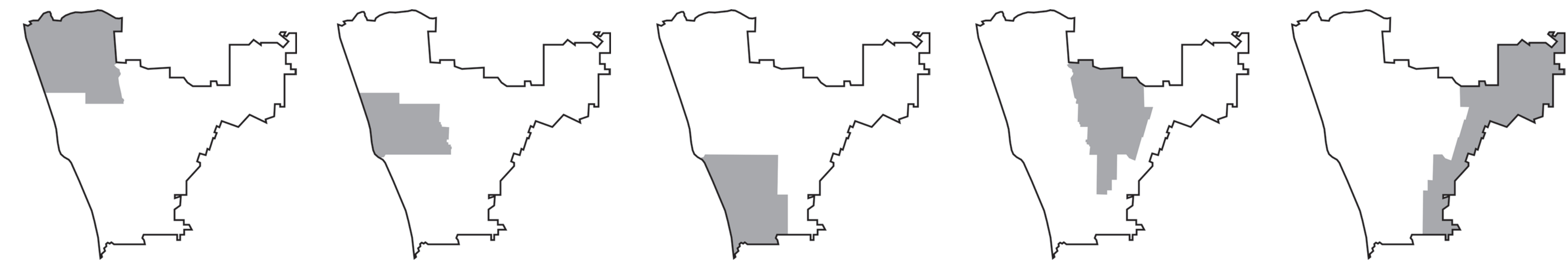


# 5A READY-MADE HOUSING STRATEGIES

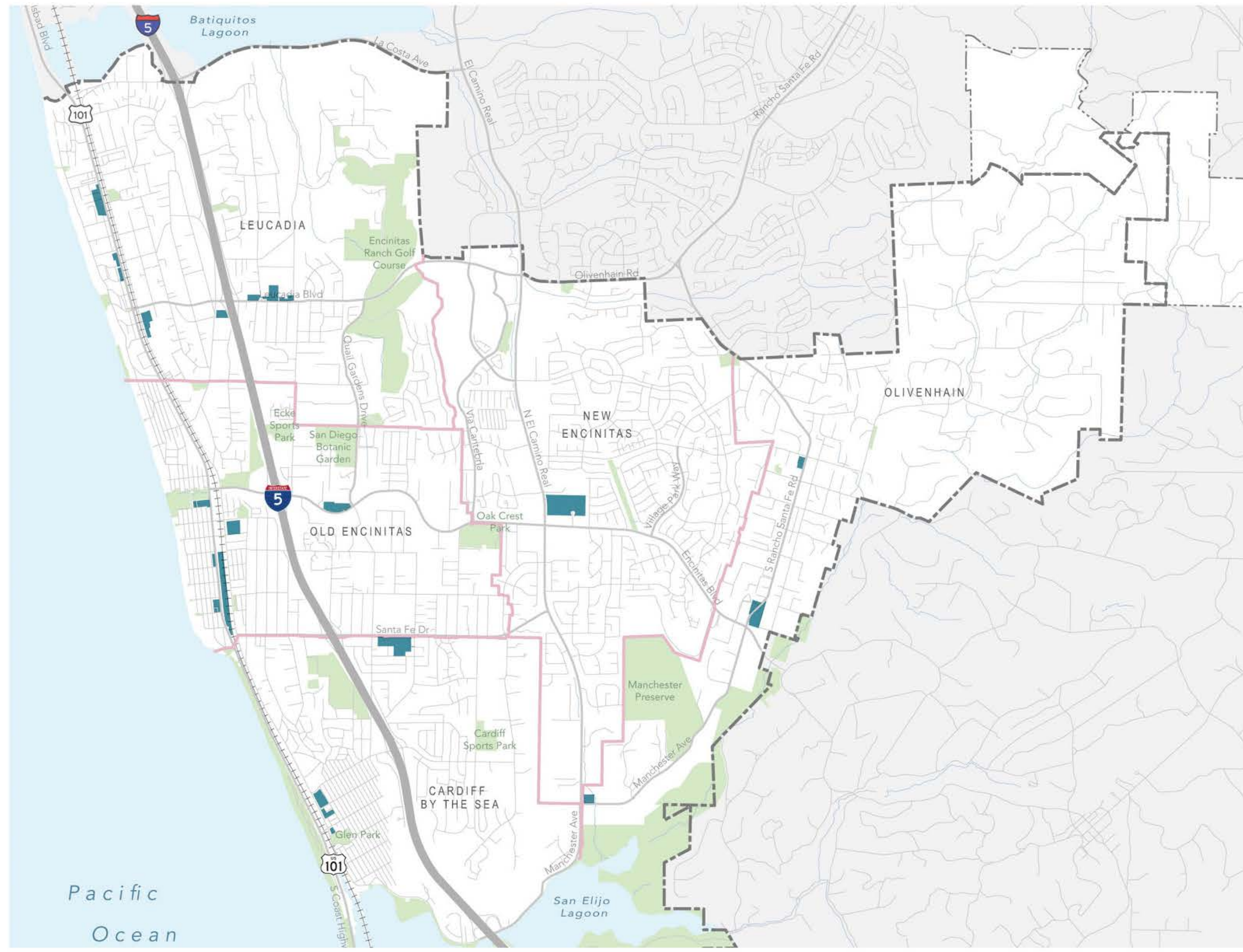
## DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



