

- MAIN STREET/MIXED USE - SMALL SITE
- NEIGHBORHOOD CENTER/MIXED USE - LARGE SITE
- VILLAGE CENTER MIXED USE - MEDIUM SITE
- RESIDENTIAL INFILL - MEDIUM TO LARGE SITE
- RESIDENTIAL INFILL - SMALL SITE
- 2/3 2 & 3-STORIES
- 3 3-STORIES



# Viable Housing Site Summary

C-2

## Profile for Cardiff - Site #2

### What you need to know about this site

- Address Location: 735 - 875 Santa Fe Dr.
- Assessor Parcel Numbers:  
260-131-02, 41, and 42; and 260-132-23, 19 and 03 to 05
- Study Area Size: 8 parcels with 10.1 gross acres
- Topography: Flat
- Zoning: Residential-8 (R-8), which allows up to 8 units per acre
- Site Description: The study area consists of a church, tennis club, vacant lot and one, single-family residence. The study area is located along a local, two-lane roadway.
- Year Constructed: The home was built in the 1930s, which has since been remodeled. Other improvements in the study area were made in the 1960s, 1970s and 1980s.
- Site amenities and/or proximity:
  - Adjacent to the nearest public school;
  - Two blocks away from commercial goods and services;
  - Over a 1/4 mile to the Encinitas Community Park;
  - Adjacent to transit (bus service route 304 to San Marcos)

### Location Aerial Map and Site



### Existing Land Use Map and Site



### Street view images



Eastbound view of Santa Fe Dr.



View of 719 Santa Fe Dr.



View from San Dieguito Academy



Westbound view of Rancho Santa Fe Rd.



# Viable Housing Site Summary

## Profile for Leucadia - Site #1

### What you need to know about this site

- Address Location: 1444 – 1578 N. Coast Hwy 101
- Assessor Parcel Numbers:  
254-054-52, 53, 55, 64, 66, 67, 74, 77 and 78
- Study Area Size: 9 parcels with 5.19 gross acres
- Topography: Flat
- Zoning: Mixed Use (NCRM-1), which allows a wide range of commercial retailing, office and service activities and residential uses (up to 25 dwelling units per acre)
- Site Description: The study area comprises of specialty retail, motel, vacant land, and six, single-family homes and is located along a major, four-lane roadway (being processed for potential streetscape redesign)
- Year Constructed: Mid-1940s, 1950s and early 1990s
- Site amenities and/or proximity:
  - About 1 and a 1/4 miles to the nearest public school;
  - On the same site as commercial goods and services;
  - Three blocks to the beach and about a 1/2 mile to Leucadia Roadside Park. Leucadia Oaks Park is technically one block away, but has no direct legal access;
  - Adjacent to transit (bus service route 101 to Oceanside)

### Location Aerial Map and Site



### Existing Land Use Map and Site



### Street view images



View of 1444 N. Coast Hwy 101



Traveling on N. Coast Hwy 101, looking southwest



Traveling on Avocado St., looking south



View of 1488 N. Coast Hwy 101



# Viable Housing Site Summary

L-7

Profile for Leucadia - Site #7

## What you need to know about this site

- Address Location: N/A, near 519 Quail Gardens Dr.
- Assessor Parcel Number:  
257-011-17
- Study Area Size: 1 parcel with 7.6 gross acres (7.5 net)
- Topography: Generally flat with some 10-25% slopes in sections of the property
- Zoning: Rural Residential-1 (RR-1), which allows one unit per acre
- Site Description: Vacant and located on a local, two-lane roadway
- Year Constructed: N/A
- Site amenities and/or proximity:
  - Two blocks to the nearest public school;
  - Over a 3/4 mile to commercial goods and services;
  - Over a 1/4 mile to the nearest park (Botanic Gardens);
  - Over a 3/4 mile to transit (bus service route 309 to Oceanside)

### Location Aerial Map and Site



### Existing Land Use Map and Site



## Street view images



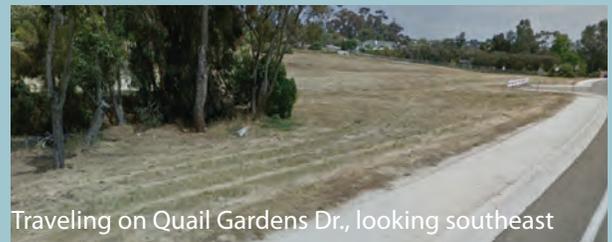
Entrance to the study area off of Quail Gardens Dr.



