

@HOME in Encinitas

Appendix J: Viable Housing Site Fact Sheets
for all Communities

Item #1 - Appendix J

Page 1





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





Viable Housing Site Summary

C-3

Profile for Cardiff - Site #3

What you need to know about this site

- Address Location: 102 - 154 Aberdeen Dr. and 2011 - 2121 San Elijo Ave.
- Assessor Parcel Numbers: 260-370-26; and 261-031-20, and 23 to 25
- Study Area Size: 5 parcel with 4.8 gross acres
- Topography: Generally flat with minor slope on the edges
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area, also known as Cardiff Town Center, comprises of a neighborhood village center with retail, restaurants and shopping. The study area is located along a local, two-lane roadway.
- Year Constructed: Mid-1980s and remodeled since
- 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;
 - Three blocks to the nearest park (Glen Park);
 - Three blocks away from transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Northbound view of San Elijo Ave.



View of 2140 San Elijo Ave.



Entrance to the study area off of Liverpool Dr.



Traveling on San Elijo Ave., looking east



Viable Housing Site Summary

C-6

Profile for Cardiff - Site #6

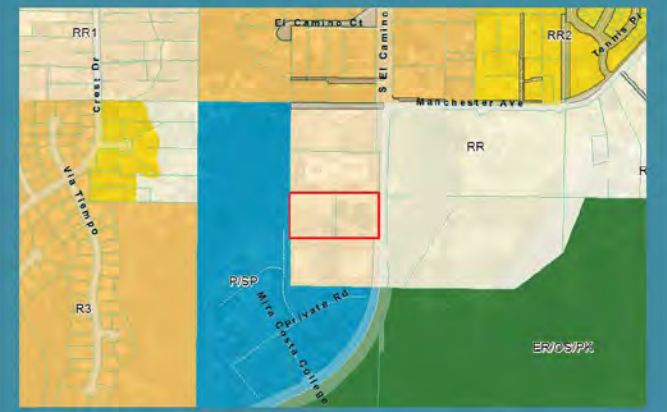
What you need to know about this site

- 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



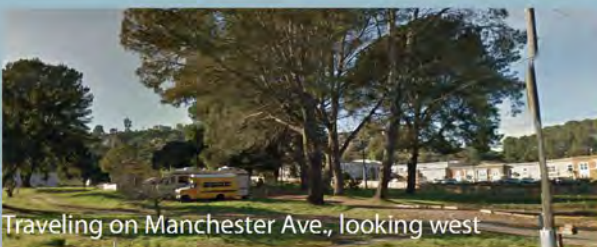
Existing Land Use Map and Site



Street view images



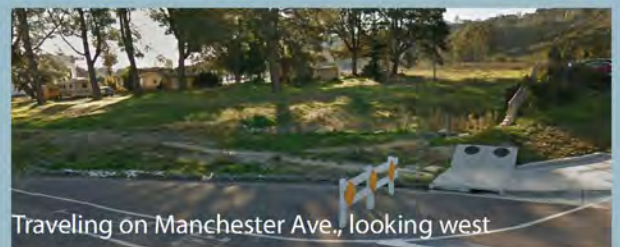
Northbound view of Manchester Ave.



Traveling on Manchester Ave., looking west



Southbound view of Manchester Ave.



