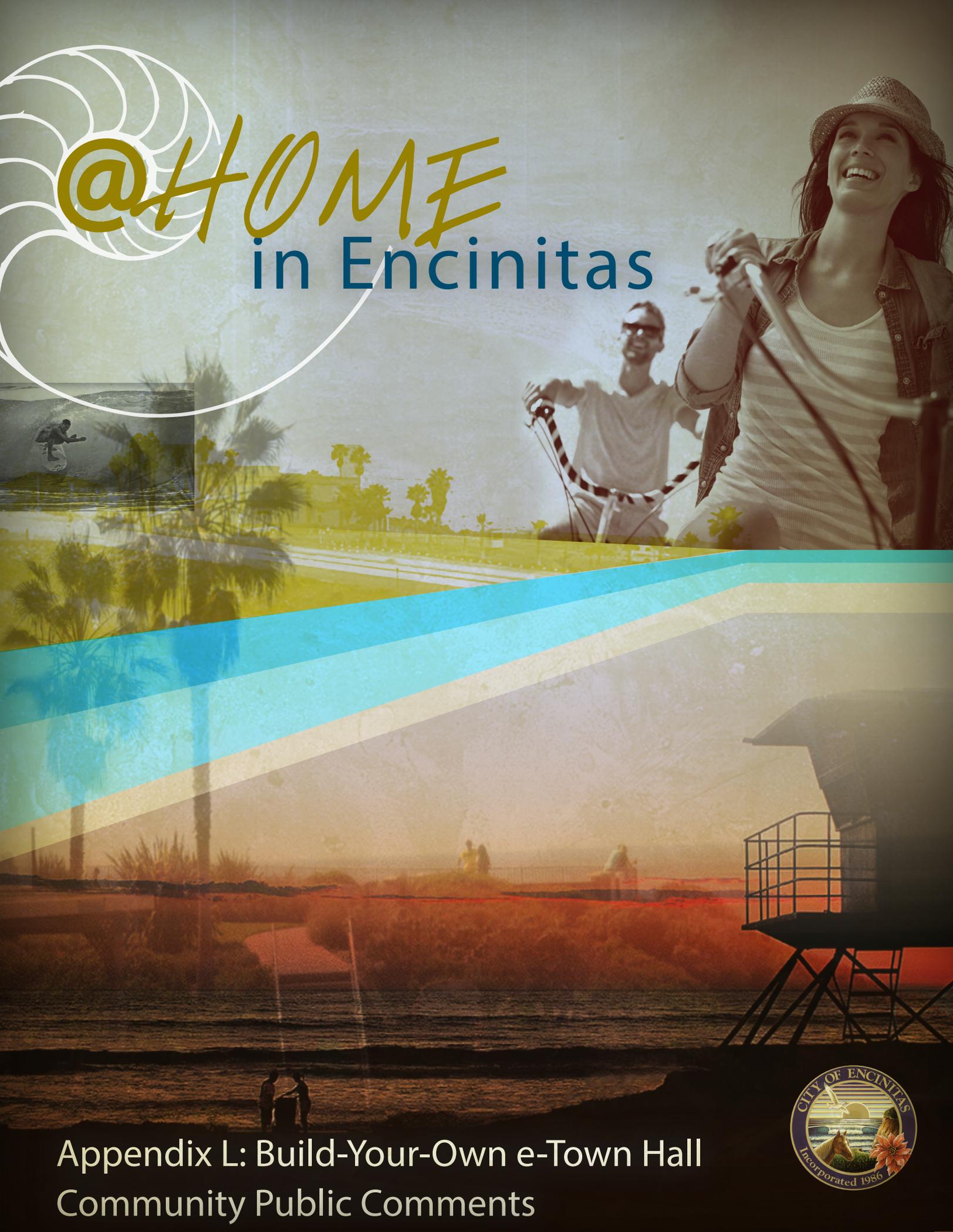


# @HOME in Encinitas



Appendix L: Build-Your-Own e-Town Hall  
Community Public Comments



Topic	Location	State	Business Owner	C-1	C-2	C-3	C-4	C-5	C-6	C-7	If you would like to describe different sites and/or neighborhood designs, please do so here.
Cardiff Build	inside CARDIFF BY THE SEA	on forum	TRUE	NOHOUSING	RI-ML23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
Cardiff Build	inside CARDIFF BY THE SEA	on forum	TRUE	NCMU-L23	RI-ML23	VCMU-M23	RI-S3	NCMU-L23	RI-ML23	NOHOUSING	
Cardiff Build	inside CARDIFF BY THE SEA	on forum		NOHOUSING	RI-ML23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	NOHOUSING	
Cardiff Build	inside CARDIFF BY THE SEA	on forum		-	NCMU-L23	NOHOUSING	-	NOHOUSING	RI-ML23	NOHOUSING	
Cardiff Build	inside CARDIFF BY THE SEA	on forum	TRUE	NOHOUSING	NCMU-L3	NOHOUSING	RI-S3	-	RI-ML3	VCMU-M23	
Cardiff Build	inside CARDIFF BY THE SEA	on forum	FALSE	NCMU-L23	-	-	-	NCMU-L23	-	-	
Cardiff Build	inside CARDIFF BY THE SEA	on forum	FALSE	NCMU-L23	-	-	-	NOHOUSING	RI-ML3	-	
Cardiff Build	inside CARDIFF BY THE SEA	on forum	TRUE	NCMU-L23	RI-ML23	-	-	NOHOUSING	-	-	
Cardiff Build	inside CARDIFF BY THE SEA	on forum	TRUE	NCMU-L23	NCMU-L23	VCMU-M23	RI-S3	NOHOUSING	RI-ML3	VCMU-M23	
Cardiff Build	inside CARDIFF BY THE SEA	on forum		NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	-	-	
Cardiff Build	inside CARDIFF BY THE SEA	on forum		NCMU-L23	NCMU-L23	VCMU-M23	NOHOUSING	NOHOUSING	RI-ML23	VCMU-M23	
Cardiff Build	inside CARDIFF BY THE SEA	on forum		-	RI-ML23	-	-	NOHOUSING	-	-	
Cardiff Build	inside CARDIFF BY THE SEA	on forum	TRUE	-	-	-	-	RI-ML3	RI-ML3	-	
Cardiff Build	inside CARDIFF BY THE SEA	on forum	TRUE	-	-	-	RI-S23	NCMU-L23	-	-	
Cardiff Build	inside CARDIFF BY THE SEA	on forum		NOHOUSING	NCMU-L3	NOHOUSING	NOHOUSING	NCMU-L23	NOHOUSING	NOHOUSING	It is critical that Cardiff Area 3 not be allowed to build beyond current 2 stories, as to do so would have adverse view impact on all homes directly east.
Cardiff Build	inside LEUCADIA	on forum	TRUE	NOHOUSING	NCMU-L23	NOHOUSING	NOHOUSING	NCMU-L23	RI-ML23	NOHOUSING	
Cardiff Build	inside LEUCADIA	on forum	FALSE	-	-	-	-	RI-ML23	-	VCMU-M23	
Cardiff Build	inside LEUCADIA	on forum	TRUE	NCMU-L23	NCMU-L23	VCMU-M23	RI-S23	NOHOUSING	RI-ML3	VCMU-M23	
Cardiff Build	inside NEW ENCINITAS	on forum	TRUE	NCMU-L23	NOHOUSING	-	NOHOUSING	NOHOUSING	RI-ML23	-	
Cardiff Build	inside NEW ENCINITAS	on forum		-	RI-ML23	-	-	-	-	-	
Cardiff Build	inside NEW ENCINITAS	on forum		-	RI-ML23	-	-	-	-	-	
Cardiff Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	RI-ML23	VCMU-M23	NOHOUSING	NOHOUSING	NOHOUSING	VCMU-M23	I believe that the city should address Public Access in any planning updates. What we need is a more walkable city. By that I mean more trails and parks compared to having to take sidewalks everywhere. Take note on what the Port Of SD is doing with Public Access to the bay as an example.
											If was forced to choose what places to redevelop, I'd have to go with the #3 and #7 locations due to the fact that it is within walking distance of the beach and other services. But you would need to address parking in those designs.
											The two locations I'd put down as a maybe would be the #1 and #2 locations. This is due to heavy traffic at times on Santa Fe. Realistically you can't expand the road without having to use eminent domain, plus there will already be some changes made with the I-5 Expansion. These changes will at least help traffic getting on and off the freeway, but after those changes, it's down to 2 lanes and congestion from SDA. Personally, I don't want to see apartments across from SDA. If anything, I'd rather see more public space and a few homes which would match the surrounding theme of the area.
											That being said, if any work is done on roads, the city will need to expand Manchester and El Camino Real going towards the I-5 from Santa Fe. Instead of 2 lanes, you'll need 3 lanes in each direction especially if the #5 site is ever developed. And I believe that the #5 location should stay mostly Agricultural.