Traveling on Quail Gardens Dr., looking east



Northbound view of Quail Gardens Dr.



Traveling on Quail Gardens Dr., looking southeast



# Viable Housing Site Summary

NE-1

Profile for New Encinitas - Site #1

## What you need to know about this site

- Address Location: 1060 - 1092 N. El Camino Real
- Assessor Parcel Numbers:  
257-500-12, 13, 16, 18, 19, 38, 39, 50 and 51
- Study Area Size: 9 parcels with 9.8 gross acres (8.5 net when adjusted for and not counting the theater pad)
- Topography: Generally flat with mild slopes throughout
- Zoning: General Commercial (GC - Encinitas Ranch) which allows a wide range of retailing and service activities as well as restaurants
- Site Description: The study area, located on the north end of the El Camino Real commercial corridor, comprises of the Encinitas Ranch Town Center and includes restaurants, fast food drive-thru, gas station, etc. The study area is adjacent to a creek and located along a prime arterial roadway, but is accessed by a local, two-lane roadway.
- Year Constructed: Mid-1990s
- Site amenities and/or proximity:
  - Less than 1 and a1/4 miles to the nearest public school;
  - On the same site as commercial goods and services;
  - About two blocks to Leo Mullen Sports Park;
  - Adjacent to transit (bus service route 304 to San Marcos and 309 to Oceanside)

### Location Aerial Map and Site



### Existing Land Use Map and Site



## Street view images



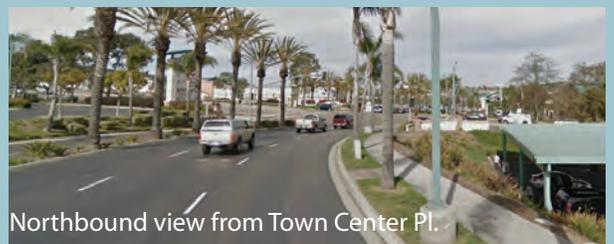
Westbound view from Town Center Dr.



View from Town Center Dr./Via Cantebría



Entrance to the study area off of Town Center Pl.



Northbound view from Town Center Pl.



# Viable Housing Site Summary

NE-3

Profile for New Encinitas - Site #3

## What you need to know about this site

- Address Location: 137 N. El Camino Real
- Assessor Parcel Number:  
259-121-37
- Study Area Size: 1 parcel with 10.14 gross acres (10 net)
- Topography: Generally flat in most areas with some small slopes throughout and moderate (25-40%) slopes on north, south and east property lines
- Zoning: Public/Semi-Public, which allows a wide range of community service related uses, as well as medical complexes
- Site Description: The study area is utilized for overflow dealership parking and a recycling center. The rest of the study area is vacant and is located along a prime arterial roadway. It is accessed by a local, two-lane roadway.
- Year Constructed: N/A
- Site amenities and/or proximity:
  - Over a 3/4 mile to the nearest public school;
  - Adjacent to commercial goods and services;
  - About a 1/2 mile to Oakcrest Park;
  - One block away from transit (bus service route 304 to San Marcos and 309 to Oceanside)

