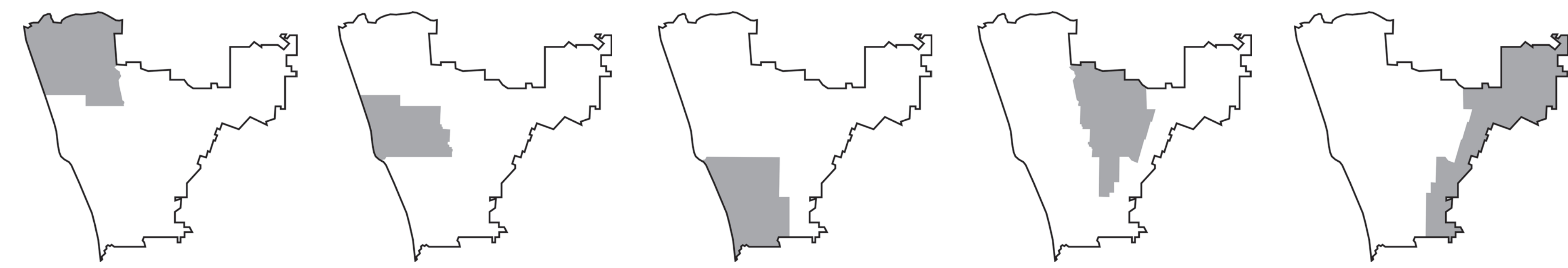


5A READY-MADE HOUSING STRATEGIES

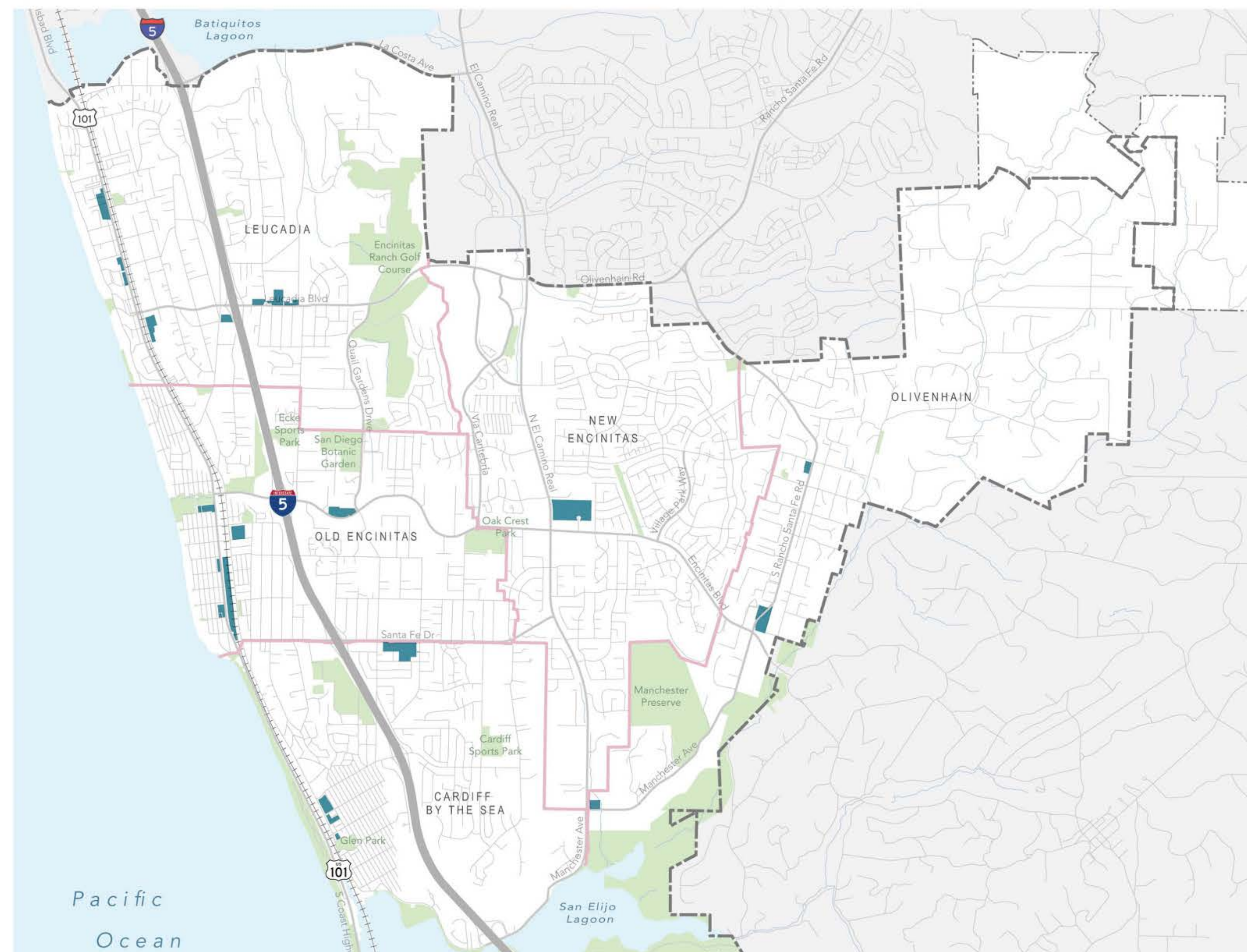
DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OVERVIEW: These ready-made ideas are intended to suggest different strategies for providing a range of housing choices on a different combination of viable housing sites. As applied with a different focus and mix of sites, each strategy finds a different way to accommodate the City's future housing needs. You are encouraged to identify your preferred option, along with any comments, or suggest your own strategy.

