Mixed Use Places would benefit everyone.
New Enc Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
New Enc Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Highly Concentrated	We're not sure the site concentration here is the best, but it might have the potential to generate lower cost housing more than the usual use of the "market rate". The state mandate seems essentially flawed in that there is no mandate that high density actually constrain the "market rate" so that it is, in fact, affordable. Also, why has not the parcel on El Camino between the credit union and the nursery been considered, say, for mixed use? It has been for sale on occasion in the past. Why do we have to be at the mercy of out of town developers who care little about Encinitas and are only interested in their profit?



Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside NEW ENCINITAS	on forum		Highly Concentrated	The highly concentrated plan would place the multi-storied buildings needed for the new housing in a limited area, thus preserving the existing character of Encinitas in most of the city, limiting the traffic impact to a single location and hopefully preserving more open space.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Highly Concentrated	All these choices are wretched. New Encinitas cannot hold 395 more units. That is absurd. City council doing their usual inept job. El Camino corridor does not need more traffic or anything (like more shops) that PULLS more traffic.
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Highly Concentrated	The maps do not show the streets where located, which is important, but I am opposed to adding anything to major corridors/mixed use as the traffic is already past tolerable too often plus attracting more stores to the major corridors would only add more traffic when we already have too much from outside Encinitas.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Highly Concentrated	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	My position here is under duress. I prefer the major corridors because it spreads out the units. However, it makes no sense to concentrate the highest number of new units in arguably the most congested area of Encinitas--Encinitas Blvd & El Camino Real. The traffic there is already a problem. There is far more open space available in other parts of the city that will have a much lighter impact on nearby residents. It is also curious that Encinitas, a community with precious little open space left, feels so compelled to create this plan in the first place. There must be ways to satisfy or resist state mandates other than further crowd the existing community. I would expect our elected leaders to find those alternatives and act in the best interest of those already here in Encinitas.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	I am not really sold on any of these areas, but feel this option is the lesser of two evils. I feel the character of New Encinitas would be better served if affordable housing could be built along the extreme southern portion of El Camino Real. There are already condos there and would blend in better than right in the middle of our downtown corridor. To me the areas selected along downtown El Camino Real would look like an afterthought which is what it is!
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	Make sure we do not sacrifice tax revenue to meet plan. Make sure no 3 story units. Make sure property tax will support infrastructure demands and cost. Make sure adequate parking off street to support dwellings.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	I like the idea of some mixed use but feel that concentrating all the units on one site will lead to too much traffic congestion coming in and out of one area. Therefore, to me, the Major Corridors options spreads the housing across two sites and still has a mixed use component. One concern is that the housing proposed behind the Sheriff station might be too far away from El Camino Real to encourage a walkable community and use of transit. What about providing a dedicated van shuttle to and from the Coaster at peak times to encourage transit ridership?

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	I prefer this second option because I think it will result in less traffic congestion than #1. I also like that it would increase the amount of housing options for a wide range of people/families. My one main concern with #2 is that it seems like it might build upon the most land that is not yet developed, further decreasing the amount of open space in New Encinitas. I do not like the 3rd option for "highly concentrated" housing areas. I don't think the proposed housing options available there would appeal to a wide range of people.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	There have to be less congested areas of our community to put such a large scale project? No options are helpful to anyone but politicians
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Major Corridors	
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Major Corridors	
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	Highly concentrated housing would also highly concentrate. The Encinitas Blvd and El Camino intersection and immediate area is often filled to gridlock proportions currently without adding all the new housing traffic in 1 intersection. Mixed use might also work, but would require underground parking, since Ralph's lot is already overfull from about noon on right now.
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	I cannot believe that such a highly concentrated area for homes/businesses and traffic is even being considered? When I hear that there is even talk of opening up small neighborhood streets (Shields Ave to ECR) to gain access is absurd? The area is already overbuilt and traffic and access already an issue. To encourage more will only further damage our quaint neighborhoods. Allowing a neighborhood street to become a major access road will destroy family safety and quality of life in those neighborhoods
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	We have a transit center that combined rail and bus lines. The freeway entrance is near there, too. This seems as if it should be the foundation for denser housing. I would actually combine this with the mixed use places. The one issue with placing all of the housing there is that it might overwhelm the two adjacent elementary school (Park Dale and Flora Vista), though both are experiencing declining enrollment.
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	If we added the bulk of the housing near the transit center, perhaps we could re-open Pacific View as an elementary school and free a huge debt burden for the city. The way our neighborhood is laid out, the large lots with medium to large homes in a nice neighborhood setting is what sold me on moving here (Villanitas). I do not want access roads near Trader Joes or high density homes changing the neighborhood. There is plenty of land along El Camino Real that can be utilized for more housing.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	This plan should not include opening up Turner or Shields ave.
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Major Corridors	Favorites are Mixed Use Places and Major Corridors. There really needs to be a mix throughout the entire El Camino Corridor and Encinitas as a whole. Creating higher densities with a mix of uses will revitalize Encinitas, prepare for future growth, and allow opportunities for move up and move down buyers with a different mix of product types. By just selecting one little area as you have, defeats the purpose of planning of future growth. There are several opportunities in both Old Encinitas and New Encinitas to create a "City of Villages" feel that ties the different neighborhoods together. Something more than the current he strip centers along El Camino and Encinitas Blvd.
New Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	I really have no comments on an overall plan for Encinitas. I moved here two years ago from N.H. and am living in subsidized housing on Via Cantebria. That is my main concern-subsidized housing, whether for the elderly or low-income families. What I like about where I live is the fact that there are no other buildings right near our lot. We have a good feeling of the outdoors. That is important to me, rather than living in "apartment house row".
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	I attended the community meeting. It was very informative and I thank you for including us. I learned that these all of these affordable units do NOT have to be in only one of the five locations, but they can be spread out over all of Encinitas. I am very disappointed that this option is not here. Rather, we have to pick only our area and then only one of the 3 choices within that area. (NOTE - I also just had to select one of these 3 options to submit my comments.) Please address the lack of inclusion of this option so the residents of Encinitas can be fully informed.
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	Mixed use is the only logical choice. Separating housing and work does not make any sense and leads to waste, excess traffic and lost time. Mixed use is efficient and convenient.

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>First of all, these units can be sold at market rate: nothing states that they must be sold at low income prices. Developers are going to get the best price they can when it comes to selling their product...low income people will be left out in the cold. It's a joke that we are going through this process to benefit low income families. I hope our city does not sell out to developers and I hope our city council will stand with the people of Encinitas.</p> <p>Behind the sheriff's stations was a dump site for appliances. What are the potential poisons that might exist in this area, and how will it be tested and cleaned up? Possibilities lurking in the soil: toxins such as lead, freon and who knows what else? All sorts of environmental terrors could emerge.</p> <p>Shields Ave should not be opened up to through traffic. Leave it alone.</p> <p>No community has been fined or punished by the state of California for non conformance - why are you trying to scare the people of this community?</p> <p>El Camino Real is already crazy with traffic, it is insane to bring more. You can't widen the street, why do you want to add 300+ more housing units to this area? Only one parking site per unit is planned. What family that you know has need of only one parking spot? We live in a commuter environment. One parking space per unit is insane.</p> <p>I have not spoken to anyone from Encinitas that is in favor of any high density housing. We have enough housing, enough traffic in our town as it is. Why create a place that people want to escape from, rather than a place that people would like to live in?</p>
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	<p>Better to split between as many sites as possible than to have a couple of dense concentrations. Anything built south of El Camino Real is better as the traffic congestion on El Camino Real and Encinitas Blvd is a serious problem</p>
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>None of these options seem like they would benefit anyone already living in the area. The traffic is already so heavy, parking lots are packed, and the line of cars getting onto 5 south in the morning can be backed up all the way to the San Elijo Mira Costa Campus!</p> <p>However, if I HAVE to pick one, it would be the "Mixed Use Places". My hopes are that if housing is added on top of the businesses in the Ralph's/ Trader Joe's shopping center, then there will be less riffraff hanging out in the parking lot behind the shopping center. I'm mostly referring to the few times I've encountered intoxicated homeless people or someone passed out on the hill.</p> <p>If there are homes built on top of the existing businesses, hopefully more security would be added to the area or the builders might even consider converting the parking lot into a park...wishful thinking, of course.</p>
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	<p>I like mixing residence and commercial. Live and shop in the same area.</p>

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	Personally I am not crazy about any of the options. The plans are all adding quite a bit of more traffic in the highest traffic area in New Encinitas. I have a hard time believing that there are not other options that would be a better fit to reduce traffic congestion. I like the mixed use concept, just not in the El Camino/Encinitas Blvd intersection. That area is so gridlocked now, and you want to add 300 more homes? Also, I would like to understand why New Encinitas has the highest count of new homes, while the Olivenhein area (which has much more land) has a much lower count being added. Nice presentation and I appreciate the opportunity to add input.
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	continue the character that our neighborhood has already - El Camino Real cannot accommodate high density uses described in the 2 other scenarios
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	Looks like it would be more like a community that would be welcoming to all of new Encinitas. It also looks like the least disruptive for existing home areas.
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	I'm very concerned about adding so many additional housing units in an already highly congested area of town. I think this will hinder housing and bring down the value of existing neighborhoods and communities and jeopardize the safety of those here. If we had to add any additional housing - I would chose the Mixed Use Places - no one needs any highly concentrated housing added. Please reconsider the notion of adding anything at all.
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	This seems like the best fit for the community and could really transform the area and create some pedestrian and bike connections that don't exist today.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	I feel it is important to create new job opportunities in Encinitas if more people are going to be living in the community. Maintaining a community that is easy walk around to get to various services, restaurants, bars, grocery store options is something that I particularly enjoy. Regardless of what option is picked, I am very concerned that adding additional units in Encinitas is going to increase traffic on Manchester, El Camino and all freeway entrances. Increased traffic congestion will greatly diminish the character of our community. I love the small town feel, and don't want it to become over crowded. I'd like any plan that is seriously considered to factor in the impact on roads & traffic patterns, as those sometimes seem to be after thoughts.

