

# @HOME in Encinitas



Appendix M: Community Character  
Description e-Town Hall Public Comments



Topic	Location	State	Business Owner	Convince	Supporters
Cardiff Describe	inside CARDIFF BY THE SEA	on forum		<p>Favorite characteristics of Cardiff:</p> <ol style="list-style-type: none"> <li>1. Ocean views from many parts of the community; this can best be maintained by emphasizing construction of 1- and 2-storey structures, NOT 3-storey buildings.</li> <li>2. Walkability</li> </ol>	0
Cardiff Describe	inside CARDIFF BY THE SEA	on forum		<p>Cardiff is made up of a variety of neighborhoods. Dense, small lots in the area west of I5 south of Birmingham, larger lots in the Composer District, suburban style neighborhoods east of I5 and apartment/condo units through out the entire area. We can not use a one size fits all approach. I think we need to support development (it will happen like it or not) that retains/supports basic Cardiff characteristics....views, walkability, beach/outdoor lifestyle, small commercial area that provides the daily needs of the residents (market, library, restaurants, etc. not just real estate offices!) and a variety of housing options.</p> <p>Thanks for engaging the residents in this project.</p>	2
Cardiff Describe	inside CARDIFF BY THE SEA	on forum		<p>Cardiff is full. There is no reason to add additional development to this city. Mansionization is ruining our City (Cardiff) now. Limit the size of remodels and rebuilds to conform with the beach cottage look and feel of our city.</p> <p>If you really cared about our cities you would implement regional elections of city council members. Cardiff, Leucadia, New Encinitas Olivenhain and Old Encinitas would each elect a council member from their district. Now THAT would be representation.</p>	2
Cardiff Describe	inside CARDIFF BY THE SEA	on forum	FALSE	<p>I love the small beach town atmosphere and have for over three decades.</p> <p>Favorites: beach, San Elijo Lagoon, GlenPark, our schools, Carpentier Parkway, our walkable downtown shops, rural flavor walking streets, our diverse neighborhoods, views and most all of my fellow Cardiffians.</p> <p>I share major concerns of other commenters regarding the Hall Special Use Park impact upon our community. By no definition is it a community park, although it could become one by most definitions. Santa Fe has the new entrance to the park along with the Scripps Hospital expansion to address. The Hall EIR identifies unmitigated serious traffic issues at the two major entrances to the park. The our City Planning Commission rejected the park plans because of unresolved traffic issues as well as indicating that the community wished for a community park and not an additional sports park.</p> <p>The Hall EIR identifies the allowable uses for the Special Use Park and if all the allowed uses were executed, Cardiff By The Sea would lose its community character, its streets become dangerous and change dramatically.</p> <p>I believe it is important to take into account that the major traffic mitigations identified in the EIR are not going to be executed before the park opens and some not mitigated at all.</p> <p>To plan expanding development along Santa Fe and Birmingham along the freeway would be unwise without considering that there are identified needed mitigation for the special use park that are not funded and there is not even a date identified to fund them.</p> <p>Once this is resolved, the areas adjacent to 5 and Birmingham and Santa Fe should be considered as mixed use and higher density options.</p> <p>We should all remember that there was one caveat that was demanded when we incorporated: Maintain the community character of all five of our communities.</p>	0
Cardiff Describe	inside CARDIFF BY THE SEA	on forum		<p>You act as if this housing project is a done deal, that we have to accept it because you say so. There are alternatives you can explore and I suggest that you do so. Cardiff is dense enough. Birmingham gets more and more difficult to access every day and the bloody park has not even opened yet! Why not give Cardiff a pass on housing because you shoved the "community" park down our throats?</p>	2
Cardiff Describe	inside CARDIFF BY THE SEA	on forum	TRUE	<p>I think it is important for all housing to have indoor/outdoor livable and usable spaces. Meaning there is sun some part of the day, a place to plant a vegetable or a flower, a place to put two chairs to have a conversation or drink your coffee in the morning.</p>	2



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Cardiff Describe	inside CARDIFF BY THE SEA	on forum		Infill is terrible. Cardiff is losing it's rural/suburban feel.	4
Cardiff Describe	inside CARDIFF BY THE SEA	on forum	TRUE	Walkable neighborhood.	2
Cardiff Describe	inside CARDIFF BY THE SEA	on forum	TRUE	Growth is key to a city's health. From what I can gather on this forum it seems the Planning department is doing an exemplary job in mapping out 0 SMART GROWTH, educating the residents, and engaging them through this kind of medium. There is a lot of wisdom in higher density and mixed use development. I especially like the higher density developments off the freeway, since that will reduce traffic THROUGH the city. Having neighborhood commercial zoning in such proximities will also limit the amount of traffic, particularly among the new, surrounding homes, as they can ride their bikes or walk. These are also in biking distance to the beaches and downtown, so I hope SAFE bike trails will be considered.	
Cardiff Describe	inside CARDIFF BY THE SEA	on forum		The best characteristics of Cardiff are: (i) ocean views, (ii) the walkable nature of the community, (iii) proximity to ocean and restaurants, (iv) a wonderful town center. But there are major problems in the village center residential area: (i) unimproved and under-utilized alleys, (ii) over-utilized narrow streets with very little parking (iii) trash pick up and deliveries on narrow streets, and (iv) above ground electrical lines. The answer to all of these problems is: (i) to pave all alleys, (ii) allow parking on only one side of each street, (iii) underground utilities in the alleys, and (iv) require alley use for all trash pickups and delivery/loading.	4
Cardiff Describe	inside CARDIFF BY THE SEA	on forum		Please. This is another loaded question. But I'll answer it anyway. My favorite characteristics of Cardiff belong to the people who live here. This is another manipulative prompt.	1
Cardiff Describe	inside LEUCADIA	on forum	FALSE	I value: older, historic homes, open space, walkability, traffic control, beach access, privately owned businesses	0
Cardiff Describe	inside NEW ENCINITAS	on forum	TRUE	All 5 communities within Encinitas have their own unique and special feel. I would love to live in a place that had plenty of space, plenty of water, 2 and could welcome thousands of new residents to become our neighbors. However, we're already packed in like sardines, the roads are filling up with more and more stressed out people fighting each other through traffic, and we are in a severe drought with no end in sight. We just can't welcome any more housing to Encinitas unless we're willing to make significant sacrifices, and I don't see any incentive to do that. How much are the fines from the state if we don't move forward with this? How much would it add to our property taxes?	
Cardiff Describe	inside NEW ENCINITAS	on forum	TRUE	Continue to keep commercial uses along Vulcan and leading up from Birmingham to the freeway. Keep Birmingham and Vulcan as two-lane streets. Don't add sidewalks where there are none. Make permitting process to develop twin homes easier and less expensive.	0
Cardiff Describe	inside NEW ENCINITAS	on forum		I think this Housing Element Update is a farce. Encinitas does not need more housing density. This exercise is supposed to show that the city can provide affordable housing for low and very low income individuals. It will not. The vast majority of these units will be at market rate and will not help the millennial and seniors. RHNA is just mandating that we show a certain density (30 units and above). I hope the housing element will be defeated in 2016. We do not need more density, more traffic, in Encinitas. In a middle of an unprecedented drought it is crazy that we should plan for long term growth. There should be a moratorium on growth for the time being. Price of land is so high in Encinitas that it is just a matter of time before these zoning changes will result in these units being built. I have lived here for over 20 years and during that time I have witnessed a deterioration of traffic on most commercial corridors. I am certainly glad we will have an option to vote on the Housing Element Update. Long live Prop A! BTW: This Peak Democracy is not valid surveying method. To start with why can people from other communities have an opinion on what is best for my community. The blue dot exercise that we did a year ago, with all it deficiencies, was a more trustworthy survey method.	2

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Cardiff Describe	inside NEW ENCINITAS	on forum	FALSE	<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>	1
Cardiff Describe	inside OLD ENCINITAS	on forum		<p>Cardiff, Encinitas and Leucadia are at a tipping point. We can either decide to preserve what we fell in love with about this area: quaint, natural, close knit, unique, blue-collar, joyful OR we can throw up our hands, and allow developers to change the fabric of the community.</p> <p>New zoning laws for residential housing should include provisions for NOT building to the entire size of the lot, and mandating green space on property for run-off. The new housing builds right up to the curb and takes no consideration into how concrete mansions will impact why we are all here in the first place: The Ocean. LESS density is key. More affordable small homes was a realistic dream of this community just 20 years ago, can't we get back to that and live happily ever after?</p>	2

Topic	Location	State	Business Owner	Convince	Supporters
Cardiff Describe	inside OLD ENCINITAS	on forum	FALSE	<p>Listen up. This is very important.</p> <p>Cardiff Site 1, on Santa Fe, should be removed from consideration. Here's why:</p> <p>Three local projects will significantly increase traffic on Santa Fe. By exactly how much is unknown.</p> <p>Project 1: Pedestrian rail underpass on Santa Fe. The new rail underpass is great, but it effectively creates new parking options for beach-goers, surfers, shoppers, and 101-exercisers. The street parking just east of the underpass are getting more popular, increasing traffic in the area.</p> <p>Project 2: Encinitas Community Park. The driveway for the new park runs immediately adjacent to Cardiff Site 1. Once the park opens, there will be much more traffic in the area.</p> <p>Project 3: Scripps Encinitas Hospital expansion. The new critical care building has just opened, and it remains to be seen how the additional bed capacity will affect local traffic. Further, the hospital expansion is not complete. Scripps has permits approved to construct a new medical office building, and a major expansion to the main hospital building. In the years to come, the square footage of the hospital will increase dramatically, and advances in medical technology will continue to increase patient capacity (surgeries that used to require several nights are now performed on an out patient basis, expanding the number of patients who can use the same bed).</p> <p>The aggregate effect of multiple projects concentrated in a small area could create traffic snarls that could block timely access to hospital care. Adding the possibility of mixed use development on Cardiff Site 1 seems like a really really bad idea, especially until the effects of approved projects in the area are known.</p>	0
Cardiff Describe		unclaimed		Cardiff has the highest density of any of the communities. We cannot handle anymore. The characteristics I want to see preserved is what little we have left of space to breathe and move. 2-3 stories in our downtown corridor with its high visibility component is NOT Cardiff. You cannot build UP and keep our small beach town atmosphere. You act as if we have to chose one of your options instead of not having any of them. Just stop.	0
Cardiff Describe		unclaimed		Cardiff should stay the one story low key business area. The residents have already spoken on the look of Cardiff in the specific plan. No stack and pack in Cardiff.	0
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Leucadia Describe	inside CARDIFF BY THE SEA	on forum		Leucadia is located from the coast to east of I-5 most of the lots are large with lots of vegetation and tall trees. There are still many greenhouses in the area and it would be great to find ways to encourage the property owners to stay in business. But we also need more housing opportunities for singles, young families and seniors. I think the Iris apartments are a nice addition to the community because it is a well-managed low income complex. The other apartments in Leucadia are market rate and it doesn't look like some of the owners really care about the condition of the buildings.	0
Leucadia Describe	inside CARDIFF BY THE SEA	on forum	FALSE	<p>Having a business in Leucadia for over three decades, being on the draft committee of the North Corridor Specific plan and paying attention I would summarize that I like the beach town atmosphere that Leucadia still has.</p> <p>It is an eclectic mix of housing, businesses and residents.</p> <p>I have never liked the phrase, "Keep Leucadia Funky". I do adhere to the concept of maintaining the essence / flavor of Leucadia.</p> <p>What does that mean? Acknowledging the worthy historic entities that have been handed down to us and maintaining what valuable that we can. The business district has many examples of keeping and polishing the gems we have. Examples: Papagayo, Cafe Ipa/Surfy Surf/ Shores Property/Pannikan/Bing/Leucadia Art Gallery/ Caldwell's and the like. The mix of small businesses in remodeled residences, acknowledging historic preservation when possible and not developing 'big box' stores, discouraging lot assemblage would seem to be a good strategy for the future.</p> <p>I strongly believe that the North 101 StreetScape is the best plan for the future of Leucadia, for residents, businesses and our guests. These well vetted improvements like improving walkability and biking, access across the track, reviving the tree canopy, slowing traffic efficiently are well deserved and long overdue.</p> <p>Improving what we have and maintaining the worthy flavors of what we had is a description of characteristics that future generations will pick as favorite assets of what we design now.</p>	2
Leucadia Describe	inside LEUCADIA	on forum	FALSE	<p>I like that Leucadia is not overly developed. I don't want 2 - 3 story buildings that are all modern looking on 101 or Vulcan or Leucadia Blvd. What is not clear after looking at all the options is, are all the sites listed as possibles going to be developed regardless? For some I would choose not to develop them, but if they are going to be developed because that is what the owner of the property wants and can do, then I would choose to limit the scope and height of the development. Also, what happens if the City does not meet its quota for housing units? Is there a fine? At one point are we able to say we have done enough development?</p> <p>I like the funky character of Leucadia. I like that all the building are not huge and new. I like that we still have some empty spaces. I like the trees.</p>	0