MIXED USE PLACES

This housing strategy idea takes advantage of the benefits of mixing housing with retail and employment land uses. It introduces new mixed-use allowances into existing mixed-use places or existing commercial areas and allows new housing development within other places where it would be most compatible with existing community character.



21 SITES **87** ACRES **1,442** HOUSING UNITS **2&3** STORIES **12** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

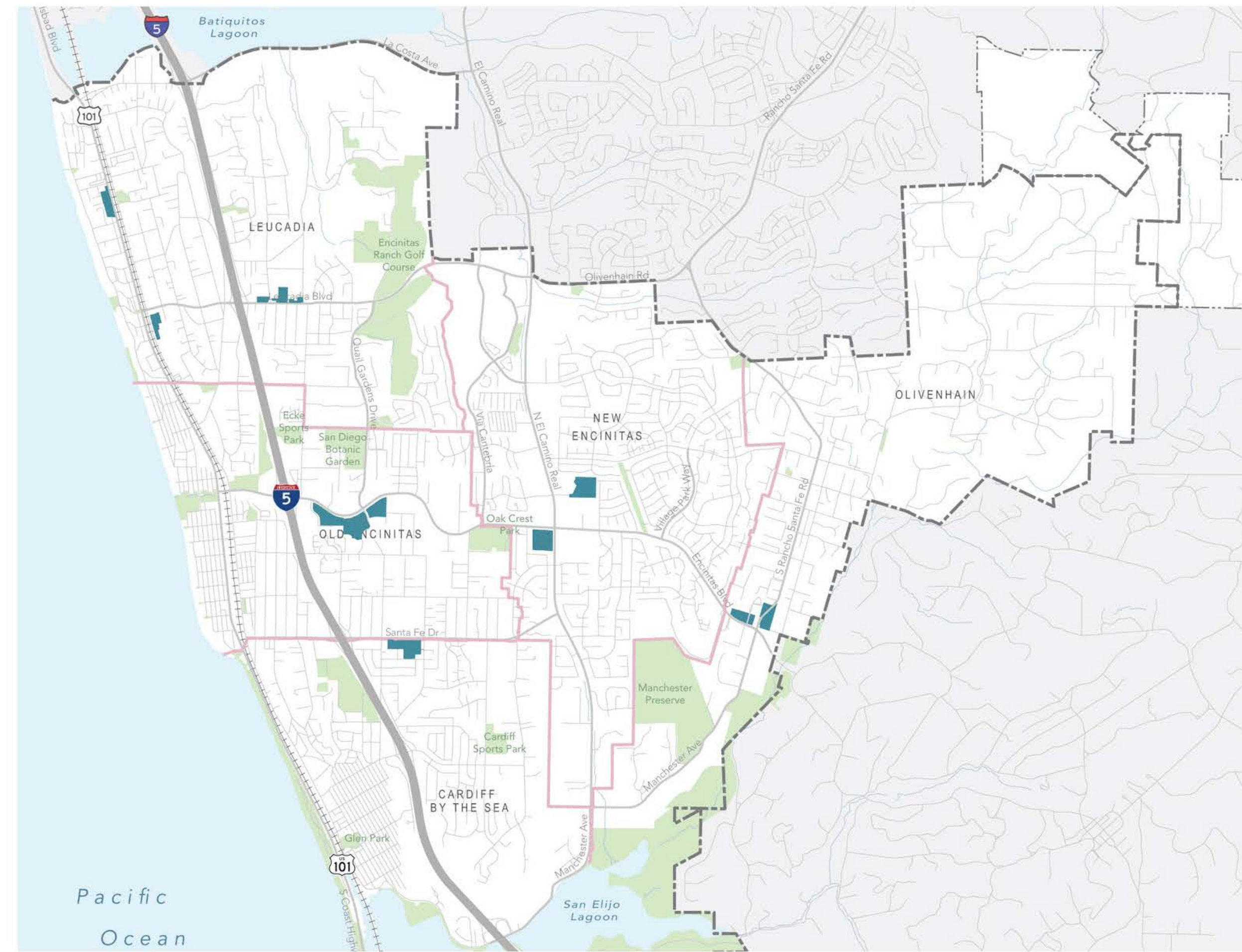
- Compatible with existing community character
- Mix of land use and size types that enhance livability and preserve the City's "small town" identity
- Mixed use places in all 5 communities
- Many opportunities for small-scale employment growth within commercial part of mixed-use

