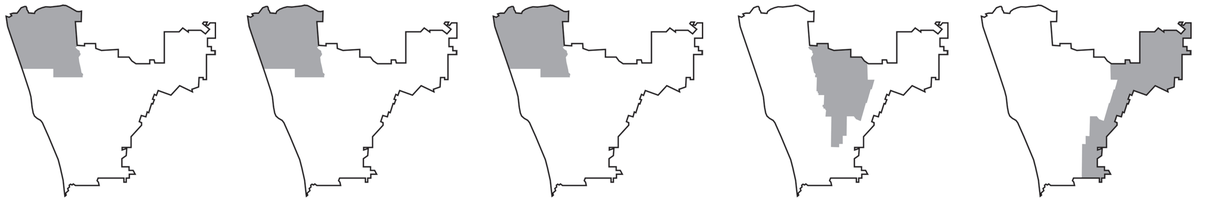
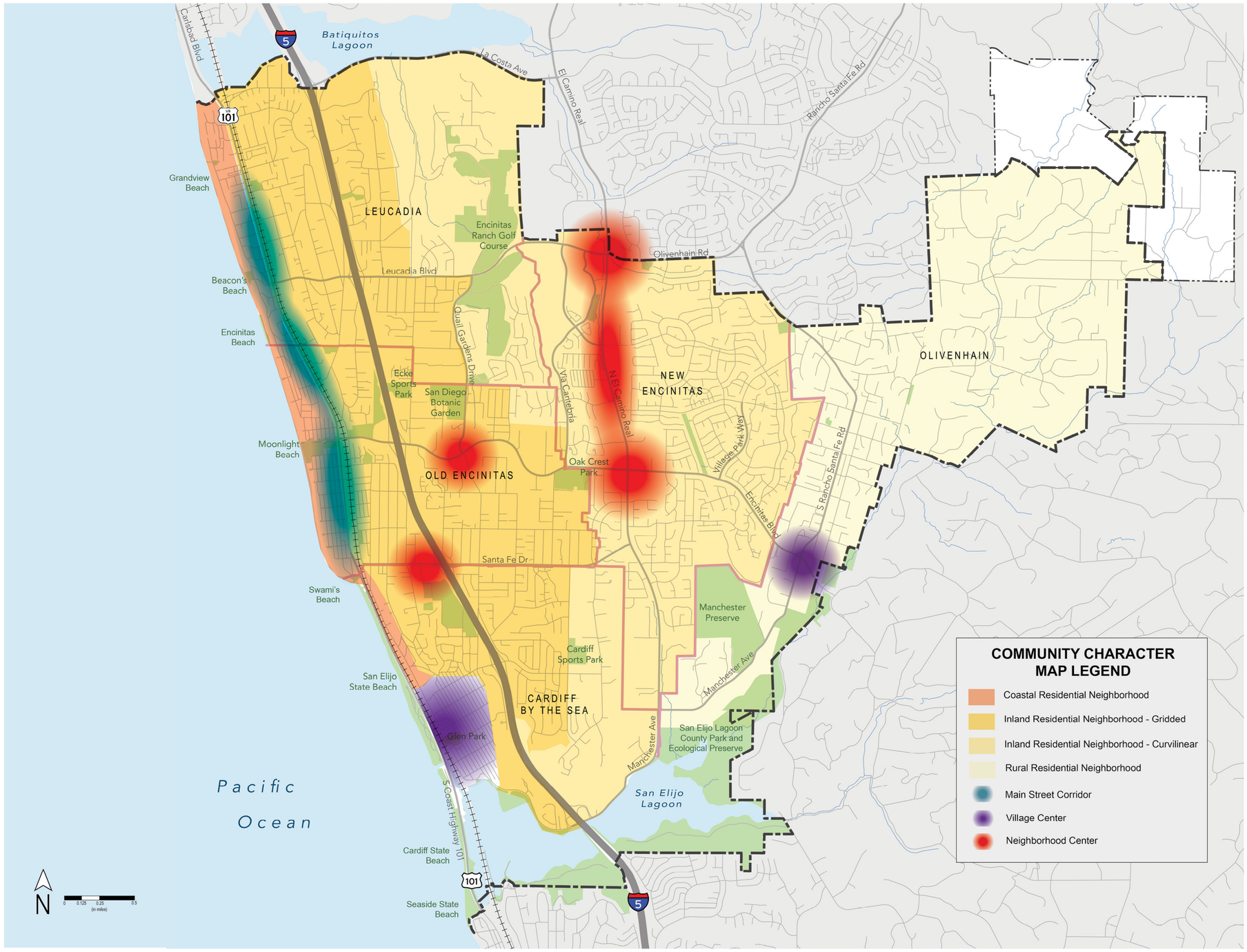
# 2A COMMUNITY CHARACTER

## FUTURE HOUSING RESPONDS TO EXISTING CHARACTER





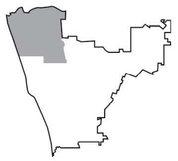

This map seeks to describe "community character" that exists in Encinitas. These areas are described to recognize differences in their physical characteristics, including street layout, lot size, and building form and scale.