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Leucadia Describe	inside LEUCADIA	on forum		<p>Concerns regarding proposed upzoning for areas on Vulcan near Leucadia Blvd. are increased crowding and congestion, no infrastructure to support more people in this area. Building living units across from the railroad tracks, where children can wonder to and get hurt and killed...</p> <p>More children and parents trying to get to Paul Ecke Central in am to drop off and pick up children ,,,, situation currently is a nightmare... no place to park car and drop children off safely..</p> <p>The negative effects of higher density housing in the Vulcan corridor... a recipe for accidents, injuries from traffick on a street (Vulcan) that can't even accommodate one half inch of rain before there is flooding....</p> <p>Build higher density where people can live comfortably., not on top of each other....</p> <p>as far as building "community" as one of the people here have commented... It does not promote a sense of community to have people living on top of each other.... Community sense is built on participation, common interests etc... if anything higher density in an area that does not support it, is a recipe for animosity with neighbors, not good will..</p> <p>Neighborhoods of single family homes near Vulcan will be negatively impacted with high density and three story buildings looking down on their back yards..</p> <p>Please plan responsibly and with a goal to preserve the quality of life in this quaint beach town.</p>	0
Leucadia Describe	inside LEUCADIA	on forum		<p>How did this candidate upzoning location map get developed? The target candidate locations do not seem to make sense.</p> <p>Take the location on Vulcan Avenue near Leucadia Boulevard- why on Vulcan and not Hwy 101 and why next to the worse performing intersection in the City which would make the condition of the failing intersection even worse? Shouldn't the City consider the environmental impacts of the candidate locations? People already run the red lights because of the ridiculously long wait times. That area is a traffic nightmare already. Its make no sense to make it worse.</p> <p>Additionally, Vulcan Street in Leucadia already has carried more than their fair share of the affordable housing and low income housing burden. The City recently transferred the section 8 housing form other developments throughout Leucadia to the Iris Apartments (section 8 housing) near Vulcan and Leucadia Blvd. The affordable housing units were ætransferred from develoments including the huge one on Saxony, the Nantucket by La Costa, and the development on Vulcan called Coral Cove near Ashburry Street. Its time for some other areas of Leucadia to share the love and carry some of the affordable/state housing requirement housing units and burden.</p> <p>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 to address the traffic and safe route to school issues surrounding the school particularly in Vulcan Avenue. I think this location will hang up the CEQA and Environmental Impact Report (EIR) process. It just doesn't make sense.</p> <p>The candidate locations need to be near infrastructure that can support the increased density. The candidate locations should be where the streetscape is either completed or will be completed in Phase 1.</p> <p>Spread the proposed increased density throughout viable areas. Å Concentrating it on one area has too much negative affects the character, quality of life, and property values for a neighborhood. Å Å 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 the Environmental Impact Report (EIR) process and mitigations measures associated with the EIR process and CEQA. Å</p> <p>Additionally the project schedule for holding the public comment period during the Holidays is not a good plan and should be extended until well after the New Year. Å Holiday time is already so busy to begin with and asking the public to focus on such an important City issue at such a time does not seem to fit with the objective of gathering needed public input. Å If the</p>	1

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				<p>Spread the proposed increased density throughout viable areas. Â Concentrating it on one area has too much negative affects the character, quality of life, and property values for a neighborhood. Â Â 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 the Environmental Impact Report (EIR) process and mitigations measures associated with the EIR process and CEQA. Â Additionally the project schedule for holding the public comment period during the Holidays is not a good plan and should be extended until well after the New Year. Â Holiday time is already so busy to begin with and asking the public to focus on such an important City issue at such a time does not seem to fit with the objective of gathering needed public input. Â If the schedule is left as is, I feel the foundation for the well planned housing element will not exist. Â Summary: Request for the City to remove from the concentrated block of multiple properties located east side of Vulcan Avenue and south of Leucadia Boulevard for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The increased density would create more congestion at the most congested and unsafe intersection in the City. <ol style="list-style-type: none"> <li>a. The current operations at the adjacent intersection of Leucadia Boulevard and Vulcan/Hwy 101 are failing and more congestion including vehicle, pedestrian and bicycle traffic will make the condition even worse. Increased pedestrian traffic would increase gridlock at the adjacent intersection</li> <li>b. Until the intersection is improved, the City should avoid increasing density and congestion around the existing failing intersection.</li> </ol> </li> </ol> <p>Following the grade separation or fixing the intersection, the City could always target the properties for future up-zoning requirements to meet future state mandates.</p> <ol style="list-style-type: none"> <li>c. There is a disconnect between the target up-zone block of properties and the required infrastructure (streetscape) to facilitate the higher traffic (including pedestrian and bicycle) traffic.</li> </ol>	



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				<p>d. The location will make the CEQA process particularly the traffic study that much more difficult. this location will greatly impact a intersection with an already failing level of service. 2. Increased density at this location would create more traffic congestion, safety, parking and safety issues for Vulcan Avenue surrounding Paul Ecke School (PEC) and the successful Sunday Farmers Market. Parking is already a big problem at PEC and the farmers market. Concentrated higher density would make the parking problem must worse. 3. Creating high density at this location would cause a cut through traffic problem for all the adjoining Neighborhoods including neighborhoods on Vulcan, Hermes, Hygiea, Hymettus, Sunset and Orpheus 4. The transit doesn't run on Vulcan Avenue it runs on Hwy 101 and Leucadia Blvd near Saxony Road. 5. The location will make the required CEQA process specifically the traffic analysis for adequate Level of Service blow up. Its just doesn't make sense. Solutions: 1. Do not concentrate the high density to one particular area. Spread out the up-zoning so one area is not unfairly targeted changing the character and lowering property values for the targeted area. 2. Spreading out the up-zoning along all the multi-use lots on both Vulcan and Hwy 101 would look more balance, eclectic, and possibly even increase the quality of life and character for the area. 3. Consider spreading some of the higher density to open plots of land east of R-8 zoning. Lots of R-8 and higher are already density developed. 4. Target the up-zoning where the first phase of the streetscape plan is to be implemented. Either move the target up-zone locations or prioritize the areas surrounding the currently targeted up-zoning to complete the streetscape improvements in the first phase so the higher traffic can be accommodated. If the up-zoning on Vulcan remains as shown, the first phase of the streetscape should be focused around Leucadia Boulevard and including a full streetscape including traffic calming, landscaping and adequate pedestrian and bicycle infrastructure on Vulcan Avenue from Leucadia Boulevard to Paul Ecke Central school. 5. Restart the Housing Element Update with a process to include many more candidate sites to spread the proposed increased housing units and provide reasonable public input periods to full vet the Housing Element which is by far the most important and controversial element in the general plan.</p>	
Leucadia Describe	inside LEUCADIA	on forum	FALSE	<p>I used to like our lack of development and mixed socio-economic make-up.  I used to like that we had fields for farming.  I liked our surfing and our surf shops and surfer eats.  I used to like that the traffic was not overwhelming as I left Grandview St.  HOWEVER...  Turning onto 101 from Grandview has now become a white knuckle maneuver, since visibility is limited at the corner, and the turn to the north has been reduced to a single, very busy, lane of traffic). I now I feel trapped. It can take 15 min. to get out of Leucadia in the morning commute traffic jam.  I am stunned at the stupidity of allowing a huge development on Vulcan that provided no green space for kids (much less any small wildlife), and no sidewalk or bike path to the only parks in the area.  I hate that the city allows the building of mansions on Neptune right up to the very edges of the lot lines such that we can not see any ocean or sky between these new mansions. And when their sea walls fall into the ocean they do not clean up after themselves (why? erosion of the cliff was a well known fact before the first home was built!). This doesn't feel like Leucadia, it feels like a haven for the greedy. Neptune was made a one way street seemingly just to provide the uber-rich with extra parking in front of their own driveways, this should have been a bike and walking lane. These days we are forced to walk in the middle of the road.  I think there has been very little, or just really poor, "planning" for growth that is in the best interest of the full cross-section of people who live in Leucadia.</p>	0

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Leucadia Describe	inside LEUCADIA	on forum	FALSE	<p>Developments should not be able to upzone to high density next to single story neighborhoods. Large structures next to existing single story neighborhoods does not take into account the current character of our community.</p> <p>Why are we so limited in our proposed site choices when building our own plan? Potential sites should take into account traffic concerns for both vehicles and pedestrians. Leucadia West of I-5 is already plagued with traffic/infrastructure concerns. The proposed Vulcan site south of Leucadia Blvd. should not be considered for high density housing due to the impact it would have on the current overcrowding/unsafe traffic issues. Plans to improve the infrastructure in this area are decades away and therefore would create more problems/congestion at an already unsafe intersection.</p>	0
Leucadia Describe	inside LEUCADIA	on forum	FALSE	<p>(I used to love the small town feel of Leucadia. I haven't felt that in a long time.) Traffic and water issues were not addressed in the public presentation. We were told that these issues will not be studied until the property becomes available for development. This seems backward; how were these properties chosen without looking at the effect on the neighborhood? A major development site for Leucadia is near the corner of Saxony and Leucadia Blvd., which is already a nightmare for traffic. The traffic planning department should be involved from the beginning, as should the water department. We should not be asked to let our yards die and not take showers while watching rampant development all around us.</p>	0
Leucadia Describe	inside LEUCADIA	on forum		<p>My favorite characteristic is the small-town funky feel of Leucadia. It is becoming nonexistent. Traffic is already a major problem, even before the 69 new homes open up between Saxony and Quail Gardens. Both those streets are already very busy, and the intersections with Encinitas Blvd and especially Leucadia Blvd are often overwhelmed. Your planning for traffic is clearly not keeping up with the growth we are already experiencing. Check out Saxony/Leucadia sometime, with its small left turn lanes, nonexistent right turn lanes, parking on the street in narrow areas and multiple bus stops. And try getting into or out of the high density units near the Encinitas Blvd end of Saxony.</p> <p>And water is another huge concern. We are being asked to cut back on our water use as more and more new homes with extensive landscaping needs are being built all around. We are not satisfied with your timetable for considering traffic and water needs a year down the road, especially with the obvious inadequacies of the planning done in the past.</p> <p>The other characteristic we like is diversity. None if these proposed zoning changes allows for enough low-income housing. 3 out of 30 units? That is ludicrous if you are serious about providing for young families, singles and minorities.</p>	0
Leucadia Describe	inside LEUCADIA	on forum	TRUE	<p>The proposed Leucadia site that is on Vulcan Ave, just south of Leucadia Blvd is probably the one spot that simply cannot accommodate more housing density. This area already suffers from an overburdened intersection at Leucadia Blvd/Vulcan/101. This is arguably already the worst traffic problem in all of Encinitas. Adding additional density to this immediate area will only make the intersection worse. In addition, this proposed "area is near to Paul Ecke Central, which already is overburdened with morning automotive student drop-off traffic, and kids cannot safely walk to school because of the existing traffic. Please consider locating density in areas that are not already suffering from traffic/congestion problems.</p>	1

Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside LEUCADIA	on forum	TRUE	<p>Leucadia:</p> <p>I envision Leucadia as a COMMUNITY oriented area in which all residents and visitors feel a sense of local-ness. I believe that this can be achieved by adhering to proven urban design criteria that increase the walkability index paying attention to "density, diversity, design, destination accessibility and distance to transit". I am hopeful that by upzoning the suggested areas along the Hwy 101 corridor and future planning of transit accessibility to all "hot spots" or density clusters in all of Encinitas, our entire City will be one that increases the sense of unique communities among its residents, provides increased opportunities for socialization for its citizens and gets people out of their cars.</p> <p>Leucadia is the diamond in the rough, ripe for conscious, unique and responsible development. It is my opinion that Leucadia's "Keep it Funky" campaign has thwarted and discouraged the maturation of this area. I am all for keeping Leucadia funky but NOT junky. I am in favor of allowing for increased densities that would induce small scale services that would thereby increase community involvement, walkability and ultimately livability in Leucadia while observing its unique "funkiness". If Leucadians are serious about making Leucadia a walkable "COMMUNITY" then words such as density and development can no longer be demonized.</p>	0
Leucadia Describe	inside LEUCADIA	on forum	TRUE	<p>Leucadia: The City and its Planning Commission has an opportunity to readdress a "mixed-use residential-retail lifestyle" which could be unique and fitting to the community of Leucadia. Consider a mixed-use development model which emerges offering new approaches to development and blending a variety of uses (residential, retail for small businesses or; small scale business opportunities, executive offices, etc). Urban development guidelines could be considered whereby locals throughout the community and visitors alike may benefit from a unique community. The City &amp; community has an opportunity to initiate a "Leucadia standard", a design application taking away from "funky" to (a pedestrian friendly environment &amp; village?). as an example, consider the following:</p> <p>1). Pedestrian friendly environment: Pedestrian circulation and relationship to business access are important elements usually overlooked in planning. where possible, sidewalks could expand as wide as fifty (50') from store front to curb. Pedestrian friendly arterials should allow for multiple café seating, large umbrellas settings, ample landscape. note, some existing outdoor café seating within Encinitas small business (101) corridor is tight, crowded &amp; inhibited. Density: two (2) and (3) stories mixed-use projects may incorporate enhanced parking requirements (5+/1000?) minimal w/no long term parking on streets. Cars, vehicle distractions such as delivery vehicles, motor cycle noise, etc., may be de-emphasize and discouraged. Signage: unique communities establish themes /guidelines for development which are detailed. signage may be regulated, standard color criteria, size, no street front or store distractions as well as regulating (glass) window display criteria. consistent, attractive, regulated yet accomplishing the goal the public and small businesses. Awning / trellis: serves well to enhance a residential business friendly environment day &amp; evening. plant-landscape enhancement can complement a unique character which could provide accent towards a unique community. Again; with every design aspect consider attention to detail, maintaining consistence. Mixed-use development criteria: emphasis establishing guidelines for structural configuration on two (2) and three(3) stories facilities. Second / third story setback avoid a sense of an over-built...over crowding environment.</p> <p>Parking: consider "City owned" parking structures. again, designed appropriately, possibly revenue generating. local architects have recommended parking structures which also incorporate "rooftop" retail setting and gathering opportunities. Consider San Diego 'Solamar Hotel' roof top deck.</p> <p>Finally, consider the "mall" will be obsolete. downsizing, small business locations, small business communities will trend and become viable. investors, financial institutions-banks will support local communities which support well planned micro communities.</p>	0
Leucadia Describe	inside LEUCADIA	on forum		<p>I believe mixed use buildings are the best solution to create small engaging, urban communities. I don't mind there to be housing along Leucadia Blvd (site 5 and 6), but in the options presented the amount of houses proposed is too large in my opinion. I would rather see around 60-70 houses there maximum. I think 150 houses along Qual Garden is too much as well. Better no more than 60-70.</p>	0

Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside LEUCADIA	on forum		The proposed upzoning of residential neighborhoods, for example, in Leucadia, is appalling. Planners have targeted greenhouses and houses with large lots for upzoning. A better idea would be to rezone commercial zones when large stores go out of business -- for example, the Expo site (now Walmart) and the movie theater (now Staples). Low- and very low-income housing in commercial zones would be close to shopping and parking, and would not be such a shock to the neighborhood. It is also more likely to remain affordable at market rates.	1
Leucadia Describe	inside LEUCADIA	on forum	TRUE	<p>I think that Leucadia is the perfect place to do "pocket neighborhoods" (there's a book on that) and small houses (even "tiny" houses). Small houses are becoming more and more popular for folks who don't need a lot of room but prefer the individuality of a freestanding building. Does this make the most money for the developer? Probably not, but that can't always be the way housing decisions are made in a community. My neighborhood has been taken over by oversized homes at high prices - it's ridiculous! If we wanted to do a cluster of tiny houses on our property it would require a zoning change (at least, probably rules changes too), and because of the money-making density junk that's been happening people are not happy - even though density can be done with small houses and thus friendly, neighborly, appropriate, and varied.</p> <p>I tried to upload photos but it's not working, so just do a search for the terms "pocket neighborhood" "tiny houses" "rural studio"..... those should get you inspired and informed.</p>	2
Leucadia Describe	inside LEUCADIA	on forum	FALSE	<p>Leucadia is - small, 1 story homes on average size lots. The Lennar (Normandy and Urania) project is the antithesis of this. They sit empty because they are too big and too ugly, and are built with zero design effort. The Marivou (sp?) development is more in line with what we need here.</p> <p>As for greenhouse property development, there are many things that could be done with them that would set Encinitas apart. Examples are - community garden space, small green business sites, even small solar farms.</p> <p>As for how to satisfy the state density requirements, go back to the plan we had several years ago. Re-vamp the El Camino Real corridor by replacing the existing small centers with a cohesive design of mixed-use space. This includes parallel roads to avoid the need to get on to ECR in order to move from one center to the other. These units would be ideal low-income units - close to shopping and transportation (unlike most of the locations identified on the current Element maps).</p>	2
Leucadia Describe	inside LEUCADIA	on forum		I think further development of 101 in Leucadia without adding parking is a disaster waiting to happen. Customers already are having to park in the dirt on the east side of 101 and scurry across the highway to patronize businesses. This is very dangerous. I like Leucadia being funky, but I would appreciate that post rain flooding on 101 be addressed, sidewalks should be built and walk able businesses like groceries should be given priority. I would also like to see view laws as mega mansions block views and light from neighbors.	2

Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside LEUCADIA	on forum	FALSE	<p>The re-zoning in the Leucadia area is too EXTREME. In some cases the plan suggests re-zoning some of the rural areas by over 10x. For example on site 6, an R3 area (allowing up to 3 units per acre) the proposed plan is to allow 100-126 units, from the current allowed amount of 15 units. Leaucadia is unique/wonderful/appealing because of it's rural feel. Re-zoning to this extreme will definitely take away from Leaucadia's charm, and impact the overall real estate market.</p> <p>In my experience, this type of housing is the most appealing for homeowners and renters in an area that is close to a city center. Therefore, the building sites should be walkable to stores, markets, shops, etc. This type of plan fits best along El Camino Real. Why are we so limited in our proposed site choices when building our own plan?</p> <p>If at all possible, the plan should take ocean views in to account. Some of the proposed areas in Leucadia will block several homes ocean views. Many of us bought (and paid top dollar) in Leucadia because of the gorgeous views. I do not believe that it is justified to take away those views and build 3 story homes. You must take in to consideration current residents.</p> <p>Overall, I hope voters will vote against increasing this type housing in Encinitas - we love our beach town feel and do not wish to increase the amount of homes with this type of strategy.</p>	2
Leucadia Describe	inside LEUCADIA	on forum	FALSE	<p>1. Keep Leucadia funky. Why does Leucadia need 295 units, when other neighborhoods have much more of a village or neighborhood center feel. Leucadia is almost all residential with a smattering of businesses and higher-density zones along the 101 corridor. That is why we bought in Leucadia to raise our two young girls (and one on the way). Security is paramount as a protective dad, and 3 story multi-family units next to our safe haven is not acceptable. My neighbors and I will not support 295 units in Leucadia - I have yet to see a plan that makes them fit in a model that is respectful of our neighborhood. I have built my own plan and submitted it, but why are we only limited to the 8 sites that are noted? And why can't adjust the amount of units per site?</p> <p>2.. I object to any re-zoning changes that significantly increase the density in one particular area over another. Why not re-zone more areas and show a gradual increase in response to housing needs over time? We have seen unparalleled growth in recent years, and we should not be rushing to solve a problem that we should have been working gradually over the last 20+ years since the Housing Element was updated.</p> <p>3. Leucadia site 6 is proposing a change from 9 parcels within 5.2 acres (0.57 acre average) to a minimum of 100 units?! That's over a 10x increase in density! The walk score of this site is also nothing near the other sites in the city. You also have ocean views in the context of this site, which neighbors would certainly not approve 2/3 story units which will block those existing, expensive views.</p> <p>4. Leucadia site 7 is also not in the heart of any village/neighborhood center. At least this site doesn't have the ocean views to contend with, but it does not align with the need to provide housing close to public transit, commercial areas, etc.</p> <p>5. Why are we giving in to the state on this so easily? I agree, let them keep their money and call their bluff to block building in Encinitas!</p>	2



Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside LEUCADIA	on forum		<p>I would like to first say that I think we should do everything possible to avoid having to add any houses at all to our total number. The 0 granny flat amnesty program is a good start. I also feel we should work with regional agencies in order to limit the total number of units we add based on the serious problem of our limited water supply here in California. If we were really going to do the smart thing, we would implement an immediate moratorium on water meters in Southern California â€œ because we are just asking for trouble by allowing overpopulation in a region that relies on imported water. (I realize this goes beyond being a local issue and that it's a longshot.) Once these possibilities are exhausted, then we should do what is necessary to come up to speed with the state's requirements, but not before that. This decision about where to increase housing is inextricably linked to transportation planning, and that's why we need to be so careful about it. I am a rabid advocate of public transportation, walkability, and cycleability, but coastal Leucadia is just not the right place for major public transportation arteries. This should cast doubts about increasing housing there. I am in favor of Streetscape, which I think will be a positive thing for the local businesses and for walkability and bike-ability. But as far as I can tell, Streetscape is going to slow traffic down along the 101, not increase the speed of it -- which is what you would want in a transportation artery. On the contrary, I feel it would be wise to keep the Leucadia coastal strip less developed. That Leucadia is becoming a destination for restaurant-goers and visitors is economically positive. This bodes well for tourism. And while I, personally, would prefer to see no development at all anywhere in Encinitas, I realize this is unrealistic and that tourism is the type of development we should probably be after, as opposed to other types of industry and development. So the coastal strip should be kept quaint and desirable for visitors and the relatively small number of people who currently live there.</p> <p>I understand that, usually, planning for housing near transportation routes make sense; however, Leucadia is a special case on this point. I don't imagine there will ever be a train station in Leucadia, as there is in downtown Encinitas. The fact that there are train tracks there does not matter if there's no station, because people do not have access to the train anyway. So, in the absence of a station, I don't see the point of increasing density near the train tracks. Yes, it's also true that the 101 bus route is there â€œ but that bus is impossibly slow, especially in the summertime. For this reason, it will never be much of a real force in public transportation, especially after Streetscape is completed (which will slow coastal traffic further, which is desirable). The concept of increasing development along the railroad tracks and 101 makes sense for Old Encinitas and Solana Beach but not for Leucadia and Cardiff.</p> <p>On the other hand, if we must increase housing, it makes sense to do so near the freeway, so commuters can get there easily. I have argued passionately against the widening of I5, but my side seems to have lost that fight, for the most part. I do hope that in the future we will end up with some kind of light rail, as opposed to 2 lanes of freeway widening. And I suspect this light rail should be near the freeway. Certainly there's no place for it near the 101, and the railroad seems fairly intransigent about changing its plans for its tracks. It would also make sense to add such housing along El Camino Real, because this is already where there is greater population and development, and so this is where transportation routes should be in the future, as well as along the freeway. To put this another way, planning for transportation arteries along the coast and forcing the larger inland population to come to the coast to use it, simply doesn't make much sense. The transportation should be close to the population. For the above reasons, I advocate the placement of the potential low income housing away from the coast. The Leucadia coastal strip is, arguably, our most valuable and least developed resource locally. It needs to be protected, and if it's going to be developed at all, it should be with tourism in mind. It should remain the beautiful, last remaining vestige of undeveloped coastal California, a place where locals and tourists want to go for recreation and leisure. It makes little sense to develop it as a transportation corridor.</p>	0
Leucadia Describe	inside LEUCADIA	on forum	FALSE		0
Leucadia Describe	inside LEUCADIA	on forum	FALSE		2
Leucadia Describe	inside LEUCADIA	on forum	TRUE		0

Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside LEUCADIA	on forum		For the above reasons, I advocate the placement of the potential low income housing away from the coast. The Leucadia coastal strip is, arguably, our most valuable and least developed resource locally. It needs to be protected, and if it's going to be developed at all, it should be with tourism in mind. It should remain the beautiful, last remaining vestige of undeveloped coastal California, a place where locals and tourists want to go for recreation and leisure. It makes little sense to develop it as a transportation corridor.	2
Leucadia Describe	inside LEUCADIA	on forum	FALSE	Leucadia is one of the last areas of Encinitas that still has large lots, a bit of open space & some greenhouses. There is nothing like it's "funkiness" and charm. The areas that unfortunately should be utilized for more housing makes sense along the El Camino corridor, Vulcan, or 101. Quail Gardens Rd. has a lot of room for housing as well. The area on Leucadia Blvd. east of the freeway should NOT be designated for yet more housing. That area has taken on the blunt of more neighborhoods. Every time a greenhouse goes down, a new development goes up. Usually ugly McMansions on postage size lots. What happened to the General Plan? Why are we allowing these developers to build all these tract homes in our lovely little beach town. Allow the current unpermitted properties (garage conversions, granny flats, etc...) to be counted for your housing needs and we don't need to ruin our area.	2
Leucadia Describe	inside LEUCADIA	on forum		I think Leucadia is unique because we have a mix of housing choices and people of different ethnicities and incomes living nearby and we all get along and appreciate each other. I really don't like gated communities and houses that all look alike. We need a way to legally cross the railroad track that divides our area between Leucadia Blvd. and La Costa Ave. west of I-5.	2
Leucadia Describe	inside LEUCADIA	on forum		Keep the infrastructure west of 5 as is and improve it with modest and need additions. Do not increase density but rather carry on with what is there, in this part of Leucadia. Any major changes that are being proposed will greatly impact the current local residents and families. East of 5 there are a number of large parcels, in Leucadia, that would allow large PUDs and/or condos projects. This would accommodate the future housing needs by allowing the infrastructure to be built first off. This is the issue with the current coastal neighborhoods west of HWY 5. To create the needed infrastructure of the currently proposed housing plan would negatively impact families, homes and residents. The life style of the current coastal neighborhoods would be greatly affected if any of the current proposals took hold. It is all about the infrastructure. Do not create by demolishing what we have. Note our neighbors to the south Solana Beach. Side note: Condemn Beacons beach parking area but allow a small stair way similar to stone steps. You could then create additional housing and funds for the City at the same time. You may be could create 4 to 5 home sites to sell to speculators where there is currently a funky small parking area that causes more trouble than benefit.	0
Leucadia Describe	inside LEUCADIA	on forum	FALSE	The greenhouses are my favorite characteristic of Encinitas, but they are disappearing fast due to all the new development. I disagree with the basic premise that we need new housing. We do not need any new housing at all. Traffic is already bad and more people will just make it worse. This community is mostly a family community and seniors. I suggest that the young and poorer people leave Encinitas, live inland a little, go to college, travel the world, live elsewhere for a while and come back if there is space, if they can afford it, and when they want a single family home to raise a family. Sub-urban living is not for everyone and the community should not try to be something it is not. If you continue to develop, it will end up looking like Los Angeles and no-one wants that. LA living is not pleasant, so please keep the community as it is. It's why we live here.	3

Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside LEUCADIA	on forum	FALSE	historic architecture with variety, open space, walkability, bike friendly, limited franchises	3
Leucadia Describe	inside LEUCADIA	on forum	TRUE	<p>1. Mature trees</p> <p>2. Peace and quiet</p> <p>3. Elbow room</p> <p>Recognize that this entire process is about letting developers cram high-density, incompatible units into our established residential neighborhoods. There is absolutely NOTHING in it that will provide very low income housing, which is simply not a realistic goal for the most desirable real estate in the country.</p> <p>Our goal should be damage control, to restrict the state's ability to undermine our well-constructed General Plan. We incorporated as a city precisely because of what the County, with Paul Eckert leading the charge, was doing to us. Now the state is forcing its way with us.</p> <p>To ameliorate the myriad adverse impacts of high density, we should:</p> <p>1) maintain a 50% floor area ratio, which means that 30 DU/ac units need to be capped at 700 sq ft. This will help with bulk and mass issues, as well as giving us a fighting chance of providing some actual low income housing.</p> <p>2) emphasize apartments for senior citizens, to support the goal of aging in place, and to recognize that seniors have fewer impacts on the community than hordes of younger people.</p>	6
Leucadia Describe	inside NEW ENCINITAS	on forum	TRUE	The reason we all like living in Encinitas is that our neighborhood is inviting. We have enough homes in Encinitas and it is time to begin slowing any future growth. We need to recognize that we can't all live in the same area. When I moved here 36 years ago, I liked several coastal areas - Del Mar, Solana Beach, and Encinitas. I selected Encinitas because I was able to afford housing in the community and it has been a great choice for our family.	1
Leucadia Describe	inside NEW ENCINITAS	on forum	FALSE	I cannot support any of the areas as they all include an already extremely congestive area on Leucadia blvd.	1

Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside NEW ENCINITAS	on forum		<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>	0
Leucadia Describe	inside NEW ENCINITAS	on forum	TRUE	<p>We are in the midst of a major drought with no end in sight. What additional water restrictions will be imposed on us to accommodate an additional 1300+ homes? Who will decide the criteria for who will be allowed to live in these new homes? Leucadia has the least traffic problem of all the communities in Encinitas, making it worth considering for additional development, but its unique character must be protected. I'm confident that there is a fantastic designer somewhere out there that could add housing to Leucadia in a way that adds value to the current residents, but the city needs to be willing to reject any design that does not.</p>	0
Leucadia Describe	inside NEW ENCINITAS	on forum		<p>I think this Housing Element Update is a farce. Encinitas does not need more housing density. This exercise is supposed to show that the city can provide affordable housing for low and very low income individuals. It will not. The vast majority of these units will be at market rate and will not help the millennial and seniors. RHNA is just mandating that we show a certain density (30 units and above). I hope the housing element will be defeated in 2016. We do not need more density, more traffic, in Encinitas. In a middle of an unprecedented drought it is crazy that we should plan for long term growth. There should be a moratorium on growth for the time being. Price of land is so high in Encinitas that it is just a matter of time before these zoning changes will result in these units being built. I have lived here for over 20 years and during that time I have witnesses a deterioration of traffic on most commercial corridors. I am certainly glad we will have an option to vote on the Housing Element Update. Long live Prop A!</p> <p>BTW: This Peak Democracy is not valid surveying method. To start with why can people from other communities have an opinion on what is best for my community. The blue dot exercise that we did a year ago, with all it deficiencies, was a more trustworthy survey method.</p>	5

Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside OLD ENCINITAS	on forum	FALSE	<p>What makes us unique is that most homes have their own character. So my recommendations are:</p> <p>Increased setbacks so that new developments don't shade existing homes When building 2-3 stories, there should be a 10 foot setback from property boundaries so that no single story house is left in the shade for months. This affects energy consumption and overall quality of life.</p> <p>Housing should blend in with its surroundings. The design standard committee should ensure that the new designs will add value to our community.</p> <p>Developments should ensure smooth roof-line transitions by not setting 3 story buildings next to 1 story ones.</p> <p>Variety in styles within a single development to keep character. Replicated tract homes would detract from the character of Encinitas.</p>	3
Leucadia Describe	inside OLD ENCINITAS	on forum	FALSE	<p>I love the rustic rural feel of Leucadia and although I know that we have a growing population in Encinitas and all over the world for that matter I believe that in the design of future projects in Encinitas we can be specific and require that these new residential units, retail spaces and office spaces can blend in with the community. I love to see varying building heights from the street level this adds a visual complexity to the Hwy 101 Corridor. The industrial content mixed use developments would visually blend in with our rustic native plant pallet. I also I would like to emphasize that walkability to activity centers, services, grocery stores, schools and Main Street areas is key. I would also love to see all development be to the highest environmental standard and incorporate complete streets models to and from these areas. Elements to include and demand are renewable energies, reclaimed materials, LID (low impact Development design), no grass, water wise and ocean friendly landscaping, and people friendly places with gardens and community spaces.</p>	2
Leucadia Describe	inside OLD ENCINITAS	on forum		<p>Currently it is very close to impossible to find a place to park in Encinitas or Leucadia in the daytime West of I-5. There should be no more houses built in Old Encinitas or Leucadia. The charming beach life is being replaced with Los Angeles.</p>	3
Leucadia Describe	inside OLD ENCINITAS	on forum		<p>Areas that have vacant lots, home sites or land (green houses, run down non functional trailer parks etc...) should and could be developed to current uses and needs. Current commercial uses and homes older than 10 years should be left in place and not taken away as this is in part a violation of Prop A. Leucadia Plaza should convert back to its original design and use and Bing surfboards should be told that woman surf too and their advertising using a woman crying is offensive on many levels, not clever at all! How is it OceanBeach, Solana Beach and Old Del Mar was and is able to preserve and protect their coastal communities and neighborhoods and we are not! We seem to not even to be able to enforce a basic American concept of property ownership rights as Cars and people are allowed to use private properties (trespass) without the consent of the owner. Case in point the parking on Rail Road property along the cost highway. We caused this problem by allowing our local commercial to morph into high use type of business without providing the infrastructure for it! Class Action maybe? It worked for Del Mar, Solana Beach and Ocean Beach residents!</p>	1



Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe	inside OLD ENCINITAS	on forum	FALSE	<p>The City should reinstate a true amnesty. There should be no application fee. There should be an inspection for health and safety. Planning Director Jeff Murphy said to Council Member Lisa Shaffer at a Council Meeting that covenants are not required for accessory dwelling units to be counted. The City needs to investigate exactly what can be counted by the State to fulfill State affordable housing mandates.</p> <p>We believe that new potential affordable units can be counted, provided they were not already counted, but that does NOT mean that the ADU's must already be built, or must be "new-build." Before these numbers of existing, or potential ADU's are determined, a useful mapping exercise cannot be completed. Citizens will vote no on upzoning related to our achieving a certified housing element if we don't feel our city has made a good faith effort to count all the units of already existing affordable housing.</p> <p>The incentive for a homeowner's coming forward could be to document already existing units, eliminating the possibility of neighborhood complaints, or future issues with code enforcement. Because permits for small garage conversions were not required under the County pre incorporation of Encinitas, and because one accessory dwelling unit is allowed by right, according to EMC, there should no be no stigma of requiring owners to declare "illegal units."</p> <p>Remember, the Boathouses property was "legalized" for four affordable units and two boathouse units (one of which is to be a museum, someday, according to the agreement) at great expense to the City through in-lieu affordable housing fees from Moonlight Lofts, and from Housing Authority funds, totaling over \$800,000 in City subsidies. What is pertinent is that the Boathouses have NO off-street parking.</p> <p>According to Encinitas Municipal Code:</p> <p>CHAPTER 30.54 OFF-STREET PARKING 30.54.020. General Provisions</p> <p>D. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this ordinance. However, the facilities being used for off-street parking on the effective date of this ordinance shall not be reduced in capacity to less than the minimum standards prescribed in this Chapter. . . (Ord. 2003-10). [adopted 2003]</p> <p>Lack of off-street parking for structures existing before the 2003 ordinance was passed, does not make ADU's nonconforming, providing the parking is not further reduced after that date.</p>	3
Leucadia Describe		unclaimed		<p>I have lived in Leucadia for 17 years. I am opposed to the plans to re-zone the areas on Vulcan near Leucadia Blvd. for higher density. I echo the concern of others in our neighborhood regarding the negative effects of higher density on traffick. There is insufficient infrastructure to support more homes. I worry about building homes, condos, apartments and the families with children who will be so close to the railroad track across the street. This is dangerous, and an attractive nuisance for children.. The height allowance for buildings to the tune of three stories is outrageous, ugly, and poses issues regarding loss of privacy, noise pollution, and light obstruction to the homes behind Vulcan, one street up, which would be very impacted by such height and density. Building more homes, apartments and condos packed in does not create a sense of community. Community is built on involvement, participation of individuals with common interests etc... not being forced to live on top of each other!!!</p> <p>Parking and accessing public school near by on Vulcan, at Paul Ecke Central is a nightmare for parents dropping and picking up their children.</p> <p>Offering affordable housing to those who wish to live in Encinitas is a great goal and the planning committee need to look at how this can be accomplished without creating problems for the community.. The beach area West of I-5 has very limited building space, but packing in higher density will destroy the quality of life for those who live here. What good is quantity without quality? ..</p>	0
Leucadia Describe		unclaimed		<p>The wonderful old character of Leucadia is fast becoming replaced with huge mansions and look alike compounds. We don't have enough water to support our needs now so why keep building? I am opposed to more homes in the area.</p>	0

Topic	Location	State	Business Owner	Convince	Supporters
Leucadia Describe		undaimed		we are opposed to this housing element process - we do not want development in encinitas. We think encinitas should lobby the state to get an exemption.	0
Leucadia Describe		undaimed		The General Plan update process is still a ship without a rudder, because it is missing a VISION for the future of the City of Encinitas. The million dollar attempt for an update tanked for the same reason, hiding behind State (Coastal) Regulations is not a valid basis for a GP overhaul. A well thought out vision of what Encinitas should become has to be worked out before any GP update is considered, let alone starting on one of the components by itself. You can count on my help to craft a VISION for Encinitas, regards, Sjirk Zijlstra AIA	0
Leucadia Describe		undaimed		Areas that have vacant lots, home sites or land (green houses, run down non functional trailer parks etc...) should and could be developed to current uses and needs. Current commercial uses and homes older than 10 years should be left in place and not taken away as this is in part a violation of Prop A. Leucadia Plaza should convert back to its original design and use and Bing surfboards should be told that woman surf too and their advertising using a woman crying is offensive on many levels, not clever at all! How is it OceanBeach, Solana Beach and Old Del Mar was and is able to preserve and protect their coastal communities and neighborhoods and we are not! We seem to not even to be able to enforce a basic American concept of property ownership rights as Cars and people are allowed to use private properties (trespass) without the consent of the owner. Case in point the parking on Rail Road property along the cost highway. We caused this problem by allowing our local commercial to morph into high use type of business without providing the infrastructure for it! Class Action maybe? It worked for Del Mar, Solana Beach and Ocean Beach residents!	0
Leucadia Describe		unverified		Leucadia already has more than its fair share of density housing versus single family homes (small or large!). Leucadia is full of apartments and mobile home parks, especially along Vulcan. And another low-income housing unit (Iris) was recently added to the area proposed for rezoning. Each of these housing options translates to denser population, more cars, more traffic, and less parking. Rezoning the proposed area on Vulcan between Paul Ecke Central and Leucadia Blvd. is an awful idea, especially if three-story units are allowed. How do three-story units blend with the immediate community? They do not. Adding three story units to this area will further remove the unique feel and vibe of Leucadia and reduce the quality of life for others. Furthermore, the traffic at Paul Ecke Central is a major problem. Rezoning the surrounding area will bring additional congestion and safety issues that already have residents and parents in an uproar. Last, that "intersection" that includes Leucadia, Vulcan, and 101 is a "hot mess." In what way is creating more traffic at an already overburdened intersection a solution for anything. We elect council members and pay taxes (in part) to have problems of safety and quality of life resolved, not created. Focus on the improvements that need to be made to the area from Leucadia Blvd. to Encinitas Blvd. before you add insult to injury. Fix the intersection. Find a way for parents and children of PEC who live west of 101 (and surrounding areas!) to walk or bike safely to school without risking a ticket or their lives--that is a goal in line with community.	0

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New Enc Describe	inside CARDIFF BY THE SEA	on forum		New Encinitas was one of the first 'suburban' style housing developments in Encinitas. Some of the areas have HOAs that control the look of the houses and other areas do not. Much of the El Camino Real corridor 'strip malls' were built under the county with an emphasis on cars not pedestrians. There is some housing on the corridor& two mobile home parks and housing close by on side streets. It would be a good location for more multi-family housing since it is on a bus route and there are stores and services in walking distance.	0
New Enc Describe	inside CARDIFF BY THE SEA	on forum	TRUE	The Community Character of Encinitas is the wide diversity of people and the housing types needed to support and promote this diversity of residents. We need to embrace the lower income people in our city and have housing for all income levels and an evolving demographic. No more single family attached housing, we already have enough of that. A site that is not indicated on your site identifiers is the LA Fitness Center south of site #6. There are two existing retaining walls, one between site 6 and the LA Fitness Center and one between the LA Fitness Center and the adjacent residential to the south and east. This site is very underutilized with marginal economic uses that could easily be accommodated in a larger site with high density multi-family housing. A rezone of this larger site would easily accomodate 500+ units, redevelop an area that is begging for redevelopment and place taller buildings in a unique topographic area where taller housing would essentially be terraced up the hill and be visually compatible with all the surrounding uses. In addition, because there are no ocean views, some of the housing may even stay relatively affordable over the long term, unlike any housing built west of I-5. We must get a better diversity of housing and affordable housing built, not just planned, or allowed.	0
New Enc Describe	inside LEUCADIA	on forum	FALSE	I value: older, historic homes, open space, walkability, traffic control, privately owned businesses	0
New Enc Describe	inside LEUCADIA	on forum	FALSE	Growth is inevitable but please prioritize elements that make communities desirable and livable including more parks, sidewalks, bike lanes, traffic calming solutions, boulevards, trees, etc. For example, people WANT to walk to downtown from east of the 5 but it is very hard to do so without a safe and easy way (i.e there is no sidewalk on Encinitas Blvd under the 5).	1
New Enc Describe	inside NEW ENCINITAS	on forum		leave it alone. Its not terribly congested. if it works - which it does - then don't fix it. How much more obvious can it get	0
New Enc Describe	inside NEW ENCINITAS	on forum		I think that all of the plans for New Encinitas are unacceptable. We already have so much traffic on Encinitas Blvd and El Camino Real that adding any more housing would be a nightmare for not only those of us that live close to the sights, but for almost everyone in eastern Encinitas. Those two streets are some of the main arteries to go anywhere in town. Encinitas has been a wonderful place to live. We chose to live here 27 years ago because it still had a small town feel to it. A lot has changed since 1987, but Encinitas still has some of that small town feel. I chose not live in LA or Orange County because I don't want to live somewhere that is even more congested. I love our community feel and I don't want to lose it. If I could choose what ever I wanted I would choose to have no more big housing projects here in Encinitas-anywhere. I would also put parks in the areas that are being looked at for the housing plans. (especially in the overly congested New Encinitas) Parks where community members could go to ride bikes, walk/run , picnic, and enjoy the beauty of nature. One last comment, when I went to the document about myths, the studies they were using to debunk the myths were done in the 1990's. Studies done in the 1990's seem quite outdated to be using in 2014. A lot has changed in the past 20 years.	0
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	There is already too much congestion on El Camino Real. Traffic lights are difficult to get though as it is and the area by the sheriff's station is at the heart of the bottleneck area. Building 308 apartments in this area will have a huge impact on traffic and I believe actually deter people from shopping in town. It's already difficult to walk safely in this area and absolutely unsafe for children, which is a shame since we should be encouraging families to be less car dependent and exercise more.	0