Topic	Location	State	Business Owner	C-1	C-2	C-3	C-4	C-5	C-6	C-7	If you would like to describe different sites and/or neighborhood designs, please do so here.
											<p>If anything, depending on future traffic flow, there could be a need to expand access to the DAR for the HOV lanes.</p> <p>See attached link for info on that project:</p> <p><a href="http://www.dot.ca.gov/dist11/Env_docs/I-5NCC/Final/I-5_part2_chp2.pdf">http://www.dot.ca.gov/dist11/Env_docs/I-5NCC/Final/I-5_part2_chp2.pdf</a></p>
Cardiff Build	inside NEW ENCINITAS	on forum		NOHOUSING	RI-ML23	NOHOUSING	RI-S23	NOHOUSING	NOHOUSING	VCMU-M23	
Cardiff Build	inside NEW ENCINITAS	on forum	TRUE	NCMU-L23	NOHOUSING	VCMU-M23	RI-S23	NOHOUSING	NOHOUSING	NOHOUSING	
Cardiff Build	inside NEW ENCINITAS	on forum	TRUE	NOHOUSING	RI-ML3	VCMU-M3	RI-S23	NCMU-L3	RI-ML23	VCMU-M23	
Cardiff Build	inside OLD ENCINITAS	on forum	FALSE	NOHOUSING	NOHOUSING	NOHOUSING	-	RI-ML3	-	NOHOUSING	
Cardiff Build	inside OLD ENCINITAS	on forum	TRUE	NCMU-L23	RI-ML23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	Sites 1 and 2 are well suited to the zone change. The Santa Fe underpass should be updated to support bike/walk, as well as increased traffic, as part of any development.
Cardiff Build	inside OLD ENCINITAS	on forum	TRUE	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	NOHOUSING	
Cardiff Build	inside OLD ENCINITAS	on forum	TRUE	NCMU-L23	-	VCMU-M23	-	-	-	-	
Cardiff Build	inside OLD ENCINITAS	on forum	FALSE	-	RI-ML23	VCMU-M23	-	NOHOUSING	-	-	
Cardiff Build	inside OLD ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	VCMU-M23	
Cardiff Build	inside OLD ENCINITAS	on forum		NCMU-L3	NCMU-L23	VCMU-M23	RI-S23	NOHOUSING	RI-ML23	VCMU-M23	
Cardiff Build	inside OLD ENCINITAS	on forum		-	-	-	-	RI-ML3	-	-	
Cardiff Build	inside OLD ENCINITAS	on forum	FALSE	-	NCMU-L23	-	-	-	RI-ML3	-	
Cardiff Build	inside OLD ENCINITAS	on forum	FALSE	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NOHOUSING	NOHOUSING	
Cardiff Build	inside OLD ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	VCMU-M23	RI-S23	NOHOUSING	NOHOUSING	VCMU-M23	I would like to emphasize that walkability to activity centers, services, grocery stores, schools and Main Street areas is key. I would also love to see all development be to the highest environmental standard and incorporate complete streets models to and from these areas. Elements to include and demand are renewable energies, reclaimed materials, LID (low impact Development design), no grass, water wise and ocean friendly landscaping, and people friendly places with gardens and community spaces.
Cardiff Build	inside OLIVENHAIN	on forum	TRUE	-	-	-	-	RI-ML3	RI-ML3	-	
Cardiff Build	inside OLIVENHAIN	on forum	FALSE	NCMU-L23	NCMU-L23	VCMU-M23	RI-S23	NOHOUSING	NOHOUSING	VCMU-M23	I believe the sustainable development of high density affordable housing needs to be done in close proximity to business and transportation corridors and ideally involves a mixed use development to repurpose underutilized strip mall space (sites 1,3,7) . As sites 5 and 6 are open space or agriculture lots it would preserve community character in the area by maintaining these in their present state, besides I believe the city is encouraging SANDAG to maintain site 5 as agriculture so I'm not sure why it's an option. I have added extra units to certain areas in this region to offset other areas where there were inadequate options.

Topic	Location	State	Business Owner	C-1	C-2	C-3	C-4	C-5	C-6	C-7	If you would like to describe different sites and/or neighborhood designs, please do so here.
Cardiff Build	outside Community Areas	on forum		NOHOUSING	NOHOUSING	NOHOUSING	RI-S3	NCMU-L3	RI-ML3	NOHOUSING	In addition to the 7 areas identified and strategies for those areas requested, I think that there are other areas in the Cardiff area that should be considered such as the Crest Drive area. Space is available for the 54 residential units. Along the high value Crest Drive area such as along Birmingham Street, there are some open spaces for 54 units that could accommodate one of the most needed demographics....seniors. 54 affordable high density housing units that retain the high value of the area would be welcomed by moneyed seniors, These seniors add to the demographics of the Cardiff community. This line of thought would complement the several Cardiff strategies written and submitted. Jack Fujimoto
Cardiff Build	outside Community Areas	on forum	FALSE	NCMU-L23	RI-ML23	VCMU-M23	RI-S23	-	RI-ML23	-	
Cardiff Build	outside Community Areas	on forum	TRUE	NCMU-L23	RI-ML23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	VCMU-M23	
Cardiff Build	outside Community Areas	on forum		NCMU-L23	RI-ML23	-	-	-	-	-	
Cardiff Build	outside Community Areas	on forum		NCMU-L3	RI-ML3	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
Cardiff Build		unclaimed		NCMU-L3	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML3	RI-ML3	NOHOUSING	
Cardiff Build		unclaimed		NCMU-L23	RI-ML23	VCMU-M23	RI-S23	NCMU-L23	RI-ML23	VCMU-M23	
Cardiff Build		unclaimed		NOHOUSING	NCMU-L23	VCMU-M3	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
Cardiff Build		unclaimed		NCMU-L23	NOHOUSING	VCMU-M23	RI-S3	NOHOUSING	NOHOUSING	VCMU-M23	
Cardiff Build		unclaimed		NCMU-L23	NCMU-L23	NOHOUSING	-	-	-	-	
Cardiff Build		unclaimed		NCMU-L23	NCMU-L23	-	-	-	-	-	
Cardiff Build		unclaimed		-	RI-ML23	-	-	NOHOUSING	-	-	
Cardiff Build		unclaimed		NCMU-L23	-	VCMU-M23	-	-	-	-	
Cardiff Build		unclaimed		NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	NOHOUSING	
Cardiff Build		unclaimed		NCMU-L23	RI-ML23	-	-	-	-	-	
Cardiff Build		unclaimed		NCMU-L3	RI-ML23	-	-	-	-	-	
Cardiff Build		unclaimed		NCMU-L23	-	-	-	-	RI-ML23	-	
Cardiff Build	inside OLD ENCINITAS	unverified		NOHOUSING	-	-	-	RI-ML3	RI-ML3	-	
Cardiff Build	inside OLIVENHAIN	unverified		-	-	-	RI-S3	RI-ML3	NOHOUSING	-	