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	<p>None of the above is my choice. Traffic is already too impacted along El Camino Real and Encinitas Blvd to the point that I do not even want to leave the house during lunch or rush hour. All of these options will be detrimental to New Encinitas.</p> <p>The area behind the Sheriff station used to be the Encinitas dump and is filled with asbestos. Good luck getting EPA approval to build high density on top of a toxic waste. Also the streets on Turner, Shields and Rodney are not wide enough for thoroughfare traffic which will put children's lives at stake.</p>
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>I'm struggling to understand why this is happening in New Encinitas when there is much more available space in Olivinhein. The suggested changes in that area are quite minor in comparison despite the fact that they clearly have more available space that would be less intrusive on current homeowners.</p>
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>Need to improve alternativrve transportation to reduce single car trips if this strategy is used. El Camino Real is already very crowded and not pedestrian friendly, need to encourage pedestrian use and link busineeses and shopping areas together.</p>
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>more oportunity for integration</p>
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>No one I know likes any of these options. The way this is being pitched is invalid - there are other options, including DOING NOTHING and keeping Encinitas livable. Congestion is already bad at El Camino/Encinitas Blvd. Above all, you can't dump traffic into Shields, Turner, Rodney...tons of young kids play on those quiet streets today and it would be a disaster. Trying to find relief for new artificially developer contrived El Camino traffic through a nice, quiet 40 yr old neighborhood would be unconscionable.</p>
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>None of the above is my choice. Traffic is already too impacted along El Camino Real and Encinitas Blvd. All of these options will be detrimental to New Encinitas.</p> <p>The area behind the Sheriff station used to be the Encinitas dump. Good luck getting an EIR to build high density on top of a toxic waste.</p> <p>Very few people in Encinitas have the luxury to live and work in the city. Most of us have to commute to San Diego, Torrey Pines, Sorrento Valley, Carlsbad, Vista. This where the jobs are. Encinitas has mostly office and retail job. The reality is that increase housing in Encinitas will only make traffic worse. Increasing walkability and biking are nice goals but will not alleviate the existing problem with traffic. The Ralphs/Trader Joe is already very crowded and impacted. Terramar bought this property for \$78M and is seeking maximum flexibility in zoning.</p>
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	<p>Less impact to the neighborhood</p>

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	We have lived on Shields Ave for 20 years. We do NOT want Shields to become a thoroughfare to El Camino Real which would have a destructive effect on the quality of our neighborhoods. None of the three choices is a good thing for us but the mixed use plan is the least toxic to our fine neighborhoods.
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	NONE of the New Encinitas options are fair to Turner Ave. All the homes in this quiet neighborhood will be destroyed. I am sick that my family will be losing our home of 31 years. THIS IS NOT FAIR!
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	I like the feeling of the walkable area, but the buildings are not so huge.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	I believe this to be the best solution out of the 3 presented here, primarily because it provides the best solution for tenants to have access to public transportation, shopping and other services that are within walking distance, thereby appealing to those who do not own vehicles thus it would not add to the congestion on our roadways. Additionally, this strategy does not appear to open up any adjoining neighborhoods to traffic being routed through them.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	This seems to be the most functional. My concern is more around parking and traffic. What is the plan for parking for the new housing and how will it impact already congested traffic on El Camino Real?
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	I dislike all options, and none talk about the current issues of traffic congestion in the community. However, this looks to potentially be the least impactful.
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	It is going to be a lengthy transition from residential neighborhoods that require cars to a more integrated environment where walking, biking and public transportation are sensible, useable alternatives. I strongly believe Encinitas' longterm plan should incorporate the goal of an integrated mixed use environment. Kudos to the city planning department for preparing comprehensive and thorough scenarios for our consideration.
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	Mixed use allows a flow among the various people who want or need to live in Encinitas; it feels less ghetto-like than the Highly Concentrated solution. Also, with thoughtful public transportation access, some of the people may choose to be car-less, which would lower the impact of adding 300+ units to the New Encinitas neighborhood. I'd like part of the transit design to include a few transit centers scattered along El Camino Real and Encinitas Blvd. ESPECIALLY, make access to the Coaster using public transport EASY and QUICK and timed with the Coaster schedule.



Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	I've lived in Encinitas for almost 40 years and it's hard to see change. I believe we have too many supermarkets, too many big commercial centers, too much traffic, and too much shopping. The mixed use places make sense for future growth. The mixed use buildings in Old Enc with Whole Foods, etc and condos above is a good model. Walkable communities are important and I'd like to see a couple of small community gardens incorporated into the mixed use plans.
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	Mixed Use Places would seem to be the option to best maintain our community identities.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	I understand the City is also looking into garage conversions to count towards affordable housing options. I support this idea and hope it gains traction. Thanks.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	Adding mixed use housing along El Camino Real provides housing close to transportation as well as for people who are working in stores. Means less traffic, no travel to get to work thereby less pollution and more productive employees.
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	Why not create more pedestrian friendly communities where people can live, work and support one another?
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	It's dubious that all choices force New Encinitas to, as usual, take on the brunt of the city's new housing. My selection was a selection of the least terrible option. Rest assured, it's still a terrible option,
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	Not only does this fit the character of our community, it also beautifies the commercial center
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside OLD ENCINITAS	on forum	TRUE	Highly Concentrated	

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside OLD ENCINITAS	on forum	FALSE	Highly Concentrated	<p>The "Highly Concentrated" option for NEW Encinitas is in an already highly-developed, busy commercial area of town anyway; that's why it's my preference for new housing. Let's keep density low in and preserve "quaint beach town/village" character of Old Encinitas by concentrating new housing in this area of New Encinitas where it's less likely to change either Old OR New Encinitas's characters.</p> <p>However, I'm opposed to ANY new construction exceeding 30 feet above mean grade level. I thought we voted for a hard-and-fast 30-foot limit, no "waivers" or "variances" allowed! Yet these options being presented by the City include "2/3 story" and "3 story."</p> <p>Let the state fine us for not complying with their low-income/high-density housing mandate. I'm willing to pay slightly higher taxes to pay the fine.</p>
New Enc Select	inside OLD ENCINITAS	on forum		Highly Concentrated	
New Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	
New Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	I like the services and village-like atmosphere in this plan and proximity to senior center.
New Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	
New Enc Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	<p>Please don't count my check on Major Corridors as an endorsement of that strategy. While I applaud your effort at outreach, as I mentioned to Jeff Murphy, I think it's essential that we first determine whether the 1283 number is a valid target. As I explained to Mike Strong and the other nice gentleman I spoke with, it's a little like drawing up a budget based on a dollar figure. You will naturally consider different actions based on what that number is. I don't want my choice of a specific strategy to be interpreted as an endorsement of granting a permanent right to developers to build 2-3 story structures, unless I am convinced that 2-3 story structures are necessary to address our housing requirements.</p> <p>Let me take a step back and explain my reasoning. If I were to paraphrase Councilman Kranz's thinking regarding regulating the activity of bars downtown, it would be something like this: "I prefer not to adopt any more regulations than are absolutely necessary and proven to be effective. Why don't we just explore the alternative of proactive code enforcement first and see how that goes, before we take the step of imposing further regulations on the bars"? As another example, recently Councilwoman Lisa Shaffer applauded a UCSD student who stood before SANDAG to argue for more transit funding as opposed to simply expanding our freeways. Her point was that it seemed reasonable to at least explore the alternatives before committing to something that was going to have an immediate irreversible and largely negative impact on the the communities affected Shouldn't we adopt that same perspective regarding any endorsement of higher density? Shouldn't we first exhaustively investigate the alternatives to find the least intrusive level of development necessary to satisfy our requirements? I agree that we would still be going through a process similar to what is currently ongoing with the housing element update, but perhaps the figures being tossed around might include 1 and 2 story developments as well as or in some cases instead of 2 and 3 story developments. Wouldn't we all prefer that outcome? It seems to me there is nothing particularly enticing about 2 and 3 story development from a community character standpoint as compared to 1 and 2 story development. So, if you ask what strategy I would prefer, it would have to be something not among the choices above, at least initially. If faced with no other alternative, I would favor Mixed Use or Major Corridors, simply because they exclude 3 story development, something that I think has the potential to blight the affected communities. You on the inside should take a moment to reflect on the risks of inertia in your thinking. Everyone is prey to this so I am not casting you as villains, but with the stakes as high as they are, I hope you are willing to examine the basis of your plans with an open mind with only the city's best interests at heart.</p> <p>Regards -Cyrus Kamada</p>
New Enc Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	
New Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	
New Enc Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	This "urban village" is exactly what millenials (like me) gravitate towards. I would love to live in this Encinitas.
New Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	I like the mix of housing of choices that transition to existing neighborhoods.
New Enc Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	
New Enc Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	
New Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	
New Enc Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
New Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
New Enc Select	inside OLIVENHAIN	on forum	FALSE	Highly Concentrated	
New Enc Select	inside OLIVENHAIN	on forum	FALSE	Major Corridors	
New Enc Select	inside OLIVENHAIN	on forum	TRUE	Mixed Use Places	
New Enc Select	outside Community Areas	on forum	FALSE	Mixed Use Places	
New Enc Select	outside Community Areas	on forum		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	uncivil		Major Corridors	Bad idea! I won't choose any of these sites.. This is bullshit.. Where is my option for none of the above! To make a statement you have to pick one of the three?
New Enc Select		unclaimed		Highly Concentrated	
New Enc Select		unclaimed		Highly Concentrated	Highly concentrated keeps residents amongst a residential area which has much less busy streets and is safer for families. El Camino Real is a very busy street with many lights. It is already a very high traffic street, adding anything there will make it worse.
New Enc Select		unclaimed		Highly Concentrated	