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New Enc Describe	inside NEW ENCINITAS	on forum		I do not support any of the options. We are already a city with traffic congestion issues especially in New Encinitas. We are required to accommodate the most units yet larger portions of the city are not required to take on half as many units. Perhaps our city does not have room for this many new units?	0
New Enc Describe	inside NEW ENCINITAS	on forum		It seems that our part of Encinitas is already impacted with traffic and adding that many units will just add to the problem. I'm sure there are other more appropriate areas of the city where these goals can be accomplished. It is very interesting that our area will be forced to absorb the most change while wealthier areas such as Cardiff and Olivenhain are minimally affected. This is not a project that is really a "city - wide" solution. We will take on double the amount of issues as other parts of the city. We do not support any of the three options for these reasons.	0
New Enc Describe	inside NEW ENCINITAS	on forum	TRUE	Encinitas is a safe, beautiful place to raise a family and conduct business. As a local business owner, the traffic congestion within the city is both frustrating and bad for business. As a parent, I can't even take my kids for a bike ride due to unsafe conditions with heavy traffic. The addition of 308 new apartment homes would not only increase traffic, but significantly increase liability for the city of Encinitas. Turning residential streets that provide access to a few dozen homes and opening them up as a thoroughfare to hundreds of homes will undoubtedly increase traffic accidents and crime, immediately resulting in the increased need for more law enforcement and emergency services. While the new development is clearly a push for increased tax revenues and for a developer to earn money, the increased spending in tax payer dollars will make the deal not worthwhile and instead just generate more traffic and community displeasure with the city. If Encinitas is truly concerned about providing affordable housing, then assist the apartments that are already in place to jump through the hoops of becoming a provider of subsidized living. A couple units from each apartment complex re-designated as "low income" would be better received than the addition of 308 new homes in an over developed area.	1
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	I really don't like any of the proposed strategies or site selected. I am a teenager in New Encinitas and driving up and down El Camino Real is crazy. I don't think we should have any option that would make traffic worse. I would have liked to ride my bike to go to school at SDA but the traffic is too nuts and dangerous. My parents would never let me ride my bike on El Camino Real. This plan does not mention anything about traffic improvements or how will traffic will not get worse with so many apartment buildings. I like the green areas in New Encinitas. I love theater and wish we could have a performance art center. I was also crushed when the Wiegand Plaza AMC theater closed out. That was a great place to catch a movie with my friends, but now we have my parents drive me to San Marcos. There is no enough places to go and do things for teenager in Encinitas. The movie theater was great. Now we have a Staples instead, great for school supplies but not entertainment. Berk! Don't overbuild this great community. Keep it real. We are relying on city officials to do the right thing and keep Encinitas a desirable place to live. Thank you!	0
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	When trying to build my own site I am only allowed to vote on the ones you have selected to equal the 308. I would like to vote mixed use for #1, but I think we should upzone the west corner of El Camino Real/Manchester. There is far less congestion there and you could easily fit another 200 units. I do not support any of the locations on El Camino Real and Encinitas Blvd. There is way too much congestion there already. And one of the things I like about where I live is that I can easily get to all those shops. If you build apartments there there will be no more shops. And without any plan to make certain we are building a percentage of "low income" housing this whole process seems like a joke. The only ones who stand to benefit are developers gaining high end real estate by upzoning. We need to come up with a different process and utilize what little property is left to develop in Encinitas before all of them are gone.	0

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New Enc Describe	inside NEW ENCINITAS	on forum		<p>I live in New Encinitas and the three site options are ridiculous. They would pour tons of traffic into the Encinitas Blvd and El Camino Real intersection. There is a proposal to connect Shields Avenue to El Camino Real, I suspect to address this issue, but that would ruin our quiet neighborhood. I don't want any neighborhoods ruined in the process of updating a plan. Traffic is a nightmare in this part of town. More houses would just make it worse! I have read much of the feedback from each of our five communities that make up Encinitas and one thing is clear. Encinitans love their town! Each area has its own particular make up and things that make them special to their residents and no one wants to ruin it. A few issues are repeated in each of the areas " traffic, parking and water! I know that the city council is big on having a housing element in our city's plan but I think they need to consider taking care of the problems of our town before adding to them. Could Encinitas handle 1300 low income dwelling, maybe. Is that what will happen if the sites are upzoned " probably not! The number of units will most likely be much higher and if they are affordable or not is up to the property owner or developer.</p> <p>We need to make sure we have in place stipulations that what we zone for is what we will get. I attended the meeting with Tony Kranz at the library and learned how much I don't know about zoning. It was clear from Mr. Kranz's comments, that the city council is afraid of being fined, penalized or sued if they don't come up with an "acceptable" housing element for our city plan. Sued or fined by the state if we don't come up with the affordable housing and sued by the Housing Advocates if we zone with too many requirements and penalized by not receiving grants we may be able to apply for. I think the city council should be more afraid of ruining our town than being sued or penalized. The city council needs to protect our town and solve the problems that we have before rezoning and adding more housing of any kind. If we are sued in the meantime, hire a good lawyer. I would also like to see more transparency in this process. I read most of the material on the web-site but I'm not sure how we got to this point? For instance, there are other sites along El Camino Real that are not developed that would be equally advantageous to affordable housing but would not interfere with the established neighborhoods and would have less impact on the Encinitas Blvd/El Camino Real intersections. Why weren't they selected as possible sites? Mr. Kranz didn't have a lot of details of how the sites were selected. Something about maps, people putting blue dots on sites then overlaying other maps? Who are the people with the blue dots and who did the maps and who selected the sites? What about an "amnesty" for houses that have double living spaces being counted towards our affordable number? People need to be given all the information, not just what the council chooses to give. I do appreciate this town forum. I think it gives voices to many of us concerned citizens. I also have faith that the city council will take into consideration all the responses and do what the citizens of Encinitas are asking them to do.</p>	0
New Enc Describe	inside NEW ENCINITAS	on forum		<p>As a resident who lives east of El Camino Real I have to constantly deal with dust in my house and pollution being blown down my0 lungs. When I'm at home, I have to close all the windows or sacrifice a clean windowsill that will be topped with pollution and dusk in a matter of 48 hours.</p> <p>Is this the quality of life that New Encinitas is striving for? Is New Encinitas trying to be a commercial and polluted traffic jam? With the increased housing, there will be more traffic and congestion and it will not help the problem of making Encinitas a more pedestrian-friendly community.</p> <p>Everyone always says that the quality of life in Encinitas is great, and I completely agree if you are living on a nice house atop the bluff overlooking Swamis. Let's not forget that there is another part to Encinitas that has to deal with different issues. Our air quality is just as important as downtown Encinitas and increased units will only bring more headaches for drivers and frustration from homeowners who feel that New Encinitas is already too commercialized.</p>	



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New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>I would not be opposed to *some* development in area #3, but the options that were available I thought were too dense, so I selected No Additional Housing. My concerns with this parcel are that I do not want access to #3 opened up to auto traffic via Shields/Turner to Encinitas Blvd. but wouldn't be opposed to pedestrian/bike access, however. Turner Avenue would turn into a downhill funnel even more than it is if it is seen as a bypass road from ECR through the #3 parcel.</p> <p>I'm also not sure why most of the areas in New Encinitas are clustered so close to the ECR/Encinitas Blvd. intersection. The Big Lots center, and as someone else mentioned, the empty lot next to Armstrong seem like equally good candidates. I'd like to see more options spread out throughout New Encinitas instead of clustered all together. But this is what you gave me so I worked within those constraints.</p>	0
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>Wow. Well, I chose New Encinitas because it was in my price range and I love my relatively quiet neighborhood that doesn't have 1 unnecessary traffic going through it. But lately, it takes me more than 7 minutes to get from my house on Solace Ct to the west side of El Camino Real. That's 1/4 of a mile! There is SO MUCH TRAFFIC backing up east on Encinitas Blvd b/c of that gigantic intersection. Adding almost 400 dwellings there would be a complete disaster. Adding that many dwellings anywhere on El Camino Real would be like turning Encinitas into downtown NYC. This is a beachside community. We're a suburb that BARELY still has a small-town vibe. That's what attracts people here. That's what gets us on top 10 lists. That's what keeps Encinitas real. There is a draw to this eclectic, incredibly unique town that makes it so special. It's not quantifiable in dollars, but everyone feels it when they come here. But the more dwellings we tack directly onto Camino Real, the faster we become just another San Marcos or Vista....watch property values fall when you turn our unique town into a cluster of traffic. It is so incredibly sad. There's got to be a better way. Turning the corner of Encinitas Blvd and El Camino Real into a commercial/residential area is definitely not the answer. :(</p>	
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>The area of New Encinitas is much too crowded already without 308 more apartments. Our streets won't be able to handle it and 2 our neighborhoods need quiet streets for kids to be safe. This is not a smart place to put these apartments!</p>	
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>All three locations are already extremely congestive traffic areas. They all need to be taken off the map. I vote no to all three. The end of Encinitas Blvd and Rancho Santa Fe would be a much less congested area. On the maps to build your own there are limited options. If I wish to suggest another location it won't allow me to submit my vote until I have selected 308 numbers from what the city has selected. The site does not allow for us to truly "build our own". I realize this whole process is difficult, but I don't think we should be tallying up these votes and moving forward just yet. There are several problems with the process to date. #1. Many people from our community that I've spoken with do not even know about this initiative. #2. Those that have heard about it think we are doing this to provide "low income" housing for those that need it. While I think this would be a good idea, the proposed "affordable" housing is no where near "low income". It's deceptive and people need to understand the difference. As near as I can tell this up-zoning will only help developers NOT our community. I vote "no" on up-zoning until we can come up with a way to ensure "low income" affordable housing.</p>	
New Enc Describe	inside NEW ENCINITAS	on forum		<p>El Camino through Encinitas is busy enough already without new construction. All the options put forth will add to congestion and 2 not improve our community in any meaningful way. I would not vote for any of the proposals.</p>	

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New Enc Describe	inside NEW ENCINITAS	on forum		I feel the traffic, schools and other services in all of our communities are at maximum usage. Adding more housing units will destroy the quality of life we are trying to maintain. As our elected administrators, PLEASE DO NOT APPROVE ANY ADDITIONAL MULTI-USE HOUSING PROJECTS.	0
New Enc Describe	inside NEW ENCINITAS	on forum		In New Encinitas, I feel that we have more than enough traffic on Encinitas Blvd. and therefore we would not like to see any additional housing built. This is especially true of any new multi-housing projects. Thanks for allowing us to comment on this issue.	0
New Enc Describe	inside NEW ENCINITAS	on forum		Putting housing in already jammed traffic and parking on the corner of Encinitas Blvd and El Camino Real is not a smart move. It appears that the rezoning choices are just being done for the sake of saying we rezoned without careful consideration to traffic and "does it make sense." There should be incentives for individual property owners to add housing to their property because they want to and the design fits the property. There is open land on the Encinitas Ranch Town Center, vacant property along El Camino Real and vacant land. There may be property owners who would redevelop an old home into a duplex to provide additional housing. Let's be creative and not just re-zone to say we've done it. The corridor in New Encinitas serves the entire community and is commercial. Placing houses there does not add to the community character. Let's find places throughout new Encinitas (many more sites, not just the few selected by the City) that could add housing units and keep the neighborhood atmosphere that is New Encinitas.	1
New Enc Describe	inside NEW ENCINITAS	on forum		This area is already much too dense! Traffic is ridiculous, and for those of us that already butt up against the existing business's noise is already a huge disturbance. We have lived in "new Encinitas" for 23 years and in the surrounding areas prior to that (native Encinitans) there has been nothing but growth in the last 30 years, this constant saturation has already changed this community for the worse. It's not about any "favorite characteristics" being compromised because all of those were compromised long ago, now it's about realizing that at some point enough is enough. I understand that many in other areas have the "not in my backyard" mentality, but this idea that when there is no room left in an area we will just "build up" is crazy.	0
New Enc Describe	inside NEW ENCINITAS	on forum		My husband and I purchased our house because we love love the way nobody really drives up our street unless they live in our small neighborhood. I love that I feel safe taking my dog for a walk in the evening and I plan on letting my year old son play outside in the front yard with his friends when he's older. I love that I have direct access to the Trader Joe's shopping center from my backyard. if housing is added to the area, it is very likely that all of the mentioned qualities that my husband and I love about our neighborhood will be taken away and replaced by more people, more traffic, and more disturbances. We worked really hard to save enough money to purchase our house and continue to work hard to pay our mortgage. We moved from North Park to get away from the hustle and bustle of an urban area. The last thing we want is for our beloved family friendly neighborhood to turn into what we left.	0

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New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>The best part of New Encinitas is the somewhat relaxed suburban feel with green belts and close access to most shopping needs and a few restaurants nearby. This is compromised by the significant amount of traffic on El Camino Real and Encinitas Blvd. The traffic degrades the quality of life here and is only sure to get worse. Adding 308 housing unit and 600+ cars to the mix from New Encinitas alone will further degrade the quality of life. The other housing units across Encinitas will add even more cars when people come to shop along ECR.</p> <p>I understand we have to zone for more density to meet the state mandate and not lose out on state road money. If that is the case, why not zone for it where property owners are not likely to build these massive high density projects.</p> <p>If we have to zone for the growth where property owners will build, let's at least have a goal of minimizing the traffic. Make the housing units walkable to most of the stores along the ECR corridor.</p>	0
New Enc Describe	inside NEW ENCINITAS	on forum		<p>Love the laid-back beachy feel. Community is a little old-fashioned, which I like. Would like to have more public tennis courts. How about a new 55 and older development similar to High Country Villas? Don't "grow" the community. Fine like it is.</p>	1
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>My household votes "no" on all three plans for Encinitas! We moved here in 1999 for the low density neighborhood!! Currently, there is far too much traffic at the intersection of El Camino Real and Encinitas Blvd. If more housing is needed, then it should be put where there is space - in Olivenhein and/or Leucadia.</p>	1
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>There is far too much traffic already at and near the intersection of El Camino Real and Encinitas Blvd. If more housing is needed, then it should be put where there is space - in Olivenhein and/or Leucadia.</p>	0
New Enc Describe	inside NEW ENCINITAS	on forum		<p>It would be a huge mistake to add so many new residential units, each with 2.5 residents, to New Encinitas. Daily traffic in New Encinitas is already too congested, so the idea to add more people and more cars is completely ludicrous.</p> <p>The background for having to plan for all these additional housing in Encinitas is based on inflated population growth estimates from SANDAG, which are 7.5% and higher. The US Census numbers for Encinitas are 1990 - 55,386, 2000 - 58,014, and 2010 - 59,518. These US Census numbers show a 4.7% growth from 1990 to 2000, and only 2.6% from 2000 to 2010. These numbers show the growth rate in Encinitas is slowing, but this Housing Element exercise is based on a growth rate 3 times higher than it is in Encinitas.</p> <p>These inflated SANDAG projections make this housing element to be a disaster for all of Encinitas. And if it based on state law, the law is not serving the citizens well. We need to change the law, not to change Encinitas.</p>	0
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>No to any more homes in Encinitas. Especially no to opening up a road through Villanitas. This is a kid friendly neighborhood and we don't need to add traffic through it. Doing so would put our children at severe risk.</p>	4

