



Chapter 4

Environmental Analysis

The following sections analyze the potential environmental impacts that may occur as a result of project implementation. Buildout of the Housing Element Update (HEU) is anticipated to occur over a 20+ year horizon. Potential impacts are assessed against the current on-the-ground condition; therefore, due to the long-term buildout horizon, circumstances, and in-turn potential impacts, have the potential to change over time. The environmental issues subject to detailed analysis in the following sections include those identified as potentially significant by the City through preliminary review and by commenters during the Community Dialogue Sessions held in each of the five Encinitas communities in November 2014 (as well as “make-up” sessions at City Hall from December 1-5, 2014); 45 public briefings and outreach events; the e-Town Hall online engagement tool; the project email mailbox; written correspondence, and comments received in response to the EIR Notice of Preparation and scoping meetings. Fourteen environmental issues are addressed in the following sections, and in accordance with the CEQA Guidelines and Statutes.

Each issue analysis section is formatted to include a summary of existing conditions, including the regulatory context, the criteria for the determination of impact significance, evaluation of potential project impacts considering General Plan Update goals and policies and existing regulations, a list of required mitigation measures (if any), and conclusion of significance after mitigation for impacts identified as requiring mitigation.

4.1 Aesthetics

This section addresses the Housing Element Update (HEU) in relation to potential impacts associated with plan consistency, public views, community character, and scenic resources. Information presented in this section is based on a review of each housing site in relation to designated vista points and scenic view corridors as defined in the Resource Management Element of the General Plan and site-specific analysis of each neighborhood prototype based on the characteristics of the prototype in relation to the surrounding area. The analysis references a photo survey of the housing sites (Appendix I) and proposed floating zone standards and design guidelines (see Appendices F-2 and G).

4.1.1 Existing Conditions

4.1.1.1 Environmental Setting

a. Topography and Landform

The City of Encinitas (City) is situated along 6 miles of Pacific coastline in northern San Diego County. Topography is characterized by cliffs, coastal beaches, flat topped coastal areas, rolling hills and steep mesa bluffs. The Batiquitos Lagoon is located in the north and the San Elijo Lagoon to the south of the City. The project area is primarily developed, with some natural open spaces.

b. Community Character

Each of Encinitas' communities has its own distinct character, history and land use composition. The coastal communities (Leucadia, Old Encinitas and Cardiff) have an eclectic and unique character and share similar development patterns, with a beachfront orientation and a focus on the Highway 101 corridor. One of the major contributors to the eclectic style of the coastal communities is the variety of architectural styles. The buildings generally take elements from a specific architectural style or period but do not always follow one style consistently. The mixture of styles from lot to lot creates a distinctive style and character.

In contrast, the inland communities (New Encinitas and Olivenhain) vary dramatically in both character and land use composition. New Encinitas includes suburban style residential neighborhoods with architectural style typical of 1980's and 1990's construction. New Encinitas includes the City's central commercial corridor along El Camino Real which includes "big box" retail and strip commercial centers.

Olivenhain is characterized by rural, low-density residential uses on large lots, considerably different than the coastal communities to the west. Many parcels include orchards,

horticultural uses, and grazing areas for horses. Architecturally, the homes are largely custom-built homes with varied styles and materials. A typical style element is the incorporation of ranch style features. Section 2.4.2 provides additional description of the community character for each community. Additional discussion of visual character, visual quality and architecture and design applicable to each housing site is provided within the analysis in Section 4.1.7, below.

c. Scenic Resources

Scenic resources in the City are defined in the Resource Management Element of the City's General Plan. The Resource Management Element identifies scenic vista points, defines critical viewsheds, and identifies scenic roads and scenic view corridors. Each of these scenic resources are depicted on Figures 4.1-1 through 4.1-4 and are described in the following sections.

Scenic Vistas and Viewsheds

Scenic vista points are defined by map reference and/or by text reference in the Resource Management Element of the City's General Plan. They include areas that are currently vista points and areas to be acquired and developed as vista points. Some of the vista points listed to be acquired and/or developed have been developed since adoption of the General Plan. Vista points include:

Vista points to be acquired and developed:

- San Elijo and Kilkenny (overlooking lagoon and coast)
- Highway 101, north of La Costa Avenue
- Northeast and northwest corner of Interstate 5 (I-5) and La Costa Avenue
- Encinitas Community Park site

Vista points to be developed and maintained:

- Orpheus Street Park site
- Oak Crest Park site
- West end of "D" Street
- West end of "F" Street
- West end of "H" Street
- West end of "J" Street

Vista points to be maintained and upgraded as necessary:

- Leucadia Beach State Park
- Cardiff Sports Park
- West end of "I" Street
- Moonlight State Beach
- Swami's City Park
- Existing Vista Point on southbound I-5
- Cardiff Beach State Park (south parking lot)
- Self-Realization Fellowship

The Resource Management Element requires the City to designate Scenic/Visual Corridor Overlay areas within which the character of development would be regulated to protect the integrity of the vista points listed above. Critical viewsheds are defined in the Resource Management Element as those areas that extend radially for 2,000 feet from the vista point; and cover areas upon which development could potentially obstruct, limit or degrade the view. Development within these critical viewshed areas would be subject to design review to ensure building height, bulk, roofline, color and scale do not limit or degrade existing views and that landscaping is used to screen undesirable views. Figures 4.1-1 through 4.1-4 depict designated critical viewsheds.

Scenic Roadways and View Corridors

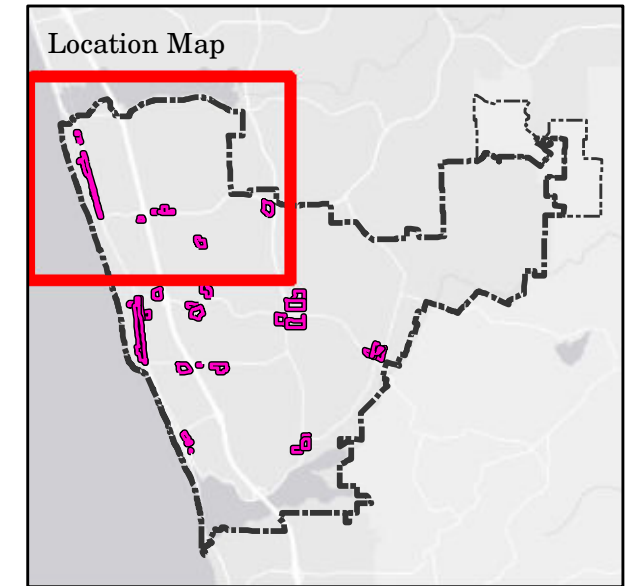
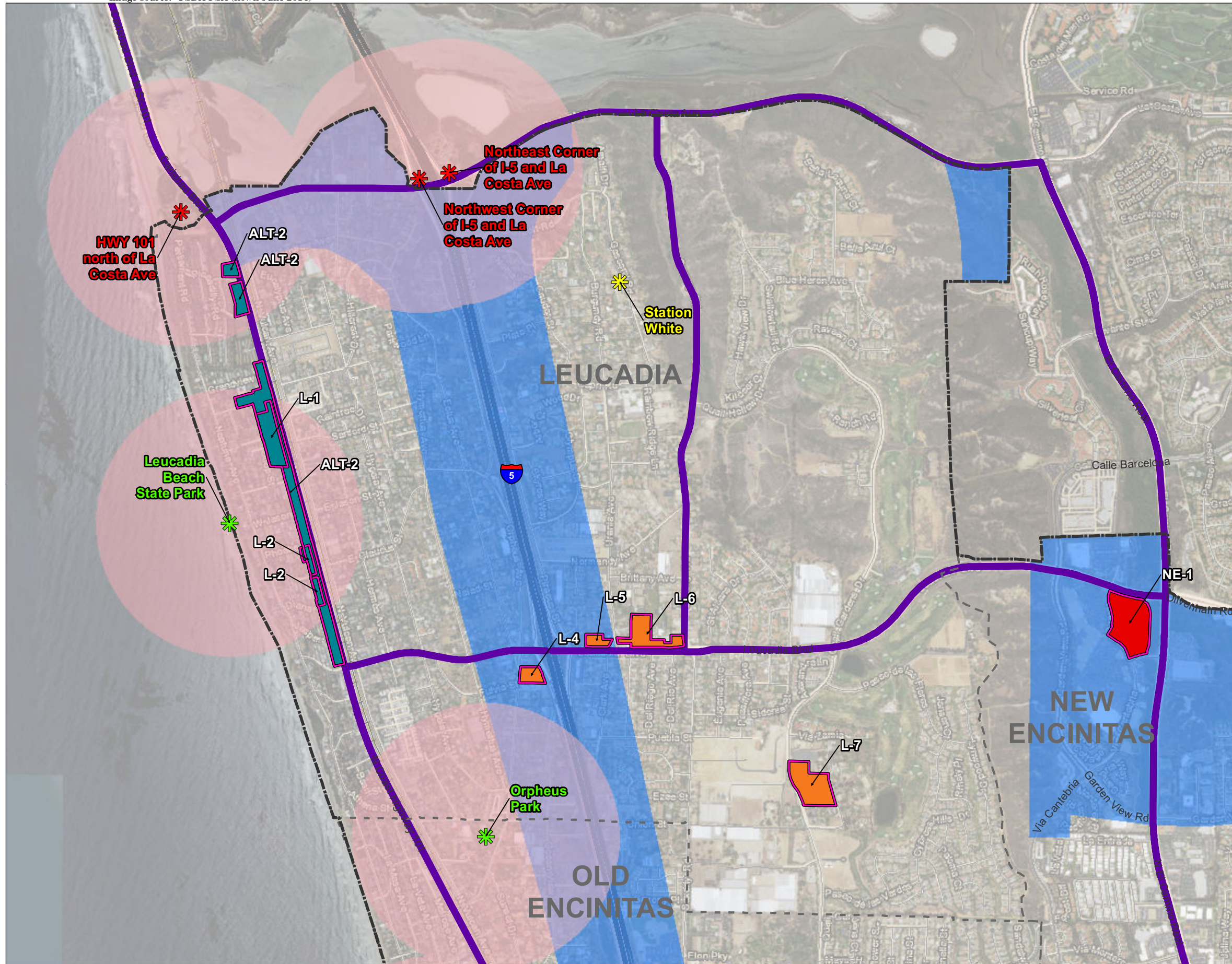
The Resource Management Element designates the following roads as scenic highway/visual corridor viewsheds:

- Saxony Road, from Leucadia Boulevard, north to La Costa Avenue
- Highway 101 from Encinitas Boulevard south to Santa Fe Drive
- El Camino Real from La Costa Boulevard south to Manchester Avenue
- Highway 101, La Costa Avenue, to South Carlsbad Beach
- La Costa Avenue, from just west of I-5 to El Camino Real
- Highway 101, from Encinitas Boulevard to La Costa Avenue
- Leucadia Boulevard, between Highway 101 and El Camino Real
- San Elijo Avenue (and Highway 101) south of Cardiff Beach State Park to Santa Fe Drive
- Manchester Avenue from San Elijo Avenue to Encinitas Boulevard
- I-5, crossing San Elijo Lagoon
- Rancho Santa Fe Road within Olivenhain
- Lone Jack Road from Rancho Santa Fe Road to Lone Hill Lane
- Santa Fe Drive from South Vulcan Avenue to El Camino Real

Scenic view corridors are located along I-5, San Elijo Avenue near the lagoon east along Manchester Avenue, west of Rancho Santa Fe Road at Avenida La Posta, east and west of El Camino Real from Garden View Road to the north side of Leucadia Boulevard, and south of La Costa Avenue in the northeast corner of the Leucadia community boundary. Refer to Figures 4.1-1 through 4.1-4 for the location of these scenic roadways and scenic view corridors.