### Location Aerial Map and Site



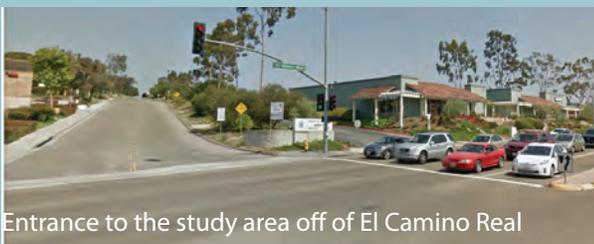
### Existing Land Use Map and Site



## Street view images



View from El Camino Real/Via Molena intersection



Entrance to the study area off of El Camino Real



Southbound view of El Camino Real



Northbound view of El Camino Real



# Viable Housing Site Summary

NE-7

Profile for New Encinitas - Site #7

## What you need to know about this site

- Address Location: 1271 - 1355 Encinitas Blvd.
- Assessor Parcel Numbers:  
259-371-01 and 08 to 12
- Study Area Size: 6 parcels with 9.4 gross acres (9.2 net)
- Topography: Flat on developed pads with moderate (25-40%) slopes on west and south property lines
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area consists of restaurants, fast food drive-thru, offices, grocery store, gas station, etc. The study area is located along two, prime arterial roadways.
- Year Constructed: Mid- to late 1970s
- Site amenities and/or proximity:
  - Less than a 3/4 mile to the nearest public school;
  - On the same site as commercial goods and services;
  - Less than a 1/4 mile to Oakcrest Park;
  - Adjacent to transit (bus service route 309 to Oceanside and route 304 to San Marcos)

### Location Aerial Map and Site



### Existing Land Use Map and Site



## Street view images



View from Encinitas Blvd./El Camino Real intersection



Entrance to the study area off of El Camino Real



View of 1236 Encinitas Blvd.



Traveling on El Camino Real, looking west



# Viable Housing Site Summary

O-2

## Profile for Olivenhain - Site #2

### What you need to know about this site

- Address Location: N/A, near 101 Rancho Santa Fe Rd.
- Assessor Parcel Number:  
259-221-57
- Study Area Size: 1 parcel with 4.8 gross acres (4.7 net)
- Topography: Generally flat with some minor slope (10-25%) on the north property line
- Zoning: Rural Residential-2 (RR-2) allowing two units per acre
- Site Description: The study area is vacant and located along a local collector, two-lane roadway.
- Year Constructed: N/A
- Site amenities and/or proximity:
  - Over a 3/4 mile to the nearest public school;
  - Adjacent to commercial goods and services;
  - Over a 3/4 mile to nearest park (Wiro Park)
  - Adjacent to limited transit (bus service route 304 alt. to San Marcos)

### Location Aerial Map and Site



### Existing Land Use Map and Site



### Street view images



Northbound view of Rancho Santa Fe Rd.



Traveling on Rancho Santa Fe Rd., looking east



Entrance to the study area off of Rancho Santa Fe Rd.



Southbound view of Rancho Santa Fe Rd.



# Viable Housing Site Summary

O-4

Profile for Olivenhain - Site #4

## What you need to know about this site

- Address Location: N/A, near 3636 Manchester Ave.
- Assessor Parcel Number:  
262-073-24
- Study Area Size: 1 parcel with 4 gross acres
- Topography: Minor slope (10-25%) slope near the creek on the east side of the property
- Zoning: Rural Residential (RR), allowing 0.125 to 0.5 units per acre depending on slopes or presence of a flood plain
- Site Description: The study area is vacant with a creek stream along the east side of the property. The site is located on a prime arterial roadway and a local collector, two-lane roadway.
- Year Constructed: N/A
- Site amenities and/or proximity:
  - Over 1 and a 3/4 miles to the nearest public school;
  - Over 1 and a 1/2 miles to commercial goods and services;
  - Adjacent to the San Elijo Lagoon Ecological Reserve and supporting trail system
  - Over 1 and a 1/2 miles to nearest transit

### Location Aerial Map and Site



### Existing Land Use Map and Site



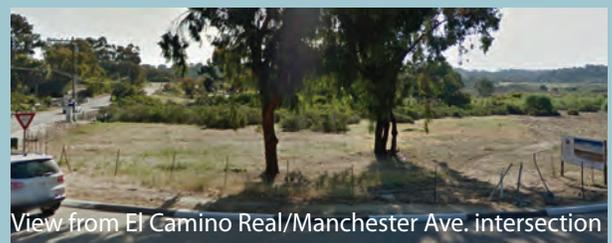
## Street view images



Westbound view of Rancho Santa Fe Rd.