Topic	Location	State	Business Owner	L-1	L-2	L-3	L-4	L-5	L-6	L-7	L-8	If you would like to describe different sites and/or neighborhood designs, please do so here.
Leucadia Build	inside CARDIFF BY THE SEA	on forum		-	-	MSMU-S23	RI-S23	RI-S23	-	RI-ML3	-	
Leucadia Build	inside CARDIFF BY THE SEA	on forum	TRUE	MSMU-S23	NOHOUSING	MSMU-S3	RI-S23	NOHOUSING	NOHOUSING	RI-ML23	NOHOUSING	
Leucadia Build	inside CARDIFF BY THE SEA	on forum	FALSE	-	-	-	RI-S23	-	RI-M23	RI-ML3	-	
Leucadia Build	inside LEUCADIA	on forum	FALSE	NOHOUSING	MSMU-S23	RI-M23	NOHOUSING	RI-S23	NOHOUSING	RI-ML23	NOHOUSING	
Leucadia Build	inside LEUCADIA	on forum		MSMU-S23	-	MSMU-S23	-	-	-	RI-ML3	-	
Leucadia Build	inside LEUCADIA	on forum		NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-S3	RI-M23	RI-ML3	NOHOUSING	I'm not at all pleased with the way this program limits input to rigid housing numbers
Leucadia Build	inside LEUCADIA	on forum	TRUE	NOHOUSING	NOHOUSING	MSMU-S23	RI-S23	RI-S23	NOHOUSING	RI-ML3	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum		-	-	NOHOUSING	-	-	RI-M3	RI-ML3	-	
Leucadia Build	inside LEUCADIA	on forum	TRUE	MSMU-S23	MSMU-S3	MSMU-S3	RI-S3	NOHOUSING	NOHOUSING	RI-ML3	MSMU-S3	
Leucadia Build	inside LEUCADIA	on forum		MSMU-S3	MSMU-S23	MSMU-S23	RI-S3	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S3	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	-	RI-S23	RI-S23	RI-M23	RI-ML23	-	Since I'm constrained that any selection of an individual site allocates all units to the whole site, I'm unable (as far as I can tell) to identify only partial site development. The sites on Leucadia Blvd between Urania and Saxony have traffic issues and should not be developed at a high density unless those traffic issues are solved. So my numbers for Leucadia will be high but only because the full allotment is made on selection. Ultimately, I would stay at the 295 number.
Leucadia Build	inside LEUCADIA	on forum		MSMU-S23	MSMU-S23	RI-M3	RI-S23	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum		MSMU-S3	MSMU-S23	MSMU-S23	-	NOHOUSING	NOHOUSING	RI-ML3	-	
Leucadia Build	inside LEUCADIA	on forum	TRUE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum		MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum		NOHOUSING	MSMU-S3	MSMU-S23	NOHOUSING	RI-S3	NOHOUSING	RI-ML3	NOHOUSING	
Leucadia Build	inside LEUCADIA	on forum	FALSE	-	-	NOHOUSING	NOHOUSING	RI-S3	RI-M3	RI-ML3	-	
Leucadia Build	inside LEUCADIA	on forum	TRUE	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	No 3-story designs. Use more sites & reduce the density across them so the impact is reduced. No one wants to move into housing developments that stick out like sore thumbs and upset the neighborhood feeling. Just ask the sales reps at the horrible Fiore development on Urania... Do they have any buyers.... ?
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	There are greenhouses on Clark Ave at Union adjacent to I-5. Why not use that land? It is closer to the bus and amenities on Saxony. Also, why not incorporate a site near the Leichtag property on Saxony that could provide lower income housing for farm workers and staff?
Leucadia Build	inside LEUCADIA	on forum	TRUE	MSMU-S23	-	-	RI-S23	NOHOUSING	NOHOUSING	RI-ML3	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S3	NOHOUSING	MSMU-S3	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML3	NOHOUSING	
Leucadia Build	inside LEUCADIA	on forum		MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	RI-S23	-	-	RI-ML23	NOHOUSING	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	-	-	-	RI-ML23	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	RI-S23	RI-S23	RI-M23	RI-ML23	MSMU-S23	1,2,3, and 8 - main street mixed use 2-3 story or hamlet style (See the Nest at Serebne)
Leucadia Build	inside LEUCADIA	on forum	TRUE	MSMU-S3	MSMU-S3	MSMU-S3	RI-S23	RI-S23	RI-M23	NOHOUSING	MSMU-S3	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S3	NOHOUSING	MSMU-S23	RI-S23	-	-	RI-ML23	NOHOUSING	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	RI-S23	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum		-	-	-	RI-S23	RI-S23	RI-M23	RI-ML23	-	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	RI-S23	RI-S23	RI-M23	RI-ML23	MSMU-S23	I selected the lowest density, mixed-use choice for all 8 Leucadia sites... where all sites would share the brunt of the housing element, high density designation... When done, these selections totaled 487 units... Leucadia needs to contribute 295... Could we not lower the density on all sites to meet the number of units required... and thereby make the impact less hard to swallow for all? Since high density in Encinitas will not translate to affordable for most, why not make the density less on all sites, and thereby assure more attractive, more complementary designs to the existing, adjacent neighborhoods?
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	-	RI-M23	-	NOHOUSING	NOHOUSING	RI-ML23	-	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S3	MSMU-S3	MSMU-S23	RI-S23	RI-S3	RI-M23	NOHOUSING	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	RI-M23	-	-	-	RI-ML23	-	
Leucadia Build	inside LEUCADIA	on forum		NOHOUSING	MSMU-S23	-	-	-	RI-M23	RI-ML3	-	
Leucadia Build	inside LEUCADIA	on forum		MSMU-S23	MSMU-S23	MSMU-S23	RI-S3	RI-S3	RI-M23	-	MSMU-S23	
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	-	RI-M23	RI-S23	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	please, no 3 story buildings if you can avoid it. please choose architecture that is complementary to existing, historic (older than 1950) structures.
Leucadia Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	NOHOUSING	I say limit things to two stories and spread the 295 units among all 8 locations.
Leucadia Build	inside LEUCADIA	on forum	TRUE	MSMU-S23	MSMU-S23	MSMU-S23	RI-S23	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside NEW ENCINITAS	on forum	TRUE	MSMU-S23	MSMU-S23	MSMU-S23	-	-	-	RI-ML23	MSMU-S23	
Leucadia Build	inside NEW ENCINITAS	on forum		MSMU-S23	MSMU-S23	MSMU-S23	RI-S23	NOHOUSING	RI-M23	NOHOUSING	MSMU-S23	
Leucadia Build	inside NEW ENCINITAS	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	RI-S23	RI-M23	NOHOUSING	MSMU-S23	
Leucadia Build	inside NEW ENCINITAS	on forum	TRUE	MSMU-S23	MSMU-S23	RI-M23	RI-S3	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S3	
Leucadia Build	inside NEW ENCINITAS	on forum	TRUE	MSMU-S23	MSMU-S23	RI-M3	RI-S3	RI-S3	RI-M3	RI-ML3	-	

Topic	Location	State	Business Owner	L-1	L-2	L-3	L-4	L-5	L-6	L-7	L-8	If you would like to describe different sites and/or neighborhood designs, please do so here.
Leucadia Build	inside NEW ENCINITAS	on forum	TRUE	MSMU-S23	MSMU-S23	MSMU-S3	RI-S23	NOHOUSING	RI-M23	RI-ML3	MSMU-S23	
Leucadia Build	inside OLD ENCINITAS	on forum	FALSE	NOHOUSING	NOHOUSING	NOHOUSING	RI-S3	RI-S3	RI-M3	RI-ML3	MSMU-S23	
Leucadia Build	inside OLD ENCINITAS	on forum	TRUE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	RI-S23	RI-M23	NOHOUSING	MSMU-S23	I think the 101 corridor is the only part of Leucadia capable of supporting the zoning. Sites 5 and 6 had to be
Leucadia Build	inside OLD ENCINITAS	on forum	TRUE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	NOHOUSING	
Leucadia Build	inside OLD ENCINITAS	on forum	TRUE	MSMU-S23	MSMU-S23	MSMU-S23	-	-	-	RI-ML23	-	
Leucadia Build	inside OLD ENCINITAS	on forum	FALSE	MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside OLD ENCINITAS	on forum	FALSE	MSMU-S23	MSMU-S23	NOHOUSING	RI-S23	RI-S23	NOHOUSING	RI-ML23	MSMU-S23	I would like to emphasize that walkability to activity centers, services, grocery stores, schools and Main Street areas is key. I would also love to see all development be to the highest environmental standard and incorporate complete streets models to and from these areas. Elements to include and demand are renewable energies, reclaimed materials, LID (low impact Development design), no grass, water wise and ocean friendly landscaping, and people friendly places with gardens and community spaces.
Leucadia Build	inside OLD ENCINITAS	on forum	FALSE	-	MSMU-S23	-	RI-S23	-	RI-M23	RI-ML23	-	
Leucadia Build	inside OLD ENCINITAS	on forum		MSMU-S3	-	-	RI-S3	-	-	RI-ML3	MSMU-S23	
Leucadia Build	inside OLD ENCINITAS	on forum	FALSE	NOHOUSING	MSMU-S3	MSMU-S3	RI-S23	RI-S3	RI-M23	RI-ML23	MSMU-S23	
Leucadia Build	inside OLD ENCINITAS	on forum	FALSE	MSMU-S23	-	MSMU-S23	NOHOUSING	RI-S23	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build	inside OLIVENHAIN	on forum	TRUE	MSMU-S23	MSMU-S23	MSMU-S23	RI-S23	RI-S23	RI-M23	-	MSMU-S23	
Leucadia Build	outside Community Areas	on forum	FALSE	MSMU-S3	MSMU-S3	MSMU-S3	RI-S23	RI-S23	RI-M23	NOHOUSING	MSMU-S23	
Leucadia Build	outside Community Areas	on forum		MSMU-S23	MSMU-S23	MSMU-S3	-	RI-S23	RI-M23	-	NOHOUSING	
Leucadia Build		unclaimed		NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-S23	RI-M23	RI-ML3	MSMU-S23	
Leucadia Build		unclaimed		MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build		unclaimed		MSMU-S23	-	MSMU-S23	-	NOHOUSING	NOHOUSING	RI-ML3	-	
Leucadia Build		unclaimed		-	-	RI-M23	RI-S23	NOHOUSING	NOHOUSING	RI-ML3	-	There is/was land for sale on the east slope along the west side of the 5 freeway just south of La Costa that appears to be an ideal location. Could this be considered?
Leucadia Build		unclaimed		-	-	RI-M23	RI-S23	NOHOUSING	NOHOUSING	RI-ML3	MSMU-S23	
Leucadia Build		unclaimed		MSMU-S23	MSMU-S23	RI-M3	-	NOHOUSING	NOHOUSING	RI-ML3	-	
Leucadia Build		unclaimed		-	-	MSMU-S23	RI-S23	RI-S23	RI-M23	RI-ML23	-	Regardless of which sites are selected for building, I would like the little Leucadia Post Office to remain. It serves our coastal community in a personal way; it is practically a "historical landmark" in our town. Without this post office location, Leucadians would have to travel way up over the hill into new Encinitas to go to a post office. In addition, I would like 3 story high buildings to be very limited...they just don't fit in with the environment. Also, it would be great if the elevations of the new housing could have some coastal character. Thanks.
Leucadia Build		unclaimed		-	-	MSMU-S23	RI-S23	RI-S23	RI-M23	RI-ML23	-	Regardless of which sites are selected for building, I would like the little Leucadia Post Office to remain. It serves our coastal community in a personal way; it is practically a "historical landmark" in our town. Without this post office location, Leucadians would have to travel way up over the hill into new Encinitas to go to a post office. In addition, I would like 3 story high buildings to be very limited...they just don't fit in with the environment. Also, it would be great if the elevations of the new housing could have some coastal character. Thanks.
Leucadia Build		unclaimed		MSMU-S23	MSMU-S23	NOHOUSING	-	RI-S3	-	RI-ML3	MSMU-S3	
Leucadia Build		unclaimed		NOHOUSING	NOHOUSING	RI-M23	-	NOHOUSING	RI-M23	RI-ML23	MSMU-S23	
Leucadia Build		unclaimed		MSMU-S23	MSMU-S23	MSMU-S23	-	-	-	RI-ML3	-	
Leucadia Build		unclaimed		NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-S23	RI-M23	RI-ML3	MSMU-S23	I would like to see more options with less density this one size fits all approach doesn't work for me. I've tried twice to submit and was unable to because I was nine houses short on the first try and one house short on the second try and the program won't let me submit
Leucadia Build		unclaimed		MSMU-S23	-	MSMU-S23	RI-S23	NOHOUSING	NOHOUSING	RI-ML23	-	
Leucadia Build		unclaimed		MSMU-S23	MSMU-S23	RI-M23	RI-S23	RI-S23	RI-M23	RI-ML23	MSMU-S23	
Leucadia Build		unclaimed		NOHOUSING	MSMU-S23	RI-M23	RI-S23	NOHOUSING	NOHOUSING	RI-ML23	NOHOUSING	
Leucadia Build		unclaimed		MSMU-S23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build		unclaimed		MSMU-S23	-	RI-M23	-	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S23	
Leucadia Build		unclaimed		MSMU-S23	-	RI-M23	-	-	-	RI-ML23	-	
Leucadia Build		unclaimed		NOHOUSING	NOHOUSING	NOHOUSING	RI-S23	RI-S3	RI-M23	RI-ML23	NOHOUSING	
Leucadia Build		unclaimed		-	-	MSMU-S23	-	-	RI-M23	RI-ML23	-	
Leucadia Build		unclaimed		-	-	MSMU-S23	-	-	RI-M23	RI-ML23	-	
Leucadia Build	inside LEUCADIA	unverified		MSMU-S3	MSMU-S3	MSMU-S3	RI-S23	NOHOUSING	NOHOUSING	RI-ML3	MSMU-S3	
Leucadia Build	inside OLD ENCINITAS	unverified		MSMU-S23	MSMU-S23	MSMU-S23	RI-S23	RI-S23	RI-M23	RI-ML23	MSMU-S23	
Leucadia Build	inside OLD ENCINITAS	unverified		MSMU-S3	MSMU-S3	RI-M3	RI-S3	RI-S3	-	-	-	
Leucadia Build	outside Community Areas	unverified		-	-	-	RI-S23	-	RI-M3	RI-ML23	MSMU-S23	

