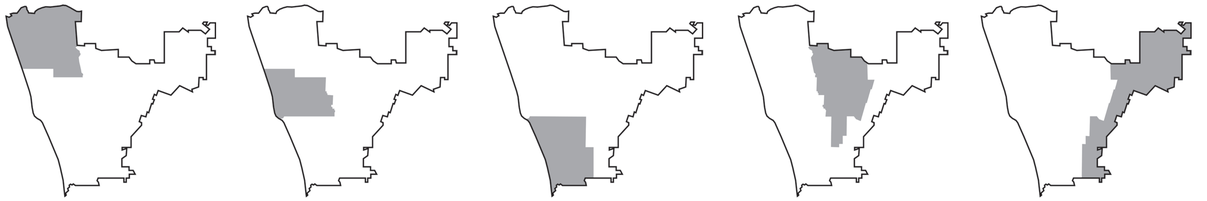
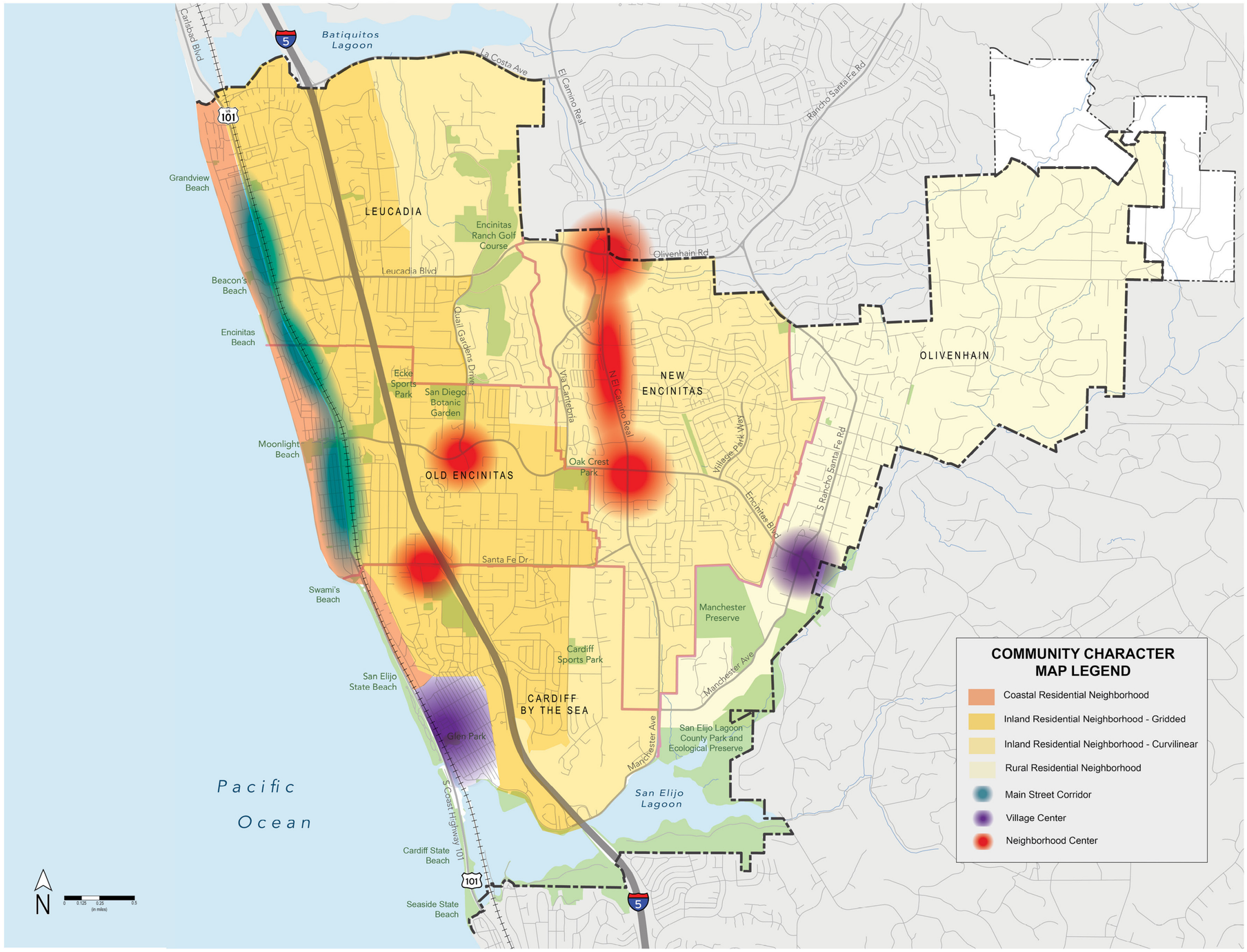
2A COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER





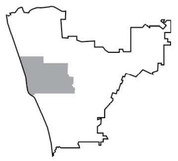
This map seeks to describe "community character" that exists in Encinitas. These areas are described to recognize differences in their physical characteristics, including street layout, lot size, and building form and scale.

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.

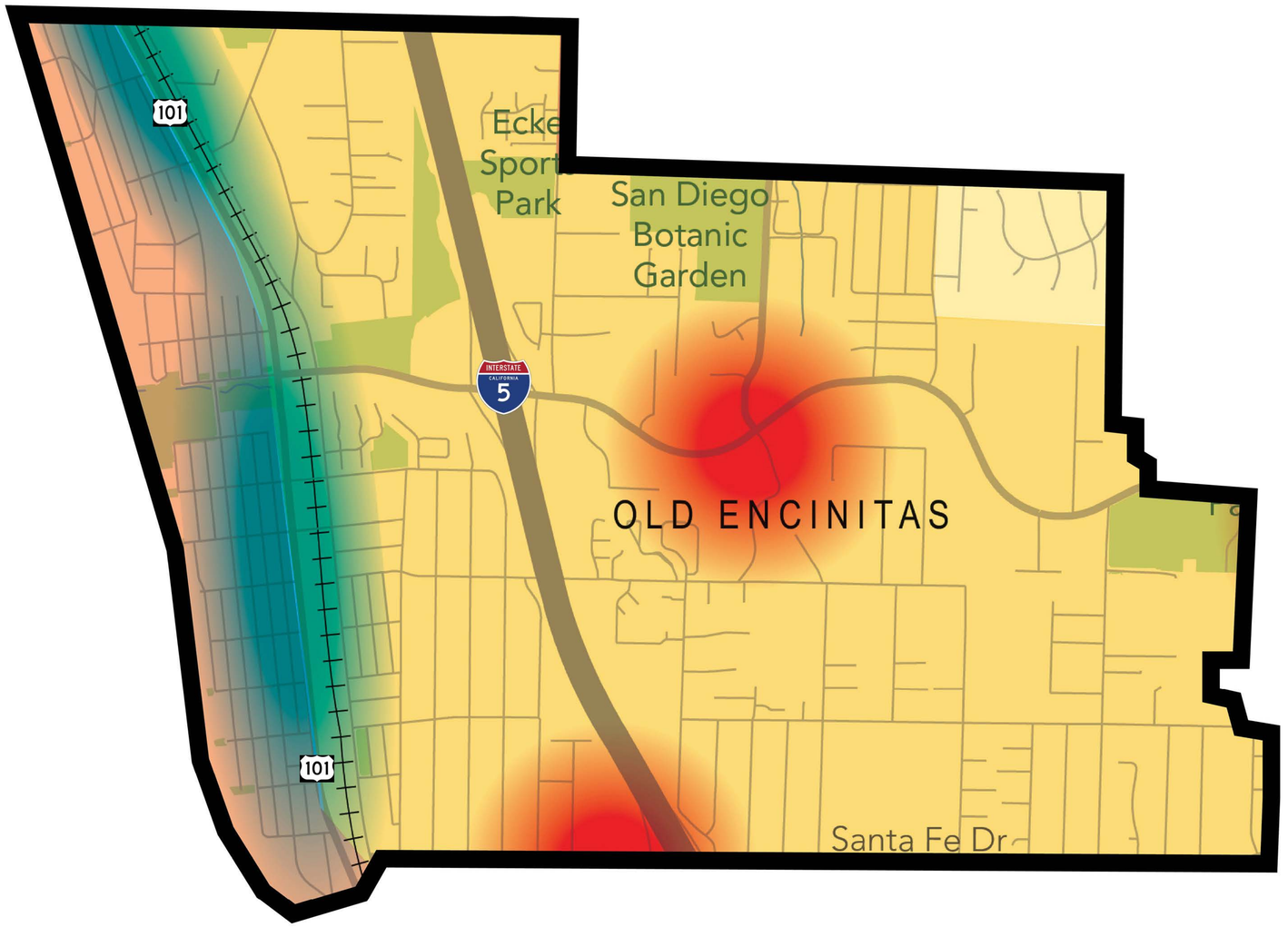
Note that the boundaries illustrated between community character areas should be taken as general identifiers where changes in character occur; they should not be interpreted as fixed, hard lines. The intent is to describe the general location of areas with shared characteristics.