Traveling on El Camino Real, looking east



View from El Camino Real/Manchester Ave. intersection



Northbound view of Manchester Ave.



# Viable Housing Site Summary

0-5

Profile for Olivenhain - Site #5

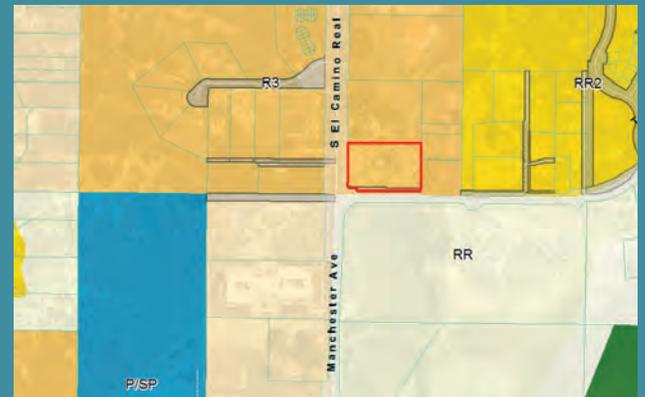
## What you need to know about this site

- Address Location: 3615 Manchester Ave.
- Assessor Parcel Number:  
262-062-13
- Study Area Size: 1 parcel with 2.2 gross acres (2.1 net)
- Topography: Relatively flat
- Zoning: Rural Residential-3 (RR-3) allowing up to three units per acre
- Site Description: The study area consists of one single-family residence and is located on a prime arterial roadway. It also fronts a local collector, two-lane roadway.
- Year Constructed: 1905 with substantial improvements made since
- Site amenities and/or proximity:
  - Over 1 and a 3/4 miles to the nearest public school;
  - Over 1 and a 1/2 miles to commercial goods and services;
  - Two blocks to the San Elijo Lagoon Ecological Reserve and supporting trail system
  - About 1 and a 1/2 miles to nearest transit

### Location Aerial Map and Site



### Existing Land Use Map and Site



## Street view images



View from El Camino Real/Manchester Ave. intersection



Northbound view of El Camino Real



Westbound view of Rancho Santa Fe Rd.



Traveling on El Camino Real, looking east



# Viable Housing Site Summary

OE-2

Profile for Old Encinitas - Site #2

## What you need to know about this site

- Address Location: 102 – 154 Encinitas Blvd.
- Assessor Parcel Numbers:  
258-090-39 and 40
- Study Area Size: 2 parcels with 7.3 gross acres (7.25 net)
- Topography: Generally flat with some minor slopes on the north property line
- Zoning: General Commercial (GC), which allows a wide range of retailing, wholesaling and service activities
- Site Description: The study area comprises of a gas station, service retailers, restaurants and other commercial uses. The study area is located along a prime arterial roadway and is adjacent to the I-5 Freeway.
- Year Constructed: Early 1980s
- Site amenities and/or proximity:
  - Just over a 3/4 mile to the nearest public school;
  - On the same site as commercial goods and services;
  - Adjacent to Cottonwood Creek and about a 1/4 mile from the YMCA and Paul Ecke Sports Park;
  - Adjacent to transit (bus service route 309 to Oceanside and 304 to San Marcos)

### Location Aerial Map and Site



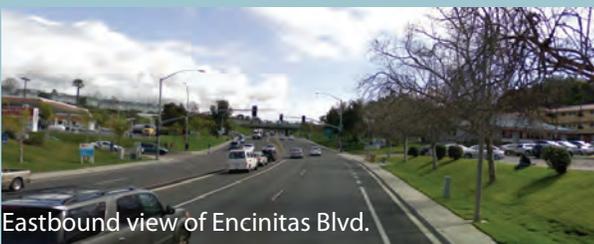
### Existing Land Use Map and Site



## Street view images



Traveling on Encinitas Blvd., looking north



Eastbound view of Encinitas Blvd.



