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Chapter 3
Project Description

3.1 Project Background and History

California State law requires each city and county to adopt a general plan for its physical development. A general plan is a key tool that addresses a variety of subject areas and expresses the community's development goals related to future land uses in the jurisdiction. In addition, the California State Legislature has identified the attainment of decent and suitable living as a major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the general plan.

Housing element law—first enacted in 1969 and significantly strengthened since—mandates that local governments adequately plan to meet the existing and projected housing needs of everyone in the community. The Housing Element for the City of Encinitas has not been updated since the 1990s, and a lot has changed since then. During the 1980s, Encinitas was one of the fastest growing communities in San Diego County. The 1980 population of 36,318 increased to 51,341 in 1987, representing a 41 percent increase in the seven-year period. The City incorporated in 1986. In the years that followed, Encinitas' population grew to 55,823 in 1990, 58,014 in 2000, and 59,518 in 2010. This represents a 16 percent total increase in a 23-year period. Population growth in Encinitas, and the region as a whole, is projected to continue to increase into the foreseeable future. According to the San Diego Association of Governments' (SANDAG's) Regional Growth Forecast, economic and population growth in Encinitas will continue at a steady rate into 2050 (refer to Section 4.11). Thus, Encinitas is faced with a changing population and demographics, which affect the types of housing that will be needed in the future.

In early 2013, the City Council worked together to create the Encinitas Strategic Plan, a document that identifies major needs and opportunities to help focus the City in effectively aligning resources with specific objectives. One of the eight identified Focus Areas in the Strategic Plan is Community Planning, which seeks to maintain safe and livable communities through well-maintained infrastructure and facilities, strong public safety, and significant environmental standards, while achieving diverse and affordable housing for present and future generations. One of the Council-identified goals within this Focus Area is for the City to secure a certified housing element. Based on this direction, the City

embarked on a process to update its Housing Element. The idea is that an update process will provide housing and land use strategies that closely reflect changing needs, resources, and conditions.

Encinitas is required to accommodate more housing to address existing and future housing needs in the community. Like the rest of the San Diego region, most new housing will be attached and multi-family types. This housing will predominately be sold or rented at market rates and will be built by the private sector, rather than the City. As is the case today, a small amount of the housing may be subsidized to assist a portion of those in need of assistance. The Housing Element must consider additional ways to promote new housing at attainable, market-rate costs beyond density alone.

3.2 Regional Housing Needs Assessment

The State Department of Housing and Community Development (HCD) is required to prepare a Regional Housing Needs Assessment (RHNA) for each Council of Governments in the State that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. After a region receives a housing needs determination, a methodology is developed to accommodate that anticipated regional growth in each city and county. The RHNA allocates housing needs in four income categories (very low, low, moderate, and above moderate income household categories) for each jurisdiction that will be used in local housing elements. Housing element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need.

This population forecast used to develop the RHNA determination and RHNA plans is also used for regional transportation planning purposes. Recent legislation, Senate Bill (SB) 375, integrates RHNA with the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). In the past, the RHNA was undertaken independently from the RTP. The Legislature passed SB 375 in 2008 as the land use and transportation planning component of the State's effort reduce vehicle miles travelled to achieve the greenhouse gas (GHG) emission reduction goals of the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32). The law recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing using transit, or by walking and bicycling.

SANDAG is the Council of Governments for the San Diego region and allocates to the 18 cities and the unincorporated area of San Diego County their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The intent of the process is to promote a mix of unit types, tenure, and affordability in all cities and counties; and to help achieve GHG emissions reductions from cars and light trucks. State Housing Element law also states that the RHNA process shall be consistent with the following four objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in all jurisdictions receiving an allocation of units for low and very low income households.

- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.

- Promoting an improved intraregional relationship between jobs and housing.

- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category.

The SANDAG Board of Directors adopted the final RHNA Plan by resolution for the fifth housing element cycle (January 1, 2013 – December 31, 2021) on October 28, 2011. The RHNA allocates housing needs in four income categories (very low, low, moderate, and above moderate) for each jurisdiction that will be used in local housing elements.

State law requires that housing elements in the San Diego region be completed by April 27, 2013, 18 months after the adoption of the 2050 RTP/SCS. The City of Encinitas has been assigned a RHNA of 2,353 new units for the January 1, 2010 to December 31, 2021 period. This allocation is distributed into various income categories: 1,033 extremely low/very low income units; 413 moderate income units; and 907 above moderate income units.

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the RHNA for the new cycle. This law affects the City of Encinitas' 2013–2021 Housing Element, requiring the City to address its deficit in sites for the previous housing element cycle (2005–2010). The RHNA penalty is 253 lower income units from the previous Housing Element cycle. Therefore in summary, the RHNA identified a housing need of 1,283 low and very low income housing units in the City of Encinitas, which includes the AB 1233 carryover.

In accordance with State Housing Element law, the RHNA-Plan process requires local governments to be accountable for ensuring that projected housing needs can be fully accommodated. It also provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land for the duration of the planning period. Through the City's HEU effort, a major focus has been placed on building a more complete residential lands inventory to accommodate the City's full share of RHNA. However, a jurisdiction can also take RHNA credit for new units approved, permitted, and/or built since the start date of the RHNA projection period to help reduce remaining RHNA obligations. Since the RHNA for the San

Diego region uses January 1, 2010 as the baseline for growth projections for the Housing Element planning period of 2013–2021, the City may count toward the RHNA any new units built or issued certificates of occupancy since January 1, 2010. In addition to units constructed, several residential development projects have been approved by the City and can also be credited toward satisfying the City's RHNA. Through this and other efforts to increase accessory unit production for lower income households, overall, the City has an unmet RHNA of 1,093 in the lower income category.

Because a housing element must identify and analyze a city's housing needs and establish reasonable goals, objectives, and policies based on those needs, the City must find ways to accommodate more attached and multi-family housing units to meet this unmet need. In accordance with State law, a density of 30 units per acre is deemed appropriate to accommodate housing for lower income households. This density is deemed appropriate for the following reasons:

- Higher densities promote lower per unit construction costs. Smaller lots or more units in a development mean that certain fixed development costs can be more spread out or absorbed more efficiently. For example, land costs can be lowered on a per unit basis. Density also provides potential reductions in municipal infrastructure and other costs through economies of scale.

- Higher densities enable housing grant opportunities. Some of the larger grant programs, such as the Strategic Growth Council's Affordable Housing and Sustainable Communities Program, provide funding to projects with a density of 30 units per acre. The State's Low Income Tax Credit Allocation Program provides program funding incentives for projects that exceed 25 units per acre.

- Higher densities help projects meet investor criteria. Non-profit and affordable housing developers demonstrate in pro-formas that higher density helps projects earn slightly higher return on equity that it would have otherwise. Builders depend on the higher density numbers for a couple of reasons, but without the density, the affordable component would lower return on equity below what the investors would accept.

- Higher densities provide more attainable housing. Detached homes cost much more than most apartments and condominiums. The size of a unit or number of bedrooms is also a predictor of a rent or sale amount.

- Higher densities reduce occupant housing costs. Because more units are in a development, infrastructure installation and maintenance costs are spread out over a larger number of units. The cost savings can be passed on to new residents.

3.2.1 Sites Inventory

State law requires that housing elements demonstrate that the agency has enough land adequately zoned to accommodate its share of the regional growth. For this reason, local

agencies prepare land inventories to identify specific sites suitable for residential development and compare it to the local government's RHNA with its residential development capacity.

Under the Land Use Element of the City's adopted General Plan, and by a review of data from SANDAG and the County Assessor's Office, the City has been able to identify an adequate number of properties zoned to accommodate future housing needs within the moderate and above moderate income levels. However, the City does not have enough sites to meet its RHNA housing obligations for the very low and low income levels. As such, in order to comply with State Housing Element law, the City compiled an inventory of sites that could accommodate additional lower-income housing units. Therefore, the City's residential lands inventory include sites that are in the process of being made available (i.e., planned) for residential uses via rezones.

Land suitable for residential development includes all of the following:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential development;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

Details regarding the complete residential sites inventory are included in the Housing Element. This residential lands inventory includes a parcel specific listing of sites that are available to accommodate the City's full share of the regional housing need, by income level, during the planning period.

3.2.2 Approach to Addressing RHNA

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. 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. Potential multi-family housing sites were identified based on generalized community preferences and by using community design and planning principles. Factors considered when identifying sites to accommodate housing attainable for everyone in the community included:

- **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 do not create a unique sense of "place." These areas could benefit from the synergy of multi-family housing commercial uses that make them more pedestrian-friendly and help to create special places. The following eight key activity centers were identified as a framework for considering future housing sites at community dialogue sessions. The centers are illustrated on Figure 3-1.

  1. **Highway 101 Corridor North**
     - Older commercial strip emerging as mixed use area
     - Potential for increased density along west side of Highway 101 near Leucadia Boulevard
     - 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 Interstate 5

  4. **Cardiff Village Center**
     - Established mixed use town center, at a relatively low scale with a unique character
     - Opportunities for multi-family housing in a "village" setting, sensitive to existing character

Map Source: City of Encinitas

KEY ACTIVITY CENTERS:

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

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

3 SANTA FE DRIVE ACTIVITY CENTER
- Underdeveloped area with opportunity to evolve to mixed-use center
- Accessible by bike and bus routes
- Close to I-5

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

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

6 7 INLAND NEW ENCINITAS ACTIVITY CENTER
- Concentrated around Olivenhain Road and Encinitas Boulevard
- Auto-oriented commercial areas that have potential to be higher density, mixed use areas due to regional focus and draw
- Larger parcels- suitable for mixed-use development
- Other opportunities along the El Camino Real corridor

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

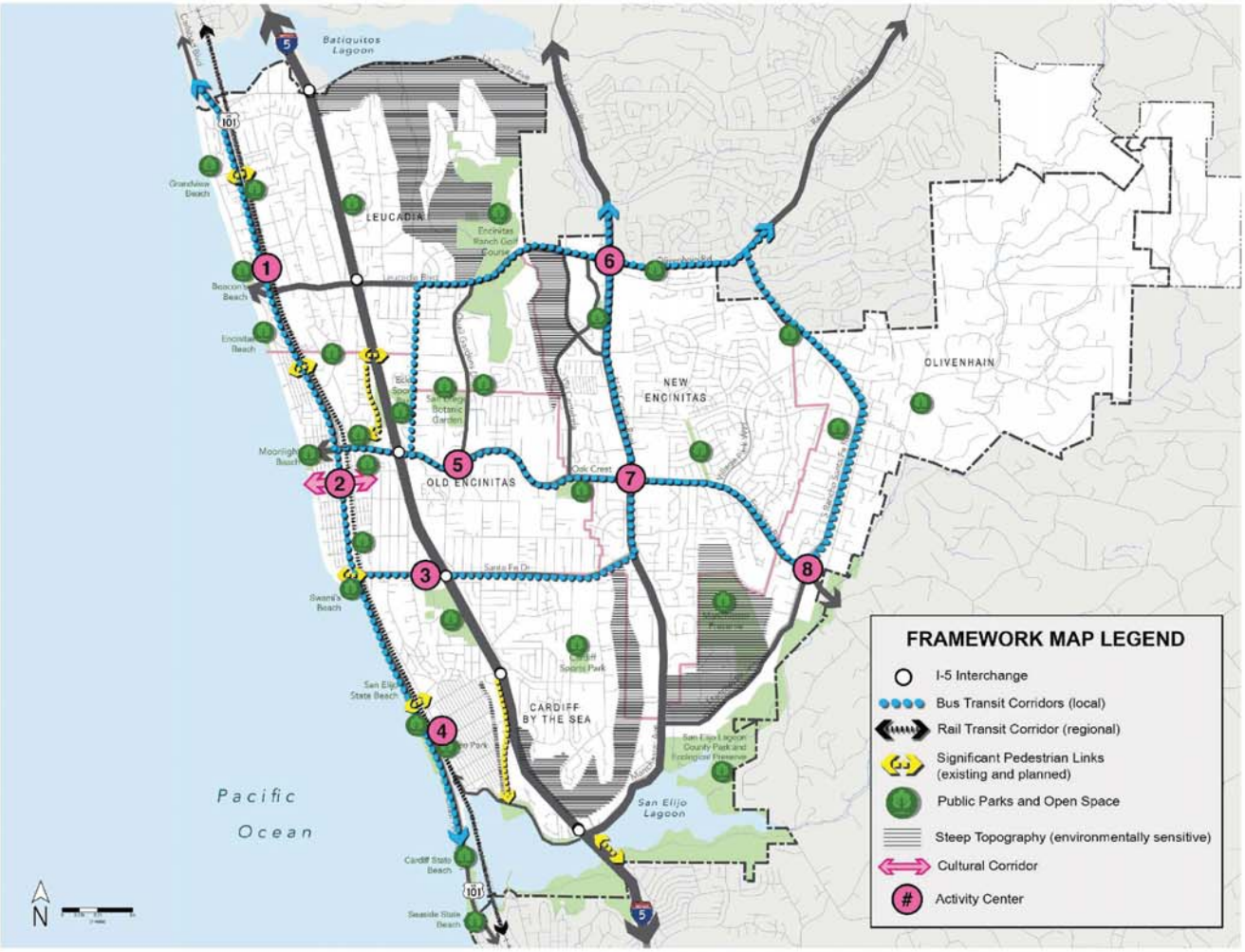

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FIGURE 3-1
Key Activity Centers

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5. **Inland Old Encinitas Activity Center**
   - Along Encinitas Boulevard near Quail Gardens Drive
   - Potential for multi-family housing that is sensitive to established single-family
   - Accessible by bike and bus routes
   - Close to cultural attractions: Encinitas Ranch Golf Course, Heritage Museum, Leichtag Foundation, Public School, and Botanic Gardens

6-7. **Inland New Encinitas Activity Center**
   - Concentrated around Olivenhain Road and Encinitas Boulevard
   - Auto-oriented commercial areas that have potential to be higher density, mixed use areas due to regional focus and draw
   - Larger parcels suitable for mixed use development
   - Other opportunities along the El Camino Real corridor

8. **Olivenhain Village Center**
   - Potential for mixed use "village," with more rural design character
   - Could provide enhanced services to nearby neighborhoods

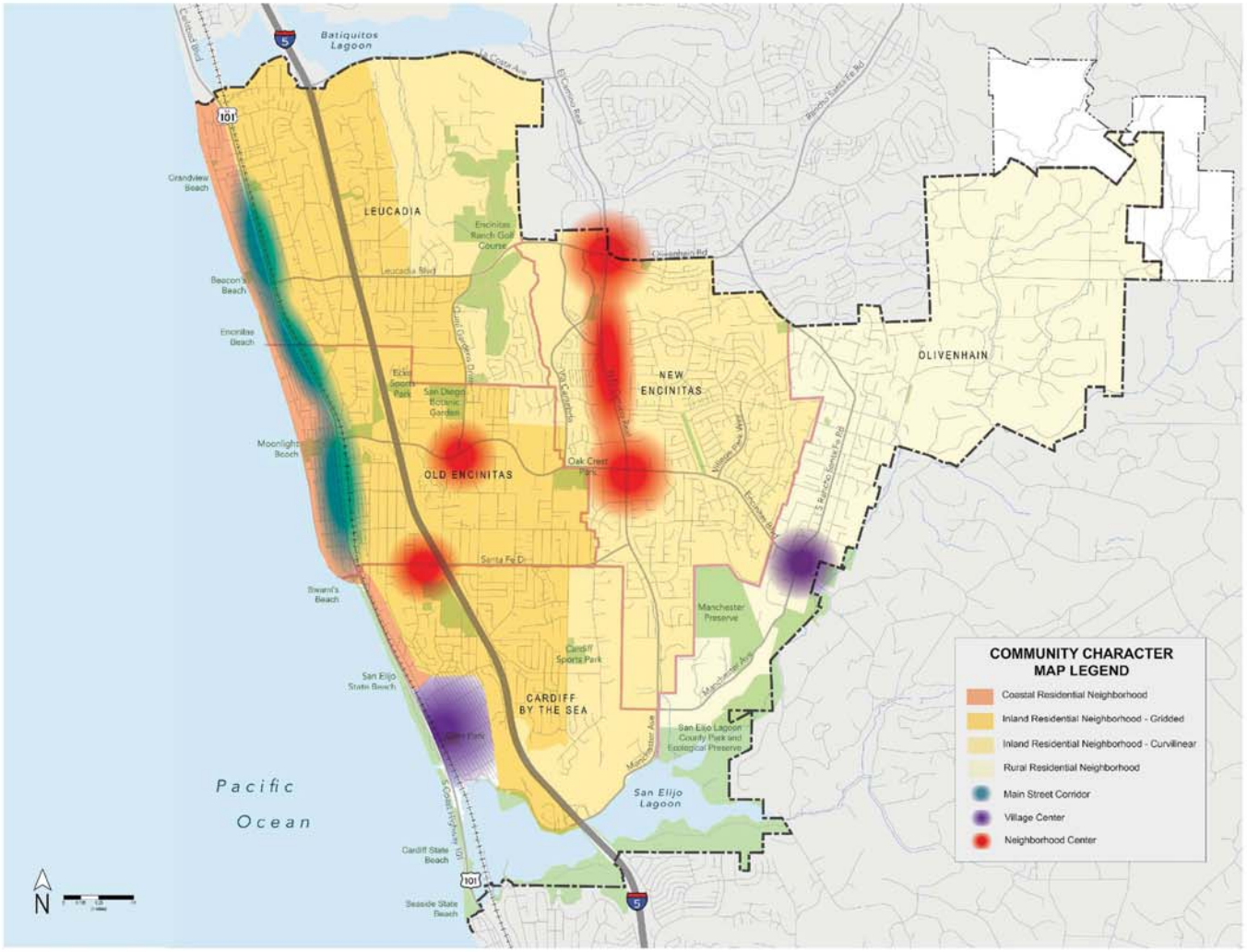
3.2.2.1 Community Character Mapping

In conjunction with the community dialogue sessions, a community character map was composed, which seeks to describe the various types of "community character" that exist in Encinitas (Figure 3-2). Areas are described to recognize differences in their physical characteristics, including street layout, lot size, and building form and scale. Some of these character areas are ones in which the potential exists for introducing multi-family housing. Other character areas may not have much potential for multi-family housing, but any new development along those boundaries should be designed to create a positive transition to them. 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. The various community character areas are described in detail in the Environmental Setting section of this Program Environmental Impacts Report (PEIR) (Section 2.4.2).

