

APPENDIX D

E-Town Hall/Community Dialogue Session Materials and Housing Strategies

Community Dialogue Session 1

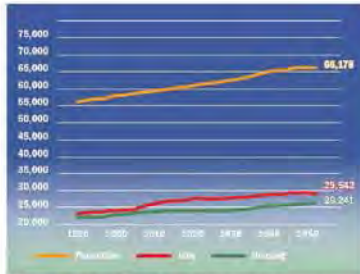
1 FUTURE HOUSING NEEDS

A WHY WE NEED TO PLAN FOR FUTURE HOUSING



WHY DO WE NEED A HOUSING PLAN?

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



Source: San Diego Association of Governments

1. OUR POPULATION IS CHANGING.

Population growth in Encinitas, and the region, is projected to continue into the foreseeable future. According to *SANDAG's Regional Growth Forecast, economic and population growth in Encinitas will continue at a steady rate into 2050. We will lose the organic and eclectic character that is Encinitas without having some housing at attainable prices.

*SANDAG - San Diego Association of Governments

People live, work and play in different ways than previous generations, so housing diversity is needed. The Millennial generation — people born in the 1980s and 1990s — has been slower to buy single-family homes than earlier generations. There are varying reasons for this situation, including rising student debt, cost of housing and new challenges in securing a mortgage for first-time home buyers. They also often want different things in housing and neighborhoods than are available today. They are looking for pedestrian- and bike-friendly communities with services and amenities nearby. As a result, for this younger generation, multifamily housing near retail locations is in greater demand than single family homes.



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

At the same time, the Baby Boomer generation is aging and this has impacts on the housing market. The senior citizens will seek to downsize and move into smaller homes in urban areas with easily accessible services, transportation, and amenities.



2. IT PROTECTS OUR QUALITY OF LIFE.

Planning for future housing helps avoid negative consequences of unplanned growth and ensures it will provide community benefits. Planning for housing ensures that it is located where we want it, and incorporates the community character and amenities that are important to Encinitas.

3. TAX DOLLARS ARE SAVED.

With an approved housing plan, Encinitas will be eligible for regional and state grants that can help fund infrastructure improvements and public amenities.

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

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



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

4. IT'S THE LAW.

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

Adequately planning for all housing needs for everyone in our community -- seniors, families, and young professionals at various income levels -- is a requirement under state law. The city could face significant repercussions if it fails to comply. These consequences include:

- Potential loss of land use control
- Increasing numbers of housing units that the city will be responsible for in the future.
- Ineligibility for a variety of park and infrastructure improvement funds.
- Makes entire City General Plan vulnerable to challenge.

1 FUTURE HOUSING NEEDS

B DISTRIBUTING HOUSING THROUGHOUT ENCINITAS

HOW ARE FUTURE HOUSING NEEDS DETERMINED?

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

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

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

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



1,283

OF UNITS NEEDED TO MEET
FUTURE HOUSING DEMAND

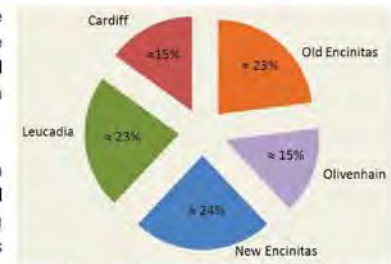


DISPERSED APPROACH TO HOUSING DISTRIBUTION

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

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

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



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

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



1 FUTURE HOUSING NEEDS

FACTORS FOR CONSIDERING HOUSING LOCATION



A FRAMEWORK FOR CONSIDERING FUTURE HOUSING SITES

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



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



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



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



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



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



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



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



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

1 FUTURE HOUSING NEEDS

D IDENTIFYING SPECIFIC HOUSING LOCATIONS



A FRAMEWORK FOR CONSIDERING FUTURE HOUSING SITES

KEY ACTIVITY CENTERS:

1 HIGHWAY 101 CORRIDOR NORTH

- Older commercial strip emerging as mixed-use area
- Potential for increased density along west side of Hwy 101 near Leucadia Blvd
- Established residential neighborhoods to the west

2 DOWNTOWN ENCINITAS

- Thriving mixed-use center with infill opportunities
- Close to transportation and cultural facilities
- High concentration of amenities

3 SANTA FE DRIVE ACTIVITY CENTER

- Underdeveloped area with opportunity to evolve to mixed-use center
- Accessible by bike and bus routes
- Close to I-5

4 CARDIFF VILLAGE CENTER

- Established mixed-use town center, at a relatively low scale with a unique character
- Opportunities for multifamily housing in a "village" setting, sensitive to existing character

5 INLAND OLD ENCINITAS ACTIVITY CENTER

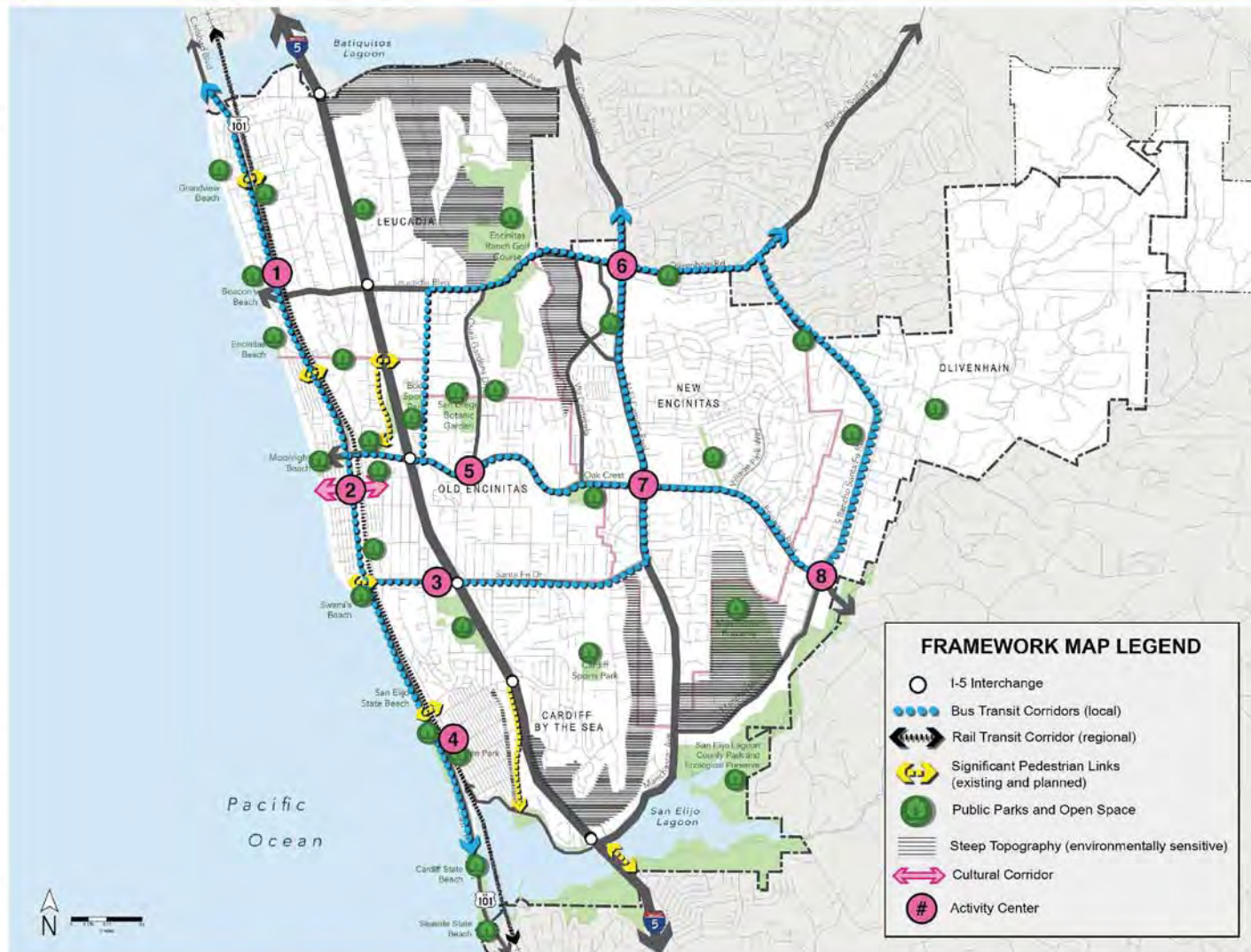
- Along Encinitas Boulevard near Quail Gardens Drive
- Potential for multifamily housing that is sensitive to established single-family
- Accessible by bike and bus routes
- Close to cultural attractions: Encinitas Ranch Golf Course, Heritage Museum, Leitchag Foundation, Public School, and Botanic Gardens

6 7 INLAND NEW ENCINITAS ACTIVITY CENTER

- Concentrated around Olivenhain Road and Encinitas Boulevard
- Auto-oriented commercial areas that have potential to be higher density, mixed use areas due to regional focus and draw
- Larger parcels- suitable for mixed-use development
- Other opportunities along the El Camino Real corridor

8 OLIVENHAIN VILLAGE CENTER

- Potential for mixed-use "village," with more rural design character
- Could provide enhanced services to nearby neighborhoods



FRAMEWORK MAP LEGEND

- I-5 Interchange
- Bus Transit Corridors (local)
- Rail Transit Corridor (regional)
- Significant Pedestrian Links (existing and planned)
- Public Parks and Open Space
- Steep Topography (environmentally sensitive)
- Cultural Corridor
- Activity Center

1 FUTURE HOUSING NEEDS

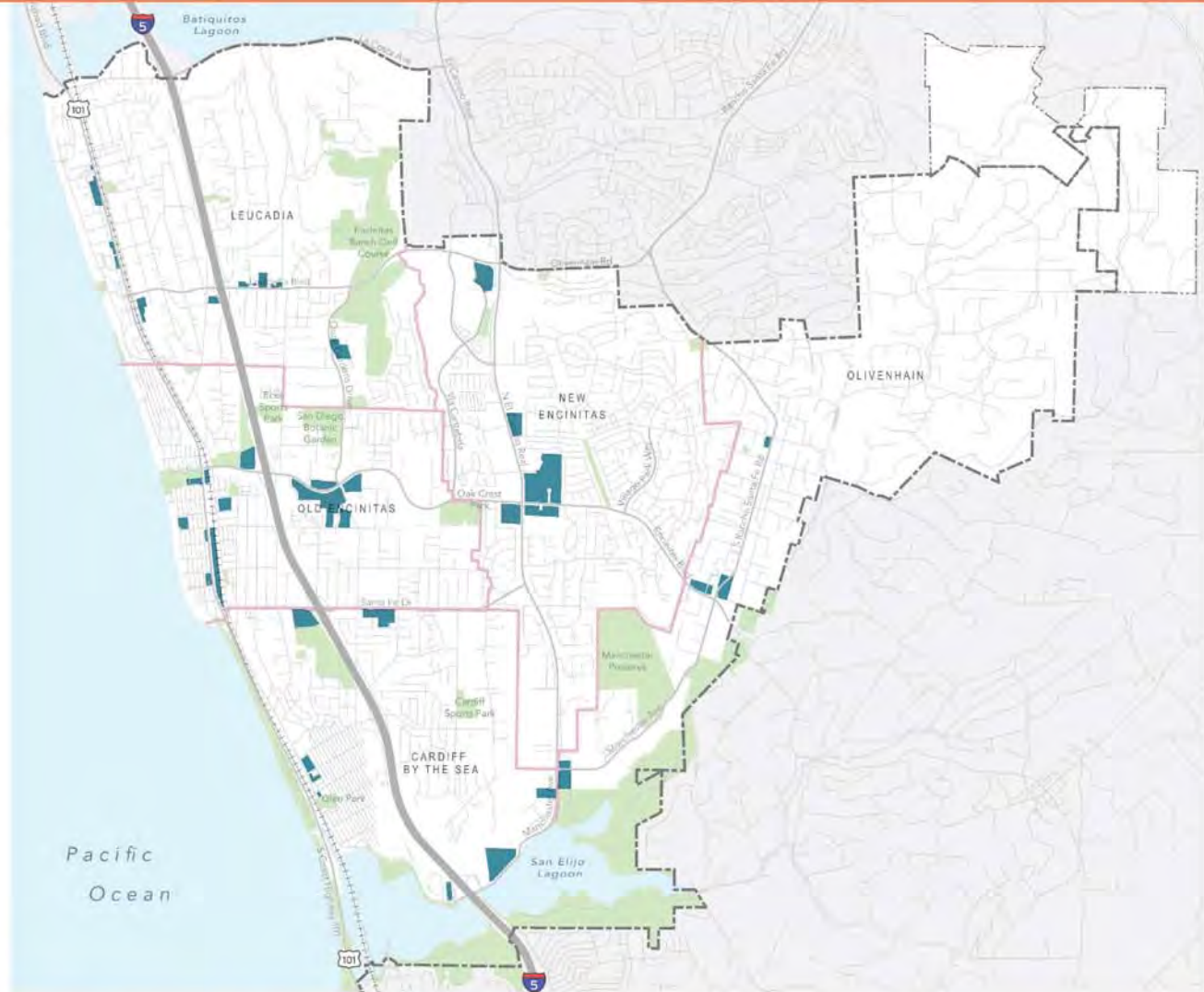
IDENTIFYING SPECIFIC HOUSING LOCATIONS



POTENTIAL FUTURE HOUSING SITES WITHIN ENCINITAS

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

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



1 FUTURE HOUSING NEEDS

WHAT ROLE THE COMMUNITY CAN PLAY



HOW DOES THIS IMPACT MY COMMUNITY?

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

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



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

THE ROLE OF THE COMMUNITY IN UPDATING THE HOUSING PLAN

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

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

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

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

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

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



WHAT IS THE PROCESS AND SCHEDULE FOR UPDATING THE PLAN?

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

2014 NOVEMBER 2014

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

2014 DECEMBER 2014

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

2015 JANUARY 2015

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

2015 FEBRUARY 2015

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

MARCH 2015

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

MAY 2015

Environmental Impact Report (EIR) scoping meeting.

MAY-DECEMBER 2015

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

2016 JANUARY-FEBRUARY 2016

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

2016 FEBRUARY-MARCH 2016

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

APRIL 2016

Final EIR published.

MAY-JUNE 2016

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

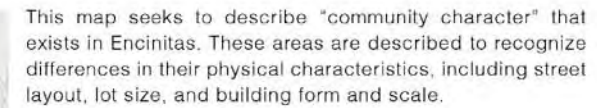
NOVEMBER 2016

Public vote on new housing plan.



COMMUNITY DIALOGUE SESSIONS





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

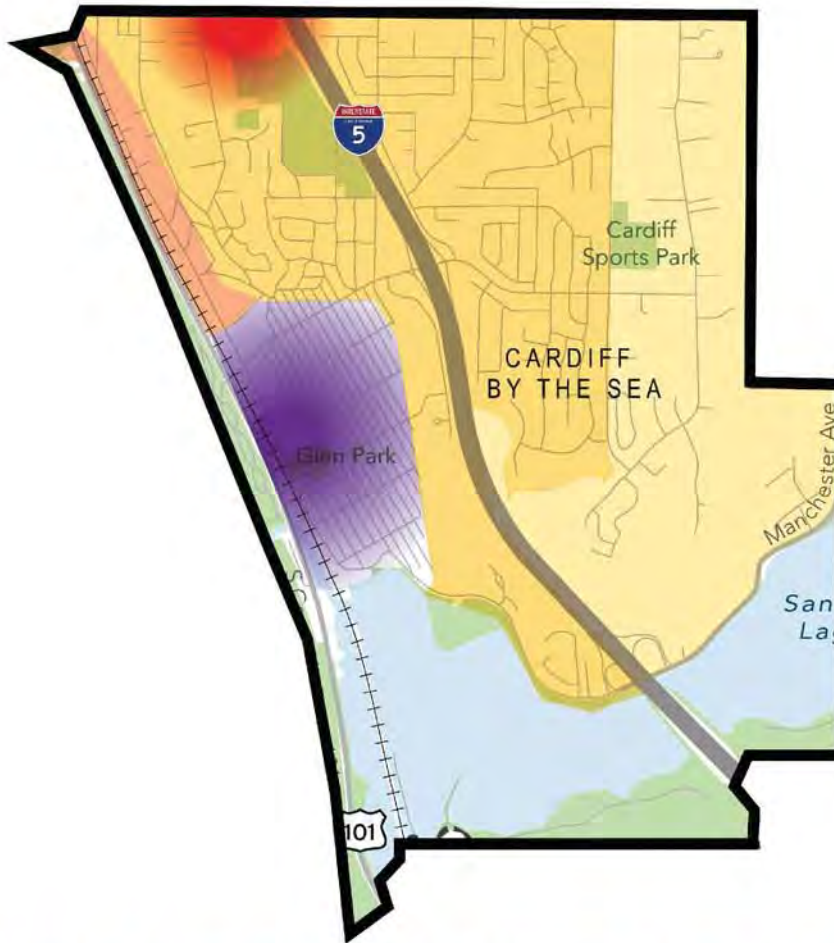
	COASTAL RESIDENTIAL	INLAND RESIDENTIAL - GRIDDED	INLAND RESIDENTIAL - CURVILINEAR	RURAL RESIDENTIAL	MAIN STREET CORRIDOR	VILLAGE CENTER	NEIGHBORHOOD CENTER
LEUCADIA	●	●	●		●		
OLD ENCINITAS	●	●	●		●		●
CARDIFF	●	●	●			●	●
NEW ENCINITAS			●				●
OLIVENHAIN				●		●	

2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



CARDIFF



OVERVIEW

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

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

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

Each context is described in detail on the following pages.