Entrance to the study area off of Encinitas Blvd.



Westbound view of Encinitas Blvd.



# Viable Housing Site Summary

OE-7

Profile for Old Encinitas - Site #7

## What you need to know about this site

- Address Location: 696 Encinitas Blvd.
- Assessor Parcel Numbers:  
258-111-16; and 258-130-34, 45 and 81
- Study Area Size: 4 parcels with 4.88 gross acres (4.5 net)
- Topography: Some flat areas with light slope (10-25%) and moderate (25-40%) slope on the south property line
- Zoning: Office Professional (OP), which allows a wide range of office based activities
- Site Description: The study area comprises of one, single-family residence and level pad where a former coffee kiosk operated. The rest of the study area is vacant. The study area is located along a prime arterial roadway.
- Year Constructed: Mid-1950s
- Site amenities and/or proximity:
  - Less than a 1/2 mile to the nearest public school;
  - Adjacent to commercial goods and services;
  - Less than a 1/2 mile from the YMCA and Paul Ecke Sports Park;
  - Adjacent to transit (bus service route 309 to Oceanside)

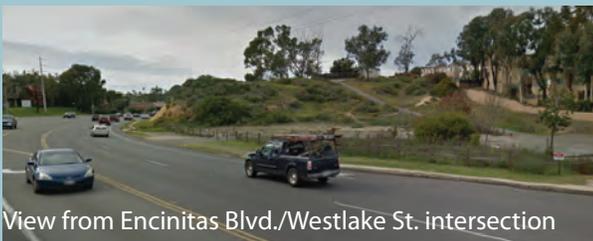
### Location Aerial Map and Site



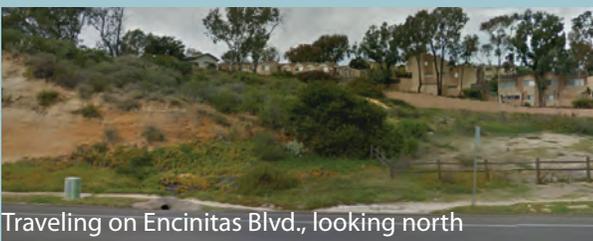
### Existing Land Use Map and Site



## Street view images



View from Encinitas Blvd./Westlake St. intersection



Traveling on Encinitas Blvd., looking north



View of the study area from 479 Encinitas Blvd.



Eastbound view of Encinitas Blvd.