Topic	Location	State	Business Owner	NE-1	NE-2	NE-3	NE-4	NE-5	NE-6	NE-7	If you would like to describe different sites and/or neighborhood designs, please do so here.
New Encinitas Build	inside CARDIFF BY THE SEA	on forum		NCMU-L23	NCMU-L23	-	-	-	NCMU-L23	-	
New Encinitas Build	inside CARDIFF BY THE SEA	on forum	FALSE	NCMU-L3	NCMU-L23	-	NOHOUSING	NCMU-L3	-	-	
New Encinitas Build	inside CARDIFF BY THE SEA	on forum		-	-	-	NCMU-L23	-	-	NCMU-L23	
New Encinitas Build	inside LEUCADIA	on forum	TRUE	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	NCMU-L23	NOHOUSING	
New Encinitas Build	inside LEUCADIA	on forum	FALSE	NCMU-L23	-	RI-M23	-	-	-	-	
New Encinitas Build	inside LEUCADIA	on forum	TRUE	-	-	-	NCMU-L23	NCMU-L23	-	-	
New Encinitas Build	inside LEUCADIA	on forum	FALSE	-	-	RI-M23	-	-	NCMU-L23	-	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L3	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NCMU-L23	NOHOUSING	-	-	NCMU-L23	-	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NOHOUSING	NCMU-L23	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L3	NCMU-L3	NCMU-L3	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	-	RI-M23	-	-	-	-	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	The sites surrounding El Camino Real and Encinitas Blvd. are not a good option for the city. There is already terrible congestion and traffic on El Camino Real and Encinitas Blvd. These area could not accommodate increased traffic.
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NOHOUSING	RI-M23	-	-	-	-	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L3	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	-	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	I am surprised That the 99cts store/LA Fitness lot is not showing on the map. This would appear to be a better spot than any of the other 7 location pre-selected. Site #2 is already super impacted. Very hard to find a parking spot in the Craftsman/Jorge parking lot. This also one of the most gridlocked intersection along El Camino Real. Site 4 is the Ralph's & Trader Joe's mall. Very busy place with thriving business. Allowing more density and cars in that mall will kill business and frustrate residents. Site 5 and 6 are along Encinitas Blvd in a very congested stretch of the Blvd., Site #7 is where Sprouts is and it is hard to get to that mall.
New Encinitas Build	inside NEW ENCINITAS	on forum		-	-	RI-M23	NCMU-L23	-	-	-	

Topic	Location	State	Business Owner	NE-1	NE-2	NE-3	NE-4	NE-5	NE-6	NE-7	If you would like to describe different sites and/or neighborhood designs, please do so here.
New Encinitas Build	inside NEW ENCINITAS	on forum	TRUE	NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	<p>I would like any plan that keeps additional development out of view when driving along major corridors. Encinitas is congested enough as it is - it doesn't need to be visually congested, too. We also need LOTS of trees to soften the view of additional construction.</p> <p>What additional water restrictions will be imposed on us in order to meet the needs of 1300+ more families?</p> <p>What will be the criteria will be for deciding who will get to live in these units?</p> <p>Encinitas is already a place that only wealthy people can afford to by a home (very few people have the \$175k+ income required to afford the median \$750,000 home). Stretching our resources and making Encinitas more congested in order to house several thousand more people at the lowest income levels (did I read correctly that the max income to qualify is somewhere around \$30-35k?) leaves the struggling middle class out in the cold.</p>
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	-	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NOHOUSING	NCMU-L23	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NCMU-L23	-	-	-	-	NCMU-L23	<p>The congestion on El Camino Real and Encinitas Blvd is horrible as it is now. Putting the housing in this intersection/area of New Encinitas will only make the traffic worse. Additionally, Encinitas Blvd is a thoroughfare for emergency vehicles. I would like to see the city develop another location for the housing away from El Camino Real and Encinitas Blvd.</p>
New Encinitas Build	inside NEW ENCINITAS	on forum		-	-	-	NCMU-L23	NCMU-L23	-	-	integrate development of the adjacent sites of 4 and 5 as whole
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NCMU-L23	-	-	-	-	NCMU-L23	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L3	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	<p>Traffic is already bad enough on El Camino Real and I would not add any more housing along that corridor. The only logical location, which would be out of the way, is the #3 option and I would only limit that to 2 story homes. On the other hand the #1 location would be a last resort option in my opinion since parking would be a nightmare. The only way to fix that would be to create specific parking structures for the shops and other spots for residents living at the new development. You would also need to address traffic created by the new development in any plan on that site.</p>
New Encinitas Build	inside NEW ENCINITAS	on forum		NOHOUSING	NCMU-L23	RI-M23	NCMU-L23	NCMU-L3	NCMU-L3	NCMU-L3	

Topic	Location	State	Business Owner	NE-1	NE-2	NE-3	NE-4	NE-5	NE-6	NE-7	If you would like to describe different sites and/or neighborhood designs, please do so here.	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L3	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	There is already too much traffic on El Camino around businesses. Site 1 is ideal because it has indirect access with lights to 2 major roads and it is not bordering on quiet neighborhoods. Why aren't there sites along El Camino south of Santa Fe and north of Manchester intersections by churches/flower stands to locate housing near the college for student housing and for commuters who want to avoid driving through many stoplights and go directly to the freeway. I would like to see sites 5, 6 & 7 improved but this intersection is just too busy and isn't suitable for family housing - not an area that would be child friendly. If you downsized the housing in these areas then I probably would have selected these sites instead of #3 because of ready access to major streets - I just think over 100 units at each of these sites is too much. Two stories should be the limit on housing anywhere in the business center, all of the locations except for #1. I wish you had put schools on the map - it should be a consideration as to where housing is located.	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	-	-		
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L3	NOHOUSING	RI-M23	-	NOHOUSING	NOHOUSING	NOHOUSING		
New Encinitas Build	inside NEW ENCINITAS	on forum	TRUE	NCMU-L23	NOHOUSING	RI-M3	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING		
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING		
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L3	NCMU-L23	RI-M23	NCMU-L23	NCMU-L23	NCMU-L23	NCMU-L23		
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	-	NOHOUSING	NCMU-L23	NOHOUSING	-	-	Reduce units in area 4 by 80. Must accomodate parking needs and make both areas walkable.	
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L3	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	Put more into empty buiding being re-zoned to allow apartments like them empty mattress store on ECR or the empty lot near Armstrong gardens (that area to Target and Ross for jobs and shopping).  I also would like to see Olivehein have more than just 15% of the new housing units. There is more space in the area and less current traffic.  I do not want site #3 used due to heavy traffic in the area already and I DO NOT want Shield Ave opened to thru traffic do to ruining the community on Turner Ave and Rodney to more traffic. We have young children that currently are safe to play in the front yards and the increase in traffic would put them at risk.	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23		
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23		
New Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L3	NOHOUSING	Any increased headcount in the El Camino Corridor would be a crazy idea. None of these places are good options. Better options would be around Saxony and La Costa if anywhere. I must have missed something regarding how many units we "need" to add at all in Encinitas, let alone New Encinitas. In my opinion we shouldn't be adding any units to any of these beautiful neighborhoods we have.
New Encinitas Build	inside NEW ENCINITAS	on forum	TRUE	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L3	NCMU-L3	Keep the traffic off El Camino Real as much as possible. The road already has a falling grade, and additional impacts will harm the businesses along the road.	

