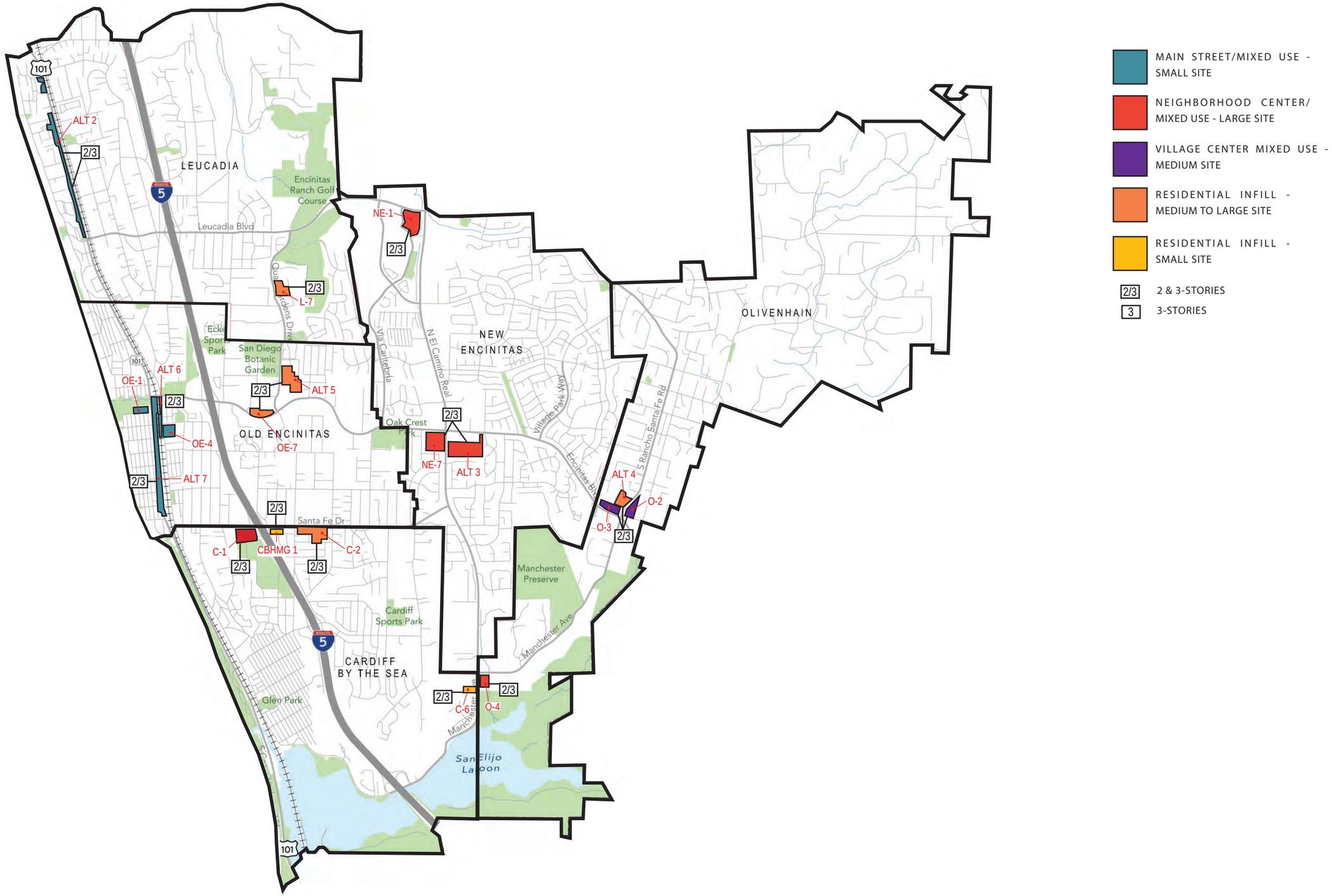
MODIFIED MIXED USE PLACES AS CREATED ON FEB. 5, 2015 AND AMENDED APRIL 8, 2015



Viable Housing Site Summary ALT-2

Profile for Leucadia - Alternative Site #2

What you need to know about this site

- Address Location: 510 to 1900 N. Coast Hwy 101
- Assessor Parcel Numbers:
  Various
- Study Area Size: 53.6 gross acres (includes Viable Housing Site L-1, L-2 and L-8)
- Topography: Generally flat
- Zoning: Mixed Use (NCRM-1 and NCM-1), which allows a wide range of commercial retailing, office and service activities and residential uses (25 dwelling units per acre)
- Site Description: The study area comprises of main street specialty retail. The study area is located along a major, four-lane roadway (being processed for potential streetscape redesign).
- Year Constructed: Varies - mostly in the 1950s, 60s, 70s
- Site amenities and/or proximity:
  - Ranges from over a 3/4 mile to three blocks to the nearest public school;
  - On the same site as commercial goods and services;
  - Generally, three blocks to the beach and some areas adjacent to Leucadia Roadside Park;
  - Adjacent to transit (bus service route 101 to Oceanside)

Location Aerial Map and Site

Existing Land Use Map and Site

Street view images

View from Glaucus St./N. Coast Hwy 101

View of 1076 N. Coast Hwy 101

View of 1114 N. Coast Hwy 101

Southbound view of N. Coast Hwy 101

Viable Housing Site Summary ALT-3

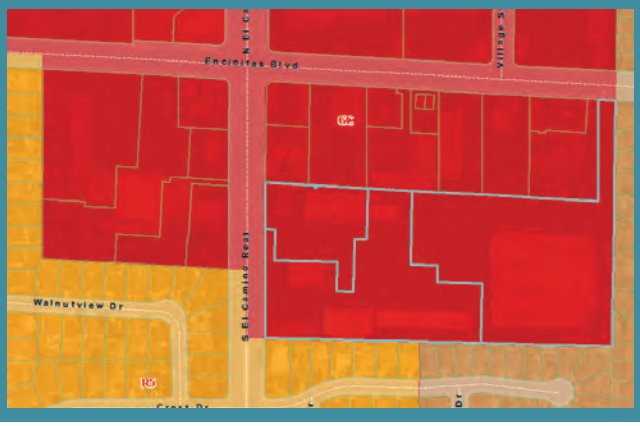
Profile for New Encinitas - Alternative Site #3

What you need to know about this site

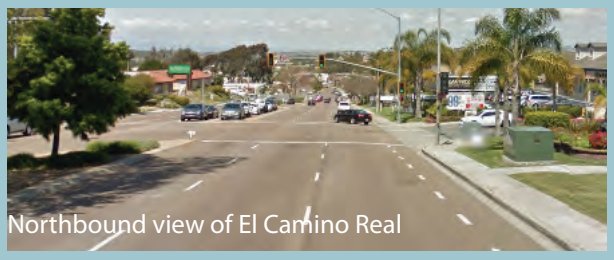
- Address Location: 141 – 215 S. El Camino Real
- Assessor Parcel Number:s
  259-550-20, 21 and 28
- Study Area Size: 3 parcels with 14.6 gross acres (14.4 net)
- Topography: Mostly provides a flat buildable pad with high (>40%) slopes along the north property line
- Zoning: General Commercial GC), which allows a wide range of retailing, office and service activities
- Site Description: The study area has varied commercial services and activities, including the 99 Cent Store and LA Fitness
- Year Constructed: Most improvements were made in the mid-1980s with more recent minor improvements
- Site amenities and/or proximity:
  - About a 3/4 mile to the nearest public school;
  - On the same sites as commercial goods and services;
  - More than a 1/4 mile to Oakcrest 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


Northbound view of El Camino Real

View of 163 S. El Camino Real

Site entrance from El Camino Real

Southbound view of El Camino Real

Viable Housing Site Summary ALT-4

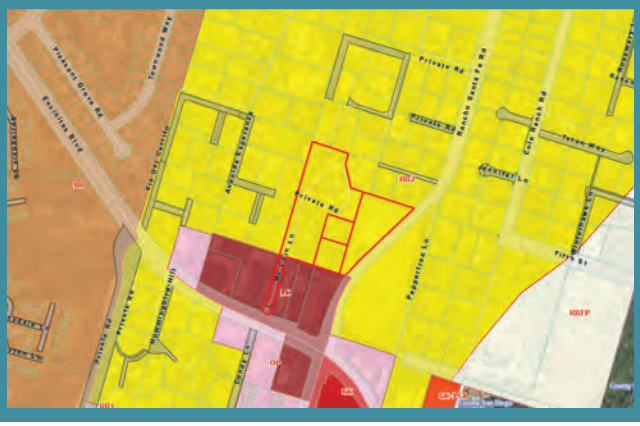
Profile for Olivenhain - Alternative Site #4

What you need to know about this site

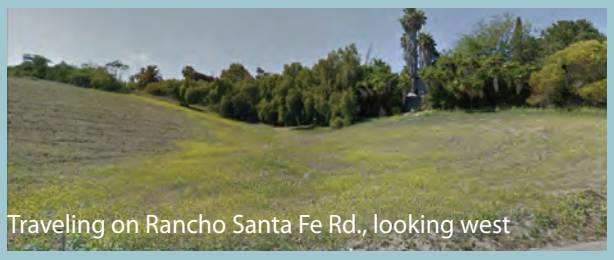
- Address Location: 2220 – 2230 Encinitas Blvd.
- Assessor Parcel Numbers:
  259-231-28 and 30 to 32
- Study Area Size: 4 parcels with 6.49 gross acres (6.3 net) and includes Viable Housing Site O-4
- Topography: Some 10-25% slopes in sections of the property with 25% to 40% in others
- Zoning: Rural Residential-2 (RR-2), which allows two units per acre
- Site Description: The study area is predominately vacant with three homes, located along a local collector, two-lane roadway. One home serves as a care facility with six or fewer persons.
- Year Constructed: 1950s and mid-1970s
- Site amenities and/or proximity:
  - More than a 3/4 mile to the nearest public school;
  - One block to commercial goods and services;
  - Just over a 3/4 mile to 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



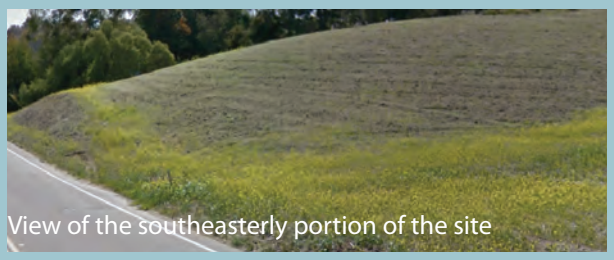
Street view images



Traveling on Rancho Santa Fe Rd., looking west

Southbound view of Rancho Santa Fe Rd.