# Viable Housing Site Summary

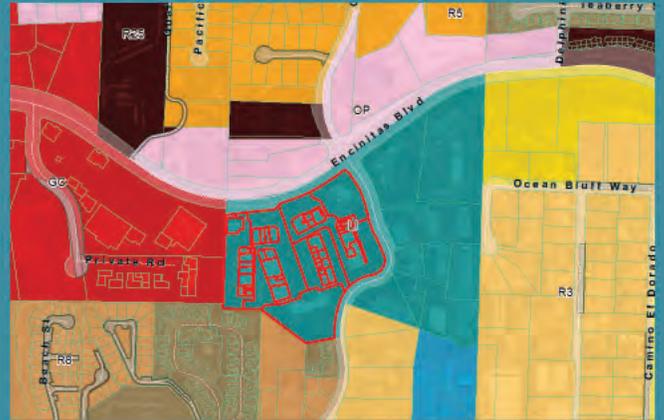
OE-8

Profile for Old Encinitas - Site #8

## What you need to know about this site

- Address Location: 515 – 539 Encinitas Blvd.
- Assessor Parcel Numbers:  
258-121-30 to 35 and associated sub-condo parcels
- Study Area Size: 7 main parcels with 12.1 gross acres (11.5 net)
- Topography: Generally flat with some slopes (25-40% slopes) throughout
- Zoning: Business Park (BP), which allows a wide range of office uses, wholesaling, manufacturing and business service activities
- Site Description: The study area, also known as the North Coast Business Park, comprises of offices, businesses and school/instructional uses. The study area is located along a prime arterial roadway.
- Year Constructed: Late-1970s
- Site amenities and/or proximity:
  - Less than a 1/2 mile to the nearest public school;
  - Adjacent to commercial goods and services;
  - About a 1/4 mile from the YMCA and Paul Ecke Sports Park;
  - Adjacent to transit (bus service route 309 to Oceanside)

### Location Aerial Map and Site



### Existing Land Use Map and Site



## Street view images



Eastbound view of Encinitas Blvd.



View of 515 Encinitas Blvd.



Entrance to the study area off of Encinitas Blvd.



Entrance to the study area off of Westlake St.

Build Your Own Land Use Strategy – Conceptual Viable Housing Sites Inventory (DRAFT)

New Zoning/Type Legend: MSMU = Mainstreet Mixed Use Neighborhood Prototype  
 VCMU = Village Center Mixed Use Neighborhood Prototype  
 NCMU = Neighborhood Commercial Mixed Use Neighborhood Prototype  
 RI = Residential Infill Neighborhood Prototype (Small, Medium, or Large)

Viability Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Density @ 25 Units per Acre	Potential Density (Rounded Down)	Parcel Specific Comments
C-2	2601310200	735 SANTA FE DR	R8/R8	RI	1.1700	1.10	1	29	22	
	2601321900	875 SANTA FE DR	R8/R8		1.4300	1.40	0	36	28	
	2601320400	SANTA FE DR	R8/R8		0.1600	0.10	0	4	1	
	2601320500	SANTA FE DR	R8/R8		0.1500	0.10	0	4	1	
	2601314100	777 SANTA FE DR	R8/R8		1.0500	1.00	0	25	20	
	2601322300	846 MUNEVAR RD	R8/R8		4.8700	0.00	0	0	0	Church onsite and requested to be excluded
	2601314200	777 SANTA FE DR	R8/R8		1.1700	1.00	0	25	20	
	2601320300	SANTA FE DR	R8/R8		1.1700	1.00	0	25	20	
						<b>5.70</b>		<b>148</b>	<b>112</b>	
L-1	2540546700	1578 HWY 101	101SP/GC	MSMU	0.2600	0.25	0	6	3	
	2540546400	1542 N HWY 101	101SP/GC		0.6100	0.60	2	15	7	
	2540545500	1508 N HWY 101	101SP/GC		0.7000	0.70	0	18	8	
	2540545300	1528 N HWY 101	101SP/GC		0.5500	0.55	0	14	6	
	2540547400	1524 N HWY 101	101SP/GC		0.2000	0.20	1	5	2	
	2540545200	1560 N HWY 101	101SP/GC		0.3500	0.35	1	9	4	
	2540546600	1466 N COAST	101SP/GC		0.3700	0.37	0	9	4	