OTHER COMMENTS:

- More sites due to the amount of mixed-use
- Disperses housing sites throughout each community
- May take more time to assemble due to small size of sites

MAJOR CORRIDORS

This strategy idea focuses housing primarily in medium to large underutilized sites along major corridors. These sites would be built as a mix of two- and three-stories. Some sites would include a mix of housing and commercial uses.



12 SITES **84** ACRES **1,368** HOUSING UNITS **2&3** STORIES **6** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

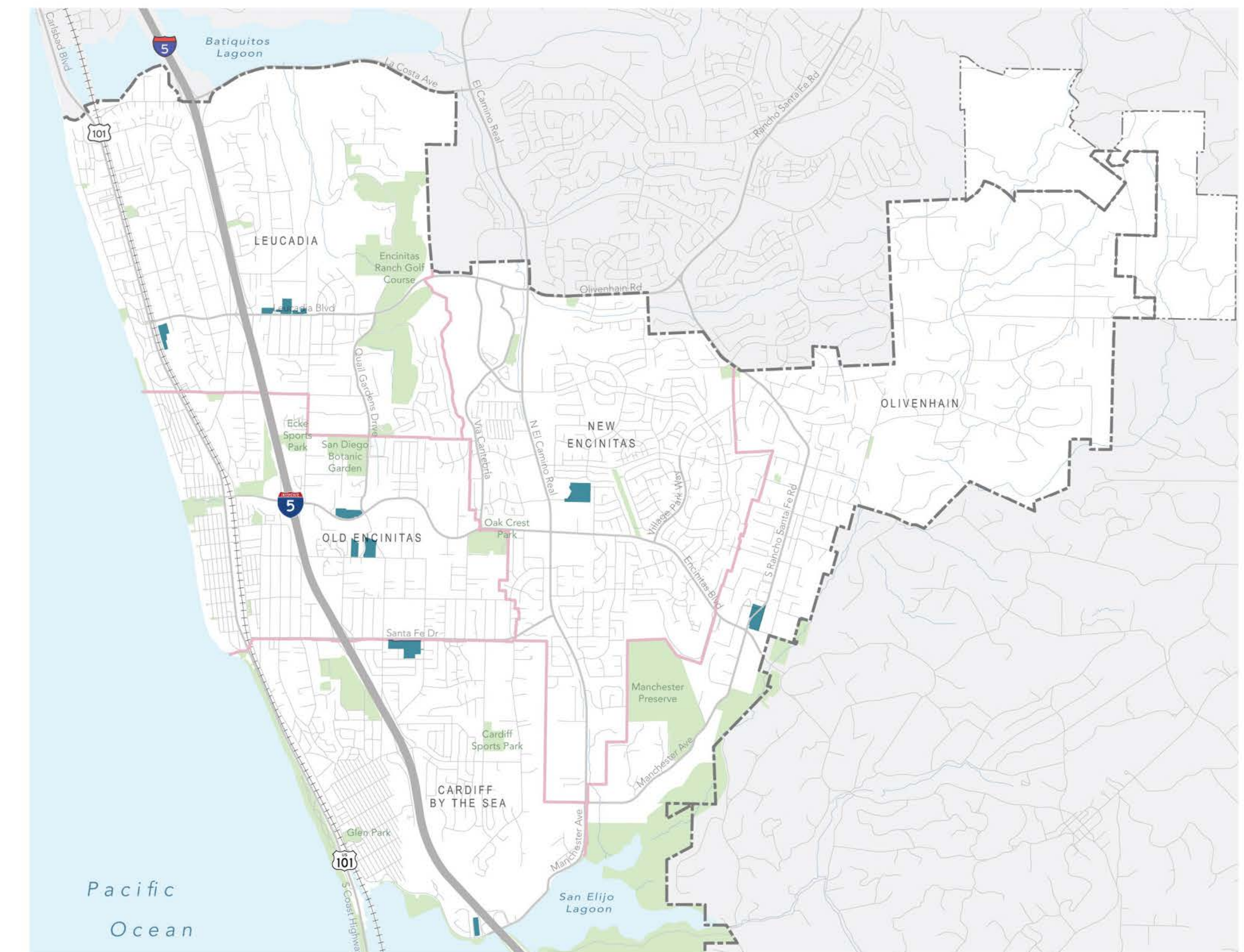
- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Improves access to commercial goods and services and transit

OTHER COMMENTS:

- New housing located on medium to large sites along three major east-west corridors
- Does not necessarily take full advantage of strengthening the sustainability and livability of Encinitas and preserving a "small town" identity with eclectic character

HIGHLY CONCENTRATED

This strategy idea accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condo flats and apartments.