Topic	Location	State	Business Owner	Convince	Supporters
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>I like New Encinitas the way it was a few years ago, with less traffic on El Camino Real and less commercial shopping areas. I don't think El Camino Real can take any more traffic. It is closed to gridlock during rush hours and adding more housing along this commercial corridors will only make things worse. Existing public transportation is not appropriate for more proposed housing density increase.</p> <p>The sites selected for the "build-you-own" strategies are all along the ECR corridor. I am also surprised to see that the lot where the LA Fitness is located is not targeted for higher density. This would be a better location than the other 7 selected locations.</p> <p>We bought our house 20 years ago because we like the well designed, low density neighborhoods, with good schools (Flora Vista and Park Dale, Degueno Middle School), nice green belt areas, and the convenience of being close to shopping and restaurants., The proximity to the ocean was also a bonus but that is true for any community in Encinitas. This great town is why we accepted to pay more for our houses than in other north county communities. It was worth it but I am concerned that this housing element update could seriously jeopardize the great quality of life we enjoy in Encinitas,.</p>	0
New Enc Describe	inside NEW ENCINITAS	on forum	TRUE	<p>1) We're in a severe drought that has no end in sight. What additional water restrictions will be imposed on us in order to accommodate 1300 additional families? 2) Traffic along El Camino Real is horrendous and already destroying the character of the area. How can we consider adding 2600+ cars to our roads every day? We need more wild areas, more trees, more open space, and definitely not more construction. 3) The median house price in Encinitas, \$750,000, can only be afforded by people earning at least \$175,000/year. It's not just low income people who can't afford to live here - neither can 95% of Americans. So why are we planning to overcrowd Encinitas and stretch our disappearing water resources for the benefit of the lowest income people when there are so many middle class families who are sharing homes with relatives and friends and are equally unable to afford a place of their own?</p>	1
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>My concern for Encinitas is the horrible traffic throughout the city. Having had several discussions about the increased density plan with city representatives and been told that our traffic problems will be "looked at" after the new city plan is in place, I am not comfortable participating in this process. I think we should take care of existing problems before bringing new ones into the mix.</p> <p>I have given much thought to the problem of density levels and how the city is to comply with state mandates, if at all. Since current traffic congestion and lack of good mass transit options in our city is my greatest concern, my position is not to participate at all with the "choice" program the city is pushing. My position is that until the city actually does something to alleviate the horrid transportation problems, there should not be any plan to increase density. Also, if the traffic problems are not addressed and improved by the time the plan is put to the voters in 2016, I will vote NO on the measure, and hope the majority of Encinitas residents will do the same.</p>	3
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>I love the Off-Leash Dog Trail which I use several times a week. I also appreciate the many greenbelts in our area.</p>	0
New Enc Describe	inside NEW ENCINITAS	on forum		<p>We moved here for the less dense community and small town atmosphere, By putting in the high density housing will destroy what we wanted within this community. This will also create huge traffic problems. It's already bad traffic in the area and will become worse with that many more people living in the area. Parking is already at a premium and hard to come by in most of the shopping areas. Increasing housing will become a nightmare. Then no one will come to shop making it a huge waste. Schools are overcrowded as it is. Adding more housing increases enrollment and impacting our quality of schools. I feel it's a lose lose situation for those of us in New Encinitas.</p>	8

Topic	Location	State	Business Owner	Convince	Supporters
New Enc Describe	inside NEW ENCINITAS	on forum		<p>The best parts of New Encinitas are (1) the maturing trees and shrubs along roads and in the few shopping centers that have them, 2 (2) the undeveloped greenspace/wetland/animal habitat along the west side of El Camino Real between Leucadia Blvd. and Gardenview and (3) the undeveloped (and hopefully unbuildable) slope and cliff areas on the east side of El Camino Real between Home Depot and Armstrong Nursery as well as the west side of Via Catebria between Leucadia Blvd. and Encinitas Blvd. In other words, natural beauty and open spaces are key to keeping New Encinitas from being just another sterile community of tract homes and shopping centers.</p> <p>A related design consideration is areas for people to walk, gather and relax. Traditionally, it is the role of the beach and our parks, but I am talking about areas more integrated into our high traffic and commercial areas. One beautiful example are the paths, walkways, ponds and open space found at The Renaissance northeast of the intersection of Nobel Drive and Towne Center Drive in La Jolla. The area joins the housing units with the commercial area. Anecdotaly, I have heard it is a favorite feature of living in that area.</p> <p>Another important way to provide areas to walk, gather and relax would be plazas and courtyards. I'm thinking of fountains, sculptures, benches, etc. integrated into high traffic areas like shopping centers, other commercial developments and residential developments (especially high-density 2 or 3 story developments). The fountain in Little Italy on India Street near Date Street comes to mind, although I'm sure there are many other examples.</p> <p>As for architectural styles, I believe New Encinitas would benefit from mirroring design elements found in Old Encinitas. Specifically, I'm thinking of Mexican-style stucco like the La Paloma Theater. Consider the charm of Santa Fe, New Mexico as an example of the motif done well. Red tile roofs might be a welcome addition, adding warmth and echoing our areas heritage. Here, the charm of Santa Barbara comes to mind. All in all, the idea would be to establish an identity that is warm and appealing, that echos our laid back culture and is tied to the areas heritage. In addition, it would help unify the character of the city by having elements of Old Encinitas mirrored in New Encinitas. Please save us from having every development look different. Please, please require aesthetically uniform design elements in our general plan so we don't end up with a disparate hodge podge of buildings and structures (in other words, a mess).</p>	
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>Encinitas still has the feel of a small town but with all the conveniences of a city. I feel as though our way of life will be drastically altered because of the greed of a few people. We do not need to add as many units as your plan requires. We only need 1/10 of those suggested. Why not just build the fraction needed and spread those around so that no area will be greatly impacted? We would still keep those things that attracted us to the area in the first place. Do we really have to build on every square inch of land? Please reconsider.</p>	6
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>Our family moved onto Shields Ave and one reason was Shields provided a safe place for my children to go outside without the worry of too much traffic. Currently anyone on Shields has a reason to be there or they are lost. Opening up Shields to El Camino Real would be heartbreaking for my family; as it would no longer be safe to ride bikes down the hill, play catch across the street and the children getting older would have to be supervised at all times. I want my kids to be kids.</p>	3



Topic	Location	State	Business Owner	Convince	Supporters
New Enc Describe	inside NEW ENCINITAS	on forum		One of the things that is really nice about the neighborhood of Villinitas (and the main reason we bought our home here), is that the streets are quiet, and although close in infrastructure, we and our children and grand children are safe from the heavy traffic that exists on El Camino Real, and on Encinitas Blvd, and other main roads like it. We strongly oppose the idea of opening up Shields Ave to El Camino Real, and of adding more traffic through this area.	4
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	I live in the small community behind the trader joes and the sheriff's department and I do not want my community opened up on 2 Shields Ave to the new community that is planned. Actually I do not want the new community build in New Encinitas, we have too much traffic in New Encinitas as is. Trying to get home after work is a nightmare, add in 300+ more cars (more like 600) for both working adults in a house hold and I it will be inhumane. Not to mention that my property value will plummet. Put the housing in Olivehain where there more open space.	
New Enc Describe	inside NEW ENCINITAS	on forum	TRUE	<p>308 is too many new homes in New Encinitas.</p> <p>Encinitas Blvd and El Camino Real will be in traffic gridlock.</p> <p>There is already a parking lot problem in the Trader Joe's / Chase/ Ralph parking lot.</p> <p>2000+ more homes in Encinitas will make the city quite overcrowded and take away the low-stress community feeling that Encinitas is known for and why I live here.</p> <p>5000+ more people on Encinitas beaches, main roads, restaurants and supermarkets will be very intense.</p> <p>I own a townhome in Village Park that was built in the 1960's.</p> <p>I fear that the value of my home will be reduced with affordable housing.</p> <p>I totally reject any and all low income housing in this area</p> <p>and would want the necessary low income housing to be in already established low income areas.</p> <p>All new condos/townhomes should be limited to 2 bedroom/ 2 bath with a maximum square footage of 1000 feet.</p> <p>I want to make sure that every new housing development, includes trees, a grassy playing field, walking area, play ground and community center/gathering room.</p>	3
New Enc Describe	inside NEW ENCINITAS	on forum		<p>I think this Housing Element Update is a farce. Encinitas does not need more housing density. This exercise is supposed to show that the city can provide affordable housing for low and very low income individuals. It will not. The vast majority of these units will be at market rate and will not help the millennial and seniors. RHNA is just just mandating that we show a certain density (30 units and above). Though I had to select some sites, I hope the housing element will be defeated in 2016. We do not need more density, more traffic, in Encinitas. In a middle of an unprecedented drought it is crazy that we should plan for long term growth. Price of land is so high in Encinitas that it is just a matter of time before these units become a reality. I have lived here for over 20 years and during that time I have witnesses a deterioration of the level of service on this corridor. Planning for more housing in this congested corridor or any corridor is a shame. New Encinitas has suffered enough from the development of neighboring communities (La Costa, San Elijo, San Marcos) . I am certainly glad we will have an option to vote for or against the Housing Element Update. Long live Prop A!</p> <p>BTW: This Peak Democracy is not valid surveying method. To start with why can people from other communities have an opinion from is best from my community. The blue dot exercise that we did a year ago, with all it deficiencies, was a more trustworthy survey method.</p>	4
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	El Camino is already over crowded. New Encinitas does not need any further housing.	4

Topic	Location	State	Business Owner	Convince	Supporters
New Enc Describe	inside NEW ENCINITAS	on forum		<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 0 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. 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?</p>	
New Enc Describe	inside NEW ENCINITAS	on forum	TRUE	<p>The site behind the Sheriffs stations used to be a dump for appliances. How will you ever dig this area up and not think that the 1 toxins from the era of dumping does not have lead, and Freon poisoning. You will be stirring up all sorts of toxins. Furthermore, talk of opening up Shields Ave is a crime. This area is a quiet, kid friendly safe neighborhood. We WILL fight you on this!</p> <p>Not only for the above reason, but we all know that this is a "Builder Paradise" who came up with this idea to scare the residences in this compliance issue. We all know we have been out of compliance for years and the state has not fined one area on this issue.</p> <p>El Camino Real is so highly over packed with traffic this is a logistic nightmare to put more housing in an area that will need access to that road. In addition the city has only slotted one parking site per unit. How will that work? Seriously...how will that work.</p> <p>Last, it's a joke to think that these units won't sell for market rate. I hope our city does not sell out to the builders and furthermore I hope our council members will stand with the people of Encinitas and not with the money hungry vermin.</p> <p>I have not come across one "New Encinitan" who wants these houses, condo's or apartments on ECR. Listen to the people!</p>	

Topic	Location	State	Business Owner	Convince	Supporters
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	<p>I enjoy the planned community character of New Encinitas. This is defined by single family model type houses, including "cul de sacs", wide streets with sidewalks and greenbelts. Peppered in between are condominiums and townhouse type developments. A feature I very much enjoy of New Encinitas is the gradual and non-contrasting transition from planned communities to the commercial corridors where shops and commercial centers are located. I also enjoy the sparsity of housing or commercial developments above 3 stories in Encinitas which allow the residents to enjoy an easier unobstructed view of the sky and tree line.</p> <p>I believe that new development for affordable housing needs to occur in areas where there is a potential to minimize the contrast between single family homes and such developments. I do not believe vicinity to transit or commercial corridors are important factors to consider in the selection of sites for new development. The apartment communities at the intersections of Via Cantebría and Garden View Road, Mountain Vista and Village Park Way as well as Santa Fe Drive apartments are examples of such higher density developments in New Encinitas not located near commercial or transit corridors.</p> <p>I also enjoy the fact that there are specific commercial corridors in New Encinitas which are easily accessible by car to the residents and help limit heavy traffic to specific streets of the community. However, I think that there is an opportunity to improve the walk ability of the avenues to reach the existing commercial centers. I also think that there is an opportunity to improve bicycle access in New Encinitas.</p>	0
New Enc Describe	inside NEW ENCINITAS	on forum		Traffic on El Camino Real is already far too heavy. Don't make it worse.	3
New Enc Describe	inside NEW ENCINITAS	on forum	FALSE	As if there isn't enough traffic, congestion and density in New Encinitas. The home owners on Cerro St. have been trying for several years to get the City to deal with the atrocious traffic problem on our street. So far, the City has done nothing to alleviate the traffic problem, but instead wants to increase the housing and traffic density of the area. The City is quick to create traffic congestion and housing density, ruining the character of the community. It's all about tax dollars and padding the developer's pockets that the City cares about, not about long-time home owners who have been asking for the City to make an effort to alleviate traffic problems. Very disappointing, but not unexpected.	5
New Enc Describe	inside NEW ENCINITAS	on forum		I think that new housing development would be bad for Encinitas. I would oppose any new housing developments.	6
New Enc Describe		unclaimed		<p>After watching the power point presentation and reading the housing plans something jumped out at me; the offensive ability of the state to Blackmail communities, "Do what we determine or else". The citizens of a community should be able to live and create their city to fit their needs, immune from politicians living in their communities demanding how we need to spend the money they take from us.</p> <p>Extortion and blackmail appear to be the method of governing that is now acceptable. How sad for us.</p> <p>However on point, El Camino Real and Encinitas Boulevard has become so congested that additional density makes the area untenable for many. Not only does El Camino Real handle the local residents of Encinitas but El Camino Real is a main artery for commuters from Vista, Carlsbad San Marcos etc. Outside of making the state politicians happy, additional density in the area creates many more problems than it solves.</p>	0