Historic Viewsheds

The Resource Management Element identifies Station White as a historic viewshed. Station White was one of several observation posts established along the West Coast during World War II. Station White is located within a residential area in the community of Leucadia as shown on Figure 4.1-1.



- City Limits
 - Sphere of Influence
 - Community Area Boundaries
 - Housing Sites
 - Vista Point Critical Viewshed
 - Scenic View Corridor
 - Scenic View Corridor and Vista Point Critical Viewshed Areas
 - Scenic Roads
- Vista Points**
- Historic
 - Proposed
 - Existing
- Neighborhood Prototype**
- Neighborhood Center/ Mixed Use - Large Site
 - Residential Infill - Medium to Large Site
 - Main Street/Mixed Use - Small Site

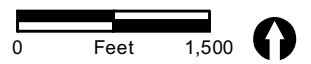
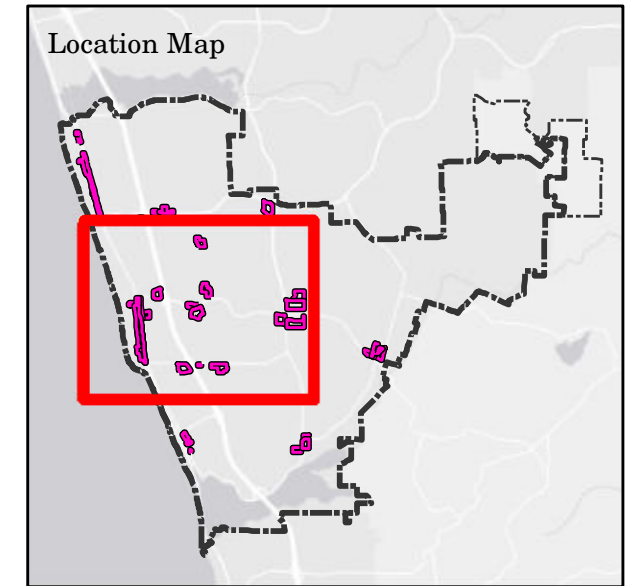
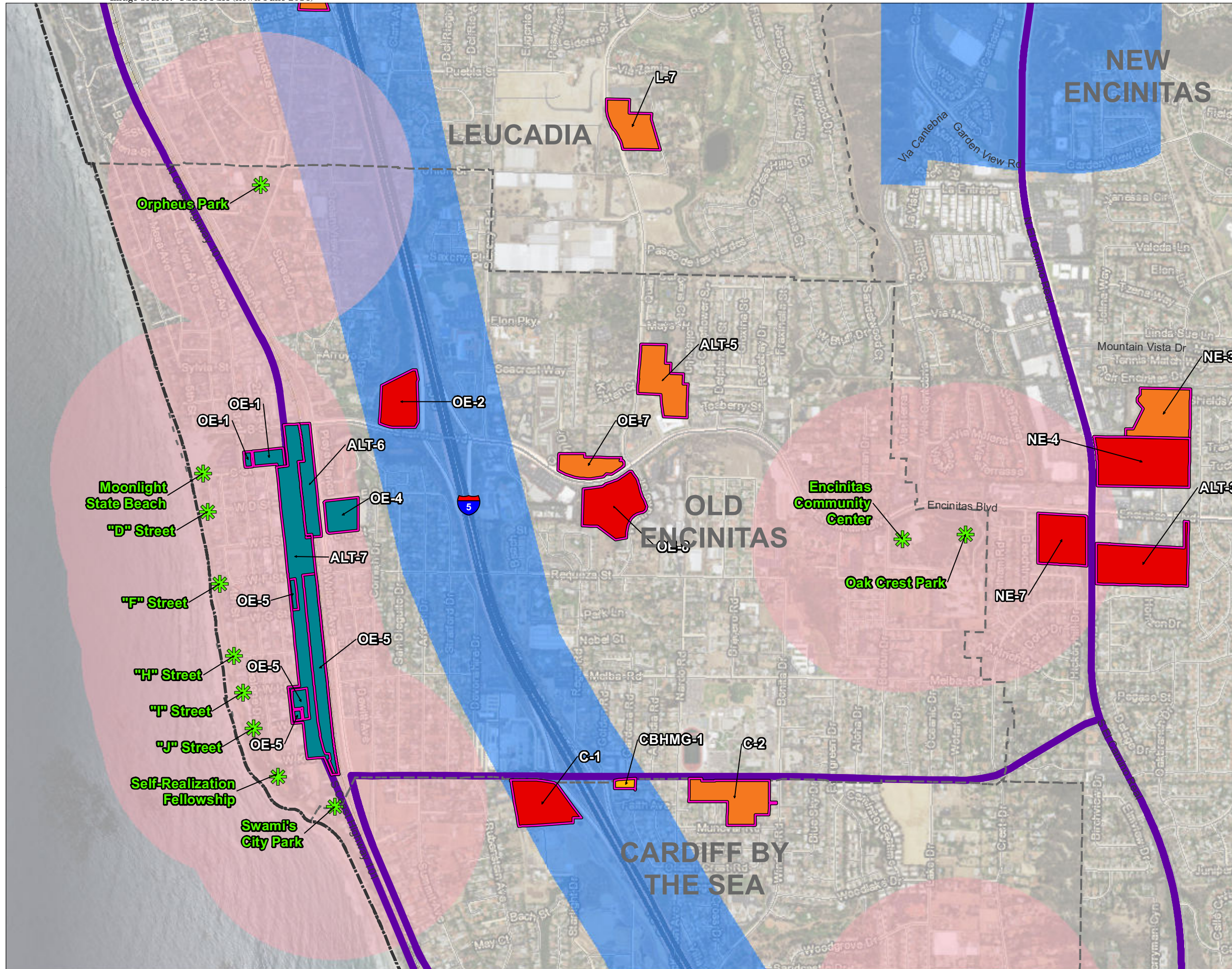


FIGURE 4.1-1
Scenic Resources -
Leucadia



- City Limits
- Sphere of Influence
- Community Area Boundaries
- Housing Sites
- Vista Point Critical Viewshed
- Scenic View Corridor
- Scenic View Corridor and Vista Point Critical Viewshed Areas
- Scenic Roads
- Vista Points**
- Existing
- Neighborhood Prototype**
- Neighborhood Center/ Mixed Use - Large Site
- Residential Infill - Medium to Large Site
- Residential Infill - Small Site
- Main Street/Mixed Use - Small Site

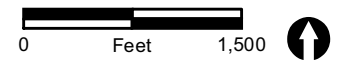
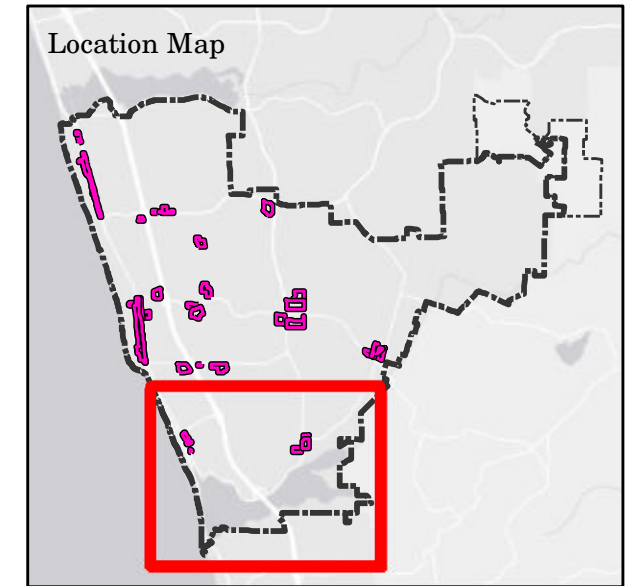
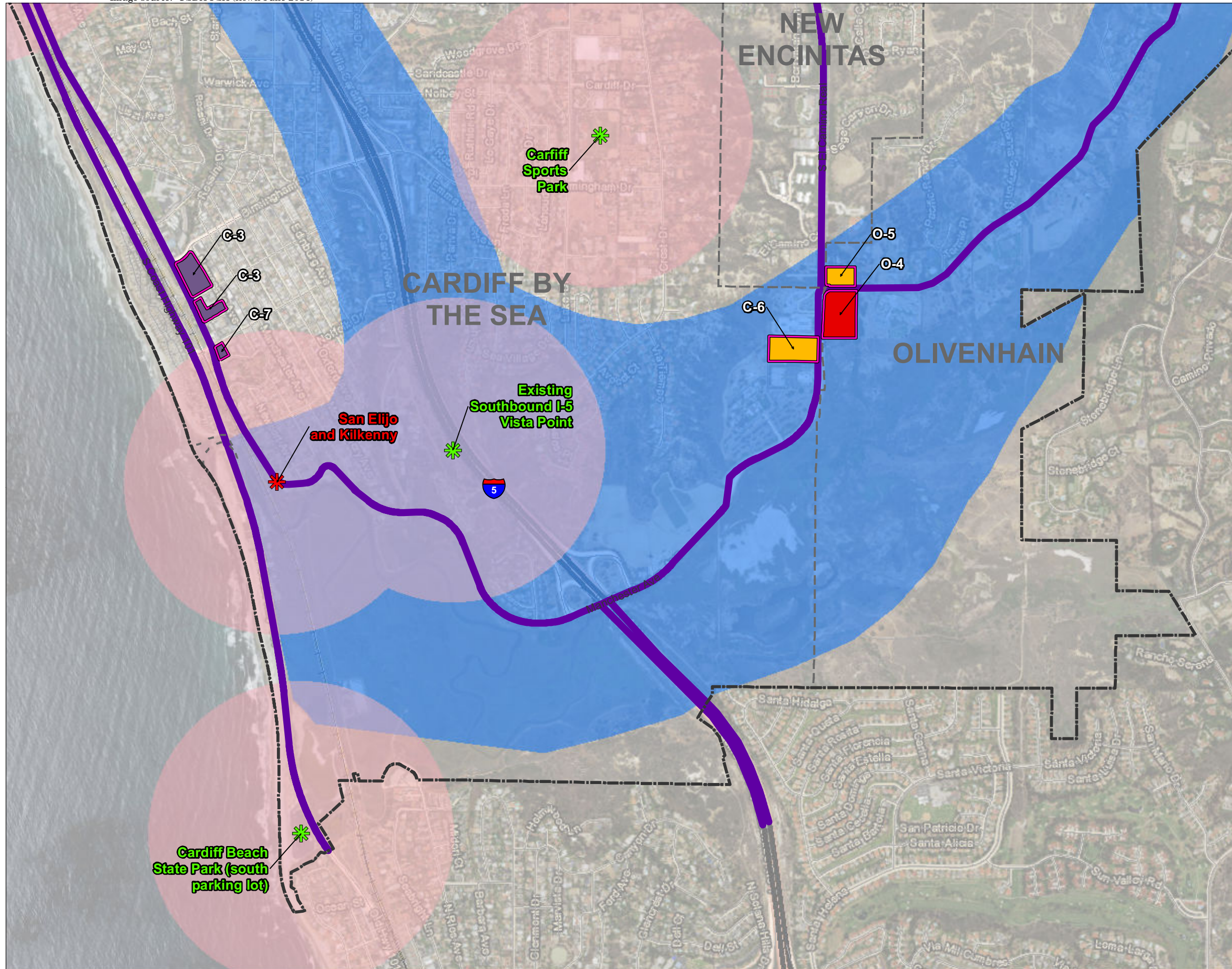