Topic	Location	State	Business Owner	Position	Convince
New Enc Select		unclaimed		Highly Concentrated	<p>How much is the fine for Encinitas if we do not come up with a plan? If we added that fine to our property taxes how much are we talking about?</p> <p>I am against any plan that increases the number of housing units for three main reasons:</p> <ol style="list-style-type: none"> <li>1. You can buy the median house in Encinitas if you earn \$140,000 or more. You will be able to live in affordable housing if you are low income (\$30k or less?). So where does that leave everyone in between? Are we really going to add 1300 housing units to Encinitas and exclude the middle class from living in any of them?</li> <li>2. We are already under mandatory water restrictions. What additional restrictions will be imposed on the current residents in order to accommodate the needs of an additional 1300 families???</li> <li>3. Traffic along El Camino Real has become unbearable over the last 10 years. I hate the fact that shopping on Amazon.com has become so much more convenient than running errands and supporting local businesses along El Camino Real. I know, I know, according to the sales pitch many of the people moving into those new units won't even own a car because they'll just walk everywhere and use public transportation, but that's a bunch of nonsense. How will they get their kids to school? Southern California was built up after the advent of the automobile and it just isn't realistic to think that more than a handful of people will live here without a car.</li> </ol> <p>One final thought - the reality of supply and demand have created some communities in this country where workers with \$100,000+ salaries to live an hour or more away from their work. Since when is there an expectation that low income people in the beautiful, idyllic town of Encinitas should be able to live and work within minutes of each other?</p> <p>Worst case scenario, if there is absolutely no way to avoid the increase in units, I would vote for any plan that keeps new construction out of view from the major streets. I don't want any part of Encinitas to start looking like a city.</p> <p>Again I ask...how much would it add to my property taxes if we just pay the state fine and forego the additional units?</p>
New Enc Select		unclaimed		Highly Concentrated	
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	I actually liked all three.
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	

Topic	Location	State	Business Owner	Position	Convince
New Enc Select		unclaimed		Major Corridors	All options proposed are in an area that are too populated already. Traffic is a nightmare now, I can only imagine what's to come with more people, let alone the construction to build it. Find an area with less going on.
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Major Corridors	I like the mix of housing of choices that transition to existing neighborhoods.
New Enc Select		unclaimed		Major Corridors	One of the attractions to this model is that it helps fulfill the necessities of AB32 and SB375, while at the same time also allowing creativity in design and function.
New Enc Select		unclaimed		Major Corridors	
New Enc Select		unclaimed		Mixed Use Places	Where is the "none of above choice?" I don't want any 3 story buildings at all.
New Enc Select		unclaimed		Mixed Use Places	My position is actually NONE OF THE ABOVE, but you don't give that option. Please try to drive down El Camino Real during the day 2-6 or on a weekend, the traffic is already horrific. Placing any units that would bring additional cars, which could be more than 600 if 2 people in a unit drive that would put traffic at a stand still.
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	I don't understand why we have to choose before a traffic analysis is done. All who live here know that traffic is already impossible with all the stores having no direct route to each other. There are no good options for El Camino Real and Encinitas Blvd. On the one hand we are told we need to plan for low income housing, and on the other hand, we read that the new units will be sold at market price. In other words, the developers have pulled another fast one to get their hands on property in order to make money. These buildings will add such congestion that the quality of life in New Encinitas will take another dip down. Citizens need to continue to fight this.
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	I would be happy with this strategy or major corridors; however, increasing traffic on El Camino Real would be undesirable.
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	Mixed Use should work out the best at that location. However, I am puzzled why more than 500 residences are planned when only 300 are required.

Topic	Location	State	Business Owner	Position	Convince
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	Best for community
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	Although the locations would definitely affect my home with traffic etc, I do like the smaller scale especially of the building heights. I would prefer 2 stories to 3. I also like the walkability of the plan. Although I don't use the bus, believe it or not, when I moved to Encinitas in 1986 I liked that a bus stopped on my corner! Also, when my children were in school, they at times walked home. I was always concerned about them having to walk in the street and not on a sidewalk especially on Lomas Santa Fe. I definitely want to keep the character of our city intact and I also ask that the project designs are made to enhance the beauty of our city. New Encinitas business corridor can use some beautifying. Some things not addressed - how many units must be 'affordable' and what is the pricing of 'affordable'. Sylvia Kravitz
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	None of the above is really a great solution in the proposed areas. Why build when the infrastructure has not been adapted to support the new units?
					A better solution would be to allow current housing sites and home owners to add rental units or in law units. This would provide much needed affordable housing and support the growing 20-30 demographic while allowing aging residents to stay in place and gain much needed income.

Topic	Location	State	Business Owner	Position	Convince
New Enc Select		unclaimed		Mixed Use Places	I also prefer Major Corridors.
New Enc Select		unclaimed		Mixed Use Places	I don't like any of your choices. Why don't you look at Olievinhein instead? Or or off of Rancho Sante Road Newark LaCosta Valley? There is way too much traffic on Encinitas Blvd. already. It takes me ten minutes to drive to Von's from Solace Court on Saturday. You are not doing proposer planning and need to really think this through. I don't want more traffic on Shields either. I don't want the value of my home effected by this and the way you have it now it will. I will fight you in this with my neighbors and do everything to slow this process down and try to get the blacks on it now. Go build out in east Encinitas beyond Rancho Sante Fe Road.
New Enc Select		unclaimed		Mixed Use Places	This is not a preference but I had to mark something to make a statement which is: there should be a moratorium on all building due to the current drought and more building is going to cause more traffic congestion. Enough already!!!
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	I feel Mixed use developments offer the most creative solution for a variety of housing needs.
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	It is away from an over congested major intersection.
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	It is near transportation which decreases use of cars. Also housing could be provided for people working in the stores so they have no transportation problems making them more productive workers, less pollution and provides a vibrant community.



Topic	Location	State	Business Owner	Position	Convince
New Enc Select		unclaimed		Mixed Use Places	Lowers traffic congestion as more new residents can walk to shops, restaurants, and other conveniences. Closure of businesses by 10 pm necessary to preserve desirability of people living in these mixed-use complexes.
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	Mixed Use Places seems to be the way a lot of communities are going, so this is a good choice. However, Major Corridors seems doable as well. Hard to know which would be better as far as impact on traffic.
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unclaimed		Mixed Use Places	
New Enc Select		unverified		Mixed Use Places	
New Enc Select		unverified		Highly Concentrated	
New Enc Select	inside CARDIFF BY THE SEA	unverified		Mixed Use Places	Least impact on our favorite commercial places to shop.
New Enc Select	inside NEW ENCINITAS	unverified		Highly Concentrated	
New Enc Select	inside NEW ENCINITAS	unverified		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	unverified		Mixed Use Places	
New Enc Select	inside NEW ENCINITAS	unverified		Mixed Use Places	
New Enc Select	inside OLD ENCINITAS	unverified		Mixed Use Places	I like this choice the best, but I hope it does not involve putting a street through Old Villinitas
New Enc Select	outside Community Areas	unverified		Major Corridors	
New Enc Select		unverified		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	
Old Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	
Old Enc Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	
Old Enc Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	The plan should emphasize use of 2-storey structures, not 3-storey buildings.
Old Enc Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	
Old Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Major Corridors	Traffic on 101 is already congested, we do not need to add to downtown traffic by adding more housing. Major corridors makes most sense for design and traffic flow.
Old Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	I choose this model because of it's all around efficiency. I am a young, medical professional, 100% disabled now due to a horrific accident at work. As a result, I now need "affordable housing", since my only income is Social Security. However, with an average EIGHT YEAR wait list for government housing assistance, and a lack of housing here in San Diego, I am actually facing becoming homeless at the end of this year. And I have 2 medical licenses!!! Definitely not how I thought my life would be. Mixed use, for someone in my position, would be a God send. To have my shopping needs right at hand from my home, and yet to also be close to the other services in the City that I need, while maintaining the character of the neighborhoods I love, seems like a great plan. It is not helpful when affordable housing is stuck out on the fringes of a community. Also, for whatever residents seem to be afraid of in the demographics of who *needs* affordable housing, I have two comments: (1) I am a young, single caucasian with no children, model citizen with no record of any kind, and highly educated. There's no reason to be afraid of or embarrassed by me, nor to feel my presence will decrease your property value. and (2) with regard to the aesthetics of affordable housing, and resident's fears that this will be an eyesore that decreases property values - I don't want to live in an eyesore in a bad neighborhood either!! People should take a look at the Torrey Del Mar housing from the Bridge company in Carmel Valley, and they will see what affordable housing done right looks like. A project like this mixed use appears to satisfy most requirements on both sides of the issue in my mind :-)
Old Enc Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	
Old Enc Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	Mixed use can be a very advantageous plan to address the housing issue plans, as well as the other two options. To only choose one may assist in polling, but not the best option to resolve the issue.
					It seems wiser to identify areas that could be appropriate for mixed use and explore options available along major corridors near transportation corridors and identify areas that could accommodate a more concentrated development.
					To explore all options in all areas seems to be the best option. All areas have solution opportunities in all three choices.
					I believe this is appropriate for all five of our communities.
Old Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	FALSE	Highly Concentrated	I don't want more development downtown - especially 3 story, so I do not liked the mixed use places option. Encinitas Blvd already has a fairly developed feel, so I think the housing should just be highly concentrated in the fewest possible locations on this already developed and busy corridor.
Old Enc Select	inside LEUCADIA	on forum	FALSE	Highly Concentrated	I believe that highly concentrated housing does the least damage to the environment overall, but must be paired with incorporated green space on the building site. Underground parking is needed to minimize the "paving of paradise". Also the site should have access to a city park space, as well as city bus transportation to the train station. You need to insist on providing the full package!
Old Enc Select	inside LEUCADIA	on forum		Major Corridors	
Old Enc Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum		Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	Mixed Use Places is the best for Old Encinitas because the area is diverse and that would blend in best.
Old Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum		Mixed Use Places	
Old Enc Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	on forum	FALSE	Highly Concentrated	This would have the least impact and everything is still within close proximity.
Old Enc Select	inside NEW ENCINITAS	on forum		Highly Concentrated	