	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



OLD ENCINITAS



OLD ENCINITAS

OVERVIEW

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

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

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

Each context is described in detail on the following pages.

COMMUNITY CHARACTER
@HOME IN ENCINITAS
City of Encinitas | 2014

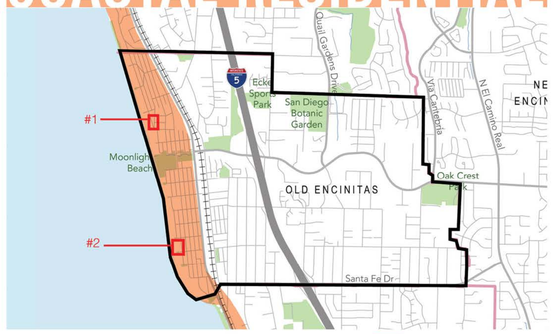
2C COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER

OLD ENCINITAS

OLD ENCINITAS

COASTAL RESIDENTIAL



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

East-west streets are often sloped.

DESCRIPTION

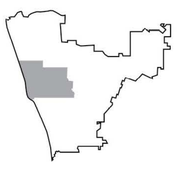
This character area exists along the coastal edge of Old Encinitas, west of Highway 101. It is generally fully developed, primarily as single-family and some multi-family residential uses. Few infill opportunities currently exist, although some occasions may arise when buildings are replaced and lots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

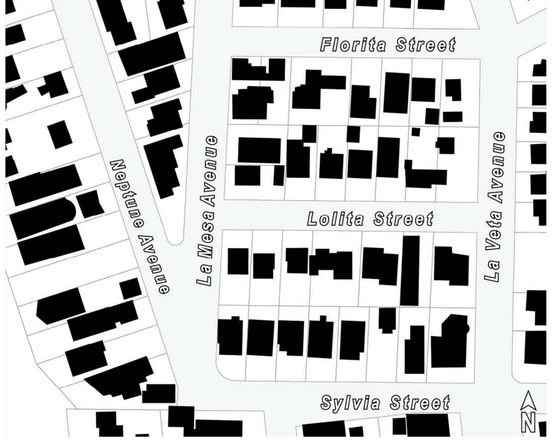
DESIGN CHARACTERISTICS

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

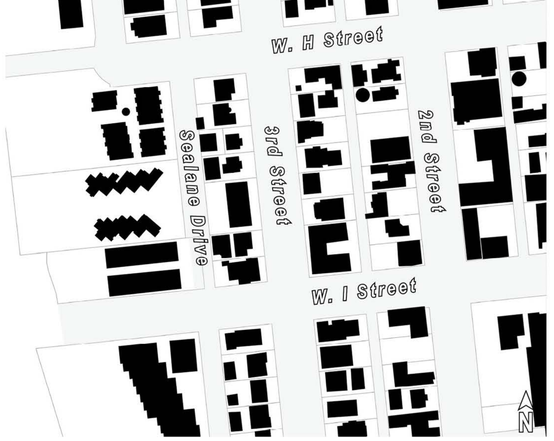
DESIGN OPPORTUNITIES

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





Snapshot Area #1 - Building Placement Diagram



Snapshot Area #2 - Building Placement Diagram

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

In some areas, primarily along the coast, sidewalks do not exist.

On streets closer to Highway 101, detached sidewalks exist.