Traveling on Manchester Ave., looking west



Viable Housing Site Summary

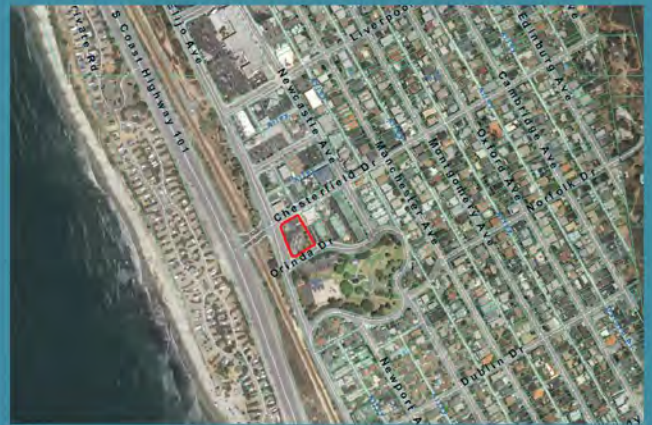
C-7

Profile for Cardiff - Site #7

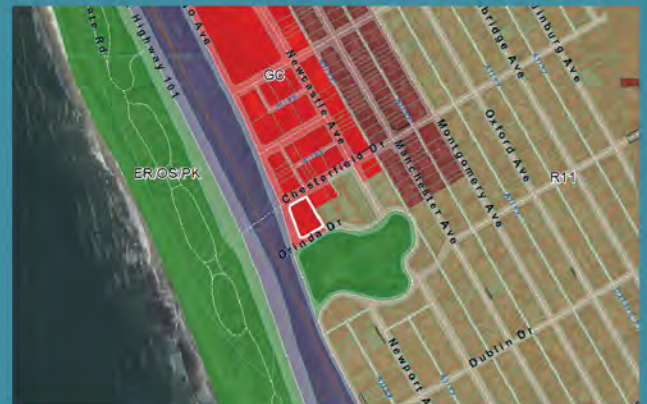
What you need to know about this site

- Address Location: 2211 San Elijo Ave.
- Assessor Parcel Number:
261-042-09
- Study Area Size: 1 parcel with 0.54 gross acres
- Topography: Relatively flat
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area consists of a gas station. The study area is located along a local, two-lane roadway.
- Year Constructed: Mid-1980s
- Site amenities and/or proximity:
 - About a 1/4 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Adjacent to the nearest park (Glen Park);
 - Two blocks to transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



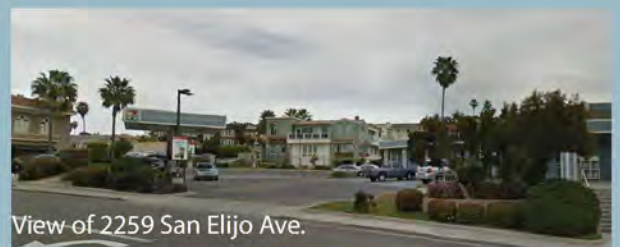
Street view images



Traveling on Chesterfield Dr., looking south



View from Chesterfield Dr./San Elijo Ave. intersection



View of 2259 San Elijo Ave.



Southbound view of San Elijo Ave.



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-2

Profile for Leucadia - Site #2

What you need to know about this site

- Address Location: 1034 – 1160 N. Coast Hwy 101
- Assessor Parcel Numbers:
254-242-13 to 15 and 28; and 254-292-23 and 15
- Study Area Size: 6 parcels with 2.1 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 main street specialty retail. The study area is located along a major, four-lane roadway (being processed for potential streetscape redesign).
- Year Constructed: Early 1950s and late 1970s
- 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;
 - Three blocks to the beach and three blocks 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

L-4

Profile for Leucadia - Site #4

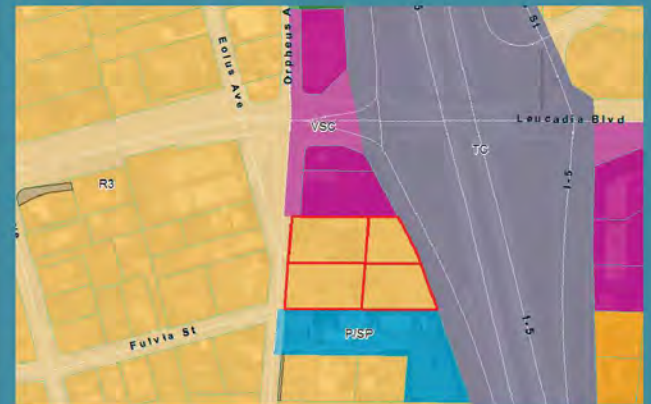
What you need to know about this site

- Address Location: 825 – 837 Orpheus Ave.
- Assessor Parcel Numbers:
256-121-03 to 06
- Study Area Size: 4 parcels with 1.8 gross acres (1.7 net)
- Topography: Flat
- Zoning: Residential-3 (R-3), which allows three units per acre
- Site Description: The study area is vacant and located along a local, two-lane roadway (adjacent to the I-5 Freeway)
- Year Constructed: N/A
- Site amenities and/or proximity:
 - More than a 1/4 mile to the nearest public school;
 - One block to commercial goods and services;
 - Just over a 1/4 mile to Orpheus Park;
 - More than a 1/2 mile to transit (bus service route 304 to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



View from I-5 southbound on ramp/Leucadia Blvd.