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside NEW ENCINITAS	cn forum		Highly Concentrated	
Old Enc Select	inside NEW ENCINITAS	cn forum	FALSE	Highly Concentrated	
Old Enc Select	inside NEW ENCINITAS	cn forum	TRUE	Highly Concentrated	This can be a perfect site for high concentration as it is close to freeways and does not impact the already crowded area on El Camino Real
Old Enc Select	inside NEW ENCINITAS	cn forum	TRUE	Highly Concentrated	
Old Enc Select	inside NEW ENCINITAS	on forum		Highly Concentrated	
Old Enc Select	inside NEW ENCINITAS	on forum		Major Corridors	
Old Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	
Old Enc Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	Low income housing too
Old Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	Mixed use fits the character of old encinitas, big does not
Old Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	or forum		Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	First of all, these units can be sold at market rate: nothing states that they must be sold at low income prices. Developers are going to get the best price they can when it comes to selling their product...low income people will be left out in the cold. It's a joke that we are going through this process to benefit low income families. I hope our city does not sell out to developers and I hope our city council will stand with the people of Encinitas. Behind the sheriff's stations was a dump site for appliances. What are the potential poisons that might exist in this area, and how will it be tested and cleaned up? Possibilities lurking in the soil: toxins such as lead, freon and who knows what else? All sorts of environmental terrors could emerge. Shields Ave should not be opened up to through traffic. Leave it alone. No community has been fined or punished by the state of California for non conformance - why are you trying to scare the people of this community? El Camino Real is already crazy with traffic, it is insane to bring more. You can't widen the street, why do you want to add 300+ more housing units to this area? Only one parking site per unit is planned. What family that you know has need of only one parking spot? We live in a commuter environment. One parking space per unit is insane. I have not spoken to anyone from Encinitas that is in favor of any high density housing. We have enough housing, enough traffic in our town as it is. Why create a place that people want to escape from, rather than a place that people would like to live in?

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	I think this is the best option
Old Enc Select	inside NEW ENCINITAS	on forum		Mixed Use Places	I like the idea of more places to eat/shop/drink downtown. It will be prime residential real estate, and eliminate a potential cluster nightmare at Quail Gardens/Encinitas blvd.
Old Enc Select	inside NEW ENCINITAS	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum		Highly Concentrated	I don't necessarily agree with the sites chosen, but this strategy has the advantage of concentrating units and therefore meeting the required number of units in fewer locations. The other alternatives feel like urban solutions grafted onto a suburban situation. It also models what actually happens in the marketplace, i.e. if you don't have a lot of money you rent a modest apartment. Prime properties need not be used for low income housing. Also, transit vans or buses could shuttle residents to transportation hubs allowing these sites to be away from said hubs. Carlsbad has used this strategy.
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Highly Concentrated	This has the least impact on the 101 corridor which (the 101 corridor) really should not be targeted for increased density. The quality that draws people to the coast highway as it passes through Encinitas will evaporate once/if it is stuffed full of people.
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Highly Concentrated	Well designed projects on appropriate sites can achieve the density and character which will satisfy the State requirements for housing while providing better places for evolving demographics while maintaining the Encinitas sea side village atmosphere which will ultimately benefit the community as a whole.
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Highly Concentrated	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Highly Concentrated	Each of these options has qualities that could be used to spread out the impact of growth. An example is to use the area south of Quail Gardens Drive and east of Encinitas Blvd and then incorporate the 2-3 story option along downtown 101 south of Encinitas Blvd. I am concerned we may never reach consensus and keep arguing about options. Let's decide and be done with it. This whole process has been frustrating.
Old Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	This option would serve to increase affordability and walkability for the neighborhood surrounding the E3 Cluster. I would also endorse the use of the southwestern corner of Quail Garden Dr. at Encinitas as a Mixed Use Place for the same reasons.
Old Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	What if none of the three options are acceptable? All three appear to open a wide door to violate Prop A conditions. This just looks like a sneaky trick to circumvent prop A. Shameful and not worthy of a civilized city. Also it seems mandatory to select ONE of the unacceptable solutions. There is no option for "none of the above". Another cheap trick. I picked one answer just to be able to post this comment...but I do not like that answer at all, and am very concerned that it will be counted.
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	I like the variety of housing offered; I would like a condo or apartment in this area in a smaller complex of under 200 units. I like the closeness to transit options and commercial centers and tourist attractions; and this is still close enough to Old Encinitas downtown to take advantage of shops and restaurants and beach amenities there. I like the Mixed Use Places option as second choice but fear it would be too expensive to live there as a retired person due to its closeness to ocean.
Old Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	Although this is a good location, parking may be a concern of future residents of the mixed use development, and traffic flow on the corner of Encinitas Bl and Westlake would have to be improved to accommodate an increased volume.
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	My second choice was mixed use, but the downtown corridor is already so crowded, and I think it would lose some of the laid-back vibe to raise the height limit to 3 stories. I live on Delphinium, and would be happy to see a more development and mixed use along Encinitas Blvd.
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	Major corridors can accommodate the additional housing in Encinitas since it is already located in close proximity to the freeway and major shopping areas, it will not overly impact traffic on local streets. In addition, these additional housing units can be tastefully done with greenspace and good design elements.
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	
Old Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	I think the downtown should be preserved as much as possible. No more 3 story buildings (except those already in existence.) The walkability is VERY IMPORTANT. No more bars please. We have plenty already and it is becoming a party area, not so pleasant for families. Denser housing should be out in the areas in the corridor design. High concentration adds many more vehicles to an already very congested traffic situation on Encls. Blvd. near I-5.
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	The city should also consider development that would include 195 Quail Gardens Drive in the plan, this area could be a very good site for incorporation into the development plan.
Old Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	As we update our housing plan we should place a strong priority on protecting the 101 corridor from becoming a traffic nightmare. I would prefer that the increase in housing be limited in this area, and whatever housing we do permit should focus on affordability to promote live-work within the local arts community. I would love to see the Eastern part of Old Encinitas (where I live) become more mixed-use, with more of a 'village' feel and an emphasis on walkability.
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	I think major corridors would work well for the future of Encinitas
Old Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside OLD ENCINITAS	cn forum	TRUE	Major Corridors	<p>My priorities:</p> <ol style="list-style-type: none"> <li>1. bike and ped friendly sites</li> <li>2. proximity to transit, especially Coaster station.</li> <li>3. mixed use where possible;</li> <li>4. People-centric design (courtyard, park setting surrounded by the MF units; cars at perimeter or underground (see <a href="http://lyndworld.com/media/images/properties/parcroyale/Multifamily-Investment-Parc-Royale-Courtyard.jpg">http://lyndworld.com/media/images/properties/parcroyale/Multifamily-Investment-Parc-Royale-Courtyard.jpg</a>, <a href="http://uli.org/wp-content/uploads/2014/09/Arverne-by-the-Sea-The-Dunes_Ext-Courtyard-Aerial__Copyright-Taylor-Ph-.jpg">http://uli.org/wp-content/uploads/2014/09/Arverne-by-the-Sea-The-Dunes_Ext-Courtyard-Aerial__Copyright-Taylor-Ph-.jpg</a>)</li> <li>5. Building should be minimum Energy Star or higher, prefer Passiv Haus standard. See <a href="http://www.phius.org/alliance/home">http://www.phius.org/alliance/home</a></li> </ol> <p>Considerations and reality: I chose Major Corridors because locating the units in coastal or higher priced neighborhoods would not provide affordable housing. It's not possible to have these be close to the Coaster station, so recommend we use the State grant money to build local transit systems like shuttles or light rail system, along Encinitas Blvd and El Camino Real.</p> <p>This feedback represents both me (Dadla Ponizil and my wife Judy Berlfein) so two voices. ;)</p>
Old Enc Select	inside OLD ENCINITAS	cn forum	FALSE	Major Corridors	<p>Walkability, proximity to transit and multiple uses</p>
Old Enc Select	inside OLD ENCINITAS	cn forum		Major Corridors	<p>All three options have merits and downfall.</p> <p>Mixed Use: I like a mixed use approach but I am also most reticent to choose it because a poorly executed mixed use approach could easily ruin our downtown 101 strip. On the other hand, a well designed and executed mixed use could bring vibrant "lived in" life to our downtown and be most eco-friendly as residents could walk to every source of services/entertainment and possibly work. On the downside, increasing population downtown would add stress to the parking situation which is currently "just comfortable".</p> <p>Major Corridors: It's a bit of a cop out, saying we don't like it, we don't want it but if we're forced, we will sacrifice an area that is already kind of yucky (the driving corridor on Encinitas blvd is sort of a no man's land already). But a well designed and executed plan could turn this bleak stretch of connecting road into a more lively neighborhood. A place where people walk to / from places.</p> <p>Highly concentrated: aka let's pick a neighborhood and sacrifice it. How would YOU like to live next door to the new high density housing units?</p>
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	<p>I would like to see Encinitas Blvd utilized much better. Create exciting mixed-use housing properties with storefronts that will appeal to the lifestyle businesses. Encinitas Blvd could become the "Moonlight Mile" or something like that. Create a corridor with dense housing, improve the biking/walking options, and put mixed use businesses closer to Encinitas Blvd (parking should be hidden in the back). I would love to live in a 400k-500k+ condo, where I could walk to a coffee shop, walk to a Stone tasting room.</p> <p>Encinitas Blvd should be reflective of the community we live in. Right now, when you get off the 5, your introduction is Denny's, Day's Inn, and the Petco center. It's embarrassing. Turn that Petco Center into a mixed use housing center. Bring in a cool coffee shop, a surf shop, a yoga center, and some restaurants that fit the community (Urban Plates, Lemonade, Tender Greens).</p> <p>I would love Encinitas Blvd to be elevated to the beloved nature of Highway 101. There is a way to do it. Move businesses to the street, improve bike/walk options, and people will love it.</p>