**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:

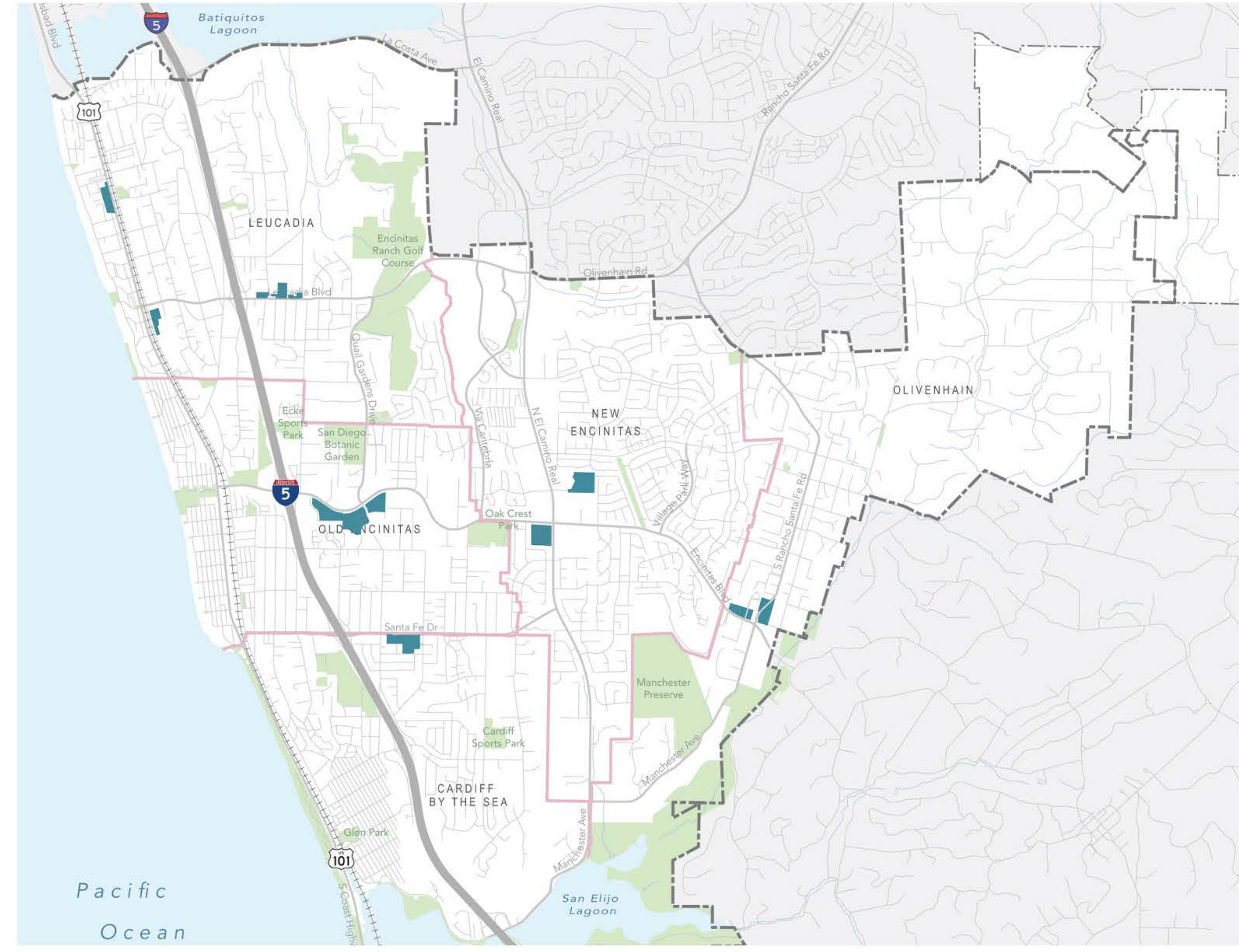
- Compatible with existing community character
- Mix of land use and size types that enhance livability and preserve the City's "small town" identity
- Mixed use places in all 5 communities
- Many opportunities for small-scale employment growth within commercial part of mixed-use