11 SITES **53** ACRES **1,284** HOUSING UNITS **3** STORIES **0** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

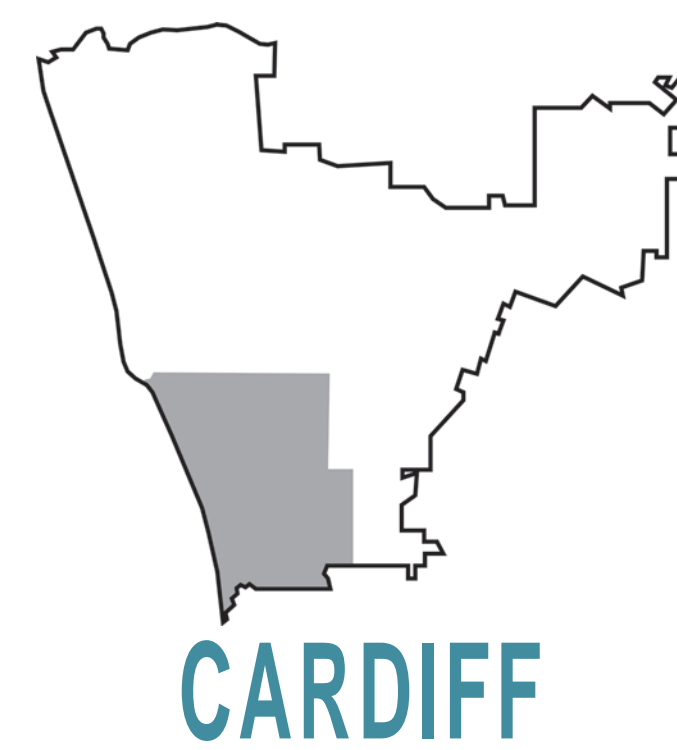
- Most amount of housing on the fewest sites (i.e. highest density)
- Accommodates minimum housing needs for the city, in terms of meeting State Law.
- Creates new housing efficiently because it is not mixed with commercial land uses

OTHER COMMENTS:

- Limited variety of housing choices
- Transitions to existing neighborhoods not as smooth
- Requires higher density, which may diminish existing community character in highly sensitive areas

5B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



CARDIFF OVERVIEW

Cardiff is a coastal community comprised primarily of single-family residential uses. Some limited multi-family uses are located west of Interstate 5. Parks and recreation and agricultural uses are located along the community's Pacific coastline, east and west of Interstate 5, and along the community's southern boundary around San Elijo Lagoon. **Cardiff's western coastline is entirely comprised of the San Elijo State Beach** and limited development west of Coast Highway 101.

Cardiff's main commercial district fronts San Elijo Avenue. Cardiff has some other commercial areas located along Coast Highway 101 and at the Interstate 5 off-ramps. Town Center is characterized by auto-oriented, strip commercial buildings with deep setbacks for storefront parking. Pedestrian amenities in this area include wide, continuous sidewalks.

Residential zoning in Cardiff is higher along the coast (R8, R11 and R15); single-family uses and duplexes on small lots dominate much of this area. West of Interstate 5, the street system takes advantage of the natural topography, maximizing views to the Town Center and coast. The community is considerably more rural in the eastern portion of the community (RR, RR1 and RR2).



CARDIFF PLANNING AREA

18%
OF CITY LAND
(2,268 ACRES)