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	I think that this option is best as the location has much less congestion than the first option which includes the 101 corridor. The 101 corridor is extremely congested now with traffic ( I especially try to avoid this area in summertime) and most people in the new housing will have cars. More cars downtown means more pollutions/ exhaust and less pedestrian friendly. Thus I prefer major corridors.
Old Enc Select	inside OLD ENCINITAS	on forum		Major Corridors	
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	I support the Mixed Use Places options but ask the City to also consider the inclusion of our property (at 195 Quail Gardens Drive) as a "Residential Infill Medium to Large Site". This property can accommodate higher density development and offers walkability to existing diverse uses as well as direct access to circulation network roads (and easy access to I-5). The elevation of the site below the adjacent streets will also minimize the impacts of taller buildings (up to three stories) on the surrounding residential uses.
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	Mixed use provides greater opportunities for train usage for commuting, thereby reducing cars on the freeway - another kooky way Encinitas exhibits green behaviors. This plan will also keep cars off of the heavily congested Encinitas Blvd corridor. Any further development with downtown Encinitas must include a parking garage provision.
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	Downtown would benefit from more mixed use, higher density projects. A win for housing, a win for downtown.
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	Makes sense close to transportation hubs
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	Mixed use along major corridors should be an option in Old Encinitas. This would include along 101 and Encinitas Blvd.
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	Major Corridors would be my second choice.
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	Pls check how any of these choices would not only impact traffic, but also the quality of life. Our kids attend Capri Elementary and there are over 100 new homes being built around the school. It is obvious that the school and infrastructure cannot handle the influx of people. Even Saxony is almost impossible to make turns on. Please do not ignore our voices and stand up for your constituents.



Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	<p>"Mixed Use Places - Ready Made" will create an excellent draw to the 101 Corridor and spread some of the housing eastward in a logical place for quick access to/from I-5 and Encinitas Blvd.</p> <p>The reason why Mixed Use is attractive to me is that it will draw development to a pretty stale part of downtown. Mixed use brings unique new energy, reduced transportation needs and creates an attractive draw from an economic and community basis. Things like the old car-wash and old city hall, don't have those positive draws. Let's put something in these locations that people want to go to,... want to live in... and bring in city revenue / capture grants while we do it.</p> <p>I'm a relatively young person who has grown up in Leucadia, and now owns in Old Encinitas. Mixed use represents a positive change in our community I would prefer for my hometown.</p> <p>Also, I'd like to say "WELL DONE" to the city staff working the many Open Houses and for implementing the plans and e-Town hall. This has been well orchestrated and the effort in community outreach is much appreciated. Good job guys.</p>
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	The Highly Concentrated plan offers the least benefit in terms of meeting the desired numbers, and negatively impacts existing residential neighborhoods. The Mixed Use plan is most in keeping with existing community character, and best distributes the impact.
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	Putting the housing in several locations keeps the communities truly mixed and reduces the risk of one area becoming significantly less desirable.
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	Like this plan the best, won't overly effect any one area, will be more diverse.
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	I think this is the best of three not so great options. The idea of adding large scale housing (3story and dense) along Encinitas blvd and quail gardens road would add more traffic and congestion to an already heavy used corridor.
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	Seems most compatible with the neighborhoods.
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	
Old Enc Select	inside OLIVENHAIN	on forum	FALSE	Highly Concentrated	
Old Enc Select	inside OLIVENHAIN	on forum	FALSE	Major Corridors	

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside OLIVENHAIN	on forum	TRUE	Mixed Use Places	
Old Enc Select	outside Community Areas	on forum	TRUE	Major Corridors	Put more housing close to places where there is a possibility of being served by mass transit. It will give the new residents more transportation options, and make the mass transit more successful.
Old Enc Select	outside Community Areas	on forum	FALSE	Mixed Use Places	
Old Enc Select	outside Community Areas	on forum	FALSE	Mixed Use Places	To maximize the usage of the land while spreading out the effect of development seems the best here. In order to create harmony with the old structures the new structures need to offer something back to the local community and what better a way than to have shops and parks created in these mixed used areas that everyone can enjoy. I think the Whole Foods site off the 101 is like this, but is so expensive that few can afford it so I just hope this can be done more cost effectively (while still utilizing green building practices and installing Solar Panels or other renewable energy options + high efficiency utilities) so it is more accessible to people making more modest incomes. Also I want to see as few green lawns as possible. I can understand having a central park location with a lovely green lawn for kids to run around on but not every stretch of non-concrete space needs grass. Please be considerate of the local climate and plant natives + succulents and cacti (i.e. native CA maple trees, jade, myoporum etc.). Also consider using recycled water to water the landscaping. I'd like to see some art installations from local artists in these new spaces as well to help the community develop some ownership to the new development.
Old Enc Select		unclaimed		Highly Concentrated	Parking considerations and traffic flow are key. Parking structures should be built (rather than crowding roads) and in/out access should be on several roads so Encinitas Blvd is not more overly crowded.
Old Enc Select		unclaimed		Highly Concentrated	I would also suggest the city looks at the vacant site at 195 Quail Gardens Drive. This site sits just off Encinitas Blvd. behind office/commercial and is lower than the street out front. This would seem as a good location for multi-family housing.
Old Enc Select		unclaimed		Highly Concentrated	less is best....space wise..
Old Enc Select		unclaimed		Highly Concentrated	
Old Enc Select		unclaimed		Highly Concentrated	Better to ruin one small section of our town then have the damage spread out all over.
Old Enc Select		unclaimed		Highly Concentrated	
Old Enc Select		unclaimed		Highly Concentrated	Any housing should be near transportation. All housing groupings do NOT need to be in Old Encinitas, but could be spaced around Encinitas--all near transportation links and within walking distance of major shopping (food and drug stores). Concentrating all housing units in 1 area only would create a burden on that neighborhood school.
Old Enc Select		unclaimed		Major Corridors	
Old Enc Select		unclaimed		Major Corridors	I thought I would like the mixed use but after reviewing the mixed use vs major corridors I prefer the Major Corridors plan because Encinitas Blvd could really use some esthetic improvements. The 101 already looks really good and is quite crowded. Encinitas Blvd is not as densely built out as the 101 and is much wider. There is good transit at both areas but the wider streets at Encinitas Blvd would better support this new development.
Old Enc Select		unclaimed		Major Corridors	This seems like it would have the least impact on existing neighborhoods. Everything is close, schools, buses, etc.