3.2.2.2 Neighborhood Prototypes

To plan for future growth in a sustainable manner, the City conducted an extensive visioning and mapping exercise with the community with the objective to preserve the character of most existing neighborhoods while channeling growth to targeted areas. Five neighborhood prototypes were developed to help the public better visualize how additional housing could be accommodated within the fabric of the five distinct communities within the City (Figures 3-3a through 3-3e). The five prototypes included:

Map Source: City of Encinitas



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

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

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

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

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FIGURE 3-2
Community Character

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Map Source: City of Encinitas

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

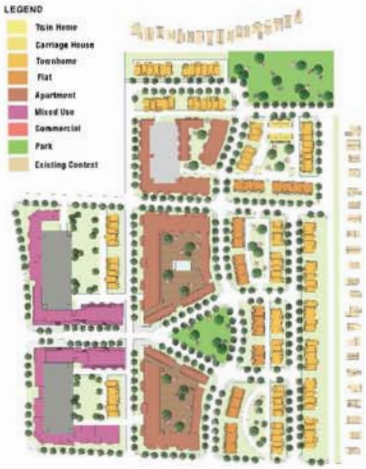
DESCRIPTION
- Vertical and horizontal mix of uses.
- One and two-story commercial buildings located on arterials, with new "main street" including 2-story stacked uses.
- Parking is mainly provided via internal surface parking lots, except for a couple apartment blocks adjacent to the mixed use "main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

Two-story commercial

Paseo

Public plaza

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.

Traditional townhomes (pitched roof)

Courtyard amenities

3-story apartments

FIGURE 3-3a

Neighborhood Prototypes: Neighborhood Center/ Mixed Use – Large Site

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Map Source: City of Encinitas

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.

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.

3-story apartments facing gardens

Apartments facing street

Courtyard gardens

FIGURE 3-3b

Neighborhood Prototypes: Residential Infill – Medium to Large Site

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Map Source: City of Encinitas

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

PROGRAM
11,000 SF Commercial
175 Dwelling Units

DESCRIPTION
- 2-story mixed use "liner" buildings frame the main intersection into the "center" and help support the larger existing commercial development behind them.
- 3-story flats along the main street complement the area with new residential types.
- A 3-story apartment cluster with underground parking is located at the edge of the "center."
- 2-story residential prototypes such as flats, townhomes and carriage houses are used as transitions into the existing "center" and surrounding neighborhood.

OPTION 2: 3 STORY DEVELOPMENT

PROGRAM
11,000 SF Commercial
255 Dwelling Units

DESCRIPTION
- 3-story mixed use "liner" buildings frame the main intersection into the "center" and help support the larger existing commercial development behind them.
- 3-story flats along the main street complement the area with new residential types.
- A 3-story apartment cluster with underground parking is located at the edge of the "center."
- 3-story residential prototypes such as flats, townhomes and carriage houses are used as transitions into the existing "center" and surrounding neighborhood.

FIGURE 3-3c

Neighborhood Prototypes: Village Center/ Mixed Use – Medium Site

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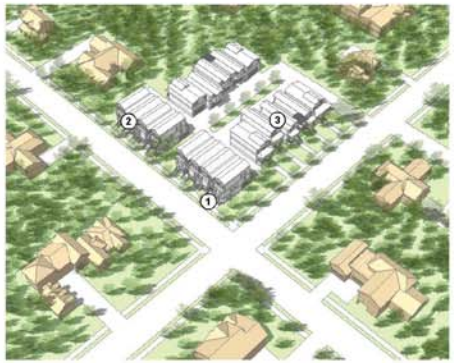
Map Source: City of Encinitas

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



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

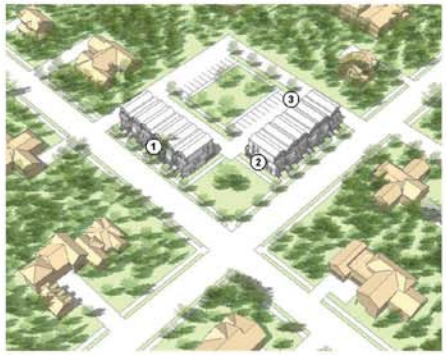
26 Dwelling Units

Front stoops and porches

Connections to the outdoors

Cottage architecture

OPTION 2: 3 STORY DEVELOPMENT



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

Townhomes greet the sidewalk

Variation in facade

Garage parking

FIGURE 3-3d

Neighborhood Prototypes: Residential Infill – Small Site

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Map Source: City of Encinitas

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

PROGRAM
31,000 SF Commercial
40 Dwelling Units

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

Second-level plaza with steps from sidewalk

Outdoor café seating

Traditional context mixed use

OPTION 2: 3 STORY DEVELOPMENT

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

FIGURE 3-3e

Neighborhood Prototypes: Main Street/ Mixed Use – Small Site

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a. Main Street/Mixed Use (small sites[1])

This neighborhood prototype envisions redevelopment along Highway 101 or other local "main street" designations. New development is "mixed use," including retail or restaurants on the ground floor with housing above, or a closely integrated mix of single-use buildings.

In each option, the building is located at the sidewalk edge to define the street and create a lively sidewalk experience. Examples of associated features bulleted listed below:

- A large mixed use building with ground floor commercial and two upper floors of residential along most of the façade.
- 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 multi-family context.
- Parking is provided underground and on the ground floor, accessed from the alley, and on the ground floor of carriage houses.

b. Neighborhood Center/Mixed Use (large sites[2])

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. Sites generally would include features similar to these:

- Vertical and horizontal mix of uses.
- One- and two-story commercial buildings located on arterials, with new "main street" including two-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.

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[1] "Small sites" is a qualitative reference to scale of the site area relative to the surrounding context. Lot features, building form, and placement is typically characterized by a smaller built environment and parcelization that is similar.

[2] "Large sites" is a qualitative reference to scale of the site area relative to the surrounding context. Lot features, building form, and placement is typically characterized by a larger built environment and parcelization that is similar.

- Two-story townhomes and twin homes provide a transition to existing single family neighborhoods.

c. Village Center Mixed Use (medium sites[3])

This prototype 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. Sites generally would include features similar to these:

- Two-story mixed use "liner" buildings frame the main intersection into the "center" and help support the larger existing commercial development behind them.
- Three-story flats along the main street complement the area with new residential types.
- A three-story apartment cluster with underground parking is located at the edge of the "center."
- Two-story residential housing types such as flats, townhomes and carriage houses are used as transitions into the existing "center" and surrounding neighborhood.

d. Residential Infill (medium to large sites)

This prototype incorporates multi-family of larger scale with single-family attached as the site transitions into the existing single-family context. This prototype 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 prototype 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. Sites generally would include features similar to these:

- Three-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.

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[3] "Medium sites" is a qualitative reference to scale of the site area relative to the surrounding context. Lot features, building form, and placement is typically characterized by a medium/large built environment and parcelization that is similar.

- 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.

e. Residential Infill (small site)

The Residential Infill-Small Site neighborhood prototype is provided as an option for incorporating infill multi-family 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. Sites generally would include features similar to these:

- Three-story flats face primary street.
- Two-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.

3.2.2.3 Site Selection

Using the siting principles and neighborhood prototypes described above, the City Council with contribution from the Planning Commission and with consideration of public input identified a total of 32 viable housing opportunity sites from the inventory that in various combinations could be used to satisfy the City's housing deficit (Refer to Appendix B – Housing Site Summaries). A 33rd viable site was added in response to input from the community (refer to the Community-based Housing Map Group (CBHMG), below; refer to Appendix C, Project History). These viable housing opportunity sites (hereafter "housing sites") are dispersed throughout the five communities of the City as described below (refer to Figure 3-4a through 3-4e: Housing Sites). A detailed description of each community is discussed in Chapter 2.0 (Environmental Setting).

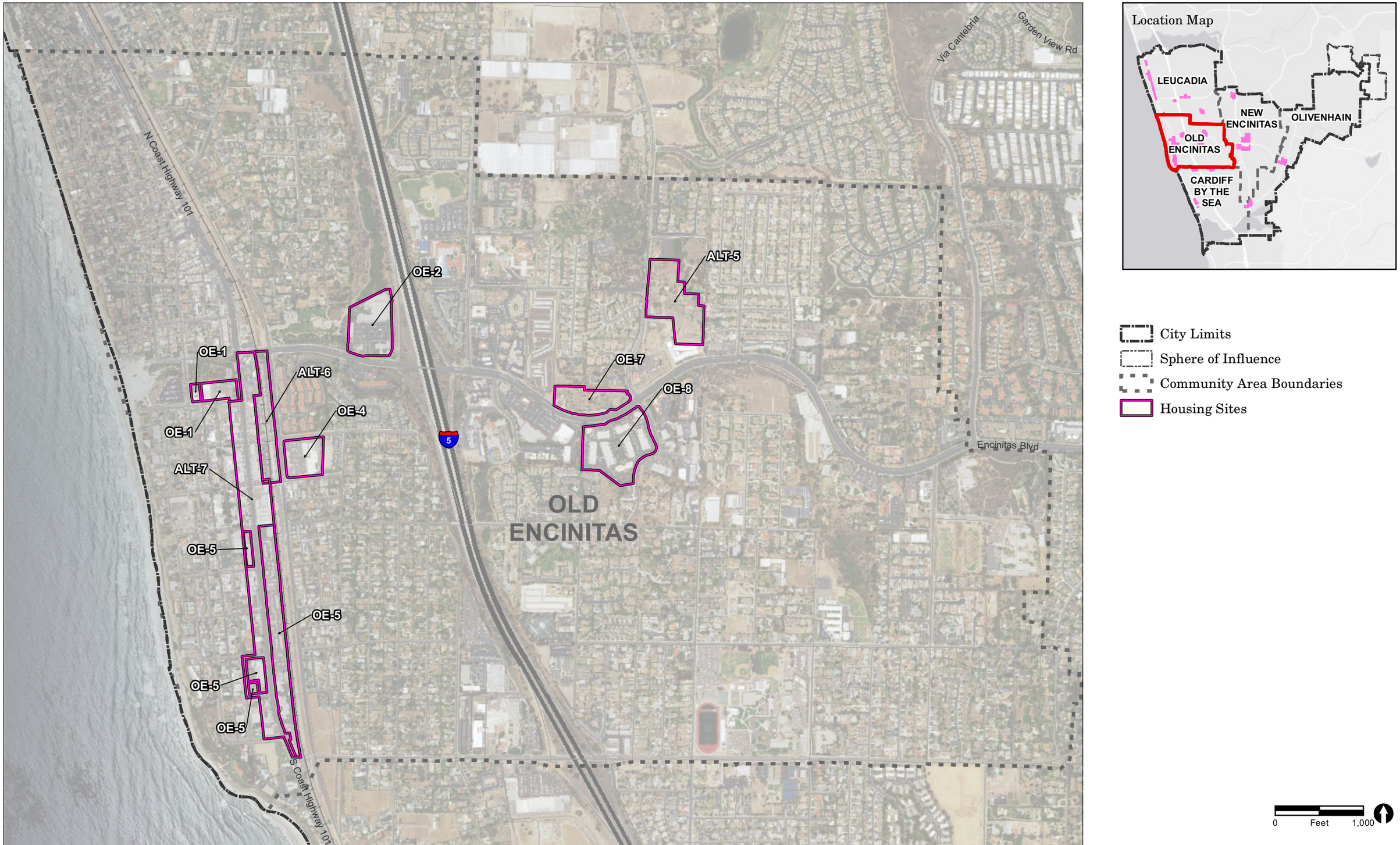

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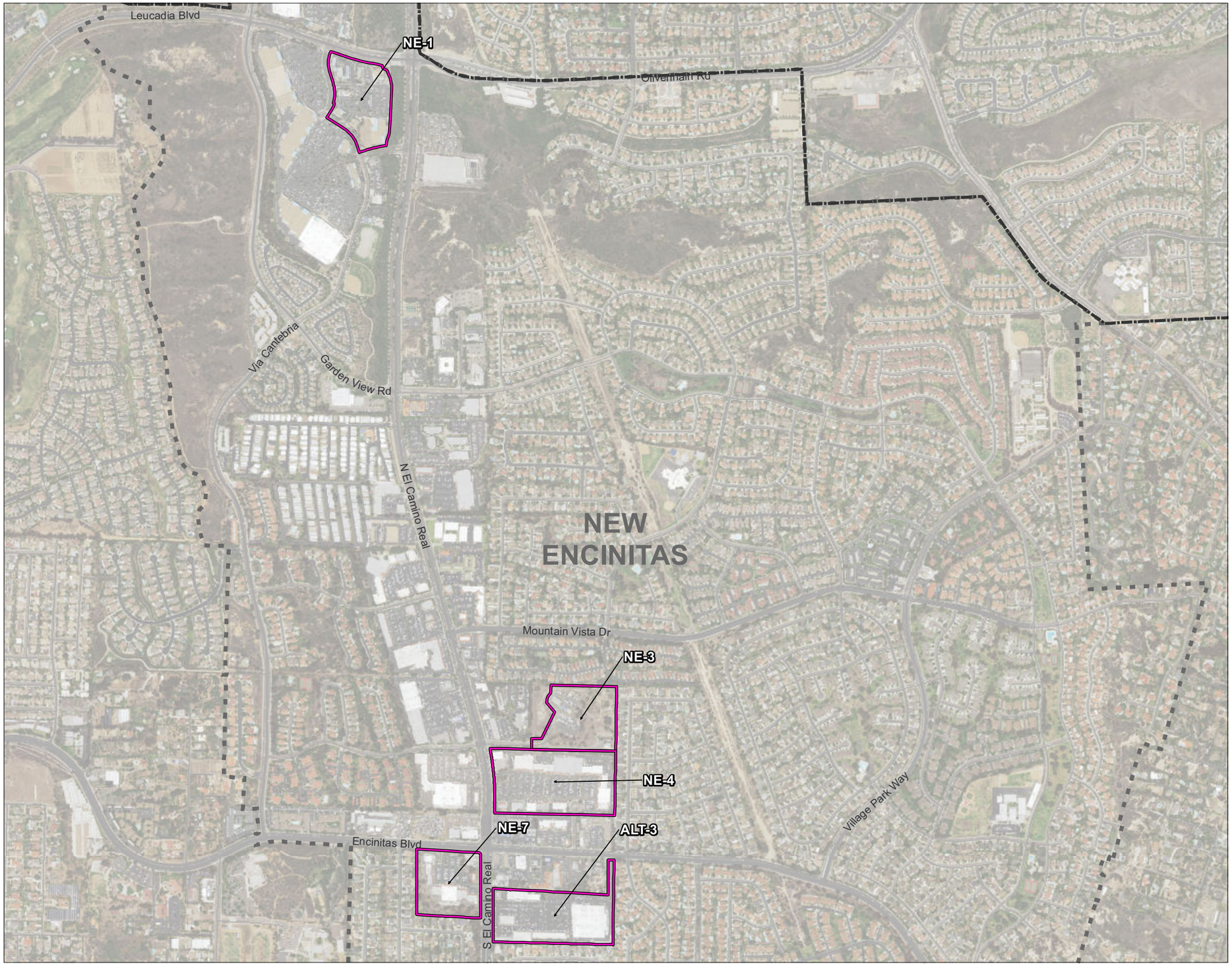
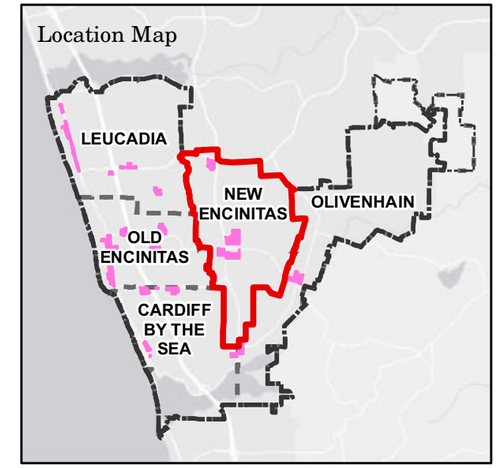
FIGURE 3-4a
Housing Sites – Old Encinitas