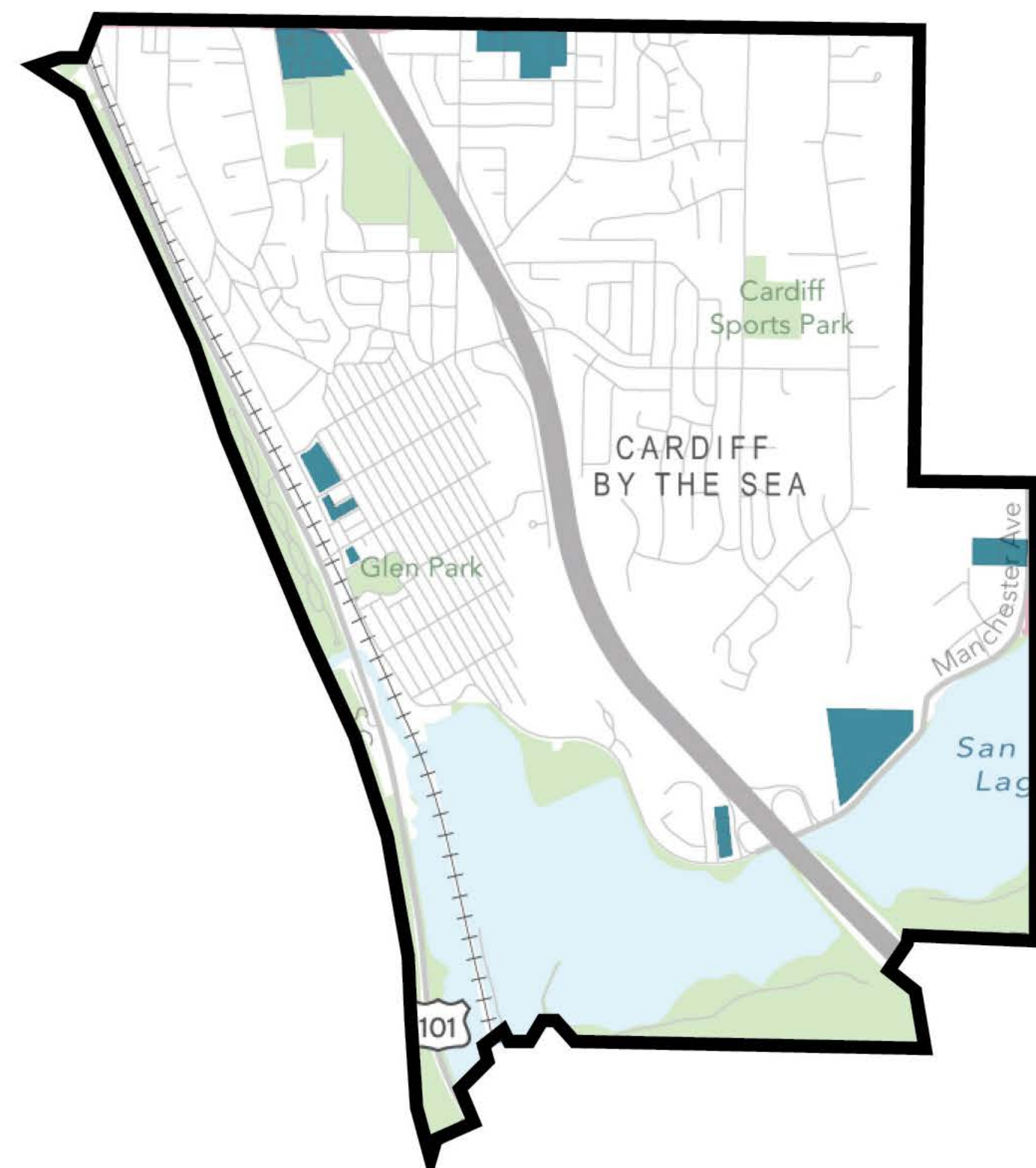
21%
OF CITY HOUSING UNITS
(5,083 UNITS)

CARDIFF AMENITY PROXIMITY

47%
OF HOUSEHOLDS ARE WITHIN
1/4 MILE OF AN ACTIVE PARK
WITHOUT PEDESTRIAN BARRIERS
(I.E. RAILROADS OR FREEWAY)

61%
OF HOUSEHOLDS ARE
WITHIN 0.6 MILES OF A
PUBLIC SCHOOL

CARDIFF POTENTIAL SITES



Based on the dispersed approach to accommodating housing throughout the city, **Cardiff** needs to accommodate about **15%** of the share, or a **target of 192 housing units**, to meet state requirements. The below map includes all viable sites for future housing in Cardiff. The following page has suggested strategies, however there is also a "build your own" activity as well, which can be completed with the online tool.