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select		unclaimed		Major Corridors	
Old Enc Select		unclaimed		Major Corridors	
Old Enc Select		unclaimed		Major Corridors	101 traffic (I feel) is already maxed out, so staying East of there would be good. Focusing instead on nearby East of 5 along Encinitas Blvd, with transit available and walkable shopping, would be better for additional growth. (also
Old Enc Select		unclaimed		Major Corridors	
Old Enc Select		unclaimed		Major Corridors	I want to include that these buildings should be held to the highest environmental standards. I'd like to see buildings that are solar, with grey water systems in place. Preferably with trees that soak up carbon dioxide.
Old Enc Select		unclaimed		Major Corridors	In all honesty, these are all horrible plans. Population density is too high already, and adding homes and businesses just creates more strain on under maintained roads, over crowded schools, and limited resources, namely water. It is morally wrong to saddle the hard working people of these communities with higher taxes and clogged public spaces to enable people who cant afford to live here a chance to live in our community. Life is tough, deal with it.
Old Enc Select		unclaimed		Major Corridors	
Old Enc Select		unclaimed		Major Corridors	
Old Enc Select		unclaimed		Major Corridors	Put people where mass transit has a chance of being successful - the more people living close to a bus network the more likely we will see a bus network in our lifetimes
Old Enc Select		unclaimed		Major Corridors	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	Proximity to the ocean is appealing.
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	Why is there a concentration at the Quail Gardens & Encinitas Blvd sites. Aren't there any other locations?
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	i believe i this format.
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	Traffic is congested at the present time around the 5 North and South entrances and exits on Encinitas Blvd. This MUST be addressed before any plans are approved!!!! More building on Quail Gardens Drive and Encinitas Blvd. will only add to the stress of this area.
Old Enc Select		unclaimed		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	While stating the selection sounds good, the one thing that is not being discussed is the nuisance and parking issues associated with higher densities anywhere. Mixed use means having garbage trucks servicing the businesses at 6AM at your door everyday, having commercial vehicles park on your streets and not ticketed for 3 days, having overflow condo parking block your driveway, throw garbage at your door, or break beer bottles on your sidewalk.. At this time, City of Encinitas does not have proper muni codes to deal with these types of nuisance issues and the residents will find themselves having to deal with nuisances that the City is not equipped to deal with. Parallel and fundamental to the Housing element update is updating the Muni code to deal with these types of issues, or we all find ourselves with a rapidly degrading quality of life in our City.
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	I think this is the better strategy for Old Encinitas and can continue keeping the image that has right now.
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	mixed use can provide a nice clean flow of people and traffic, parking is always a must
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	The city needs more affordable , town houses
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	Mixed use promotes walkability, fewer parking problems, but must limit late-night hours of businesses included in the mix for the sake of residents who need peace & quiet for sleep after 10 pm.
Old Enc Select		unclaimed		Mixed Use Places	Work downstairs and live upstairs
Old Enc Select		unclaimed		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select		unclaimed		Mixed Use Places	Location is near to train station and other urban centers such as the pacific station
Old Enc Select		unclaimed		Mixed Use Places	<p>The ERAC committee identified areas in all the five communities of the City. Mix use or Smart Growth is always a great idea in the coastal towns. SANDAG has identified several locations that work for Encinitas. The Whole Foods Development is a great example of that. It has made the downtown area awesome for residents and visitors a like. Businesses where residents can walk to the beach or purchase items at the local store. Property rights for the owners of potential sites needs to be respected. At the same time we need to continue supporting our local businesses wherever they are in the City. I think we should spread it out in all the communities and pick the type of construction profile that fits best on the site and in the community it's in. Keeping in mind that some or all may never be buildt it just needs to be identified. Whether it's a single family residence or a mixed use project, if it doesn't pencil from a business stand point it's not going to happen. The Pacific View property would have been a great mixed use project. Created some residential units and have some small business folks there as well. Mahalo!</p>
Old Enc Select		unclaimed		Mixed Use Places	I like the idea of mixed use downtown since an person, especially an older person, would have access to about everything they need for day-to-day living. My concern is that those places would be so desirable that they would be unaffordable from the start for the people that we are trying to serve. If we really are going to serve the low income neighbors then the concentrated 3-story apartment/condo complex is probably the most realistic from an affordability perspective.
Old Enc Select		unclaimed		Mixed Use Places	This option will likely add more options of shops/restaurants along the 101. It will also be an opportunity to harmonize the architecture along this corridor. It would be a great idea to add more pedestrian only streets or alleys in and around these new projects.
Old Enc Select		unclaimed		Mixed Use Places	None of the above!!!
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	Of the three strategies for Old Encinitas, I feel mixed-use places are most in keeping with the idea of having a traditional village center that promotes a sense of community, with a mix of retail, offices, housing (both affordable and higher-end) and civic use. Mixed-use would also encourage retail investment, pedestrian and bicycle use, and the use of nearby public transportation, which is a crucial element of any housing plan going forward. Increasing housing density along the 101 corridor will also promote efficient use of natural resources and protect environmentally sensitive land nearby from being developed. It is unclear from the description of this strategy, however, if zoning laws will have to change to allow three-story structures along the 101 corridor, or if the entire corridor is already zoned for that.
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select		unclaimed		Mixed Use Places	
Old Enc Select	inside CARIDIFF BY THE SEA	unverified		Major Corridors	Apartment should be limited.
Old Enc Select	inside LEUCADIA	unverified		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	unverified		Major Corridors	Parking in old downtown Encinitas is already very impacted. I recommend permit parking for residents who live on blocks that have 2 hour parking limits.

Topic	Location	State	Business Owner	Position	Convince
Old Enc Select	inside OLD ENCINITAS	unverified		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	unverified		Mixed Use Places	
Old Enc Select	inside OLD ENCINITAS	unverified		Mixed Use Places	Reminds me of the European community environment
Old Enc Select	outside Community Areas	unverified		Mixed Use Places	Need to build the most 1 and 2 bedroom units possible. Designed for young working families who work within 10 miles. Ideally a bus stop would be within 6 blocks of this development. I would only provide off street parking for one car. Need to design these units where a 1 bedroom would rent for no more than \$1,000; which translate to an annual income before taxes of \$40,000. Do not feel you need to build more senior housing.
Old Enc Select	outside Community Areas	unverified		Mixed Use Places	
Old Enc Select	outside Community Areas	unverified		Mixed Use Places	
Old Enc Select	outside Community Areas	unverified		Mixed Use Places	
Old Enc Select		unverified		Major Corridors	I think this is the best strategy as it does not disrupt the development that is already there.
Old Enc Select		unverified		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	TRUE	Highly Concentrated	
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	TRUE	Major Corridors	
Olivenhain Select	inside CARDIFF BY THE SEA	on forum		Major Corridors	
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	TRUE	Major Corridors	Best use of space and design for Olivenhain
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	
Olivenhain Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	<p>Meet requirements by emphasizing 2-storey buildings, NOT 3-storey.</p> <p>I choose this model because of it's all around efficiency. I am a young, medical professional, 100% disabled now due to a horrific accident at work. As a result, I now need "affordable housing", since my only income is Social Security. However, with an average EIGHT YEAR wait list for government housing assistance, and a lack of housing here in San Diego, I am actually facing becoming homeless at the end of this year. And I have 2 medical licenses!!! Definitely not how I thought my life would be. Mixed use, for someone in my position, would be a God send. To have my shopping needs right at hand from my home, and yet to also be close to the other services in the City that I need, while maintaining the character of the neighborhoods I love, seems like a great plan. It is not helpful when affordable housing is stuck out on the fringes of a community. Also, for whatever residents seem to be afraid of in the demographics of who "needs" affordable housing, I have two comments: (1) I am a young, single caucasian with no children, model citizen with no record of any kind, and highly educated. There's no reason to be afraid of or embarrassed by me, nor to feel my presence will decrease your property value. and (2) with regard to the aesthetics of affordable housing, and resident's fears that this will be an eyesore that decreases property values - I don't want to live in an eyesore in a bad neighborhood either!! People should take a look at the Torrey Del Mar housing from the Bridge company in Carmel Valley, and they will see what affordable housing done right looks like. A project like this mixed use appears to satisfy most requirements on both sides of the issue in my mind :-)</p>
Olivenhain Select	inside CARDIFF BY THE SEA	on forum		Mixed Use Places	
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	Not concentrated in one area with some option for commercial/retail
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	<p>Mixed use can be a very advantageous plan to address the housing issue plans, as well as the other two options.</p> <p>To only choose one may assist in polling, but not the best option to resolve the issue.</p> <p>It seems wiser to identify areas that could be appropriate for mixed use and explore options available along major corridors near transportation corridors and identify areas that could accommodate a more concentrated development.</p> <p>To explore all options in all areas seems to be the best option. All areas have solution opportunities in all three choices.</p> <p>I believe this is appropriate for all five of our communities.</p>
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	TRUE	Mixed Use Places	<p>We always like mixed use - anywhere. This looks like 2 good small sites which will fit into the surrounding neighborhoods.</p> <p>Hmm. Looks like Olivenhain is the largest community but gets the fewest units. And those units are right at the edge of New Encinitas!</p>
Olivenhain Select	inside CARDIFF BY THE SEA	on forum	FALSE	Mixed Use Places	
Olivenhain Select	inside LEUCADIA	on forum		Highly Concentrated	
Olivenhain Select	inside LEUCADIA	on forum		Highly Concentrated	<p>Why does Olivenhain, with what appears to be one of the largest areas, have so few required units, compared to Leucadia or Old Encinitas?</p> <p>Increase the percentage of low-income housing. We need more diversity and younger families.</p>
Olivenhain Select	inside LEUCADIA	on forum	FALSE	Highly Concentrated	
Olivenhain Select	inside LEUCADIA	on forum	FALSE	Major Corridors	
Olivenhain Select	inside LEUCADIA	on forum	FALSE	Major Corridors	
Olivenhain Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Olivenhain Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Olivenhain Select	inside LEUCADIA	on forum	FALSE	Mixed Use Places	
Olivenhain Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Olivenhain Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Olivenhain Select	inside LEUCADIA	on forum	TRUE	Mixed Use Places	
Olivenhain Select	inside NEW ENCINITAS	on forum		Highly Concentrated	
Olivenhain Select	inside NEW ENCINITAS	on forum		Highly Concentrated	more housing should be designed for Olivenhain because that is where the most undeveloped land in Encinitas is. At one time all of Encinitas was rural and has now been developed. It is time to do the same for Olivenhain.
Olivenhain Select	inside NEW ENCINITAS	on forum	TRUE	Highly Concentrated	This is one of the few areas that high density makes sense.
Olivenhain Select	inside NEW ENCINITAS	on forum		Highly Concentrated	
Olivenhain Select	inside NEW ENCINITAS	on forum	FALSE	Highly Concentrated	
Olivenhain Select	inside NEW ENCINITAS	on forum	TRUE	Highly Concentrated	
Olivenhain Select	inside NEW ENCINITAS	on forum		Major Corridors	
Olivenhain Select	inside NEW ENCINITAS	on forum	TRUE	Major Corridors	
Olivenhain Select	inside NEW ENCINITAS	on forum		Major Corridors	
Olivenhain Select	inside NEW ENCINITAS	on forum	FALSE	Major Corridors	
Olivenhain Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Olivenhain Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	Low income needed also
Olivenhain Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Olivenhain Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Olivenhain Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Olivenhain Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	Smaller units, easier to maintain and for fire / emergency response
Olivenhain Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Olivenhain Select	inside NEW ENCINITAS	on forum	FALSE	Mixed Use Places	
Olivenhain Select	inside NEW ENCINITAS	on forum		Mixed Use Places	
Olivenhain Select	inside OLD ENCINITAS	on forum	TRUE	Highly Concentrated	
Olivenhain Select	inside OLD ENCINITAS	on forum	FALSE	Highly Concentrated	
Olivenhain Select	inside OLD ENCINITAS	on forum	FALSE	Highly Concentrated	
Olivenhain Select	inside OLD ENCINITAS	on forum	TRUE	Highly Concentrated	
Olivenhain Select	inside OLD ENCINITAS	on forum		Major Corridors	
Olivenhain Select	inside OLD ENCINITAS	on forum	TRUE	Major Corridors	It's obvious this area can only best accommodate more housing along major corridors and at the same time, it should be concentrated.
Olivenhain Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	
Olivenhain Select	inside OLD ENCINITAS	on forum		Major Corridors	
Olivenhain Select	inside OLD ENCINITAS	on forum	FALSE	Major Corridors	



