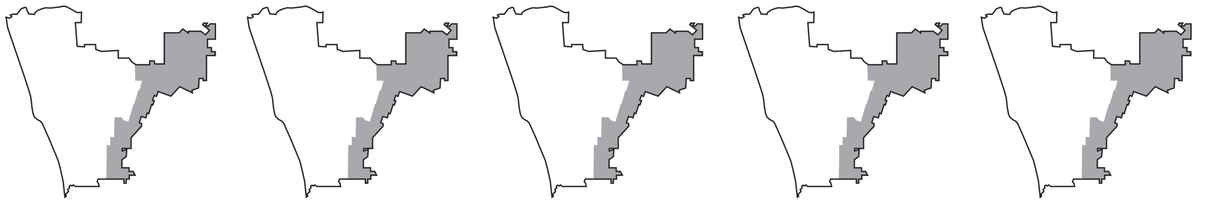
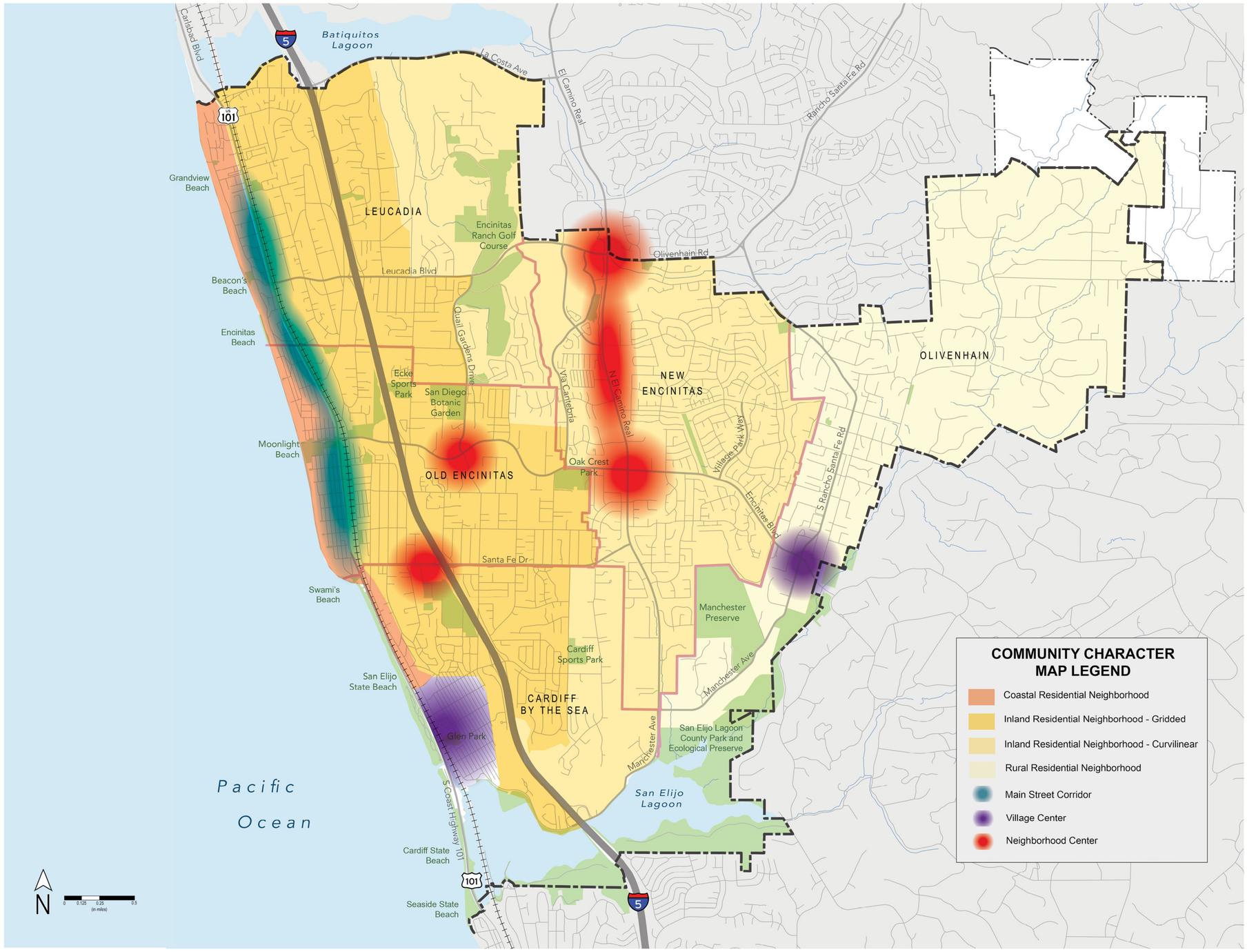
2A COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER





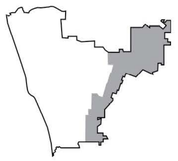
This map seeks to describe "community character" that exists in Encinitas. These areas are described to recognize differences in their physical characteristics, including street layout, lot size, and building form and scale.