Northbound view of Rancho Santa Fe Rd.



View of the southeasterly portion of the site

Viable Housing Site Summary ALT-5

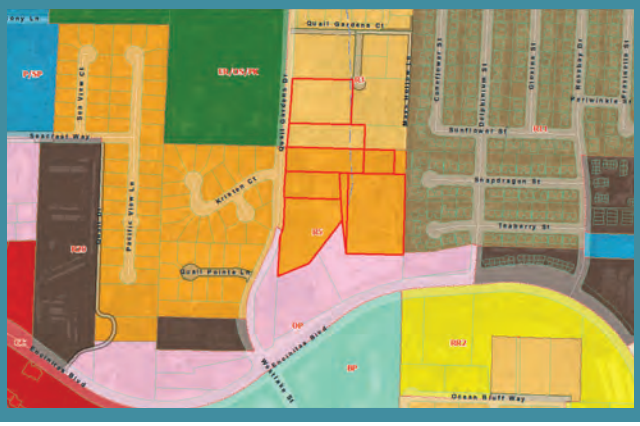
Profile for Old Encinitas - Alternative Site #5

What you need to know about this site

- Address Location: 185 – 225 Quail Gardens Drive
- Assessor Parcel Numbers:
  258-130-80, 82, 86, 91, 93 and 94; and 257-020-36 and 37
- Study Area Size: 8 parcels with 11.6 gross acres (11.3 net)
- Topography: Some 10-25% slopes in sections of the property with 25% to 40% in others
- Zoning: Residential-3 (R-3) and Residential-5 (R-5), which allows three to five units per acre
- Site Description: The study area is predominately vacant with two homes, located along a two-lane roadway.
- Year Constructed: 1950s and mid-1970s
- Site amenities and/or proximity:
  - Less than a 1/2 mile to the nearest public school;
  - One block to commercial goods and services;
  - About a block to the nearest park (Botanic Gardens and a 1/2 mile to YMCA and Paul Ecke Sports Parks;
  - Adjacent to limited transit (bus service route 309 alt. to Oceanside

Location Aerial Map and Site

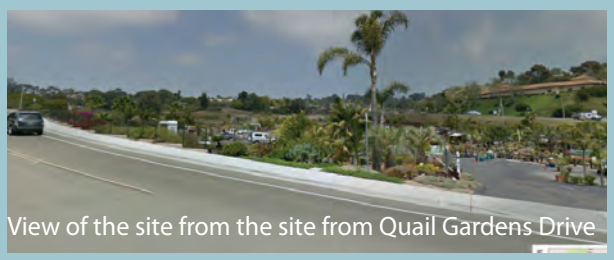
Existing Land Use Map and Site



Street view images

Northbound view of Quail Gardens Drive

Southbound view of Quail Gardens Dr.



View of the site from the site from Quail Gardens Drive

View of 195 Quail Gardens Drive

Viable Housing Site Summary ALT-6

Profile for Old Encinitas - Alternative Site #6

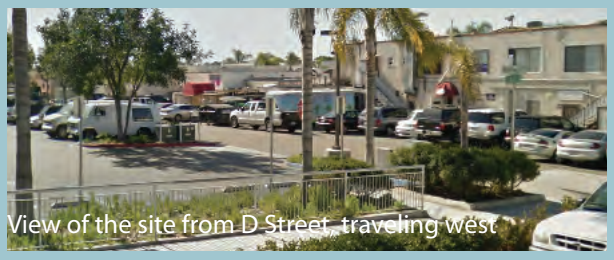
What you need to know about this site

- Address Location: Adjacent to 315 - 587 S. Coast Highway 101
- Assessor Parcel Numbers:
  258-190-23 and 26
- Study Area Size: 2 parcels with 6.03 gross acres (3.1 net)
- Topography: Generally flat
- Zoning: Transportation Corridor (TC), which allows transportation related facilities and improvements
- Site Description: The study area consists of surface parking to support the Downtown Encinitas Transit Center for rail and bus
- Year Constructed: N/A
- Site amenities and/or proximity:
  - Just over a 3/4 mile to the nearest public school;
  - Adjacent to commercial goods and services;
  - One block to the nearest park (Day View Park) and less than a 1/4 mile from Moonlight Beach;
  - Adjacent to transit (bus transfer facility and rail station)

Location Aerial Map and Site

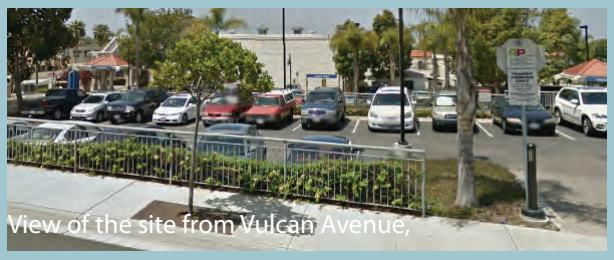
Existing Land Use Map and Site

Street view images



View of the site from D Street, traveling west

Southbound view of Vulcan Avenue



View of the site from Vulcan Avenue,

View of the site from Encinitas Blvd./Vulcan Avenue

Viable Housing Site Summary ALT-7

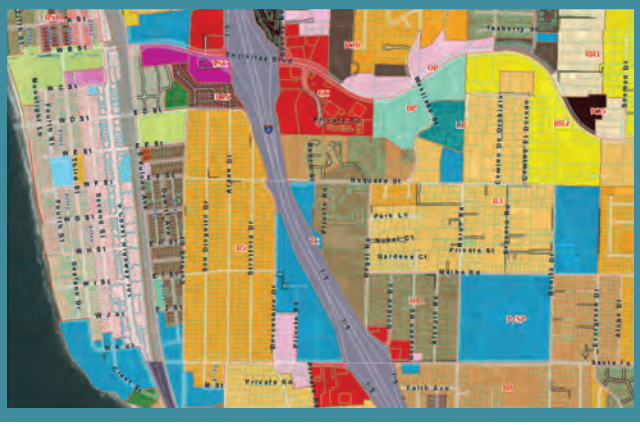
Profile for Old Encinitas - Alternative Site #7

What you need to know about this site

- Address Location: 315 - 1205 S. Coast Highway 101
- Assessor Parcel Number:
  Various
- Study Area Size: 35.6 gross acres (includes Viable Housing Site OE-5)
- Topography: Generally flat
- Zoning: General Commercial Mixed Use (D-CM1), which allows a wide range of retailing and service activities, as well as residential uses (no density or dwelling units per acre minimum)
- Site Description: The study area, also known as Main Street, comprises of convenience stores, restaurants, specialty retailers, etc.
- Year Constructed: Various - mostly in the 1950s, 60s, 70s and 80s; however, some structures were built prior to then
- Site amenities and/or proximity:
  - About 1 mile to the nearest public school;
  - On the same site as commercial goods and services;
  - About four blocks to Moonlight Beach and four blocks to Day View Park;
  - Adjacent to transit (bus transfer facility and rail service)

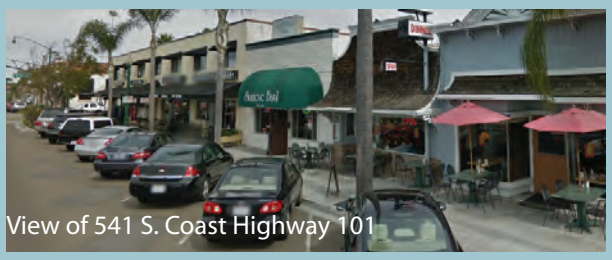
Location Aerial Map and Site

Existing Land Use Map and Site

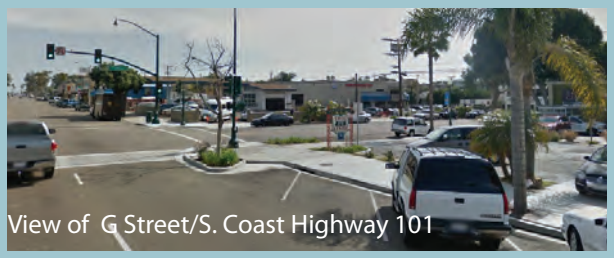


Street view images

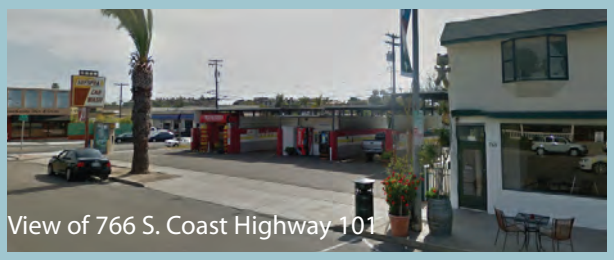
Southbound view of S. Coast Highway 101



View of 541 S. Coast Highway 101



View of G Street/S. Coast Highway 101



View of 766 S. Coast Highway 101

Viable Housing Site Summary

C-1

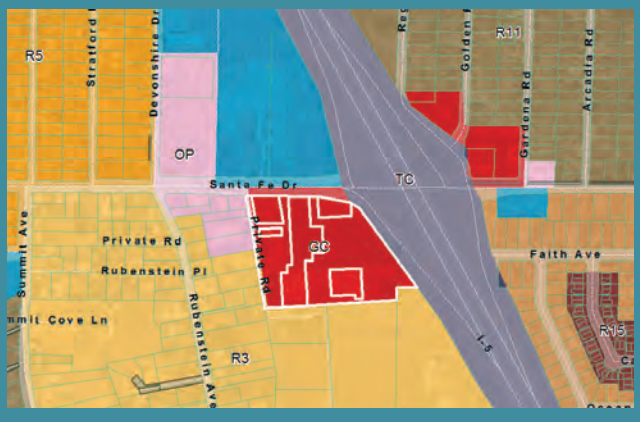
Profile for Cardiff - Site #1

What you need to know about this site

- Address Location: 411 - 481 Santa Fe Dr.
- Assessor Parcel Numbers:
  260-640-20, 22, and 25 to 29
- Study Area Size: 7 parcels with 9.3 gross acres (9.2 net)
- Topography: Flat
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area consists of a neighborhood commercial center with a grocery store, convenience store, gym, restaurants, etc. The study area is located along a local, two-lane roadway and is adjacent to the I-5 Freeway.
- Year Constructed: Late 1960s with recent cosmetic improvements
- Site amenities and/or proximity:
  - More than a 1/4 mile to the nearest public school;
  - On the same site as commercial goods and services;
  - Adjacent to Encinitas Community Park;
  - Adjacent to transit (bus service route 304 to San Marcos)