Topic	Location	State	Business Owner	NE-1	NE-2	NE-3	NE-4	NE-5	NE-6	NE-7	If you would like to describe different sites and/or neighborhood designs, please do so here.
New Encinitas Build	inside NEW ENCINITAS	on forum	TRUE	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NOHOUSING	NCMU-L23	Too many houses are being proposed to be built in too narrow an area.  I think more homes should be in the Cardiff area where it is now less dense than New Encinitas.
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	-	RI-M23	-	-	-	NOHOUSING	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	-	RI-M23	-	-	-	NOHOUSING	
New Encinitas Build	inside NEW ENCINITAS	on forum		NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NCMU-L23	NOHOUSING	-	
New Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	NCMU-L23	-	-	-	NCMU-L23	NCMU-L23	-	
New Encinitas Build	inside OLD ENCINITAS	on forum	TRUE	NCMU-L23	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	NCMU-L23	NCMU-L23	I think sites 2 and 3 are the only sites not appropriate for the zoning. The other sites could work with supporting transportation development to/from the I-5. This area can save Olivenhain and Leucadia from inappropriate zoning.
New Encinitas Build	inside OLD ENCINITAS	on forum	TRUE	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	
New Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	-	-	RI-M23	NCMU-L23	-	NCMU-L23	-	
New Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NCMU-L23	NCMU-L23	NOHOUSING	
New Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	-	NCMU-L23	RI-M3	-	-	-	-	
New Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	-	-	NOHOUSING	NCMU-L23	NCMU-L23	NCMU-L23	NCMU-L23	I would like to emphasize that walkability to activity centers, services, grocery stores, schools and Main Street areas is key. I would also love to see all development be to the highest environmental standard and incorporate complete streets models to and from these areas. Elements to include and demand are renewable energies, reclaimed materials, LID (low impact Development design), no grass, water wise and ocean friendly landscaping, and people friendly places with gardens and community spaces.
New Encinitas Build	inside OLIVENHAIN	on forum	TRUE	-	-	-	-	NCMU-L23	NCMU-L23	NCMU-L23	
New Encinitas Build	inside OLIVENHAIN	on forum	FALSE	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	Sustainable development requires careful consideration in the repurposing of underutilized space such as strip malls and location near transportation corridors. The entire El Camino corridor is strip mall hell which could be brightened by careful design of mixed use development. Several sites are indicated her but I'm not sure why more sites are not included as options such as across El Camino from sites 3,4,5. The one problem with development here is that traffic congestion is already high and though bus lines are close the ideal location for San Diego is near the rail tracks to get cars and buses off the road.
New Encinitas Build	outside Community Areas	on forum	FALSE	NCMU-L3	NCMU-L23	RI-M23	NCMU-L23	NCMU-L23	NCMU-L23	NOHOUSING	
New Encinitas Build		unclaimed		NCMU-L23	NCMU-L3	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	
New Encinitas Build		unclaimed		NCMU-L3	NCMU-L23	NOHOUSING	NCMU-L23	-	-	-	
New Encinitas Build		unclaimed		NCMU-L3	NCMU-L23	RI-M23	NCMU-L23	NCMU-L23	NOHOUSING	NCMU-L3	
New Encinitas Build		unclaimed		NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
New Encinitas Build		unclaimed		NCMU-L23	-	RI-M23	-	-	-	-	
New Encinitas Build		unclaimed		NCMU-L23	NCMU-L3	RI-M23	-	-	-	-	
New Encinitas Build		unclaimed		-	NOHOUSING	NOHOUSING	-	NCMU-L23	NCMU-L23	NCMU-L23	
New Encinitas Build		unclaimed		NCMU-L23	NOHOUSING	-	NCMU-L23	NOHOUSING	-	-	
New Encinitas Build		unclaimed		NCMU-L23	NCMU-L23	-	-	-	-	NCMU-L23	
New Encinitas Build		unclaimed		NCMU-L3	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	
New Encinitas Build		unclaimed		NOHOUSING	-	-	-	NCMU-L23	NCMU-L23	NCMU-L23	
New Encinitas Build		unclaimed		-	-	-	NCMU-L23	NCMU-L23	-	-	

Topic	Location	State	Business Owner	NE-1	NE-2	NE-3	NE-4	NE-5	NE-6	NE-7	If you would like to describe different sites and/or neighborhood designs, please do so here.
New Encinitas Build		unclaimed		NOHOUSING	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	I would take some units from 6 and 7 and put them on #4.
New Encinitas Build	inside NEW ENCINITAS	unverified		NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
New Encinitas Build	inside NEW ENCINITAS	unverified		NCMU-L3	NCMU-L23	-	NOHOUSING	NOHOUSING	-	NCMU-L3	
New Encinitas Build	inside NEW ENCINITAS	unverified		NCMU-L23	NOHOUSING	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	
New Encinitas Build	inside OLIVENHAIN	unverified		NCMU-L3	-	RI-M3	-	-	-	-	

Topic	Location	State	Business Owner	OE-1	OE-2	OE-3	OE-4	OE-5	OE-6	OE-7	OE-8	OE-9	OE-10	OE-11	If you would like to describe different sites and/or neighborhood designs, please do so here.	
Old Encinitas Build	inside CARDIFF BY THE SEA	on forum	TRUE	NOHOUSING	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	RI-ML23	NOHOUSING	Quail Gardens drive vacant land behind Sunshine Gardens	
Old Encinitas Build	inside CARDIFF BY THE SEA	on forum	TRUE	MSMU-S23	NCMU-L3(109 units)	RI-M23	RI-M23	MSMU-S23	NOHOUSING	NCMU-L3	NCMU-L23	NOHOUSING	RI-ML23	MSMU-S23		
Old Encinitas Build	inside CARDIFF BY THE SEA	on forum								RI-M23		NCMU-L23	RI-ML23			
Old Encinitas Build	inside CARDIFF BY THE SEA	on forum	TRUE									NCMU-L3	RI-ML23	MSMU-S23	The 100 block, Second Street, is designated for Mixed Use. This is not supportable. The street dead ends to the north, and is too isolated for viable commercial. It should be designated Multifamily Residential. Bruce St. Gean, Planning Land Use Systems 760-452-6144, for Burtech Pipeline, owner, 102 Second.	
Old Encinitas Build	inside CARDIFF BY THE SEA	on forum	FALSE		NCMU-L23							NCMU-L23	NCMU-L23			
Old Encinitas Build	inside CARDIFF BY THE SEA	on forum	TRUE									NCMU-L23	NCMU-L23			
Old Encinitas Build	inside CARDIFF BY THE SEA	on forum		MSMU-S23	NOHOUSING				NCMU-L23	NCMU-L23	NCMU-L23					
Old Encinitas Build	inside LEUCADIA	on forum	TRUE	NOHOUSING	NCMU-L23	RI-M23	RI-M23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L3	RI-ML23	NOHOUSING		
Old Encinitas Build	inside LEUCADIA	on forum	FALSE	MSMU-S23									RI-ML23			
Old Encinitas Build	inside LEUCADIA	on forum	TRUE	NOHOUSING		NOHOUSING	NOHOUSING	NOHOUSING						MSMU-S23		
Old Encinitas Build	inside LEUCADIA	on forum	TRUE								NCMU-L23	NOHOUSING	NCMU-L23			
Old Encinitas Build	inside LEUCADIA	on forum	FALSE		NCMU-L23					NCMU-L23	NCMU-L23	NCMU-L23				
Old Encinitas Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	NCMU-L3(109 units)	MSMU-S23	NOHOUSING	NOHOUSING		NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING		
Old Encinitas Build	inside LEUCADIA	on forum	FALSE							NCMU-L23	NCMU-L23	NCMU-L23				
Old Encinitas Build	inside LEUCADIA	on forum	FALSE	MSMU-S23	NCMU-L3(109 units)	MSMU-S23	NOHOUSING	NOHOUSING		NCMU-L3	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING		
Old Encinitas Build	inside NEW ENCINITAS	on forum		MSMU-S3(21 units)	NCMU-L23			MSMU-S23						MSMU-S23		
Old Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	MSMU-S23	NOHOUSING	NCMU-L23	NOHOUSING	NCMU-L23	NOHOUSING	NOHOUSING		Instead of mixed use for site #2, what about an overlay designation of 3-Story Residential? Conversion of the current center to mixed use would be difficult (at best), as to make this economically feasible the current center would have to be scraped anyway. It would be a great place to live if built.
Old Encinitas Build	inside NEW ENCINITAS	on forum			NCMU-L3(109 units)					NCMU-L23	NOHOUSING	NCMU-L23	RI-ML23			
Old Encinitas Build	inside NEW ENCINITAS	on forum	FALSE	MSMU-S23		RI-M23	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING		
Old Encinitas Build	inside NEW ENCINITAS	on forum		MSMU-S23	NCMU-L3(109 units)	NOHOUSING	MSMU-S23	MSMU-S23	NCMU-L3	NOHOUSING	NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING		
Old Encinitas Build	inside NEW ENCINITAS	on forum	TRUE	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	MSMU-S23	NOHOUSING	NCMU-L23	NOHOUSING	NCMU-L23	RI-ML23	NOHOUSING		
Old Encinitas Build	inside NEW ENCINITAS	on forum	TRUE	NOHOUSING	NCMU-L3(109 units)	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L3	NCMU-L23	RI-ML23	NOHOUSING		
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	NOHOUSING	NCMU-L3(109 units)	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23		NOHOUSING	NOHOUSING	Site 3, Pacific View, is off limits. I think site 5 can't support the density without creating problems. Fortunately, the remaining sites are more than enough to support the needs of this and the other communities. Development along Encinitas Blvd should include upgrades to the road and underpass to support bike and pedestrian traffic.	
Old Encinitas Build	inside OLD ENCINITAS	on forum	TRUE	MSMU-S23	NCMU-L23	NOHOUSING	MSMU-S23	NOHOUSING	NCMU-L23	NCMU-L23	NCMU-L23	NCMU-L23	RI-ML23	MSMU-S23		
Old Encinitas Build	inside OLD ENCINITAS	on forum	TRUE	MSMU-S23			MSMU-S23	MSMU-S23						MSMU-S23	Sites 2 and 7 would be great for seniors. Site 2 is near the park where they would be able to enjoy watching and maybe interacting with the children at play. Site 7 would be good for seniors also with the botanic garden and heritage museum just up the road.	
Old Encinitas Build	inside OLD ENCINITAS	on forum			NCMU-L23					NCMU-L23	NCMU-L23			MSMU-S3		
Old Encinitas Build	inside OLD ENCINITAS	on forum		MSMU-S23	NCMU-L23	NOHOUSING	MSMU-S23	NOHOUSING	NOHOUSING	RI-M23		NOHOUSING	NOHOUSING	MSMU-S23		
Old Encinitas Build	inside OLD ENCINITAS	on forum	TRUE													
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE		NCMU-L23	NOHOUSING	MSMU-S23		NCMU-L23	RI-M23	NCMU-L23					
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	NOHOUSING	NCMU-L23		MSMU-S23		
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE		NOHOUSING					RI-M23		NCMU-L23	RI-ML23			
Old Encinitas Build	inside OLD ENCINITAS	on forum	TRUE			MSMU-S23		MSMU-S3	NCMU-L23	RI-M3	NCMU-L23					
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	NOHOUSING	NCMU-L23	NOHOUSING	MSMU-S23	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	NOHOUSING	NOHOUSING	NOHOUSING		
Old Encinitas Build	inside OLD ENCINITAS	on forum			NCMU-L23	NOHOUSING	MSMU-S23	MSMU-S23								
Old Encinitas Build	inside OLD ENCINITAS	on forum		MSMU-S3(21 units)	NCMU-L3(109 units)			MSMU-S3						NOHOUSING		
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	MSMU-S3(21 units)	NCMU-L23	MSMU-S23	MSMU-S23	MSMU-S23	NCMU-L3	NCMU-L23	NCMU-L3	NCMU-L3	RI-ML3	NOHOUSING		
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE	MSMU-S3(21 units)	NCMU-L3(109 units)	NOHOUSING	NOHOUSING	NOHOUSING	NCMU-L23	NCMU-L23	NOHOUSING	NCMU-L23		NOHOUSING		
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE		NCMU-L3(109 units)			MSMU-S3			NCMU-L3		RI-ML23	MSMU-S3		
Old Encinitas Build	inside OLD ENCINITAS	on forum	TRUE	MSMU-S3(21 units)	NCMU-L23						NCMU-L3					