#### 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:

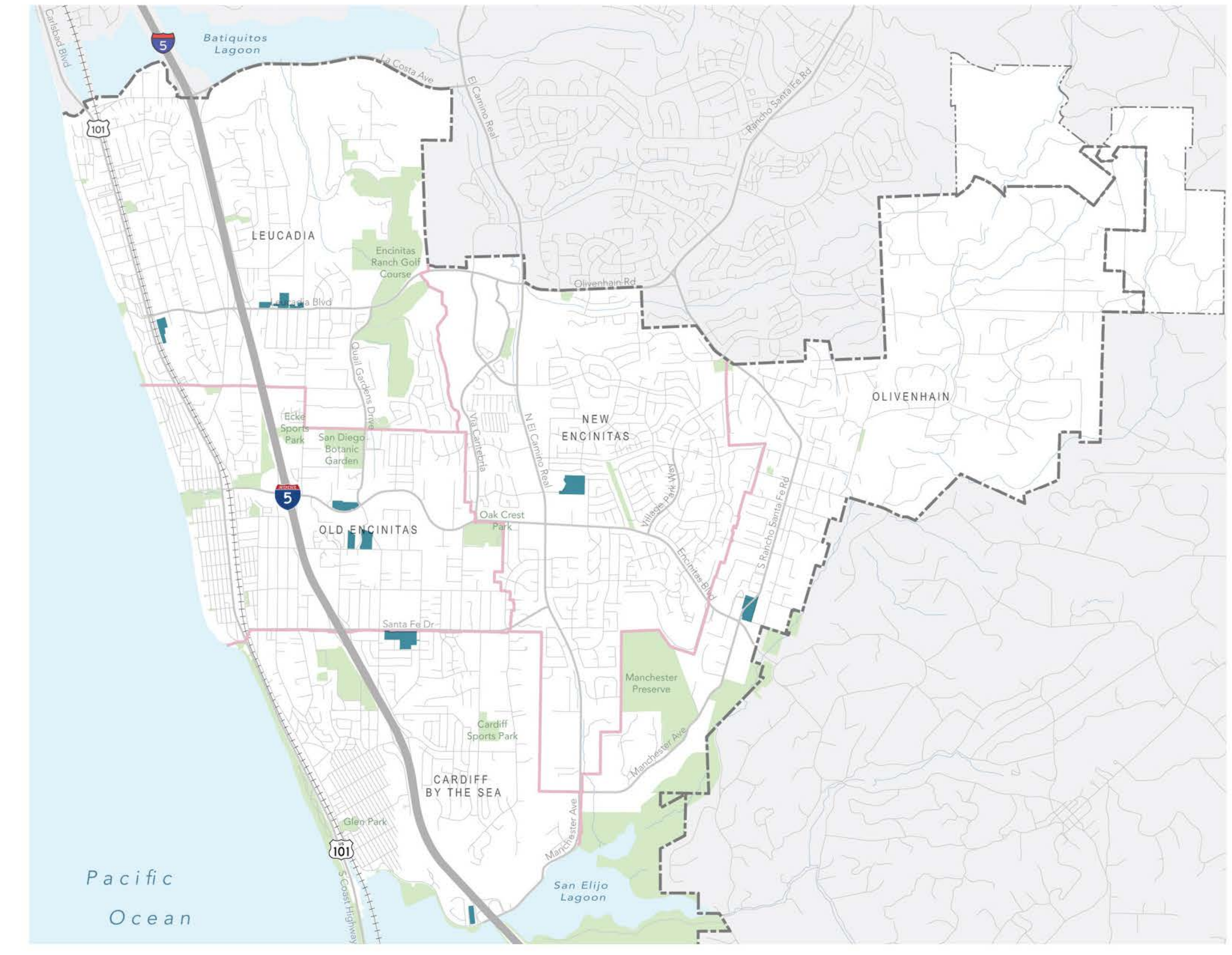
- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Improves access to commercial goods and services and transit