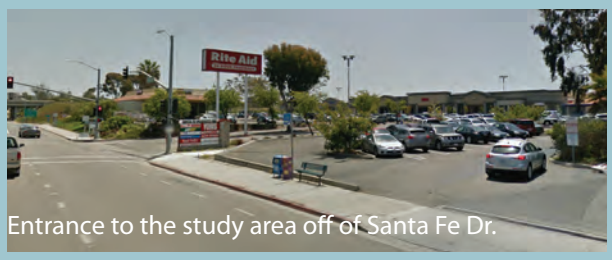
Location Aerial Map and Site

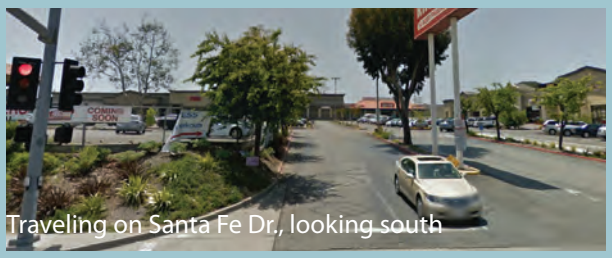
Existing Land Use Map and Site



Street view images

Eastbound view of Santa Fe Dr.


Entrance to the study area off of Santa Fe Dr.


Traveling on Santa Fe Dr., looking south

Traveling on I-5, looking west

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

C-6

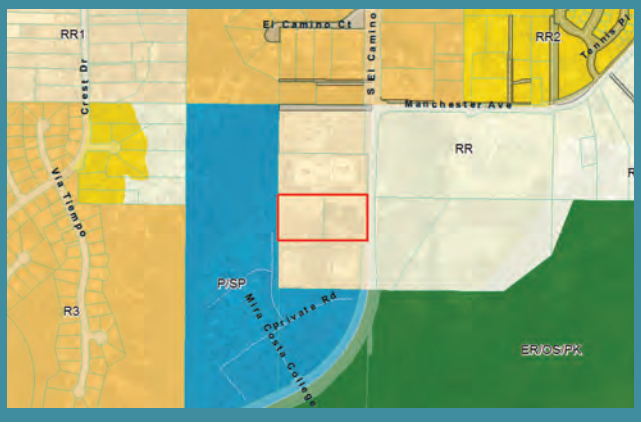
Profile for Cardiff - Site #6

What you need to know about this site

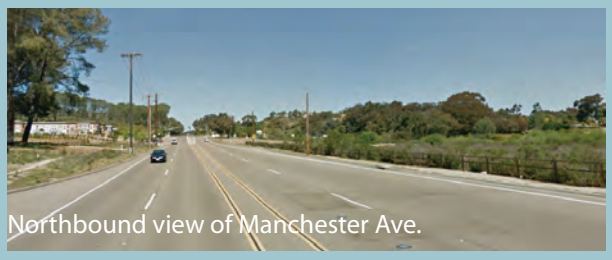
- Address Location: 3305 Manchester Ave.
- Assessor Parcel Numbers:
  261-150-61 and 64
- Study Area Size: 2 parcels with 4.6 gross acres
- Topography: Flat
- Zoning: Rural Residential-1 (RR-1), allowing one unit per acre
- Site Description: One parcel is vacant and the other parcel is partially improved with a church facility; however, the study area only includes the portion of the site that does not have any improvements. The study area is located on a prime arterial 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

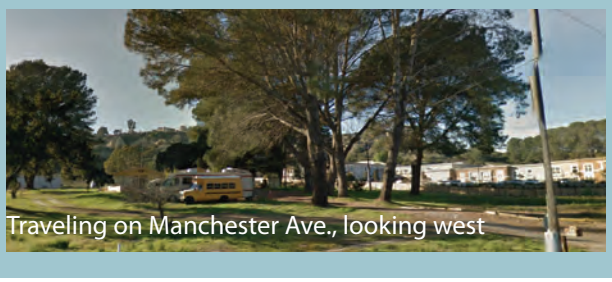
Location Aerial Map and Site

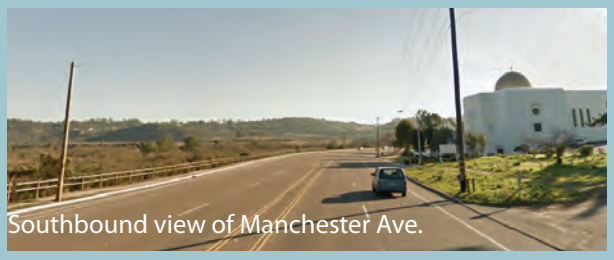
Existing Land Use Map and Site

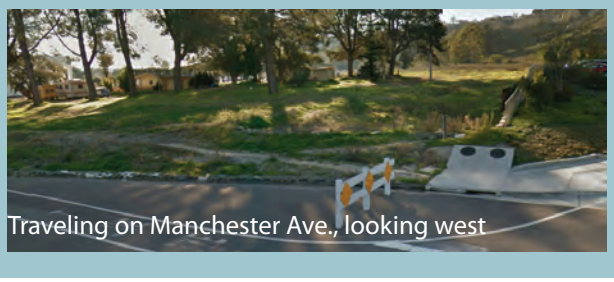


Street view images


Northbound view of Manchester Ave.


Traveling on Manchester Ave., looking west


Southbound view of Manchester Ave.


Traveling on Manchester Ave., looking west

Viable Housing Site Summary

CBHMG-1

Profile for Cardiff - CBHMG Site #1

What you need to know about this site

- Address Location: 601 Santa Fe Dr.
- Assessor Parcel Numbers:
  260-121-15-00
- Study Area Size: 1 parcel with .77 net acres
- Topography: Flat
- Zoning: Public/Semi-Public, which allows a wide range of community service related uses as well as medical complexes
- Site Description: The study area comprises of a storage area for various agencies
- Year Constructed: N/A
- Site amenities and/or proximity:
  - About one block to the nearest public school;
  - Adjacent to commercial goods and services;
  - Less that 1/4 mile to the nearest park;
  - Adjacent to transit (bus service route 304 to San Marcos)

Location Aerial Map and Site

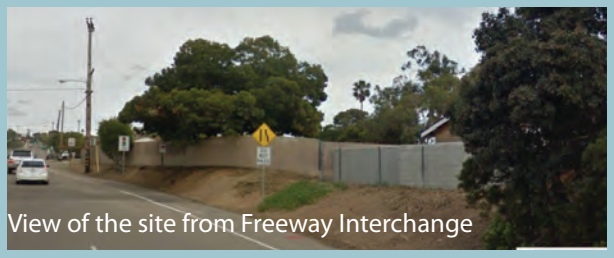
Existing Land Use Map and Site

Street view images

Traveling east on Santa Fe Dr.

Westbound view of Santa Fe Dr.

View of the site from Santa Fe Dr.


View of the site from Freeway Interchange

Viable Housing Site Summary

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

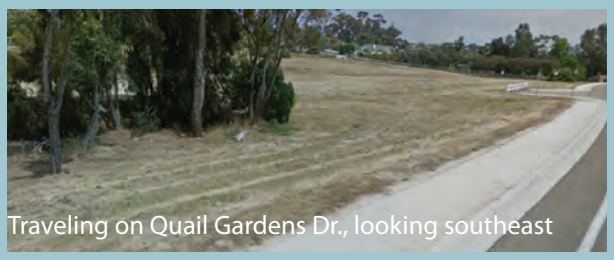
Existing Land Use Map and Site

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

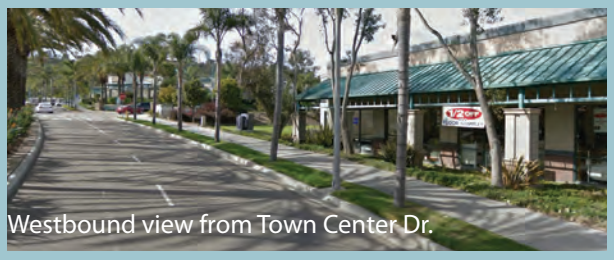
What you need to know about this site

- 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)

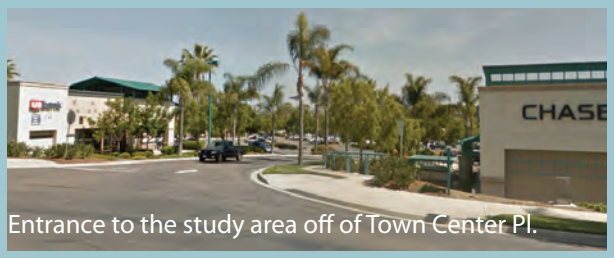
Location Aerial Map and Site

Existing Land Use Map and Site

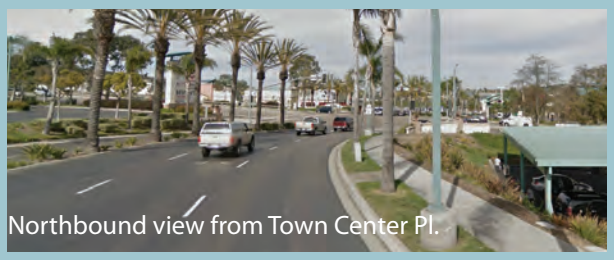
Street view images


Westbound view from Town Center Dr.

View from Town Center Dr./Via Cantebria



Entrance to the study area off of Town Center Pl.


Northbound view from Town Center Pl.