Topic	Location	State	Business Owner	Convince	Supporters
New Enc Describe		unclaimed		My vote is NO on any development. Encinitas Blvd. El Camino Real roads are over congested. The pictures shown of roadways and parking areas are not that way during normal business hours. Show your pictures at 12:00 PM daily and weekends to show the reality of the true situation. No upzoning, don't comply with the State. There should be no discussion on any of this. THERE IS NO WATER!	0
New Enc Describe		unclaimed		Who determined that 308 houses were needed? Needed by whom? If you ask me we could do with LESS houses and traffic.	0
New Enc Describe		unclaimed		Walkability to grocery and other shopping Parks Green belts Public amphitheaters for music and dance events Public promenades that are well lit Park benches Bike paths with restricted car access Bus stops	0
New Enc Describe		unclaimed		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? I am against any plan that increases the number of housing units for three main reasons: 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? 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?? 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.  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? 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. Again I ask...how much would it add to my property taxes if we just pay the state fine and forego the additional units?	0
New Enc Describe		unclaimed		Walking and bike paths, places to lock up bikes, bus access, garden and/or grass roofs, greenery on sides of building, lots of trees (including fruit trees which will provide food for the hungry), underground parking, curbs and gutters, courtyards, recycling bins	0

Topic	Location	State	Business Owner	Convince	Supporters
New Enc Describe		unclaimed		Encinitas needs housing somewhere in the area for senior citizens on low incomes. As the situation is now my current housing is a one hour drive to be able to get any affordable housing near my daughter!	0
New Enc Describe		unclaimed		New Encinitas is already gridlocked and any more high density housing will only make it worse.	0
New Enc Describe		unclaimed		Please don't do what the State tells you to do. We are ruining Encinitas with too much construction and traffic. Build office buildings, if anything, with clean industry and high paying jobs. Put small electric shuttles on all major streets to help congestion. Borrow bike system would help too. Moratorium on building houses because of water shortage and traffic. Santa Barbara did that successfully and home prices are high. Thank you	0
New Enc Describe		unclaimed		we are opposed to the process of the housing element and don't want to develop this area. We believe encinitas should lobby the state and get an exemption.	0
New Enc Describe		unclaimed		No building over 2 stories.. "affordable" homes should have financial lios for purchase or lease costs.	0
New Enc Describe		unclaimed		All three of the proposed sites for New Encinitas do not take into consideration the close proximity to the single family residences in Villanitas and the impact to traffic congestion in the area	0
New Enc Describe		unclaimed		PLEASE whatever plan you consider do not add any new traffic to El Camino Real. It is already at almost gridlock.	0
New Enc Describe		unclaimed		Should there be more housing given that we are seeing such a very bad drought? More houses = more people consuming water that the region does not have.	0
New Enc Describe		unclaimed		No changes; no upzoning. Leave New Encinitas alone.	0
New Enc Describe	inside NEW ENCINITAS	unverified		I have worked hard and have made a lot of sacrifices to be able to bring my family to Encinitas. I worry that large developments will not benefit the city's image. Parking and traffic will be more of an issue and the neighborhood feeling will not be improved. I feel large redevelopment will hurt the image of Encinitas. Small or medium options will meet the requirements. I see not need for large scale projects.	0
New Enc Describe	inside NEW ENCINITAS	unverified		I do not want any new housing developed in New Encinitas or El Camino Real corridor.	0
New Enc Describe	outside Community Areas	unverified		As Encinitas grows, it makes sense to grow UP instead of OUT. Clustering buildings strategically will help preserve GREEN space (example, the Netherlands). Solar and renewable energy should be priorities, along with lots of bike lanes and spaces to board, house and exercise animals.	0
New Enc Describe		unverified		There is no need to rezone areas for high-density units. If people wanted to live in an urban jungle, they wouldn't have moved here. There is already too much traffic along El Camino Real, Encinitas Blvd, and PCH. The reasoning given for compliance do not make sense. It MAY allow Encinitas to qualify for grants for improvements, but what about the costs for infrastructure to support all the traffic, schools, etc that will be required to support all the new residents. There seems to be no common sense in this process.	0

Topic	Location	State	Business Owner	Convince	Supporters
Old Enc Describe	inside CARDIFF BY THE SEA	on forum		Old Encinitas is a special placeâ€ the historic downtown, Moonlight Beach, SRF, the library, La Paloma and some charming older homes. I like Pacific Station and Moonlight Lofts but don't want all of downtown to be like those projects. More housing on Encinitas Blvd. around Westlake & Quail Gardens Drive would be a better location. Use the city property on QGD for a senior housing development like High Country Villas in New Encinitas.	0
Old Enc Describe	inside LEUCADIA	on forum	FALSE	I am grateful that so many older homes that still remain in this neighborhood. It is important to retain this charm/character/history even if it isnt "functional" for the future needs of the town. beach access- I love the "hidden" overlooks. open space/native species are precious	0
Old Enc Describe	inside LEUCADIA	on forum	FALSE	1) One can still safely use a cruiser bicycle on the back streets of downtown old Encinitas. 2) I love that there is a beach for community beach events. 3) Nice variety of restaurants downtown, although I would appreciate more ethnic diversity. 4) I like the gardens at the Self-realization center; I wish the city itself had such a space. The tiny park at Swami's, has a similar tranquil spirit; again something I would like to see more off throughout our city. 5) Great library, which is fully utilized, so I can be happy about it as an investment.	0
Old Enc Describe	inside LEUCADIA	on forum	TRUE	Old Encinitas has many of the attributes that make Leucadia so desirable, including mature trees, reasonably low density, and peace and quiet (outside of the 101 corridor, which now suffers from noise and other impacts of drunken bar patrons). Upzoning 10 acres to 30 du/ac will harm the community considerably without providing any tangible benefits. If 30 du/ac zoning is to be provided, it should come with floor area ratio and other constraints to keep unit sizes in the 600-700 sq ft range. Two off-street dedicated parking spaces per unit must also be provided -- please do not skimp on this, particularly anywhere near the library. Senior housing is probably the least invasive form of higher density residential development.	1
Old Enc Describe	inside NEW ENCINITAS	on forum		I say let's put all these units on the current site of city hall. City Staff will be in the basement and the units on top will be affordable with an ocean view. This would be great for city employees: close to goods and services and work. They will have a diet carbon foot print	1
Old Enc Describe	inside NEW ENCINITAS	on forum		Encinitas is already very crowded as it is. Finding parking in local shopping centers is already a huge issue. Traffic has increased significantly in the last 5 years I've lived here. Adding more houses is unnecessary and our city can't support it.	1

Topic	Location	State	Business Owner	Convince	Supporters
Old Enc Describe	inside NEW ENCINITAS	on forum	TRUE	<p>Where will the water come from for these new housing units? We already have mandatory water restrictions due to a drought that has no end in sight. Drought has caused the fall of many empires throughout history, and is likely to cause major devastation in California, too. Why are we talking about stressing those limited resources even further? Let's also talk about traffic - the 2 mile drive down Encinitas Blvd from El Camino Real to Moonlight Beach can take 15-20 minutes in the summer, largely due to the traffic between the beach and the I-5. There's no way we can add 300 housing units (600+ cars) to that corridor! Plus, the 101 has such a historic and unique vibe that would be disastrous to mess with. That's where I bring out of town guests to show off my town (I live in New Encinitas but am very proud of being associated with Old Encinitas). There are more and more upscale shops, including the Whole Foods - low income people within walking distance of the 101 will have plenty of places to shop, but none of them are affordable. The lots by Ocean Knoll are worth considering because there are already apartment complexes in that area and new housing could blend in reasonably well, but Ocean Knoll is maxed out already and can't accommodate several hundred additional families.</p>	3
Old Enc Describe	inside NEW ENCINITAS	on forum		<p>I think this Housing Element Update is a farce. Encinitas does not need more housing density. This exercise is supposed to show that the city can provide affordable housing for low and very low income individuals. It will not. The vast majority of these units will be at market rate and will not help the millennial and seniors. RHNA is just mandating that we show a certain density (30 units and above). I hope the housing element will be defeated in 2016. We do not need more density, more traffic, in Encinitas. In a middle of an unprecedented drought it is crazy that we should plan for long term growth. There should be a moratorium on growth for the time being. Price of land is so high in Encinitas that it is just a matter of time before these zoning changes will result in these units being built. I have lived here for over 20 years and during that time I have witnesses a deterioration of traffic on most commercial corridors. I am certainly glad we will have an option to vote on the Housing Element Update. Long live Prop A!</p> <p>BTW: This Peak Democracy is not valid surveying method. To start with why can people from other communities have an opinion on what is best for my community. The blue dot exercise that we did a year ago, with all it deficiencies, was a more trustworthy survey method.</p>	4

Topic	Location	State	Business Owner	Convince	Supporters
Old Enc Describe	inside NEW ENCINITAS	on forum		<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>	0
Old Enc Describe	inside OLD ENCINITAS	on forum		<p>I like the historic homes and cottages in Old Encinitas, and I believe these should be preserved at all costs, especially in the areas of 2nd, 3rd and 4th streets at D, E, F, G, H, I streets. I also like the neighborhoods around Cornish, Stratford, Arden etc. because of the mixture of older homes with new. I think some of the older homes that are run down should be given help to fix them up and preserve them. I like the feel of walking down these neighborhoods that do not have sidewalks because it makes it seem like the old days. I like the mom and pop stores as well as newer home and gift stores along 101.</p>	2
Old Enc Describe	inside OLD ENCINITAS	on forum		<p>Encinitas is a place where people live. That's all. The coastal climate, beaches and parks, shopping and other amenities, and excellent schools make this an ideal and safe place to raise a family. However, these desirable features create high demand from people who work in science, technology, health, education, and research industries of San Diego.</p> <p>Houses in Encinitas are well maintained and many get remodeled, these upgrades rob the city of smaller older and lower-standard places that many communities depend on as starter homes.</p> <p>Crowding more people into this city will increase congestion and degrade the desirable features of Encinitas, probably making the entire city less desirable.</p> <p>As far as employment, Encinitas is not a big corporate or financial hub. Many of the jobs, paying not much more than minimum wage, are in retail, food service, and agriculture. These people cannot find low cost housing in this community and so reside in less desirable areas outside of Encinitas. The best thing for them would be to provide living wages so as to increase the median wage.</p>	0
Old Enc Describe	inside OLD ENCINITAS	on forum		<p>Old Encinitas and Leucadia are a part of a whole. Their charm lies in the old mixed with the new along with their density and building heights. Too much of the same thing, e.g. live work developments would ruin the character, although a few work fine. Good design always helps. The apartments along Vulcan between Leucadia Blvd and La Costa might accommodate low income housing. The railroad right of way from Cardiff thru Leucadia as a linear park, represents the single largest opportunity for maintaining the historic character of the area.</p>	0



Topic	Location	State	Business Owner	Convince	Supporters
Old Enc Describe	inside OLD ENCINITAS	cn forum	FALSE	Green. Yoga and healthy living. Walkable. Eclectic. Sustainable shops and restaurants.	0
Old Enc Describe	inside OLD ENCINITAS	cn forum		The walkability of old Encinitas is wonderful. The many small restaurants are a big asset. The farmers market is great to have. And the library, the dog parks - all big assets for our community.	1
Old Enc Describe	inside OLD ENCINITAS	cn forum	FALSE	Old Encinitas is a pedestrian friendly village, though not such a good one as it has been in the past. Which is not to say some of its former charm cannot be re-created. A village with a beach of course. Whatever can enhance our village-with-a-beach world is where the visionaries should flex their skills. More bars is not visionary, by the way, it is lazy opportunistic planning in my book.	0
Old Enc Describe	inside OLD ENCINITAS	on forum	FALSE	What makes us unique is that most homes/areas have their own character. The way the downtown area has been restored has been great. My recommendations are: Increased setbacks so that new developments don't shade existing homes. When building 2-3 stories, there should be a 10 foot setback from property boundaries so that no single story house is left in the shade for months. This affects energy consumption and overall quality of life. Housing should blend in with its surroundings. The design standard committee should ensure that the new designs will add value to our community. Developments should ensure smooth roof-line transitions by not setting 3 story buildings next to 1 story ones. Developments along the 101 can be 2-3 story, but should be maximum 2 story on other streets, regardless of zoning. Variety in styles within a single development to keep character. Replicated tract homes or "boxy" apartments would detract from the character of Encinitas.	0
Old Enc Describe	inside OLD ENCINITAS	on forum	FALSE	No new homes! We don't have enough power, water or infrastructure as it is. Stop this craziness of building more homes.	2
Old Enc Describe	inside OLD ENCINITAS	on forum	FALSE	The availability of adequate parking in downtown Encinitas is a huge problem. As a resident of the area for 18 years, I have seen the problem increase incrementally over time, from emerging as a minor annoyance to developing into an issue that has a significant impact on the daily life of the residents. Any increase in density in this area should be ensured to provide adequate on-site parking.	2
Old Enc Describe	inside OLD ENCINITAS	on forum	FALSE	I want the parcel on QGD to be set aside for senior housing. I want the sidewalk on QGD to be complete on both sides of the street with appropriate traffic calming. I want developments to be encouraged to have shared green space for gardens rather than swimming pools. I would love to see a cluster of small cottages rather than generic boxy apartments.	2
Old Enc Describe	inside OLD ENCINITAS	on forum		I would love to see a central location or a key activity center for people to gather as a community. Maybe utilizing the Pacific View site as a location. Something that incorporates cohesive community events, music, arts, a small centralized park for gathering, perhaps a theater for the performing arts. While I would not like to see the amount of housing proposed for that site, a very small amount of one story duplex mixed use home/businesses may fit in there. I like the smaller homes that are located in the old downtown area such as the small homes you see on second, third, fourth streets.	2