192
HOUSING UNITS
TARGETED

CARDIFF LAND USE BREAKDOWN

55%
SINGLE FAMILY
RESIDENTIAL

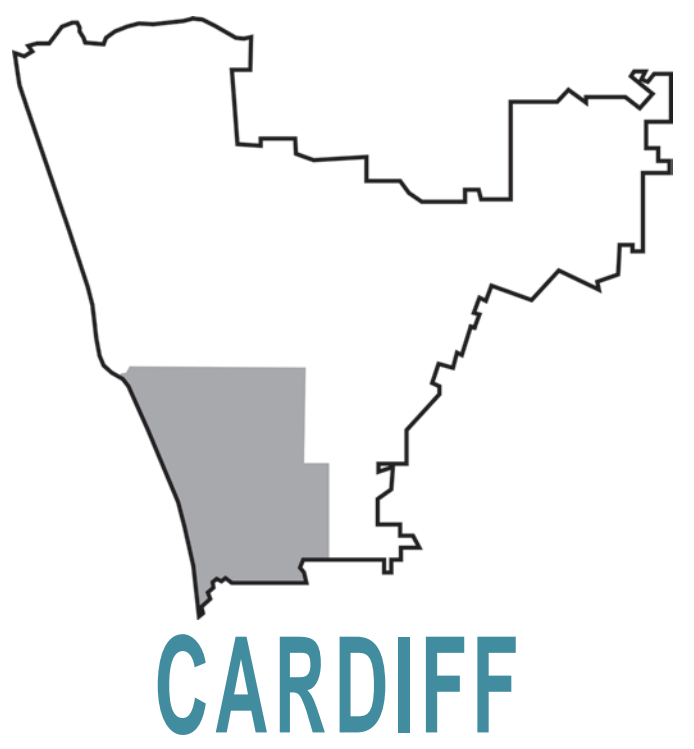
3%
COMMERCIAL
AND OFFICE

25%
OPEN SPACE
OR PARKS

2%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

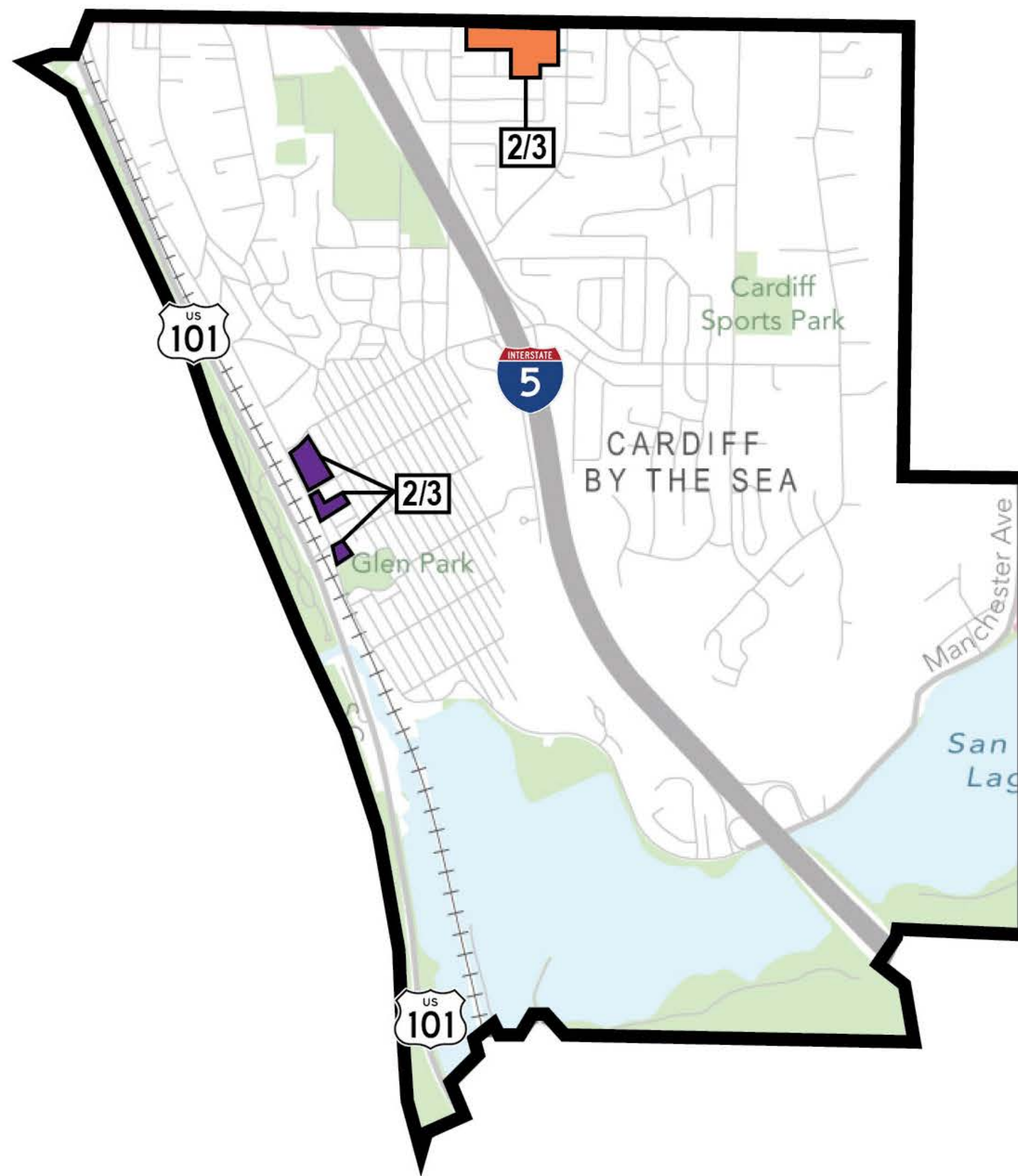
5 READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

Housing is distributed in two locations - along Santa Fe Drive and in the Town Center. Housing on these sites will help residents gain access to services along Santa Fe Drive and San Elijo Avenue, supporting business and decreasing the number of car trips and distance traveled.