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER @HOME IN ENCINITAS

City of Encinitas | 2014

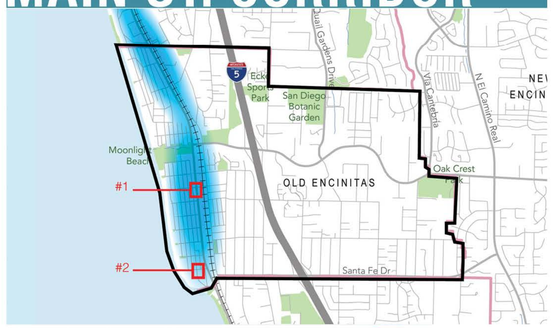
2D COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER

OLD ENCINITAS

OLD ENCINITAS

MAIN ST. CORRIDOR



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

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

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

Snapshot Area #1 - Building Placement Diagram

Snapshot Area #2 - Building Placement Diagram

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

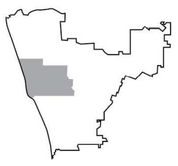
Pedestrian activity is high in this context.

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

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

DESIGN OPPORTUNITIES

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



LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

@HOME IN ENCINITAS

City of Encinitas | 2014

2E COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER

OLD ENCINITAS

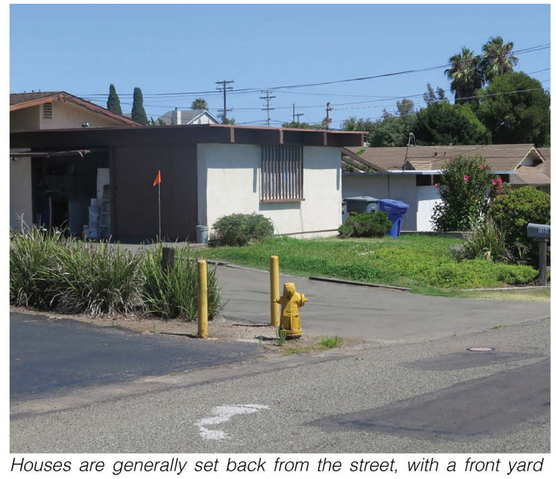
OLD ENCINITAS

INLAND RESIDENTIAL - GRIDDED

Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph



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

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

Snapshot Area #1 - Building Placement Diagram

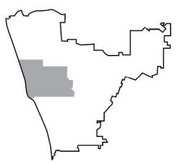
Snapshot Area #2 - Building Placement Diagram

Modest one story homes dominate this design context.

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

DESIGN OPPORTUNITIES

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



LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER @HOME IN ENCINITAS

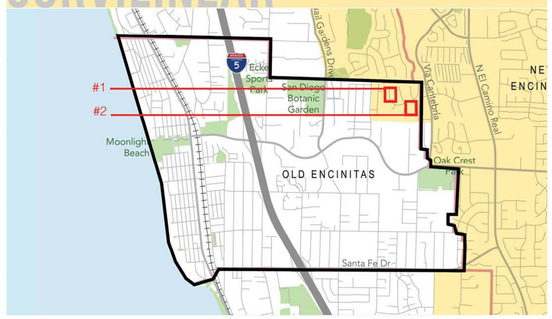
City of Encinitas | 2014

2F COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER

OLD ENCINITAS

INLAND RESIDENTIAL - CURVILINEAR



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

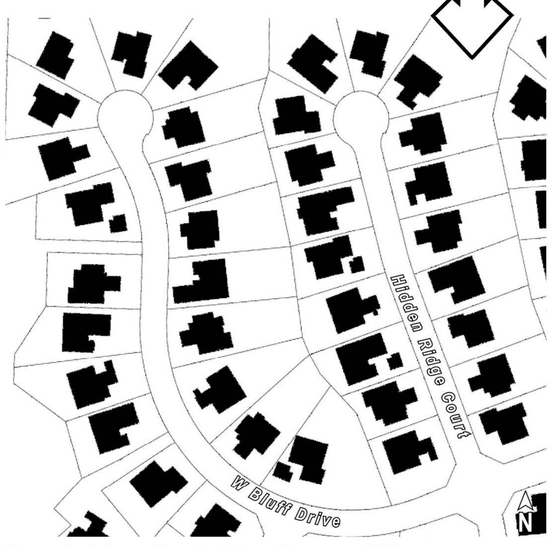
Curb cuts are common along streets and topography allows for expansive views.