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.

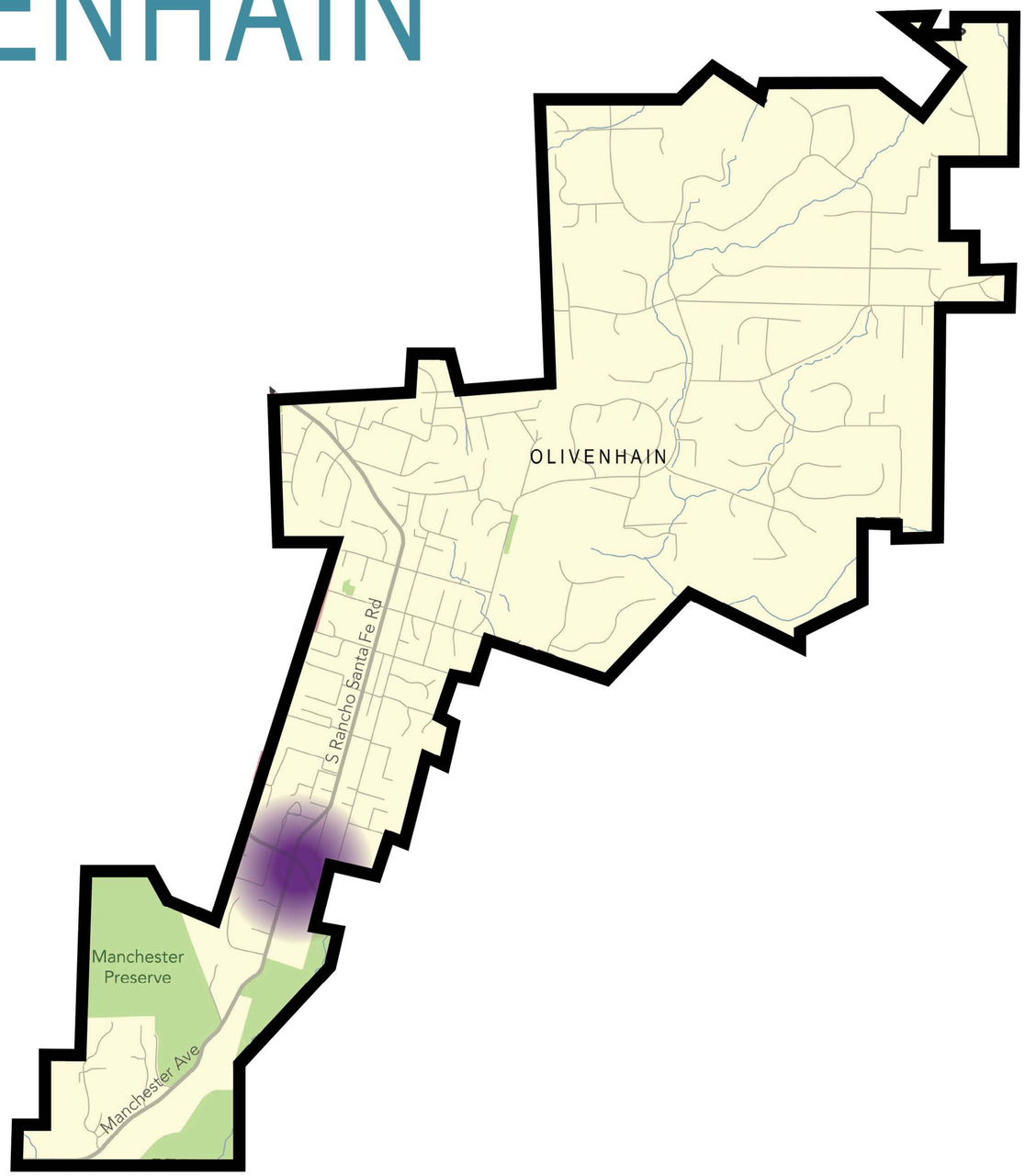
Note that the boundaries illustrated between community character areas should be taken as general identifiers where changes in character occur; they should not be interpreted as fixed, hard lines. The intent is to describe the general location of areas with shared characteristics.