Viable Housing Site Summary

NE-7

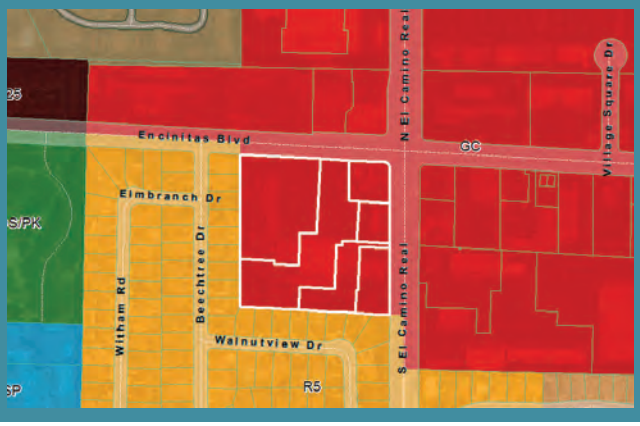
Profile for New Encinitas - Site #7

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)

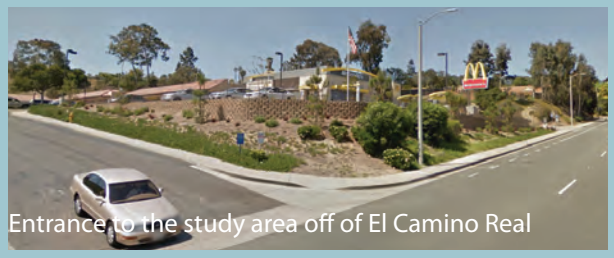
Location Aerial Map and Site

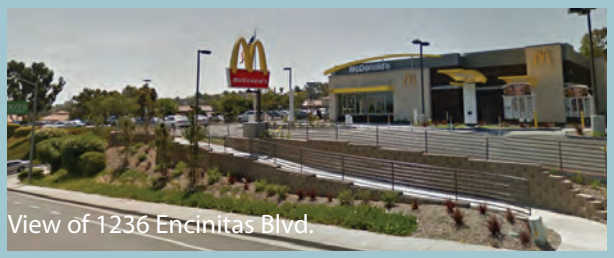
Existing Land Use Map and Site

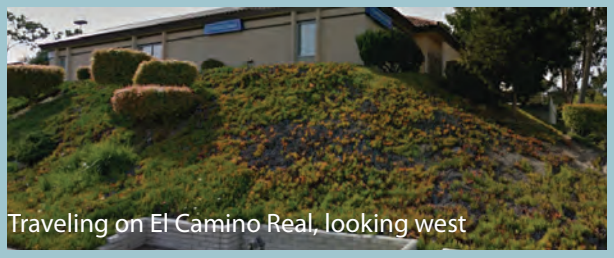


Street view images

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

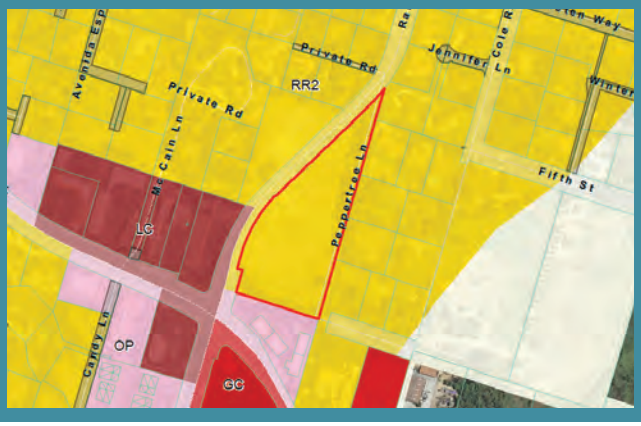
Profile for Olivenhain - Site #2

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-3

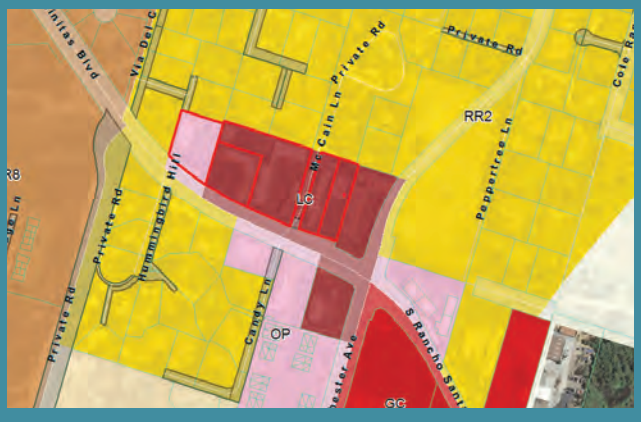
Profile for Olivenhain - Site #3

What you need to know about this site

- Address Location: 2122 - 2236 Encinitas Blvd.
- Assessor Parcel Numbers:
  259-231-51, 17, 63, and 78 to 80
- Study Area Size: 6 parcels with 4.9 gross acres (4.8 net)
- Topography: Generally flat with some slopes on the north property line
- Zoning: Limited Commercial (LC) on five lots and Office Professional (OP) on one lot, which allows a wide range of limited commercial uses and activities, as well as office and business related uses
- Site Description: The study area consists of a preschool, offices and retailers. The study area is located along a prime arterial roadway and a local collector, two-lane roadway.
- Year Constructed: Early to late 1980s
- Site amenities and/or proximity:
  - About a 3/4 mile to the nearest public school;
  - On the same site as 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)

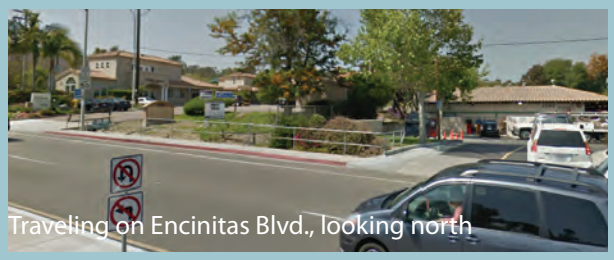
Location Aerial Map and Site

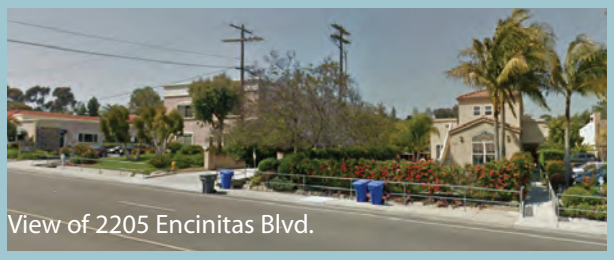
Existing Land Use Map and Site

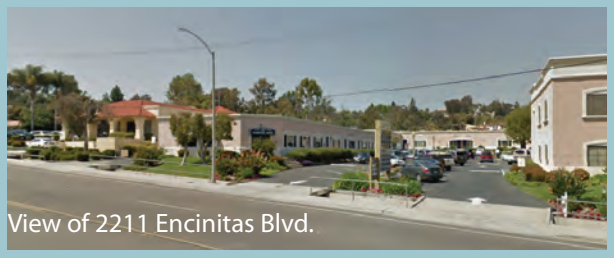


Street view images

Entrance to the study area off of Encinitas Blvd.


Traveling on Encinitas Blvd., looking north


View of 2205 Encinitas Blvd.


View of 2211 Encinitas Blvd.

Viable Housing Site Summary

O-4

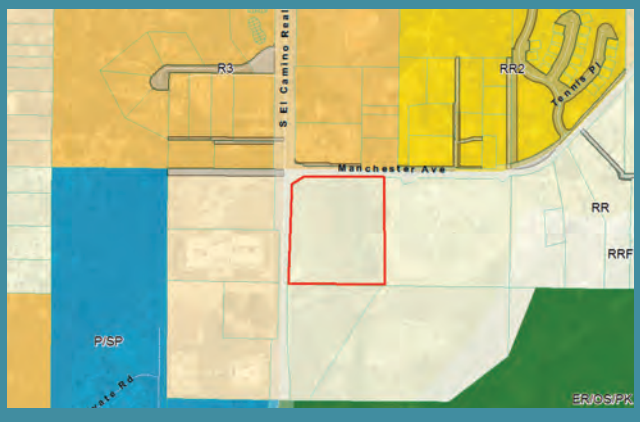
Profile for Olivenhain - Site #4

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

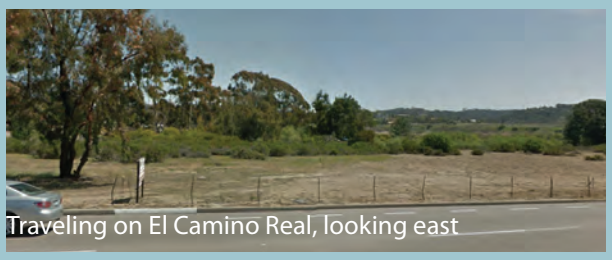
Location Aerial Map and Site

Existing Land Use Map and Site

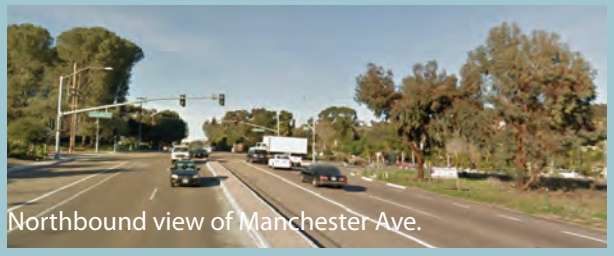


Street view images

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

OE-1

Profile for Old Encinitas - Site #1

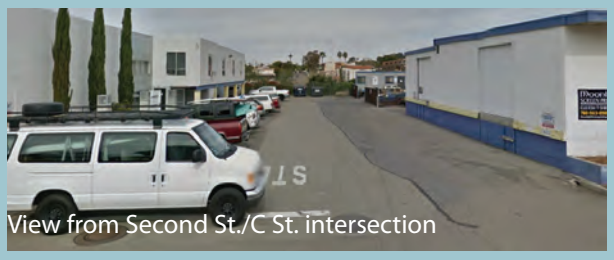
What you need to know about this site

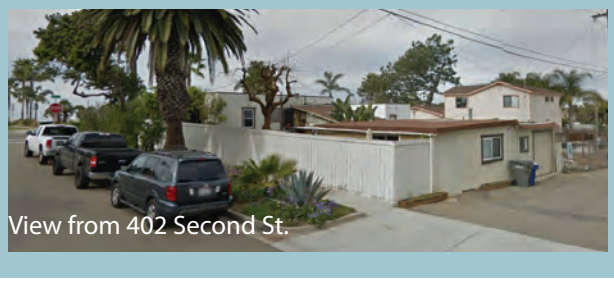
- Address Location: 345 – 369 Third St. and 364 -371 C St.
- Assessor Parcel Numbers:
  258-052-04 to 07 and 12; and 258-035-06 and 07
- Study Area Size: 7 parcels with 2.3 gross acres (1.75 net)
- Topography: Generally flat with some minor slope on the north property line
- Zoning: Visitor Serving Commercial (D-VSC), which allows commercial activities and residential uses (up to 18 dwelling units per acre)
- Site Description: The study area, located on the north end of downtown, comprises of some light industrial uses and five homes. The study area is located along a major, four-lane roadway and also accessed by local, two-lane roads.
- Year Constructed: most improvements in the 1970s, with homes in the 1930s and 1940s, which have since been remodeled or redeveloped.
- Site amenities and/or proximity:
  - Just over a 1/2 mile to the nearest public school;
  - Adjacent to commercial goods and services;
  - Adjacent to Moonlight Beach;
  - Adjacent to transit (bus service route 101 to Oceanside) and two blocks to rail station