FIGURE 4.1-2
Scenic Resources -
Old Encinitas



- City Limits
 - Sphere of Influence
 - Community Area Boundaries
 - Housing Sites
 - Vista Point Critical Viewshed
 - Scenic View Corridor
 - Scenic View Corridor and Vista Point Critical Viewshed Areas
 - Scenic Roads
- Vista Points**
- Proposed
 - Existing
- Neighborhood Prototype**
- Neighborhood Center/ Mixed Use - Large Site
 - Village Center Mixed Use - Medium Site
 - Residential Infill - Small Site

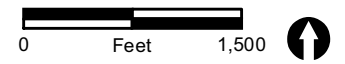
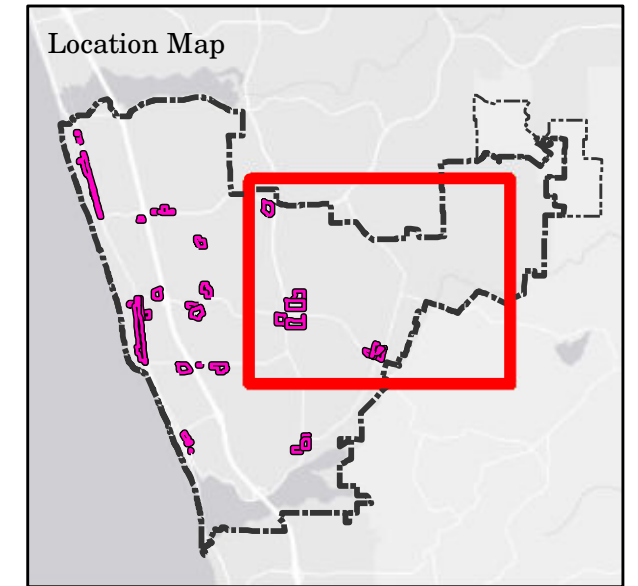
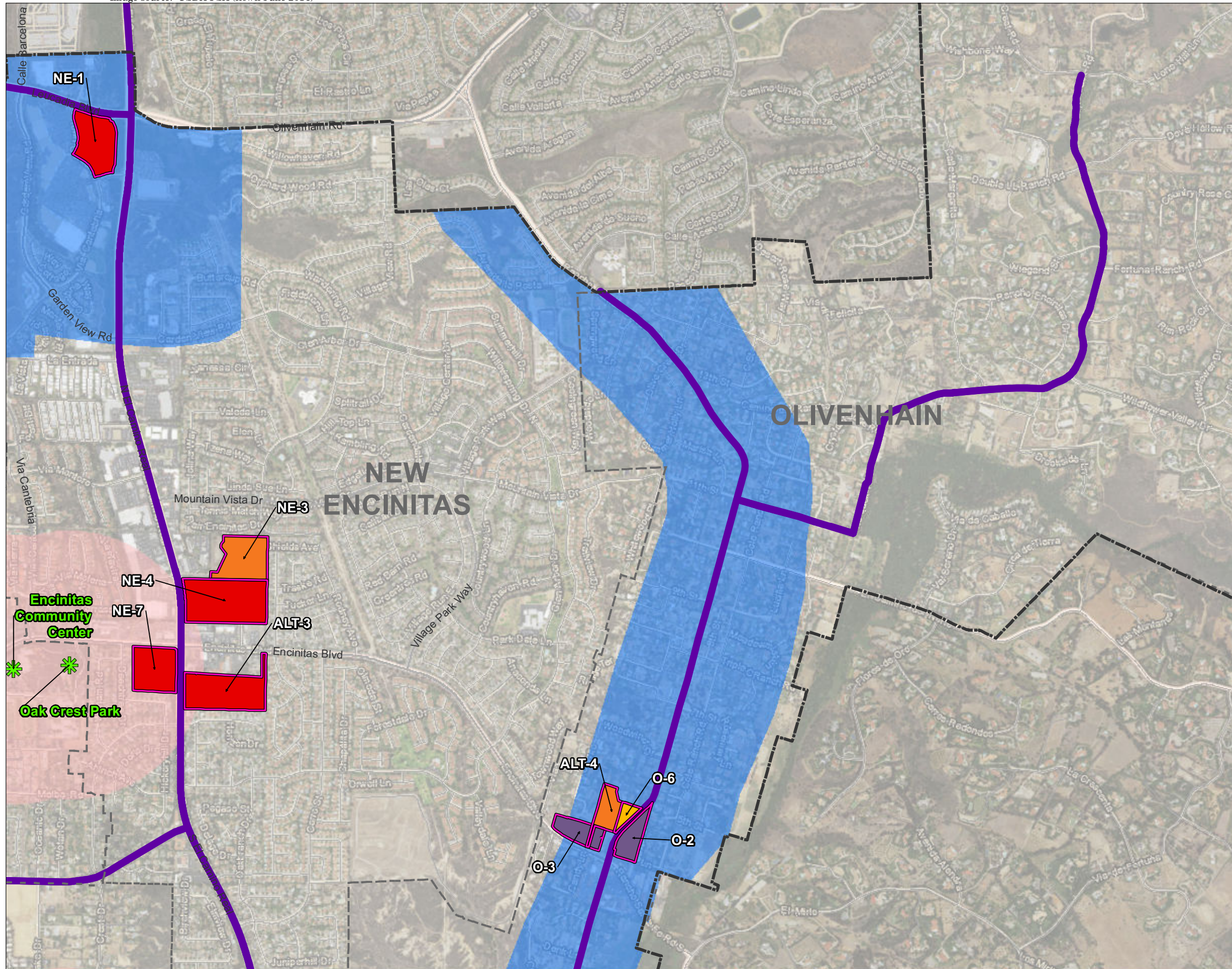


FIGURE 4.1-3
Scenic Resources -
Cardiff and Olivenhain



- City Limits
- Sphere of Influence
- Community Area Boundaries
- Housing Sites
- Vista Point Critical Viewshed
- Scenic View Corridor
- Scenic Roads
- Vista Points**
- Existing
- Neighborhood Prototype**
- Neighborhood Center/ Mixed Use - Large Site
- Residential Infill - Medium to Large Site
- Village Center Mixed Use - Medium Site
- Residential Infill - Small Site

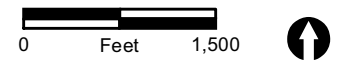


FIGURE 4.1-4
Scenic Resources -
New Encinitas and Olivenhain

4.1.2 Regulatory Framework

4.1.2.1 State

a. State Scenic Highway Program

California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to preserve and protect scenic highway corridors from change, which would diminish the aesthetic value of lands adjacent to highways. There are no designated or eligible scenic highways in the project area.

b. California Coastal Act

Under the California Coastal Act of 1976, scenic and visual qualities of coastal areas are considered and protected as a visual resource. The Coastal Act requires that permitted development be sited and designed to protect public views to and along the ocean and scenic coastal areas. The act also requires minimizing the alteration of natural landforms to assure that they are visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas.

4.1.2.2 Local

a. Encinitas General Plan

The City of Encinitas General Plan serves as a blueprint for the City's physical, social, and economic development and contains goals and policies that aim to maintain the City's seaside community character, provide a balance of land uses and services, and to preserve environmentally sensitive areas. Goals and policies relative to aesthetics and visual resources are contained within the Resource Management, Land Use, Recreation and Circulation Elements of the City's adopted General Plan. These goals and policies are summarized in Table 4.1-1.

As discussed in the existing conditions section above, the Resource Management Element of the General Plan identifies scenic vistas and viewsheds, scenic roadways and historic viewsheds within the City.

b. Local Coastal Program

Approximately two-thirds of the City is within the City of Encinitas Local Coastal Program (LCP) as required by the California Coastal Act. Under this program, a Coastal Development Permit is required for all new development within the City's Coastal Zone. The LCP is included within the General Plan, and consists of a coastal land use plan and supporting ordinances that are incorporated into each of the General Plan elements. LCP policies applicable to visual resources are identified in Table 4.1-1 where the policy includes a notation indicating the corresponding Coastal Act code citation.

Table 4.1-1 Goals and Policies Related to Visual Aesthetics	
Goal/Policy	Description
City of Encinitas General Plan Resource Management Element	
Goal 3	The City will make every effort possible to preserve significant mature trees, vegetation and wildlife habitat within the Planning Area. (Coastal Act/30240)
3.1	Mature trees of community significance cannot be removed without City authorization.
3.2	Mature trees shall not be removed or disturbed to provide public right-of-way improvements if such improvements can be deferred, redesigned, or eliminated. This policy is not meant to conflict with the establishment of riding/ hiking trails and other natural resource paths for the public good, or with the preservation of views.
3.3	The City will examine ways to aesthetically trim street trees and vegetation within the public right-of-way including the possibility of using contract services or City personnel. (Coastal Act/30240/30251)
3.6	Future development shall maintain significant mature trees to the extent possible and incorporate them into the design of development projects.
Goal 4	The City, with the assistance of the State, Federal and Regional Agencies, shall provide the maximum visual access to coastal and inland views through the acquisition and development of a system of coastal and inland vista points. (Coastal Act/30251)
4.1	The following Vista Points and others will be acquired and developed, as feasible: <ul style="list-style-type: none"> · San Elijo and Kilkenny (overlooking lagoon and coast) · Highway 101, north of La Costa Avenue · Northeast and northwest corner of I-5 and La Costa Avenue · Encinitas Community Park site (Coastal Act/30251)
4.2	The following Vista Points will be developed and maintained as feasible: <ul style="list-style-type: none"> · Orpheus Street Park site · Oak Crest Park site · West end of " D" Street · West end of " F" Street · West end of " J" Street (Coastal Act/30251)
4.3	The following Vista Points will be maintained as needed, and upgraded as necessary: <ul style="list-style-type: none"> · Leucadia Beach State Park · West end of " I" Street · Moonlight State Beach · Swami's City Park · Existing Vista Point on southbound I-5 · Cardiff Beach State Park (south parking lot; Coastal Act/30251)
4.4	The system of Vista Points will provide for the differing needs of automobile, bicycle, and pedestrian users, and will recognize as a recreational resource, the function of Vista Points as facilities for the passive, and occasionally remote enjoyment of the coastal and inland view. (Coastal Act/30251/30212.5/30210)
4.5	The City will designate "Scenic/ Visual Corridor Overlay" areas within which the character of development would be regulated to protect the integrity of the Vista Points according to the following criteria: <ul style="list-style-type: none"> · Critical viewshed areas should meet the following requirements: <ul style="list-style-type: none"> ○ extend radially for 2,000 feet (610M) from the Vista Point and ○ cover areas upon which development could potentially obstruct, limit, or degrade the view. · Development within the critical viewshed area should be subject to design review based on the following: <ul style="list-style-type: none"> ○ building height, bulk, roof line and color and scale should not obstruct,

