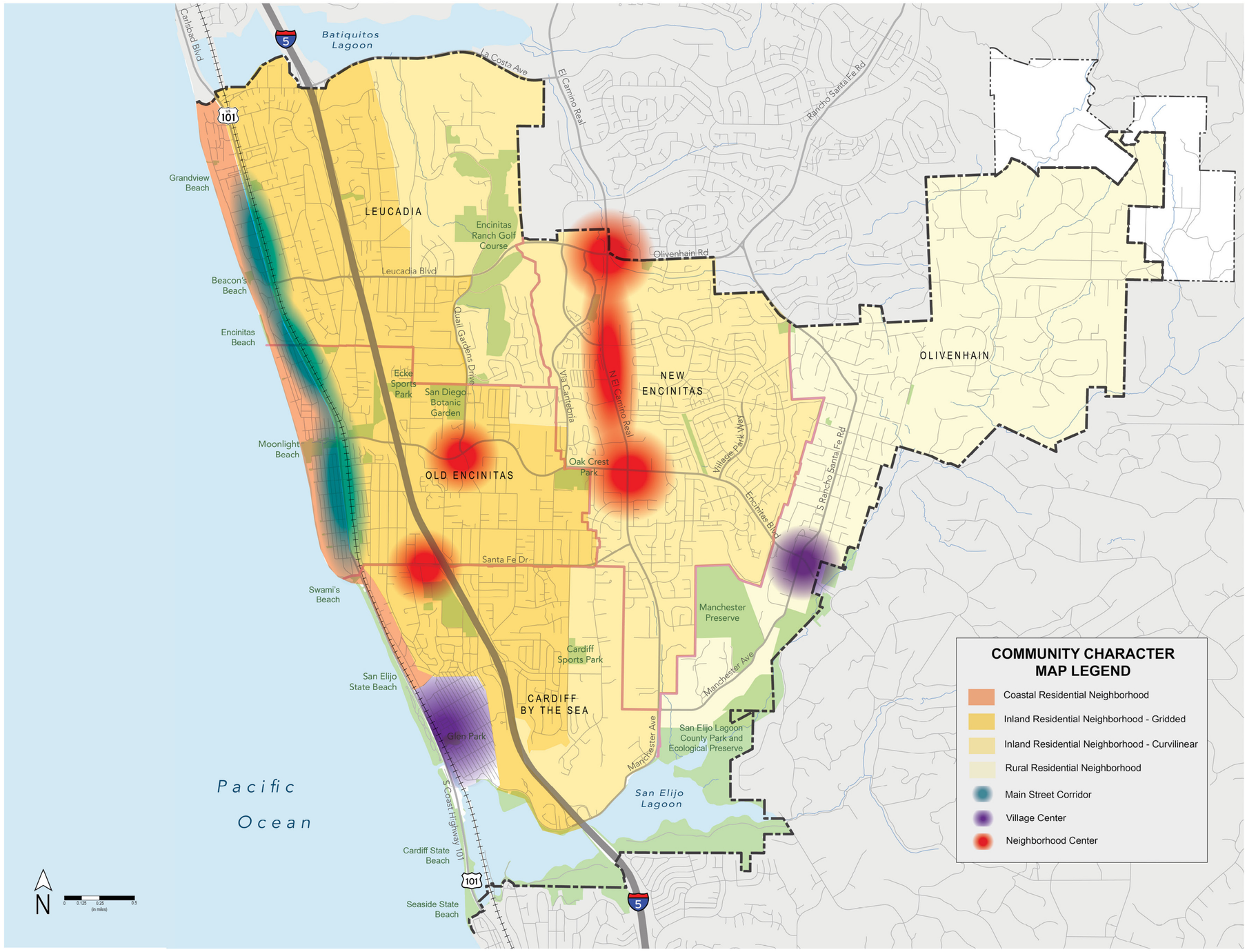
2A COMMUNITY CHARACTER

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.