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key

Detailed Areas



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



San Elijo State Park is located to the west of Highway 101 in this context (shown on left side of image above).

DESCRIPTION

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

DESIGN CHARACTERISTICS

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



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram



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



Views of the ocean can be reached throughout this context.



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

DESIGN OPPORTUNITIES

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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



City of Encinitas | 2014

CARDIFF

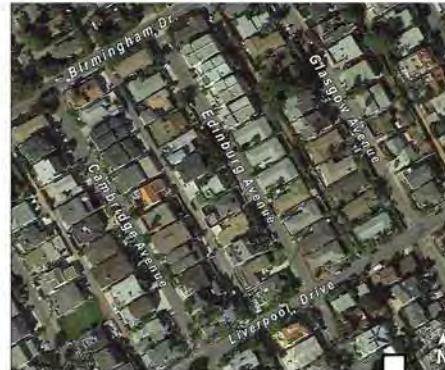
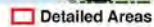


2^D COMMUNITY CHARACTER

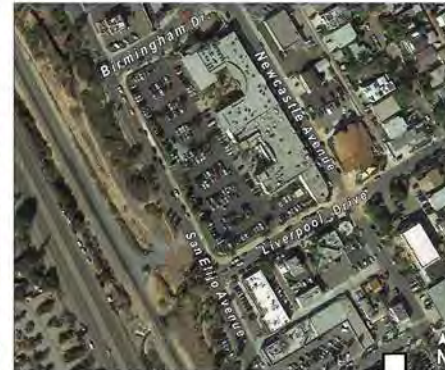
FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



Palm tree-lined streets with attached sidewalks and on-street parking is common in the Cardiff Town Center commercial area.

DESCRIPTION

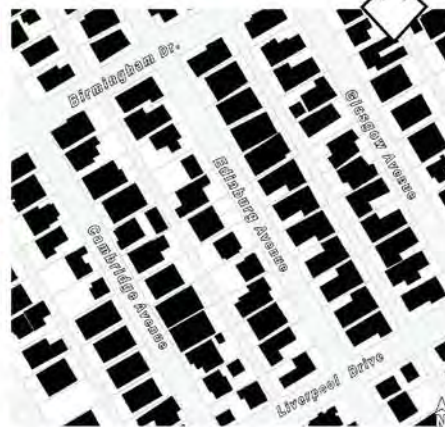
The Village Center context exists in the Cardiff Town Center area. It includes a mixed-use commercial core, surrounded by modestly-scaled residences on a grid oriented to the coast. It has a relaxed feeling and a sense of connection with the outdoors. Most buildings are individual, free-standing structures,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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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



More modern-style architecture is common, especially for civic and commercial buildings.



Commercial office buildings are fairly unique to the Village Center context.



Some historic structures are present and a variation of building height exists along the street.



Modestly-scaled residences line the streets behind the Village Center commercial core.

COMMUNITY CHARACTER



CARDIFF



2nd COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key

Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

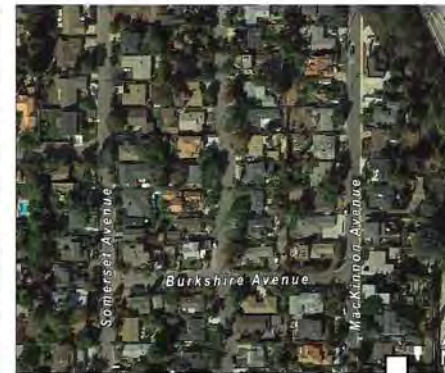
- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



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



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



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

NOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



CARDIFF



2_F COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



LOT FEATURES

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

BUILDING FORM & PLACEMENT

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



CARDIFF



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key

Detailed Areas



Snapshot Area #1 - Aerial Photograph



"Big box" development is common in this context.

DESCRIPTION

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

DESIGN CHARACTERISTICS

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



Snapshot Area #1 - Building Placement Diagram



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



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



DESIGN OPPORTUNITIES

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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

CARDIFF

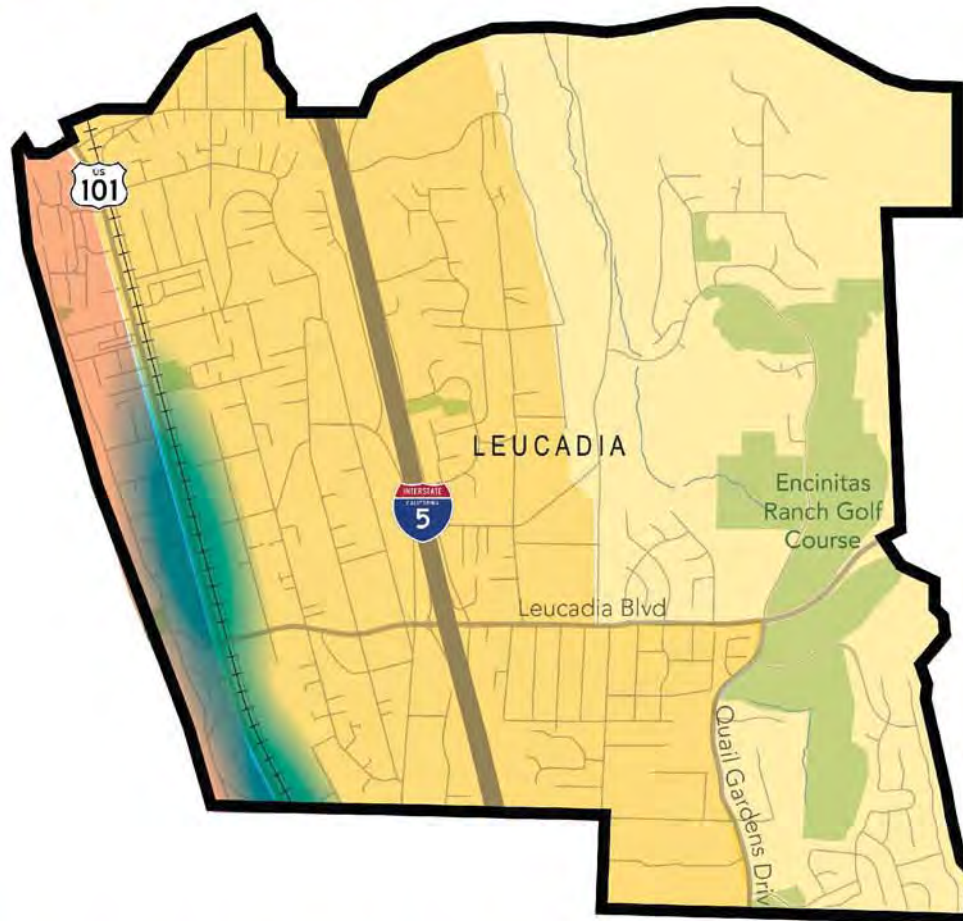


2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



LEUCADIA



OVERVIEW

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

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

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

Each context is described in detail on the following pages.

COMMUNITY CHARACTER



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2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key

■ Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



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



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



Most streets do not have curb and gutter.

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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



City of Encinitas | 2014

LEUCADIA



2^D COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key

□ Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

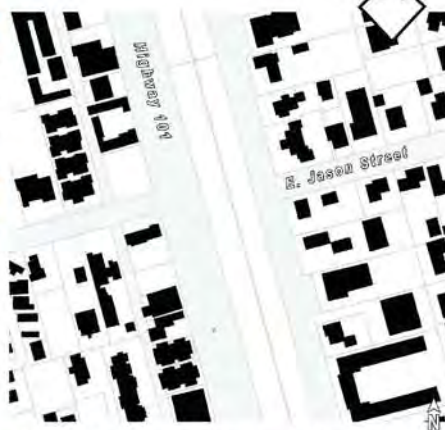
- Enhance "downtown" character with a mixture of uses
- Maintain connections to abutting neighborhoods
- Maintain eclectic character and style
- Animate the street and sidewalk edge
- Design to accommodate all modes of transportation



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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



Highway 101 in Leucadia is pedestrian and bike friendly.



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



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

COMMUNITY CHARACTER



LEUCADIA



2nd COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



INLAND RESIDENTIAL - GRIDDED



Snapshot Area - Key

Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

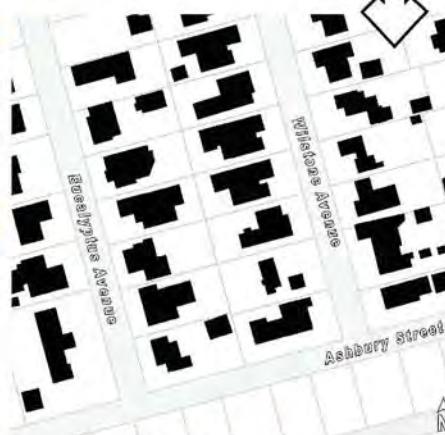
- Block sizes are relatively consistent (approximately 500' by 1,000')
- Street grids are both north-south/east-west and coastal oriented
- Street widths are approximately 20'-30'
- Sidewalks are generally non-existent, with some exceptions
- Topography varies
- Modest one-story homes dominate the neighborhoods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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



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



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



Front yards are common in this context.



On-street parking is available on most streets.



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

LOT FEATURES

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

MINIMUM FORM & PLACEMENT

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

COMMUNITY CHARACTER

City of Encinitas | 2014

LEUCADIA



2^F COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



Snapshot Area - Key

□ Detailed Areas



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



This design context includes significant topography.

DESCRIPTION

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

DESIGN CHARACTERISTICS

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



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram



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



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



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

DESIGN OPPORTUNITIES

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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



City of Encinitas | 2014

LEUCADIA

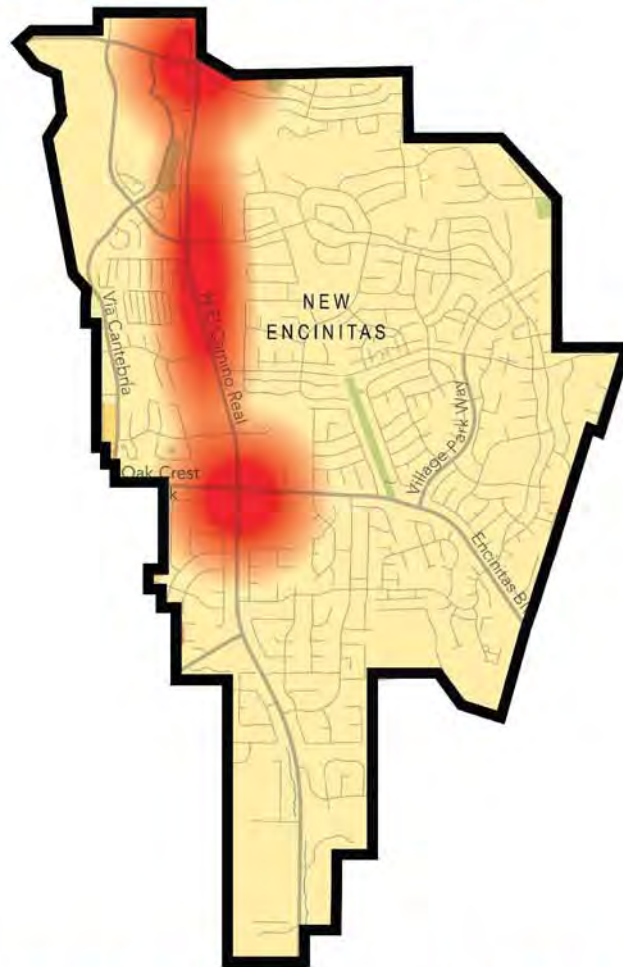


2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS



OVERVIEW

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

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

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

Each context is described in detail on the following pages.



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS



Snapshot Area - Key

Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

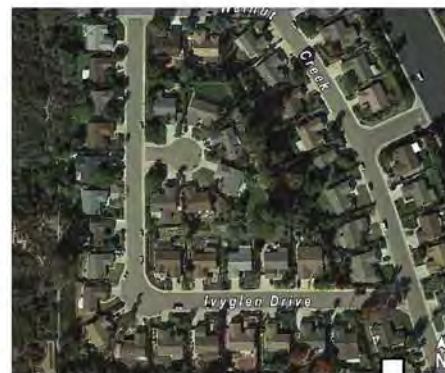
- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



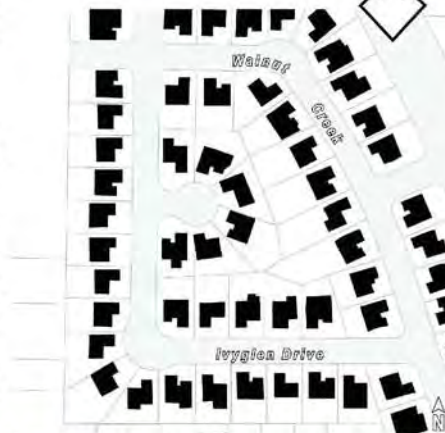
Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



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



Topography becomes more varied as distance from the coast increases.