	2540547700	1444 N COAST	101SP/ GC		0.8100	0.81	0	20	10	
	2540547800	1488 N HWY 101	101SP/ GC		1.3800	1.38	2	35	17	
						<b>5.21</b>		<b>130</b>	<b>61</b>	
<b>L-7</b>	2570111700	634 QUAIL GARDENS LN	RR1/RR1	RI	9.4600	7.50	0	187	150	Right-of-way
						<b>7.50</b>		<b>187</b>	<b>60</b>	Development restriction based on CC direction
<b>NE-1</b>	2575001200	1064 N EL CAMINO REAL	ERSP/GC	NCMU	0.8700	0.00	0	0	0	Substantial commercial use remodel
	2575003900	1070 N EL CAMINO REAL	ERSP/GC		0.3600	0.36	0	9	4	
	2575005000	1092 N EL CAMINO REAL UNIT #	ERSP/GC		2.8200	2.82	0	71	34	
	2575003800	1068 N EL CAMINO REAL	ERSP/GC		0.6500	0.65	0	16	8	
	2575001300	1060 N EL CAMINO REAL	ERSP/GC		1.5500	1.55	0	39	19	
	2575001800	1074 N EL CAMINO REAL	ERSP/GC		1.0900	0.90	0	22	11	
	2575005100	1080 N EL CAMINO REAL	ERSP/GC		1.3700	1.37	0	34	16	
	2575001900	1076 N EL CAMINO REAL	ERSP/GC		1.2000	0.90	0	22	11	
	2575001600	EL CAMINO REAL	ERSP/GC		0.7800	0.00	0	0	0	Theater/civic use restriction on parcel
						<b>8.55</b>		<b>213</b>	<b>103</b>	
<b>NE-3</b>	2591213700	137 N EL CAMINO REAL	PSP/PSP	RI	10.4400	10.00	0	250	200	
						<b>10.00</b>		<b>250</b>	<b>200</b>	
<b>NE-7</b>	2593710100	110 EL CAMINO REAL	GC	NCMU	0.5500	0.45	0	11	5	
	2593711000	1335 ENCINITAS BLVD	GC		1.0800	1.00	0	20	12	
	2593711200	1271 ENCINITAS BLVD	GC		3.2600	3.10	0	62	38	
	2593710900	1343 ENCINITAS BLVD	GC		0.9000	0.80	0	20	10	
	2593711100	1327 ENCINITAS BLVD	GC		3.1700	3.10	0	77	38	
	2593710800	1355 ENCINITAS BLVD	GC		0.6200	0.60	0	15	7	
						<b>9.05</b>		<b>205</b>	<b>110</b>	
<b>O-2</b>	2592215700	RANCHO SANTA FE RD		VCMU	4.8000	4.80	0	120	60	
						<b>4.80</b>		<b>120</b>	<b>60</b>	

O-4	2620732400	3616 MANCHESTER AVE		NCMU	18.6400	4.00	0	100	50	Buildable portion of site is only 4 acres
						<b>4.00</b>		<b>100</b>	<b>50</b>	
O-5	2620621300	3615 MANCHESTER AVE		RI	2.1700	1.60	1	40	32	50-foot setback from creek on easterly property line
						<b>1.60</b>		<b>40</b>	<b>32</b>	
OE-2	2580904000	160 ENCINITAS BLVD		NCMU	1.1100	1.10	0	27	13	
	2580903900	102 ENCINITAS BLVD			6.2200	6.15	0	153	76	
						<b>7.25</b>		<b>180</b>	<b>89</b>	
OE-7	2581111600	ENCINITAS BLVD		NCMU	2.3300	2.10	0	52	26	
	2581308100	550 ENCINITAS BLVD			1.4000	1.30	0	32	16	
	2581303400	696 ENCINITAS BLVD			0.8000	0.80	1	20	10	
	2581304500	QUAIL GARDENS DR			0.4800	0.30	0	7	3	
						<b>4.50</b>		<b>150</b>	<b>55</b>	
OE-8	2581213100	531 ENCINITAS BLVD		NCMU	2.6100	2.61	0	65	32	
	2581213400	543 ENCINITAS BLVD			2.6500	2.65	0	66	33	
	2581213200	535 ENCINITAS BLVD			1.4300	1.43		36	17	
	2581213500	511 ENCINITAS BLVD			1.5700	1.57	0	39	19	
	2581213300	539 ENCINITAS BLVD UNIT 111			1.7500	1.75	0	44	21	
	2581213000	527 ENCINITAS BLVD			1.0800	1.08	0	27	13	
						<b>11.09</b>		<b>277</b>	<b>135</b>	

### Build Your Own Land Use Strategy

Total Gross Acres – 105.61

Total Net Acres – 79.25

Sites Inventory Maximum Capacity – 2000

Realistic Potential Yield - 1067