Topic	Location	State	Business Owner	OE-1	OE-2	OE-3	OE-4	OE-5	OE-6	OE-7	OE-8	OE-9	OE-10	OE-11	If you would like to describe different sites and/or neighborhood designs, please do so here.
Old Encinitas Build	inside OLD ENCINITAS	on forum	FALSE		NCMU-L23	NOHOUSING		NOHOUSING	NCMU-L23	NOHOUSING	NCMU-L23		NOHOUSING	MSMU-S23	I would like to emphasize that walkability to activity centers, services, grocery stores, schools and Main Street areas is key. I would also love to see all development be to the highest environmental standard and incorporate complete streets models to and from these areas. Elements to include and demand are renewable energies, reclaimed materials, LID (low impact Development design), no grass, water wise and ocean friendly landscaping, and people friendly places with gardens and community spaces. Varying heights from the road are always nice and the industrial content mixed use developments would visually blend in with your rustic native plant pallet.
Old Encinitas Build	inside OLIVENHAIN	on forum	TRUE				MSMU-S23	MSMU-S23	NCMU-L23	NCMU-L23		NCMU-L23			Sustainable growth is only achieved with repurposing underutilized areas such as strip malls in areas near transportation and business. At present the best options for transportation are along the 101 corridor with the coaster station and bus lines. Building away from public transportation just fosters more cars and gridlock in an over utilized 15 corridor. Extra units are added here to offset other communities that don't have a good set of options presented.
Old Encinitas Build	inside OLIVENHAIN	on forum	FALSE	MSMU-S23	NCMU-L23	NOHOUSING	MSMU-S23	MSMU-S23	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	MSMU-S23	
Old Encinitas Build	outside Community Areas	on forum	FALSE	MSMU-S23	NCMU-L23	MSMU-S23	NOHOUSING	MSMU-S3	NCMU-L23	NOHOUSING	NCMU-L23	NCMU-L23	RI-ML23	MSMU-S23	
Old Encinitas Build	outside Community Areas	on forum	TRUE	MSMU-S3(21 units)	NCMU-L23	NOHOUSING	RI-M23	MSMU-S23	NCMU-L23	RI-M3	NCMU-L23	NCMU-L3	RI-ML23	MSMU-S3	
Old Encinitas Build	outside Community Areas	on forum	unclaimed	MSMU-S3(21 units)	NCMU-L23				NCMU-L23	RI-M23	NCMU-L23				
Old Encinitas Build		unclaimed		MSMU-S23	NCMU-L23	NOHOUSING	MSMU-S23	NOHOUSING	NOHOUSING	RI-M3	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
Old Encinitas Build		unclaimed		NOHOUSING	NCMU-L23	NOHOUSING	MSMU-S3	MSMU-S3	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	RI-ML23	MSMU-S3	
Old Encinitas Build		unclaimed			NCMU-L3(109 units)	RI-M23	RI-M3						RI-ML3		
Old Encinitas Build		unclaimed			NCMU-L3(109 units)	RI-M3			NCMU-L23						
Old Encinitas Build		unclaimed				MSMU-S23	MSMU-S23		NCMU-L3				RI-ML23	MSMU-S23	
Old Encinitas Build		unclaimed		NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING		NOHOUSING	NCMU-L23	NCMU-L23	NCMU-L23		NOHOUSING	
Old Encinitas Build		unclaimed			NCMU-L23			MSMU-S23						MSMU-S23	
Old Encinitas Build		unclaimed		MSMU-S3(21 units)	NCMU-L23	MSMU-S23	RI-M23	MSMU-S23	NCMU-L23	NCMU-L3	NCMU-L3				
Old Encinitas Build		unclaimed						MSMU-S3			NCMU-L23			MSMU-S23	
Old Encinitas Build		unclaimed						MSMU-S3		NCMU-L23		NCMU-L3		MSMU-S23	
Old Encinitas Build		unclaimed		MSMU-S23	NCMU-L23	NOHOUSING	NOHOUSING		NCMU-L23	NCMU-L3	NOHOUSING	NOHOUSING	NOHOUSING	NOHOUSING	
Old Encinitas Build		unclaimed			NCMU-L23				NCMU-L23	RI-M23		NCMU-L23			
Old Encinitas Build	inside OLIVENHAIN	unverified			NCMU-L23					RI-M23				RI-ML23	