4 SITES 16 ACRES 280 HOUSING UNITS 2&3 STORIES 3 MIXED-USE SITES

LEGEND:

VILLAGE CENTER MIXED USE - MEDIUM SITE RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

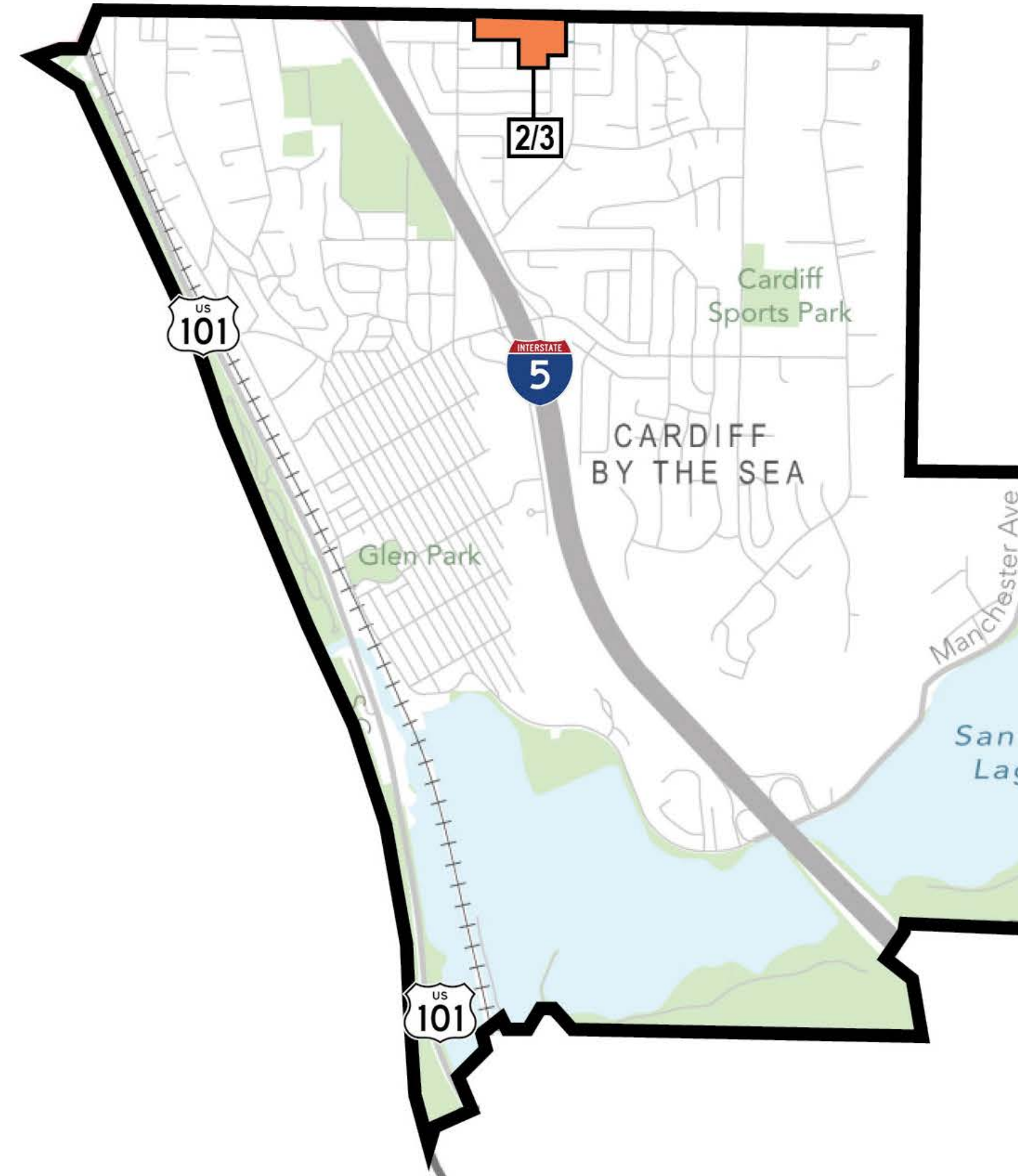
2 & 3-STORIES

2 & 3-STORIES



MAJOR CORRIDORS

New housing is proposed on one large site along Santa Fe Drive, east of Interstate 5. This strategy also reduces space needed for rezoning. The site identified will help build connections within the surrounding existing neighborhood.