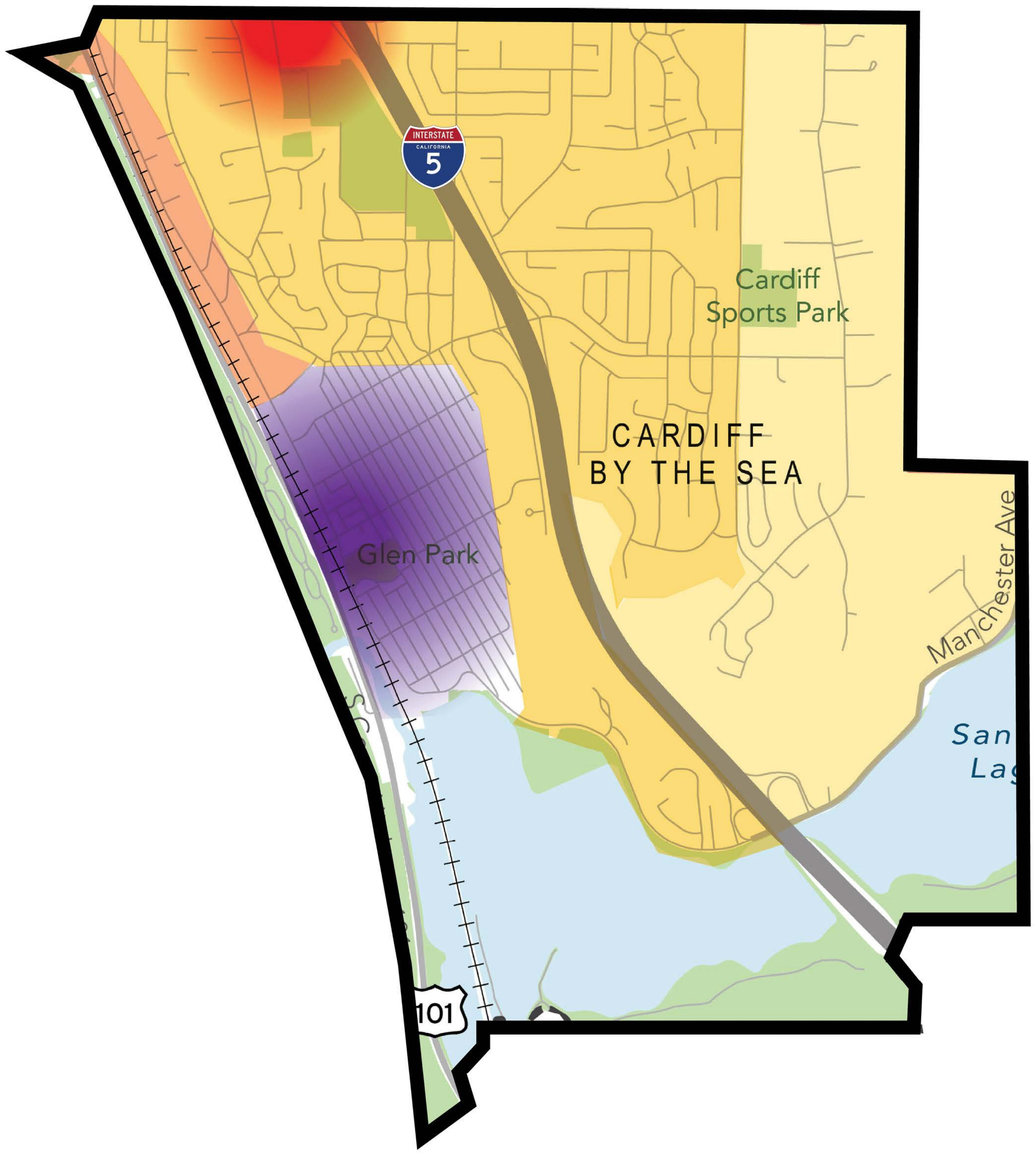
Some of these character areas are ones in which the potential exists for introducing multifamily housing. Other character areas may not have much potential for multifamily housing, but any new development along those boundaries should be designed to create a positive transition to them.