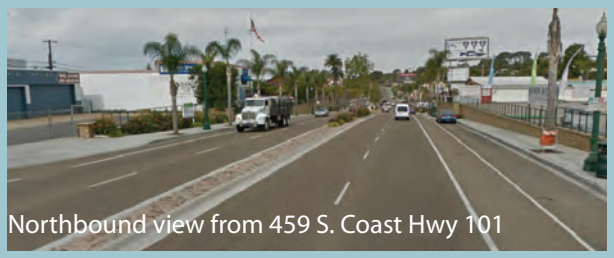
Location Aerial Map and Site

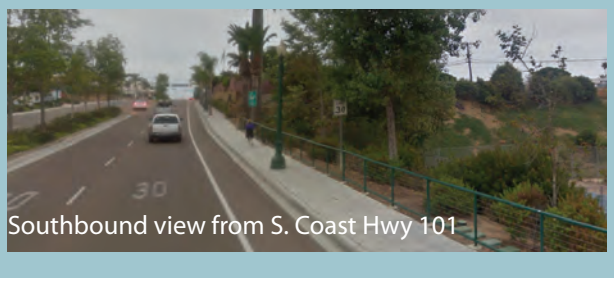
Existing Land Use Map and Site

Street view images


View from Second St./C St. intersection


View from 402 Second St.


Northbound view from 459 S. Coast Hwy 101


Southbound view from S. Coast Hwy 101

Viable Housing Site Summary

OE-4

Profile for Old Encinitas - Site #4

What you need to know about this site

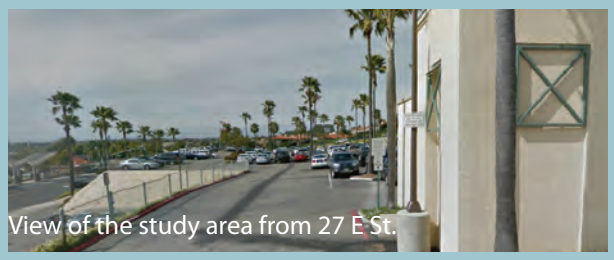
- Address Location: 505 S. Vulcan Ave.
- Assessor Parcel Number:
  258-090-43
- Study Area Size: 1 parcel with 4.38 gross acres (4 net)
- Topography: Flat buildable pad with substantial slopes on the west and east
- Zoning: Civic Center, which allows activities performed by public agencies
- Site Description: The study area, also known as the Encinitas Civic Center, comprises of City Hall. The study area is located along a local two-lane roadway adjacent to the bus transfer facility.
- Year Constructed: 1970s and substantially rehabbed in early 90s.
- Site amenities and/or proximity:
  - Just over a 3/4 mile to the nearest public school;
  - Adjacent to commercial goods and services;
  - Adjacent to Day View Park and about a 1/4 mile from Moonlight Beach;
  - Adjacent to transit (bus transfer facility and rail station)

Location Aerial Map and Site

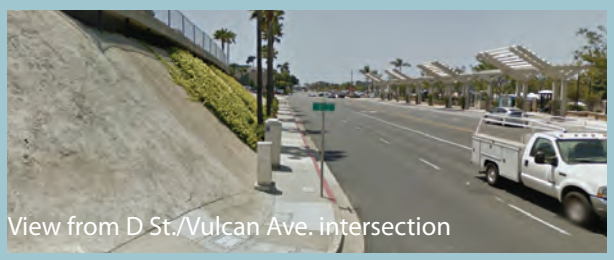
Existing Land Use Map and Site

Street view images

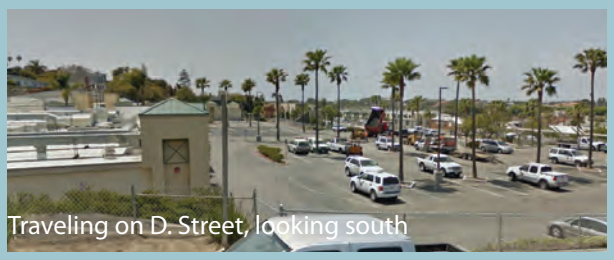
View from E St./Vulcan Ave. intersection



View of the study area from 27 E St.



View from D St./Vulcan Ave. intersection



Traveling on D. Street, looking south

Viable Housing Site Summary

OE-7

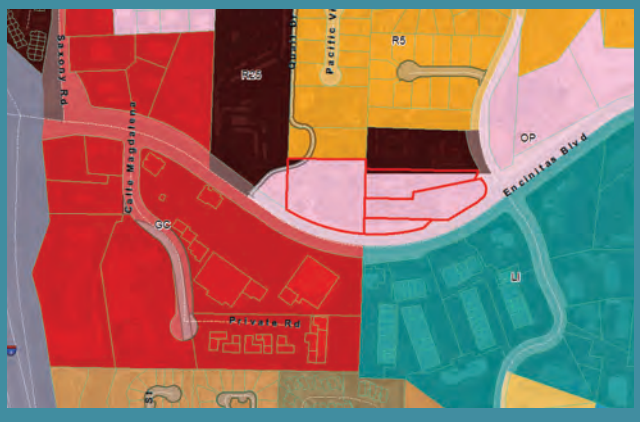
Profile for Old Encinitas - Site #7

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)

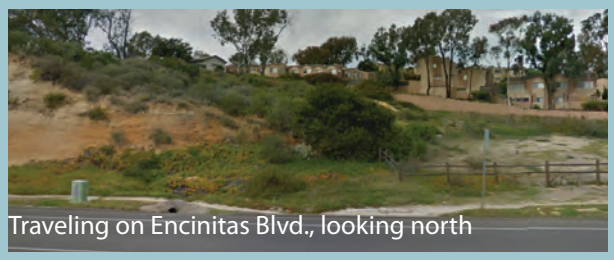
Location Aerial Map and Site

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.

Modified Mixed Use Places 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 = Neughborhood Commercial Mixed Use Neighborhood Prototype
RI = Residential Infill Neighborhood Prototype (Small, Medium, or Large)

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
ALT-2	2540221500	1646 N HWY 101	101SP/ GC	MSMU	0.1000	0.10	0	3	1	Built in 1946 with marginal commercial uses. Has a 0.6 improvement to land ratio.
	2540221400	1636 N HWY 101	101SP/ GC		0.1000	0.10	0	3	1	Parcel was built on in 2000. Common ownership with parcel 2540221300, which is vacant.
	2542212400	1400 COAST HWY UNIT 101	101SP/ GC		0.0900	0.09	0	2	1	0.24 land improvement ratio. Has common ownership with 2542212300.
	2542212300	1410 COAST HWY UNIT 101	101SP/ GC		0.1000	0.10	0	3	1	0.24 land improvement ratio. Has common ownership with 2542212400.
	2542212100	1430 N HWY 101	101SP/ GC		0.1100	0.11	0	3	1	Built in 1930. Commercial uses are underperforming. Common ownership with 2542222200.
	2542225200	1324 N COAST	101SP/ GC		0.0900	0.09	1	1	1	Built in 1984 with 0.5 improvement to land ratio.
	2542222300	1354 N COAST	101SP/ GC		0.0900	0.09	0	2	1	Strip commercial development. Common ownership with 2542222200. Marginal land use activity.
	2542302100	1240 N HWY 101	101SP/ GC		0.0900	0.09	0	2	1	Operating as a furniture store.
	2542302200		101SP/ GC		0.0900	0.09	0	2	1	Vacant, car storage.
	2542421400	1144 N HWY 101	101SP/ GC		0.1500	0.15	0	4	3	2.5 improvement to land value ratio. Developer interest has been expressed. Although improvement value is high, the parcel has common ownership with two other adjacent properties that have little or no assessed value (parcels 2542422800 and 2542421500) which spreads out the value and makes the site viable.
	2542421500	1160 N HWY 101	101SP/		0.2400	0.24	0	7	6	0.2 improvement to land value ratio. Developer

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
			GC							interest has been expressed.
	2543030400	996 N HWY 101	101SP/ GC		0.2100	0.21	0	6	5	Built in 1978 with a 1.0 improvement to land value ratio.
	2543030500	970 N HWY 101	101SP/ GC		0.2100	0.21	0	6	5	0.26 ratio.
	2543130800	948 HWY 101	101SP/ GC		0.2100	0.21	0	6	5	
	2543130600	916 N HWY 101	101SP/ GC		0.1000	0.10	0	3	1	
	2543130700	902 N HWY 101	101SP/ GC		0.2000	0.20	0	6	3	0.9 improvement to land value ratio. Majority of the site is improved with surface parking.
	2543030100	1030 N HWY 101	101SP/ GC		0.1800	0.18	0	5	4	Built in 1962. Lots of surface parking. 0.37 improvement to land value ratio.
	2540544400	121 AVOCADO ST	101SP/ GC		0.1800	0.18	0	5	4	
	2540543300	119 AVOCADO ST	101SP/ GC		0.2100	0.21	0	6	5	
	2540546700	1578 HWY 101	101SP/ GC		0.2600	0.26	0	7	6	Built in 1934, with a 0.0 improvement to land value. Use is marginal or discontinued.
	2540546400	1542 N HWY 101	101SP/ GC		0.6100	0.61	2	16	15	Use is marginal with a 0.25 improvement to land value ratio.
	2542921500	1038 N HWY 101	101SP/ GC		0.2300	0.23	1	5	5	0.3 improvement to land value ratio. Developer interest has been expressed.1076
	2540545500	1508 N HWY 101	101SP/ GC		0.7000	0.70	0	21	17	Use is marginal or discontinued, with a 0.26 improvement to land value ratio
	7725402000	1624 N HWY	101SP/ GC		1.7500	0.00	0	0	0	Mobilehome Park (recorded condo map)
	2540211600	1650 N HWY 101 UNIT #	101SP/ GC		0.1000	0.10	1	2	1	Also refer to 2540222700
	2540602800	1784 N COAST	101SP/ GC		0.3100	0.00	0	0	0	Multi-family home. Site is not viable given existing use.
	2542212200		101SP/ GC		0.1000	0.10	0	3	1	Built in 1975. Hotel use. Marginalized and underperforming.