Topic	Location	State	Business Owner	Position	Convince
Olivenhain Select	inside OLD ENCINITAS	on forum	TRUE	Mixed Use Places	
Olivenhain Select	inside OLD ENCINITAS	on forum		Mixed Use Places	I like the option for housing in different areas of Olivenhain.
Olivenhain Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Olivenhain Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Olivenhain Select	inside OLD ENCINITAS	on forum	FALSE	Mixed Use Places	Blended option is my real choice but I not sophisticated enough and familiar with the software to give it a try.
Olivenhain Select	inside OLD ENCINITAS	on forum		Mixed Use Places	
Olivenhain Select	inside OLIVENHAIN	on forum		Highly Concentrated	
Olivenhain Select	inside OLIVENHAIN	on forum	TRUE	Major Corridors	If you live back here, you know that coming into and out of Olivenhain is already a challenge. If this is truly the way Encinitas is choosing to solve its high density housing requirement, then it needs to create such a development on a site that does the least amount of disturbance to the environment and its tax paying citizens. Clearly, that would mean the corner of Rancho Santa Fe Rd/Encinitas Blvd/Manchester. The alternate site plans will forever change one of the most unique parts of Encinitas.
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	We live at the corner of Rancho Santa Fe & 11th street. We bought our house simply based on the "neighborhood" feel that our area provided. In the few years that we have lived here, we have seen a fire station and a corporate branch of Panera bread take residence across the street. With the addition of these two businesses, traffic has increased, people now park their cars along 11th street (directly connected to our property), and there is a huge bright light coming from those locations that beams into our bedroom at night. The "neighborhood" feel is but a distant memory. We now strongly oppose the addition of upzoning at this location. Let those of us who paid a substantial amount of money to live in this area, enjoy what remains of what was once a relatively quiet and safe corner to live. Should you build a 30 unit building at this location, housing prices will drop, traffic will increase even more, and Olivenhain will no longer be a desirable place to reside.
Olivenhain Select	inside OLIVENHAIN	on forum	FALSE	Major Corridors	<p>I think that any housing on RSF Blvd past Encinitas Blvd should be avoided. The traffic is already a challenge. And the proposed "Mixed Use Places" would change the character of Olivenhain.</p> <p>Olivenhain has a small town country feel within the city of Encinitas. It is charming and character-filled environment with several historic buildings serve as landmarks in the area. Olivenhain is known for its horse properties, fruit orchards, rural flavor, eclectic mix of housing, acreage, and strong sense of history. Most residents are actively involved in their community and are interested in preserving their country lifestyle. Olivenhain is proud of its extensive trail system and its dark skies policy with no street lights, assuring all within its boundaries of gorgeous night views of star-filled heavens.</p> <p>The "major corridors" option seems to be the best of choices.</p> <p>The "Mixed Places" choice would be a challenge.</p> <p>Adding an apartment building at the corner of Rancho Santa Fe Road and 11th Street would change that feeling. Not only would it look out of place, as we have no condominiums in Olivenhain, but it would bring in other challenges for our community.</p> <p>1. Where does the Fire Station go?</p> <p>The Fire Station is a necessity. The station sits on the proposed space.</p> <p>The Olivenhain Fire Station was recently built for millions of dollars using taxpayers money. This is very important to our community. It is not only important for our fire safety but for medical emergencies. Prior to the station being built we had a very good friend who lived down Lone Jack. Our friend had a heart attack and his son called 911. It took more than 20 minutes for fire and rescue to get to him because the closest station is in Village Park and the only entrance to Olivenhain is Rancho Santa Fe Road. Rancho Santa Fe Road has an enormous amount of traffic which added to the rescue delay. Our friend died in his son's arms. He had 3 children. This should have never happen!!!!!! If the Olivenhain Station was there at the time he could have been saved. There are plenty of large spaces in Encinitas that would be a better solution.</p> <p>2. Where do the new residents of the 30-unit building park? That could potentially be 60+ cars. Would they be parking up 11th street and Marisa Lane? This would penalize the residents of these streets that worked very hard to afford this lifestyle and would ultimately upset the housing prices in this neighborhood.</p> <p>3. What about the added traffic on the already congested Rancho Santa Fe Road?</p> <p>4. It's mentioned in the Town Hall literature that in the proposed mix use for this space it states "it would provide a new neighborhood with an emphasis on walkability and new housing types." I, confused about this statement. First of all, where would they walk to? There are no sidewalks or businesses on Rancho Santa Fe Road.</p> <p>Please take into consideration that Olivenhain should be preserved and not change its beautiful country feel.</p>
Olivenhain Select	inside OLIVENHAIN	on forum	TRUE	Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum	FALSE	Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	<p>None of the above. Olivenhain is NOT zoned for this type of building.</p> <p>With large density how do you plan to deal with traffic and especially parking?</p> <p>I think any housing on RSF Road past Encinitas Blvd should be avoided as the traffic is already too high on that road. For that reason, it seems like the best option is to have the units be on the corner of Manchester and Encinitas Blvd.</p> <p>All BAD Options !!! These plans will destroy the rural character of Olivenhain, and create more traffic on an already impacted Rancho Santa Fe Road. Look's like these plan's were made to favor developers and NOT residents !!!</p>