#### 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



### OLIVENHAIN OVERVIEW

Olivenhain is characterized by rural, low density residential uses on large lots, considerably different than the coastal communities to the west. The community's only commercial uses are located at the intersection of Encinitas Boulevard and South Rancho Santa Fe Road, with a few office uses on Rancho Santa Fe Road at 11th Street. Many parcels include orchards, horticultural use and grazing areas for horses. Several equestrian centers are located within the community planning area and City trails allow for other horse riding opportunities.

Olivenhain's major corridor is South Rancho Santa Fe Road, a three-lane roadway extending from the north City boundary to Encinitas Boulevard. South of Encinitas Blvd., the street name changes to Manchester Avenue and continues south as a two-lane, rural roadway to connect ultimately to El Camino Real and Interstate 5. Many of the community's roadways are rural, private roads, with few sidewalks or pedestrian amenities.

Olivenhain is primarily zoned for large lot, rural development with very low densities (RRFP, RR and RR2).



### OLIVENHAIN PLANNING AREA

**28%**  
OF CITY LAND  
(3,462 ACRES)

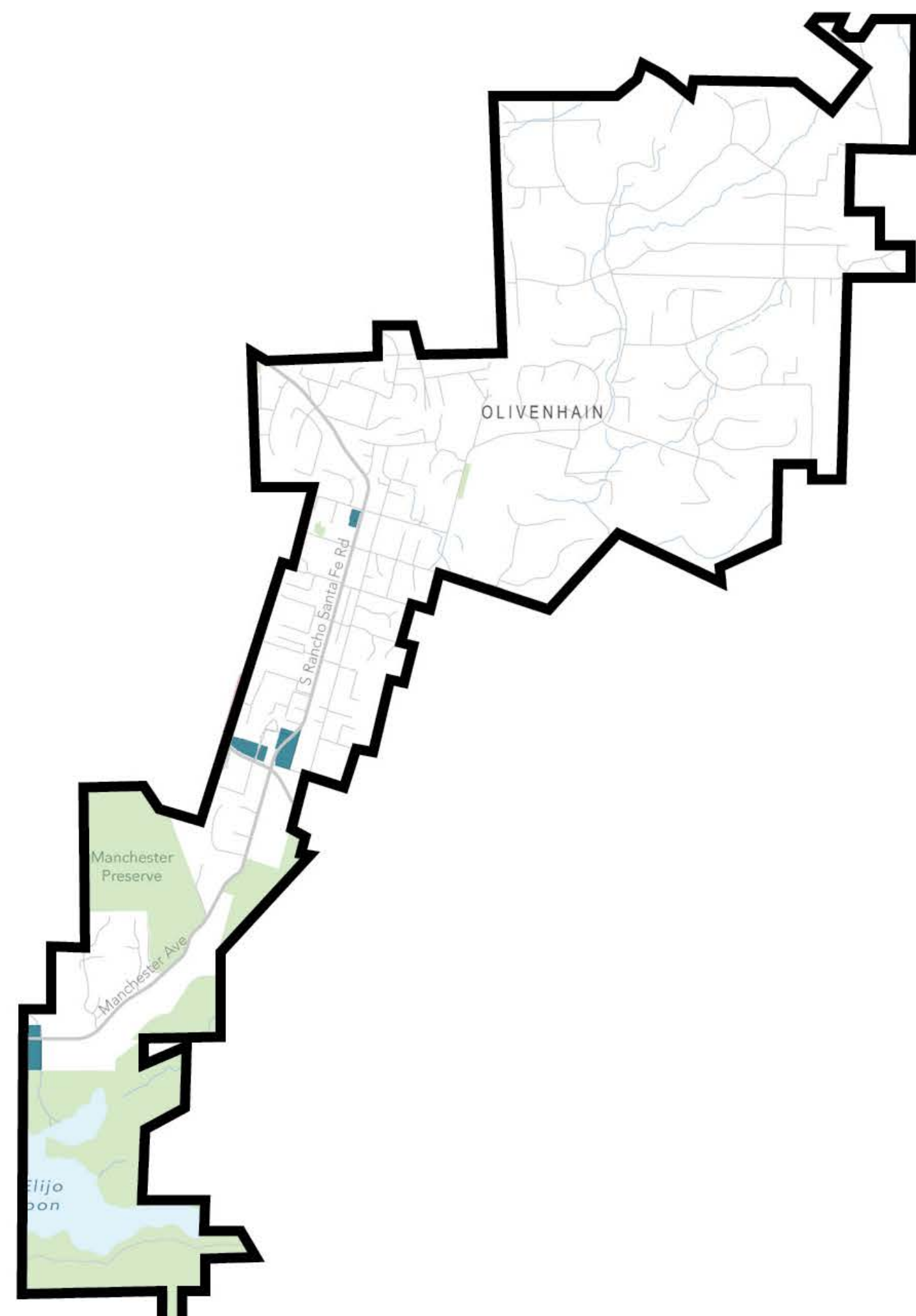
**10%**  
OF CITY HOUSING UNITS  
(2,410 UNITS)

### OLIVENHAIN AMENITY PROXIMITY

**16%**  
OF HOUSEHOLDS ARE WITHIN  
1/4 MILE OF AN ACTIVE PARK  
WITHOUT PEDESTRIAN BARRIERS  
(I.E. RAILROADS OR FREEWAY)

**38%**  
OF HOUSEHOLDS ARE  
WITHIN 0.6 MILES OF A  
PUBLIC SCHOOL

### OLIVENHAIN POTENTIAL SITES



Based on the dispersed approach to accommodating housing throughout the city, Olivenhain needs to accommodate about 15% of the share, or a target of 192 housing units, to meet state requirements. The map to the left includes all viable sites for future housing in Olivenhain. 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