Traveling on Orpheus Ave., looking east



View from Orpheus Ave./Fulvia St. intersection



Southbound view of Orpheus Ave.



Viable Housing Site Summary

L-5

Profile for Leucadia - Site #5

What you need to know about this site

- Address Location: 912 - 938 Leucadia Blvd.
- Assessor Parcel Numbers:
254-363-32, 33, 35 and 36
- Study Area Size: 4 parcels with 1.5 gross acres
- Topography: Flat buildable pads with light slope
- Zoning: Residential-3 (R-3) allowing three units per acre
- Site Description: The study area consists of one, single-family residence and greenhouses. The study area is located along a major, four-lane roadway.
- Year Constructed: The home was built in the 1940s which has since been remodeled
- Site amenities and/or proximity:
 - More than a 3/4 mile to the nearest public school;
 - About three blocks to commercial goods and services;
 - Just under 1 mile to the nearest park (YMCA and Paul Ecke Sports Park);
 - About a 1/4 mile to transit (bus service route 309 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Westbound view of Leucadia Blvd.



View of 912 Urania Ave.



Traveling on Leucadia Blvd., looking east



View from Leucadia Blvd./Urania Ave.



Viable Housing Site Summary

L-6

Profile for Leucadia - Site #6

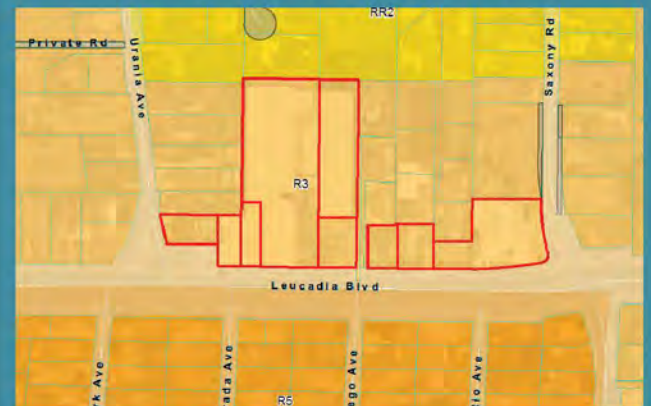
What you need to know about this site

- Address Location: 917 Urania Ave. and 750 - 842 Leucadia Blvd.
- Assessor Parcel Numbers: 254-362-10, 12 to 15, 46, 72, 74 and 85
- Study Area Size: 9 parcels with 5.2 gross acres
- Topography: Generally flat with some minor slopes
- Zoning: Residential-3 (R-3) allowing up to three units per acre
- Site Description: The study area consists of four, single-family homes and greenhouses. The study area is located on a local, two-lane roadway.
- Year Constructed: 1940s, 1950s and 1960s
- Site amenities and/or proximity:
 - Just over a 3/4 mile to the nearest public school;
 - Under a 1/2 mile to commercial goods and services;
 - Just over a 3/4 mile to the nearest park (YMCA and Paul Ecke Sports Park);
 - Under a 1/4 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 Leucadia Blvd.



Traveling on Leucadia Blvd., looking north



Westbound view of Leucadia Blvd.



Traveling on Leucadia Blvd., looking northwest



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 a 1/4 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-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-4

Profile for New Encinitas - Site #4

What you need to know about this site

- Address Location: 105-131 N. El Camino Real
- Assessor Parcel Number:
259-121-24
- Study Area Size: 1 parcel with 17.6 gross acres
- Topography: A flat buildable pad with minor slopes on the edges of the property
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area is a neighborhood commercial center and comprises of banks, grocery stores, offices, convenience stores and restaurants. The study area is located along a prime arterial roadway.
- Year Constructed: Early 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;
 - Less than a 1/2 mile to Oakcrest 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



Southbound view of El Camino Real



Entrance to the study area off of El Camino Real



Traveling on El Camino Real, looking east



Northbound view of El Camino Real



Viable Housing Site Summary

NE-7

Profile for New Encinitas - Site #7

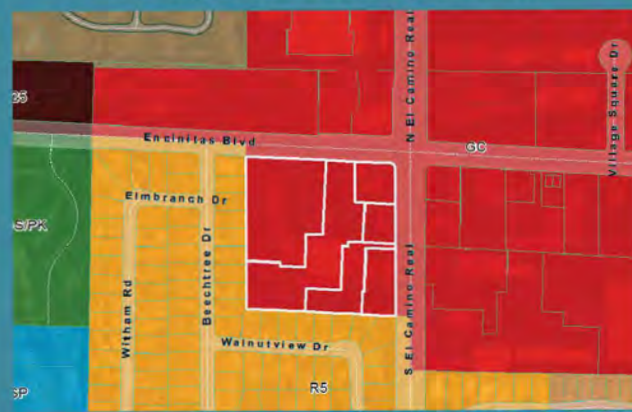
What you need to know about this site

- 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-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