Attached garages are very characteristic of this character area



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



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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



City of Encinitas | 2014



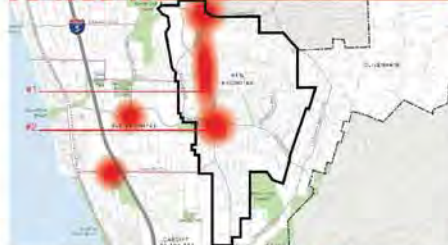
2^D COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS

NEIGHBORHOOD CENTER



Snapshot Area - Key

□ Detailed Areas

DESCRIPTION

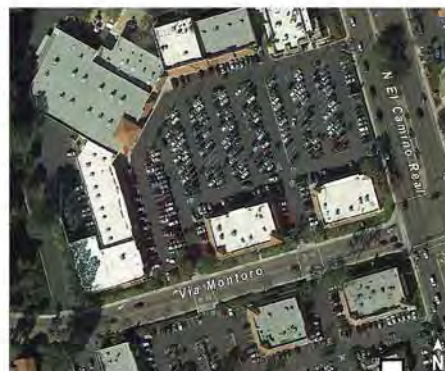
The Neighborhood Center design context in New Encinitas exists along the El Camino Real corridor, between Encinitas and Leucadia Boulevards. The context is distributed in activity centers (major intersections) and corridors (major arterials.) Land use is primarily retail. Developments are auto-oriented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

DESIGN CHARACTERISTICS

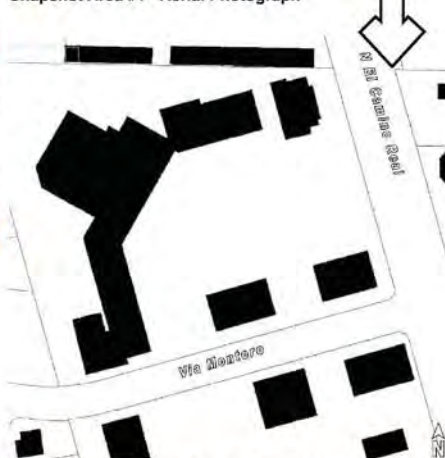
- Block sizes are large and irregular in shape
- Streets are curvilinear, oriented along major arterials
- Street widths are approximately 80'-110'
- Sidewalks are generally attached to formal curbs
- Buildings and lots are very large with large setbacks
- Major retailers are the main focus
- Large,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

DESIGN OPPORTUNITIES

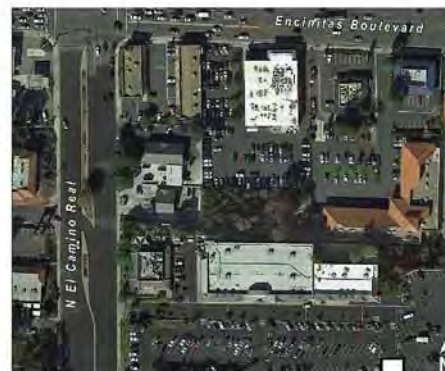
- Enhance pedestrian experience with smaller, more human-scaled buildings and streets within new projects.
- Enhance connectivity to services, transit, and open space/trails
- Mix in higher density residential uses to help animate and activate the retail experience
- Respect low-scale nature of abutting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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



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



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



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



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



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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



City of Encinitas | 2014

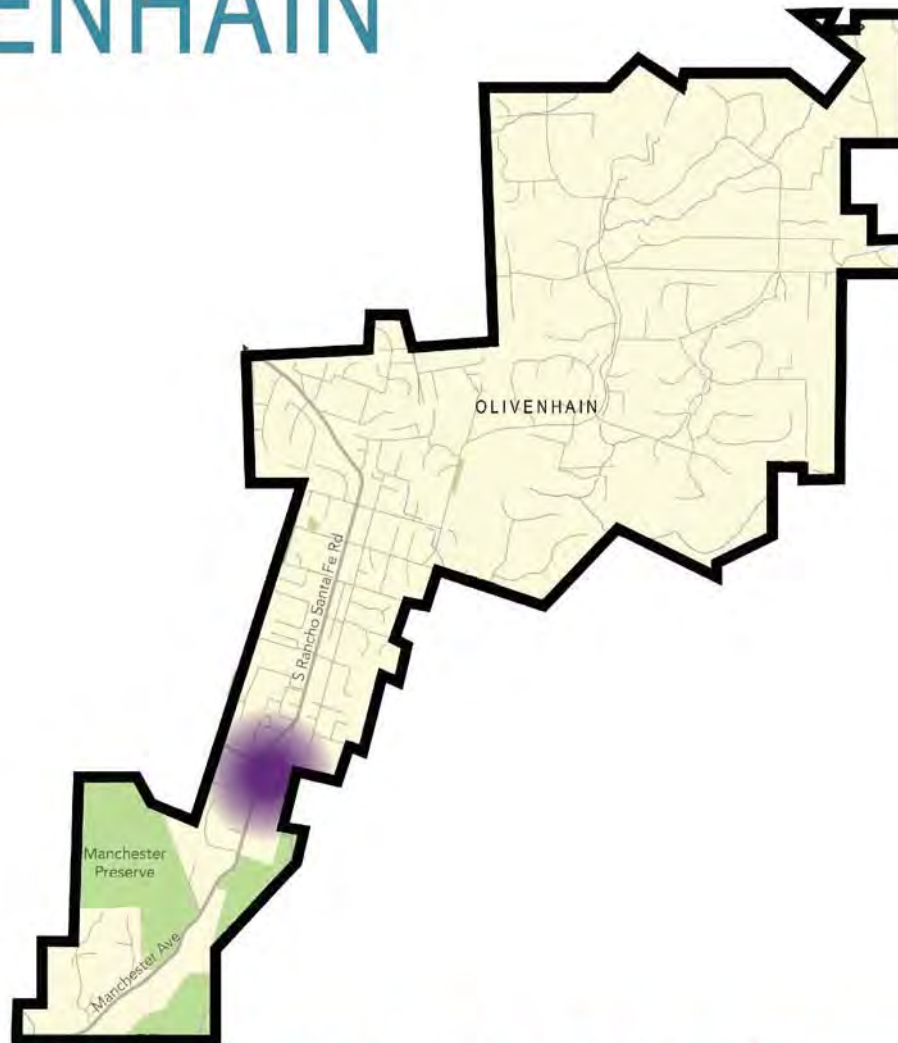


2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN



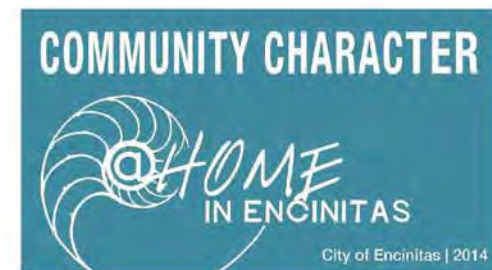
OVERVIEW

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

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

- Rural Residential
- Village Center

Each context is described in detail on the following pages.



2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN



Snapshot Area - Key

■ Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



Larger setbacks and free standing buildings create an open feel to the Village Center



Office space is a relatively significant land use.



Sidewalks are attached to the curb with a landscape buffer between the street and parking areas.



Most commercial buildings have hipped, clay tile roofs. Buildings are set back from the street with parking in front.

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



City of Encinitas | 2014

2^D COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN



Snapshot Area - Key

□ Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



This design context is defined by a strong rural character. Corrals and stables are common.



Streets are narrow and may be paved or unpaved. Sidewalks are often shared equestrian paths.



Lots are very large and allow for variability in the size and placement of homes.

COMMUNITY CHARACTER

City of Encinitas | 2014

LOT FEATURES

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

BUILDING FORM & PLACEMENT

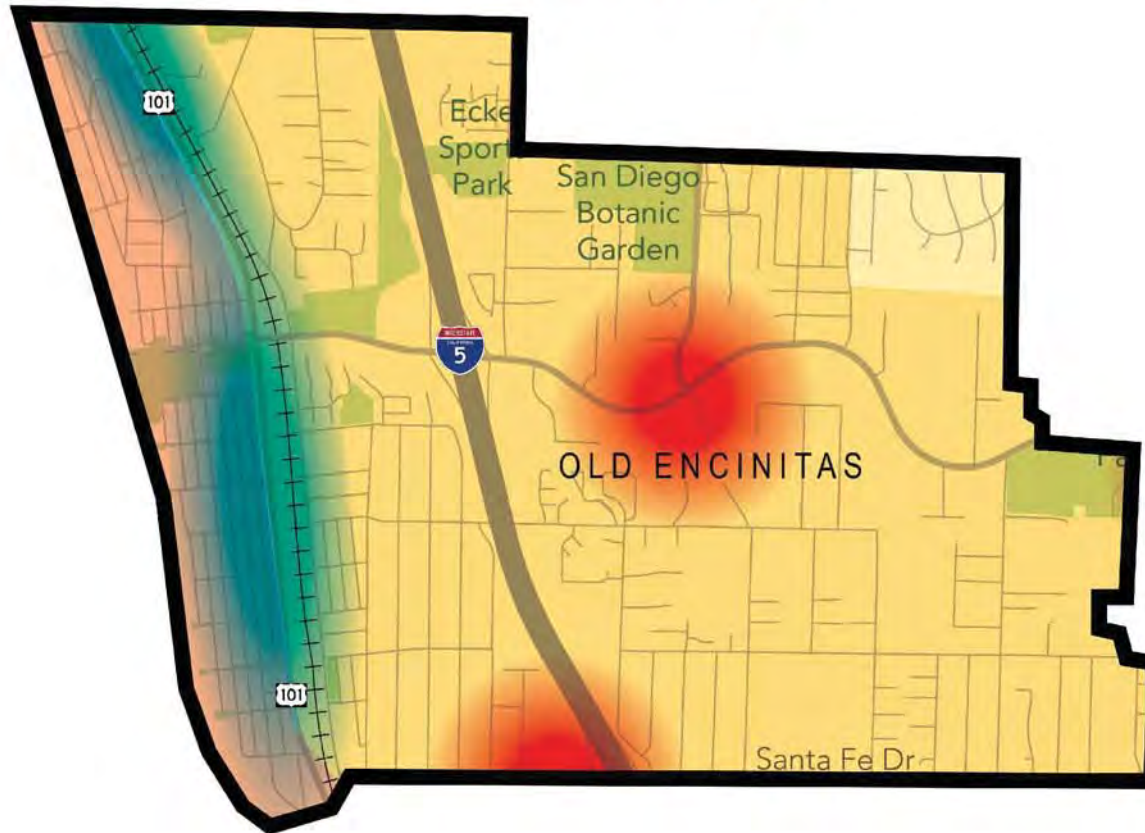
Setbacks:	Large, but inconsistent
Building Height:	15'-30'
# of Stories:	Primarily 1 and 2 stories
Roof Form:	Varied
Entry:	Varied

2 COMMUNITY CHARACTER

B FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



OVERVIEW

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

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

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

Each context is described in detail on the following pages.

COMMUNITY CHARACTER



City of Encinitas | 2014

2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



Snapshot Area - Key

Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



East-west streets are often sloped.



A range of housing styles and sizes exist in this context.



In some areas, primarily along the coast, sidewalks do not exist. On streets closer to Highway 101, detached sidewalks exist.

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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



2^D COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



Snapshot Area - Key

Detailed Areas

DESCRIPTION

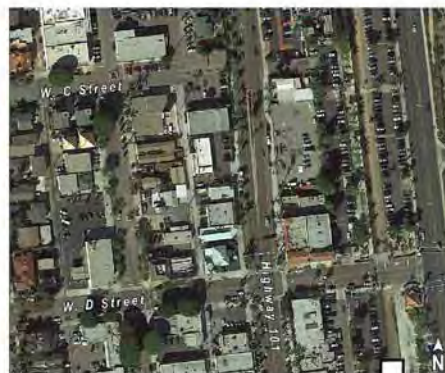
This character area exists along Highway 101 in Old Encinitas. It has a commercial focus, but includes a mix of uses, and operates as the "downtown" for the entire city. Many buildings have retail on the ground floor with offices or housing above. The experience along the street is lively, with lots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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



Highway 101 also serves as Main Street for the historic downtown.



The corridor functions as a major multi-modal transit spine.



Pedestrian activity is high in this context.



Development along the corridor tends to be a mix of one and two story structures which express individuality.



Parts of Highway 101 include diagonal on-street parking to support commercial uses.

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

City of Encinitas | 2014

2nd COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



Snapshot Area - Key

Detailed Areas

DESCRIPTION

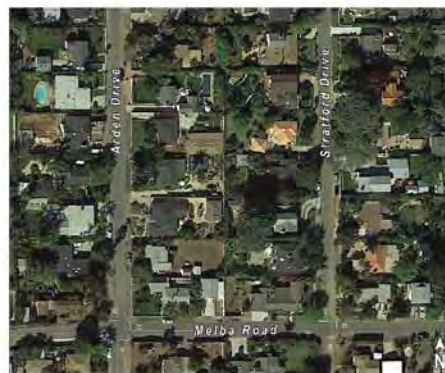
The Inland Residential - Gridded character area exists east and west of Interstate 5 in Old Encinitas. This residential context is generally organized on the north-south/east-west grid. It developed primarily in the 1960s and 70s and includes single-family dwellings with some "twin homes" and condominiums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

DESIGN CHARACTERISTICS

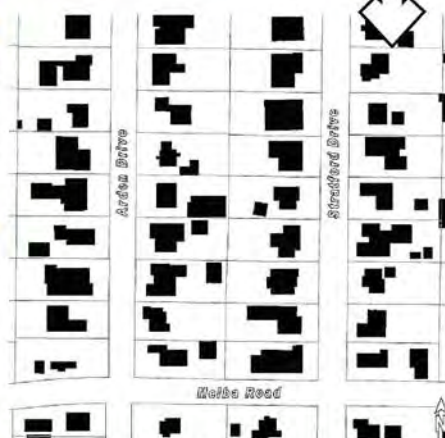
- Block size is relatively consistent (325' by 1,300')
- Streets are oriented in the north-south/east-west directions
- Street widths are approximately 20'-30' wide
- Sidewalks are generally non-existent, as are alleys
- Topography varies
- Modest one-story homes dominate the neighborhoods
- Landscapes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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



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



Modest one story homes dominate this design context.



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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



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2^F COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLD ENCINITAS



Snapshot Area - Key

Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



Snapshot Area #1 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Aerial Photograph



Snapshot Area #2 - Building Placement Diagram



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



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



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



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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER



City of Encinitas | 2014

2 COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEIGHBORHOOD CENTER



Snapshot Area - Key

Detailed Areas

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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



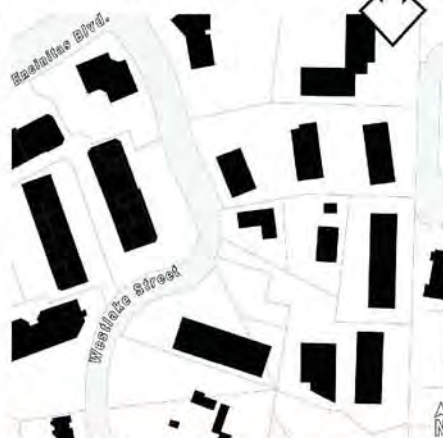
Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph



Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram



This context exists along major arterials like Encinitas Boulevard.



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



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



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



COMMUNITY CHARACTER



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LOT FEATURES

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

BUILDING FORM & PLACEMENT

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



3 HOUSING PROTOTYPES

A HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



HOUSING PROTOTYPES

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

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

HOUSING DENSITY



CARRIAGE HOUSE



TWO STORY:
Average Density: 10-15 dwelling units per acre
Unit Size: 820-1,200 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under or Enclosed garage

THREE STORY:
Average Density: 15-20 dwelling units per acre
Unit Size: 820-1,200 SF
Unit Type: studio-2 bedroom
Parking: Tuck-under or Enclosed garage

TOWNHOME



TWO STORY:
Average Density: 15 dwelling units per acre
Unit Size: 1,200-1,600 SF
Unit Type: 2-3 bedroom
Parking: Integrated garage

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

FLAT



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

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

MIXED USE



TWO STORY:
Average Density: 15-25 dwelling units per acre
Unit Size: 820-1,200 SF
Unit Type: studio + 3 bedroom
Parking: Tuck-under + Surface lot

THREE STORY:
Average Density: 25-35 dwelling units per acre
Unit Size: 820-1,500 SF
Unit Type: studio + 3 bedroom
Parking: Tuck-under + Sub-grade

APARTMENT



TWO STORY:
Average Density: 20-25 dwelling units per acre
Unit Size: 750-1,000 SF
Unit Type: 1-3 bedroom
Parking: Surface lot

THREE STORY:
Average Density: 25-35 dwelling units per acre
Unit Size: 750-1,000 SF
Unit Type: 1-3 bedroom
Parking: Surface lot or Podium

EXAMPLES



COMMUNITY DIALOGUE SESSIONS



3^B HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



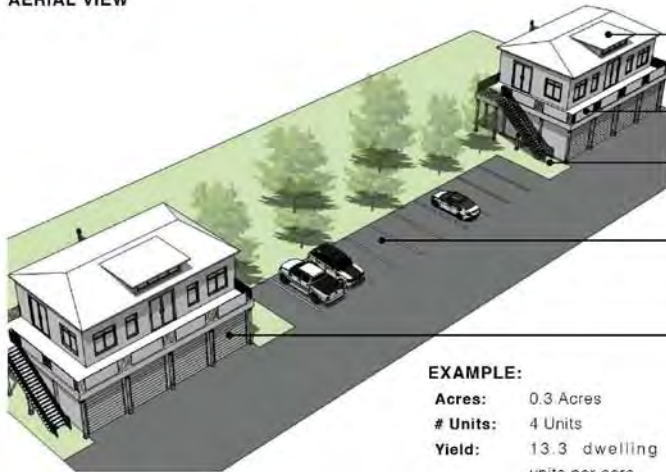
CARRIAGE HOUSE

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

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

CARRIAGE HOUSE PROTOTYPE:

AERIAL VIEW



Roof form should reflect the small scale of the carriage house building type

Balconies provide private outdoor space for residents

Access to unit(s) is provided via outdoor stairway

Carriage house units are often integrated in with surface parking areas

Private garages are provided on the ground floor

EXAMPLE:

Acres: 0.3 Acres
Units: 4 Units
Yield: 13.3 dwelling units per acre

DESIGN FEATURES:

TWO STORY:

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

THREE STORY:

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

BUILDING SECTION:



FRONT VIEW



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

REAR VIEW



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

CARRIAGE HOUSES IN CONTEXT:



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



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

EXAMPLE IMAGES:



3^C HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



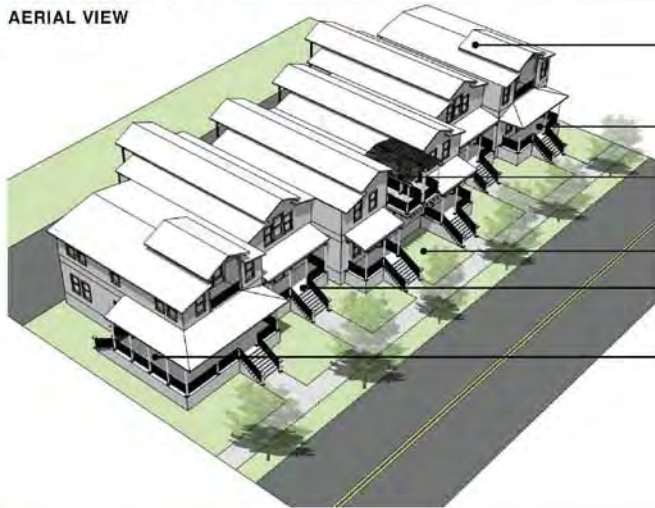
TOWNHOMES

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

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

TOWNHOME PROTOTYPE:

AERIAL VIEW



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

Front porches or stoops are common

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

Building set backs are varied

Each unit includes individual entries

End units offer additional windows and private outdoor space

EXAMPLE:

Acres: 0.4 Acres

Units: 6 Units

Yield: 15 dwelling units per acre

FRONT VIEW



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

REAR VIEW



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

TOWNHOMES IN CONTEXT:



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



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

DESIGN FEATURES:

TWO STORY:

Average Density: 15 dwelling units per acre

Unit Size: 1,200-1,800 SF

Unit Type: 2-3 bedroom

Parking: Integrated garage

THREE STORY:

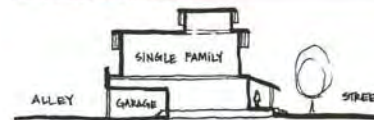
Average Density: 15 dwelling units per acre

Unit Size: 1,600-2,400 SF

Unit Type: 2-4 bedroom

Parking: Integrated garage

BUILDING SECTION:



EXAMPLE IMAGES:



EXAMPLE IMAGES:



3^D HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



FLATS

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

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

FLATS PROTOTYPE:

AERIAL VIEW



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

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

Varied massing along façade

Private balconies provided in rear

Shared entry for upper floor units

Individual entry for ground floor units

EXAMPLE:

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

FRONT VIEW



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

REAR VIEW



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

FLATS IN CONTEXT:



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

DESIGN FEATURES:

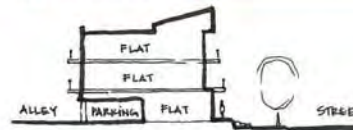
TWO STORY:

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

THREE STORY:

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

BUILDING SECTION:



EXAMPLE IMAGES:



EXAMPLE IMAGES:



3rd HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



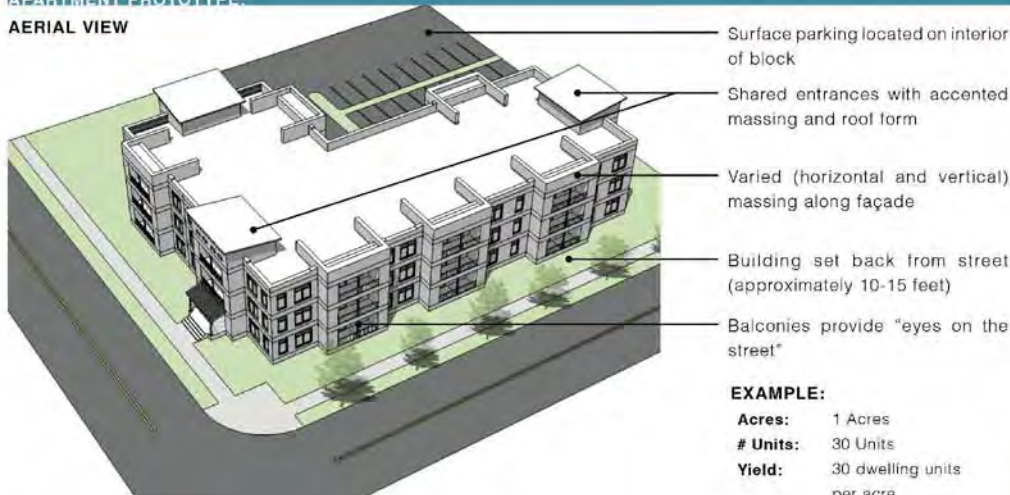
APARTMENTS

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

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

APARTMENT PROTOTYPE:

AERIAL VIEW



EXAMPLE:

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

FRONT VIEW



REAR VIEW



APARTMENTS IN CONTEXT:



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



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

DESIGN FEATURES:

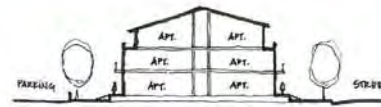
TWO STORY:

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

THREE STORY:

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

BUILDING SECTION:



EXAMPLE IMAGES:



EXAMPLE IMAGES:



3_F HOUSING PROTOTYPES

HOUSING TYPES FOR AFFORDABILITY & COMPATIBILITY



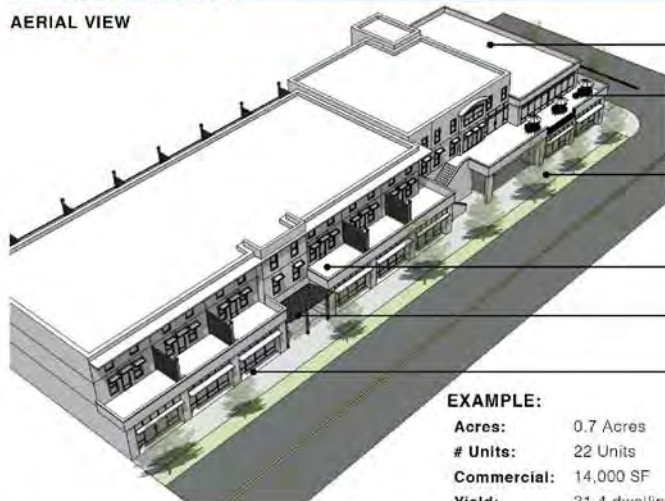
MIXED USE

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

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

MIXED USE PROTOTYPE:

AERIAL VIEW



Building and roof form is varied

Semi-public space above the ground floor is common in the Encinitas region

Public "paseos", or breezeways, allow penetration from one side of the site to the other

Upper floors include apartments

Shared entries are expressed on the facade

Buildings are located at the sidewalk edge with ground floor commercial uses

EXAMPLE:

Acres: 0.7 Acres
Units: 22 Units
Commercial: 14,000 SF
Yield: 31.4 dwelling units per acre

DESIGN FEATURES:

TWO STORY:

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

THREE STORY:

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

FRONT VIEW



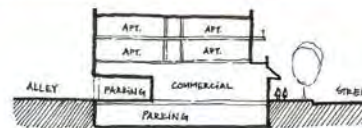
Mixed use buildings should be located at the sidewalk edge, but also incorporate varied massing, both vertically and horizontally. Small cafe patios and "paseos" are common.

REAR VIEW



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

BUILDING SECTION:



MIXED USE PROTOTYPES IN CONTEXT:



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



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

EXAMPLE IMAGES:



EXAMPLE IMAGES:



4A NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



NEIGHBORHOOD CENTER / MIXED USE- LARGE SITE

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

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

OPTION 1: 2-3 STORY DEVELOPMENT



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

DESCRIPTION

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

OPTION 2: 3 STORY DEVELOPMENT



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

DESCRIPTION

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



Two-story commercial



Plaza



Public plaza



Traditional townhomes (pitched roof)



Courtyard amenities



3-story apartments

COMMUNITY DIALOGUE SESSIONS



4^B NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

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

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

OPTION 1: 2-3 STORY DEVELOPMENT



PROGRAM
230 Dwelling Units
0.75 Acres Gardens

DESCRIPTION

- 3-story apartment buildings define the edge of the site along an arterial street.
- Two and three-story story flats are located along new neighborhood streets that connect into the existing neighborhood.
- Two-story townhomes face an existing residential street with surrounding single family homes.
- Apartments are site-parked in surface lots internal to the blocks while flats and townhomes each include integrated "tuck-under" or enclosed garages.
- Gardens are included along the backs of the apartment buildings and behind the flats, adjacent to the single family context.

LEGEND

Townhome Flats Apartments Existing Context



Gardens integrated with housing



Two-story townhomes



Garden entrance

OPTION 2: 3 STORY DEVELOPMENT



PROGRAM
255 Dwelling Units
1.5 Acres Gardens

DESCRIPTION

- 3-story apartment buildings define the edge of the site along an arterial street.
- Three-story story flats are located along new neighborhood streets that connect into the existing neighborhood.
- Three-story townhomes face an existing residential street and surround a new community garden.
- Apartments are site-parked or podium-parked while flats and townhomes each include integrated "tuck-under" or enclosed garages.
- Gardens are integrated into the development, creating community gathering spaces that also serve as gardens.

LEGEND

Townhome Flats Apartments Existing Context



3-story apartments facing gardens



Apartment's facing street



Courtyard gardens

COMMUNITY DIALOGUE SESSIONS

4^C NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



VILLAGE CENTER / MIXED USE - MEDIUM SITE

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

OPTION 1: 2-3 STORY DEVELOPMENT



OPTION 2: 3 STORY DEVELOPMENT



4^D NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



RESIDENTIAL INFILL - SMALL SITE

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

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

OPTION 1: 2-3 STORY DEVELOPMENT



LEGEND
■ Townhome
■ Flats
■ Existing Context

DESCRIPTION

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

PROGRAM

26 Dwelling Units

OPTION 2: 3 STORY DEVELOPMENT



LEGEND
■ Flats
■ Existing Context

DESCRIPTION

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

PROGRAM

36 Dwelling Units



Front stoops and porches



Connections to the outdoors



Cottage architecture



Townhomes greet the sidewalk



Variation in facade



Garage parking

COMMUNITY DIALOGUE SESSIONS



4th NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



MAIN STREET / MIXED USE - SMALL SITE

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

OPTION 1: 2-3 STORY DEVELOPMENT



LEGEND
Mixed Use Carriage House Townhome Existing Context



PROGRAM
31,000 SF Commercial
40 Dwelling Units

DESCRIPTION

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



Second-level plaza with steps from sidewalk



Outdoor cafe seating



Traditional context mixed use

OPTION 2: 3 STORY DEVELOPMENT



LEGEND
Mixed Use Carriage House Flats Existing Context



PROGRAM
30,000 SF Commercial
80 Dwelling Units

DESCRIPTION

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



Industrial context mixed use



Downtown context mixed use



Lively sidewalk environment

COMMUNITY DIALOGUE SESSIONS



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



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

MIXED USE PLACES

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

MAJOR CORRIDORS

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

HIGHLY CONCENTRATED

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

5^B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



CARDIFF

CARDIFF OVERVIEW

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

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

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



CARDIFF POTENTIAL SITES



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

192
HOUSING UNITS
TARGETED

CARDIFF PLANNING AREA

18%
OF CITY LAND
(2,268 ACRES)

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

CARDIFF AMENITY PROXIMITY

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

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

CARDIFF LAND USE BREAKDOWN

55%
SINGLE FAMILY
RESIDENTIAL

3%
COMMERCIAL
AND OFFICE

25%
OPEN SPACE
OR PARKS

2%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

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



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

LEGEND:

VILLAGE CENTER MIXED USE - MEDIUM SITE

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2 & 3-STORIES



2 & 3-STORIES



MAJOR CORRIDORS

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



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

LEGEND:

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2 & 3-STORIES



HIGHLY CONCENTRATED

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



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

LEGEND:

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

RESIDENTIAL INFILL - SMALL SITE

3-STORIES



3-STORIES



COMMUNITY DIALOGUE SESSIONS

5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



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

MIXED USE PLACES

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

MAJOR CORRIDORS

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

HIGHLY CONCENTRATED

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

5^B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



LEUCADIA OVERVIEW

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

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

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



LEUCADIA PLANNING AREA

24%
OF CITY LAND
(2,984 ACRES)

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

LEUCADIA AMENITY PROXIMITY

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

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

LEUCADIA POTENTIAL SITES



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

295
HOUSING UNITS
TARGETED

LEUCADIA LAND USE BREAKDOWN

67%
SINGLE FAMILY
RESIDENTIAL

3%
COMMERCIAL
AND OFFICE

13%
OPEN SPACE
OR PARKS

3%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

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



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

LEGEND:

■ MAIN STREET/MIXED USE - SMALL SITE

■ RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

3 3-STORIES



2/3 2 & 3-STORIES



MAJOR CORRIDORS

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



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

LEGEND:

■ MAIN STREET/MIXED USE - SMALL SITE

■ RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2/3 2 & 3-STORIES



2/3 2 & 3-STORIES



HIGHLY CONCENTRATED

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



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

LEGEND:

■ RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

3 3-STORIES



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



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

MIXED USE PLACES

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

MAJOR CORRIDORS

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

HIGHLY CONCENTRATED

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

5^B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



NEW ENCINITAS

NEW ENCINITAS OVERVIEW

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

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

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



NEW ENCINITAS POTENTIAL SITES



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

308
HOUSING UNITS
TARGETED

NEW ENCINITAS PLANNING AREA

19%
OF CITY LAND
(2,380 ACRES)

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

NEW ENCINITAS AMENITY PROXIMITY

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

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

NEW ENCINITAS LAND USE BREAKDOWN

75%
SINGLE FAMILY
RESIDENTIAL

12%
COMMERCIAL
AND OFFICE

6%
OPEN SPACE
OR PARKS

2%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

COMMUNITY DIALOGUE SESSIONS



5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

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



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

LEGEND:

NEIGHBORHOOD CENTER/
MIXED USE - LARGE SITE

2&3 2 & 3-STORIES



MAJOR CORRIDORS

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



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

LEGEND:

NEIGHBORHOOD CENTER/
MIXED USE - LARGE SITE

2&3 2 & 3-STORIES



RESIDENTIAL INFILL -
MEDIUM TO LARGE SITE

2&3 2 & 3-STORIES



HIGHLY CONCENTRATED

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



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

LEGEND:

RESIDENTIAL INFILL -
MEDIUM TO LARGE SITE

3 3-STORIES



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



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

MIXED USE PLACES

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

MAJOR CORRIDORS

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

HIGHLY CONCENTRATED

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

5^B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OLIVENHAIN OVERVIEW

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

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

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



OLIVENHAIN POTENTIAL SITES



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

192
HOUSING UNITS
TARGETED

OLIVENHAIN PLANNING AREA

28%
OF CITY LAND
(3,462 ACRES)

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

OLIVENHAIN AMENITY PROXIMITY

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

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

OLIVENHAIN LAND USE BREAKDOWN

86%
SINGLE FAMILY
RESIDENTIAL

<1%
COMMERCIAL
AND OFFICE

15%
OPEN SPACE
OR PARKS

0%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

5c READY-MADE HOUSING STRATEGIES

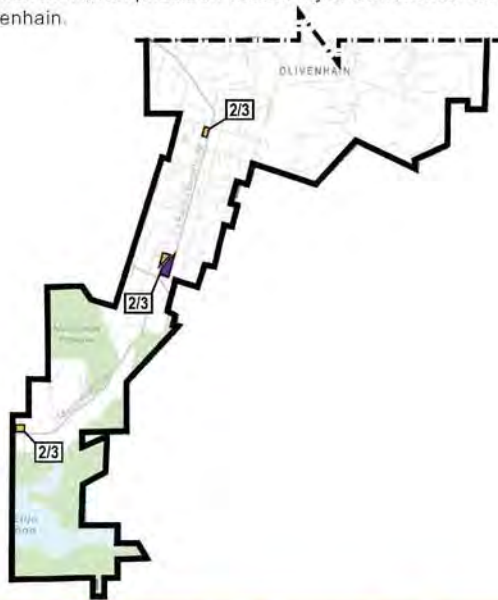
DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OLIVENHAIN