### OLIVENHAIN LAND USE BREAKDOWN

**86%**  
SINGLE FAMILY  
RESIDENTIAL

**<1%**  
COMMERCIAL  
AND OFFICE

**15%**  
OPEN SPACE  
OR PARKS

**0%**  
EXCLUSIVE  
MULTI-FAMILY  
RESIDENTIAL

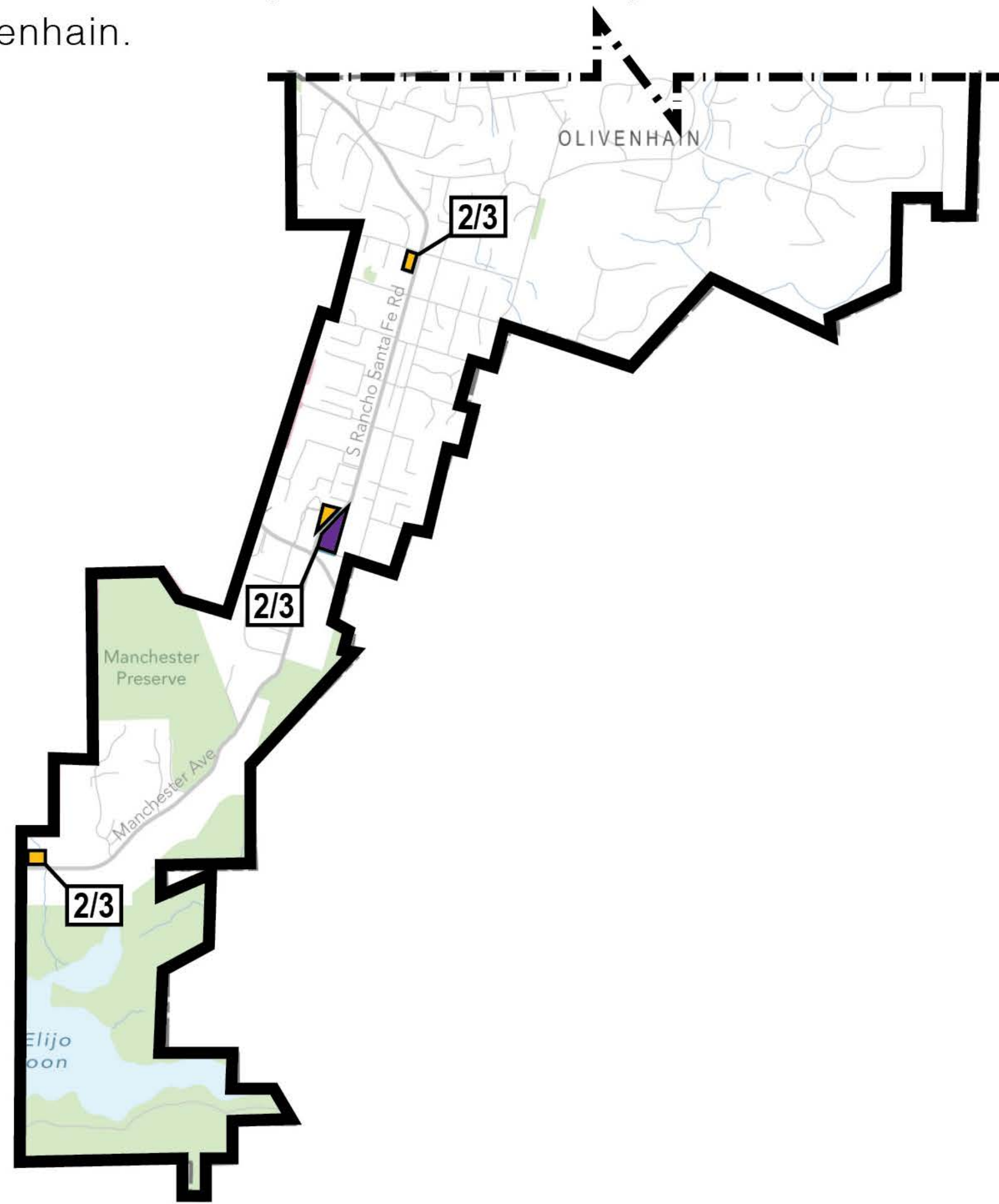
# 5c READY-MADE HOUSING STRATEGIES

## DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



### MIXED USE PLACES

A mixed use site is provided at “four corners” to complement existing commercial uses and small-scale residential developments are located at the corners of Rancho Santa Fe Road/Lone Jack Road and Manchester/El Camino Real. This strategy provides a new neighborhood destination with an emphasis on walkability and offers new housing types for Olivenhain.