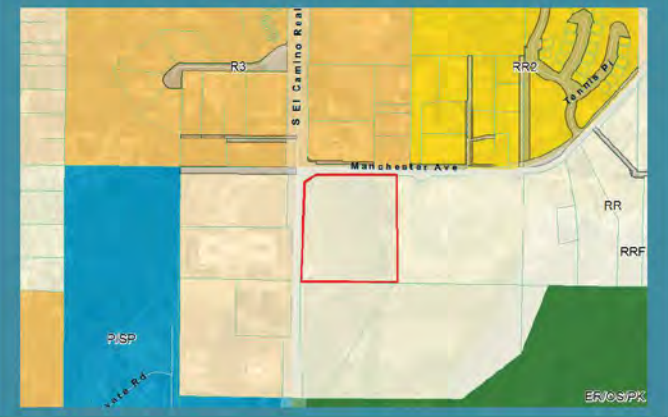
What you need to know about this site

- 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

O-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

O-6

Profile for Olivenhain - Site #6

What you need to know about this site

- Address Location: N/A, near 2240 Encinitas Blvd.
- Assessor Parcel Numbers:
259-231-32
- Study Area Size: 1 parcel with 1.7 gross acres (1.5 net)
- Topography: Rolling 10-25% slope throughout
- 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.



Southbound view of Rancho Santa Fe Rd.



Traveling on Rancho Santa Fe Rd., looking west



Traveling on Rancho Santa Fe Rd., looking northwest



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-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)

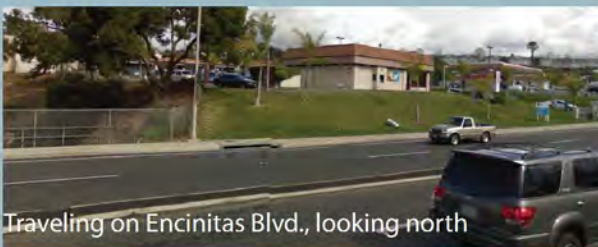
Location Aerial Map and Site



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-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



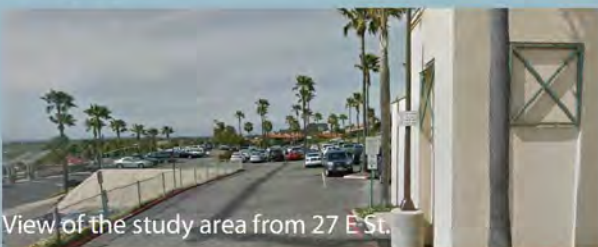
Existing Land Use Map and Site



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-5

Profile for Old Encinitas - Site #5

What you need to know about this site

- Address Location: 701 – 1205 S. Coast Hwy 101
- Assessor Parcel Numbers:
258-163-01 to 05; 258-190-13 to 20; 258-312-03 to 07, 09, 15 and 16; and 258-317-02, 03, 05, 07 and 08
- Study Area Size: 26 parcels with 11.15 gross acres
- Topography: 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 maximum)
- Site Description: The study area, also known as Main Steet, comprises of a convenience stores, restaurants, specialty retailers, etc.
- Year Constructed: Mostly in the 50s, 60s, 70s and 80s
- 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



View of 754-760 S. Coast Hwy 101



Traveling on 101 S. Coast Hwy 101, looking southeast



Southbound view of S. Coast Hwy 101



Northbound view of S. Coast Hwy 101



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.