1 SITE 10 ACRES 202 HOUSING UNITS 2&3 STORIES 0 MIXED-USE SITES

LEGEND:

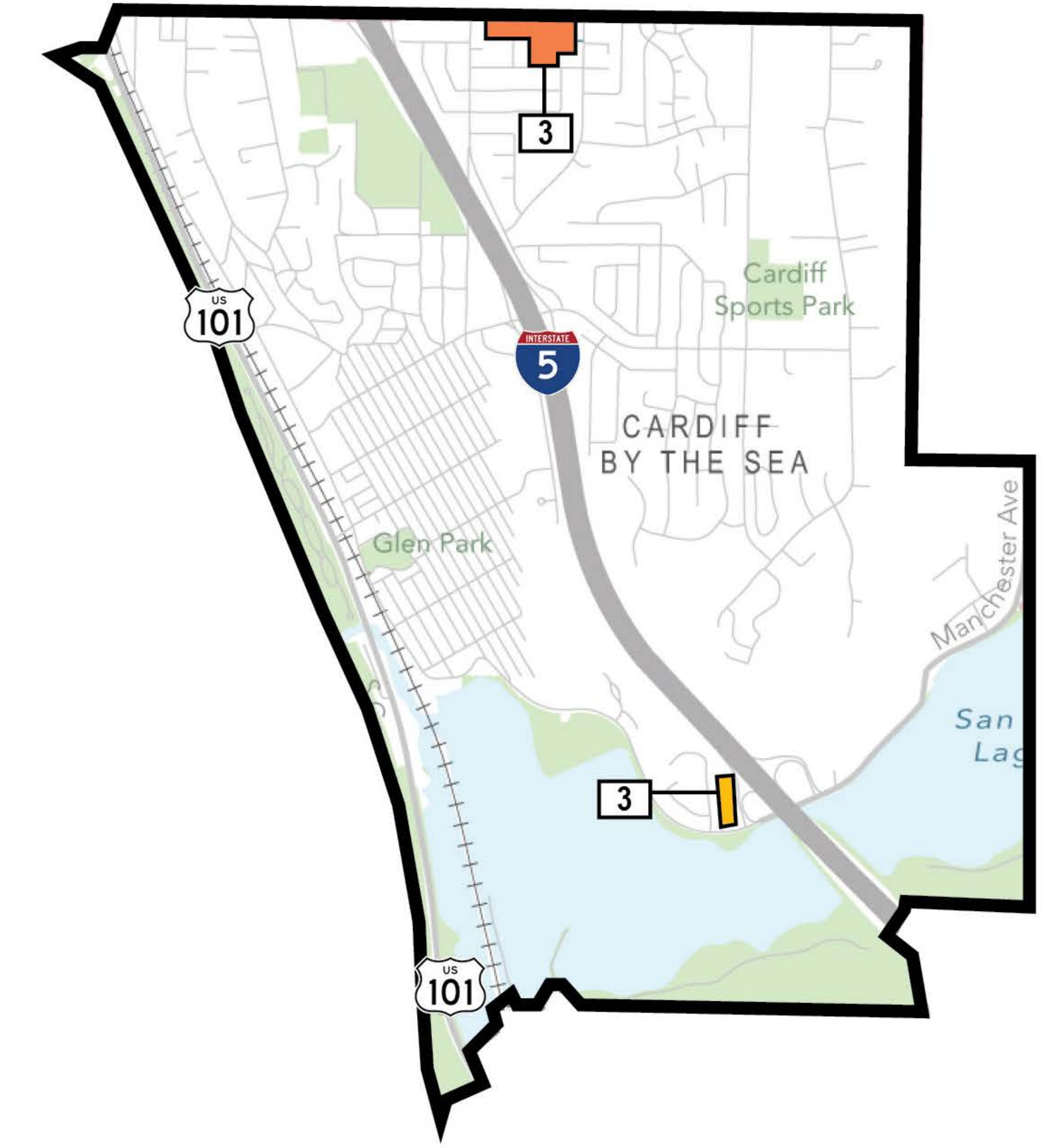
RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

2 & 3-STORIES



HIGHLY CONCENTRATED

New housing is focused along the I-5 Corridor on underutilized sites in order to strengthen visual gateways along the Freeway corridor. This strategy reduces the area that needs to be rezoned.



2 SITES 12 ACRES 306 HOUSING UNITS 3 STORIES 0 MIXED-USE SITES

LEGEND:

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE RESIDENTIAL INFILL - SMALL SITE

3-STORIES

3-STORIES