City Limits
Sphere of Influence
Community Area Boundaries
Housing Sites

0 Feet 1,000

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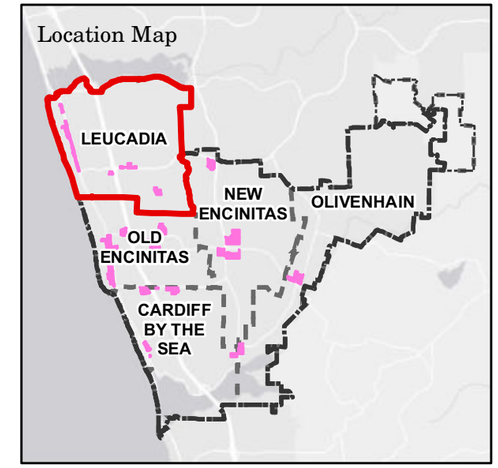
FIGURE 3-4b
Housing Sites – New Encinitas



City Limits
Sphere of Influence
Community Area Boundaries
Housing Sites

0 Feet 1,000

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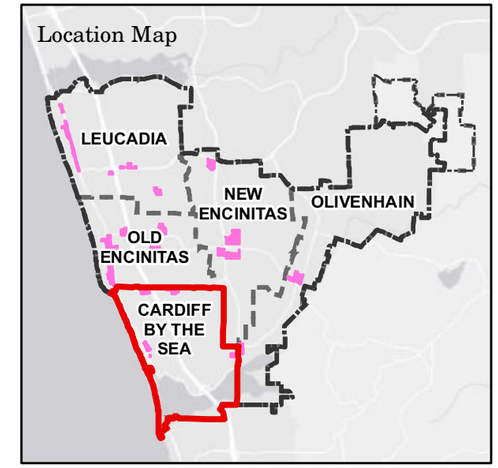
FIGURE 3-4c
Housing Sites – Leucadia



City Limits
Sphere of Influence
Community Area Boundaries
Housing Sites

0 Feet 1,000

RECON

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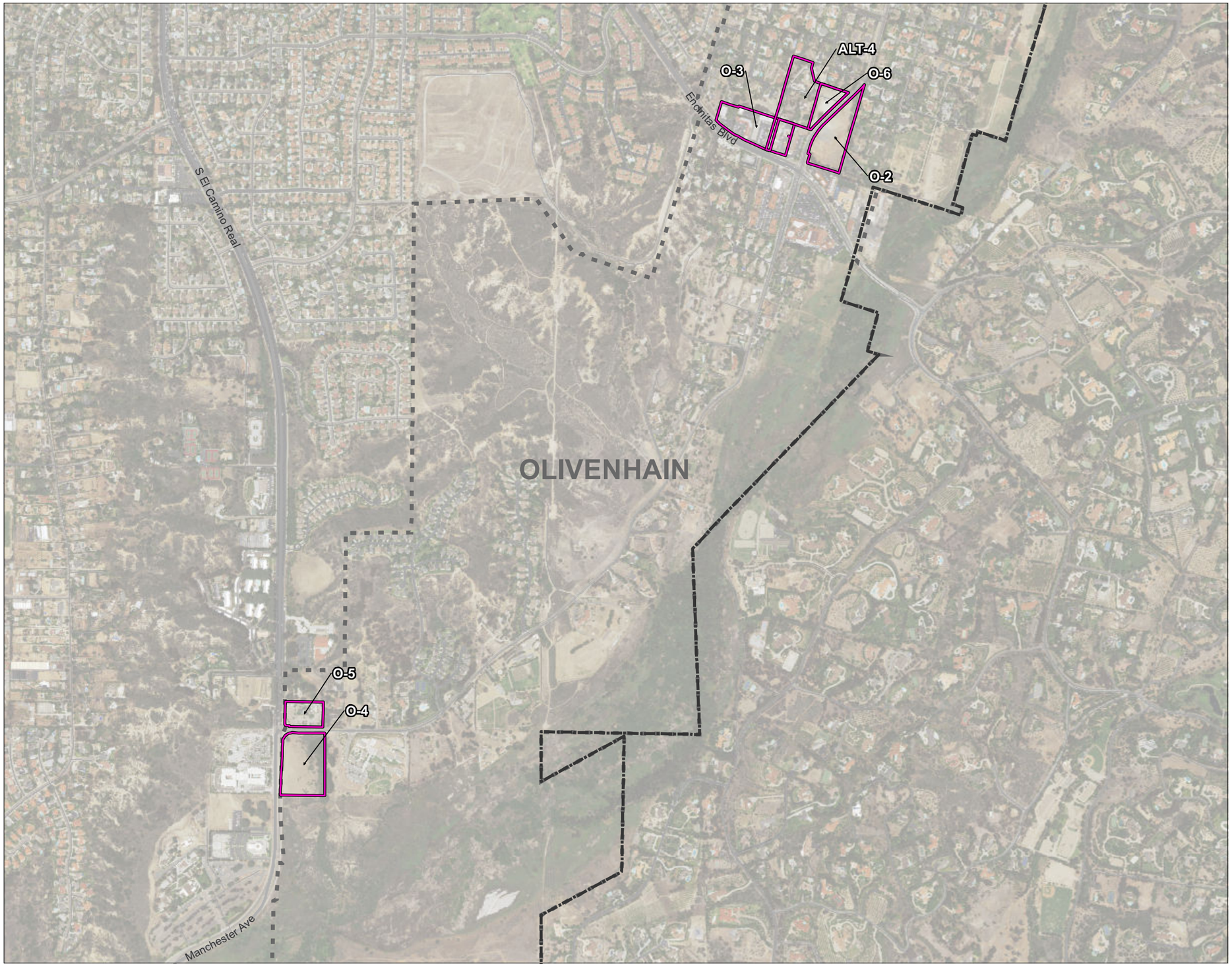
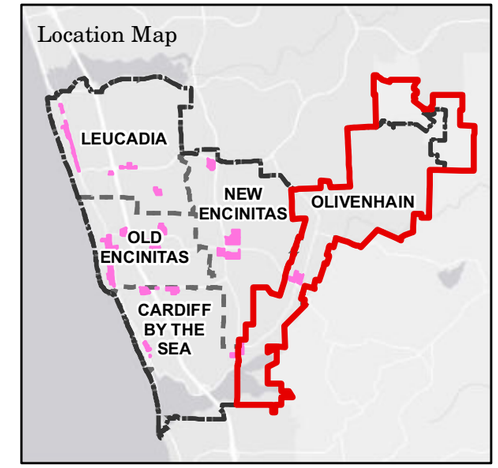
FIGURE 3-4d
Housing Sites – Cardiff





City Limits
Sphere of Influence
Community Area Boundaries
Housing Sites

0 Feet 1,000

RECON

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FIGURE 3-4e
Housing Sites – Olivenhain

a. Cardiff (6 sites)

Housing Sites – Cardiff	
Site	Description
C-1	Cardiff Site 1 is located at 411–481 Santa Fe Drive and contains 7 parcels with 9.3 gross acres (9.2 net).The site is zoned as General Commercial (GC). The site consists of a neighborhood commercial center with a grocery store, convenience store, gym, restaurants, etc. Planning principles/selection criteria for this site include the following: • More than ¼ mile to the nearest public school • On the same site as commercial goods and services • Adjacent to Encinitas Community Park • Adjacent to transit (bus service route 304 to San Marcos)
C-2	Cardiff Site 2 is located at 735–875 Santa Fe Drive and contains 8 parcels with 10.1 gross acres. The site is zoned as Residential-8 (R-8), which allows up to 8 units per acre. The site consists of a church, tennis club, vacant lot and one, single-family residence. Planning principles/selection criteria for this site include the following: • Adjacent to the nearest public school • Two blocks away from commercial goods and services • About ¼ mile to the Encinitas Community Park • Adjacent to transit (bus service route 304 to San Marcos)
C-3	Cardiff Site 3 is located at 102–154 Aberdeen Drive and 2011–2121 San Elijo Avenue and contains 5 parcels with 4.8 gross acres. The site is zoned as General Commercial (GC). The site, also known as Cardiff Town Center, consists of a neighborhood village center with retail, restaurants and shopping. Planning principles/selection criteria for this site include the following: • More than ¼ mile to the nearest public school • On the same site as commercial goods and services • Three blocks to the nearest park (Glen Park) • Three blocks away from transit (bus service route 101 to Oceanside)
C-6	Cardiff Site 6 is located at 3305 Manchester Avenue and contains 2 parcels with 4.6 gross acres. The site is zoned as Rural Residential-1 (RR-1), allowing one unit per acre. The site consists of one vacant parcel and another partially improved parcel with a church facility; however, the study area only includes the portion of the site that does not have any improvements. Planning principles/selection criteria for this site include the following: • Over 1¾ miles to the nearest public school • Over 1½ miles to commercial goods and services • Adjacent to the San Elijo Lagoon Ecological Reserve and supporting trail system • Over 1½ miles to nearest transit
C-7	Cardiff Site 7 is located at 2211 San Elijo Avenue and contains 1 parcel with 0.54 gross acre. The site is zoned as General Commercial (GC). The site consists of a gas station. Planning principles/selection criteria for this site include the following: • About ¼ mile to the nearest public school • Adjacent to commercial goods and services • Adjacent to the nearest park (Glen Park) • Two blocks to transit (bus service route 101 to Oceanside)
CBHMG-1[4]	Community-based Housing Map Group (CBHMG) Site 1 is located at 601 Santa Fe Drive and contains 1 main parcel with 0.77 net acre. The site is zoned as Public/Semi-public (P/SP), which allows a wide range of community service related uses as well as medical complexes. Planning principles/selection criteria for this site include the following: • About one block to the nearest public school • Adjacent to commercial goods and services • Less than ¼ mile to nearest park • Adjacent to transit (bus service route 304 to San Marcos)

[4] This site was added in response to a presentation of the CBHMG on March 11, 2015.

b. Leucadia (7 Sites)

Housing Sites – Leucadia	
Site	Description
Alt-2	Leucadia - Alternative Site 2 is located at 510–1900 North Coast Highway 101 and contains various parcels with 53.6 gross acres. The site is zoned as Mixed Use (NCRM-1 and NCM-1), which allows a wide range of commercial retailing, office and service activities, and residential uses (25 dwelling units per acre). The site consists of main street special retail. Planning principles/selection criteria for this site include the following: • Ranges from over ¾ mile to three blocks to the nearest public school • On the same site as commercial goods and services • Three blocks to the beach and some areas adjacent to Leucadia Roadside Park • Adjacent to transit (bus service route 101 to Oceanside
L-1	Leucadia Site 1 is located at 1444–1578 North Coast Highway 101 and contains 9 parcels with 5.19 gross acres. The site is zoned as Mixed Use (NCRM-1), which allows a wide range of commercial retailing, office and service activities and residential uses (up to 25 dwelling units per acre). The site consists of specialty retail, motel, vacant land, and six, single-family homes. Planning principles/selection criteria for this site include the following: • About 1¼ miles to the nearest public school • On the same site as commercial goods and services • Three blocks to the beach and about a ½ mile to Leucadia Roadside Park. Leucadia Oaks Park is technically one block away, but has no direct legal access • Adjacent to transit (bus service route 101 to Oceanside)
L-2	Leucadia Site 2 is located at 1034–1160 North Coast Highway 101 and contains 6 parcels with 2.1 gross acres. The site is zoned as Mixed Use (NCRM-1), which allows a wide range of commercial retailing, office and service activities and residential uses (up to 25 dwelling units per acre). The site consists of main street specialty retail. Planning principles/selection criteria for this site include the following: • Just over ¾ mile to the nearest public school • On the same site as commercial goods and services • Three blocks to the beach and three blocks to Leucadia Roadside Park • Adjacent to transit (bus service route 101 to Oceanside)
L-4	Leucadia Site 4 is located at 825–837 Orpheus Avenue and contains 4 parcels with 1.8 gross acres (1.7 net). The site is zoned as Residential-3 (R-3), which allows three units per acre. The site is vacant. Planning principles/selection criteria for this site include the following: • More than ¼ mile to the nearest public school • One block to commercial goods and services • Just over ¼ mile to Orpheus Park • More than ½ mile to transit (bus service route 304 to San Marcos)
L-5	Leucadia Site 5 is located at 912–938 Leucadia Boulevard and contains 4 parcels with 1.5 gross acres. The site is zoned as Residential-3 (R-3). The site consists of one, single-family residence and greenhouses. Planning principles/selection criteria for this site include the following: • More than ¾ mile to the nearest public school • About three blocks to commercial goods and service; • Just under 1 mile to the nearest park (YMCA and Paul Ecke Sports Park • About ¼ mile to transit (bus service route 309 to Oceanside)
L-6	Leucadia Site 6 is located at 917 Urania Avenue and 750–842 Leucadia Boulevard and contains 9 parcels with 5.2 gross acres. The site is zoned as Residential-3 (R-3). The site consists of four, single family homes and greenhouses. Planning principles/selection criteria for this site include the following: • Just over ¾ mile to the nearest public school • Under ½ mile to commercial goods and services • Just over ¾ mile to the nearest park (YMCA and Paul Ecke Sports Park • Under a ¼ to transit (bus service route 309 to Oceanside)

Housing Sites – Leucadia	
Site	Description
L-7	Leucadia Site 7 is located near 519 Quail Gardens Drive and contains 1 parcel with 7.6 gross acres (7.5 net). The site is zoned as Rural Residential-1 (RR-1). The site is vacant. Planning principles/selection criteria for this site include the following: • Two blocks to the nearest public school • Over ¾ mile to commercial goods and services • Over ¼ mile to the nearest park (Botanic Gardens) • Over ¾ mile to transit (bus service route 309 to Oceanside)

c. New Encinitas (5 Sites)

Housing Sites – New Encinitas	
Site	Description
Alt-3	New Encinitas – Alternative Site 3 is located at 141–215 South Camino Real and contains 3 parcels with 14.6 gross acres (14.4 net). The site is zoned as General Commercial (GC), which allows a wide range of retailing, shopping and service activities. The site consists of varied commercial services and activities. Planning principles/selection criteria for this site include the following: • About ¾ mile to the nearest public school • On the same sites as commercial goods and services • More than ¼ mile to Oakcrest Park • Adjacent to transit (bus service route 309 to Oceanside and 304 to San Marcos)
NE-1	New Encinitas Site 1 is located at 1060–1092 North El Camino Real and contains 9 parcels with 9.8 gross acres (8.5 net when adjusted for and not counting the theater pad). The site is zoned as General Commercial (GC-Encinitas Ranch) which allows a wide range of retailing and service activities as well as restaurants. The site consists of the Encinitas Ranch Town Center and includes restaurants, fast food drive-thru, gas station, etc. Planning principles/selection criteria for this site include the following: • Less than 1¼ miles to the nearest public school • On the same site as commercial goods and services • About two blocks to Leo Mullen Sports Park • Adjacent to transit (bus service route 304 to San Marcos and 309 to Oceanside)
NE-3	New Encinitas Site 3 is located at 137 North El Camino Real and contains 1 parcel with 10.14 gross acres (10 net). The site is zoned as Public/Semi-Public, which allows a wide range of community service related uses, as well as medical complexes. Part of the site is used for overflow dealership parking and a recycling center, and the remaining portion is vacant. Planning principles/selection criteria for this site include the following: • Over ¾ mile to the nearest public school • Adjacent to commercial goods and services • About ½ mile to Oakcrest Park • One block away from transit (bus service route 304 to San Marcos and 309 to Oceanside)
NE-4	New Encinitas Site 4 is located at 105–131 North El Camino Real and contains 1 parcel with 17.6 gross acres. The site is zoned as General Commercial (GC). The site is a neighborhood commercial center and consists of banks, grocery stores, offices, convenience stores and restaurants. Planning principles/selection criteria for this site include the following: • About ¾ mile to the nearest public school • On the same site as commercial goods and services • Less than ½ mile to Oakcrest Park • Adjacent to transit (bus service route 304 to San Marcos and 309 to Oceanside)
NE-7	New Encinitas Site 7 is located at 1271–1355 Encinitas Boulevard and contains 6 parcels with 9.4 gross acres (9.2 net). The site is zoned as General Commercial (GC). The site consists of restaurants, fast food drive-thru, offices, grocery store, gas station, etc. Planning principles/selection criteria for this site include the following: • Less than ¾ mile to the nearest public school • On the same site as commercial goods and services • Less than ¼ mile to Oakcrest Park • Adjacent to transit (bus service route 309 to Oceanside and route 304 to San Marcos)

d. Old Encinitas (9 sites)