Viable Housing Site Summary ALT-2

Profile for Leucadia - Alternative Site #2

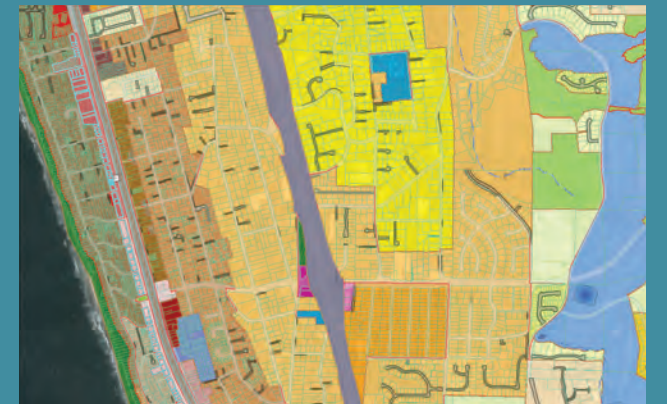
What you need to know about this site

- 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

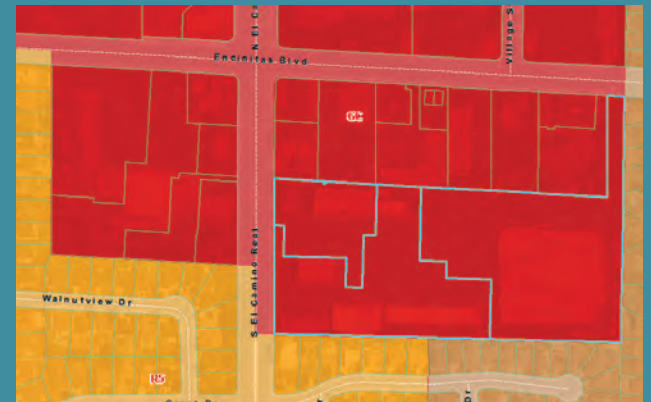
What you need to know about this site

- 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)

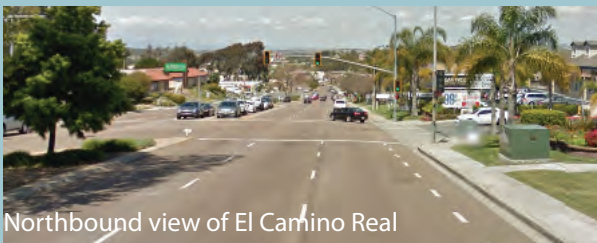
Location Aerial Map and Site



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

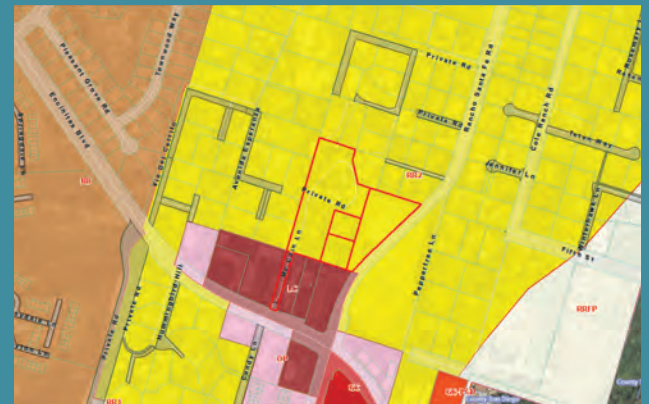
What you need to know about this site

- 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



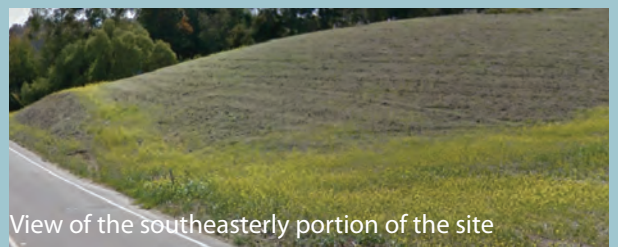
Traveling on Rancho Santa Fe Rd., looking west