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
	2542225100	1322 N COAST	101SP/ GC		0.1900	0.19	0	5	5	
	2542222400	1340 N HWY 101	101SP/ GC		0.0900	0.09	0	2	1	
	2540545300	1528 N HWY 101	101SP/ GC		0.5500	0.55	0	16	13	Vacant.
	2540547400	1524 N HWY 101	101SP/ GC		0.2000	0.20	1	6	5	Built in 1927 and rehabilitated since, the home has a 0.0 improvement to land value ratio.
	2540545200	1560 N HWY 101	101SP/ GC		0.3500	0.35	1	9	7	Built in 1947 and rehabilitated since, the home has a 0.4 improvement to land value ratio.
	2540546500	123 AVOCADO ST	101SP/ GC		0.1900	0.19	0	5	5	
	2540546600	1466 N COAST	101SP/ GC		0.3700	0.37	0	11	8	Commercial structure was built in 1945. Use is marginal. 0.1 improvement to land value ratio.
	2540600400	1766 N HWY 101	101SP/ GC		0.6500	0.65	0	19	16	Improved and operating as a gas station, with a 1.16 improvement to land value ratio. Refer to Appendix E for regional experience and suitability of gas station conversion.
	2540602900	1786 N HWY 101	101SP/ GC		0.2900	0.29	1	8	6	Single-family home built in 1955. 0.4 ratio.
	2543130100	960 N HWY 101	101SP/ GC		0.0900	0.09	0	2	1	
	2540547700	1444 N COAST	101SP/ GC		0.8100	0.81	0	24	20	Commercial structure was built in 1991. Use is operating. 0.8 improvement to land value ratio.
	2540222700	1604 N HWY 101	101SP/ GC		1.7600	0.00	0	0	0	Mobilehome park (recorded condo). Also refer to 7725402000.
	2542922300	1076 N COAST	101SP/ GC		0.7500	0.75	0	22	18	Built in 1978 and has a 0.4 improvement to land value ratio. Developer interest has been expressed.
	2540211500	1660 N HWY 101	101SP/ GC		0.3000	0.00	12	0	0	Apartment complex.
	2542222200	1354 N HWY 101	101SP/ GC		0.1700	0.17	1	5	4	Common ownership with parcel 2542222300. Strip commercial, marginal land use activity.
	2542226100	1302 N COAST	101SP/		0.0900	0.09	1	2	1	Vacant

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
			GC							
	2542302300	1246 N HWY 101	101SP/ GC		0.2000	0.20	0	5	5	Vacant, car storage.
	2542301800	1216 N COAST HWY	101SP/ GC		0.0900	0.00	2	0	0	Recent housing development.
	2540221300	1636 N HWY 101	101SP/ GC		0.0900	0.09	0	2	1	Vacant. Parcel has common ownership with adjoining vacant property (2540221400)
	2540547600	COAST HWY	101SP/ GC		0.0002	0.00	0	0	0	
	2542304900	HWY 101	101SP/ GC		0.1900	0.00	4	0	0	Recent housing development.
	2540602600	1786 1/2 N HWY 101	101SP/ GC		0.1500	0.15	0	4	3	
	2542302000	1232 N HWY 101	101SP/ GC		0.0700	0.07	1	2	1	0.82 ratio. Uses are marginalized.
	2160410600	1900 N HWY 101	101SP/ GC		0.8100	0.81	0	24	20	0.0 ratio. Built in 1945. Use marginalized with excess surface parking. One building is vacant.
	2543130900	934 N HWY 101	101SP/ GC		0.1000	0.10	0	3	1	
	2540547800	1488 N HWY 101	101SP/ GC		1.3800	1.38	2	39	34	0.2 improvement to land value ratio.
	2542421300	1114 N HWY 101	101SP/ GC		0.4900	0.49	0	14	6	Built in 1950 as a strip commercial development and has a 0.1 improvement to land value ratio. Developer interest has been expressed.
	2543030200	1026 N HWY 101	101SP/ GC		0.0700	0.07	0	2	1	
	2543030300	1002 N HWY 101	101SP/ GC		0.2700	0.27	0	8	6	0.27 ratio. Large area allocated for surface parking.
	2542301900	1224 N COAST HWY	101SP/ GC		0.0900	0.00	2	0	0	Recent housing development.
						13.17		**368**	**283 (141)**	57 parcels – 42 owners
ALT-3	2595502000	141 S EL CAMINO REAL UNIT 215	GC/GC	NCMU	5.2800	5.28	0	158	132	Built in 1985 and use is in operation. However, some vacancies can be observed from time to time. Large fields of surface parking are observed. Development

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
										could occur above or around existing buildings.
	2595502100	201 S EL CAMINO REAL	GC/GC		7.3200	7.20	0	216	180	Built in 1985 with a 2.2 improvement to land value ratio. Recent improvements were to the façade, with no significant structural improvements. Uses are in operation. Majority of the site is a fitness center, with excess surface parking. Housing development could occur around or above existing use.
	2595502800	145 EL CAMINO REAL	GC/GC		2.0800	2.08	0	62	52	Built in 1985 with a 1.0 improvement to land value ratio. Uses are in operation. Uses comprise of restaurants, anchor store and excess surface parking.
						14.56		**436**	**364 (182)**	3 parcels – 2 owners. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
ALT-4	2592313200	RANCHO SANTA FE RD	RR2/RR2	RI	1.7500	1.50	0	45	37	Vacant. Projected capacity accounts for some slope on site. Developer interest has been expressed.
	2592313000	2230 ENCINITAS BLVD	RR2/RR2		0.5400	0.50	1	15	13	Home built in 1978 with a 0.5 improvement to land value ratio. Developer interest has been expressed.
	2592313100	2228 ENCINITAS BLVD	RR2/RR2		0.4900	0.49	1	13	12	Home built in 1976 and 1.2 ratio. Developer interest has been expressed.
	2592312800	2220 ENCINITAS BLVD	RR2/RR2		3.8800	3.70	1	110	95	Home built in 1950 and a 0.1 improvement to land value ratio. Developer interest has been expressed.
						6.19		**183**	**157**	4 parcels – 1 owner
ALT-5	2581309100	MAYS HOLLOW LN	R5/R5	RI	0.5100	0.51	0	15	13	Vacant. Developer interest has been expressed.
	2570203600	QUAIL GARDENS DR	R3/R3		1.8800	1.88	0	56	45	Vacant. Developer interest has been expressed.
	2570203700	225 QUAIL GARDENS DR	R3/R3		1.2900	1.29	1	38	32	Use has been discontinued. Developer interest has been expressed.
	2581308600		R5/R5		2.0800	2.08	1	62	52	Use has been discontinued. Developer interest has been expressed.
	2581308200	QUAIL GARDENS DR	R5/R5		1.2700	1.27	0	38	31	Vacant. Developer interest has been expressed.
	2581308000	195 QUAIL GARDENS DR	R5/R5		1.0000	1.00	1	30	25	Home was built in 1967.
	2581309400	ENCINITAS BLVD	R5/R5		0.3400	0.34	0	10	8	Vacant. Developer interest has been expressed.

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
	2581309300	ENCINITAS BLVD	R5/R5		3.0000	2.90	0	87	72	Vacant. Developer interest has been expressed.
						11.27		**336**	**278**	8 parcels – 1 owner.
ALT-6	2581902300	25 E D ST	DESP/TC	MSMU	1.7400	0.00	0	0	0	No near-term development potential. Existing parking provisions are essential to existing operation and there are no viable replacement opportunities to mitigate their loss.
	2581902600	VULCAN AVE	DESP/TC		4.3000	0.00	0	0	0	No near-term development potential. Existing parking provisions are essential to existing operation and there are no viable replacement opportunities to mitigate their loss.
						0.00		**0**	**0**	2 parcels – 1 owner
ALT-7	2581610500	615 1ST ST	DESP/GC	MSMU	0.1700	0.17	0	5	3	
	2580830300	528 1ST ST	DESP/GC		0.0700	0.07	0	2	1	
	2580830400	544 S COAST	DESP/GC		0.1100	0.00	2	0	0	No near-term viability given existing use mix.
	2580830700	594 S COAST	DESP/GC		0.1800	0.00	10	0	0	Already developed with housing.
	2580830500	548 1ST ST	DESP/GC		0.1000	0.10	1	2	2	0.0 improvement to value ratio. Under common ownership.
	2580830600	564 1ST ST	DESP/GC		0.0900	0.09	0	2	2	0.0 improvement to value ratio. Under common ownership.
	2580830200	504 1ST ST	DESP/GC		0.0900	0.09	0	2	2	
	2580830100	1ST ST	DESP/GC		0.0900	0.09	0	2	2	0.0 improvement to value ratio. Under common ownership.
	2580810200	HWY 101	DESP/GC		0.1100	0.11	0	3	2	Vacant. Under common ownership.
	2580810300	HWY 101	DESP/GC		0.1000	0.10	0	3	2	Vacant. Under common ownership.
	2580810400	HWY 101	DESP/GC		0.1100	0.11	0	3	2	Vacant. Under common ownership.
	2580810500	HWY 101	DESP/GC		0.0800	0.08	0	2	2	
	2580820500	575 S COAST	DESP/GC		0.1200	0.12	0	3	2	
	2580820400	565 1ST ST	DESP/GC		0.1100	0.11	0	3	2	
	2580820100	505 1ST ST	DESP/GC		0.2300	0.23	0	6	3	
	2583160400	1126 1ST ST	DESP/GC		0.1100	0.11	0	3	2	
	2583170300	1060 1ST ST	DESP/GC		0.1900	0.19	0	5	4	Site has a 0.3 improvement to land value ratio. Located within a regional Smart Growth Opportunity