Housing Sites – Old Encinitas	
Site	Description
Alt-5	Old Encinitas – Alternative Site 5 is located at 185–225 Quail Gardens Drive and contains 8 parcels with 11.6 gross acres (11.3 net). The site is zoned as Residential-3 (R-3) and Residential-5 (R-5), which allows three to five units per acre. The site is currently~~The site is predominately~~ vacant after the demolition of two to three existing homes~~ with two homes~~. Planning principles/selection criteria for this site include the following: • Less than ½ mile to the nearest public school • One block to commercial goods and services • About a block to the nearest park (Botanic Gardens) and some ½ mile to YMCA and Paul Ecke Sports Parks • Adjacent to limited transit (bus service route 309 to Oceanside)
Alt-6	Old Encinitas – Alternative Site 6 is located adjacent to 315–587 South Coast Highway 101 and contains 2 parcels with 6.03 gross acres (3.1 net). The site is zoned as Transportation Corridor (TC), which allows transportation related facilities and improvements. The site consists of surface parking to support the Downtown Encinitas Transit Center for rail and bus. Planning principles/selection criteria for this site include the following: • Just over ¾ mile to the nearest public school • Adjacent to commercial goods and services • One block to the nearest park (Viewpoint Park) and less than ¼ mile from Moonlight Beach • Adjacent to transit (bus transfer facility and rail station)
Alt-7	Old Encinitas – Alternative Site 7 is located at 315–1205 South Coast Highway 101 and contains various parcels with 35.6 gross acres (including Alt-5). The site is zoned as General Commercial Mixed Use (D-CM1), which allows a wide range of retail and service activities, as well as residential uses (no density or dwelling units per acre minimum). The site, also known as Main Street, consists of convenience stores, restaurants, specialty retailers, etc. Planning principles/selection criteria for this site include the following: • About 1 mile to the nearest public school • On the same site as commercial goods and services • About four blocks to Moonlight Beach and four blocks to Viewpoint Park • Adjacent to transit (bus transfer facility and rail service)
OE-1	Old Encinitas Site 1 is located at 345-369 Third Street and 364-371 C Street and contains 7 parcels with 2.3 gross acres (1.75 net). The site is zoned as Visitor Serving Commercial (D-VSC), which allows commercial activities and residential uses up to 18 dwelling units per acre. The site is comprised of some light industrial uses and five homes. The study area is located along a major, four-lane roadway and also accessed by local, two-lane roads. Planning principles/selection criteria for this site include the following: • Just over a ½ mile to the nearest public school; • Adjacent to commercial goods and services; • Adjacent to Moonlight Beach; • Adjacent to transit (bus service route 101 to Oceanside) and two blocks to rail station ~~New Encinitas Site 4 is located at 105–131 North El Camino Real and contains 1 parcel with 17.6 gross acres. The site is zoned as General Commercial (GC). The site is a neighborhood commercial center and consists of banks, grocery stores, offices, convenience stores and restaurants. Planning principles/selection criteria for this site include the following:~~ ~~• About ¾ mile to the nearest public school~~ ~~• On the same site as commercial goods and services~~ ~~• Less than ½ mile to Oakcrest Park~~ ~~• Adjacent to transit (bus service route 304 to San Marcos and 309 to Oceanside)~~

Housing Sites – Old Encinitas	
Site	Description
OE-2	Old Encinitas Site 2 is located at 102–154 Encinitas Boulevard and contains 2 parcels with 7.3 gross acres (7.25 net). The site is zoned as General Commercial (GC). The site consists of a gas station, service retailers, restaurants and other commercial uses. Planning principles/selection criteria for this site include the following: • Just over ¾ mile to the nearest public school • On the same site as commercial goods and services • Adjacent to Cottonwood Creek and about a ¼ mile from the YMCA and Paul Ecke Sports Park • Adjacent to transit (bus service route 309 to Oceanside and 304 to San Marcos)
OE-4	Old Encinitas Site 4 is located at 505 South Vulcan Avenue and contains 1 parcel with 4.38 gross acres (4 net). The site is zoned as Civic Center, which allows activities performed by public agencies. The site, also known as the Encinitas Civic Center, consists of City Hall. Planning principles/selection criteria for this site include the following: • Just over ¾ mile to the nearest public school • Adjacent to commercial goods and services • Adjacent to Viewpoint Park and about a 1/4 mile from Moonlight Beach • Adjacent to transit (bus transfer facility and rail station)
OE-5	Old Encinitas Site 5 is located at 701–1205 South Coast Highway 101 and contains 26 parcels with 11.15 gross acres. The site is zoned as General Commercial Mixed Use (D-CM1), which allows a wide range of retail and service activities, as well as residential uses (no density or dwelling units per acre maximum). The site, also known as Main Street, consists of a convenience stores, restaurants, specialty retailers, etc. Planning principles/selection criteria for this site include the following: • About 1 mile to the nearest public school • On the same site as commercial goods and services • About four blocks to Moonlight Beach and four blocks to Viewpoint Park • Adjacent to transit (bus transfer facility and rail service)
OE-7	Old Encinitas Site 7 is located at 696 Encinitas Boulevard and contains 4 parcels with 4.88 gross acres (4.5 net). The site is zoned as Office Professional (OP), which allows a wide range of office based activities. The site consists of one, single-family residence and level pad where a former coffee kiosk operated. Planning principles/selection criteria for this site include the following: • Less than ½ mile to the nearest public school • Adjacent to commercial goods and services • Less than ½ mile from the YMCA and Paul Ecke Sports Park • Adjacent to transit (bus service route 309 to Oceanside)
OE-8	Old Encinitas Site 8 is located at 515–539 Encinitas Boulevard and contains 7 main parcels with 12.1 gross acres (11.5 net). The site is zoned as Business Park (BP), which allows a wide range of office uses, wholesaling, manufacturing and business service activities. The site, also known as the North Coast Business Park, consists of offices, businesses and school/instructional uses. Planning principles/selection criteria for this site include the following: • Less than ½ mile to the nearest public school • Adjacent to commercial goods and services • About ¼ mile from the YMCA and Paul Ecke Sports Park • Adjacent to transit (bus service route 309 to Oceanside)

e. Olivenhain (6 Sites)

Housing Sites – Olivenhain	
Site	Description
Alt-4	Olivenhain – Alternative Site 4 is located at 2220–2230 Encinitas Boulevard and contains 4 parcels with 6.49 gross acres (6.3 net; including Viable Housing Site O-64). The site is zoned as Rural Residential-2 (RR-2) allowing two units per acre. The site is predominately vacant with three homes. Planning principles/selection criteria for this site include the following: • More than ¾ mile to the nearest public school • One block to commercial goods and services • Just over ¾ mile to Wiro Park • Adjacent to limited transit (bus service route 304 to San Marcos)
O-2	Olivenhain Site 2 is located near 101 Rancho Santa Fe Road and contains 1 parcel with 4.8 gross acres (4.7 net). The site is zoned as Rural Residential-2 (RR-2). The site is vacant. Planning principles/selection criteria for this site include the following: • Over ¾ mile to the nearest public school • Adjacent to commercial goods and services • Over ¾ mile to nearest park (Wiro Park) • Adjacent to limited transit (bus service route 304. to San Marcos)
O-3	Olivenhain Site 3 is located at 2122–2236 Encinitas Boulevard and contains 6 parcels with 4.9 gross acres (4.8 net). The site is zoned as Limited Commercial (LC) on five lots and Office Professional (OP) on one lot, which allows a wide range of limited commercial uses and activities, as well as office and business related uses. The site consists of a preschool, offices and retailers. Planning principles/selection criteria for this site include the following: • About ¾ mile to the nearest public school • On the same site as commercial goods and services • Over ¾ mile to nearest park (Wiro Park) • Adjacent to limited transit (bus service route 304 to San Marcos)
O-4	Olivenhain Site 4 is located near 3636 Manchester Avenue and contains 1 parcel with 4 gross acres. The site is zoned as Rural Residential (RR), allowing 0.125 to 0.5 units per acre depending on slopes or presence of a flood plain. The site is vacant with a creek stream along the east side of the property. Planning principles/selection criteria for this site include the following: • Over 1¾ miles to the nearest public school • Over 1½ miles to commercial goods and services • Adjacent to the San Elijo Lagoon Ecological Reserve and supporting trail system • Over ½ mile to nearest transit
O-5	Olivenhain Site 5 is located at 3615 Manchester Avenue and contains one parcel with 2.2 gross acres (2.1 net). The site is relatively flat. The parcel is zoned Rural Residential-3 (RR-3) allowing up to three units per acre. The study area consists of one single-family residence and is located on a prime arterial roadway. It also fronts a local collector, two-lane roadway. The existing residence was constructed in 1905 with substantial improvements made since. Planning principles/selection criteria for this site include the following: • Over 1¾ miles to the nearest public school; • Over 1½ miles to commercial goods and services; • Two blocks to the San Elijo Lagoon Ecological Reserve and supporting trail system • About 1½ miles to nearest transit
O-6	Olivenhain Site 6 is located near 2240 Encinitas Boulevard and contains 1 parcel with 1.7 gross acres (1.5 net). The site is zoned as Rural Residential-2 (RR-2). The site is vacant. Planning principles/selection criteria for this site include the following: • Over ¾ mile to the nearest public school • Adjacent to commercial goods and services • Over ¾ mile to nearest park (Wiro Park) • Adjacent to limited transit (bus service route 304 to San Marcos)

3.2.2.4 Housing Strategy Maps

Using the housing sites identified above, as part of the process to collect input on where to put future housing, the City compiled three preliminary "ready-made" housing strategy maps that would adequately accommodate the City's housing deficit with some margin of buffer: "mixed use places," "major corridors," and "highly concentrated." These preliminary "ready-made" strategies were developed to offer different pre-made solutions for providing a range of housing choices on different combinations of viable housing sites. With a different focus and mix of sites, each strategy finds a different way to accommodate a community's future housing needs.

The "mixed use places" strategy included the benefits of mixing housing with retail and employment land uses. It introduced new mixed use allowances into existing mixed use places or existing commercial areas and allowed new housing development within other places where it would be most compatible with existing community character. The "major corridors" strategy focused housing primarily in medium to large underutilized sites along major transportation 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. The "highly concentrated" strategy accommodated necessary housing in the simplest manner to comply with State law in a manner that seeks to rezone the least amount of land by allowing greater vertical intensity. Housing projects under this strategy would primarily be three-story condo flats and apartments. These various strategies were presented to the public through numerous community dialogue sessions and via the City's e-Town Hall website (online forum). (The three original strategies, presented during the community dialogue sessions and e-Town Hall website, are detailed in Appendix D.)

Build Your Own (BYO) strategies also were available to participants on the City's e-Town Hall, an online civic engagement tool. This approach allowed a participant to individually select a viable housing site and assign housing types to it, resulting in a specific amount of future housing capacity. The participant would continue doing this until they met the targeted number of housing units for that community.

Through intensive outreach efforts clear themes emerged to guide preparation of the Housing Element Update (HEU), along with insights into other issues and aspirations beyond housing to further strengthen the quality of life in Encinitas. When looking at the results, three distinct preferred land use and design character Housing Strategy Maps emerged. The various land use mapping strategies were presented and considered by City Council in February 2015. In response to public input, City Council selected three alternative land use maps (housing strategies) to be analyzed in this PEIR. Two of these reflect the results of the online participation process (with slight modifications by the City Council) 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 of housing in different development types and contexts.

- Housing Strategy 1 - "Ready Made" (RM)

  The "Mixed Use Places" housing strategy was the overwhelming preference of the three "Ready Made" strategies presented during the public engagement process. 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. Housing strategy 1 – Ready Made (RM) is illustrated on Figure 3-5a.

- Housing Strategy 2 - "Build Your Own" (BYO)

  The "Build Your Own" housing 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 El Camino Real, along Coast Highway 101 in Leucadia, Santa Fe Avenue in Cardiff, and Manchester Avenue in Olivenhain. Housing strategy 2 – Build-Your-Own (BYO) is illustrated on Figure 3-5b.

- Housing Strategy 3 - "Modified Mixed Use Places" (MMUP)

  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 housing 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. Housing strategy 3 – Modified Mixed Use Places (MMUP) is illustrated on Figure 3-5c.

Specific land use changes are proposed for each map. Each housing strategy is unique. As noted previously, a major goal of this HEU process was to determine which sites and which associated housing types would be analyzed in the PEIR. The exceptionally broad engagement process demonstrated that three preferred land use and design character maps (housing strategies) emerged. Because there is a need to learn more about the three housing strategies, this PEIR analyzes and discusses the potentially significant effects of the three housing strategies for the specific environmental topic areas. All three housing strategies are analyzed at an equal level of detail in this PEIR[5]. A matrix identifying housing sites within each housing strategy is provided as Table 3-1. (The implementation program for each housing strategy is described in greater detail below.)

[5]Relative to site-specific issues. Certain traffic impacts were analyzed for only the worst-case scenario (most intense housing strategy, the MMUP).

Map Source: City of Encinitas

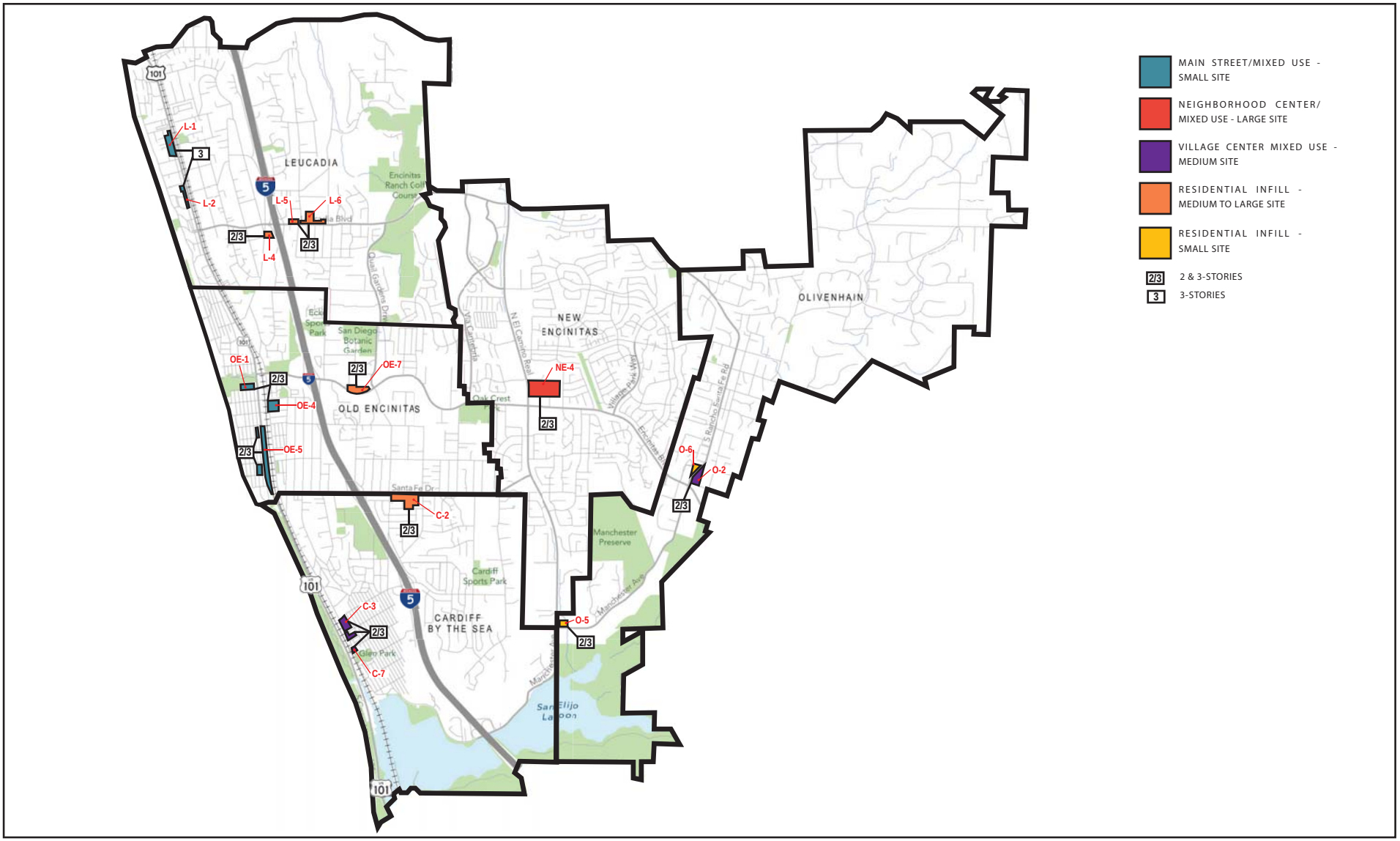

FIGURE 3-5a

Housing Strategy 1 – Ready Made (RM)