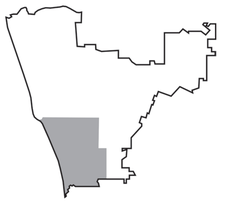
Note that the boundaries illustrated between community character areas should be taken as general identifiers where changes in character occur; they should not be interpreted as fixed, hard lines. The intent is to describe the general location of areas with shared characteristics.

	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

CARDIFF





CARDIFF

OVERVIEW

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

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

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

Each context is described in detail on the following pages.

COMMUNITY CHARACTER
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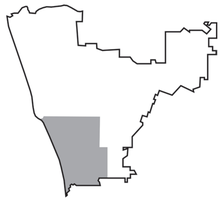
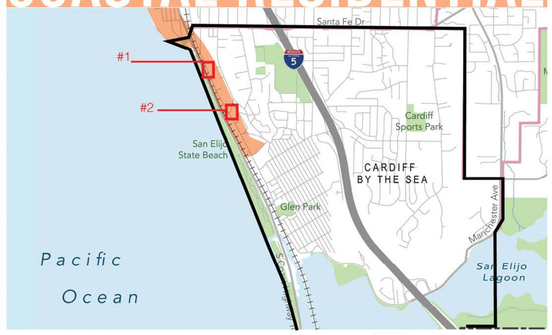
2C COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



CARDIFF

COASTAL RESIDENTIAL



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

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

DESCRIPTION

This context exists in Cardiff, east of Highway 101 along the coast and north of the Town Center. It is generally fully developed, primarily as single-family and some multifamily residential uses. Few infill opportunities currently exist, although some occasions arise when buildings are replaced and lots are assembled. More infill housing opportunities exist in areas that 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 and front setbacks are small
- Topography varies - this character area is generally perched upon steeper slopes and homes are built into the hillside
- Views to the ocean are abundant

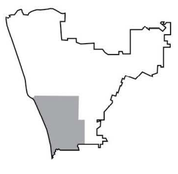
Snapshot Area #1 - Building Placement Diagram

Snapshot Area #2 - Building Placement Diagram

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

Views of the ocean can be reached throughout this context.

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



DESIGN OPPORTUNITIES

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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

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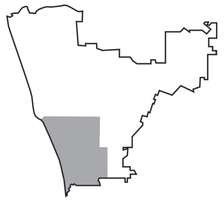
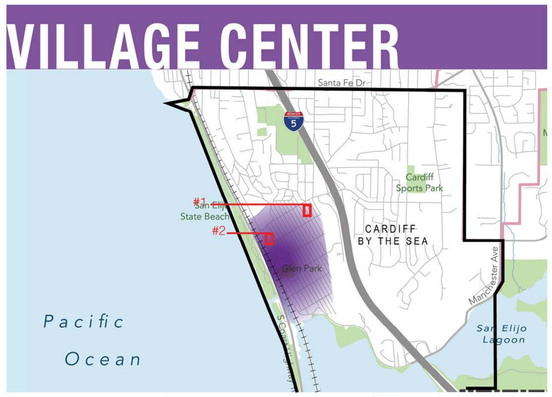
2D COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