MIXED USE PLACES

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



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

LEGEND:

VILLAGE CENTER MIXED USE - MEDIUM SITE

RESIDENTIAL INFILL - SMALL SITE

2 & 3-STORIES

2 & 3-STORIES



MAJOR CORRIDORS

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



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

LEGEND:

VILLAGE CENTER MIXED USE - MEDIUM SITE

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

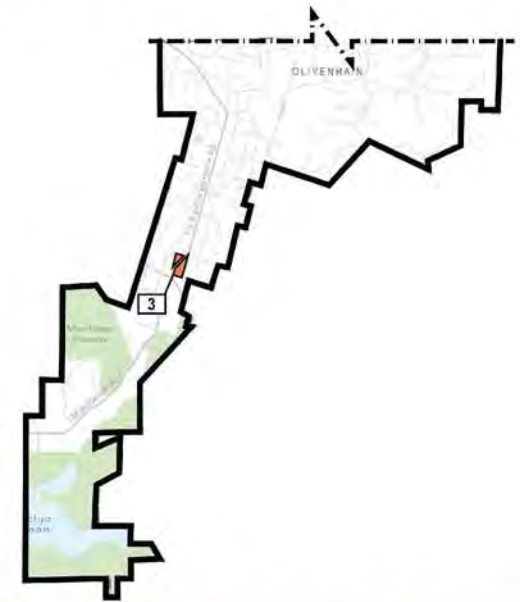
2 & 3-STORIES

2 & 3-STORIES



HIGHLY CONCENTRATED

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



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

LEGEND:

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

3-STORIES



5A READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



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

MIXED USE PLACES

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

MAJOR CORRIDORS

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

HIGHLY CONCENTRATED

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



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

BENEFITS OF THIS STRATEGY:

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

OTHER COMMENTS:

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

5^B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OLD ENCINITAS OVERVIEW

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



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

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

OLD ENCINITAS POTENTIAL SITES

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



295
HOUSING UNITS
TARGETED

OLD ENCINITAS PLANNING AREA

13%
OF CITY LAND
(1,656 ACRES)

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

OLD ENCINITAS AMENITY PROXIMITY

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

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

OLD ENCINITAS LAND USE BREAKDOWN

55%
SINGLE FAMILY
RESIDENTIAL

12%
COMMERCIAL
AND OFFICE

8%
OPEN SPACE
OR PARKS

6%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

COMMUNITY DIALOGUE SESSIONS



5c READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

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



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

LEGEND:

■ MAIN STREET/MIXED USE - SMALL SITE

■ RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2/3 2 & 3-STORIES

2/3 2 & 3-STORIES



MAJOR CORRIDORS

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



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

LEGEND:

■ NEIGHBORHOOD CENTER/ MIXED USE - LARGE SITE

2/3 2 & 3-STORIES



HIGHLY CONCENTRATED

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



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

LEGEND:

■ RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

3 3-STORIES



6 ENGAGE ONLINE AT E-TOWN HALL

WE WANT YOUR INPUT

YOUR VOICE COUNTS!

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

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

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

STEP 1: SELECT YOUR COMMUNITY

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

Old Encinitas

Where should approximately 295 houses be located in Old Encinitas and what characteristics should the housing have in those locations?

Share your ideas. Depending on how much time you have, feel free to participate in any but, two or all three exercises:

Select Your Favorite Ready-Made Housing Strategy

If you've got just a few minutes, check out these three strategies:

- Mixed Use Places
- Major Corridors
- Highly Concentrated

Then select your favorite. All three meet the goal of approximately 295 units - but do so in a way that's special to you.

Build Your Own Housing Strategy

If you have a bit more time to plan and design your own strategy, take a look at the site in Old Encinitas where your housing units could go. Pick your preferred site and then tell us what housing type should be located there. Since the share of housing units for Old Encinitas is approximately 295 houses, your strategy must accommodate roughly that many.

Describe Your Favorite Characteristics

What are the community characteristics that you would like to preserve or introduce in Old Encinitas?

If you want to tell us about the unique characteristics of Old Encinitas, describe them here so that decision makers can consider your views as part of the process. (Remember, the City will use this information to create design standards for the future property so that the community can be recognized that housing will be in with existing neighborhood.

SELECT

STEP 2: SELECT YOUR STRATEGY

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

MIXED USE PLACES

This strategy also takes advantage of the benefits of existing housing with retail and employment land uses. In this scenario, new housing and mixed use is focused in the downtown area, along Highway 325 on sites currently zoned for it, but need the building height limit to be three stories. Underutilized sites are chosen to strengthen the character of downtown and create the emerging cultural corridor. New housing is added at Coastal Gardens Drive and Encinitas Boulevard to connect to various existing vibrant places together in this area.

MAJOR CORRIDORS

This strategy also focuses housing primarily in medium to large undeveloped sites along major corridors. These sites would be built as a mix of new and older homes. Some sites would include a mix of housing and commercial uses. In this scenario, housing is clustered south of the intersection of Encinitas Boulevard and Coastal Gardens Drive to keep the passage of sites. A mixed use neighborhood center creates a new place to serve nearby tourist attractions and local businesses.

HIGHLY CONCENTRATED

This strategy also accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condos and apartments. In this scenario, housing is clustered at the intersection of Encinitas Boulevard and Coastal Gardens Drive in medium to large sites to reduce the area of this community that need future change.

SELECT



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

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

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

OPTION #1: "READY-MADE"

Review the three plans, then select your favorite strategy.

Read about each plan, scroll through the associated images, then www.AtHomeInEncinitas.info to select your preferred strategy. You have two options:

MIXED USE PLACES

This strategy also takes advantage of the benefits of existing housing with retail and employment land uses. In this scenario, new housing and mixed use is focused in the downtown area, along Highway 325 on sites currently zoned for it, but need the building height limit to be three stories. Underutilized sites are chosen to strengthen the character of downtown and create the emerging cultural corridor. New housing is added at Coastal Gardens Drive and Encinitas Boulevard to connect to various existing vibrant places together in this area.

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SELECT

OPTION #2: BUILD YOUR OWN

How would you allocate approximately 295 new housing units among some of these 11 sites in Old Encinitas and what housing type should these sites have?

Click on a site, then see the tabs below

Select a housing site on the map using the tabs below. Then under the tabs, choose what preferred neighborhood design you like, and select your preferred housing type (condo, townhome, or single-family house). Through more options to share your input on housing needs in Encinitas.

So far, you selected...

Site	Units
1	25
2	25
3	25
4	25
5	25
6	25
7	25
8	25
9	25
10	25
11	25
Total	295

Neighborhood Center/Mixed Use - Large Site, 2 & 3 Stories (105 Units)

Neighborhood Center/Mixed Use - Large Site, 3 Stories (105 Units)

No New Housing Units on this Site

SELECT

COMMUNITY DIALOGUE SESSIONS



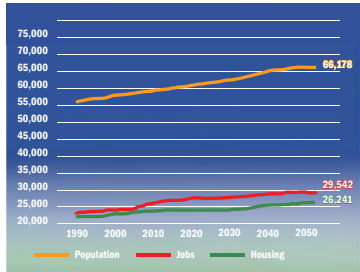
Community Dialogue Session 2

1A INFORM

WHY WE NEED TO PLAN FOR FUTURE HOUSING



WHY DO WE NEED A HOUSING PLAN?



Source: San Diego Association of Governments

1. OUR POPULATION IS CHANGING.

Population growth in Encinitas, and the region, is projected to continue into the foreseeable future. According to *SANDAG's Regional Growth Forecast, economic and population growth in Encinitas will continue at a steady rate into 2050. We will lose the organic and eclectic character that is Encinitas without having some housing at attainable prices.

*SANDAG - San Diego Association of Governments

People live, work and play in different ways than previous generations, so housing diversity is needed. The Millennial generation — people born in the 1980s and 1990s — has been slower to buy single-family homes than earlier generations. There are varying reasons for this situation, including rising student debt, cost of housing and new challenges in securing a mortgage for first-time home buyers. They also often want different things in housing and neighborhoods than are available today. They are looking for pedestrian- and bike-friendly communities with services and amenities nearby. As a result, for this younger generation, multifamily housing near retail locations is in greater demand than single family homes.



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

At the same time, the Baby Boomer generation is aging and this has impacts on the housing market. The senior citizens will seek to downsize and move into smaller homes in urban areas with easily accessible services, transportation, and amenities.



2. IT PROTECTS OUR QUALITY OF LIFE.

Planning for future housing helps avoid negative consequences of unplanned growth and ensures it will provide community benefits. Planning for housing ensures that it is located where we want it, and incorporates the community character and amenities that are important to Encinitas.

3. TAX DOLLARS ARE SAVED.

With an approved housing plan, Encinitas will be eligible for regional and state grants that can help fund infrastructure improvements and public amenities.

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

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



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



4. IT'S THE LAW.

Adequately planning for all housing needs for everyone in our community -- seniors, families, and young professionals at various income levels -- is a **requirement under state law**. The city could face significant repercussions if it fails to comply. These consequences include:

- Potential loss of land use control
- Increasing numbers of housing units that the city will be responsible for in the future.
- Ineligibility for a variety of park and infrastructure improvement funds.
- General Plan vulnerability.

1B INFORM

WHERE FUTURE HOUSING SITES WILL BE LOCATED



WHAT HAS BEEN THE PROCESS FOR IDENTIFYING APPROPRIATE HOUSING SITES?

1. IDENTIFY LAND BASED ON BEST PRACTICES FOR COMMUNITY PLANNING AND DESIGN

Per the State Department of Housing and Community Development (HCD), Encinitas' goal for meeting housing needs is housing 1,283 units.

Multiple factors were used to determine the ideal location for new housing sites, including:

- Livability
- Access to Jobs and Transit
- Outdoor Recreation
- Existing Utilities Capacity
- Construction Costs
- Environmental Sensitivity

The Framework Map below shows the mapping of these considerations.

FRAMEWORK MAP

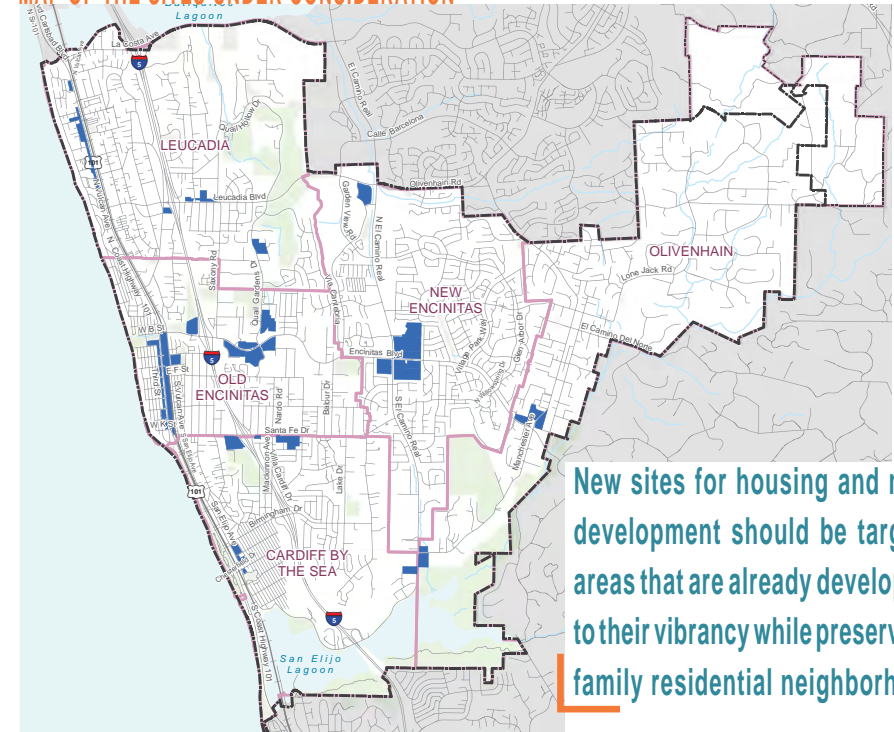


2. SELECT SPECIFIC FUTURE HOUSING SITES

The second step identified specific sites based on the location and framework analysis. These "viable housing sites" are identified in blue in the map below. When comparing the two maps side-by-side, it is apparent that many of the viable housing sites are located in or near the city's key, "activity centers" (shown as pink circles on the Framework Map). This suggests that new sites for housing and mixed use development should be targeted into areas that are already developed to add to their vibrancy while protecting single family residential neighborhoods.

All of these viable housing sites represent only about two percent of the City. However, less than that is needed to accommodate the required amount of housing.

MAP OF THE SITES UNDER CONSIDERATION



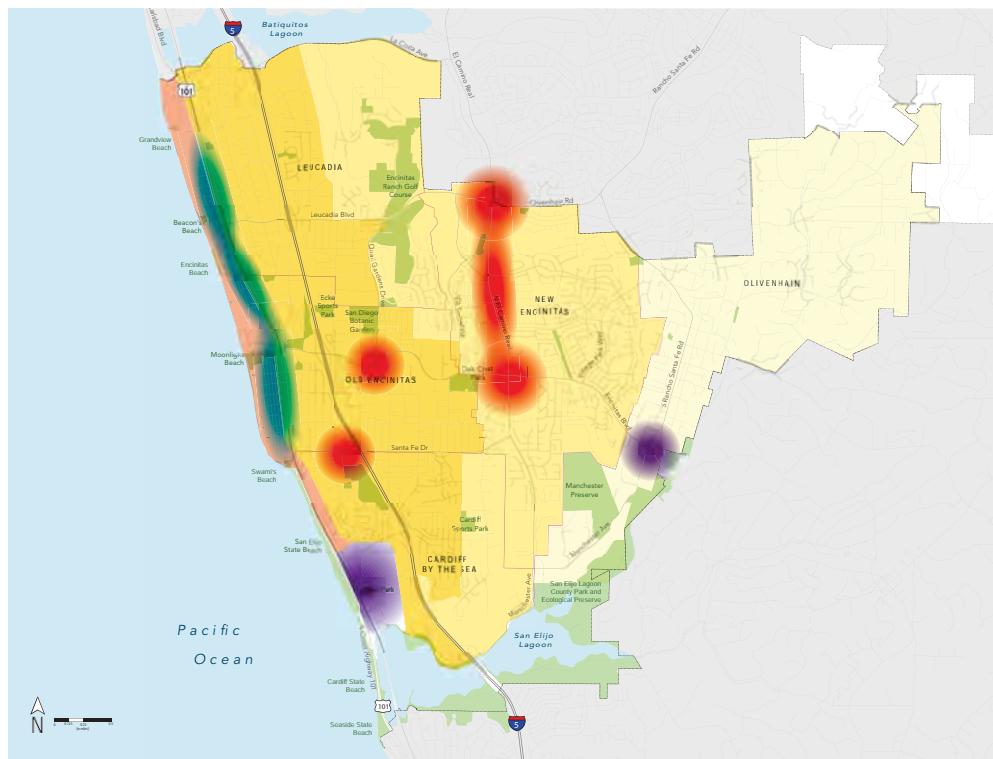
New sites for housing and mixed use development should be targeted into areas that are already developed to add to their vibrancy while preserving single family residential neighborhoods.

1c INFORM

HOW TO MAINTAIN COMMUNITY CHARACTER

COMMUNITY CHARACTER CONTEXT

Encinitas is made up of five district communities. In addition to the individuality of the different communities, various “community character” contexts exist citywide. The previous Community Dialogue Sessions resulted in the identification of various development characteristics and grouped them into “primarily residential” and “primarily mixed use” contexts. The map below shows them mapped citywide and the matrix identifies which community character contexts exist within each community.