Topic	Location	State	Business Owner	O-1	O-2	O-3	O-4	O-5	O-6	If you would like to describe different sites and/or neighborhood designs, please do so here.
Olivenhain Build	inside CARDIFF BY THE SEA	on forum	TRUE	-	-	VCMU-M3	RI-ML23	RI-S3	-	
Olivenhain Build	inside CARDIFF BY THE SEA	on forum	FALSE	RI-S3	VCMU-M23	-	RI-ML23	-	RI-S23	
Olivenhain Build	inside LEUCADIA	on forum	FALSE	-	RI-M23	-	NCMU-L23	RI-S23	RI-S23	
Olivenhain Build	inside LEUCADIA	on forum	TRUE	-	NOHOUSING	VCMU-M23	NCMU-L23	RI-S23	RI-S23	
Olivenhain Build	inside LEUCADIA	on forum	FALSE	-	-	VCMU-M23	RI-ML23	RI-S3	-	
Olivenhain Build	inside NEW ENCINITAS	on forum	FALSE	-	VCMU-M3	VCMU-M23	NCMU-L23	-	-	
Olivenhain Build	inside NEW ENCINITAS	on forum	FALSE	RI-S3	NOHOUSING	VCMU-M23	NCMU-L23	NOHOUSING	RI-S23	
Olivenhain Build	inside NEW ENCINITAS	on forum	-	-	VCMU-M23	-	NCMU-L23	RI-S23	RI-S23	
Olivenhain Build	inside NEW ENCINITAS	on forum	-	RI-S23	VCMU-M23	-	NCMU-L23	RI-S3	-	
Olivenhain Build	inside NEW ENCINITAS	on forum	FALSE	NOHOUSING	RI-M23	VCMU-M23	NOHOUSING	NOHOUSING	RI-S23	
Olivenhain Build	inside NEW ENCINITAS	on forum	TRUE	RI-S23	VCMU-M23	VCMU-M23	NOHOUSING	NOHOUSING	RI-S23	
Olivenhain Build	inside NEW ENCINITAS	on forum	TRUE	NOHOUSING	RI-M23	NOHOUSING	RI-ML23	RI-S23	RI-S3	
Olivenhain Build	inside NEW ENCINITAS	on forum	TRUE	RI-S3	RI-M3	-	RI-ML3	-	-	
Olivenhain Build	inside OLD ENCINITAS	on forum	FALSE	RI-S3	VCMU-M3	-	NCMU-L23	RI-S3	RI-S3	
Olivenhain Build	inside OLD ENCINITAS	on forum	TRUE	NOHOUSING	RI-M23	VCMU-M23	NOHOUSING	NOHOUSING	RI-S23	Site 3 is the only site I would consider for zone change. Olivenhain can't maintain its unique character and support the number of units allotted. Fortunately, the other communities can make up the difference.
Olivenhain Build	inside OLD ENCINITAS	on forum	TRUE	-	VCMU-M23	VCMU-M23	-	RI-S3	-	
Olivenhain Build	inside OLD ENCINITAS	on forum	TRUE	RI-S23	VCMU-M23	VCMU-M23	-	-	RI-S23	
Olivenhain Build	inside OLD ENCINITAS	on forum	FALSE	RI-S23	VCMU-M23	VCMU-M23	NCMU-L23	-	-	
Olivenhain Build	inside OLD ENCINITAS	on forum	RI-S3	RI-M23	-	RI-ML3	RI-S3	RI-S3	RI-S3	
Olivenhain Build	inside OLD ENCINITAS	on forum	FALSE	RI-S23	VCMU-M23	VCMU-M23	NCMU-L3	RI-S23	RI-S3	
Olivenhain Build	inside OLD ENCINITAS	on forum	FALSE	RI-S23	NOHOUSING	VCMU-M23	NCMU-L23	RI-S23	NOHOUSING	I will never be able to meet the 192 New housing unit quota for Olivenhain. I believe that keeping Olivenhain's rural nature is key to the history of our City and we should include the denser housing on already developed corridors. This is more practical and sustainable. I also did not see the Bentley steak shopping center on the proposed list of properties or the EUSD parcel or the Rite Aid center. Converting those to mixed use is more sustainable than resident infill on already vacant land. I believe that including 192 additional units along Encinitas Blvd and El camino real is in more complete alignment with the visual landscape of our community and is more environmentally responsible. I have accounted for those additional units in my surveys of each community. I do not believe that opportunity sites number 1, 5 and 4 should be included but I has to make a choice so that I could get this message to you and proceed. Thank you.
Olivenhain Build	inside OLIVENHAIN	on forum	-	NOHOUSING	NOHOUSING	VCMU-M23	RI-ML23	RI-S23	NOHOUSING	
Olivenhain Build	inside OLIVENHAIN	on forum	FALSE	NOHOUSING	VCMU-M3	NOHOUSING	NCMU-L23	RI-S3	RI-S23	
Olivenhain Build	inside OLIVENHAIN	on forum	TRUE	NOHOUSING	RI-M23	NOHOUSING	NCMU-L23	RI-S23	NOHOUSING	
Olivenhain Build	inside OLIVENHAIN	on forum	FALSE	NOHOUSING	NOHOUSING	VCMU-M3	RI-ML23	RI-S3	NOHOUSING	
Olivenhain Build	inside OLIVENHAIN	on forum	FALSE	NOHOUSING	NOHOUSING	VCMU-M23	RI-ML3	RI-S23	NOHOUSING	
Olivenhain Build	inside OLIVENHAIN	on forum	-	NOHOUSING	NOHOUSING	VCMU-M23	RI-ML3	RI-S3	NOHOUSING	Multi-use 2 to 3 story on the southwest and southeast corner of Rancho Santa Fe, Manchester and Encinitas Blvd intersections - would require redevelopment of existing facilities.
Olivenhain Build	inside OLIVENHAIN	on forum	FALSE	-	VCMU-M3	-	RI-ML3	RI-S3	-	
Olivenhain Build	inside OLIVENHAIN	on forum	-	NOHOUSING	VCMU-M23	NOHOUSING	RI-ML23	RI-S3	NOHOUSING	
Olivenhain Build	inside OLIVENHAIN	on forum	TRUE	NOHOUSING	NOHOUSING	VCMU-M3	RI-ML3	RI-S3	NOHOUSING	

Topic	Location	State	Business Owner	O-1	O-2	O-3	O-4	O-5	O-6	If you would like to describe different sites and/or neighborhood designs, please do so here.
Olivenhain Build	inside OLIVENHAIN	on forum	FALSE	NOHOUSING	NOHOUSING	VCMU-M3	RI-ML23	RI-S23	NOHOUSING	<p>Half of these sites cannot seriously be considered viable options for high-density or multi-use housing projects, and it is a waste of time to promote them as such. These types of projects should be located on or near major corridors where residents have access to existing infrastructure (public transportation, commercial/shopping venues) or where high-density housing already exists. Sites #1 and #2 on Rancho Santa Fe Rd are non-starters. This two-lane road has no sidewalks and is already subject to severe traffic delays, and backs up to Encinitas Blvd. during peak travel times. Does the city plan to widen Rancho Santa Fe Road? I think not. Further, we finally have a long-fought for and promised fire department sub-station at site #1.</p> <p>High density and multi-use housing projects are adverse to the rural/equestrian/agrarian lifestyle in Olivenhain. Simply put, if we wanted to live in a high density, planned community, we would live in one of the many that surround us already.</p> <p>Although site #4 is on a major corridor, the site is ill-advised for such a large project due to its proximity to the lagoon.</p> <p>To be fair, Olivenhain should "share the burden" of accommodating future growth, but not at the expense of current residents. Surely, there are more suitable sites elsewhere in the city that are more suitable to these types of projects, ones that will actually increase quality of life, not detract from it.</p>
Olivenhain Build	Inside OLIVENHAIN	on forum		NOHOUSING	VCMU-M3	NOHOUSING	RI-ML23	RI-S3	NOHOUSING	<p>Site #1 cannot support higher density. Adding high density units there does not align with the character of the community of Olivenhain, as shown in the maps. Site #1 will add to the already jammed traffic on RSF Road. It should not even be in consideration. It is impossible to be close to the magic 192 number; it would make sense to lower the number of units at site #5. Why aren't we spreading the units to include space at the Northeast and Southwest corners?</p>
Olivenhain Build	inside OLIVENHAIN	on forum		NOHOUSING	RI-M23	NOHOUSING	NCMU-L3	RI-S23	NOHOUSING	<p>Allowing for so many housing units in Olivenhain is an unthinkable idea not only because it would conflict with the community profile, but more importantly because the already impacted traffic on Rancho Santa Fe Road, Encinitas Blvd., and Manchester Ave would lead to extreme congestion. Although one bus route runs between Encinitas and San Marcos (and allows for transfer to other routes), this is the only public transportation. Site #1 borders two-lane RSF Rd where traffic backs up every morning and afternoon--sometimes leading to a 20 minute drive from Encinitas Blvd to the proposed site. Having more units would only mean more cars, more environmental issues (e.g., exhaust fumes), and driver/resident frustrations. This site borders the small center where the Encinitas Olivenhain Fire Station is located and which is staffed by only two fire personnel who man one brush-type engine. Sites #3 and #6 were proposed by Accretive Properties as a mixed use center of residences and commercial, with no changes in ingress/egress from Encinitas Blvd, but a traffic circle just north of the 7-11 in Olivenhain Platz. Perhaps a smaller number of units is feasible, but major road improvement would be necessary--without impacting the already heavily traveled intersection. This would absolutely require better ingress/egress on Encinitas Blvd. Encinitas Country Day School is across Encinitas Blvd, and a pre-school is just north of #3. Traffic that exits onto Encinitas Blvd from the schools is hazardous because drivers have to use the center yellow-striped area for turns into and out, often cutting abruptly in front of traffic on Encinitas Blvd. A limited number of housing units may be appropriate, but extensive improvements in traffic flow on Encinitas Blvd would be absolute necessities. Site #2 appears adjacent to the Harvest Ranch Market center, which is already zoned commercial. While this site presents as positive for building some housing units, Manchester is a winding, two-lane road so significant improvements to the road would be needed. The site is across from a medical/professional center which has another driveway exiting onto Manchester. There would have to be coordination of exits/entrances for Harvest Ranch, the professional</p>