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.

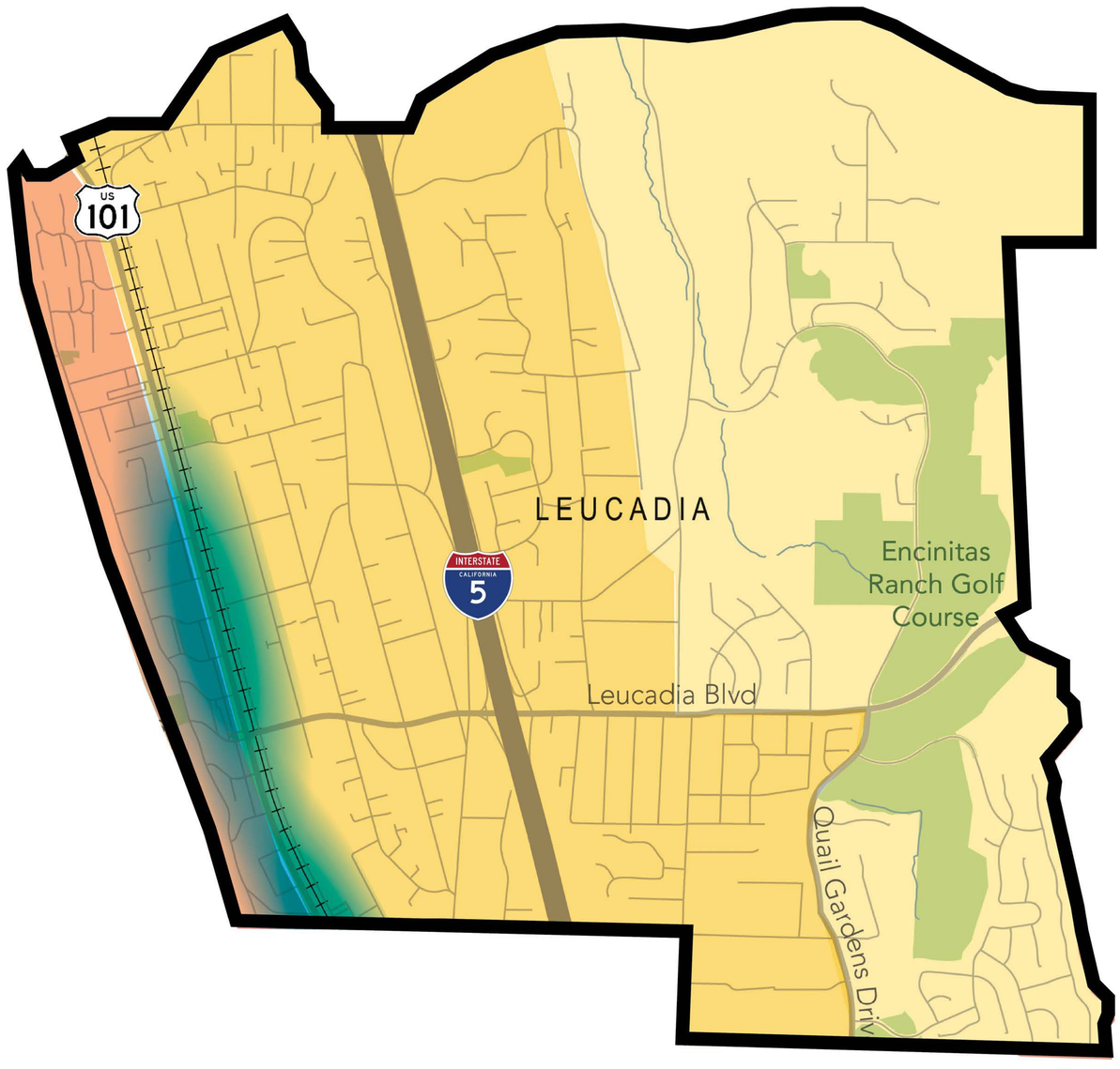
Note that the boundaries illustrated between community character areas should be taken as general identifiers where changes in character occur; they should not be interpreted as fixed, hard lines. The intent is to describe the general location of areas with shared characteristics.