Table 4.1-1 Goals and Policies Related to Visual Aesthetics	
Goal/Policy	Description
	<p>limit or degrade the existing views;</p> <ul style="list-style-type: none"> o landscaping should be located to screen adjacent undesirable views (parking lot areas, mechanical equipment, etc.; Coastal Act/30251/30253)
4.6	The City will maintain and enhance the scenic highway/visual corridor viewsheds. (Coastal Act/ 30251)
4.7	<p>The City will designate the following view corridors as scenic highway/visual corridor viewsheds:</p> <ul style="list-style-type: none"> · Saxony Road, from Leucadia Boulevard north to La Costa Avenue · Highway 101 from Encinitas Boulevard south to Santa Fe Drive · El Camino Real from Encinitas Boulevard north to La Costa Boulevard · Highway 101, La Costa Avenue to South Carlsbad Beach · La Costa Avenue from just west of I-5 to E1 Camino Real · Highway 101, from Encinitas Boulevard to La Costa Avenue · Leucadia Boulevard between Highway 101 and E1 Camino Real · San Elijo Avenue (and Highway 101) south of Cardiff Beach State Park to Santa Fe Drive · Manchester Avenue from San Elijo Avenue to Encinitas Boulevard · I-5, crossing San Elijo Lagoon (Coastal Act/ 30251/30253)
4.10	<p>It is intended that development would be subject to the design review provisions of the Scenic/Visual Corridor Overlay Zone for those locations within Scenic View Corridors, along scenic highways and adjacent to significant viewsheds, historic viewsheds and vista points with the addition of the following design criteria:</p> <ul style="list-style-type: none"> · Road Design <ul style="list-style-type: none"> o Type and physical characteristics of roadway should be compatible with natural character of corridor, and with the scenic highway function. · Development Design <ul style="list-style-type: none"> o Building and vegetation setbacks, scenic easements, and height and bulk restrictions should be used to maintain existing views and vistas from the roadway. o Off-site signage should be prohibited and existing billboards removed o Development should be minimized and regulated along any bluff silhouette line or on adjacent slopes within view of the lagoon areas and Escondido Creek. o Where possible, development should be placed and set back from the bases of bluffs, and similarly, set back from bluff or ridge top silhouette lines; shall leave lagoon areas and floodplains open, and shall be sited to provide unobstructed view corridors from the nearest scenic highway. o Development that is allowed within a viewshed area must respond in scale, roof line, materials, color, massing, and location on site to the topography, existing vegetation, and colors of the native environment. (Coastal Act/30251/30253)
4.11	The City will develop a program to preserve views that also preserves the appropriate vegetation and removes obstacles that impact views. Trees and vegetation which are themselves part of the view quality along the public right-of-way will be retained. (Coastal Act/30251)
Goal 9	The City will encourage the abundant use of natural and drought tolerant landscaping in new development and preserve natural vegetation, as much as

Table 4.1-1 Goals and Policies Related to Visual Aesthetics	
Goal/Policy	Description
	possible, in undeveloped areas. (Coastal Act/30240/30251)
9.1	The City will initiate and pursue the landscaping of appropriate median and parking areas with trees on all new and existing arterial streets. (Coastal Act/30251)
9.5	Encourage and adopt standards for clean-up, landscaping, beautification, utility undergrounding, and additional landscaping in parking facilities where needed in existing commercial areas. (Coastal Act/ 30251/30252)
9.6	Require landscaping in the design of new residential, commercial, and industrial areas and buildings as detailed in the City Zoning Code regulations. (Coastal Act/30251/30253)
9.7	Encourage and adopt standards for landscaping of existing commercial and industrial uses to screen and buffer unsightly and congested commercial/ industrial areas from surrounding land uses. (Coastal Act/30251)
City of Encinitas General Plan Land Use Element	
Goal 7	Development in the community should provide an identity for the City while maintaining the unique identity of the individual communities. (Coastal Act/30253)
City of Encinitas General Plan Circulation Element	
Goal 4	The City should make every effort to develop a circulation system that highlights the environmental and scenic amenities of the area. (Coastal Act/30251)
4.1	Design roads to enhance scenic areas. (Coastal Act/30251)
4.2	Promote and encourage roadside and median landscaping. (Coastal Act/30251)
4.5	Design and construct attractive bike paths and pedestrian ways along existing freeway overpasses and underpasses. Discourage separate pedestrian overpasses. (Coastal Act/30252)
4.9	Prohibit whenever legally possible, or strictly regulate billboards on city streets, roads, freeways, railroad rights-of-way, and lagoons. (Coastal Act/30251/30253)
4.10	Develop street lighting standards, where appropriate, consistent with neighborhood/community character and night sky viewing.
SOURCE: City of Encinitas 1989, amended 2014.	

c. Scenic/Visual Corridor Overlay Zone

The Scenic/Visual Corridor Overlay Zone regulations apply to all properties within the scenic view corridor along scenic highways and adjacent to significant viewsheds and vista points as described in the Visual Resource Sensitivity Map of the Resource Management Element of the General Plan (Figure 4.1-1 through 4.1-4). When development is proposed on any properties triggering design review within the Scenic View Corridor Overlay Zone, consideration is given to the overall visual impact of the proposed project and conditions or limitations on project bulk, mass, height, architectural design, grading, and other visual factors. Municipal Code Section 30.34.080 regulates development in these areas to ensure the visual impact of proposed development is evaluated, the integrity of vista points is maintained and conditions or limitations on project, bulk, mass, height, architectural design, grading and other visual factors are identified and incorporated into project designs.

d. Hillside/Inland Bluff Overlay Zone

The Hillside/Inland Bluff Overlay Zone regulations apply to all areas within the Special Study Overlay Zone where site-specific analysis indicates that 10 percent or more of the area of a parcel of land exceeds 25 percent slope. The Planning Commission is the authorized agency for reviewing and granting discretionary approvals for proposed development within the Hillside/Inland Bluff Overlay Zone. Where development is proposed on slopes of greater than 25 percent grade, the following additional standards apply:

- Slopes of greater than 25 percent grade should be preserved in their natural state.
- A geological reconnaissance report must be submitted.
- Where unstable conditions are indicated, a preliminary engineering geology report is also required.
- No principal structure or improvement or portion thereof shall be placed or erected, and no grading shall be undertaken, within 25 feet of any point along an inland bluff edge.
- All slopes over 25 percent grade which remain undisturbed or which are restored or enhanced as a result of a development approval, shall be conserved as a condition of that approval through a deed restriction, open space easement, or other suitable device that will preclude any future development or grading of such slopes.

e. Design Review

City Municipal Code Chapter 23.08 implements the design review provisions of the Encinitas General Plan and LCP. The design review process is generally applicable to all buildings, grading, landscaping or construction projects whether a City permit is required or not, with certain exceptions.

f. Report Format and Scope-of-Work for Land Use/Community Character/Visual Quality Analyses

The City of Encinitas has developed guidelines for preparation of land use/community character/visual quality analysis. The guidelines provide details of the required content of land use/community character/visual quality analysis and provide guidance for the preparation of impact analysis related to land use, community character, views, and landform alteration.

4.1.3 Significance Determination Thresholds

Consistent with Appendix G of the CEQA Guidelines, impacts related to aesthetics would be significant if the HEU project would:

1. Conflict with any City policy or regulation relative to the protection of visual resources (i.e., General Plan/LCP policies, Hillside/Inland Bluff Overlay Zone, Scenic

Visual Corridor Overlay Zone/Design Review Guidelines) thereby resulting in a negative aesthetic/visual impact.

2. Allow development that is incompatible in shape, form, or intensity, such that public views from designated open space areas, view corridors or scenic highways, or to any significant visual landmarks or scenic vistas would be substantially blocked.
3. Be located in a highly visible area (e.g., on a canyon edge, hilltop or adjacent to an interstate highway) and would strongly contrast with the surrounding development or natural topography through excessive height, bulk, signage, or architectural projections.
4. Result in projects that would introduce features which would conflict with important visual elements or the quality of the community/neighborhood (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, light/glare, etc.) and would thereby negatively and substantially alter the existing character of neighborhoods.
5. Result in the physical loss, isolation, degradation or destruction of a visual resource or community identification symbol or landmark or other features that contribute to the valued visual character or image of the neighborhood, community, or localized area (e.g., a stand of mature trees, coastal bluff, native habitat, historic landmark).

A discussion of cumulative aesthetics impacts is included in Chapter 7.0.

4.1.4 Methodology

4.1.4.1 Approach

The analysis of visual impacts was completed based on a site visit and photo survey of each of the housing sites included as Appendix I. An evaluation of the neighborhood prototype assigned to each housing site is evaluated in terms of consistency with the community character. Neighborhood prototypes are described in the Project Description, Section 3.2.2.1 of this EIR and depicted on Figures 3-3a through 3-3b.

The following six general steps were followed to conduct the visual analysis:

1. Conduct a field survey and photograph the existing condition of each housing site.
2. Define the setting of the housing sites and viewshed.
3. Identify key views, vista points and scenic highways identified in the General Plan relative to each housing site.
4. Identify the presence of scenic resources on or within proximity to each site.

5. Assess whether development of each site under the specified neighborhood prototype would result in a significant visual impact relative to each significance threshold.
6. Propose methods to mitigate adverse or significant visual impacts.

The analysis considers whether implementation of the HEU would represent a potentially significant change in the visual setting of the community and the extent to which proposed land use strategies would be aesthetically compatible with neighboring uses in terms of bulk and scale, architectural style, etc. This section addresses protected views or view corridors and identifies potential view blockages that could result from implementation of the HEU. Compatibility with the existing aesthetic environment relative to light and glare is also addressed.

4.1.4.2 Future Project Implementation

The HEU includes design guidelines for mixed use and multi-family residential developments where the elective floating zones (R30, X30 and S30) would apply. The proposed design guidelines require that each project be designed to respond to a 'tiered' set of concepts relate to community character and the individual setting. These concepts include specified design principles, community character specific to the design traditions of the community, design context (main street, village center or neighborhood design context), and site design (human scale, massing, design, form, materials). Review would occur internally by City staff after compliance with the zoning standards is determined.

The creation of the new floating zone would establish development standards and procedures for multi-family development at a density of 20 to 30 units per acre in the General Plan Land Use Element and Development Code. Subsequent "by right" development would not be subject to further CEQA review to analyze program-level impacts on visual resources, but would be subject to compliance with the floating zone standards and associated design guidelines which are intended to ensure development is compatible with the surrounding context.

4.1.5 Issue 1: Plan Consistency

Would the project conflict with any City policy or regulation relative to the protection of visual resources (i.e., General Plan/LCP policies, Hillside/Inland Bluff Overlay Zone, Scenic Visual Corridor Overlay Zone/Design Review Guidelines) thereby resulting in a negative aesthetic/visual impact?

4.1.5.1 Impacts

a. Housing Sites

The HEU proposes Floating Zones that include three zone districts: Residential (R), Mixed Use (X), and Shopfront (S) and design contexts include Main Street (M), Neighborhood

Center (N), and Village Center (V). Each zone also defines the allowable housing prototypes that may be developed within each zone.

The proposed floating zone would allow for development that would exceed the City's current height limit of 2 stories or 30 feet. For housing sites that would permit a mix of residential and non-residential components, the maximum building height would be 38 feet. For housing sites that would permit residential only, the maximum building height would be 35 feet. Zoning regulations would limit building heights in transition areas adjacent to residentially zoned areas to provide a land use transition and avoid compatibility conflicts between land uses. Thus, although the floating zones would allow structure heights in excess of the current height limits, the application of zoning transition areas and design guidelines would ensure adverse visual impacts from this zoning change would be less than significant.

As discussed in section 4.9 Land Use, the project would not conflict with any applicable land use plan or policy of an agency with jurisdiction over the project. Refer to Table 4.9-13 for detailed discussion of project consistency with the City's General Plan. Development on housing sites would be required to comply with proposed design guidelines which provide a framework for requiring development to be context sensitive, or to be designed to fit into the project setting. These requirements would ensure that future development on housing sites would not conflict with any visual compatibility goals or policies set by the City. The floating zone requirements and design guidelines incorporate requirements that address visual character and visual compatibility with the surrounding community context. Thus, the HEU would result in a less than significant impact related to conflicts with any City policy or regulation relative to the protection of visual resources.

b. Housing Strategy Summaries

Housing strategies 1 – Ready Made (RM), 2 – Build Your Own (BYO), and 3 – Modified Mixed Use Places (MMUP) would not conflict with any City policy or regulation protecting visual resources, including General Plan/LCP policies, Hillside/Inland Bluff Overlay Zone, or Scenic Visual Corridor Overlay Zone/Design Review Guidelines. Therefore, there would be no inherent differences in impacts among the housing strategies.