4	10	182	2&3	1
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITE

#### LEGEND:

- VILLAGE CENTER MIXED USE - MEDIUM SITE
- RESIDENTIAL INFILL - SMALL SITE

2 & 3-STORIES

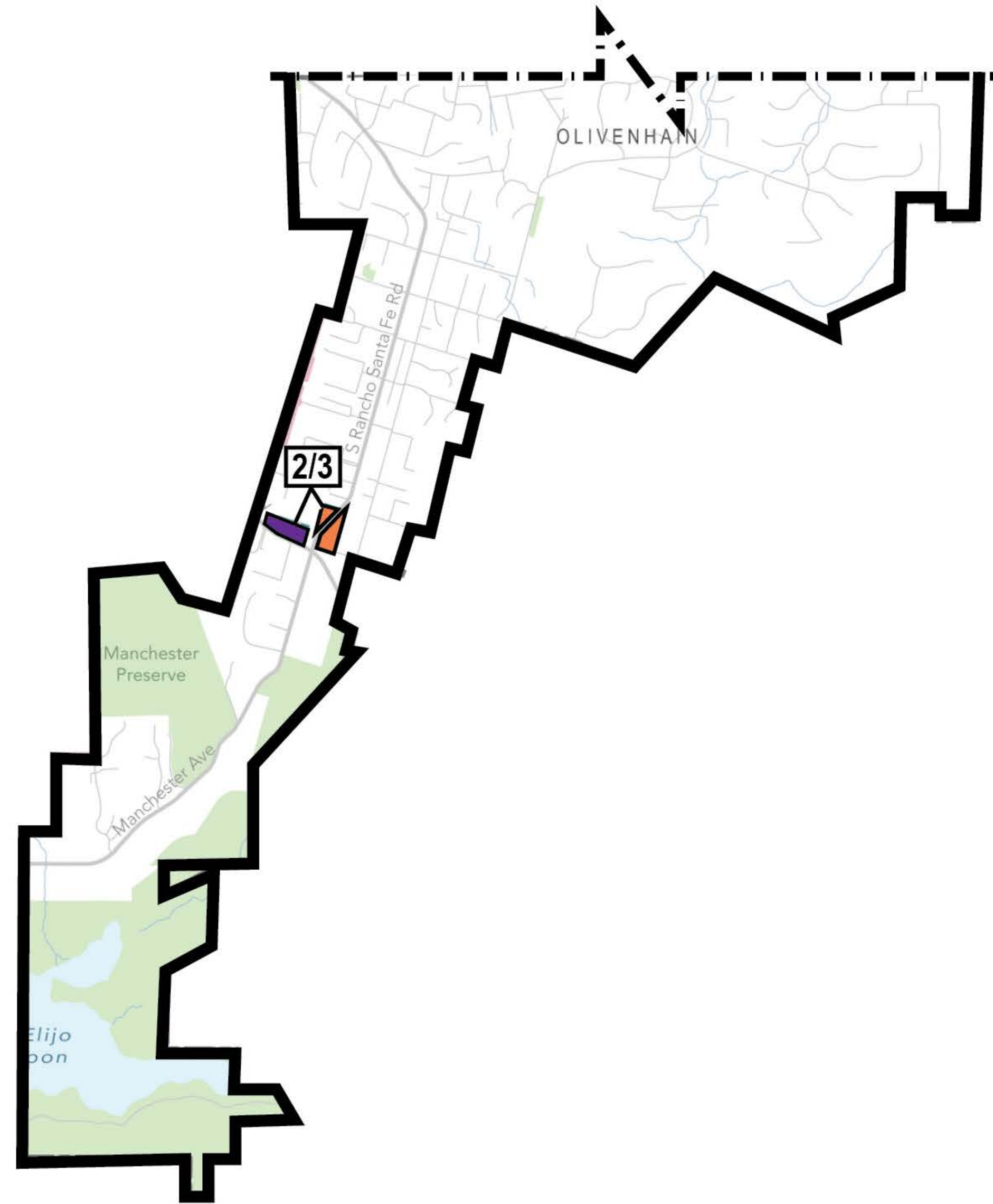


2 & 3-STORIES



### MAJOR CORRIDORS

Housing is focused to the north and west sides of “four corners” in a combination of mixed use and residential-only sites. It creates new neighborhood destinations within and adjacent to existing neighborhoods.