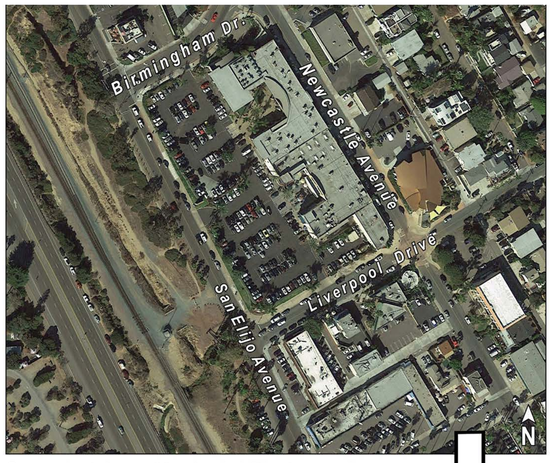
CARDIFF

VILLAGE CENTER



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph

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

DESCRIPTION

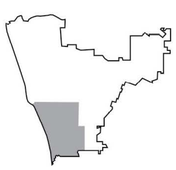
The Village Center context exists in the Cardiff Town Center area. It includes a mixed-use commercial core, surrounded by modestly-scaled residences on a grid oriented to the coast. It has a relaxed feeling and a sense of connection with the outdoors. Most buildings are individual, free-standing structures,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

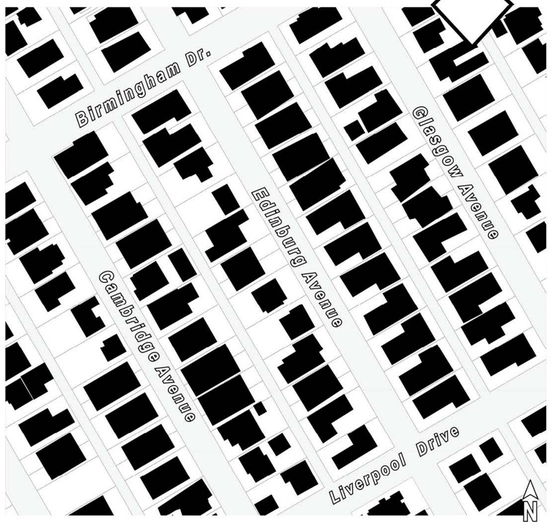
DESIGN CHARACTERISTICS

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

DESIGN OPPORTUNITIES

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





Snapshot Area #1 - Building Placement Diagram

Snapshot Area #2 - Building Placement Diagram

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

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

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

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

LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

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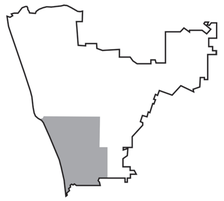
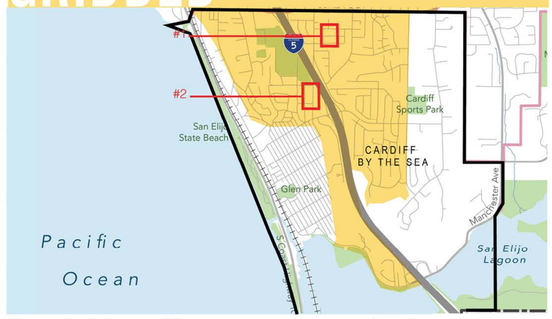
2E COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER

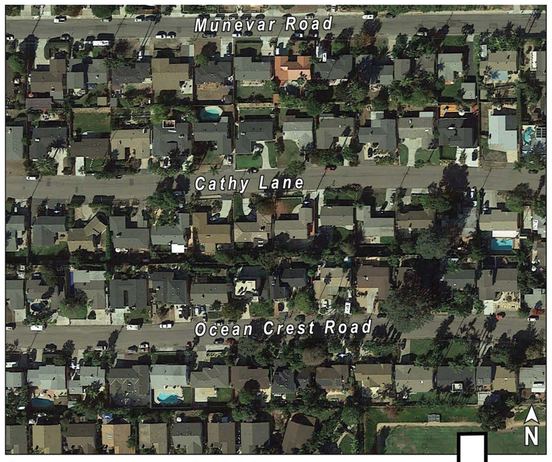


CARDIFF

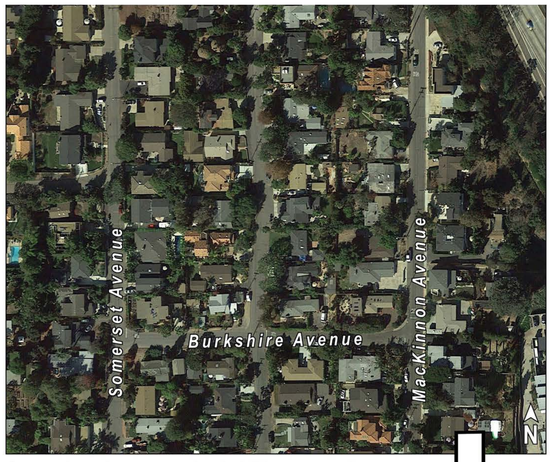
INLAND RESIDENTIAL - GRIDDED



Snapshot Area - Key **Detailed Areas**



Snapshot Area #1 - Aerial Photograph



Snapshot Area #2 - Aerial Photograph

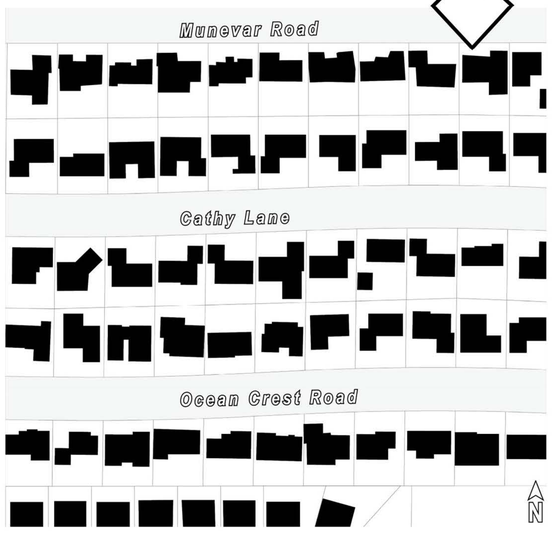
This context includes mainly single-family homes set back from the street with abundant and mature landscapes in front.

DESCRIPTION

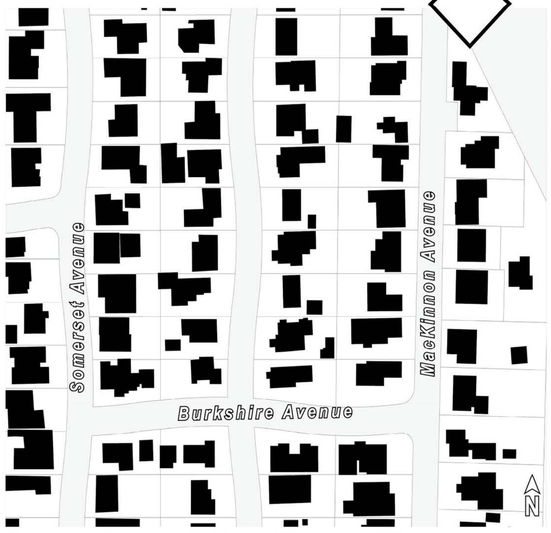
The Inland Residential - Gridded context exists in the interior of Cardiff. This context is generally organized on the north-south/east-west grid. It developed primarily in the 1960s and 70s and includes single-family dwellings with some “twin homes” and condominiums dispersed throughout. Street edges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

DESIGN CHARACTERISTICS

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



Snapshot Area #1 - Building Placement Diagram



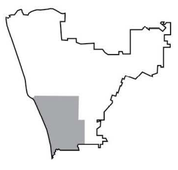
Snapshot Area #2 - Building Placement Diagram

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

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

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 100-160’ relatively consistent
Lot Shape & Orientation:	Rectangular, oriented toward north-south streets
Lot Coverage:	20-50%
Building Orientation:	Facing street
Parking Access/Location:	On-site from street; on-street

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

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2F COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER

CARDIFF

INLAND RESIDENTIAL - CURVILINEAR

Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

Streets are curvilinear and often terminate in cul-de-sacs.