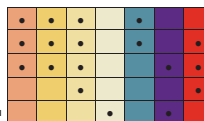
PRIMARILY RESIDENTIAL:

- Coastal Residential
- Inland Residential-Gridded
- Inland Residential-Curvilinear
- Rural Residential Neighborhood

PRIMARILY MIXED USE:

- Main Street Corridor
- Village Center
- Neighborhood Center

LEUCADIA

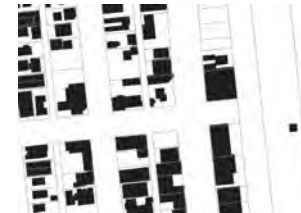


LINKING HOUSING WITH COMMUNITY CHARACTER CONTEXTS

Primary objectives are to preserve established single family neighborhoods and concentrate new growth into primarily mixed use areas of the city, where the capacity to support new housing exists. These areas also would benefit from the synergy of adding more housing and mixed-use choices. These areas are defined with three community character contexts:

MAIN STREET CORRIDOR

This context exists along Highway 101 in Old Encinitas and Leucadia. Properties are limited in depth and existing uses include a mixture of commercial and residential. The street-level for most of this context is animated with active uses such as retail and restaurants. This spine acts as the “main street” for the entire community.



VILLAGE CENTER

This context exists in Cardiff and Olivenhain. Properties vary in size and dimension. Various uses are present and much of this context includes clusters of buildings with plazas or open space connecting them.



NEIGHBORHOOD CENTER

This context exists along major corridors. It consists of primarily large commercial parcels which have high potential for redevelopment into mixed-use places.



1^D INFORM

WHAT HOUSING OPTIONS WILL BE AVAILABLE



WHAT TYPES OF HOUSING CAN WE EXPECT?

The Housing Plan update process aims to satisfy state requirements while also maintaining existing community character and enhancing the overall quality of life for Encinitas residents. There is no one-size-fits-all approach to meeting state requirements. The Housing Plan will encourage a mix of housing types that fit a variety of income ranges in order to promote complete neighborhoods where singles, young professionals, families, and seniors are all welcome. The variation of building types and forms will create interesting places where the unique community characteristics can be highlighted in various ways.

Six building types are ideal prototypes for satisfying new housing requirements and allowing for compatibility with existing places:

DUPLEX



CARRIAGE HOUSE



TOWNHOME



FLAT



MIXED USE



APARTMENT



WHAT MIGHT A NEIGHBORHOOD LOOK LIKE?

The potential future housing sites vary in size, shape, and context. Considering these various factors is important when envisioning what future housing development could look like.

The neighborhood prototypes below illustrate potential redevelopment scenarios. A successful housing strategy will accommodate a combination of these prototypes. The goal is to accommodate various housing and building types within a single development -- even on small sites when feasible.

	MAIN STREET (-M)	VILLAGE CENTER (-V)	NEIGHBORHOOD CENTER (-S)
MAIN STREET/MIXED USE - SMALL SITE	•	•	
NEIGHBORHOOD CENTER/MIXED USE LARGE SITE			•
VILLAGE CENTER/ MIXED USE MEDIUM SITE		•	•
RESIDENTIAL INFILL MEDIUM TO LARGE SITE	•	•	•
RESIDENTIAL INFILL SMALL SITE	•	•	•



MAIN STREET/MIXED USE - SMALL SITE



VILLAGE CENTER/MIXED USE
MEDIUM SITE



NEIGHBORHOOD CENTER/MIXED USE
LARGE SITE



RESIDENTIAL INFILL
MEDIUM TO LARGE SITE



RESIDENTIAL INFILL
SMALL SITE

2A ENGAGE

HOW THE COMMUNITY WAS ENGAGED



HOW HAS THE COMMUNITY GUIDED THE PROCESS?

In November 2014, "At Home in Encinitas" kicked off with a multi-faceted community engagement process. It was designed to educate the community about the Housing Plan process and requirements, and engage the community in a discussion about where new housing should be located, what it should look like, and how it could benefit the community. The engagement strategy happened in a two-step process:



STEP #1 - PROJECT AWARENESS

City staff hosted a series of citywide Community Dialogue Sessions (CDS) in November and December of 2014. These sessions occurred in public locations and included educational materials which explained the Housing Plan Update process and how to get involved. City staff guided participants through the information, answered questions and encouraged participation to collect community input.

All information and materials were made available on the City's website and City staff made more than 40 presentations to the community, businesses and civic organizations. Opportunities to participate were widely promoted through advertisements, direct mail, door hangers, e-newsletters, social media, posters, variable message signs, media coverage and at community events.



The Community Dialogue Sessions were promoted on highway construction signs.



City staff conducting outreach in the community.



Various materials and handouts were available for participants to read on their own time. Each individual community had unique information.

HOUSING PLAN TIMELINE TO-DATE:

- NOV. '14 Community dialogue sessions took place in each of Encinitas' five communities and e-Town Hall online engagement was launched
- JAN. '15 City Council and Planning Commission conducted joint study session to review results of public input
- FEB. '15 City Council and Planning Commission conducted joint study session to provide direction on a preferred land use and community character plan for future housing
- MAR. '15 City Council and Planning Commission conducted joint study session to review the complete draft housing plan and policies
- MAY '15 Submission of the draft plan for State review
- MAY '15 Environmental Impact Report (EIR) scoping meeting
- JULY '15 City Council and Planning Commission conducted joint study session to review the approach for developing zoning code standards and design guidelines associated with potential viable housing sites. A review of how the community would be engaged in the second phase of outreach was also presented
- SEPT. '15 Submitted updated draft plan to State addressing their review comments
- NOV. '15 Community Dialogue Sessions (part 2)



A series of posters explained the Housing Plan Update process. City staff walked participants through the information one-on-one.

500+
ATTENDEES AT COMMUNITY
DIALOGUE SESSIONS

COMMUNITY DIALOGUE SESSIONS PART 2



2^B ENGAGE

HOW THE COMMUNITY PARTICIPATED



HOW HAS THE COMMUNITY GUIDED THE PROCESS?

STEP #2 - PARTICIPATING ONLINE IN DEVELOPING A STRATEGY

Community members actively participated in drafting the final housing strategies through an interactive online exercise. The online tool was designed to be easy-to-use and allowed people to engage in various ways. The online activity had these steps:

1 - SELECT YOUR COMMUNITY

The first step was to identify your community. Participants were encouraged to develop a strategy for their own community, but they could also identify strategies for the other communities as well.



2 - SELECT YOUR FAVORITE HOUSING STRATEGY

The main activity allowed participants to choose, or vote for, their ideal housing strategy. There were two ways to craft a strategy:

- **“Ready-Made” Strategy** - Participants could choose from three suggested housing strategies for each community to meet the identified housing goals.
- **“Build Your Own” Strategy** - Participants could select individual sites and assign a neighborhood prototype to each one. They had to meet the identified housing goals before submitting their strategy.



1,000+
VISITORS TO E-TOWN HALL

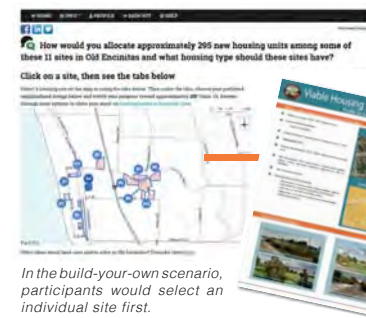


READY-MADE



Participants could select from three “ready-made” scenarios, each of which would meet the state housing requirements for that community. Each option included information about the strategy, as well as 3D models and photographs of what potential development could look like.

BUILD YOUR OWN



Each site included information about that property, including zoning, existing use, and photographs.



Next, participants chose which neighborhood prototype they considered appropriate for the site. Each prototype was associated with a density.

Participants had to meet or exceed the targeted housing goal before submitting their strategy.

2 ENGAGE

WHAT FEEDBACK WAS RECEIVED



HOW HAS THE COMMUNITY GUIDED THE PROCESS?

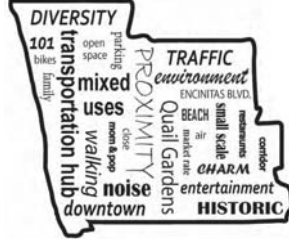
STEP #3 - DESCRIBING EACH COMMUNITY'S CHARACTERISTICS

Part of the online tool allowed participants to describe the characteristics of their communities that they valued. In some cases, they also indicated areas of concern. The city used this information in tailoring proposals for zoning options that would be context sensitive. The following "word clouds" provide a synopsis of the main characteristics and topics that were expressed for each community:

LEUCADIA



OLD ENCINITAS



CARDIFF



NEW ENCINITAS



OLIVENHAIN



WHAT KEY THEMES EMERGED?

WHAT WOULD MAKE A NEW HOUSING PLAN SUCCESSFUL?

The results from e-Town Hall show a clear preference for a housing strategy that emphasizes **mixed use in key activity centers** of every Encinitas community, with a combination of **two- and three-story buildings**. Some also saw mixed use as an opportunity to **grow the city's employment base** and either strengthen or create new, small businesses. **Infrastructure deficits** also were identified including concern about how new housing would affect existing residents. There is a desire to maintain or **enhance highly valued characteristics** in each of the city's five communities, with a common interest in **creating walkable places** that reflect the character of each community. Participants stressed that the City should develop tools that encourage production of new housing by private developers at **attainable prices**. The preference for mixed use and the desire to make what's great about Encinitas even better, combined with concerns about infrastructure and housing attainability suggest that new housing will be successful if it brings with it other benefits to the city and addresses perceived needs.



MIXED-USE IN KEY ACTIVITY CENTERS



WALKABLE PLACES



GROW EMPLOYMENT BASE AND SMALL BUSINESS



MAINTAIN CHARACTER AND SMALL-SCALE



TWO AND THREE-STORY BUILDINGS



ADEQUATE INFRASTRUCTURE

2^D ENGAGE

OUTCOMES FROM THE OUTREACH PROCESS



WHAT ARE THE STRATEGIES NOW BEING CONSIDERED?

Based on community input, three conceptual maps have emerged as potential strategies for achieving our housing goals. Two of these reflect the results of the on-line participation process and a third includes new sites that were suggested during the public participation process and removes certain highly objectionable sites based on public input received. Each map identifies potential locations for housing in different development types and contexts. From these, a final recommendation will be developed.

- Main Street Mixed Use - Small Site
- Village Center Mixed Use - Medium Site
- Neighborhood Prototypes
- Residential Infill - Medium to Large Site
- Residential Infill - Small Site

READY-MADE MIXED USE PLACES AS MODIFIED ON FEB. 5, 2015



READY-MADE MIXED USE PLACES

The "Mixed Use Places" housing strategy was the overwhelming preference of the three "Ready Made" strategies presented. It identifies future housing sites focused along the 101 Highway corridor and at key activity centers on Encinitas Boulevard. This housing strategy mixes new housing with retail and employment land uses, creating vibrant communities that are pedestrian and bicycle friendly.

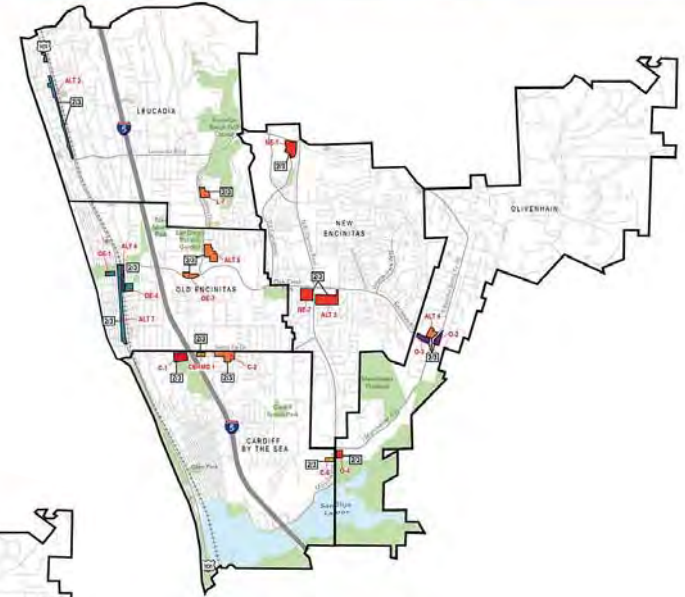
BUILD-YOUR-OWN

The "Build Your Own" strategy compiles input received from all participants that opted to "build their own" strategy (instead of selecting one of the three "Ready Made" strategies). Participants who "built their own" housing strategy identified two- and three-story mixed use housing on larger sites located along Encinitas Boulevard near Quail Gardens, off of El Camino Real, along Coast Highway 101 in Leucadia, Santa Fe Avenue in Cardiff, and Manchester Avenue in Olivenhain.

BUILD-YOUR-OWN AS MODIFIED ON FEB. 5, 2015



MODIFIED MIXED USE PLACES AS CREATED ON FEB. 5, 2015 AND AMENDED APRIL 8, 2015



MODIFIED MIXED USE PLACES

A third housing strategy was generated by the City Council, with contribution from the Planning Commission and with consideration of public input. This strategy is a modification of the Mixed Use Places strategy — it includes new sites that were suggested during the public participation process and removes certain highly objectionable sites based on public input received. In this strategy, more emphasis is placed on locating housing in areas served by transit and where the additional housing is complimented by existing pedestrian-oriented amenities.

3^A IMPLEMENT

HOW THE HOUSING SITES WILL BE REGULATED



WHAT DOES ZONING DO?

Zoning defines how a property may be used and developed. It defines where a building may be placed on a lot and which uses are allowed. It also regulates building size, parking and open space requirements.

Each individual property in the city is assigned to a “zoning district.” These seek to encourage compatible uses and building forms to be co-located. Zoning provides predictability for property owners to know what is allowed for their property and their neighbors.

Cities use zoning as a way to guide future growth and development and as a means for establishing common rules that all properties must follow.

ZONING APPLIES TO:

- Densities (state housing law and RHNA)
- Lot area and coverage
- Building placement
- Parking and access
- Open space
- Building height and articulation
- Transparency
- Building entrances
- Allowable uses, conditional uses, and prohibited uses



Zoning provides adequate private and common open space for residential uses.



Zoning promotes certain industries and businesses.



Zoning encourages housing diversity.



Zoning provides adequate parking for properties, depending on their use.

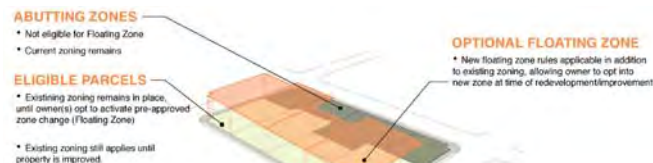


Zoning protects the character of an area.

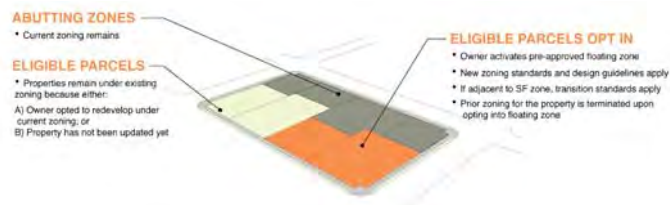
HOW WOULD A FLOATING ZONE WORK?

The “Floating Zone” concept is new for Encinitas: A set of new zones would be created for properties, but the zones would not be effective until a property owner elects to do so. They are in essence a set of pre-approved zone changes that “float” above the existing base zoning of designated properties, until they are activated when and if the property owner decides to do so. The floating zones expand a property owner’s options for development, in terms of land use, height and density.

AFTER PUBLIC VOTE:



WHEN PROPERTY REDEVELOPS:



WHY IS A FLOATING ZONE NECESSARY?

Floating zones are necessary to allow for development and land use standards that accommodate needed new housing. These new zones will also allow the City to more effectively guide quality development and design, which is compatible with existing community character. These zones give a property owner a choice whether to opt into the housing plan, or forgo doing so and retain their existing zoning rights.

3^B IMPLEMENT

ELEMENTS THAT ARE REGULATED



WHAT WOULD THE NEW ZONES REGULATE?

OPEN SPACE

INTENT: To support Encinitas' **outdoor lifestyle** and quality of life.

ZONING: The new zones require a certain amount of **private open space** (for individual units) as well as **common open space** for multiple units in a development to share.