3	11	192	2&3	1
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITE

#### LEGEND:

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

2 & 3-STORIES

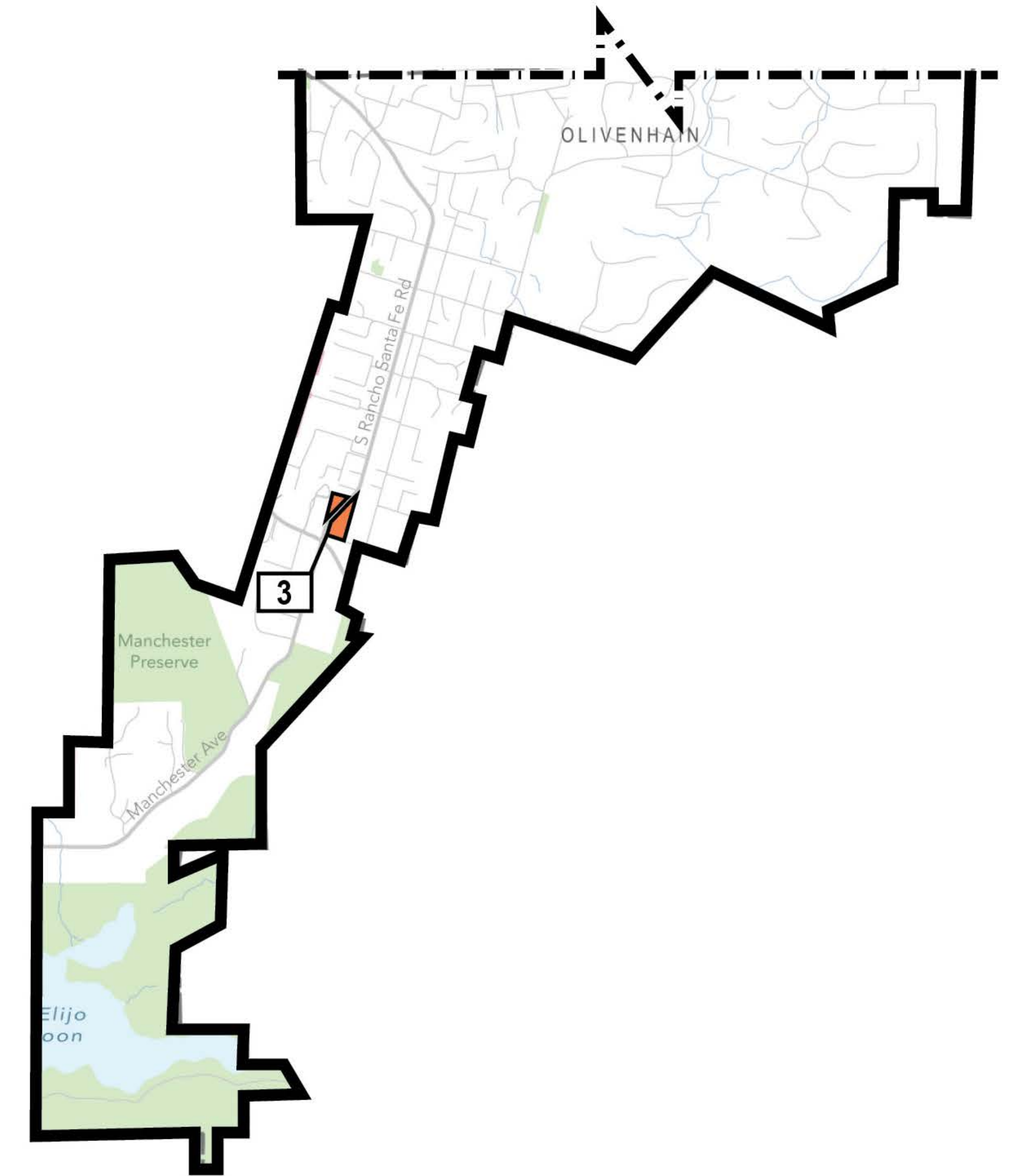


2 & 3-STORIES



### HIGHLY CONCENTRATED

Housing is clustered around the north section of “four corners,” or Rancho Santa Fe Road and Encinitas Boulevard. Allowing multi-family residential infill on medium sites reduces the area that needs to be re-zoned in this community.



2	6	154	3	0
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

#### LEGEND:

- RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

3-STORIES