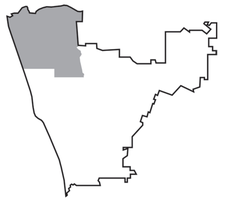
| | COASTAL RESIDENTIAL | INLAND RESIDENTIAL - GRIDDED | INLAND RESIDENTIAL - CURVILINEAR | RURAL RESIDENTIAL | MAIN STREET CORRIDOR | VILLAGE CENTER | NEIGHBORHOOD CENTER |
|---|---|---|---|---|---|---|---|
| LEUCADIA | ● | ● | ● | | ● | | |
| OLD ENCINITAS | ● | ● | ● | | ● | | ● |
| CARDIFF | ● |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

# 2B COMMUNITY CHARACTER
## FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



# LEUCADIA




## OVERVIEW

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

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

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

Each context is described in detail on the following pages.

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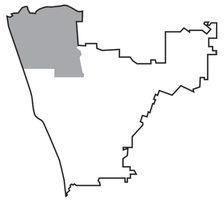
# 2C COMMUNITY CHARACTER

## FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



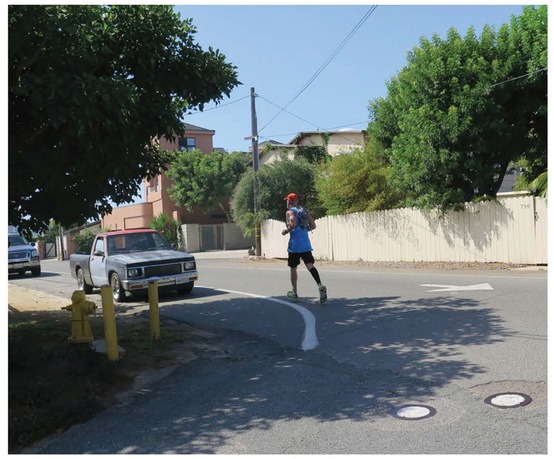

LEUCADIA

## COASTAL RESIDENTIAL

**Snapshot Area - Key** **Detailed Areas**

**Snapshot Area #1 - Aerial Photograph**

**Snapshot Area #2 - Aerial Photograph**



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

### DESCRIPTION

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

### DESIGN CHARACTERISTICS

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

**Snapshot Area #1 - Building Placement Diagram**

**Snapshot Area #2 - Building Placement Diagram**

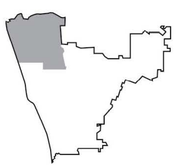
*Properties are accessed from the street - curb cuts for driveways are common, with a landscaped buffer between the street edge and building.*

*Most streets do not have curb and gutter.*

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

### DESIGN OPPORTUNITIES

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



### LOT FEATURES

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

### BUILDING FORM & PLACEMENT

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

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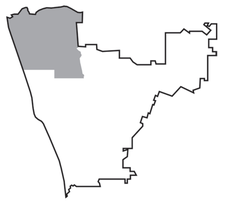
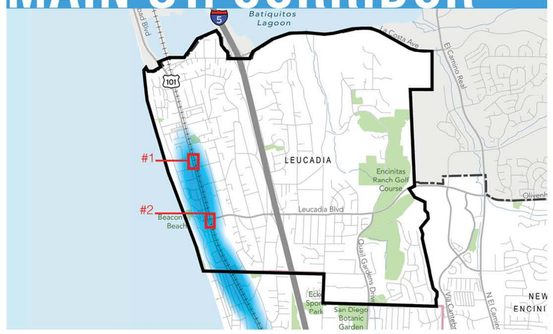
# 2D COMMUNITY CHARACTER