4.1.5.2 Significance of Impacts

The HEU would not conflict with any City policy or regulation relative to the protection of visual resources; thus, impacts would be less than significant.

4.1.6 Issue 2: Public Views

Would the project result in development that:

- a. *is incompatible in shape, form, or intensity, such that public views from designated open space areas, view corridors or scenic highways, or to any significant visual landmarks or scenic vistas would be substantially blocked?*
- b. *is located in a highly visible area (e.g., on a canyon edge, hilltop or adjacent to an interstate highway) and would strongly contrast with the surrounding development or natural topography through excessive height, bulk, signage, or architectural projections?*

4.1.6.1 Impacts

a. Housing Sites

A number of housing sites are located along major transportation corridors that have a scenic visual corridor overlay designation or are located within view of designated scenic roadways. Housing sites are also proposed within critical viewshed areas and in highly visible locations. Refer to Figures 4.1-1 through 4.1-4 for the location of those housing sites in relation to scenic resources. The following is an analysis of housing sites grouped by community. Five sites including ALT-5, L-7, NE-3, OE-8, and OE-7 would not have the potential to impact public views due to a lack of proximity to public view corridors, scenic roadways, or other locations with potential public views. Thus, these sites are not addressed further in this section.

Leucadia Housing Sites

Housing Site L-1

Site L-1 occupies approximately 5.19 acres on the west side of Highway 101 in Leucadia. This site is part of the larger site ALT-2. The site is adjacent to scenic Highway 101 and is within the critical viewshed of Leucadia Beach State Park as shown on Figure 4.1-1. This site includes a vacant lot, specialty retail, a motel, and six single-family homes. Surface parking dominates the view along the frontage at commercial areas of the site. Refer to Appendix I, Photographs 15 through 22 for existing site conditions at site L-1.

Under the HEU floating zone provisions, Site L-1 would be developed based on the Main Street/Mixed Use–Small Site neighborhood prototype, which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. Views of site L-1 along Highway 101 would be altered by future development of two to three story mixed use structures; however, future development must comply with the zoning, development standards and design guidelines, which would ensure future development would be appropriately scaled and designed to complement the existing environment. Additionally, future development would not adversely impact views from the Leucadia Beach State Park viewpoint because the scenic resources from that viewpoint are of the Pacific Ocean which is west of the viewpoint. Furthermore, the site would not be

visible from the scenic viewpoint. Thus, implementation of the HEU at housing site L-1 would result in a less than significant impact on scenic views.

Housing Site L-2

Site L-2 occupies approximately 2.1 acres located at 1034-1160 Highway 101 in the Leucadia Community. The site is adjacent to scenic Highway 101 and is within the critical viewshed of Leucadia Beach State Park as shown on Figure 4.1-1. The site currently consists of a range of commercial specialty retail. Refer to Appendix I, Photographs 30 through 34 for existing site conditions at site L-2.

Under the HEU floating zone provisions, Site L-2 would be developed based on the Main Street/Mixed Use–Small Site neighborhood prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. Development of this site would not adversely affect views from Leucadia Beach State Park because the site would not be visible from the beach and would not have the potential to block any ocean views. Views from Highway 101 would be altered with development of a mixed use development in this location; however with implementation of applicable zoning requirements and design guidelines that would ensure development complements the existing surroundings, there would be no adverse impact to views from Highway 101. Thus, the HEU would result in a less than significant impact on scenic views.

Housing Site L-4

Site L-4 is a vacant site located at 825-837 Orpheus Avenue at the southwest corner of the I-5 and Leucadia Boulevard interchange. The site is located within the scenic view corridor for I-5 as shown in Figure 4.1-1. The site is also located in a highly visible area due to its location adjacent to I-5. Refer to Appendix I, Photographs 38 through 40 for existing site conditions at site L-4.

Under the HEU floating zone provisions, Site L-4 would be developed based on the Residential Infill-Medium to Large Site neighborhood prototype, which would allow two- and three-story multi-family and single-family attached units. Views of the site traveling south on I-5, would be largely shielded by the Leucadia overpass and the vegetated slopes at the edge of the roadway. Traveling north on I-5, the site would likely be somewhat visible, but not for an extended period of time due to the curve of the roadway and the vegetated median. Development of three-story multi-family structures at this location would not adversely impact the scenic view corridor due to minimal visibility of the site from the roadway and due to required compliance with zoning, design guidelines and landscaping requirements that would ensure an appropriately scaled, visually pleasing development. Additionally, while future development of this site would be located in a highly visible area (adjacent to an interstate highway), it would be in contrast to the surrounding development or natural topography because implementation design guidelines would ensure the development does not incorporate excessive height, bulk, signage, or architectural projections. Thus, future development of site L-4 would result in a less than significant impact on scenic views.

Housing Site L-5

Site L-5 is located at 912-938 Leucadia Boulevard, generally at the northeast corner of the I-5 and Leucadia Boulevard interchange. The site is located within the scenic view corridor for I-5 and adjacent to the scenic roadway, Leucadia Boulevard, as shown in Figure 4.1-1. The site is also located in a highly visible area due to its location adjacent to I-5. Site L-5 currently consists of one single-family residence and greenhouses. Refer to Appendix I, Photograph 41 for existing site conditions at site L-5.

Under the HEU floating zone provisions, Site L-5 would be developed based on the Residential Infill-Medium to Large Site neighborhood prototype which would allow two and three-story multi-family and single-family attached units. Future development would not be visible from I-5 due to the fact that the elevation of the project site is lower than surrounding roadways and shielded by the vegetated slopes along I-5. In addition, the site is set back from I-5 with intervening development between I-5 and site L-5. Development of three-story multi-family structures at this location would not adversely impact the scenic view corridor due to the minimal visibility of this site from the roadway and due to required compliance with zoning, design guidelines and landscaping requirements that would ensure an appropriately scaled and visually pleasing development. Similarly, future development would not adversely impact views from Leucadia Boulevard due to its lower elevation relative to Leucadia Boulevard which would minimize project visibility. Thus, future development of site L-5 would result in a less than significant impact on scenic views.

Housing Site L-6

Site L-6 is a 5.2-acre site located north of Leucadia Boulevard between Urania Avenue and Saxony Road, east of I-5. The site is located adjacent to the scenic roads, Leucadia Boulevard and Saxony Road as shown on Figure 4.1-1. Site L-6 consists of four single-family homes and greenhouses Refer to Appendix I, Photographs 42 through 44 for existing site conditions at site L-6.

Under the HEU floating zone provisions, Site L-6 would be developed based on the Residential Infill-Medium to Large Site neighborhood prototype which would allow two- and three-story multi-family and single-family attached units. Scenic views traveling east on Leucadia Boulevard would not change substantially as the site is largely screened from view by mature landscaping in the roadway median. However, the site would be visible for west bound travelers along Leucadia Boulevard and from Saxony Road. While the project would be visible from these scenic roadways, the project would not substantially degrade the quality of the views from these scenic roads because it would not obstruct a scenic view and it would be designed in compliance with proposed zoning and design guidelines which would ensure appropriate scale of development and an aesthetically pleasing architectural character. Thus, future development of site L-6 would result in a less than significant impact on scenic views.

Housing Site ALT-2

The ALT-2 housing site is located within the Leucadia community just west of Highway 101 scenic roadway. The northern portion of the site is located within the Highway 101, north of La Costa Avenue vista point critical viewshed and the entirety of the site is located adjacent to a scenic roadway (Highway 101) as shown in Figure 4.1-1. The site would be visible for travelers along Highway 101, but is not considered a highly visible area because it is not located on a canyon edge, hilltop or adjacent to an interstate highway. The site currently is developed with one and two story specialty retail. Refer to Appendix I, Photographs 1 through 37 for ALT-2 existing conditions.

Under the HEU floating zone provisions, this housing site would be developed with the Main Street/Mixed Use-Small Site neighborhood prototype which would allow two to three stores of mixed use development with ground floor commercial, one or two upper floors of residential and underground parking. Development of the ALT-2 housing site would increase the height and bulk of structures as viewed along the west side of Highway 101 and increase the density of development compared to the existing condition. However, with implementation of the floating zones, required landscaping, design guidelines, and project elements associated with the Main Street/Mixed Use-Small Site neighborhood prototype, the visual effect of development along Highway 101 would not be adverse. For example, the Main Street/Mixed Use-Small Site neighborhood prototype would incorporate a second-level plaza for residential units which would provide a break in the façade at the street level, providing architectural interest and minimizing the apparent bulk of the structure. The effect on public views from Highway 101 views would be less than significant and no scenic views would be blocked.

Public views from the vista point located along Highway 101, north of La Costa Avenue would not be adversely affected by future development of housing site ALT-2 because the vista point is located closer to the ocean than the ALT-2 site and the main public views from that location are of the Batiquitos Lagoon and Pacific Ocean. Traveling north on Highway 101, the view opens up to the Batiquitos Lagoon and Pacific Ocean. These views would not be altered by development of the ALT-2 housing site.

Thus, as the site is not located in a highly visible area, would not result in an adverse impact on public views from the scenic highway or vista point, impacts to public views from future development of site ALT-2 would be less than significant.

Old Encinitas Housing Sites

Housing Site OE-1

The OE-1 housing site is a 2.3 gross acre site located within Old Encinitas, west of Highway 101, east of Third Street and north of West C Street as shown on Figure 4.1-2. Site OE-1 is located adjacent to the scenic road, Highway 101 and is within the Moonlight State Beach and "D" Street vista point viewsheds. The site currently comprises some light industrial uses and five homes. Refer to Appendix I, Photographs 84 and 85 for existing site conditions at site OE-1.

Under the HEU floating zone provisions, housing site OE-1 would be developed based on the Main Street/Mixed Use–Small Site neighborhood prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. Development of housing site OE-1 would not result in significant impacts to views from the Moonlight State Beach and “D” Street vista points because the site is located east of the viewpoints and would have no impact on ocean views or scenic vistas. Views from Highway 101 would be altered due to higher intensity development; however visibility of the site is currently shielded due to masonry and wood fencing that screens views of the site. While development of a two- to three-story mixed use development would be visible in this location, application of design guidelines would ensure appropriate setbacks and architectural features are incorporated to protect views from the scenic roadways. Additionally, development of housing site OE-1 would not obstruct ocean views or scenic resources as viewed from Highway 101. Thus, future development of site OE-1 would result in a less than significant impact on scenic views.

Housing Site OE-2

The OE-2 housing site is a 7.3-acre housing site located within Old Encinitas at the northwest corner of the I-5 and Encinitas Boulevard freeway exit as shown on Figure 4.1-2. Site OE-2 is located within the I-5 scenic view corridor. The site is currently developed with a gas station, various service retailers, restaurants and other commercial uses. Refer to Appendix I, Photographs 86 to 88 for existing site conditions at site OE-2.

Under the HEU floating zone provisions, housing site OE-2 would be developed with the Neighborhood Center/Mixed Use–Large Site neighborhood prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale. The site currently has limited visibility from I-5 due the fact that it is at a lower elevation from I-5. Development of the site with two to three stories of mixed use development would be visible from I-5, but would not be visually dominant as viewed from the roadway due to the lower elevation of the site in relation to I-5. Development of this site would not substantially block scenic views from the I-5 scenic view corridor and would not be highly visible. Thus, future development of site OE-2 would result in a less than significant impact on scenic views.