Topic	Location	State	Business Owner	Convince	Supporters
Old Enc Describe	inside OLD ENCINITAS	on forum	FALSE	<p>The individual selection requires specific attention to the process and a real understanding of what I want the city to build to in the future.</p> <p>Of all options for Old Encinitas I DO NOT want any obstruction to OE-4 Site, the Encinitas Library area above City Hall.</p> <p>All other options reflect building in areas that incorporate the environment and a blending of the site with geography/topography in mind as well as character of the area, i.e. business, service, or housing.</p>	0
Old Enc Describe	inside OLD ENCINITAS	on forum	FALSE	<p>What I love about Old Encinitas--the reason I moved here--in a word: variety. Variety in the age, scale, and style of architecture. Variety in the age, income, and backgrounds of the people. Variety in the commercial buildings and businesses.</p> <p>We are the melting pot in micro.</p> <p>Here you will find the fixed-income, long-time local, retired couple in a 1950's bungalow living right next door to the family of a young executive in a larger modern home. We have neighbors and neighborhoods that are the opposite of homogeneous sameness. Somehow, the variety here doesn't create discord, tension, or confusion. It works. Special care needs to be taken in planning NOT to encourage uniformity in density, architecture, or demographics.</p> <p>Old Encinitas is a crazy quilt, and the individuality of the pieces is not a defect to be corrected.</p>	3
Old Enc Describe	inside OLD ENCINITAS	on forum	FALSE	<p>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.</p>	1
Old Enc Describe		unclaimed		<p>We don't want to live in another Huntington Beach or Pacific Beach. This process does not reflect the opinions of the majority on Encinitas residents.</p>	0
Old Enc Describe		unclaimed		<p>We are opposed to the way the housing element process was run.</p> <p>We do not want any development in encinitas. We would like the city to lobby the state and get an exemption to the requirement to add more housing. We think the "low income" housing is an excuse and will only result in higher density, more traffic and congestion and problems for the residents of encinitas.</p>	0
Old Enc Describe		unclaimed		<p>Redevelop nurseries into two-story housing of various types. Do not concentrate redevelopment on Requeza. Traffic and infrastructure problems preclude high density housing here. Good housing planning does not concentrate low and moderate income residents in one area. Better to disperse such housing development in a smaller scale approach.</p>	0
Old Enc Describe		unclaimed		<p>Community character in Old Encinitas: Quiet, peaceful, walkable, mix of recreation, services, retail, eating and exercise establishments. Up to 2-story homes or apartment complexes. Mixed use, if late-night venues are included, are too loud for people to live peacefully, so should be separated by 600 feet.</p>	0

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Olivenhain Describe	inside CARDIFF BY THE SEA	on forum		Olivenhain isn't as rural as it use to be; fewer people have horses or livestock like they did 20-30 years ago. Now it's big houses on big lots with pools and tennis courts but it still has a 'country feel' because of the meeting hall area, dark skies and quite nights. The four corners area - RSF Rd./Encinitas Blvd/Manchester -- would be a good place for some multi-family housing. There is a market, drug store and other services in walking distance.	0
Olivenhain Describe	inside LEUCADIA	on forum	FALSE	I value: older, historic homes/sites, open space, walkability, traffic control, privately owned businesses grand vistas!!	0
Olivenhain Describe	inside LEUCADIA	on forum		<p>Inland Encinitas has the greatest opportunity to allow controlled growth especially on the corner of Rancho Santa Fe and Encinitas blv. This area is best suited here since there are already transportation corridors and large parcels available to support this type of housing and density without impacting other established and impacted neighborhoods in our city. For an example West of I5 should be down sized since it is impacted currently and has already contributed to the affordable house units in our city. Spreading out affordable house throughout our city will allow our city to still blend in this objective while maintaining our current life style. You need to protect our older homes that have established this area personality while allowing newer homes to be built.</p> <p>There needs to be a significant amount of attention spent improving our infrastructure west of I5 before increasing its density. Parking, trash, police and fire protection, resident's ability to have the right to peaceful and quite enjoyment of their homes should be built around not shoved aside. Allowing morphing and parking along the railroad tracks are but two examples of the lack of interest this area has received. Let's build the future by not destroying its past.</p> <p>Beacons Beach parking lot should be condemned and a small beach access, that similar to stone steps, should be installed. There is no infrastructure that allows hordes of beach goers in this area. Moon light beach does and should be allowed to grow to our city needs. The funds that you get for the sale of the parking lot at bacons beach could be applied to the steps at beacons and to add to or create a better Moon Light Beach.</p>	0
Olivenhain Describe	inside NEW ENCINITAS	on forum	FALSE	Parcel #5 should absolutely not be touched in Olivenhain. I don't know when the photo was taken of this spot, but this corner where the "running man" sculpture currently resides (which is hidden behind a light pole in the photo) has never looked this barren to me in recent memory. It is always lively and exudes funky Encinitas charm. This corner means Encinitas to me, and I always look forward to seeing the running man when I come back home when returning north on 5 and taking the Manchester exit. Please do not do anything with this parcel - leave it the way it is.	0

Topic	Location	State	Business Owner	Convince	Supporters
Olivenhain Describe	inside NEW ENCINITAS	on forum		<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>	0
Olivenhain Describe	inside NEW ENCINITAS	on forum	TRUE	<p>Every single site identified in all 5 Encinitas communities would bring significant pain to the current residents. Please, Olivenhain residents, don't suggest that all the new housing should go to El Camino Real - it's gridlock already and has people stressed to the max. You're lucky to have open space to go home to at the end of the day - that's what we all want but don't have \$3 million dollars required to buy it. The last thing we need is more urbanization in New Encinitas. We need to be a united front in our goal to preserve our current quality of life, and not be encouraging the development of other Encinitas communities in order to protect our own.</p>	1
Olivenhain Describe	inside NEW ENCINITAS	on forum	FALSE	<p>The areas selected for further development in Olivenhain are too close to the Lagoon Preserve. The additional traffic and light pollution created by even mixed-use development in this area would damage this precious natural resource. Why was this area selected? Is there no other areas in Olivenhain that can be explored?</p>	1
Olivenhain Describe	inside NEW ENCINITAS	on forum		<p>I think this Housing Element Update is a farce. Encinitas does not need more housing density. This exercise is supposed to show that the city can provide affordable housing for low and very low income individuals. It will not. The vast majority of these units will be at market rate and will not help the millennial and seniors. RHNA is just mandating that we show a certain density (30 units and above). I hope the housing element will be defeated in 2016. We do not need more density, more traffic, in Encinitas. In a middle of an unprecedented drought it is crazy that we should plan for long term growth. There should be a moratorium on growth for the time being. Price of land is so high in Encinitas that it is just a matter of time before these zoning changes will result in these units being built. I have lived here for over 20 years and during that time I have witnesses a deterioration of traffic on most commercial corridors. I am certainly glad we will have an option to vote on the Housing Element Update. Long live Prop A!</p> <p>BTW: This Peak Democracy is not valid surveying method. To start with why can people from other communities have an opinion on what is best for my community. The blue dot exercise that we did a year ago, with all it deficiencies, was a more trustworthy survey method.</p>	2

Topic	Location	State	Business Owner	Convince	Supporters
Olivenhain Describe	inside NEW ENCINITAS	on forum	FALSE	I guess money talks. It's interesting how much land is in Olivenhain and yet the majority of housing is zoned in the most high density area of El Camino Real. I do not believe for a minute that when we put those ridiculous red dots on the map last year that nobody put them in Olivenhain.	0
Olivenhain Describe	inside OLIVENHAIN	on forum	FALSE	Olivenhain is primarily a rural/semi-rural area with a few exceptions - notably, the intersection of Manchester Ave/Encinitas Blvd/Rancho Santa Fe Rd and the intersection of Manchester Ave and El Camino Real. If we must have this high density housing in Olivenhain, I believe focusing on these areas will have the least impact on the rural/semi-rural character of Olivenhain. The traffic impact should be the least with this approach as both El Camino Real and Encinitas Blvd are multi-lane thoroughfares. However, Manchester Ave from El Camino Real to Encinitas Blvd might need to be widened. Rancho Santa Fe Road should remain a rural 2-lane road north of Encinitas Blvd with some creative traffic reduction strategies employed.	0
Olivenhain Describe	inside OLIVENHAIN	on forum		The idea of dispersing high density housing into Olivenhain is inherently in conflict with our community character. The Olivenhain that we moved into, and that joined into Encinitas has always been intended to be rural and low density. The Desert Rose fiasco, the incoherent traffic management, and now this proposal provide a pattern of our city leaders not being able to proactively manage the preservation of our community character. There is a huge opportunity to plan for improvements to the traffic flow and development of a village center at the end of Encinitas Blvd. But to try to cram high density housing along RSF road will kill the community and clog traffic further. Thoughtfully building a high density community along the Manchester/South El Camino corridor seems preferable. However this requires integrated infrastructure updates. Specifically, public transit connections and solving the freeway access problem at the Manchester I-5 on ramp.	0
Olivenhain Describe	inside OLIVENHAIN	on forum	FALSE	Please preserve the country feel of Olivenhain and refrain from building high density housing. Many in our community were drawn here by the 1/2 acre lots and open space to raise our families. Adding high density housing will eliminate this small town feel, take away from the community and add to already congested roads (it currently can take up to 30 minutes to go from Encinitas Blvd down RSF Rd to 11th street). Adding 192 homes to Olivenhain is a bad idea and I oppose it whole heartedly.	1
Olivenhain Describe	inside OLIVENHAIN	on forum		No dense housing. No apartments. Not zoned for this. That is WHY we moved here 20 years ago !!	1

Topic	Location	State	Business Owner	Convince	Supporters
Olivenhain Describe	inside OLIVENHAIN	on forum	TRUE	<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>Adding an apartment building at the corner of Rancho Sante 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 Sante Fe Road. Rancho Sante Fe Road has an enormous amount of traffic which added to the rescue delay. Our friend died in is 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 Sante 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 Sante Fe Road.</p> <p>Please take into consideration that Olivenhain should be preserved and not change it's beautiful country feel. We love our quiet neighborhood. Thanks you!</p>	1
Olivenhain Describe	inside OLIVENHAIN	on forum		The Olivenhain Fire Station is critical and essential to the safety of Olivenhain and must be retained in its current location.	0
Olivenhain Describe	inside OLIVENHAIN	on forum	FALSE	<p>Olivenhain is a country neighborhood and bonus density housing will not fit into the profile of the community. There also seems to be more appropriate traffic corridors like along ElCamino, between the home depot and Armstrong center where a large complex could be established or over the store fronts. We should also stop the sprawl of business parks, these should be only mixed use facilities with low density above the businesses. Then, these lower income individuals would be able to walk or bike to their jobs, for their groceries and other needs than rather add to traffic congestion driving their cars.</p>	1
Olivenhain Describe	inside OLIVENHAIN	on forum		<p>Olivenhain is truly a unique part of Encinitas. It is connected by an extensive and widely used trail system enjoyed by Equestrians, walkers and bike riders alike. This is an area where deer can still be seen by the local residents. The rural feeling of this community needs to be maintained for the future. Keep the character of Olivenhain for tomorrow as it is today.</p>	2

Topic	Location	State	Business Owner	Convince	Supporters
Olivenhain Describe	inside OLIVENHAIN	on forum	FALSE	Olivenhain is a unique community with deep historical roots in agriculture and open space. The country character less than 3 0 miles from the beach is truly unique in the San Diego region and should be preserved rather than built into suburbia hell. I have cows, deer, bobcats, ducks, etc. just outside my back door and I can be at the beach in 5-10 minutes and watch hot air balloons fly overhead every afternoon, why would we mess with that? I moved here because of the country feel, proximity of open spaces, and the general friendly atmosphere, please don't make me move! There are better, more intelligent places to place high density affordable housing. The entire El Camino Real corridor seems like a prime location for mixed business/residential. There is minimal business and public transportation infrastructure in Olivenhain, this is the last place that high density affordable housing should go.	
Olivenhain Describe		unclaimed		Horried to find out that city is even considering 11th and RSF Rd. for rezoning. The current traffic and car/truck pollution are already unacceptably high in this area. High density housing in an existing neighborhood is NOT WANTED and would crush what's left of our quaint community with such a rich history!!!	0
Olivenhain Describe		unclaimed		As someone at last night's Olivenhain Town Hall meeting said, "no one ended up in Olivenhain by chance, we all chose to be here for its rural qualities". The rural residential environment created by half acre minimum lots per single unit of housing is what attracted Olivenhain residents. We chose to pay higher prices for more property and we pay more to maintain our lots. Higher density housing is a benefit to businesses and should be located near commercial areas, not in the middle of a rural zone which does not have the infrastructure to support additional traffic. We like to keep Rancho Santa Fe Road as a two lane country road passing through our historical heritage sites. The addition of the fire station at the corner of RSF Road and Lonejack Road was a much needed improvement. Now response times for medical emergencies and fires can be managed within a reasonable amount of time throughout Olivenhain.	0
Olivenhain Describe		unclaimed		There is not an adaquite amount of new high density housing proposed for Olivenhain.	0
Olivenhain Describe		unclaimed		Olivenhain is a unique part of Encinitas. This area is connected by an excellent and widely used trail system frequented by horses, walkers and bike riders. It is the only part of our community where deer can still be seen! The character and rural feel of Olivenhain needs to be maintained and cherished.The traffic on Rancho Santa Fe Rd. is already too busy and gets backed up daily. Keep our community as beautiful and as peaceful tomorrow as it is today.	0
Olivenhain Describe	inside OLIVENHAIN	unverified		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!	0

Topic	Location	State	Business Owner	Convince	Supporters
Olivenhain Describe	inside OLIVENHAIN	unverified		What I love about Olivenhain is that it is a rural community with horse trails and a country feel. I love seeing the hot air balloons taking off down the street and watching horses walk by. Our local historic Town Hall area has been a wonderful place to enjoy a craft show, movie night or community race. Rancho Santa Fe Road is already a very congested road for many hours in the day and evening. If high density housing is added to our community it will add to our traffic problem and they will need to widen roads and add stop lights which will take away our country charm. Not to mention that viewing 3 story structures and large parking areas is not what we moved to Olivenhain for.	0