## FUTURE HOUSING RESPONDS TO EXISTING CHARACTER




LEUCADIA

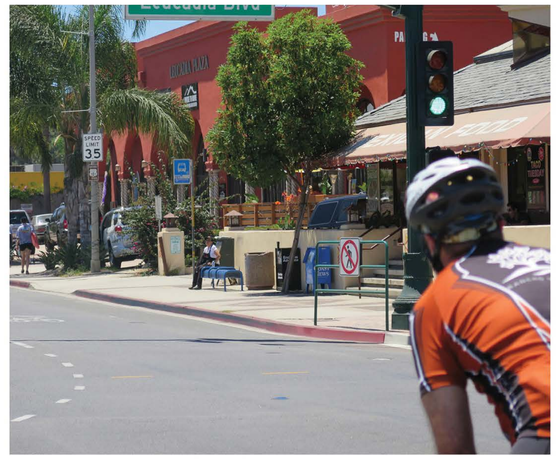
## MAIN ST. CORRIDOR




**Snapshot Area - Key** **Detailed Areas**

**Snapshot Area #1 - Aerial Photograph**

**Snapshot Area #2 - Aerial Photograph**




*Highway 101 in Leucadia is pedestrian and bike friendly.*

### DESCRIPTION

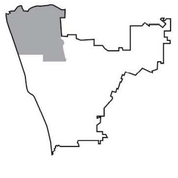
This character area exists in Leucadia along Highway 101. It has a commercial focus at the street edge. Many buildings have retail on the ground floor with offices or housing above. The experience along the street is lively with outdoor café seating and retail activity. Opportunities for infill housing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

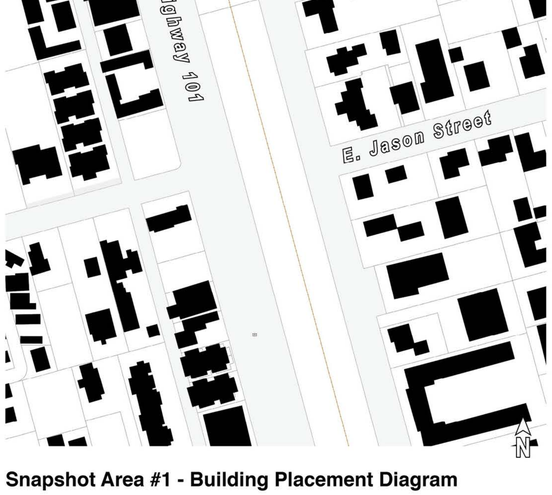
### DESIGN CHARACTERISTICS

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

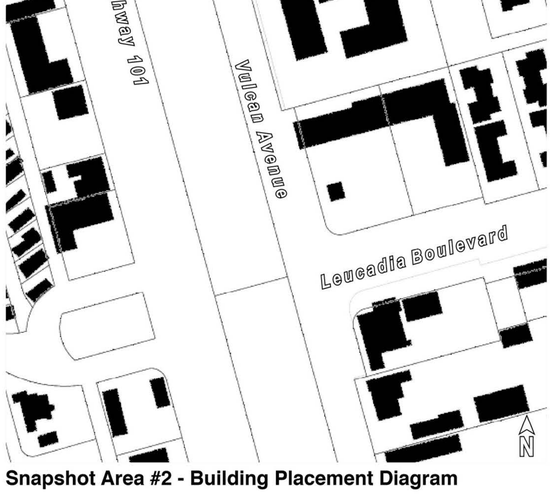
### DESIGN OPPORTUNITIES

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






**Snapshot Area #1 - Building Placement Diagram**




**Snapshot Area #2 - Building Placement Diagram**

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

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

### LOT FEATURES

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

### BUILDING FORM & PLACEMENT

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

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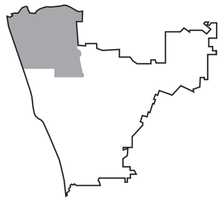
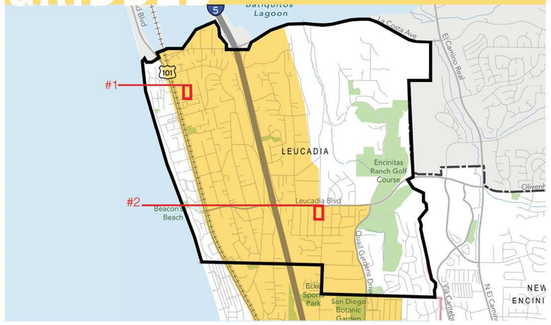
# 2E COMMUNITY CHARACTER