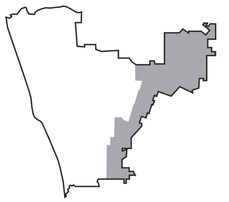
	COASTAL RESIDENTIAL	INLAND RESIDENTIAL - GRIDDED	INLAND RESIDENTIAL - CURVILINEAR	RURAL RESIDENTIAL	MAIN STREET CORRIDOR	VILLAGE CENTER	NEIGHBORHOOD CENTER
LEUCADIA	●	●	●		●		
OLD ENCINITAS	●	●	●		●		●
CARDIFF	●	●	●			●	●
NEW ENCINITAS			●				●
OLIVENHAIN				●		●	

2B COMMUNITY CHARACTER
FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN





OLIVENHAIN

OVERVIEW

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

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

Rural Residential

Village Center

Each context is described in detail on the following pages.

COMMUNITY CHARACTER
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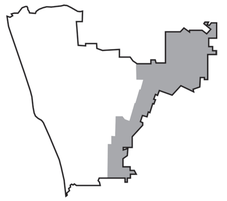
2C COMMUNITY CHARACTER

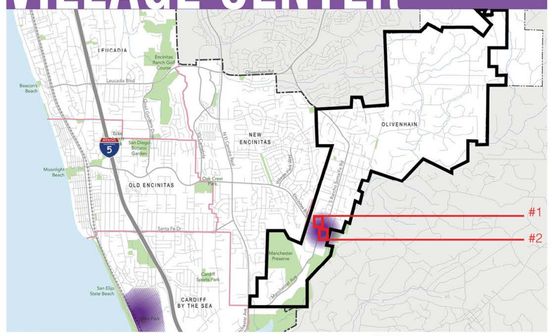
FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN

OLIVENHAIN

VILLAGE CENTER



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

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

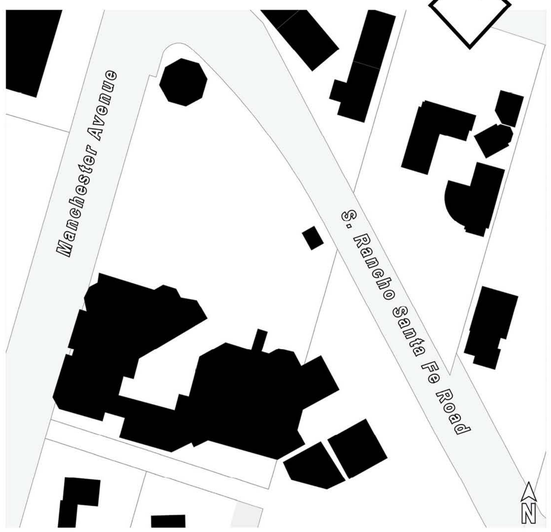
DESCRIPTION

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

DESIGN CHARACTERISTICS

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

Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram

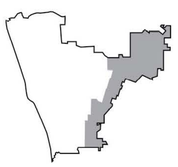
Office space is a relatively significant land use.

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

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

DESIGN OPPORTUNITIES

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



LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

@HOME IN ENCINITAS

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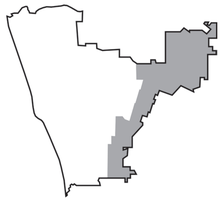
2D COMMUNITY CHARACTER

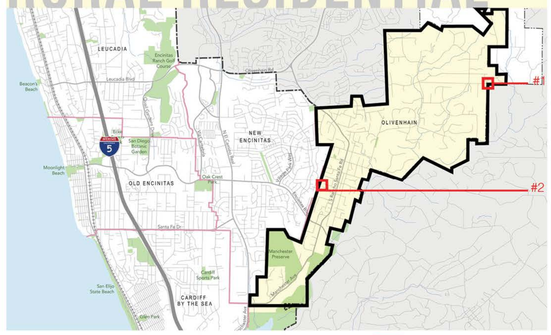
FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



OLIVENHAIN

OLIVENHAIN

RURAL RESIDENTIAL



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

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

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

Snapshot Area #1 - Building Placement Diagram

Snapshot Area #2 - Building Placement Diagram

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

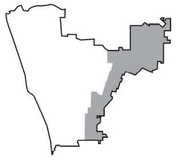
Lots are very large and allow for variability in the size and placement of homes.

Architectural styles vary widely, and many structures are custom-built.

Landscaping in this design context is more natural, and often used for privacy.

DESIGN OPPORTUNITIES

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



LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

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