Topic	Location	State	Business Owner	Position	Convince
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	I don't think high occupancy apartment buildings would add anything to the character of Olivenhain, but townhouses could be incorporated if done thoughtfully with parking included.
Olivenhain Select	inside OLIVENHAIN	on forum	FALSE	Major Corridors	<p>I live right around the corner (Rancho Santa Fe Road between the Pancake House and the Meeting House) and this is the least objectionable; however, I recommend swapping the village center (purple) with the 2/3 story (orange) so that the village center is right at the intersection to maintain the current community character and not have to have residents drive by a condo complex on their way home every night. The drive from I-5 down Manchester and then Rancho Santa Fe Road past the horse farms, open space preserves, and yes vacant lots is something we all look forward to after a long day at work and have paid a pretty penny for. Breaking that experience up with a multi-story building that looks like we're back downtown would be a bummer.</p> <p>It is very disconcerting to have saved every penny for four years while living in a 500 square foot place to be able to buy somewhere like Olivenhain and then find multi-family housing following us. I am a planner by profession so I fully understand and acknowledge the State regs, etc., and have been on the receiving end of angry public comments my whole career. I fundamentally disagree with the State requirement and think that housing should be looked at regionally rather than by City, but obviously that doesn't come into play here.</p> <p>I think the most critical thing to remember is that people move to Olivenhain to GET AWAY. We are folks who grew up in the country and commute to San Diego to work but want to feel like we are back in Oregon or Northern California or Iowa on the weekends. After shopping for a home for four years, I can say that it is literally the only place in San Diego with a reasonable commute to downtown with larger lots, a country atmosphere, and occasional homes under \$1 million (like our house). Please keep this in mind with planning scenarios.</p> <p>I wish you luck with this very difficult project!</p>
Olivenhain Select	inside OLIVENHAIN	on forum	FALSE	Major Corridors	This will keep the development where the opportunities for shopping and public transportation are already in place.
Olivenhain Select	inside OLIVENHAIN	on forum		Major Corridors	If I had to make a choice this seems like the most reasonable. Easier access for commuters and the best use of space.
Olivenhain Select	inside OLIVENHAIN	on forum	FALSE	Major Corridors	While I'd prefer to not build any of these city-like structures in our rural town, this option clusters additional housing while somewhat maintaining the character of Olivenhain.
Olivenhain Select	inside OLIVENHAIN	on forum		Mixed Use Places	Mitigates the fact that certain sites are not located in proximity to existing commercial development.
Olivenhain Select	inside OLIVENHAIN	on forum	FALSE	Mixed Use Places	There are no good options here. I disagree strongly with all of them although had to pick one to have comments submitted.
Olivenhain Select	inside OLIVENHAIN	on forum	FALSE	Mixed Use Places	Encinitas/Olivenhain/Leucadia is already highly impacted with heavy traffic.
Olivenhain Select	inside OLIVENHAIN	on forum		Mixed Use Places	I would rather move to another neighborhood in San Diego than see any of these plans implemented. It would continue to decrease the quality of life we have here.
Olivenhain Select	inside OLIVENHAIN	on forum		Mixed Use Places	I would like a vibrant environment conducive to social gathering, dining and interaction.
Olivenhain Select	inside OLIVENHAIN	on forum		Mixed Use Places	mixed use is more desirable or attractive. the others seems out of place in Olivenhain. I'm very concerned for the parking situation. no one likes a big asphalt parking lot but how the vehicles are accomodated is a big factor in keeping community character. there are many beautiful communities that are overrun by too many vehicles in limited space. ie; san elijo hills, santa monica, so many others
Olivenhain Select	inside OLIVENHAIN	on forum		Mixed Use Places	<p>There should be a "None" option. It's deceptive and deceitful to only list 3 "least evil" options, all of which many Encinitian's do not agree with. This isn't a story about Encinitas and low income people. This is about political interests and profiteers.</p> <p>Almost all Encinitian's have fairly played by the "rules." Certainly an equitable and reasonable way to proceed. Now comes the developers and interlopers who say "What great neighborhoods you've built in your beautiful city. I can't wait to build something totally out of character for your neighborhood and city, while I maximize my profit at the citizens expense."</p> <p>If projects such as these have to be built here, there are a few places in Encinitas where they would make more sense than in the middle of established neighborhoods. Certainly one key metric that is seemingly being ignored is whether the inclusion of the finished project would legitimately help or hurt adjacent residential property values for that neighborhood, as compared to an alternative valuation using neighborhood appropriate housing utilizing the same land parcels.</p> <p>Anyway, I can't wait to see all the "low income" housing they're building at La Jolla Shores or on the tip of Pt. Loma, or on Coronado Island, or the top of Mt. Helix. Alternatively, how about low income housing in incorporated Del Mar or RSF and Fairbanks Ranch, or even in Solana Beach.</p>
Olivenhain Select	outside Community Areas	on forum	FALSE	Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Olivenhain Select		unclaimed		Highly Concentrated	It only makes sense to put denser housing options closer to stores/pharmacy and highway - for convenience, environment, and safety - for quality of life for those you are hoping to serve. If we are looking to plan for those baby boomers and over 65 and disabled that are on your "wait list" for affordable housing, and the reason we are planning lower income homes is to provide quality of life, why would we choose to abandon an established fire house and build apartments in the middle of a residential neighborhood that has no way to walk to a store or pharmacy? The only reason for choosing a particular site over another is to "protect the quality of life" for those moving in and for those already living here. If you have ever driven on Rancho Santa Fe Road from Encinitas Blvd to 13th street from 3:30-5:30, or ANY of the morning rush hour, M-F then you know that adding 30-60 cars on this road would greatly diminish the quality of life for those moving in and those already dealing with this traffic. You can't expect anyone elderly or disabled to wait for the one bus to get to ANYwhere, even to 7-11 as it is not safe to walk from the neighborhood location to 7-11 or stores. Protect quality of life, protect the environment, protect our homes from fire, and don't use the mixed use option, it makes NO SENSE!
Olivenhain Select		unclaimed		Highly Concentrated	What about the traffic from 7 eleven to Lone Jack? What about parking? High density should be close to a major road like Encinitas Blvd? Why don't you built one large complex close to the freeway? It's very difficult to read your maps. It's bad enough how Olivenhain has changed over the years with traffic since San Elijo hills has been built.
Olivenhain Select		unclaimed		Highly Concentrated	open rural area could be developed for high density housing. City would need to rezone and put in infrastructure. Olivenhain needs MORE density housing! I have no idea what I just picked, because read what streets are on the maps. Avoid multi home projects in Olivehain. Keep the 1/2 acre minimum. A project like proposed on Rancho Santa Fe and 11th Street will cause add to traffic and create parking issues as well as deteriorate home values in the neighborhood. I oppose this project. Sincerely, Glenn Kovary
Olivenhain Select		unclaimed		Highly Concentrated	
Olivenhain Select		unclaimed		Highly Concentrated	
Olivenhain Select		unclaimed		Major Corridors	
Olivenhain Select		unclaimed		Major Corridors	
Olivenhain Select		unclaimed		Major Corridors	First off, the city of Encinitas has already spent city funds providing a Fire Station site at RSF Rd and Lone Jack. Candidly, the "Reva property" has always been a 'unique entity', the commercial usage is highly unusual for the housing community it surrounds. However...IT was there and developed BEFORE many of the housing developments it surrounds were built: Olive Crest, Olivenhain Hills, etc. Better said, when people purchased their homes in that community of Encinitas, they knew it was there. Let me be more on point: A high destiny housing structure does not 'match up' with the essence of that particular housing community. Understanding that we need to be solution based: IF a site HAS to be selected, it is my suggestion that the areas along RSF Road at Encinitas Blvd are better suited for this type of expansion/development. There is a 7/11 on the NW corner, a huge Drug store on SW corner, the School district building on the NE corner and the Pancake House and a large commercial development on the NW corner) My recommendation: The 4 corners of RSF Rd and Encinitas Blvd, because it already has substantial commercial development and undeveloped land. This undeveloped land provides a more suitable site for mixed use and the housing needs for the City of Encinitas and the Olivenhain community. Sincerely, Lynn and David Fraschetti 951 Marisa Lane Encinitas, CA 92024 (760-815-3566)
Olivenhain Select		unclaimed		Major Corridors	I also think highly concentrated is a valid option if many people in this community simply want compliance with a law few people really want.
Olivenhain Select		unclaimed		Major Corridors	This development, if forced upon us, must be kept as low in height, and unobtrusive as possible. The idea of having the intersection of RSF Rd. and Lone Jack in play is absurd. A big part of the community character is not only low density but dark skies and as little through traffic as possible!!
Olivenhain Select		unclaimed		Major Corridors	I hate the thought of 3-story housing anywhere in Olivehain, but Encinitas continues to bulldoze through what used to be our lovely community. For me, this is the best of the worst that the city continues to force upon us. In an attempt to maintain community character, the lesser evil is major corridors for the Olivenhain area. Unfortunately any choice does not take into consideration the nightmare traffic that will be created. Four corners in Olivenhain traffic patterns for the existing strip malls are a joke already. Better to not add more of that along the rural road of Rancho Sante Fe.
Olivenhain Select		unclaimed		Major Corridors	
Olivenhain Select		unclaimed		Major Corridors	None of these sites look workable since traffic on Rancho Santa Fe Rd. is already a problem and anything from 11th St. to Encinitas Blvd. would just add to the existing problem. Also the corner of 11th St. and Rancho Santa Fe site should not even be an option. It would be the worst site since the Fire Station #6 is there and lots are not vacant!!
Olivenhain Select		unclaimed		Mixed Use Places	
Olivenhain Select		unclaimed		Mixed Use Places	
Olivenhain Select		unclaimed		Mixed Use Places	Since there is space and already existing infrastructure, I would like to see mixed use at the Olivenhain shopping center at Manchester and Encinitas Blvd.
Olivenhain Select		unclaimed		Mixed Use Places	

Topic	Location	State	Business Owner	Position	Convince
Olivenhain Select		unclaimed		Mixed Use Places	
Olivenhain Select		unclaimed		Mixed Use Places	If we have to have more development to accommodate the population, I'd like it to be in keeping with the flavor of Olivenhain. A small, mixed use center would fit the bill.
Olivenhain Select		unclaimed		Mixed Use Places	walkability is a HUGE problem on the east side of el camino real. anything to improve our ability to walk safely to/from work & retail is awesome
Olivenhain Select		unclaimed		Mixed Use Places	
Olivenhain Select		unclaimed		Mixed Use Places	Work downstairs, live upstairs.
Olivenhain Select		unclaimed		Mixed Use Places	
Olivenhain Select	inside CARDIFF BY THE SEA	unverified		Mixed Use Places	
Olivenhain Select	inside NEW ENCINITAS	unverified		Mixed Use Places	
Olivenhain Select	inside OLIVENHAIN	unverified		Major Corridors	I really have no favorites for Olivenhain, except leave it how it is.....Olivenhain is a unique community in San Diego and the appeal is the larger lots and less density. Having sold this community for over 30 years, I am constantly reminded why people buy in the community and what they love about. I think it is shocking and absurd that the city would consider putting a high density structure(s) in the heart of Olivenhain. Not only is it totally inconsistent with the surrounding properties and the whole community, but to add more traffic to an already dreadful road, is ridiculous. People pay a lot of money to buy in this community for the rural feel and the open feeling. High density housing in the middle of all this will very negatively affect values. Put the high density housing in the high density areas!
Olivenhain Select	outside Community Areas	unverified		Mixed Use Places	
Olivenhain Select		unverified		Highly Concentrated	