DESCRIPTION

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

DESIGN CHARACTERISTICS

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



Snapshot Area #1 - Building Placement Diagram

Snapshot Area #2 - Building Placement Diagram

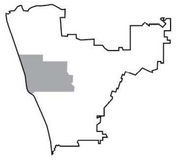
Some streets include attached sidewalks and some streets do not include sidewalks.

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

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

DESIGN OPPORTUNITIES

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



LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER @HOME IN ENCINITAS

City of Encinitas | 2014

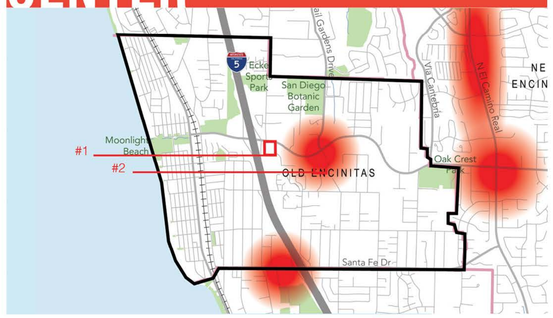
2G COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER

OLD ENCINITAS

OLD ENCINITAS

NEIGHBORHOOD CENTER



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

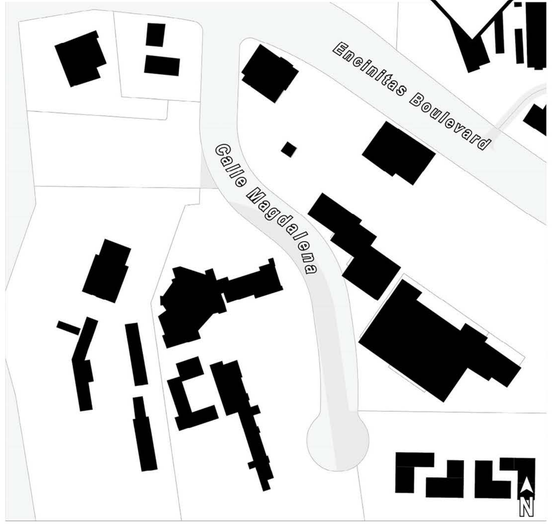
This context exists along major arterials like Encinitas Boulevard.

DESCRIPTION

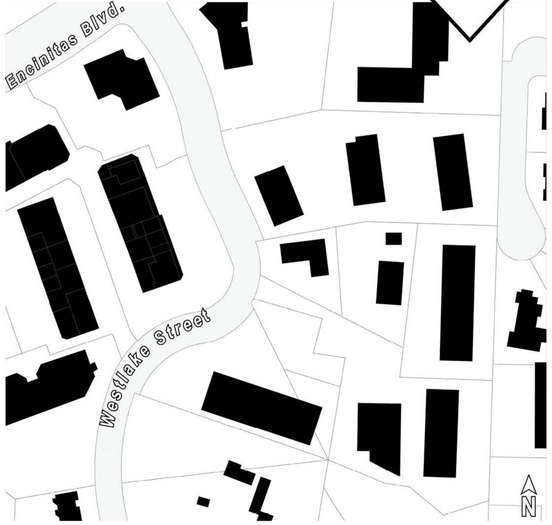
The Neighborhood Center character area exists in Old Encinitas along Encinitas Boulevard, east of the Interstate. Land use is primarily retail, though professional and consumer services are common as well. Developments are auto-oriented with large surface parking lots and strip centers. Opportunities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

DESIGN CHARACTERISTICS

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



Snapshot Area #1 - Building Placement Diagram

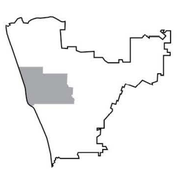


Snapshot Area #2 - Building Placement Diagram

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

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

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



DESIGN OPPORTUNITIES

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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

@HOME IN ENCINITAS

City of Encinitas | 2014