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 #4

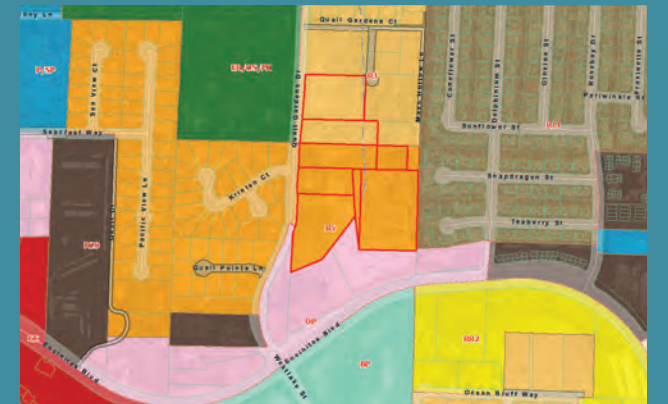
What you need to know about this site

- 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



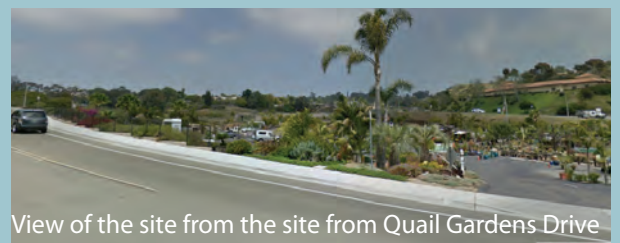
Street view images



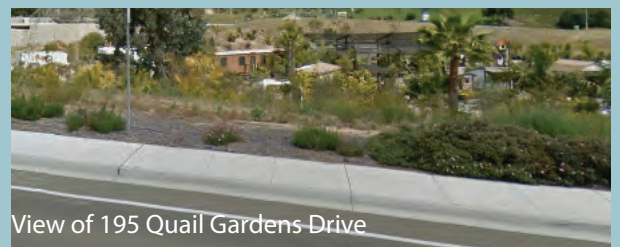
Northbound view of Quail Gardens Drive



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)

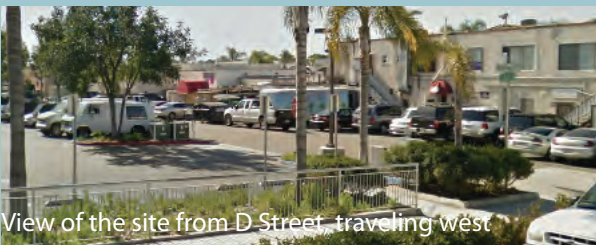
Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



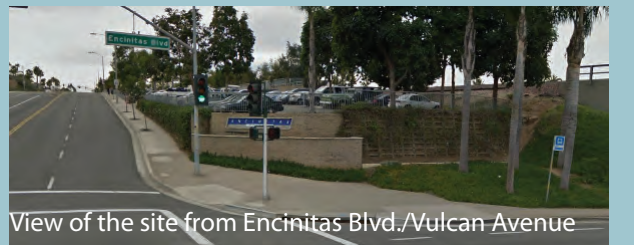
View of the site from D Street, traveling west



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

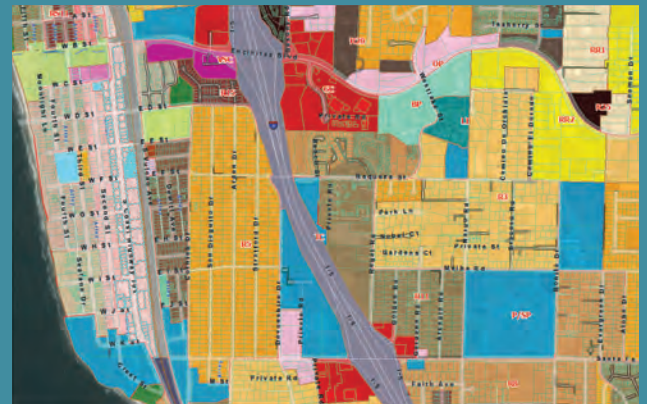
What you need to know about this site

- 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)

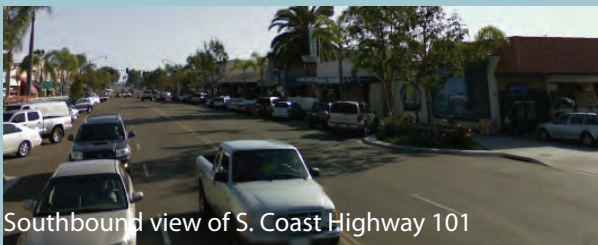
Location Aerial Map and Site



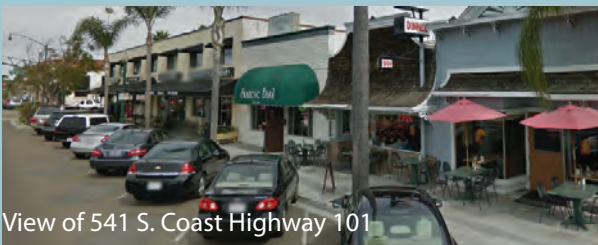
Existing Land Use Map and Site



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 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 than 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