DESCRIPTION

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

DESIGN CHARACTERISTICS

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

Snapshot Area #1 - Building Placement Diagram

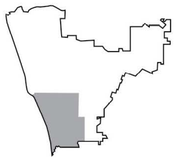
Snapshot Area #2 - Building Placement Diagram

Attached garages are prominent on front facades.

Some one-story ranch homes are also present in this context.

DESIGN OPPORTUNITIES

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



LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

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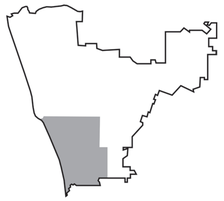
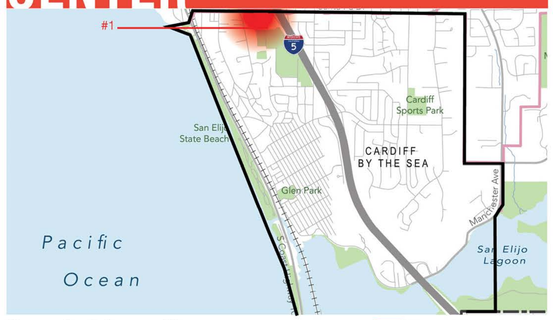
2G COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



CARDIFF

NEIGHBORHOOD CENTER



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

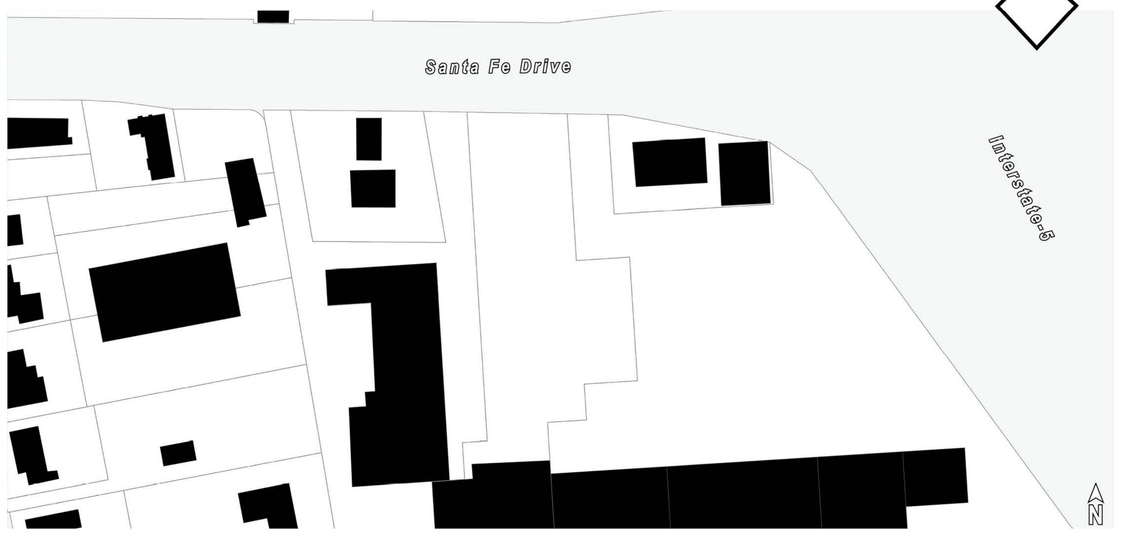
"Big box" development is common in this context.

DESCRIPTION

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

DESIGN CHARACTERISTICS

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



Snapshot Area #1 - Building Placement Diagram

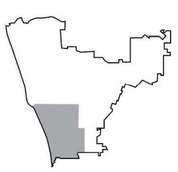
Big box stores are complemented with strip commercial stores such as banks, restaurants, and other retail services.

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

Buildings are set back from the street with large box signs oriented to the driver.

DESIGN OPPORTUNITIES

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



LOT FEATURES

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

BUILDING FORM & PLACEMENT

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

COMMUNITY CHARACTER

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