Housing Site OE-4

The OE-4 housing site is a 4.38-gross-acre site located within Old Encinitas at the City Hall site at the corner of South Vulcan Avenue and West D Street as shown on Figure 4.1-2. Site OE-4 is located within the Moonlight State Beach, D Street, and F Street vista point viewsheds. The site is currently developed with civic uses including City Hall and other civic offices. Refer to Appendix I, Photographs 89 and 90 for existing site conditions at site OE-4.

Under the HEU floating zone provisions, housing site OE-4 would be developed based on the Main Street/Mixed Use–Small Site neighborhood prototype which would allow two- to three-stories of mixed use development including retail or restaurants on the ground floor with housing above. Development of this housing site would not result in a significant

impact to scenic views from the Moonlight State Beach, “D” Street, and “F” Street vista points because the site is located east of these viewpoints and would not obstruct ocean views or any other scenic vistas. Thus, future development of site OE-4 would result in a less than significant impact on scenic views.

Housing Site OE-5

The OE-5 housing site is comprised of 26 parcels over 11.15 gross areas located in Old Encinitas along the west and east side of Highway 101 between West F Street to just south of West K Street as shown on Figure 4.1-2. Site OE-5 is located adjacent to the scenic Highway 101 and within the F Street, H Street, I Street, J Street, and Swami City Park vista point viewsheds. The site is currently developed with a variety of commercial uses including convenience stores, restaurants and specialty retailers. Refer to Appendix I, Photograph 100 for existing site conditions at site OE-5.

Under the HEU floating zone provisions, housing site OE-5 would be developed based on the Main Street/Mixed Use–Small Site neighborhood prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. Development of site OE-5 would result in a substantial change in views from Highway 101 due to the length of the roadway frontage that would be developed with two- to three-story mixed use development. However, design guidelines would be applied to ensure appropriate setbacks and architectural features are incorporated that provide a scale and character consistent with the existing environment. Additionally, development of this housing site would not block any ocean views or other scenic vistas from Highway 101 or the F Street, H Street, I Street, J Street, and Swami City Park vista point viewsheds. Thus, future development of site OE-5 would result in a less than significant impact on scenic views.

Housing Site ALT-6

The ALT-6 housing site is located within the Old Encinitas community and is the site of the Downtown Encinitas Transit Center adjacent to North Vulcan Avenue. This site is located within the Moonlight State Beach, “D” Street, and “F” Street vista point critical viewsheds and would be visible from Highway 101, a scenic highway (Figure 4.1-2). The site is not considered a highly visible area because it is not located on a canyon edge, hilltop or adjacent to an interstate highway. The site is currently used as surface parking for the transit center that serves rail and bus. Refer to Photographs 91 and 92 for existing site conditions at housing site ALT-6.

Under the HEU floating zone provisions, development of this housing site would be based on the Main Street/Mixed Use–Small Site neighborhood prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. Scenic views from Moonlight State Beach, “D” Street, and “F” Street vista point critical viewsheds would not be adversely affected because the primary view from those locations is of the Pacific Ocean and coastline. The site would not be discernible from these viewpoints due to its distance, intervening development, and due to the higher topography east of the site that provides views of existing multi-family residential

development. Similarly, views from Highway 101 would not be substantially altered because views of the commercial development between Highway 101 and the housing site would provide some screening. In addition, views of existing multi-family development are visible east of the housing site due to topography. Thus, while a two to three story development would likely be visible from Highway 101, it would not degrade existing views from the scenic highway due to its location set back from the highway, screening from intervening development, and existing higher elevation views of multi-family development. In conclusion, the site is not located in a highly visible area, would not impede public views from designated vista points, and would not result in an adverse impact on public views from Highway 101, impacts to public views from future development of ALT-6 would be less than significant.

Housing Site ALT-7

The ALT-7 housing site is located within the Old Encinitas community and is generally located along the west side of Highway 101, south of Encinitas Boulevard to West K Street. The site is located adjacent to a scenic roadway (Highway 101) and the southern end of the site is within the viewshed of Swami's City Park (Figure 4.1-2). The site is not considered a highly visible area because it is not located on a canyon edge, hilltop or adjacent to an interstate highway. The site is comprised of convenience stores, restaurants, specialty retailers and other commercial uses. Refer to Appendix I, Photographs 93 through 101 for ALT-7 existing conditions.

Under the HEU floating zone provisions, the site would be developed based on the Main Street/Mixed Use-Small Site neighborhood prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. Scenic views from Swami's City Park would not be adversely affected because development at the site would not be visible from the park due to intervening development (the Self-Realization Fellowship) and the distance between the park and the housing site. Views along Highway 101 would be altered by construction of two to three story mixed use structures; however implementation of the City's design guidelines, landscaping requirements and architectural features would ensure scenic views along Highway 101 would not be degraded by development. Thus, as the site is not located in a highly visible area, would not impede public views from designated vista points, and would not result in an adverse impact on public views from Highway 101, impacts to public views from future development of ALT-7 would be less than significant.

Cardiff Housing Sites

Housing Site C-1

The C-1 housing site is located in Cardiff, just southwest of the I-5 exit at Santa Fe Drive. This site is located within the scenic view corridor for I-5, adjacent to Santa Fe Drive, a scenic roadway, and is considered highly visible due to its location adjacent to the interstate (Figure 4.1-3). The site is comprised of a grocery store, convenience store, gym, restaurants and other commercial uses. Refer to Appendix I, Photographs 106 through 108 for existing site conditions at site C-1.

Under the HEU floating zone provisions, the site would be developed based on the Neighborhood Center/Mixed Use-Large Site neighborhood prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale compared to existing strip commercial development. Development of this site would increase the height of development which would increase visibility of site structures for travelers along I-5 and Santa Fe Drive; however the development would also provide visual relief from a large surface parking lot by providing smaller structures, enhanced landscaping, and an architectural form subject to the City’s design review requirements. Thus, although the site would be visible from the adjacent roadways, it would not have an adverse effect on scenic views and impacts would be less than significant.

Housing Site C-2

Housing site C-2 is located west of I-5, east of Santa Fe Drive, generally between Mackinnon Avenue and Windsor Road. The site is located adjacent to Santa Fe Drive, a scenic roadway as shown on Figure 4.1-3. The site is comprised of a church, tennis club, vacant lot and one single-family residence. Refer to Appendix I, Photograph 111 for existing site conditions at site C-2.

Under the HEU floating zone provisions, future development of the housing site would be with the Residential Infill-Medium to Large Site neighborhood prototype which would allow of multi-family and single-family attached units. Three-story apartments would be located near Santa Fe Drive and two- and three-story flats would be located along new neighborhood streets. Two- or three-story townhomes would face existing residential streets to transition to the single-family areas to the south. Development of this site would not result in an adverse impact to views along the scenic roadway, Santa Fe Drive, because development of the housing site would enhance the visual environment along Santa Fe Drive. For example, the southeast corner of Santa Fe Drive and MacKinnon, which is currently a vacant dirt lot where cars and equipment are often parked, would be improved with sidewalks, landscaping and residential multi-family structures that would be subject to the City’s design review requirements. Thus, future development of the site would not have an adverse effect on public views from Santa Fe Drive and impacts would be less than significant.

Housing Site C-3

Housing site C-3 is located in Cardiff along San Elijo Avenue and comprises the site of the Cardiff Town Center and the shopping center just south of that at San Elijo Avenue and Aberdeen Drive. The site is located adjacent to a scenic roadway, San Elijo Avenue, as shown on Figure 4.1-3. Refer to Appendix I, Photographs 103 through 105b for existing site conditions at site C-3.

Under the HEU floating zone provisions, future development of housing site C-3 would be based on the Village Center Mixed Use-Medium Site neighborhood prototype which would include two to three-stories of mixed use development that incorporates smaller blocks of structures to make the area pedestrian friendly. Scenic resources along San Elijo Avenue are primarily the views of the Pacific Ocean to the west. Since the site is located east of San

Elijo Avenue, development of the site would have no effect on scenic ocean views. Additionally, the intent of the Village Center Mixed Use-Medium Site neighborhood prototype is to complement the surrounding context with similar architectural styles and massing. Thus, based on the location of the site east of San Elijo Avenue and architectural elements that would complement the surrounding development as implemented through the City's design review guidelines, future development of the site would result in a less than significant impact on scenic views.

Housing Site C-6

Housing site C-6 is located in Cardiff at 3305 Manchester Avenue. It comprises one vacant parcel and another parcel partially improved with a church facility; however, the study area only includes the portion of the site without any improvements. The site is located adjacent to a scenic roadway, Manchester Avenue, and within a designated scenic view corridor as shown on Figure 4.1-3. Refer to Appendix I, Photographs 118 and 119 for existing site conditions at site C-3.

Under the HEU floating zone provisions, future development of housing site C-6 would be based on the Residential Infill-Small Site neighborhood prototype which would allow two to three-story multi-family residential developments. Scenic resources along this section of Manchester Avenue are primarily of the San Elijo Lagoon areas east of the housing site. Since the housing site is located west of Manchester Avenue, it would have no adverse effect on the scenic views along Manchester Avenue. Additionally, site visibility from the roadway would be limited to a short stretch of the roadway due to curves in the road west of the site and development located immediately north and south of the site. Thus, future development of the site would not result in an adverse impact on scenic resources within the scenic view corridor or as viewed from Manchester Avenue and impacts to scenic views would be less than significant.

Housing Site C-7

Site C-7 is located in Cardiff at 2211 San Elijo Avenue, adjacent to Glen Park and is developed with a gas station. This site is located adjacent to a San Elijo Avenue, a scenic roadway, and within the northern edge of the San Elijo and Kilkenny vista point critical viewshed as shown on Figure 4.1-3. Refer to Appendix I, Photograph 102 for existing site conditions at site C-7.

Under the HEU floating zone provisions, similar to site C-3, future development of housing site C-7 would be based on the Village Center Mixed Use-Medium Site neighborhood prototype which would include two to three-stories of mixed use development that incorporates smaller blocks of structures to make the area pedestrian friendly. Since the scenic resources along San Elijo Avenue are primarily the views of the Pacific Ocean to the west and the site is located east of San Elijo Avenue, development of the site would have no effect on scenic ocean views. Additionally, the intent of Village Center Mixed Use-Medium Site neighborhood prototype development is to complement the surrounding context with similar architectural styles and massing. Finally, while the site is located within the viewshed for the San Elijo and Kilkenny vista point, the housing site would not be visible

from the vista point and development of the site would not degrade scenic vistas as viewed from the vista point. Thus, future development of the site would result in a less than significant impact on scenic views.

Housing Site CBHMG-1

The CBHMG-1 housing site is located in Cardiff, just east of the I-5 exit at Santa Fe Drive. The site is located adjacent to the scenic road, Santa Fe Drive and is within the I-5 viewshed as shown on Figure 4.1-3. Due to its location adjacent to I-5, the site would also have the potential to be highly visible. The existing site is fenced and vacant with some equipment storage. Refer to Appendix I, Photographs 109 and 110 for existing site conditions at site CBHMG-1.

Under the HEU floating zone provisions, housing site CBHMG-1 would be developed with the Residential Infill – Small Site neighborhood prototype which would allow two- to three-story multi-family residential developments. The housing site would be marginally visible for travelers along I-5 due to the lower elevation of the site in relation to the freeway and due to mature vegetation located between the housing site and the freeway. Development of this housing site would be visible from Santa Fe Drive. Existing scenic resources along Santa Fe Drive in this location are limited. Development of a housing site at this location would not result in an adverse impact to scenic views from Santa Fe Drive or I-5 because it would not obstruct any scenic vistas or degrade existing scenic resources. Thus development of site CBHMG-1 would result in a less than significant impact on scenic views.