PARKING

INTENT: To **provide sufficient parking** for new uses without over-parking, which can degrade the quality of the built environment and take up valuable land for other uses.

ZONING: Sets minimum and maximum parking requirements that must be provided on a development site, **based on the uses** within the building and the **distance to transit**.

BUILDING HEIGHT

INTENT: To meet required RHNA densities while **maintaining the low-scale** development patterns of Encinitas.

ZONING: Establishes maximum building heights (in feet) within a development based on the building type. In addition, a maximum percentage of a development that can be 3-stories is established in order to ensure a mixture of 2- and 3-story buildings.

BUILD-TO RANGE

INTENT: To encourage buildings to **address and animate** primary and side streets.

ZONING: Establishes a dimension range, starting at the property line parallel to the street, where a **certain percentage of the building facade must be located**. The "build-to range" varies based on context and street type.



TRANSITIONS

INTENT: To assure that new infill is compatible with neighboring properties, especially in established single family neighborhoods.

ZONING: Establishes a variety of "**transition standards**" based on the context of the individual project. Solutions include:

- Landscape buffering or appropriate fencing
- Lower height restrictions close to a single family zone
- Low-scale residential building types adjacent to single family.

DENSITY

INTENT: To meet RHNA's state housing law compliance for affordability and to promote a variety of new housing choices for Encinitas residents.

ZONING: Establishes a **minimum density** to ensure that each project meets affordability requirements as well as a **maximum density** to ensure that Encinitas remains a community of modestly-scaled development.

STREET ORIENTATION

INTENT: To encourage a lively and **pedestrian-friendly street edge** that adds interest and promotes a sense of safety.

ZONING: Establishes requirements for windows and entrances facing the street as well as variation in massing to **promote a sense of human scale**.

3^C IMPLEMENT

HOW THE NEW CODE CONSIDERS CONTEXT

LEVELS OF ZONING

R, X, S

30

M, N, V

PERMITTED USES

The new zone districts include a letter associated with the permitted uses. If an area is determined to be purely residential (no commercial), then the letter "R" is associated with that site. If a mixture of uses is permitted, then the letter "X" is associated with that site. If a storefront is required, then the letter "S" is associated with that site.

DENSITY

For the purposes of the new floating zones, a maximum density of 30 dwelling units per acre is permitted. Therefore, each new zone district includes "30" after the permitted use category.

CONTEXT

There are three primary contextual considerations, based on the existing or preferred location and surrounding character. These letters correspond to the primary "community character" contexts established in the first Community Dialogue Sessions:

- "M" for Main Street
- "N" for Neighborhood Center
- "V" for Village Center

X30-M & S30-M



Mixed use developments in context "M" will activate the street with storefronts and cafe seating.

X30-N & S30-N



Mixed use developments in context "N" will provide neighborhood services and add vitality to existing neighborhoods.

X30-V & S30-V



Mixed use developments in context "V" will provide more variation in building facades, but still create interesting spaces and connections to outdoors.

R30-M



Residential developments in context "M" will be located near the street edge with welcoming ground floor entries.

R30-N



Residential developments in context "N" will add housing variety to established neighborhoods.

R30-V



Residential developments in context "V" will respond to the village-like character with smaller-scale buildings and charm.

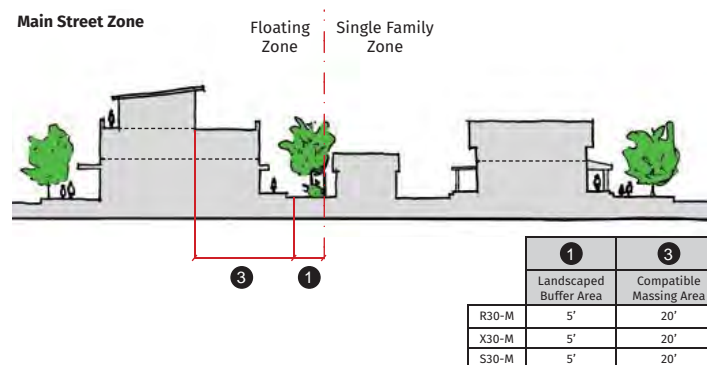


TRANSITIONS TO SINGLE FAMILY ZONES

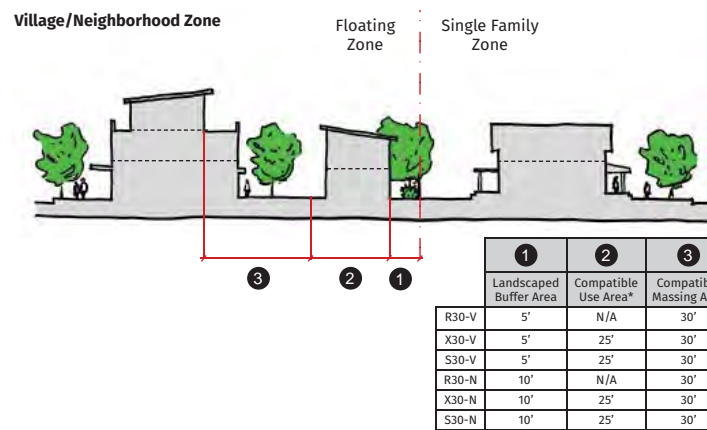
TRANSITIONS

A primary objective of the new zone districts is to preserve existing single family neighborhoods that are located adjacent to the new floating zones. For this reason, each new development must respect and sensitively transition in use and character when abutting single family residential zone districts. A variety of transition solutions are accepted, depending on the overall context and lot size. Where redevelopment lots are constricted in lot size, landscaping or fencing are acceptable options. Where more land is available, increased setbacks and lower building height restrictions also apply to the higher intensity zone district.

Main Street Zone



Village/Neighborhood Zone



*Compatible Use Area is only applicable in X30-V & X30-N

3D IMPLEMENT

HOW TO USE THE NEW ZONING STANDARDS



USER-FRIENDLY DOCUMENT AND PROCESS

The new "codelet" is designed to be user-friendly and encourage a more efficient process. The code is highly graphic, using 3D models and tables and charts to provide information in a concise and easy-to-understand format. Housing prototypes are identified as appropriate building forms in the S30-, X30-, and R30 zones and a matrix shows where each prototype is permitted. A new use chart also condenses allowed uses into an easy-to-read chart. Furthermore, definitions and explanations of particular terms are provided in the "Measurements and Exceptions" chapter. Some example pages are shown below.

30.36.020 Housing Prototypes

The section provides standards for six housing prototypes. Mixed Use Residential, Apartment, Flat, Carriage House, Townhome, and Duplex provide an assortment of potential housing prototypes that are compatible with existing development. Standards for each housing prototype supplement the standards for each zone that the each housing prototype is allowed in. Also, only certain housing prototypes are allowed in a designated Transition Area 2 (see Sec. 30.36.060).

	Neighborhood Center S30-H	Village Center X30-H	Main Street R30-H	Transition Area 2
Mixed Use Residential	■	■	■	■
Apartment	■	■	■	■
Flat	■	■	■	■
Carriage House	■	■	■	■
Townhome	■	■	■	■
Duplex	■	■	■	■

Key: ■ = Housing prototype allowed; □ = Housing prototype not allowed

Chapter 30.36, Floating Zones DRAFT October 25, 2019

Measurements and Exceptions

This section provides detailed information on the various measurements and exceptions for the new zoning standards. It includes diagrams and text explaining the requirements for different building types and uses.

1. **Setbacks**

2. **Height**

3. **Area**

4. **Other**

Use Category	Neighborhood Center	Village Center	Main Street	Transition Area 2
Residential Uses				
Mixed-Use Residential	■	■	■	■
Apartment	■	■	■	■
Flat	■	■	■	■
Carriage House	■	■	■	■
Townhome	■	■	■	■
Duplex	■	■	■	■
Commercial Uses				
Office	■	■	■	■
Retail	■	■	■	■
Food Service	■	■	■	■
Other	■	■	■	■

CONTEXT-SENSITIVE STANDARDS

The new "codelet" provides zoning standards for various contexts that appear throughout the city in order for new development to "fit in" depending on where the site is located and the surrounding context and uses. They are: Neighborhood Center, Main Street, and Village Center. They were derived through the Housing Element Update process.



CONNECT BETWEEN CODE & GUIDELINES:

The new "codelet" and design guidelines document were created in tandem and are designed to work together. Each document references the other so the correlation is apparent. While satisfying the standards in the new zone districts is mandatory and should be considered first and foremost when developing a property under the new floating zones, the design guidelines document should also be referenced early-on in a project in order to recognize design implications or solutions that the guidelines may impose. Both documents provide a context-sensitive approach to new housing infill design within the City of Encinitas and have taken into consideration multiple comments and concerns from the community.

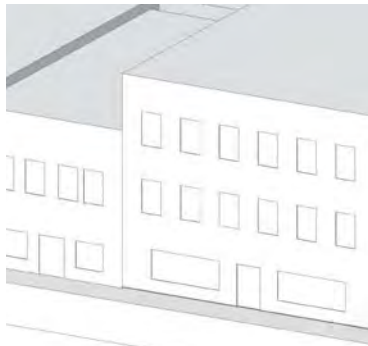
4A QUALITY

HOW THE QUALITY OF PROJECTS WILL BE ENHANCED

WHAT ARE DESIGN GUIDELINES?

A new set of design guidelines would apply to the floating zones. Design guidelines seek to promote **high quality design** within the floating zoning districts. They establish clear goals and expectations for **compatible design** and for respecting **community character**.

Whereas the **development standards** set forth in the floating zone districts are **quantitative and measurable** and address the basic form and location of improvements, **design guidelines** are more **qualitative**, and address finer-grained aspects. They offer direction for appropriate solutions while allowing for flexibility and creativity.



ZONING STANDARDS

Zoning standards establish basic requirements for new development. They are quantitative and provide a high level of predictability.



DESIGN GUIDELINES

Design guidelines seek to promote quality in for design and respond to unique community characteristics. They are more qualitative than the zoning standards.

DESIGN GUIDELINES SEEK TO:

- Promote high quality design
- Respond to context
- Respond to community character
- Offer flexibility in appropriate design solutions
- Promote creativity
- Enhance the public realm
- Enhance connectivity
- Provide sensitive transitions from public to private realm and to adjacent single family neighborhoods.



Design guidelines seek to promote high quality design.



Design guidelines seek to promote creativity.



Design guidelines seek to respond to community character.



Design guidelines seek to provide sensitive transitions from public to private realm.



Design guidelines seek to enhance the public realm.



THE GUIDELINES FORMAT

Design guidelines would be used by **property owners** in the R30, X30, and S30 floating zones, along with **developers and designers** working in those districts. **Residents** and other interested parties may also reference the guidelines as an educational tool in helping to achieve a common vision for Encinitas.

The guidelines are organized in a **hierarchical format**, with a variety of components. The letters below correspond to the design guideline to the right.

HOW TO READ THE DESIGN GUIDELINES

The guidelines are organized in a hierarchical format, with a variety of components. The letters correspond to the example design guideline that appears on the following page.

- (A) **GENERAL TOPIC** - This identifies a category to be addressed for a set of guidelines. This also appears in a gray box text in the top right of each page.
- (B) **INTENT STATEMENT** - This statement describes the overall intent of the guidelines that follow. In some cases, this intent statement may be referenced in considering alternative means of meeting a guideline.
- (C) **DESIGN GUIDELINE TOPIC** - Sets of related guidelines are grouped by topic heading. These are located in blue boxes with a numbering system that relates to each chapter. In other words, Site Design topics start with "SD" and Building Design topics start with "BD." This is used to reference specific design guidelines, i.e. "refer to guideline SD.1.a."
- (D) **DESIGN GUIDELINE** - This statement provides specific design direction within the topic area. The design guidelines are numbered in sequence to facilitate referencing them in formal reports and findings statements.
- (E) **SUPPLEMENTARY INFORMATION** - This material appears as "bullets" which provide additional information and in some cases include specific examples of appropriate solutions.
- (F) **ENVIRONMENTAL DESIGN ICONS** - These symbols relate to the city's commitment to incorporate environmental awareness in new design.
- (G) **IMAGES, DIAGRAMS AND GRAPHICS** - Sketches and photographs illustrate guideline intent.
- (H) **RELATED REFERENCES** - Some pages include "sidebars" which provide reference to other relevant information. Many of them include cross-references to the R30, X30 and S30 zone standards.

A Site Design Guidelines

B BUILDING PLACEMENT

C SD.1 BUILD-TO-AND-ESTRACKS

D 1. Locate a building to create a well-defined street frontage and minimize the visibility of parking areas.

E 2. Locate a building to respond to traditional development patterns in the design context.

F a. Position a building so that most of the facade is located within the build-to zone (established in the R30, X30 and S30 standards) to minimize the visual impacts of parking areas and promote an active, pedestrian-oriented street.

G b. Alternatives to Mixed-Use and build-to standards may be considered using these guidelines, where site configuration, topography or existing development patterns limit the feasibility of locating buildings at the sidewalk edge.

H c. In the Main Street context a new building should:

- Align at the sidewalk edge with a high percentage within the build-to area.
- Provide a clearly defined street edge, composed of storefronts (for a mixed-use building) or stoops (for a purely residential building).
- This may be varied to a limited extent to allow for expanded outdoor dining, plazas and courtyards, but the predominant

Building Placement

Locate a building to respond to traditional development patterns in the design context.

CONNECT TO CODE

Development chapter 30.05.001 of the zoning code for R30, X30 and S30 zones requires building at sidewalk edge.

4^B QUALITY

ELEMENTS THAT ARE CHECKED FOR COMPLIANCE



WHAT WOULD THE DESIGN GUIDELINES REGULATE?

OPEN SPACE

INTENT: To be designed to enhance the **public and private** realms, balance **indoor and outdoor** space and enhance **livability**.

GUIDELINES: Provide guidance on locating open space to be a **positive asset** and **encourage physical activity**, as well as for using **landscaping** to reduce the perceived mass of buildings and respond to the Encinitas climate.

PARKING DESIGN

INTENT: To minimize visual impacts of parking to promote a **walkable neighborhood** and support the traditional “**natural**” character of Encinitas.

GUIDELINES: Include solutions for minimizing visual impact of parking using **buffers**, enhancing **connectivity** to encourage walking, designing to be **human-scaled** and encouraging parking areas to **minimize on-site stormwater run-off**.

BUILDING HEIGHT

INTENT: New buildings should be **compatible** with the height of traditional buildings and incorporate **variation** in height.

GUIDELINES: Provide criteria for **varying building height** along a street, maintaining similar **floor-to-floor heights** as other traditional buildings, and also varying heights by **stepping back upper stories** to minimize scale at the sidewalk level.

BUILDING PLACEMENT

INTENT: To position buildings in a way that creates a **well-defined street edge** and conveys a **sense of human scale**.

GUIDELINES: Establishes direction for locating buildings to **minimize visibility of parking**, maximize **access to light and air**, and **respond to traditional development patterns** in each design context.



TRANSITIONS

INTENT: To **sensitively design** multifamily or mixed use development to be good neighbors when next to established single family neighborhoods.

GUIDELINES: Encourage **compatible uses**, lower-scale building, and encourage the transition area to be designed to be an **asset**, as experienced by single family neighbors nearby.

BUILDING MASS AND SCALE

INTENT: New buildings appear **similar in scale** to traditional buildings and **reduce perceived mass** of larger buildings.

GUIDELINES: Provide solutions for establishing a sense of scale and reducing perceived mass through **horizontal and vertical articulation** and **treatment of materials**.

STREET LEVEL INTEREST

INTENT: Each building should **enhance the pedestrian environment** at the street level and **activate** the street edge.

GUIDELINES: Provide options for creating **visual interest** and maintaining a sense of **human scale**. They also offer solutions for engaging the street with building entries and uses that provide “**eyes on the street**” for **enhanced safety**.

ACCESS AND CONNECTIVITY

INTENT: To encourage providing connections to nearby amenities and neighborhoods and to increase options for and **promote walkability**.

GUIDELINES: Provide solutions for **minimizing automobile and pedestrian conflicts**, enhancing connectivity, and **designing** such spaces to encourage active use.