Topic	Location	State	Business Owner	O-1	O-2	O-3	O-4	O-5	O-6	If you would like to describe different sites and/or neighborhood designs, please do so here.
Olivenhain Build	inside OLIVENHAIN	on forum		NOHOUSING	NOHOUSING	VCMU-M23	RI-ML23	RI-S23	NOHOUSING	<p>center, and housing site because having so many driveways intersecting would heighten possibility of accidents for cars and pedestrians. There also may be environmental issues relating to some of the property (e.g., wetlands). The final areas, #4 and #5, seem most appropriate as a number of large buildings are already built, including a Greek Orthodox church, Jewish temple/center, senior/assisted living center, and Mira Costa College. However, a large portion of the proposed sites may be within an environmentally protected area and/or flood plain. Construction on the I-5 Manchester on/off ramps is due to start shortly, so the impact on traffic must be considered as well (though once finished this will not be an issue). Since multi-story units already exist on some of the property, density issues may be most easily addressed for additional construction. Again, significant improvements for ingress/egress onto Manchester, as well as improvements at the traffic signal at El Camino Real and Manchester, would be necessary. We have lived on Val Sereno Drive in Olivenhain since 1971, and have therefore observed many, many changes to the area. Our particular community is what is called a PUD or planned unit development. It consists of 105 townhouses on Via de Caballo, 30 individual home sites (ranging from 1/4 to 1/3 acre) on Val Sereno Drive, and 15 3-acre home sites on Circa de Tierra. This is an anomaly in Olivenhain, but it shows that different types of housing can be developed--if done carefully and selectively.</p> <p>When we moved here there were only 5 houses on Val Sereno, and we watched as the rest of the street, Via de Caballo, and Circa de Tierra were built on. Yes, this meant more people and more traffic, but it also built community. The three types of housing reflect significant differences in home prices, without affecting living "conditions" or resale prices. Olivenhain may have some areas that remain "rural" such as way out on Lone Jack Road and connecting streets, but we are no longer "rural" in the true definition of the word. Change needs to be accepted, but changes that negatively impact distinct character of an area are not appropriate, nor should they be considered without extensive input from residents and careful thinking by the city planning department. We clearly understand that Encinitas needs to provide more "affordable housing" though what that means is an illusive terminology. What it must not mean is shoving increased density down anyone's throat, so to speak, and it also should not mean forcing mixed use type units into established single-family neighborhoods or negatively impacting the environment. In hindsight Encinitas should have seen the regulations about affordable housing coming down from Sacramento, but this did not happen, with the result of having to find places to build an exceptional number of housing units in an already extensively built-on city. We are primarily a city of mostly individual homes, and more housing is under construction along Quail Gardens Drive, and the Browns' property on Santa Fe Drive has estate sized homes under construction where increased density would have fit into the already established neighborhood of small homes and condominiums, as well as churches and recreational centers. Where, oh where, did the plan for the future become overlooked? Although we have submitted that if 192 units must be built in Olivenhain that sites 2, 4, and 5 would be those we feel least impact the community, we do not believe so many units should be constructed in the Rancho Santa Fe Road/Encinitas Blvd area because of significant traffic concerns. Rather, we feel a smaller number must be considered in site 2, with larger numbers in sites 4 and 5, especially because the latter two areas already have multi-story and multi-use buildings with considerable open space. Sue and Bob Norton</p> <p>Add more to our high traffic corridor. Cardiff could take more housing options along the main boulevard route to provide people access to public transportation.</p>

Topic	Location	State	Business Owner	O-1	O-2	O-3	O-4	O-5	O-6	If you would like to describe different sites and/or neighborhood designs, please do so here.
Olivenhain Build	inside OLIVENHAIN	on forum	FALSE	RI-S3	NOHOUSING	VCMU-M23	NOHOUSING	RI-S3	RI-S23	First off, please disregard my choices, I can't come near the magic 192 units given the limited and silly options but can't submit a comment unless I select options that total 192! Shame on the city for cramming these limited options down our throat! Olivenhain is a truly unique community in coastal San Diego that still maintains a sense of its agricultural roots with cows, horses, orchards, and hot air balloons. Home values are high in this region due to this unique character, building strip malls and apartment complexes in this community will decrease property values (and tax rolls for the city & county) and ruin a rare gem in the region. The options given focus on large lots or open space (sites 2,4,5,6) but give little thought to revamping already developed space. Losing sites 2 and 5 from the current community would remove the iconic pumpkin/christmas tree lots and site 2 would remove the iconic hot air balloons. Though sites 1 and 3 have small business sites that could be upgraded to mixed development, the numbers don't add up. This community does not have the public transportation infrastructure and is too far from business or transportation corridors to sustainably build affordable housing units so the plan doesn't make any sense. I live on Manchester and every 2-4 weeks there is a bad accident in front of my house due to some idiot driving too fast and yet there is no enforcement even when we beg the city and Sheriff's dept so let's add more people to the road. The Olivenhain trunk sewer already overflows with every rain event due to extremely poor planning of placing it at creek level in the floodplain, so why not add 192 families to the fouling of our estuaries. Let's use some common sense and protect our last vestiges of open space, try not to increase traffic safety issues, and maintain our unique community character. Though slightly outside the Olivenhain area, a screamingly obvious solution is upgrading the strip mall themed El Camino Real corridor into a mixed use community. Such a plan puts affordable housing near business and potential jobs, transportation (bus lines) and may improve upon the current strip mall character of the community. Similarly, development of Encinitas Blvd on either side of El Camino with similar mixed development or residential in fill makes some sense for the above reasons.
Olivenhain Build	outside Community Areas	on forum	FALSE	RI-S23	VCMU-M23	VCMU-M23	NOHOUSING	RI-S23	RI-S23	
Olivenhain Build	outside Community Areas	on forum	TRUE	NOHOUSING	VCMU-M23	VCMU-M23	NCMU-L23	RI-S23	RI-S23	
Olivenhain Build		unclaimed		-	-	VCMU-M23	RI-ML23	RI-S23	-	
Olivenhain Build		unclaimed		NOHOUSING	RI-M23	VCMU-M23	NOHOUSING	NOHOUSING	RI-S23	
Olivenhain Build		unclaimed		NOHOUSING	RI-M3	VCMU-M3	NOHOUSING	RI-S3	NOHOUSING	I am very concerned about the impact of traffic on Rancho Santa Fe Rd and Manchester Ave. Both are almost gridlocked during the morning and late afternoon hours. Rancho Santa Fe Road is the single north/south route and early mornings/late afternoons from Encinitas Blvd to Olivenhain Rd. (about 2 miles) can take up to 30 minutes. The Manchester on ramp to Hwy 5 is very backed up in the mornings. Sites #1 (worst choice!), #4, and #5 are bad choices for additional housing.
Olivenhain Build		unclaimed		NOHOUSING	VCMU-M23	-	RI-ML23	RI-S3	-	I feel that all of the units for Olivenhain could be built on sites 4&5, but the system did not allow for that. I do not really want the 71 units at site 2, but again, the system required me to add 71 units somewhere. I want Zero units in the heart of Olivenhain. This would cause too much traffic congestion to an already congested area. We continue to try to maintain our country-quiet feel. It is getting harder and harder to do so.
Olivenhain Build		unclaimed		-	VCMU-M23	VCMU-M23	RI-ML3	-	-	
Olivenhain Build		unclaimed		-	VCMU-M23	-	RI-ML3	RI-S3	-	
Olivenhain Build		unclaimed		NOHOUSING	VCMU-M23	VCMU-M23	NCMU-L3	-	-	
Olivenhain Build		unclaimed		NOHOUSING	VCMU-M23	VCMU-M3	NCMU-L23	RI-S3	NOHOUSING	
Olivenhain Build		unclaimed		NOHOUSING	NOHOUSING	VCMU-M23	RI-ML3	RI-S3	NOHOUSING	
Olivenhain Build		unclaimed		NOHOUSING	NOHOUSING	VCMU-M23	RI-ML3	RI-S3	NOHOUSING	
Olivenhain Build		unclaimed		NOHOUSING	VCMU-M23	VCMU-M23	RI-ML3	NOHOUSING	NOHOUSING	
Olivenhain Build		unclaimed		RI-S23	RI-M23	VCMU-M3	RI-ML3	RI-S23	RI-S23	
Olivenhain Build		unclaimed		NOHOUSING	NOHOUSING	VCMU-M23	NCMU-L23	RI-S23	RI-S23	
Olivenhain Build		unclaimed		RI-S3	VCMU-M23	NOHOUSING	NOHOUSING	RI-S3	RI-S3	
Olivenhain Build		unclaimed		NOHOUSING	-	VCMU-M23	RI-ML23	RI-S23	-	
Olivenhain Build		unclaimed		RI-S23	VCMU-M23	VCMU-M23	NCMU-L23	NOHOUSING	NOHOUSING	
Olivenhain Build	inside NEW ENCINITAS	unverified		-	RI-M3	-	RI-ML23	-	-	
Olivenhain Build	inside OLD ENCINITAS	unverified		NOHOUSING	VCMU-M23	VCMU-M23	-	RI-S23	RI-S23	

Topic	Location	State	Business Owner	O-1	O-2	O-3	O-4	O-5	O-6	If you would like to describe different sites and/or neighborhood designs, please do so here.
Olivenhain Build	inside OLD ENCINITAS	unverified		RI-S3	RI-M3	-	NCMU-L3	-	-	
Olivenhain Build	inside OLIVENHAIN	unverified		NOHOUSING	NOHOUSING	VCMU-M3	NCMU-L23	RI-S3	RI-S23	