RECON

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Map Source: City of Encinitas

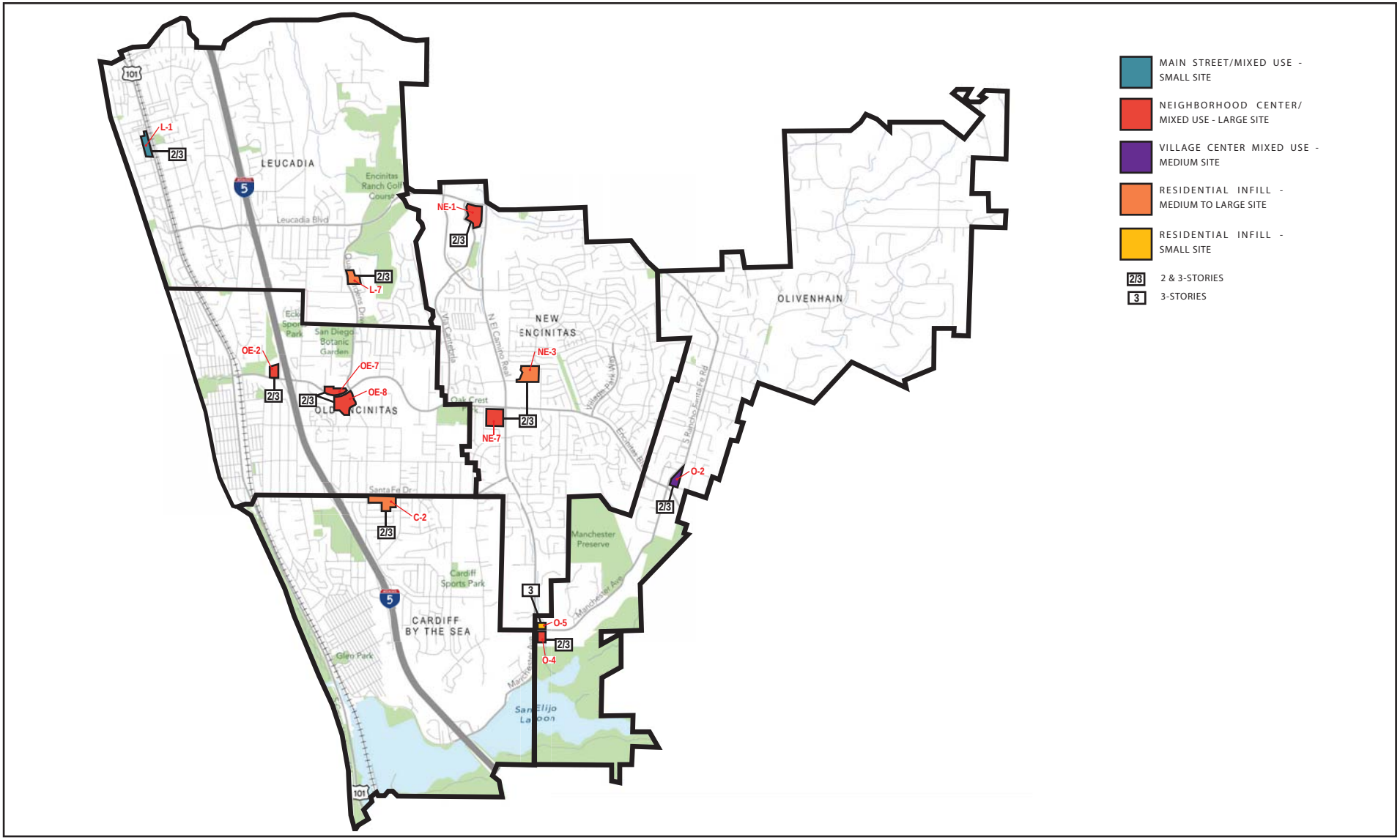

FIGURE 3-5b

Housing Strategy 2 – Build-Your-Own (BYO)

RECON

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Map Source: City of Encinitas

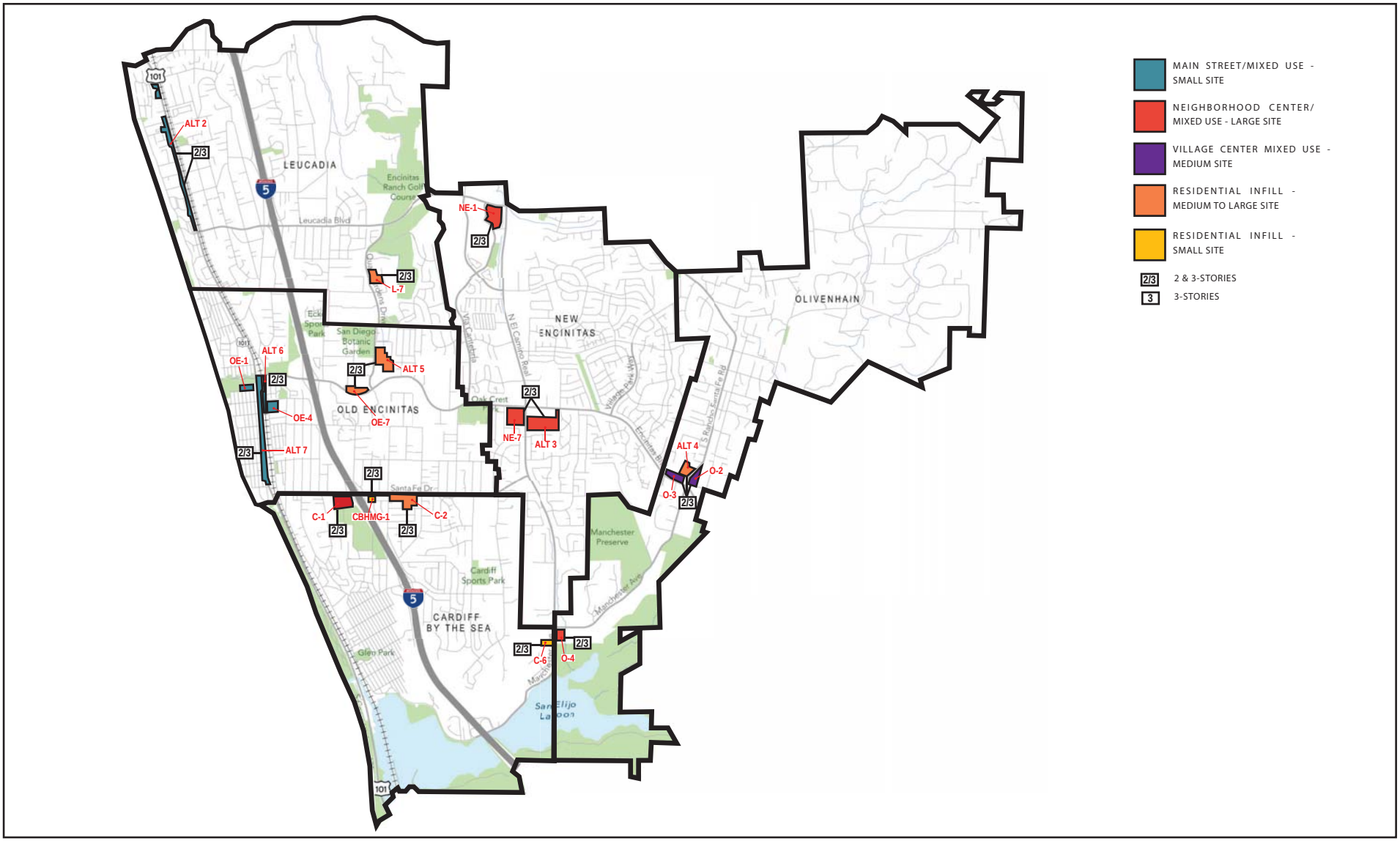

FIGURE 3-5c

Housing Strategy 3 – Modified Mixed Use Places (MMUP)

RECON

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Table 3-1 Housing Strategies and Housing Sites			
Housing Site	Housing Strategy 1: Ready Made (RM)	Housing Strategy 2: Build Your Own (BYO)	Housing Strategy 3: Modified Mixed Use Places (MMUP)
Alt-2			X
Alt-3			X
Alt-4			X
Alt-5			X
Alt-6			X
Alt-7			X
C-1			X
C-2	X	X	X
C-3	X		
C-6			X
C-7	X		
L-1	X	X	
L-2	X		
L-4	X		
L-5	X		
L-6	X		
L-7		X	X
NE-1		X	X
NE-3		X	
NE-4	X		
NE-7		X	X
O-2	X	X	X
O-3			X
O-4		X	X
O-5	X	X	
O-6	X		
OE-1	X		X
OE-2		X	
OE-4	X		X
OE-5	X		
OE-7	X	X	X
OE-8		X	
CBHMG-1			X

3.3 Project Objectives

In accordance with CEQA Guidelines Section 15124, the following primary objectives support the purpose of the project, assist the Lead Agency in developing a reasonable range of alternatives to be evaluated in this PEIR, and ultimately aid decision-makers in preparing findings and overriding considerations, if necessary. The purpose of the project is to address the housing needs and objectives of the City and to meet the requirements of State law. The project has the following objectives:

3.3.1 Housing Element Update

1. **Housing Choice.** Accommodate a variety of housing types to meet the needs of all Encinitas residents, creating opportunities for attainably-priced housing for all income groups.

2. **Adequate Supply.** Provide adequate sites with corresponding density to meet the City's RHNA allocation, inclusive of prior planning cycle carryover housing units.

3. **Effective Implementation.** Deliver State-mandated and locally desired programs to implement the City's Housing Element.

3.3.2 Housing Strategies

1. **Maintain Community Character.** Integrate future development using a blend of two- and three-story buildings or building elements into the City's seven community character contexts through appropriately located sites and project design, and embrace the unique cultural identities expressed in each of the five communities.

2. **Emphasize Mixed Use.** Accommodate mixed use, walkable places in key activity centers of every Encinitas community, while allowing for some standalone housing.

3. **Achieve a Variety of Neighborhood Types.** Provide a mix of building types and varied site designs that incorporate existing community character contexts to achieve a variety of neighborhood types in which to develop new housing and mixed use.

4. **Consider Infrastructure Conditions.** Ensure adequate infrastructure to support new housing by locating future development in areas that have existing or potential capacity for infrastructure and public services to accommodate it.

5. **Address Mobility Needs.** Maintain or enhance community access and mobility networks.

6. **Strive for a Sustainable Encinitas.** Coordinate planning for land use, transportation and housing to reduce environmental impacts and preserve a natural, healthy environment.

7. **Strengthen the Local Economy.** Locate housing in the right places to grow the economy organically by supporting local businesses and making the City more fiscally sustainable.

8. **Equitably Distribute Multi-family Housing.** Distribute attached and multi-family housing to the City's five communities.

3.4 Project Components

3.4.1 Housing Element

The Housing Element, which is one of the seven mandated elements of a jurisdiction's General Plan, is a plan required by the State that outlines how a city will meet its housing needs of existing and future residents. The Housing Element consists of housing goals and policies for the five communities that compose the City. Specific housing programs that would implement the goals and policies are also identified. Appendix A of the Housing Element includes a summary of public participation and outreach activities; Appendix B is the Housing Plan (technical details), and Appendix C includes a description of the neighborhood prototypes. The narrative below summarizes the purpose of each section and outlines the recommended revisions to each respective section of the previously adopted Housing Element. (The draft Housing Element is included as Appendix E to this PEIR).

Introduction

The purpose of the introduction section is to set the format and organization of the Housing Element. The section includes the following components: a purpose statement; an overview of the scope and content of the Element; a summary of public participation and engagement and background on the Housing Element planning period. This Housing Element would update much of the existing text in the adopted Housing Element to reflect current data and/or circumstances. However, some of the existing text would be retained as it still provides a relevant backdrop to today's housing challenges and needs.

Goals, Policies, and Implementation Programs

This section contains the goals and policies the City intends to implement to address a number of important housing-related issues. (These are detailed in Section 3.4.1.1 below). This section sets the direction for how the City proposes to address its current and future housing needs. The revisions proposed to this section of the Housing Element are largely intended to reflect changes in State law and circumstances. Additionally as required by the State, a list of implementation programs is included in this section, which are being proposed to show how the City intends to implement the established goals and policies over the planning period.

Housing Plan

As required by State Housing Element law, the Housing Element Update includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA allocation. This section of the Housing Element assesses the factors that affect future housing such as population projections, employment market, household characteristics, and special needs groups. The Housing Plan also lists the constraints to housing such as market constraints (i.e., economic factors, land and construction costs, financing availability), governmental constraints (i.e., land use controls, permit fees) and

environmental constraints (seismic safety, flooding, storm water management, school and education, fire and emergency services).

The City's adopted Housing Plan requires substantial updating for two main reasons: first, the factors and challenges impacting housing today are very different from the factors and challenges experienced in the early 1990s, when the previous Housing Element was adopted; and second, HCD requires substantially more detail in the preparation the Housing Plan than in previous years. When the City adopted and certified the Housing Element in 1992, the Housing Plan did not require State certification. In fact, many of the factors listed in the paragraph above were not required, and therefore, are not found in the current plan. Today, however, the process has evolved considerably and the State requires a lot more detail and explanation before HCD will consider certification of a Housing Element.

3.4.1.1 Goals and Policies

a. Housing Opportunities

The City wants to encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs. The maintenance of a balanced inventory of housing in terms of unit type (e.g., single-family, multi-family), cost, and style will ensure that the existing variety is maintained. Each of the five communities has a distinct character due in large part to the nature of their existing residential neighborhoods. New housing constructed in the City should reflect the character of the surrounding neighborhood in particular and the community in general.

GOAL 1: The City will encourage a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in the region and city.

POLICY 1.1: Strive to maintain a balance of housing types in the City.

POLICY 1.2: Strive to provide a wide variety of housing types so that a range of housing needs and tastes will be made available to existing and future residents.

POLICY 1.3: When existing residential units are replaced, they should be replaced with units that are compatible in design with the surrounding residential neighborhood as planned by the City.

POLICY 1.4: Require that housing constructed expressly for low and moderate income households should not be concentrated in any single community or single area of the City and that such housing should be high quality in terms of design and construction without sacrificing affordability.

POLICY 1.5: If a diminishing inventory of rental housing creates an imbalance, the City should make every effort to preserve the existing stock of quality rental housing by discouraging apartment conversions to condominiums.

POLICY 1.6: Encourage retention of all existing, viable mobile home parks through use of a mobile home/trailer park overlay zone, a permanent mobile home park zone, and the application of incentives.

POLICY 1.7: Coordinate with local social service providers to address the needs of the City's homeless population.

b. Quality of Housing

New housing opportunities in the City must be made available to all persons. The diverse makeup of the City with its five distinct communities will continue to attract a wide variety of people. The City has made a strong and firm commitment that fair housing practices will continue in Encinitas.

GOAL 2: Sound housing will be provided for all persons

POLICY 2.1: Make every reasonable effort to ensure that the provisions of the Federal and State laws that prohibit housing discrimination are enforced.

POLICY 2.2: Support ongoing efforts of the State and Federal agencies and local fair housing agencies to enforce "fair-housing" laws, as well as regional efforts in promoting fair housing.