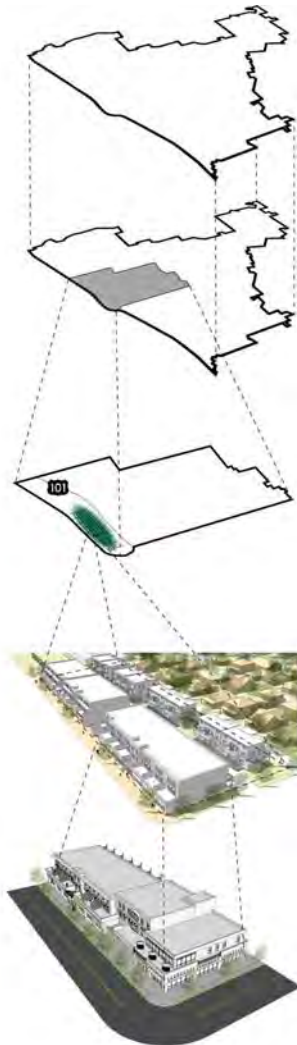
4^C QUALITY

HOW DESIGN GUIDELINES CONSIDER CONTEXT



LEVELS OF DESIGN GUIDELINES

The design guidelines will address these levels of design:



DESIGN PRINCIPLES

Overarching design principles express citywide design objectives. They apply to every project. They are:

- Design with Consistency and Integrity
- Respond to the Street
- Respond to Neighborhood Context
- Provide a Sense of Scale
- Design with Individuality
- Balance Indoor and Outdoor Activity
- Design for Views
- Provide a Progression of Space

COMMUNITY CHARACTER

Each project should reinforce the design traditions of the community in which it is located. The five communities with unique characteristics are:

- Old Encinitas
- Leucadia
- Cardiff
- New Encinitas
- Olivenhain

DESIGN CONTEXT

In addition to the community characteristics, each project should respond to its unique design context. They are:

- Main Street Design Context
- Village Center Design Context
- Neighborhood Center

SITE DESIGN

Specific design guidelines are provided for site design which encourage high quality in public and semi-public spaces. Objectives include:

- Creating a sense of place within each development
- Maximizing connectivity
- Designing the "edges" of a site to be assets to surrounding neighborhoods
- Making the best use of natural resources

BUILDING DESIGN

Design guidelines for building design encourage high quality design of individual buildings. Objectives include:

- Promoting a sense of human scale to building proportions
- Providing a consistent street edge
- Encouraging high quality materials and design
- Promoting variation in massing and building form
- Accommodating moderate increase in density while maintaining compatibility with established neighborhoods.

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4D QUALITY

HOW TO USE THE NEW DESIGN GUIDELINES

SITE DESIGN GUIDELINES

These pages illustrate some of the guidelines related to Site Design. Site design guidelines consider the placement and layout of buildings and other features on the property. Access and connectivity also are major considerations, both within an individual project, and as the project relates to the surrounding neighborhood. The arrangement of site design determines how close different physical elements are to one another, shaping how people perceive the built environment. This chapter also provides guidance for the design of sensitive transitions to provide coherence to the surrounding neighborhoods.

Site Design Guidelines

OPEN SPACE

Open space within a project should be designed to enhance the adjacent public realm, as well as the private realm. Balancing interior and exterior space and responding to context also are important. Open space also should be designed so that usability is enhanced, connections to nature are maximized and impacts to regional stormwater systems are minimized.

LOCATION OF OPEN SPACE

1. Locate some open space in a project to enhance the public realm.
 - a. Design the open space so that it can be accessed or at least observed by the public.
 - b. Consider the experience, purpose, and usage of an open space as it relates to the building type and user group.
2. Provide amenities that will encourage physical activity.
 - a. Provide shade, seating, public art and water features to promote that use.

CONNECT TO CODE:

Reference chapter X.X of the zoning code for RFD and MU/DZ districts, relating to required percentage of land to be used as open space.

Open Space

An external courtyard provides space for residents to connect to nature.

Consider the experience, purpose, and usage of an open space as it relates to the building type and user group.

Site Design Guidelines

OPEN SPACE

DESIGN CONSIDERATIONS FOR OPEN SPACE

1. Design open space to be a positive asset to the project.
 - a. Orient balconies, decks and windows to the open space.
 - b. Coordinate landscape materials with building materials.
 - c. Also coordinate the materials palette with adjoining properties.
2. Design site engineering features to serve as amenities.
 - a. When on-site stormwater detention is needed, design it to be actively used or observed by the public as an asset.
 - b. Also, design the feature such that it may be shared by adjoining properties when feasible.
3. Design site engineering features to serve as amenities.
 - a. When on-site stormwater detention is needed, design it to be actively used or observed by the public as an asset.
 - b. Also, design the feature such that it may be shared by adjoining properties when feasible.

CONNECT TO CODE:

Reference chapter X.X of the zoning code for RFD and MU/DZ districts, relating to required percentage of land to be used as open space.

Site Design Guidelines

PARKING DESIGN

The visual impacts of parking within a development should be minimized and buffered from public ways in order to promote a walkable neighborhood and support the traditional "neat" character of Encinitas. Each parking facility should contribute in a positive way to the neighborhood while avoiding negative impacts on traffic. Blue parking should be provided and it should be integrated into the parking plan, not as an afterthought. It should be visible, inviting, well-lit, and easy to use.

DESIGN CONSIDERATIONS FOR PARKING

1. Minimize the visual impact of surface parking.
 - a. Locate a parking area to the interior of a site, behind a building, where feasible. This is especially important on sloping property where the street wall should have a sense of enclosure.
 - b. Also locate a lot away from existing lower density residential zone districts or provide a buffer.
2. Provide a visual buffer between a parking lot about a sidewalk, path, or street.
 - a. Note that "buffering" does not mean fully screening the parking, but it does require creating a visual "filter" that softens the view of parked cars.
 - b. A low site wall may be used as a buffer. Materials should be compatible with those of the building.
 - c. A planted buffer may also be used, and should include a combination of trees, shrubs and ground covers.

CONNECT TO CODE:

Reference chapter X.X of the zoning code for RFD and MU/DZ districts, relating to parking location and access.

Parking Design

Provide a visual buffer between a parking lot about a sidewalk.

Use permeable materials for portions of a surface parking lot in order to reduce on-site run-off.

Site Design Guidelines

PARKING DESIGN

DESIGN CONSIDERATIONS FOR PARKING

1. Design a parking area to encourage walking, bicycling and using public transit.
 - a. Provide convenient pedestrian connections to a parking facility that lead to nearby services and transit.
2. Design a parking lot to be human-scaled.
 - a. Configure surface parking as a set of interconnected, smaller "rooms" with landscape buffers.
 - b. A buffer that separates two parking modules should be a minimum of 8 feet in width.
3. Design a parking area to minimize on-site stormwater runoff.
 - a. Use permeable materials for portions of a surface parking lot in order to reduce on-site run-off. Permeable materials include:
 - Dry laid pavers
 - Stone or brick pavers
 - Glue or grass-filled concrete block systems
 - b. Utilize strategies that allow stormwater runoff to be filtered within the parking area.
 - c. Incorporate trees as part of the parking lot landscaping.
 - d. Incorporate sloped curbs to allow stormwater to flow from the parking area into landscaped areas.

CONNECT TO CODE:

Reference chapter X.X of the zoning code for RFD and MU/DZ districts, relating to parking location and access.

BUILDING DESIGN GUIDELINES

These pages illustrate some of the guidelines for Building Design. This chapter addresses ways to integrate new development into the existing urban fabric instead of damaging the existing fabric to accommodate new development. With that being said, there is a dynamic relationship among the design variables that are addressed in this chapter. In some cases certain guidelines will be more important than others, and the degree to which each guideline must be met will vary with each project.

Building Design Guidelines

BUILDING ENTRY

The primary entrance to a building should orient to a sidewalk, pedestrian way or plaza. Its entry should create a strong relationship between the private and public realms. A building entry should be clearly visible from the street and it should provide a sense of connection to the neighborhood.

DESIGN CONSIDERATIONS FOR BUILDING ENTRY

1. Provide a clear connection between the primary building entry and the street.
 - a. Design the primary entry to be human scaled and clearly identifiable from the street. Options include:
 - Using architectural details or a change in materials to highlight a building entry.
 - Incorporating a stoop, porch or steps.
 - Creating a landscaped or paved path that leads from the building entry to the street.
 - Providing a sheltering element such as a canopy, awning, awning or portico to signify the entrance location.
 - Using variation in building form or massing to highlight a main entrance.
2. Orient the primary entrance of a building to face a primary street, an active plaza or pedestrian way.
 - a. The primary entrance should orient to a primary street, when feasible. In some cases, it may face a secondary street, when doing so would enhance the character of that street and the primary street is already activated with entrances of other buildings in the area.
 - b. In some cases, the front door itself may be positioned perpendicular to the street. In this case, the entry should still be clearly defined. This may be achieved by:
 - Incorporating a porch, stoop, or canopy for residential building types, or
 - Providing a recessed entry, canopy or awning for commercial/mixed-use building types.
 - Using other features that highlight an entrance may also be considered.

CONNECT TO CODE:

Reference chapter X.X of the zoning code for RFD and MU/DZ districts, relating to building entry and access.

Building Entry

Use variation in massing and building height to highlight a main entrance.

Use landscaping and ground cover to soften the scale of lower floors in relation to the street.

Building Design Guidelines

BUILDING MATERIALS

High quality building materials should be used to provide a sense of human scale and create visual interest. Materials that are "authentic" and durable should be used. Materials also should be consistent with those predominant in the community.

DESIGN CONSIDERATIONS FOR BUILDING MATERIALS

1. New building materials should contribute to the visual continuity of the specific community's character.
 - a. The material should be compatible with materials used most often in the context.
 - b. The use of synthetic stone (such as EIFS) for large surface areas is inappropriate.
 - c. The use of highly reflective materials for large surface areas also is inappropriate.
2. Use high quality materials to convey durability.
 - a. The material should be proven to be durable in the local Encinitas climate.
 - b. The material should maintain an intended finish over time or acquire a patina, when it is understood to be a desired outcome.
 - c. Materials at the ground level should withstand on-going contact with the public, including impacts without compromising the appearance. Those that some synthetic materials will not sustain the degree of frequent contact.
3. Use high quality materials to provide a sense of scale.
 - a. Use changes in material to express human scale while ensuring that the overall composition of the building design remains intact and does not appear overly busy.
 - b. Apply materials in units, panels or modules that help to convey a sense of scale, and provide a sense of texture through shadow lines and other attributes which provide visual interest.
 - c. Do not use large paneled products or other materials that produce extensive featureless surfaces.
4. Use sustainable building materials whenever possible.
 - a. Such materials are:
 - Locally manufactured
 - Low maintenance
 - Materials with long lifespans
 - Recycled materials

CONNECT TO CODE:

Reference chapter X.X of the zoning code for RFD and MU/DZ districts, relating to building materials and access.

CONNECT BETWEEN CODE & GUIDELINES:

The new "codelet" and design guidelines document were created in tandem and are designed to work together. Each document references the other so the correlation is apparent. While satisfying the standards in the new zone districts is mandatory and should be considered first and foremost when developing a property under the new floating zones, the design guidelines document should also be referenced early-on in a project in order to recognize design implications or solutions that the guidelines may impose. Both documents provide a context-sensitive approach to new housing infill design within the City of Encinitas and have taken into consideration multiple comments and concerns from the community.

Building Design Guidelines

BUILDING MASS & SCALE

A new building should appear similar in mass and scale to traditional buildings, including width and height. The perceived mass of a building should be reduced by dividing it into modules and expressing them in ways that cause them to appear to be a collection of smaller forms. Horizontal and vertical articulation also is important to establish an interesting facade and align important elements with established buildings of character. This method of "articulation" to reduce scale also benefits from the interaction with variations in materials and roof forms that can help convey the sense of a building being composed of smaller modules.

DESIGN CONSIDERATIONS FOR BUILDING MASS & SCALE

1. Provide horizontal expression at lower floor heights to establish a sense of scale.
 - a. Use materials, or a change in material, or an offset in the wall plane to define the scale of lower floors in relation to the street.
 - b. Align these features with similar ones along the street, where a distinct alignment pattern exists.
2. Provide vertical articulation in a larger building mass to establish a sense of scale.
 - a. Use modular columns, and a change in material or offset in the wall plane to break up long surfaces and define vertical building modules.
 - b. Organize modules to reflect widths of facades seen traditionally.
 - c. Vary the roof profile and step down some portions of the facade to express the different modules.
3. Establish a sense of human scale in each building design.
 - a. For a large residential or mixed use project, break up the development into several smaller buildings.
 - b. Use materials that convey scale in their proportion, detail and form. Materials applied in units, panels or modules help to convey a sense of scale, when they appear similar to those seen in the neighborhood.
 - c. Incorporate a base, middle and cap into building design where this is a pattern that is established along the street.

CONNECT TO CODE:

Reference chapter X.X of the zoning code for RFD and MU/DZ districts, relating to building mass and scale.

Building Mass & Scale

Align features with similar ones along the street, where a distinct alignment pattern exists.

Provide vertical articulation in a larger building mass to establish a sense of scale.

Establish a sense of human scale in each building design.

5A NEXT STEPS

HOW TO STAY ENGAGED

WHAT IS THE CURRENT STATUS OF THE HOUSING PLAN?

A draft Housing Plan, including the three alternative housing strategies, has been submitted to the State for review, and an **Environmental Impact Report (EIR)** is being prepared. The purpose of the EIR is to objectively evaluate the changes that might occur as a result of introducing new housing and to identify mitigation for any impacts identified. Key topics include traffic, public services and community character, along with many other environmental factors.

To ensure that the **community-supported solutions** identified through the public input process are implemented, **new zoning standards and design guidelines** are being prepared that will apply to these new housing sites. Zoning standards define the allowable uses and bulk or scale of development, while design guidelines address the appearance and quality of development. Both tools will promote compatibility with existing community character.



WE NEED YOUR INPUT!

The Zoning Standards and Design Guidelines work together to assure that new development under the Housing Plan fits into our goals of maintaining community character, maintaining traditional scale, creating sustainable neighborhoods, and diversifying our housing options.

This series of Community Dialogue Sessions is designed to inform the community about the process and the new policy documents, and solicit feedback in order to produce a final package for City Council. **We welcome your input!**

You may provide comments on the Zoning Code and Design Guidelines documents in two ways:

PASSPORT: Provide **written comments** on the "passport" provided to you tonight.

ONLINE: Visit www.athomeinencinitas.info and click on "contact us" page to provide comments via the web.



WHAT IS THE FINAL PROCESS FOR CREATING THE PLAN?

The City of Encinitas is dedicated to creating a future that is sustainable and livable for all. The Housing Plan will be our roadmap for directing new housing and mixed use development in order to meet state housing requirements while meeting our goals of maintaining community character and creating livable and sustainable neighborhoods.

The process for creating the Housing Plan is lengthy and requires lots of education, input from various entities, and ultimately acceptance from the voters of Encinitas. An Environmental Impact Report is currently being prepared. Once the EIR is published, City staff will work with the Planning Commission and City Council toward a Final Housing Plan. The final plan will then be referred to Encinitas voters in November 2016.



HOUSING ELEMENT TIMELINE TO-DATE:

- NOV. '14 ● Community Dialogue Sessions (Part 1)
- FEB. '15 ● CC/PC direction on preferred land use and community character plan for future housing
- MAY '15 ● Draft Plan submitted to state and EIR scoping meeting
- JULY '15 ● CC/PC review approach for new zoning and design guidelines for potential housing sites and how to engage community
- SEPT. '15 ● Updated Draft Plan submitted to state addressing comments
- NOV. '15 ● Community Dialogue Sessions (Part 2) - Public input on proposed Zoning and Design Guidelines

FUTURE HOUSING ELEMENT TIMELINE:

- DEC. '15 ○ Draft EIR Complete; public review and comment opens
- FEB '16 ○ Draft EIR comment period closes
- MAR '16 ○ Staff responds to comments on Draft EIR
- APR. '16 ○ Final EIR Published
- JUNE '16 ○ PC recommendation and CC endorses Plan to be referred to Encinitas voters
- NOV. '16 ○ Public vote on Housing Element

COMMUNITY DIALOGUE SESSIONS PART 2