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										Area.
	2583170200	1038 S COAST HWY	DESP/GC		0.1000	0.10	0	3	2	Use is operating. Site has a 0.8 improvement to land value ratio.
	2581811700	850 1ST AVE	DESP/GC		0.2800	0.28	0	8	7	0.14 improvement value.
	2581811900	830 S COAST HWY UNIT 101	DESP/GC		0.1900	0.19	0	5	2	
	2581810200	806 S COAST	DESP/GC		0.0900	0.09	0	2	2	Under common ownership with 2581810100 and 2581810300.
	2581810100	800 1ST ST	DESP/GC		0.0900	0.09	0	2	2	Under common ownership. Under common ownership with 2581810200 and 2581810300.
	2581810300	818 1ST ST	DESP/GC		0.0900	0.09	0	2	2	Under common ownership. Under common ownership with 2581810200 and 2581810100.
	2581820500	930 1ST ST	DESP/GC		0.0900	0.09	0	2	2	
	2581820300	920 1ST ST	DESP/GC		0.0900	0.09	0	2	2	Under common ownership with 2581820400 and 2581820500.
	2581820200	912 S COAST	DESP/GC		0.0900	0.09	0	2	2	
	2581820100	111 W H ST	DESP/GC		0.0900	0.09	0	2	2	
	2581901700	851 S COAST HWY UNIT 101	DESP/GC		0.5500	0.55	0	16	14	Built in 1985, it has a 0.7 improvement to land value ratio.
	2581630500	790 1ST ST	DESP/GC		0.1900	0.19	0	7	4	Use is marginal. Built in 1969, site has .1 improvement to land value ratio.
	2581630400	766 1ST ST	DESP/GC		0.0900	0.00	2	0	0	Not viable given existing use.
	2581630300	760 1ST ST	DESP/GC		0.1000	0.10	0	3	2	Use is operating, but marginal in activity. Site has a 0.6 improvement to land value ratio.
	2581630200	750 1ST ST	DESP/GC		0.1900	0.19	0	5	4	Use is operating, but marginal in activity. Structure was built in 1946 and has a .2 improvement to land value ratio.
	2581630100	710 S COAST	DESP/GC		0.1800	0.18	0	5	4	Use is operating, but marginal in activity. Built in 1968 with a 0.0 improvement to land value ratio.
	2581620600	682 S COAST	DESP/GC		0.1800	0.18	0	5	4	0.0 improvement to land value ratio. Under common ownership with 2581620500
	2581620500	COAST HWY UNIT 101	DESP/GC		0.1000	0.10	1	3	2	Vacant – parking. Under common ownership with

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										2581620600
	2581621700	656 1ST ST	DESP/GC		0.0900	0.09	0	2	2	
	2581620300	628 S COAST HWY UNIT 101	DESP/GC		0.0900	0.09	0	2	2	
	2581621600	642 1ST ST	DESP/GC		0.1000	0.10	0	3	2	0.3 ratio
	2581611000	641 1ST ST	DESP/GC		0.0800	0.08	0	0	0	Recent development – commercial use.
	2581610100	603 1ST ST	DESP/GC		0.1100	0.11	0	3	2	Built in 1964. 0.71 improvement to land value ratio.
	2583170700	2ND ST	DESP/GC		0.1200	0.12	0	3	2	Vacant.
	2583170500	2ND ST	DESP/GC		0.2800	0.28	0	7	7	Vacant.
	2581820600	940 1ST ST	DESP/GC		0.0900	0.09	0	2	2	Under common ownership.
	2581901600	897 S HWY 101 COAST 102	DESP/GC		0.9300	0.93	0	23	23	Use is operating. Built in 1983 and has a 1.0 improvement to land value ratio.
	2580820300	553 1ST ST	DESP/GC		0.1200	0.12	0	3	2	
	2581901800	765 S COAST	DESP/GC		0.9000	0.90	0	23	22	Use is operating. 1984 with a 0.6 improvement to land value ratio.
	2581901300	1031 1ST ST	DESP/GC		0.8100	0.81	0	20	20	Use is operating. 1984 with a 0.3 improvement to land value ratio.
	2581901400	967 1ST ST	DESP/GC		0.9000	0.90	0	23	22	Use is operating. 1983 with a 1.1 improvement to land value ratio.
	2583162000	1150 S COAST	DESP/GC		0.2200	0.22	0	6	5	
	2583120900	1049 1ST ST	DESP/GC		0.6200	0.62	0	16	15	Use is operating. Built in 1950 with a 0.2 improvement to land value ratio.
	2583161900	1136 S COAST	DESP/GC		0.2200	0.22	0	6	5	0.37 ratio.
	2580361800	1ST ST	DESP/GC		0.4700	0.47	0	14	11	Vacant. Under common ownership with 2580361700.
	2580810100	449 S COAST	DESP/GC		0.1800	0.18	0	5	4	
	2581902000	701 S COAST	DESP/GC		0.6500	0.65	0	16	16	Use is operating. 1984 with a 2.4 improvement to land value ratio.
	2580820200	527 1ST ST	DESP/GC		0.2300	0.23	0	6	5	
	2581820400	922 1ST ST	DESP/GC		0.0900	0.09	1	2	2	Under common ownership with 2581820300 and 2581820500.
	2581820700	960 S COAST	DESP/GC		0.1800	0.18	0	5	4	Built in 1975. 0.75 ratio.

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	2581901500	937 S COAST	DESP/GC		1.0500	1.05	0	31	26	1983 with a 1.6 improvement to land value ratio.
	2581901900	745 1ST ST	DESP/GC		0.9000	0.90	0	27	22	Use is operating. 1984 with a 0.9 improvement to land value ratio.
	2583170800	1010 S COAST	DESP/GC		1.0400	1.00	0	30	25	Use is operating. 1970 with a 0.6 improvement to land value ratio.
	2583121600	1105 S COAST HWY	DESP/GC		1.2500	1.25	0	37	31	Use is operating. 2.0 improvement to land value ratio.
	2583120300		DESP/GC		0.1000	0.10	0	3	2	Vacant, with surface parking.
	2583120400	1131 S COAST	DESP/GC		0.0900	0.09	0	2	2	0.1 improvement to land value ratio.
	2583120500		DESP/GC		0.0800	0.08	0	2	2	Vacant.
	2583120600	1151 1ST ST	DESP/GC		0.0700	0.07	0	2	1	Use is marginal with regular turnover. 1971 with a 0.2 improvement to land value ratio.
	2583120700	1163 N HWY 101	DESP/GC		0.0500	0.05	0	1	1	Use is marginal. 1949 with a 0.2 improvement to land value ratio.
	2580810700	471 1ST ST	DESP/GC		0.2300	0.00	0	0	0	La Paloma Theater (historic).
	2580820600	583 1ST ST	DESP/GC		0.1200	0.12	0	3	2	
	2581621400	600 1ST ST	DESP/GC		0.1800	0.18	0	5	4	Fast food restaurant. Built in 1984. 1.0 ratio.
	2580810600	463 1ST ST	DESP/GC		0.1600	0.16	0	4	3	
	2583162100	1108 S COAST HWY	DESP/GC		0.0900	0.00	0	0	0	Recent and significant improvements.
	2580840400	458 1ST ST	DESP/GC		0.0800	0.08	0	2	2	
	2580361700	345 S COAST UNIT #	DESP/GC		0.3300	0.33	0	9	8	1988. Under common ownership with 2580361800. Restaurant is viable, but frequent turn over observed with other tenant spaces.
	2581611400	25 E E ST	DESP/GC		0.0000	0.00	0	0	0	
	2581611200	687 S HWY 101 COAST 101	DESP/GC			0.00	0	0	0	Already developed.
	2581611300	687 S COAST UNIT 151-157	DESP/GC			0.00	0	0	0	Already developed.
	2581611500	687 S COAST UNIT 239-312	DESP/GC			0.00	0	0	0	Already developed.
	2581611100	687 S COAST UNIT TOTALS	DESP/GC		1.3700	0.00	47	0	0	Recent housing development of 47 units.
	2580841400	444 S COAST UNIT 101-104	DESP/GC		0.2200	0.22	0	6	5	1950. Marginal use.
	2580840500	466 S HWY 101	DESP/GC		0.0900	0.09	1	2	2	
	2580840600	476 1ST ST	DESP/GC		0.1900	0.19	0	5	5	1948. 0.27 ratio.
	2580841600	119 C ST	DESP/GC		0.2800	0.28	0	8	7	Marginal use. Excess parking. 0.38 ratio.

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
	2583121500	1ST ST	DESP/GC		0.8300	0.83	0	24	20	
	2580360900	315 1ST ST	DESP/GC		0.8400	0.40	0	12	10	1991. Operating commercial center with restaurant and offices and surface parking. Housing development could be placed around this building. Acreage is adjusted accordingly.
						18.47		**525**	**447 (223)**	84 parcels – 40 owners. All parcels are located within a regional Smart Growth Opportunity Area.
C-1	2606402700	415 SANTA FE DR	GC/GC	NCMU	0.1200	0.12	0	3	1	Built in 1969. Site has a 0.8 improvement to value ratio.
	2606402500	453 SANTA FE DR	GC/GC		0.5600	0.00	0	0	0	8.8 ratio. Parcel conveyed over structure only. Recent improvements have been made to the structure, increasing the assessed improvement value. Developer interest has been expressed on this property, but because development would likely occur around this site, the acreage has been adjusted.
	2606402600	417 SANTA FE DR	GC/GC		1.6700	1.67	0	50	25	1969 with 0.5 ratio.
	2606402000	411 SANTA FE DR	GC/GC		0.5000	0.50	0	15	7	Gas station was built in 1969 with 0.1 improvement to value ratio. Use has been discontinued.
	2606402900	485 SANTA FE DR	GC/GC		0.4000	0.40	0	12	6	0.6 ratio. Use is in operation. Developer interest has been expressed on this property.
	2606402800	455 SANTA FE DR	GC/GC		4.2600	4.20	0	126	63	1969 with a 0.7 improvement to value ratio. Use is in operation. Field of surface parking on most of the site.
	2606402200	427 SANTA FE DR	GC/GC		1.9700	1.90	0	57	28	1969 with a 0.3 ratio. Use is in operation; however, tenant vacancies can be observed. Surface parking on large portion of site.
						8.79		**263**	**130 (65)**	7 parcels – 4 owners. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
C-2	2601310200	735 SANTA FE DR	R8/R8		1.1700	1.10	1	32	26	Built in 1935. Home has a 0.0 improvement to value ratio.