POLICY 2.3: Encourage developers to provide a balance of housing opportunities.

c. Maintenance and Preservation of Housing

Substandard and deteriorating housing units, in addition to the obvious problems of blight, can expose occupants to a wide range of hazards ranging from electrical fire to exposure to toxic substances used in construction. Many factors can determine the "life expectancy" of a dwelling including quality of workmanship, age, type of construction, location, and numerous other factors. A major focus of this Housing Element is to provide goals and policies which underscore the City's commitment to ensure that the existing housing stock in the five communities is maintained.

GOAL 3: The City will encourage the maintenance and preservation of the existing housing stock as well as quality workmanship in new housing.

POLICY 3.1: Where determined to be dangerous to the public health and safety, substandard units in the City shall be repaired so that they will comply with the applicable building, safety and housing codes. When compliance through repair is not or cannot be achieved, abatement of substandard units shall be achieved.

POLICY 3.2: Enforce the building, safety and housing codes through vigorous code enforcement efforts.

POLICY 3.3: Continue to apply and support existing housing programs administered by the County which provide housing assistance. These include assistance to property owners that can demonstrate financial need in the upgrading of their substandard units. Aggressively pursue the application of existing County programs for housing rehabilitation, and investigate and apply available additional funding.

POLICY 3.4: Continue to assess development fees on new residential units adequate to pay for all related local and regional impacts on public facilities.

POLICY 3.5: Allow for some cluster-type housing and other innovative housing design that provides adequate open areas around and within these developments.

POLICY 3.6: Coordinate the provision of open areas in adjoining residential developments to maximize the benefit of the open space.

POLICY 3.7: Adapt residential development to the terrain.

POLICY 3.8: Encourage street planting, landscaping, and undergrounding of utilities.

POLICY 3.9: Encourage high standards of design, materials, and workmanship in all construction and developments.

POLICY 3.10: Discourage residential development of steep slopes, canyons, and floodplains.

POLICY 3.11: Develop and implement design review criteria which will also include the issue of view blockage.

POLICY 3.12: Cost effective energy-efficient housing, including the use of passive systems, will be encouraged within the City to decrease energy use.

d. Housing Conservation

The City's existing housing stock includes units which are affordable to very low, low, and moderate income households. A significant part of the City housing focus is on these existing affordable units, and how to ensure or encourage their continued affordability. Of particular concern are projects which were government-subsidized when built, in return for units being rent-restricted to be affordable. With passage of time, many such guaranteed-affordable units are subject to being converted to market-rate rental units by the expiration of pre-payment of the government subsidy arrangement. Responding to this, in 1991 State law required that local housing elements address the status of these “units at risk.” The City is committed to doing what it can so that guaranteed-affordable units remain affordable to target-income households.

GOAL 4: The City will encourage the continued affordability of guaranteed-affordable units.

POLICY 4.1: The City will undertake a program to pursue the renewed affordability of affordable "units at risk" of conversion to market rate units due to expiration of use restrictions, affordable covenants and funding subsidies.

e. Related Goals and Policies

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in Encinitas. In addition, the Land Use Element contains policies directed at maintaining the existing housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize roadway traffic into residential neighborhoods, and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Resource Management Element establishes development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic viewsheds. Finally, the Public Safety Element sets forth policies to ensure the safety of the City's housing stock through such measures as code enforcement, and mitigation of environmental hazard as a condition to development.

f. Housing Element Implementation Programs

Under State Housing Element Law, the Housing Element must include programs that address six housing related categories, which are summarized below. A full detailed description of the programs, with associated implementation timeline, can be found in the draft Housing Element under Implementation Programs. A total of 23 programs (three are existing programs requiring no change, seven are existing programs requiring updating, and 13 are new programs) are proposed in the Implementation Program. State law requires that the following be addressed in the implementation program:

1. Adequate Sites Inventory [GC 65583(a)3 & 65583(c)1]

A jurisdiction must identify actions/programs that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services/facilities to accommodate the City's share of regional housing need for each income level.

- *Program 1A: Accommodate RHNA allocation*
- *Program 1 B: Create new design standards and guidelines as part of adoption of new zoning districts*
- *Program 1C: Promote the development of accessory housing units*
- *Program 1D: Ensure that adequate sites remain available throughout the planning period*

- *Program 1E: Promote and streamline lot consolidation*
- *Program 1F: Energy conservation and energy efficiency opportunities*

2. Affordable Housing [GC 65583(a)7 & 65583(c)2]

A jurisdiction must show how it intends to assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households.

- *Program 2A: Continue and broaden inclusionary housing policies*
- *Program 2B: Facilitate affordable housing*
- *Program 2C: Utilize Section 8 housing choice vouchers*
- *Program 2D: Maximize housing affordability through market-based approaches*
- *Program 2E: Establish infrastructure and public amenities financing tools*

3. Mitigation of Constraints [GC 65583(a)5 & 65583(c)3]

A jurisdiction must address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

- *Program 3A: Update the density bonus ordinance*
- *Program 3B: Establish parking standards appropriate for different kinds of housing*
- *Program 3C: Modify regulations that constrain the development of housing*
- *Program 3D: Accommodate specialized housing types*
- *Program 3E: Right to Vote Amendment monitoring*
- *Program EF: Growth Management*

4. Conservation [GC 65583(c)4]

A jurisdiction must conserve and improve the condition of the existing affordable housing stock.

- *Program 4A: Pursue opportunities to create safe and healthy housing*
- *Program 4B: Assist in rehabilitating rental housing*

5. Equal Housing Opportunities [GC 65583(c)5]

A jurisdiction must promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability.

- *Program 5A: Provide flexibility in reasonably accommodating housing for the disabled*
- *Program 5B: Promote fair housing*

6. At-Risk Housing [GC 65583(a)9]

A jurisdiction must preserve for lower income households the assisted housing developments that are at risk of becoming homeless.

- *Program 6A: Monitor publicly assisted housing projects*
- *Program 6B: Extend term of affordability with in-lieu programs*

3.4.2 Housing Element Implementation

3.4.2.1 General Plan Land Use Map Amendment

The City of Encinitas has been assigned a total RHNA of 2,606 for the 2013–2021 Housing Element, along with carryover RHNA allocations from prior planning periods. In order to meet State housing requirements identified in the City's Housing Element, the City is proposing to redesignate an adequate number of sites to ensure that the City can accommodate, at a minimum, the full share of its RHNA allocation throughout the entire Housing Element planning period, with a sufficient buffer to accommodate specific site conditions and development trends. To accomplish this, a General Plan Land Use Map Amendment (and an adequate buffer of rezoned sites for units necessary to meet the RHNA for the duration of the planning cycle) are required for the City to stay in compliance with the State's no net loss requirement to ensure adequate sites are available throughout the housing cycle, pursuant to Government Code Section 65863. The City is committed to providing adequate sites with appropriate zoning to accommodate the remaining RHNA allocation and accommodate the need for groups of all income levels pursuant to Section 65584 of the Government Code. Densities within the housing sites would range from a minimum of 20 dwelling units per acre to a maximum of 30 dwelling units per acre as a permitted use, by right. Permitted by right means that the City must allow a developer to build anywhere within the density range and its development standards must allow the density to be achieved. Other permits may be required unrelated to the allowable density (e.g., design review and subdivisions).

All housing sites require a General Plan Map Amendment to change the designation to implement the land uses necessary to accommodate the adequate sites in the HEU. A new land use designation, called *At Home in Encinitas* (AHE), is proposed to designate sites on the General Plan land use map where it will be implemented by ~~one of three floating zones~~a new zone (*At Home in Encinitas Zone*), ~~each~~ with three possible ~~design~~ character contexts

and three possible design contexts (refer to Section 3.4.2.2 for more about the ~~floating zones~~new zone).

The new General Plan land use designation, AHE, is composed of two parts: the current land use under the adopted General Plan (first generation) and the new land use pursuant to the HEU (second generation). The new AHE land use designation is purposefully flexible. It allows a one-way transition from the presently adopted General Plan land use designation to the AHE designation. Existing land uses that conform to the General Plan at the time of HEU adoption can be retained. However, once an application for development consistent with the second generation AHE land use is approved, the previous (first generation) land use can no longer be implemented. (Refer to Appendix F-1 for the AHE General Plan land use designation.)

Table 3-2, General Plan Land Use Designations, shows the existing and proposed General Plan designation for each site and the proposed allowable density for each site. (Also refer to Appendix F-1.)

Table 3-2
General Plan Land Use Designation

Site	Adopted General Plan Designation	Adopted Maximum Density	Proposed General Plan Designation	Proposed Maximum Density
Alt-2	GC	25 units per acre	~~At Home in Encinitas~~ AHE-GC-S30 (south of Diana Street) AHE-GC-X30 (north of Diana Street)	30 units per acre
Alt-3	GC	N/A	~~At Home in Encinitas~~ AHE-GC-S30	30 units per acre
Alt-4	RR-2	2 units per acre	~~At Home in Encinitas~~ AHE-RR2-R30	30 units per acre
Alt-5	R-5	3 to 5 units per acre	~~At Home in Encinitas~~ AHE-R5-R30	30 units per acre
Alt-6	TC	N/A	~~At Home in Encinitas~~ AHE-TC-X30	30 units per acre
Alt-7	GC	No maximum density specified	~~At Home in Encinitas~~ AHE-GC-S30	30 units per acre
C-1	GC	0	~~At Home in Encinitas~~ AHE-GC-S30	30 units per acre
C-2	R-8	8 units per acre	~~At Home in Encinitas~~ AHE-R8-R30	30 units per acre
C-3	GC	N/A	~~At Home in Encinitas~~ AHE-GC-S30	30 units per acre
C-6	RR-1	1 unit per acre	~~At Home in Encinitas~~ AHE-RR1-R30	30 units per acre
C-7	GC	N/A	~~At Home in Encinitas~~ AHE-GC-S30	30 units per acre

Table 3-2
General Plan Land Use Designation

Site	Adopted General Plan Designation	Adopted Maximum Density	Proposed General Plan Designation	Proposed Maximum Density
L-1	GC	25 units per acre	AHE-GC-X30 ~~At Home in Encinitas~~	30 units per acre
L-2	GC	25 units per acre	AHE-GC-X30 ~~At Home in Encinitas~~	30 units per acre
L-4	R-3	3 units per acre	~~At Home in Encinitas~~ AHE-R3-R30	30 units per acre
L-5	R-3	3 units per acre	AHE-R3-R30 ~~At Home in Encinitas~~	30 units per acre
L-6	R-3	3 units per acre	AHE-R3-R30 ~~At Home in Encinitas~~	30 units per acre
L-7	RR-1	1 unit per acre	~~At Home in Encinitas~~ AHE-RR1-R30	30 units per acre
NE-1	GC	N/A	~~At Home in Encinitas~~ AHE-GC-S30	30 units per acre
NE-3	P/SP	N/A	~~At Home in Encinitas~~ AHE-P/SP-R30	30 units per acre
NE-4	GC	N/A	~~At Home in Encinitas~~ AHE-GC-S30	30 units per acre
NE-7	GC	N/A	AHE-GC-S30 ~~At Home in Encinitas~~	30 units per acre
O-2	RR-2	2 units per acre	~~At Home in Encinitas~~ AHE-RR2-X30	30 units per acre
O-3	LC and OP	N/A	~~At Home in Encinitas~~ AHE-LC-X30 AHE-OP-X30	30 units per acre
O-4	RR	0.26 to 0.5 unit per acre depending on slope	~~At Home in Encinitas~~ AHE-RR-X30	30 units per acre
O-5	RR-3	3 units per acre	~~At Home in Encinitas~~ AHE-RR3-R30	30 units per acre
O-6	RR-2	2 units per acre	~~At Home in Encinitas~~ AHE-RR2-R30	30 units per acre
OE-1	GC	18 units per acre	AHE-GC-X30~~At Home in Encinitas~~	30 units per acre
OE-2	GC	N/A	~~At Home in Encinitas~~ AHE-GC-X30	30 units per acre
OE-4	P/SP	N/A	~~At Home in Encinitas~~ AHE-P/SP-X30	30 units per acre
OE-5	GC	No maximum density specified	AHE-GC-S30 ~~At Home in Encinitas~~	30 units per acre
OE-7	OP	N/A	~~At Home in Encinitas~~ AHE-OP-R30 or AHE-OP-X30 (depends on housing strategy map)	30 units per acre

Table 3-2 General Plan Land Use Designation				
Site	Adopted General Plan Designation	Adopted Maximum Density	Proposed General Plan Designation	Proposed Maximum Density
OE-8	GC	LI	~~At Home in Encinitas~~ AHE-LI-X30	30 units per acre
CBHMG-1	P/SP	N/A	~~At Home in Encinitas~~ AHE-P/SP-R30	30 units per acre
GC = General Commercial LC = Local Commercial OP = Office Professional P/SP = Public /Semi-Public RR-X = Rural Residential R-X = Single-Family Residential (Units/Acre) TC = Transportation Corridor				

3.4.2.2 Rezone Program

As part of the HEU implementation, the City is proposing a rezoning program for the sites necessary to accommodate the remaining housing need for all lower income categories during the planning period. The rezoning program would ensure that the sites are zoned to allow residential uses "by-right" and to permit development of a minimum of 20 and a maximum of 30 units per acre. State law also requires that a local jurisdiction's rezoning program ensure at least 50 percent of the lower income regional needs are accommodated on sites designated for exclusively residential uses, at appropriate densities, or that all of the housing units may be accommodated on sites allowing mixed use where 50 percent of the floor area must be used for housing. To meet State housing requirements, a moderate increase in allowable density is required to accommodate at a minimum the full share of the City's RHNA allocation throughout the entire Housing Element planning period, with a sufficient buffer to accommodate specific site conditions and development trends.

The HEU proposes to implement rezoning through the Zoning Map Amendment process to rezone sufficient acreage to higher density residential and/or mixed use to accommodate the City's low and very low income RHNA requirements. The City proposes to implement the rezoning program through the creation of a ~~"floating zone"~~new zone called *At Home in Encinitas*. (Refer to Appendix F-2 for the proposed ~~Z~~zoning ~~Code~~ regulations~~)~~.) The ~~floating~~ new zone ~~concept~~ is not currently employed within the City. ~~A~~The *AHE* ~~floating new~~ zone would be applied to properties selected to accommodate future housing development through this housing element update process. (Refer to Table 3-3 below for the ~~floating~~ zone and character and design context designation assigned to each housing site within each housing strategy.) The provisions of the~~a~~ ~~floating~~ new zone would apply to parcels comprising the housing sites~~,~~. ~~but the zones would not be effective until a property owner elects to implement the floating zone. Floating zones are therefore, a set of pre-approved zone changes that "float" above the existing base zoning of designated properties/sites, until they are activated when and if the property owner decides to do so.~~The new zone would allow the first generation of use and development standards to continue from the zone that was in effect prior to adoption of the HEU. The new zone includes the new, second

generation use and development standards, along with unique processes and findings, which accommodate residential and mixed uses between 20 and 30 units per acre. The new zone includes three character contexts and three design contexts. The ~~floating~~ new zone~~s~~ allows for an intensification of land use, height, and density. (Refer to Appendix Q for site-specific details pertaining to the new zone).

The adoption of the new ~~floating~~ zone~~s~~ would occur concurrently with the approval of other components of the HEU and would be ultimately determined by the registered voters, as required by Proposition A.

a. Development Standards

~~Floating zones are~~A new zone is necessary to allow for development and land use standards that accommodate needed new housing. ~~These floating zones~~The new zone would also allow the City to more effectively guide quality development and design, which is compatible with existing community character. The new ~~floating~~ zone~~s~~ would provide development 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. Three design contexts are addressed through the ~~floating~~ new zone~~s~~: Neighborhood Center, Main Street, and Village Center. These were derived through the HEU public outreach process.

The new ~~floating~~ zone~~s~~ would implement the five neighborhood prototypes described above in Section 3.2.2.2, and the development standards would focus on the form of building and parking placement, while the design guidelines, detailed in Section 3.4.2.3, would help ensure that the additional height and density of proposed projects are compatible with the community. The new ~~floating~~ zone~~s~~ would implement the following development standards: open space, parking, building height, build-to range, transitions, density, and street orientation, as detailed below.

Open space. The ~~floating~~ new zone~~s~~ would 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. The ~~floating~~ new zone addresses parking standards and transportation demand management. Through updated residential parking ratios, parking reductions, and bicycle parking provisions, the ~~floating~~ new zone intends to consider the impact of community development strategies on environmental factors, such as climate change and coordinated planning of land use, transportation and housing, pursuant to Senate Bill 375 (Steinberg 2008). The ~~floating~~ new zone~~s~~ would establish 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. Building heights presently are limited to two stories and 30 feet throughout the City. The ~~floating~~ new zone~~s~~ would provide for an increase in height to three stories for some portions of each housing site, so that each site contains a combination of two and three stories or building elements. It is necessary to permit an increase in building heights for future development to provide adequate opportunities

for future housing to meet the maximum permitted density of 30 units per acre on rezoned sites. Anything less would unduly constrain housing development and make it infeasible. Under the scope of the HEU, building at three stories would be permitted only when a project includes multi-family residential at a density that meets the objectives in the City's Housing Element.