## FUTURE HOUSING RESPONDS TO EXISTING CHARACTER




A LEUCADIA

## INLAND RESIDENTIAL - GRIDDED




**Snapshot Area - Key** **Detailed Areas**

**Snapshot Area #1 - Aerial Photograph**

**Snapshot Area #2 - Aerial Photograph**

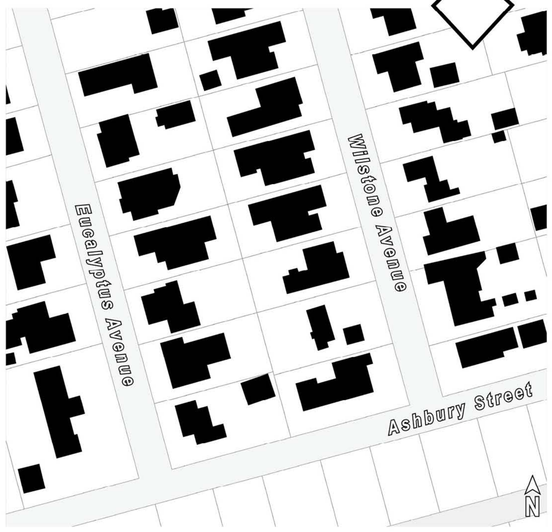
*Second story views of the ocean are available in some parts of this context in Leucadia.*

### DESCRIPTION

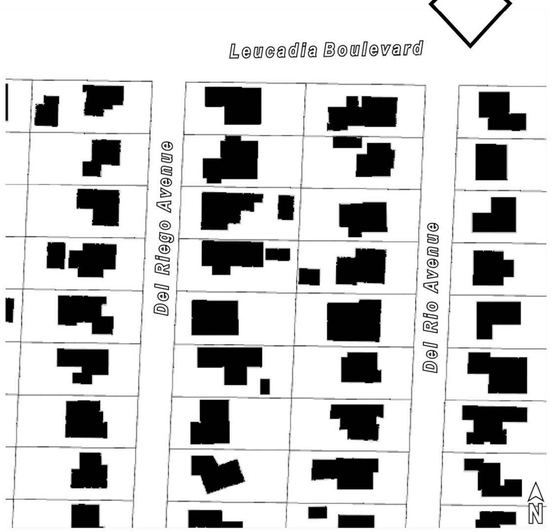
The Inland Residential - Gridded character area exists east and west of Interstate 5 in Leucadia. It developed primarily in the 1960s and 70s and includes mainly single-family dwellings with some "twin homes" and condominiums dispersed throughout. Streets rarely include sidewalks or curbs. Some opportunities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

### DESIGN CHARACTERISTICS

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




**Snapshot Area #1 - Building Placement Diagram**



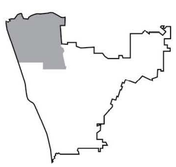

**Snapshot Area #2 - Building Placement Diagram**

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

*Front yards are common in this context.*

*On-street parking is available on most streets.*

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



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

### 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 |

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# 2F COMMUNITY CHARACTER

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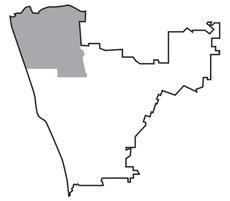
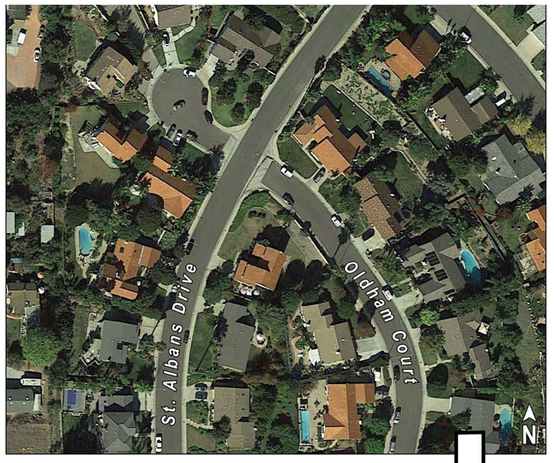



A LEUCADIA

## INLAND RESIDENTIAL - CURVILINEAR

**Snapshot Area - Key** **Detailed Areas**

**Snapshot Area #1 - Aerial Photograph**




**Snapshot Area #2 - Aerial Photograph**

*This design context includes significant topography.*

### DESCRIPTION

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

### DESIGN CHARACTERISTICS

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

**Snapshot Area #1 - Building Placement Diagram**

**Snapshot Area #2 - Building Placement Diagram**

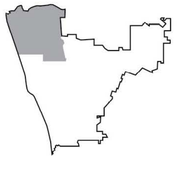
*Views of the ocean can be reached in this context due to the topography.*

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

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

### DESIGN OPPORTUNITIES

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



### LOT FEATURES

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

### BUILDING FORM & PLACEMENT

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

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