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	2601321900	875 SANTA FE DR	R8/R8	RI	1.4300	1.40	0	42	35	Vacant/tennis club. Property owner has expressed interest. Common ownership with 2601320400, 2601320500, and 2601320300.
	2601320400	SANTA FE DR	R8/R8		0.1600	0.10	0	3	2	Vacant. Property owner has expressed interest. Common ownership with 2601321900.
	2601320500	SANTA FE DR	R8/R8		0.1500	0.10	0	3	2	Site has a 1.0 improvement to land value ratio. Common ownership with 2601321900.
	2601314100	777 SANTA FE DR	R8/R8		1.0500	0.50	0	15	12	Site has a 2.8 improvement to land value ratio. This is a relatively high. However, given the building location on the site, there is capacity on the remaining portion of the site (which is about ½ acre) to add housing.
	2601322300	846 MUNEVAR RD	R8/R8		4.8700	0.00	0	0	0	Church onsite, with a 3.2 improvement to land value ratio. Fellowship has requested to be excluded and the site is not viable in the near-term.
	2601314200	SANTA FE DR	R8/R8		1.1700	1.00	0	30	25	Institutional and office use.
	2601320300	SANTA FE DR	R8/R8		0.1700	0.10	0	0	2	Vacant. Property owner has expressed interest. Common ownership with 2601321900.
						4.30		**125**	**104**	8 parcels – 5 owners. Out of the parcels included in the near term capacity analysis, 7 parcels – 4 owners.
C-6	2611506100	3505 MANCHESTER AVE	RR1/RR1	RI	2.4000	2.40	1	72	60	Home on site was built in 1962.
	2611506400	3459 MANCHESTER AVE	RR1/RR1		7.4900	2.20	0	66	55	Church onsite but a letter of support received. Strong interest in developing affordable housing expressed.
						4.60		**138**	**115**	2 parcels – 2 owners
CBHMG-1	2601211500	601 SANTA FE DR	PSP/PSP	RI	0.7700	0.77	0	23	19	Vacant storage yard with no substantial improvements.
						0.77		**23**	**19**	Water District owned
L-7	2570111700	634 QUAIL GARDENS LN	RR1/RR1	RI	9.4600	7.50	0	225	187	Vacant. Developer interest expressed on this property. Site accounts for right-of-way and undevelopable site conditions.
						7.50		**225**	**60**	City-owned. Redevelopment of this property can

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
										help connect several civic and institutional uses, creating a cultural gateway on Quail Gardens Drive. Development of this site is restricted to a small, buildable portion of the site, leaving a substantial portion of the site preserved as open space or for agriculture use. Development restriction based on CC direction.
NE-1	2575001200	1064 N EL CAMINO REAL	ERSP/GC	NCMU	0.8700	0.00	0	0	0	Built in 1997. Even though the site has a 0.4 improvement to land value ratio, there has been substantial recent commercial use remodel. Therefore the site is not viable in the near-term.
	2575003900	1070 N EL CAMINO REAL	ERSP/GC		0.3600	0.00	0	0	0	Built in 1999. 2.9 improvement to land value ratio, as recent and significant structural improvements have been made. Developer interest has been expressed.
	2575005000	1092 N EL CAMINO REAL UNIT #	ERSP/GC		2.8200	2.82	0	84	57	Built in 1998, with a 2.9 improvement to land value ratio. Developer interest has been expressed. There is a field of surface parking on about 2/3 of the site. Because of the building's location, development can occur around or above existing structure.
	2575003800	1068 N EL CAMINO REAL	ERSP/GC		0.6500	0.65	0	19	16	Built in 1998, with a 2.9 improvement to land value ratio. Developer interest has been expressed. Under common ownership with a lot of other properties in this study area, which helps spread out the improvement value. Development can occur above or behind the existing use.
	2575001300	1060 N EL CAMINO REAL	ERSP/GC		1.5500	1.55	0	46	38	Built in 1998, with a 0.5 improvement to land value ratio.
	2575001800	1074 N EL CAMINO REAL	ERSP/GC		1.0900	0.90	0	32	34	Built in 1998, with a 1.6 improvement to land value ratio. Under common ownership.
	2575005100	1080 N EL CAMINO REAL	ERSP/GC		1.3700	1.37	0	41	34	Built in 1998, with a 2.0 improvement to land value ratio. Under common ownership.

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	2575001900	1076 N EL CAMINO REAL	ERSP/GC		1.2000	0.90	0	27	22	Built in 1998, with a 1.4 improvement to land value ratio. Under common ownership.
	2575001600	EL CAMINO REAL	ERSP/GC		0.7800	0.00	0	0	0	Theater/civic use restriction on parcel. Vacant. Under common ownership.
						8.19		**249**	**201 (100)**	9 parcels – 4 owners; however out of the sites included with near-term capacity analysis there are 6 parcels and 3 owners. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
NE-7	2593710100	110 EL CAMINO REAL	GC	NCMU	0.5500	0.45	0	13	11	Built in 1978. Uses are marginalized. 0.5 improvement to land value ratio. Developers have expressed interest in this site.
	2593711000	1335 ENCINITAS BLVD	GC		1.0800	1.00	0	30	25	Built in 1982. Use is operating. 1.3 improvement to land value ratio. Developers have expressed interest in this site.
	2593711200	1271 ENCINITAS BLVD	GC		3.2600	3.10	0	93	77	Built in 1982, was recently redeveloped as a result of damage. 1.1 improvement to land value ratio. Developers have expressed interest in this site.
	2593710900	1343 ENCINITAS BLVD	GC		0.9000	0.80	0	24	20	Built in 1982. Use is operating. 1.0 improvement to land value ratio. Developers have expressed interest in this site.
	2593711100	1327 ENCINITAS BLVD	GC		3.1700	3.10	0	93	77	Built in 1982. Use is operating. 2.3 improvement to land value ratio. Developers have expressed interest in this site. Field of surface parking (area occupies about ¾ of the property). Development can occur around or above building.
	2593710800	1355 ENCINITAS BLVD	GC		0.6200	0.60	0	18	15	Gas station. Use is in operation. 0.1 improvement to land value ratio. Appendix E for recent project experience and suitability assumptions for the redevelopment of a site that has a gas station.
						9.05		**271**	**225 (112)**	6 parcels – 3 owners. Please refer to Appendix E for regional experience and suitability analysis for large

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										shopping centers recycling to accommodate housing.
O-2	2592215700	RANCHO SANTA FE RD	RR2/RR2	VCMU	4.8000	4.80	0	144	120	Vacant.
						4.80		**144**	**120 (60)**	
O-3	2592317800	2232 ENCINITAS BLVD	LC/LC	VCMU	0.5700	0.00	0	0	0	Uses are marginal, but in operation. Improvement to value ratio is 3.2. Site is not viable in the current planning period given existing uses, activity and operation.
	2592315100	2122 ENCINITAS BLVD	OP/OP		0.9700	0.97	0	29	24	Uses in operation. 0.3 ratio.
	2592317900	2234 ENCINITAS BLVD	LC/LC		0.6300	0.63	0	18	16	Built in 1980, the uses are operating.
	2592311700	2146 ENCINITAS BLVD	LC/LC		0.9000	0.90	0	27	23	Built in 1989, the uses are operating. The site has a 1.2 improvement to value ratio.
	2592316300	2210 ENCINITAS BLVD	LC/LC		1.8000	1.80	0	54	45	1.4 ratio.
						4.30		**128**	**108 (54)**	5 parcels – 5 owners
O-4	2620732400	3616 MANCHESTER AVE	RR/RR	NCMU	18.6400	4.00	0	120	100	Vacant. Buildable portion of site is only 4 acres.
						4.00		**120**	**100 (50)**	1 parcel – 1 owner
OE-1	2580350600	COAST HWY UNIT 101	DESP/ VSC	MSMU	0.0300	0.03	0	1	0	Vacant. Common ownership prevails in this study area.
	2580350700	371 2ND ST	DESP/ VSC		1.2500	1.20	1	35	29	0.1 improvement to land value. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580521200	364 2ND ST	DESP/ VSC		0.6400	0.64	0	19	16	Built in 1970. The use is marginal. 1.3 improvement to land value. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580520600	353 3RD ST	DESP/ VSC		0.1100	0.0	2	0	0	Homes built in 1970, with subsequent improvements to increase value. Developer interest has been expressed. 2.5 improvement to land value. Located within a regional Smart Growth Opportunity Area. Site is not viable given improvement value on the property and existing unit count. This parcel has been taken out due to the sites profile and because title is under separate ownership.

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
	2580520400	369 3RD ST	DESP/ VSC		0.1200	0.12	1	2	2	Home originally built in 1930 with subsequent improvements. Has a 0.1 improvement to land value. Developer interest has been expressed. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580520500	363 3RD ST	DESP/ VSC		0.1100	0.0	1	0	0	Built in 1935 with recent improvements. Has a high improvement to land value ratio (8.1). Developer interest has been expressed. Site is not viable given improvement value on the property and existing unit count. This parcel has been taken out due to the sites profile and because title is under separate ownership.
	2580520700	345 3RD ST	DESP/ VSC		0.1100	0.11	0	3	3	Built in 1941, with a 0.0 improvement to land value ratio. Developer interest has been expressed. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
						2.31		**60**	**50 (25)**	7 parcels – 3 owners; however out of the sites included with near-term capacity analysis there are 5 parcels and 1 owner.
OE-4	2580904300	505 S VULCAN AVE	DESP/ PSP	MSMU	5.2100	4.00	0	120	100	Library portion of the site excluded
						4.00		**120**	**100 (50)**	City-owned
OE-7	2581111600	ENCINITAS BLVD	OP/OP	RI	2.3300	2.10	0	63	52	Vacant. Developer interest has been expressed.
	2581308100	550 ENCINITAS BLVD	OP/OP		1.4000	1.40	0	39	32	Vacant. Developer interest has been expressed.
	2581303400	696 ENCINITAS BLVD	OP/OP		0.8000	0.80	1	24	20	House built in 1951, with a 0.1 improvement to land value ratio. Developer interest has been expressed.
	2581304500	QUAIL GARDENS DR	OP/OP		0.4800	0.20	0	9	7	Vacant. Developer interest has been expressed.
						4.50		**135**	**111**	4 parcels – 1 owner

Modified Mixed Use Places Land Use Strategy

Total Gross Acres – 178.54
Total Net Acres – 126.77
Sites Inventory Maximum Capacity – 3,729
Realistic Potential Yield – 1,856 (minus existing housing stock loss on applicable parcels)