The City's current limit of 30 feet provides an overall height limit that adequately accommodates two-story development; therefore, additional building height is necessary to permit three-story development. For housing sites that would permit a mix of residential and non-residential components, the maximum building height would be 38 feet. For housing sites that would permit residential only, the maximum building height would be 35 feet. Building heights would be limited to two stories and 26 feet in the transition ~~zone~~area, which is generally more restrictive than the current height limit. Pursuant to the proposed ~~floating~~ new zone regulations, all buildings and structures must be located at or below the required height limit, except for architectural elements or other accessory appurtenances not intended for human occupancy, which may exceed the maximum building height but by no more than 10 feet and generally with a lesser footprint than the overall building.

Build to range. Establish 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. A primary objective of the ~~floating~~ new zone is to preserve existing single family neighborhoods that are located adjacent to housing sites subject to the new ~~floating~~ zone regulations. Future development would be required to respect and sensitively transition in use and character when abutting single family residential zone districts. A variety of transition solutions would be accepted, depending on the overall context and lot size. Where redevelopment lots are constricted in lot size, landscaping or fencing would be acceptable options. On larger, less constrained sites, increased setbacks and lower building height restrictions would apply to the higher intensity zone district.

The ~~floating~~ new zone would therefore, establish 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. The ~~floating~~ new zone would establish 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. The ~~floating~~ new zone would establish requirements for windows and entrances facing the street as well as variation in massing to promote a sense of human scale.

b. Permitted Uses

~~The~~Each character context in the new ~~floating~~ zone ~~districts~~ includes a letter to specify the permitted uses. If a site is determined to be purely residential (no commercial), then the letter "R" is associated with those parcels. If a mixture of uses is permitted (mixed use), then the letter "X" is associated with that site. If a shopfront is required, then the letter "S" is associated with that site. The shopfront ~~zoning~~ category ("S") is distinguishable from other sites that permit mixed use ("X") in that there is a need to regulate ground-floor, non-residential uses to maintain economic activity and/or enhance the pedestrian-scale experience in key areas. When retail shopfronts are arranged in close proximity with other similar types of uses, it can facilitate and/or maintain economic activity. Because pedestrian nodes vary in size in shape, some sites may be zoned "S" in some areas and "X" in another. This occurs in one instance, where there is a commercial corridor. This split ~~zoning~~ is to acknowledge and reinforce that ground-floor limitations are applied only to specific area of the housing site, or where nodes of activity are emphasized more so than others. Also, certain sites are designated for the preparation of a Master Design Review Permit (MDP) through the MDP zoning overlay. The purposes of the MDP are to designate the location and extent of ~~shopfront zoning~~non-residential ground floor uses to ensure that an appropriate amount of ground floor nonresidential is included in a large collection of sites and establish a phasing plan for development.

For the purposes of the new ~~floating~~ zone~~s~~, a maximum density of 30 dwelling units per acre is permitted[6]. Therefore, each new ~~zone district~~character context includes "30" after the permitted use category. The ~~floating~~ zone established a minimum density of 20 dwelling units per acre to ensure that each project meets the State's affordability requirements, as well as a maximum density to ensure that Encinitas remains a community of modestly scaled development.

There are three primary contextual design considerations, based on a site's location and surrounding character. These letters correspond to the primary "community character" contexts established in the Community Dialogue Sessions and correlate to the Neighborhood Prototypes described above and shown in Table 3-3:

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

The zoning standards document[7] would be user-friendly and encourage a more efficient process. The code would be highly graphic, use 3D models, tables and charts to provide information in a concise and easy-to-understand format. Housing prototypes would be

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[6]Although 30 du/acre is the maximum permitted density in ~~each floating~~the new zone, the realistic buildout projections assumed 20 du/acre for mixed use housing sites (refer to Section 3.5, below).

[7]Herein "zoning standards" are the same as "development standards" and may be used interchangeable throughout the PEIR.

identified as appropriate building forms in the S30, X30, and R30 ~~zones~~character contexts, and a matrix show where each prototype is permitted. A new use chart would condense allowed uses into an easy-to-read chart. The chart is proposed to break down the classification of uses, uses not listed, and supplemental use standards. Furthermore, definitions and explanations of particular terms would be provided in the "Measurements and Exceptions" chapter.

Table 3-3
Proposed Zone with Character and Design Contexts

Housing Site	Housing Strategy[1]			Design Context[2] (M, N, V)	~~Zone~~[3]Character Context[3] (X, R, S)	MDP Overlay & Requires MDP?[4]	Split ~~Zoned~~ Sites
	RM	BYO	MMUP				
Old Encinitas							
ALT-5			X	N	R	---	---
ALT-6			X	M	X	---	---
ALT-7			X	M	S	---	---
OE-1	X		X	M	X	---	---
OE-2		X		N	X	---	---
OE-4	X		X	M	X	---	---
OE-5	X			M	S	---	---
OE-7	X		X	N	R	---	---
OE-7		X		N	X	---	---
OE-8		X		N	X	---	---
New Encinitas							
ALT-3			X	N	~~X &~~ S	Yes	---
NE-1		X	X	N	~~X &~~ S	Yes	---
NE-3		X		N	R		---
NE-4	X		X	N	~~X &~~ S	Yes	---
NE-7		X	X	N	~~X &~~ S	Yes	---
Leucadia							
ALT-2			X	M	S	---	Area south of Diana
ALT-2			X	M	X	---	Area north of Diana
L-1	X	X		M	X	---	---
L-2	X			M	X	---	---
L-4	X			N	R	---	---
L-5	X			N	R	---	---
L-6	X			N	R	---	---
L-7		X	X	N	R	---	---
Cardiff							
C-1			X	N	~~X&~~S	Yes	---
C-2	X	X	X	N	R	---	---

Table 3-3
Proposed Zone with Character and Design Contexts

Housing Site	Housing Strategy[1]			Design Context[2] (M, N, V)	~~Zone~~[3]Character Context[3] (X, R, S)	MDP Overlay & Requires MDP?[4]	Split ~~Zoned~~ Sites
	RM	BYO	MMUP				
C-3	X			V	S	---	---
C-6			X	N	R	---	---
C-7	X			V	S	---	---
CBHMG-1			X	N	R	---	---
Olivenhain							
ALT-4			X	V	R	---	---
O-2	X	X	X	V	X	---	---
O-3			X	V	X	---	---
O-4		X	X	N	X	---	---
O-5	X	X		N	R	---	---
O-6	X			V	R	---	---

[1] Housing Strategy
RM = Ready Made
BYO = Build Your Own
MMUP = Modified Mixed Use Places

[2]Design Context:
M = Main Street
N = Neighborhood Center
V = Village Center

[3]~~Zone~~[3]Character Context:
X = Mixed Use
R = Residential
S = Shopfront

[4]MDP = Master Design Review Permit to designate exact location of ~~S30 (design context) zoning~~non-residential ground floor uses on large sites.

3.4.2.3 Design Guidelines

Through the course of developing the framework of the HEU, there has been an expressed desire to address unique characteristics inherent within the individual communities and contexts of Encinitas. That is, future residential development will appear different in various settings, and there is no one specific development model that can be applied throughout the City. Therefore, a major goal of the HEU is to ensure that new development matches building scales to the street type and to the land uses that surround it.

For this reason, concise design guidelines have been developed based on the results of the community feedback process. The design guidelines illustrate principles for compatible new construction and have been tailored to the unique characteristics of each of the City's five

distinct communities. The design guidelines relate to the new zone concepts, with a focus on compatibility with existing adjacent development and quality urban design.

The new ~~floating~~ zone~~s~~ and design guidelines were created in tandem and are designed to work together. Each document references the other so the correlation is apparent. While satisfying the development standards in the new zone district~~s~~ is mandatory and should be considered first and foremost when developing a property under the new ~~floating~~ zone~~s~~, the design guidelines should also be referenced early-on in a project in order to recognize site and/or building design implications. All projects will be evaluated on their adherence and to the degree to which substantial compliance with the intent with the guideline framework can be measured. Both documents would provide a context-sensitive approach to new housing infill design within the City and take into consideration multiple comments and concerns from the community. The proposed design guidelines are included in this PEIR as Appendix G. The design guidelines seek to promote high quality design within the ~~floating~~ new zoning district~~s~~. They establish clear goals and expectations for compatible design and for respecting community character. Whereas the development standards set forth in the ~~floating~~ zoning~~e~~ regulations~~districts~~ are quantitative and measurable and address the basic form and location of improvements, design guidelines are more qualitative, and address more detailed aspects.~~.~~ All projects are evaluated and analyzed on their adherence to the design guidelines through a "design review findings" process, administered by staff to show substantial compliance with the intent of the design guidelines:

- Each project in the R30, X30 and S30 ~~floating zone districts~~character contexts follow several overarching design principles. Overarching design principles express citywide design objectives. They apply to every project.

- Each project should reinforce the design traditions of the community in which it is located. These community character perspectives are particularly critical in making sure new development generally fits in within the existing neighborhood and is complementary to what exists today.

- Three distinct "Design Contexts" exist in those parts of Encinitas where the R30, X30, and S30 ~~floating zones~~character contexts may be used. Some of these design contexts appear in each of the five communities, while others appear only in a few. In each case, these aspects should be considered in each project.

- Specific site and building design guidelines are provided, which encourage high quality in public and semi-public spaces.

The design guidelines address neighborhood transitions, street edge, architectural character and site design. The design guidelines would inform the following aspects of development: open space, parking, building height, building placement, transitions, mass and scale, street level interest, and access and connectivity:

- **Open space:** 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:** 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 onsite storm water runoff.

- **Building height:** 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:** Establish 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:** 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.

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

- **Street-level interest:** Provide options for creating visual interest and maintaining a sense of human scale andoffer solutions for engaging the street with building entries and uses that provide "eyes on the street" for enhanced safety.

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

There are five levels to the design guidelines: design principles, community character, design context, site design, and building design.

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

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

Community character objectives ensure that future projects reinforce the design traditions of the community in which it is located.

Design Context: Each project should respond to its unique design context. They are:

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

Specific 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

Finally, 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

3.4.3 Conforming and Ancillary Amendments

State general plan law requires that all elements and all parts of a general plan be integrated, internally consistent and compatible (Government Code Section 65300.5). While each of the general plan elements is independent, the elements are also interrelated. Certain goals and policies of each element may also address subjects of other elements. Since the Housing Element portion of the General Plan is proposed to be amended under this project, other elements were also reviewed and modified as necessary to ensure continued consistency and/or to support the implementation of the HEU. Other planning documents, such as the Municipal and Zoning Codes, were also reviewed to make sure that they are also entirely consistent with the policies and proposals set forth by the updated Housing Element.

3.4.3.1 Conforming Amendments

The more substantial amendments occur in the Land Use Element portion of the General Plan. Changes are necessary to define and otherwise permit by-right development in the ~~floating~~ new zone ~~district~~, as provided by Chapter 30.36. Also, as the growth management plan long ago ceased to be of value since it was no longer restricting building permits, the

City is eliminating the annual building permit limitation requirement as a constraint to housing development under State law. Other amendments are proposed to make clarifications and to change the authority to make land use change approvals.

The proposed amendments are provided in Appendix H and are summarized below.

- Amend the General Plan Land Use Element for conformance and add language that supports the ~~floating~~ new zoninge program.
- Amend Land Use Element Goals 2 and 4 for growth management program modification.
- Amend the Community Character and Voters' Rights Initiative portion of the Land Use Element and Zoning Code Chapter 30.00 to modify building height limitations and authority to grant land use change approvals in very specific circumstances.
- Amend Zoning Code Chapter 23.08 to allow additional authority to grant permit.
- Amend Zoning Code Section 30.04.10 to add ~~a Floating~~ the At Home in Encinitas Zone definition.
- Amend Zoning Code Section 30.34.30 to allow additional authority to grant permit.
- Amend Zoning Code Chapter 30.72 to allow additional authority to grant permit.
- Add Zoning Code Chapter 30.36 for the ~~Floating~~ At Home in Encinitas Zone, which also adopts the Design Guidelines as a part of this new chapter by reference.
- Amend the North 101 Corridor Specific Plan, Encinitas Ranch Specific Plan, Downtown Encinitas Specific Plan, and Cardiff Specific Plan to establish a foundation for ~~Floating~~ the At Home in Encinitas Zone~~Zone~~ implementation.

3.4.3.2 Ancillary Amendments

When reviewing various planning documents for conformity, it was determined that additional supporting amendments are necessary as follows:

a. Proposition A

The Community Character and Voter Rights' Initiative (Chapter 30.00) was passed by Encinitas voters in 2013. The ballot measure repealed several provisions in the General Plan Land Use Element. This amendment effectuates these changes to promote internal consistency within the General Plan. In areas of conflict with the HEU, the project proposes amendments as aforementioned.

b. Program 3C – Removal of Constraints

Program 3C of the HEU identifies a need to remove specific regulations that constrain housing development. Portions of the North 101 Corridor Specific Plan and Downtown Encinitas Specific Plan require ground floor uses to be commercial or retail-serving. Residential uses are permitted only above or behind. As discussed in the HEU, mixed use thrives when it is focused in compact areas, not over lengthy corridors, as is currently mandated. This amendment identifies key locations in the North 101 Corridor Specific Plan where standalone residential development could occur. No changes are proposed in the Downtown Encinitas Specific Plan.

Program 3C also identifies separate lots or airspace ownership requirements as a constraint to housing development. Some zones within the North 101 Corridor Specific Plan require that "all new residential detached and attached dwelling units in residential only-developments must be constructed on a legally subdivided lot or must be subdivided to permit ownership of airspace in the form of a dwelling unit with an undivided share in common elements." While this requirement is appropriate for single-family developments, it may pose a disincentive to the provision of multi-family housing. This amendment eliminates the airspace requirement for multi-family housing.

c. Noise Element

California State Government Code Section 65302 mandates that noise elements be included as a part of general plans and that cities adopt comprehensive noise ordinances. The City's 1989 Noise Plan and ordinance achieved compliance with State law. The project amends the City's 1989 noise plan and more accurately identifies noise management approaches and analysis for new projects. The Noise Element amendment would:

1. Revise policies to allow for the application of smart growth through the promotion of mixed use development and provide better definitions of the types of noise-sensitive land uses, including new mixed-use development;

2. Resolve internal inconsistencies in the adopted Noise Element, specifically between policies and the noise land use compatibility matrix; and

3. Update the City's policies to be consistent with contemporary noise standards and account for changes that have occurred since original adoption including enhancements in noise attenuation through standard construction practices.

The Noise Element applies to the City as a whole. All proposed amendments are consistent with specific plans and City ordinances that contain noise management issues or programs.

3.5 Buildout Projections for Future Site Development

A "project" as defined by CEQA Guidelines Section 15378(a) "means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project does not include any site development or construction plans on the 33 sites evaluated in this PEIR. Future development would occur on these sites as market conditions allow at the discretion of the individual property owners.

3.5.1 Buildout Yield Methodology

In accordance with State law, the ~~floating~~ new zone~~s~~ propose~~s~~ a minimum and maximum residential density. In general, the "maximum realistic yield" of each housing strategy is used in this PEIR as the approach to evaluating the potential environmental impacts associated with future development. "Maximum realistic yield" is defined as the development potential for each housing site at the greatest intensity permitted by zoning over the site's "net" acreage (net of known constraints). Under this "maximum realistic yield" methodology, land use absorption assumption rates for non-residential sites balance the residential yields with non-residential yields (commercial and retail development), as described in greater detail below. Future growth assumed is guided by land uses identified in the three land use housing strategy maps, referred to as "Ready Made," "Build Your Own," and "Modified Mixed Use Places."

"Buildout" for purposes of this PEIR, generally refers to the total maximum realistic yield of the housing sites on each of the housing strategy maps. The buildout projections for commercial and residential development reflect what could realistically be achieved under the rezoning program described above. As a practical matter and with a 25-year development track record, under the current General Plan, actual development in the City is typically less than the theoretical limit or maximum holding capacity, as permitted by zoning. This is a result of market forces, as well as building constraints and development standards when applied to specific sites, which often dictate the construction of less than the maximum allowable development.