New Encinitas Housing Sites

Housing Site NE-1

Site NE-1 is located in New Encinitas at the southwest corner of Leucadia Boulevard and North El Camino Real. It is located adjacent to the scenic roadway, Leucadia Boulevard, and within a designated scenic view corridor as shown on Figure 4.1-4. Site NE-1 comprises the Encinitas Ranch Town Center which includes various commercial uses including restaurants, a fast food drive-through, and a gas station. Refer to Appendix I, Photographs 112 and 113 for existing site conditions at site NE-1.

Under the HEU floating zone provisions, site NE-1 would be developed with the Neighborhood Center/Mixed Use-Large Site neighborhood prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale compared to existing strip commercial development. Views of the site from El Camino Real would be substantially screened by a strip of vegetated land between the proposed housing site and El Camino Real. Development on the housing site would be visible from Leucadia Boulevard, but would not substantially degrade any scenic views as future development would replace existing commercial development visible from Leucadia Boulevard. Furthermore, future development of a housing site must comply with proposed zoning which would ensure the height and scale of development is appropriate to the site.

Thus, future development of site NE-1 would result in a less than significant impact on scenic views.

Housing Site NE-4

Site NE-4 is a developed commercial center located at 105 to 131 North El Camino Real. The site is located adjacent to the scenic roadway, El Camino Real and a small western portion of the site is located within the critical viewshed for Oak Crest Park as shown on Figure 4.1-4. Refer to Appendix I, Photograph 60 for existing site conditions at site NE-4.

Under the HEU floating zone provisions, the site would be developed with the Neighborhood Center/Mixed Use-Large Site neighborhood prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale compared to existing strip commercial development. The site would not obstruct views from Oak Crest Park due to the distance from the park and the location of the proposed development within an existing developed area. Scenic views from El Camino Real would not be adversely impacted because development of the site would constitute redevelopment of an existing developed site and a majority of the development would be set back from the roadway due to the depth of the site compared to its frontage width. Thus, development of site NE-4 would result in a less than significant impact on scenic views.

Housing Site NE-7

Site NE-7 is located at the southwest corner of Encinitas Boulevard and the South El Camino Real intersection. The site consists of restaurants, fast food drive-through, offices, a grocery store, and a gas station. The site is located adjacent to the scenic roadway, El Camino Real and within the critical viewshed for Oak Crest Park as shown on Figure 4.1-4. Refer to Appendix I, Photographs 67 through 70 for existing site conditions at site NE-7.

Under the HEU floating zone provisions, the site would be developed with the Neighborhood Center/Mixed Use-Large Site neighborhood prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale compared to existing strip commercial development. The site could be visible from Oak Creek Park, but would not obstruct views or detract from scenic views due to its distance from the park and its location within an existing developed area. Development on the housing site would be visible from El Camino Real and would increase the visibility of site structures due to the increased land use intensity and height; however, scenic views from El Camino Real would not be adversely impacted because development of the site would not obstruct any scenic views or degrade the visual environment. Future development of the site must comply with applicable zoning and design guidelines which would ensure the development is appropriately scaled and designed to ensure scenic views are not obstructed or degraded. Thus, future development of site NE-7 would result in a less than significant impact on scenic views.

Housing Site ALT-3

The ALT-3 housing site is located within the New Encinitas Community at 141-215 South El Camino Real. This site is located adjacent to El Camino Real, a scenic roadway and is partially located within the Oak Crest Park vista point critical viewshed (Refer to Figure 4.1-2). Due to the elevation of the housing site in relation to surrounding areas, the site is also considered highly visible. The site is currently developed with surface parking and single story commercial development. Refer to Appendix I, Photographs 61 through 66 for ALT-3 existing conditions.

Under the HEU Floating Zone provisions, this housing site would be developed with the Neighborhood Center/Mixed Use-Large Site, neighborhood prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale compared to existing strip commercial development. Development of this neighborhood prototype would increase the height of development at this site which would increase visibility of site structures for travelers along El Camino Real, a scenic roadway. While the existing views from El Camino Real are predominantly of single-story commercial development, the aesthetic character is one of a largely urban developed nature. Construction of two and three-story mixed use development would not block any existing scenic views or substantially degrade the visual environment as viewed from a scenic roadway or scenic viewpoint. In addition, site visibility from El Camino Real and Encinitas Boulevard would be partially shielded from view by existing development just north of the site adjacent to Encinitas Boulevard and El Camino Real. Thus, future development of site ALT-3 would not result in an adverse impact on public views from a scenic highway or vista point and impacts to public views would be less than significant.

Olivenhain Housing Sites

Housing Site O-2

Site O-2 is a vacant site located within the Olivenhain community, generally at the northeast corner of Encinitas Boulevard and Rancho Santa Fe Road. The site is undeveloped consisting largely of non-native grasslands and trees bordering the southern and eastern boundaries. The O-2 site is located within a designated scenic view corridor and is adjacent to the scenic road, Rancho Santa Fe Road and within a designated scenic view corridor as shown in Figure 4.1-4. Refer to Appendix I, Photograph 71 and 72 for existing site conditions at site O-2.

Under the HEU floating zone provisions, the site would be developed with the Village Center Mixed Use-Medium Site neighborhood prototype which would allow two to three stories of mixed use development incorporating smaller pedestrian friendly blocks of structures. While development of the housing site would alter views from Rancho Santa Fe Road, the site is located adjacent to the developed intersection at Encinitas Boulevard and Rancho Santa Fe Road which is developed with commercial land uses. Thus, while development on the housing site would alter views from the scenic view corridor along Rancho Santa Fe Road, scenic views would not be obstructed or degraded. The site would be developed consistent with proposed zoning and design guidelines which would ensure the

site is appropriately scaled and design to preserve scenic views consistent with the surrounding community. Thus, future development of site O-2 would result in a less than significant impact on scenic views.

Housing Site O-3

Site O-3 is a developed site is located within the Olivenhain community, generally at the northwest corner of the Encinitas Boulevard and Rancho Santa Fe Road intersection (see Figure 4.1-4). The site is developed and consists of a preschool, offices and retailers. Site O-3 is located within a designated scenic view corridor for Rancho Santa Fe Road. Refer to Appendix I, Photographs 73 through 75 for existing site conditions at site O-3.

Under the HEU floating zone provisions, the site would be developed with the Village Center Mixed Use-Medium Site neighborhood prototype which would allow two to three stories of mixed use development incorporating smaller pedestrian friendly structures. Development of this site would not adversely impact scenic views from Rancho Santa Fe Road because site visibility would be limited due to the intervening commercial development located adjacent to Rancho Santa Fe road between the housing site and Rancho Santa Fe Road. Development of this site would not obstruct or degrade scenic views. Thus, future development of site O-3 would result in a less than significant impact on scenic views.

Housing Site O-4

Site O-4 is an undeveloped, vacant site located at the southeast corner of Manchester Avenue and El Camino Real. The site has a riparian area along the eastern side of the property. It is located adjacent to the scenic roadway, Manchester Avenue and within a designed scenic view corridor as shown on Figure 4.1-3. Refer to Appendix I, Photographs 116 and 117 for existing site conditions at site O-4.

Under the HEU floating zone provisions, the site would be developed with the Neighborhood Center/Mixed Use-Large Site neighborhood prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale. Scenic resources of this site include expansive views toward the San Elijo Lagoon from Manchester and El Camino Real in addition to mature vegetation on the site. Development of the site with the Neighborhood Center/Mixed Use-Large Site neighborhood prototype would obstruct views, particularly for southbound travelers along South El Camino Real to southbound Manchester where there are expansive views toward San Elijo Lagoon. Although zoning and design guidelines would provide some context to the development by requiring a scale and character consistent with the existing environment, development of two- and three-story structures could substantially obstruct views. Thus, development of this housing site would result in a potentially significant impact on scenic views (Impact VIS-1).

Housing Site O-5

Site O-5 is located in the Olivenhain community at the northeast corner of South El Camino Real and Manchester Avenue. The site is adjacent to the scenic roadway, Manchester Avenue and within a designed scenic view corridor as shown on Figure 4.1-3. The site consists of one single-family residence. Refer to Appendix I, Photographs 114 and 115 for existing site conditions at site O-5.

Under the HEU floating zone provisions, future development of housing site O-5 would be based on the residential infill-small site neighborhood prototype which would allow two- to three-story multi-family residential developments. Scenic resources along this section of South El Camino Real and Manchester Avenue are primarily of the San Elijo Lagoon, south of the housing site. Development of this site would remove some mature vegetation but would not substantially block views of the San Elijo Lagoon from the adjacent roadways because the views open up to the south once you get to the Manchester and South El Camino Real intersection. Future development of the site would not obstruct any scenic views from Manchester Avenue because the site is located north of Manchester Avenue and the scenic views are south of Manchester Avenue. Thus, future development of site O-5 would result in a less than significant impact on scenic views.

Housing Site O-6

The O-6 housing site is located within the Olivenhain community, generally at the northwest corner of Encinitas Boulevard and Rancho Santa Fe Road. The O-6 site is located within a designated scenic view corridor and is adjacent to the scenic road, Rancho Santa Fe Road, as shown on Figure 4.1-4. This site is part of the larger ALT-4 site. Refer to Appendix I, Photograph 77 for existing site conditions at site O-6.

Under the HEU floating zone provisions, future development of housing site O-6 would be based on the residential infill-small site neighborhood prototype which would allow two to three-story multi-family residential developments. Development of this housing site would be visible from Rancho Santa Fe Road and would change the views of the site from vacant lands to developed lands. Although the views from the roadway would be altered, development of the housing site would not result in a significant adverse impact to scenic views from the roadway because the future development would incorporate landscaping and architectural features pursuant to design guidelines that would ensure future development is aesthetically pleasing and incorporates adequate setbacks to preserve views from the roadway. Additionally, the site is adjacent to the intersection at Encinitas Boulevard and Rancho Santa Fe Road which is dominated by commercial development. Thus, as the site is not located in a highly visible area or within the viewshed of a vista point and would not result in an adverse impact on public views from the scenic roadway, impacts to public views from future development of O-6 would be less than significant.

Housing Site ALT-4

The ALT-4 housing site is located within the Olivenhain community, generally at the northwest corner of Encinitas Boulevard and Rancho Santa Fe Road. The ALT-4 site is

located within a designated scenic view corridor and is adjacent to the scenic road, Rancho Santa Fe Road as shown on Figure 4.1-4. The site is not considered a highly visible area because it is not located on a canyon edge, hilltop or adjacent to an interstate highway. The site is predominantly vacant with three existing homes. Refer to Appendix I, Photographs 76 and 77 for ALT-4 existing conditions.

Under the HEU floating zone provisions, future development of the housing site would be with the Residential Infill-Medium to Large Site neighborhood prototype which would allow of multi-family and single-family attached units. Three-story apartments would be located near the street and two- and three- story flats would be located along new neighborhood streets. Two- or three-story townhomes would face existing residential streets to transition to the single-family areas. Gardens would be incorporated into the development.

Development of this housing site would be visible from Rancho Santa Fe Road, however, it would not result in a significant adverse impact to scenic views from the roadway because future development would incorporate landscaping and architectural features pursuant to design guidelines that would ensure development is aesthetically pleasing and blends in with surrounding development. In addition, future development would not significantly alter views because the intersection at Encinitas Boulevard and Rancho Santa Fe Road is dominated by commercial development. Thus, as the site is not located in a highly visible area or within the viewshed of a vista point and would not result in an adverse impact on public views from the scenic roadway, impacts to public views from future development of ALT-4 would be less than significant.

b. Housing Strategy Summaries

Housing Strategy 1 – Ready Made (RM)

Development within housing strategy 1 (RM) would result in less than significant impacts to public views.