The "net" lot area was utilized to calculate a potential buildout yield on each viable housing site. The City's General Plan and Zoning Code require that certain constrained lands be excluded from the gross lot area. For purposes of density, the gross lot area was reduced by the presence of constrained areas. Constrained areas include steep slopes, floodplains, beaches, permanent bodies of water, significant wetlands, major utility easements, railroad track beds or rights-of-way, and easements for streets and roads. The following discusses the typical constraints observed on some of the viable housing sites and then provides an approximate reduction in projected site density.

Steep Slopes:

The density for properties containing slopes is calculated based on the following:

- Zero to 25 percent slope – no deduction (100 percent density);
- 25-40 percent slopes – half of constrained area deducted (50 percent density); and
- Slopes greater than 40 percent, plus or minus area completely excluded (no density allowance).

Roadways/Easements:

The density for properties containing easements for streets, roads, and anticipated right-of-way dedications is calculated based on the developable area of the properties exclusive of the estimated area of roadway/easement.

***Floodplains and Wetlands*:**

The density for properties containing wetlands is calculated based on the developable area of the properties exclusive of the estimated area of wetlands required. The City controls the use and development in surrounding areas of influence to wetlands with the application of buffer zones. All wetlands and buffers identified and resulting from development use approval shall be permanently conserved or protected through the application of an open space easement.

3.5.2 Residential Buildout Assumptions

Due to regulatory constraints, physical constraints, and foreseeable market conditions, realization of a "full theoretical buildout" scenario is highly unlikely. (Full theoretical buildout would employ the maximum permitted density over the gross site acreage).

The analysis of impacts under the 2035 planning horizon is detailed and patterned after a "full buildout" to provide maximum CEQA coverage for future projects. For 2035, the analysis is quantitative where appropriate and possible. The buildout in this PEIR assumes the maximum realistic yield (i.e., residential development capacity of the land net of known constraints). The proposed residential yield identified in the housing strategy residential buildout tables below (Tables 3-4a through 3-4c) calculates the residential yield at parcel level for a potential density of 30 units per acre on residential-only sites and 20 units per acre on sites that also allow for non-residential development (mixed use development).[8]

[8]The yields in the tables below are prepared for CEQA purposes and are higher than the yields that the State Department of Housing and Community Development will credit the City in providing an adequate sites inventory due to differing sets of governing regulations.

Table 3-4a Housing Strategy 1: Ready Made (RM) Maximum Realistic Yield: Residential				
Site	Parcel Area (Net)	Existing Residential Units	Adopted Zoning Yield	Proposed Residential Yield
C-2	10.57	1	89	317
C-3	4.87	0	0	97
C-7	0.55	0	0	11
L-1	5.21	6	65	126
L-2	2.15	0	27	43
L-4	1.89	0	6	57
L-5	1.69	1	5	51
L-6	5.45	4	16	164
NE-4	18.90	0	0	378
O-2	4.80	0	10	96
O-5	1.60	1	7	48
O-6	1.50	0	4	38
OE-1	2.31	5	43	46
OE-4	4.00	0	0	80
OE-5	12.17	0	183	243
OE-7	4.50	1	0	135
Totals	**82.16**	**19**	**455**	**1,930**

Table 3-4b Housing Strategy 2: Build Your Own (BYO) Maximum Realistic Yield: Residential				
Site	Parcel Area (Net)	Existing Residential Units	Adopted Zoning Yield	Proposed Residential Yield
C-2	10.57	1	89	317
L-1	5.21	6	65	126
L-7	7.50	0	7	60
NE-1	10.20	0	0	188
NE-3	10.00	0	0	300
NE-7	9.05	0	0	181
O-2	4.80	0	10	96
O-4	4.00	0	9	80
O-5	1.60	1	7	48
OE-2	7.25	0	0	145
OE-7	4.50	1	0	90
OE-8	11.09	0	0	222
Totals	**85.77**	**9**	**187**	**1,853**

Table 3-4c Housing Strategy 3: Modified Mixed Use Places (MMUP) Maximum Realistic Yield: Residential				
Site	Parcel Area (Net)	Existing Residential Units	Adopted Zoning Yield	Proposed Residential Yield
C-1	9.35	0	0	187
C-2	10.57	1	89	317
C-6	4.60	0	4	138
L-7	7.50	0	7	60
CBHMG-1	0.77	0	0	23
ALT 2	17.55	17	237	309
NE-1	10.20	0	0	188
NE-7	9.05	0	0	181
ALT 3	14.56	0	0	291
O-2	4.80	0	10	96
O-3	4.87	0	0	97
O-4	4.00	0	9	80
ALT 4	6.19	3	13	186
OE-1	2.31	5	43	46
OE-4	4.00	0	0	80
OE-7	4.50	1	0	135
ALT 5	11.27	0~~3~~	54	338
ALT 6	3.10	0	0	93
ALT 7	21.02	65	342	416
Totals	**150.21**	**92~~95~~**	**808**	**3,261**

As shown on Table 3-5, the maximum realistic yield of housing units at buildout would differ among the three land use housing strategy maps.

Table 3-5 Housing Strategy Comparison: Residential Maximum Realistic Yield			
	Housing Strategy 1: Ready Made	Housing Strategy 2: Build Your Own	Housing Strategy 3: Modified Mixed Use Places
Adopted Zoning Yield	455	187	808
Proposed Residential Yield	1,930	1,853	3,261
Increase in Yield	1,475	1,666	2,453

3.5.3 Non-Residential Buildout Assumptions

The level of non-residential development evaluated in this PEIR is based on reasonable assumptions for commercial development activity anticipated to occur over the next 20+ years within the City. There is a limit to the market capacity for additional commercial development, which is far less than the theoretical buildout afforded by the existing zoning. However, assumptions relative to marginal growth were made to account for impacts that would be greater than under the No Project/Adopted Plan scenario. This is referred to as ambient growth under the administration of various forecasting tools.

For housing sites proposed within existing commercial centers, the existing commercial building footprint was preserved with minor adjustments to account for additional impacts. As discussed earlier in this section, and due to regulatory constraints, physical constraints, and foreseeable market conditions, realization of "full theoretical" buildout is highly unlikely. The maximum realistic yield for commercial development on mixed use sites generally identifies commercial development intensities based on the following assumptions:

- Neighborhood Center Prototype: 0.33 floor area ratio (FAR) commercial; larger sites will likely have horizontal mixed use and a large amount of surface parking.
- Village Center Prototype: 0.40 FAR commercial; smaller sites will need more development to be viable.
- Main Street Prototype: Will retain the area coverage specifications used in the Downtown Encinitas Specific Plan or 101 Corridor Specific Plans.

Tables 3-6a through 3-6c show the total building floor area of non-residential development at buildout for each housing strategy.

Table 3-6a
Housing Strategy 1: Ready Made (RM)
Maximum Realistic Yield: Commercial

Site	Parcel Area (Net)	Existing Commercial Building Density (square feet)	Proposed Commercial Density (square feet)
C-2	10.57	45,200	0
C-3	4.87	70,000	85,030
C-7	0.55	4,750	12,004
L-1	5.21	27,650	90,967
L-2	2.15	28,750	37,539
L-4	1.89	0	0
L-5	1.69	0	0
L-6	5.45	0	0
NE-4	18.90	156,000	175,000
O-2	4.80	0	83,808
O-5	1.60	0	0
O-6	1.50	0	0
OE-1	2.31	23,000	40,333
OE-4	4.00	48,000	69,840
OE-5	12.17	137,900	186,300
OE-7	4.50	0	0
Totals	**82.16**	**541,250**	**780,821**

Table 3-6b Housing Strategy 2: Build Your Own (BYO) Maximum Realistic Yield: Commercial			
Site	Parcel Area (Net)	Existing Commercial Building Density (square feet)	Proposed Commercial Density (square feet)
C-2	10.57	45,200	0
L-1	5.21	27,650	90,967
L-7	7.50	0	0
NE-1	10.20	71,400	93,400
NE-3	10.00	6,000	0
NE-7	9.05	67,400	77,400
O-2	4.80	0	83,808
O-4	4.00	0	57,618
O-5	1.60	0	0
OE-2	7.25	68,700	75,700
OE-7	4.50	0	64,820
OE-8	11.09	125,100	152,380
Totals	**85.77**	**411,450**	**696,093**

Table 3-6c Housing Strategy 3: Modified Mixed Use Places (MMUP) Maximum Realistic Yield: Commercial			
Site	Parcel Area (Net)	Existing Commercial Building Density (square feet)	Proposed Commercial Density (square feet)
C-1	9.35	122,000	126,300
C-2	10.57	0	0
C-6	4.60	0	0
L-7	7.50	0	0
CBHMG-1	0.77	10,060	0
ALT 2	17.55	281,255	281,255
NE-1	10.20	71,400	93,400
NE-7	9.05	67,400	77,400
ALT 3	14.56	191,800	209,207
O-2	4.80	0	83,808
O-3	4.87	63,640	70,005
O-4	4.00	0	57,618
ALT 4	6.19	0	0
OE-1	2.31	30,100	40,333
OE-4	4.00	48,000	69,840
OE-7	4.50	78,400	0
ALT 5	11.27	0	0
ALT 6	3.10	0	50,000
ALT 7	21.02	450,900	450,900
Totals	**150.21**	**1,414,955**	**1,610,066**

As shown on Table 3-7, the total commercial square footage at buildout would differ among the three land use housing strategy maps.

Table 3-7
Housing Strategy Comparison: Commercial Maximum Realistic Yield

	Housing Strategy 1: Ready Made (square feet)	Housing Strategy 2: Build Your Own (square feet)	Housing Strategy 3: Modified Mixed Use Places (square feet)
Existing Commercial Development	541,250	411,450	1,120,200
Proposed Commercial Development)	780,821	696,093	1,610,066
Total difference	239,001	284,643	489,866

3.6 Discretionary Actions

Discretionary actions are those actions taken by an agency that call for the exercise of judgment in deciding whether to approve or how to carry out a project. ~~Floating~~ The new zone provisions that may conflict with the Encinitas Municipal Code or Specific Plan supersede the conflicting Encinitas Municipal Code or Specific Plan provision.

3.6.1 Housing Element Update Conforming Amendments

The following discretionary actions by the City would be required for approval the Housing Element Update:

- Adopt the Housing Element Update, which amends the General Plan.
- Amend the General Plan Land Use Element for conformance.
- Amend Land Use Element Goals 2 and 4 for growth management program modification.
- Amend the Community Character and Voters' Rights Initiative portion of the Land Use Element and Zoning Code Chapter 30.00 to modify building height limitations and authority to grant land use change approvals in very specific circumstances.
- Amend Zoning Code Chapter 23.08 to allow additional authority to grant permit.
- Amend Zoning Code Section 30.04.10 to add ~~a "floating zone"~~the At Home in Encinitas Zone definition.
- Amend Zoning Code Section 30.34.30 to allow additional authority to grant permit.
- Amend Zoning Code Chapter 30.72 to allow additional authority to grant permit.

- Add Zoning Code Chapter 30.36 for the ~~Floating~~ At Home in Encinitas Zone, which also adopts the Design Guidelines as a part of this new chapter by reference.

- Amend the North 101 Corridor Specific Plan, Encinitas Ranch Specific Plan, Downtown Encinitas Specific Plan, and Cardiff Specific Plan to establish a foundation for ~~Floating~~ the At Home in Encinitas Zone implementation.

- Amend the Land Use and Implementation Program portions of the Local Coastal Program (LCP). LCPs are planning tools used by local governments to guide development in the coastal zone, in partnership with the California Coastal Commission. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). In Encinitas, the LCP consists of portions of the General Plan along with the Zoning, Building, Grading and Subdivision ordinances.

- Certify the EIR Adopt the Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

The following actions by the registered voters of Encinitas would be required for approval the HEU:

- Public Vote on the HEU, General Plan Amendments, Amendments to Specific Plans and Zoning Code Amendments as provided by Chapter 30.00. Included in the proposed Zoning Standards is a provision to delegate authority to make major amendments related to maintaining state compliance with the Housing Element back to the City Council with a super majority vote as part of the public vote on the actions necessary for approval of the HEU.

Other project activities or actions required by other agencies:

- California Coastal Commission to certify the LCP, as amended. Once approved by the City Council, change in the regulations of the Zoning Code, or a change in zoning boundaries or designation or property or properties all or in part within the Coastal Zone, constitutes a proposed amendment to the implementing regulations of the City's LCP. Such an amendment shall not become effective until certified by the Coastal Commission pursuant to Public Resources Code Section 30514.

- California Department of HCD to review the Housing Element. All California localities are required by Article 10.6 of the Government Code (section 65580-65590) to adopt housing elements as part of their general plans, and submit draft and adopted elements to HCD for review of compliance with State law.

3.6.2 Ancillary Actions

All of the previously summarized discretionary actions are required to implement the HEU. As described in Section 3.4.3.3, ancillary actions are needed to help implement HEU objectives.

- Amend the Noise Element to resolve internal inconsistencies and address mixed use development standards. The amendment focuses on policies 1.1 through 1.7.
- Amend the Land Use Element to delete policies as specified by Proposition A, the Community Character and Voters' Rights Initiative, except in areas of conflict with the HEU.
- Amend the North 101 Corridor Specific Plan and Downtown Encinitas Specific Plan to modify regulations that constrain housing development.

3.6.3 Future Development

As outlined in the HEU and associated provisions of the ~~floating~~ new zone, the HEU would result in the development of a RHNA implementation plan. This plan would include site-specific development standards, along with CEQA mitigation measures identified in the Mitigation Monitoring and Reporting Program for this PEIR to which future projects must adhere in order for the site to develop consistent with the purpose of the rezone and to ensure that the development of the site does not result in a significant environmental impact.

Future development consistent with the ~~floating~~ At Home in Encinitas zone and PEIR could proceed "by right" under the design parameters established by the ordinance. Subsequent projects may tier from the HEU's PEIR or a finding may be made that sufficient environmental clearance occurred with the PEIR for the Housing Element (CEQA Guidelines Sections 15152, 15162 and 15168). This PEIR comprehensively considers a series of related projects with the intent to streamline subsequent review of future development projects consistent with the intent of the ~~floating~~ new zone program.

Some future development permitted through the HEU would be subject to subsequent environmental review and other discretionary review and permitting as required by the City's Municipal Code. Specifically, design review and subsequent discretionary review would be required for most subdivision map actions, as detailed below. Subsequent environmental review is required for discretionary actions to entitle future development, including but not limited to Design Review, certain Subdivision actions and Use Permits. Subsequent discretionary actions must be examined in the light of the PEIR to determine whether an additional environmental document needs to be prepared.

Most projects would require subsequent discretionary approvals including:

3.6.3.1 Design Review

All buildings, grading, landscaping, or construction projects in ~~a~~ the ~~floating~~ At Home in Encinitas zone (whether they require any other City permit or not) would be subject to design review unless exempted by Chapter 23.08 of the Municipal Code. Such exemptions include walls and fences six feet or less in height, maintenance work, minor exterior alterations, interior remodeling work, replacement landscaping, and other activities

described in Chapter 23.08.030. When in compliance with all other City ordinances and regulations, the Planning and Building Director has the authority to render a final determination unless the discretionary action includes a MDP for which the Planning Commission is the decision maker. For projects including other discretionary actions at a higher level than the Planning and Building Director, the design review permit also would be decided upon at that higher level.

3.6.3.2 Subdivisions

All projects within ~~a floating~~the new zone that involve the creation of subdivisions would be subject to Municipal Code Title 24, Subdivisions. Minor subdivisions would be ultimately approved by the Planning and Building Director. The Planning Commission renders decisions on major subdivisions. For projects including other discretionary actions at a higher level, the authorized agency would also render a final determination on the subdivision.

3.6.3.3 Conditional Use Permits

Review of any use in ~~a floating~~the new zone requiring a major or minor conditional use permit (pursuant to Municipal Code Section 30.36.070) would occur in accordance with Chapter 30.74, Use Permits. Pursuant to the code, the Director of Planning and Building has authority make determinations for minor use permits and the Planning Commission is authorized to make determinations for major use permits. If a project component contains one or more components which requires a final determination by a higher level, the conditional use permit would also be decided upon at that higher level.

3.6.3.4 Coastal Development Permit

Projects within the Coastal Zone must be additionally processed and entitled pursuant to Municipal Code Chapter 30.80. Pursuant to the code, the Director of Planning and Building has authority to render a final determination for coastal development permits for minor use permits, tentative parcel maps, administrative design review permits, and other administrative applications as required. The Planning Commission is authorized to make a determination on major use permits, tentative maps, design review permits (not under the purview of the Director), variances, and other items referred by the Planning and Building Director. Upon recommendation of the Planning Commission, the City Council is authorized to render a final determination for coastal development permits for general plan, zone code, and specific plan amendments.