Housing Strategy 2 – Build Your Own (BYO)

Development within housing strategy 2 (BYO) has potential to impact scenic views of the San Elijo Lagoon as viewed from the scenic roadways, South El Camino Real and Manchester Avenue, resulting from development of housing site O-4.

Housing Strategy 3 – Modified Mixed Use Places (MMUP)

Development within housing strategy 3 (MMUP) has potential to impact scenic views of the San Elijo Lagoon as viewed from the scenic roadways, South El Camino Real and Manchester Avenue, resulting from development of housing site O-4.

4.1.6.2 Significance of Impacts

One housing site, site O-4, would result in a potentially significant impact (Impact VIS-1) on scenic views of the San Elijo Lagoon from the scenic roadways South El Camino Real

and Manchester Avenue particularly for southbound travelers along South El Camino Real to southbound Manchester where expansive views toward San Elijo Lagoon would be substantially blocked by development of a Neighborhood Center/Mixed Use-Large Site housing site neighborhood prototype.

Development of all other housing sites would result in a less than significant impact to public views.

4.1.6.3 Mitigation, Monitoring, and Reporting

As the floating zone standards and design guidelines are intended to maximize consistency with the surrounding land use context, including preserving significant views, the project already incorporates standards to maximize protection of views to the extent feasible. Thus, no further mitigation is available at the program-level to reduce the adverse impact to views resulting from development of site O-4.

4.1.6.4 Significance after Mitigation

As no mitigation is available at the program-level to reduce the adverse impact to views resulting from development of site O-4, impacts would be significant and unavoidable.

4.1.7 Issue 3: Community Character

Would the project introduce features which would conflict with important visual elements or the quality of the community/neighborhood (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, light/glare, etc.) and would thereby negatively and substantially alter the existing character of neighborhoods?

4.1.7.1 Impacts

The intent of the floating zones is to: respond to neighborhood character; be compatible with community specific settings, and promote basic best practices in urban design. The proposed zoning code would achieve this goal by regulating site density, percent building coverage allowance, required usable open space, and building setbacks, height, articulation, and transparency.

Each floating zone identifies allowable housing prototypes, such as mixed use residential, apartment, flat, carriage house, townhome, and duplex. Standards for each housing prototype supplement the standards for each zone in which that housing prototype would be allowed. In addition, only certain housing prototypes would be allowed in designated transition areas, which typically occur between housing sites and adjacent single-family residential areas. The zoning standards and design guidelines work together to also address community character and context sensitivity.

New zoning standards and design guidelines would also support tree plantings on housing sites. In the commercial corridors and residential infill areas, it is anticipated that

sidewalks would reach the full width to the curb, and planter cut-outs at regular intervals would accommodate street trees. Not only would street trees add beauty to a street, but they would also provide shade to street users on hot days, reduce ambient temperatures, create a sense of street enclosure at maturity, and help emphasize sustainable tree canopy in the long term.

Implementation of the proposed design guidelines in addition to the City of Encinitas Municipal Code Development Standards (Section 30.20.010) would ensure lighting is properly integrated into proposed structures and shielded to direct light downward and away from streets or adjoining properties. The design guidelines require street lighting to be pedestrian scaled and to minimize light pollution. With implementation of these lighting standards on future housing sites, adverse impacts to community character from lighting would be less than significant.

The following is an evaluation of the potential for each housing site to conflict with important visual elements or the quality of the community/neighborhood. Where housing sites are located in close proximity to one another and share similar characteristics with regard to surrounding land uses, the analysis of these sites is grouped for brevity.

Each site is evaluated relative to the ability for the implementation of the floating zone development standards and design guidelines to adequately address potential impacts related to community character.

a. Housing Sites

Leucadia Housing Sites

Housing Sites L-1, L-2 and ALT-2

Sites L-1, L-2 and ALT-2 are located on the west side of Highway 101 in the Leucadia community as shown on Figure 4.1-1. Sites L-1 and L-2 are smaller sites within the larger ALT-2 site. These housing sites currently contain a range of commercial uses including specialty retail. Site L-1 and ALT-2 contains six single-family residences. Land uses adjacent to the west of these housing sites are primarily single and multi-family residential land uses. Land uses east of the site are separated by Highway 101, the railroad and associated right-of-way, and North Vulcan Avenue. Refer to Appendix I, Photographs 1 through 37 for existing site conditions at site L-1, L-2 and ALT-2.

The existing character of this area of Leucadia is varied, and no single architectural style dominates. The area supports a variety of specialty retail and “mom and pop” establishments, most of which are older and have been modified to some extent over the years. Development of these housing sites could result in development of a greater scale and density than the existing condition, but the change would not be adverse as all future development must comply with standards of the floating zones and design guidelines, as detailed further below.

Sites L-1, L-2, and ALT-2 would be developed based on the Main Street/Mixed Use–Small Site neighborhood prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. This neighborhood prototype would include a mixed use building fronting Highway 101 with alley access to parking and other transitional uses such as carriage houses that would add housing diversity and provide a transition to neighboring residential land uses.

Sites L-1, L-2, and ALT-2 north of Diana Street would be designated with the Mixed Use Main Street (X30-M) zone. Any of the six housing prototypes would be allowed in this zone, which would provide design flexibility for a variety of architectural styles. Site ALT-2, south of Diana Street would be designated with the Shopfront Main Street (S30-M) zone which would allow development of the mixed use residential housing prototype. Allowable density at these housing sites would increase from up to 25 dwelling units per acre to a minimum of 20 units per acre to a maximum of 30 units per acre.

Development of these housing sites would increase the height and bulk of structures along the west side of Highway 101 and would increase the intensity of both commercial and residential development compared to the existing condition. Land uses adjacent to these sites to the west are primarily multi-family, with a few scattered single-family land uses. The adjacent multi-family development would be consistent with the scale and nature of future multi-family development. Redevelopment of these sites would increase the scale and intensity of development compared to the existing character of Leucadia; however, it would be consistent with the existing community character due to the diversity of land uses, the multi-family development adjacent to these sites, and implementation of the specific zone requirements and associated design guidelines that would ensure structures are designed with appropriate setbacks, variations in lot size and coverage, building frontage, building articulation requirements, and transparency. Thus, with implementation of floating zone requirements and design guidelines, the effect of development of housing sites on community character would be less than significant.

Housing Site L-4

Site L-4 is a vacant site located at 825-837 Orpheus Avenue at the southwest corner of the I-5 and Leucadia Boulevard interchange (see Figure 4.1-1). Refer to Appendix I, Photographs 38 through 40 for existing site conditions at site L-4.

Site L-4 would be developed based on the Residential Infill-Medium to Large Site prototype which would allow two- and three- story multi-family and single-family attached units. This site would be designated with the Residential Neighborhood (R30-N) zone which would allow 20 to 30 units per acre. Allowed housing prototypes include apartments, flats, carriage homes, townhomes, or duplexes.

The area surrounding the housing site is diverse, with the south bound I-5 onramp located directly adjacent to the east of the site, a gas station on the northerly boundary, a fire station on the southern boundary, and agriculture and residential uses to the west. Development of a residential infill project in this location would not result in an adverse impact to community character because the area is highly diverse and future development

would comply with all zoning requirements and design guidelines that are intended to provide development that would enhance the surrounding community. Thus, impacts to community character associated with this site would be less than significant.

Housing Sites L-5 and L-6

Housing sites L-5 and L-6 are located north of Leucadia Boulevard and east of the I-5 (see Figure 4.1-1). Refer to Appendix I, Photographs 41 through 44 for existing site conditions at sites L-5 and L-6.

These housing sites would be developed based on the Residential Infill-Medium to Large Site prototype which would allow two- and three- story multi-family and single-family attached units. These sites would be designated with the Residential Neighborhood (R30-N) zone which would allow 20 to 30 units per acre. Allowed housing prototypes include apartments, flats, carriage homes, townhomes, or duplexes.

The surrounding area is diverse with agricultural uses interspersed with single-family homes. Development of a residential infill project in this location would not be inconsistent with the diverse community character in the area. While there are single-family residential land uses in the vicinity, the housing sites are adjacent to Leucadia Boulevard, a major road. The area is not dominated by single-family neighborhoods, rather is a transition area where agricultural land uses are intermixed with single and multi-family residential land uses. Future development must comply with all zoning requirements and design guidelines that would ensure development enhances the surrounding community character. Additionally, the sites are adjacent to R-3 and RR-2 zones which would trigger applicability of the neighborhood transition standards of the Municipal Code Section 30.36.060. Specifically, a 10-foot landscaped buffer area would be incorporated adjacent to the off-site residential areas and a 30-foot compatible massing area would limit structure heights to two stories or 26-foot maximum to transition to single-family areas. Thus, with compliance with zoning standards and design guidelines, impacts to community character associated with these sites would be less than significant.

Housing Site L-7

Housing site L-7 is a 7.6 gross acre site located in the Leucadia community (see Figure 4.1-1). The site is vacant and accessed from the two-lane road, Quail Gardens Drive. The dominant land uses in the surrounding area are low-density residential uses and agriculture and surrounding zoning is RR-2. Sidewalks along Quail Gardens Drive are surfaced with decomposed granite and the area is home to a variety of rural uses such as equestrian and agricultural land uses. Refer to Appendix I, Photographs 45 through 47 for existing site conditions.

This housing site would be development based on the Residential Infill-Medium to Large Site prototype which would allow two- and three- story multi-family and single-family attached units. The site would be designated with the Residential Neighborhood (R30-N) zone which would allow a minimum of 20 units per acre to a maximum of 30 units per acre.

Allowed housing prototypes include apartments, flats, carriage homes, townhomes, or duplexes.

Development of the housing site would add multi-family development in an area dominated by low-density residential, vacant lands, and agricultural land uses. The site would have direct access from Quail Gardens Drive. The neighborhood transition standards of the Municipal Code Section 30.36.060 would apply to this site due to the surrounding residential zoning. These requirements would ensure future development incorporates appropriate transitions to single-family area including landscaped buffer areas. A 30-foot compatible massing transition area would also apply, where proposed structure massing would have to be consistent with massing of adjacent structures. However, even with implementation of these transition standards and other zoning and design guidelines that emphasize context sensitive design, future development of this site at the density required to meeting HEU goals, may result in inconsistencies with the low density, rural character of this area because of the large lot, rural nature of surrounding development. Thus, development of this housing site would result in a potentially significant impact due to potential inconsistencies with the surrounding setting (Impact VIS-2).

Old Encinitas Housing Sites

Housing Site OE-1

The OE-1 housing site is a 2.3 gross acre site located within Old Encinitas, west of Highway 101, east of Third Street and north of West C Street. North of the site is undeveloped open space with the exception of a public tennis court (see Figure 4.1-2). West of the site is the parking lot for Moonlight Beach. Lands to the east and south of the site are developed with commercial and residential uses. The site currently comprises some light industrial uses and five homes. Refer to Appendix I, Photographs 84 and 85 for existing site conditions at site OE-1.

Housing site OE-1 would be developed based on the Main Street/Mixed Use–Small Site prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. The site would be designated with the Mixed Use Main Street (X30-M) zone. Any of the six housing prototypes would be allowed in this zone which would provide design flexibility for a variety of architectural styles.

Development of a mixed use development in this location would be compatible with the surrounding environment due to the location of the site in the core commercial area of downtown Encinitas, with direct frontage to Highway 101 and access to public transit across Highway 101. Multi-family development would be compatible with the open space to the north and the parking lot to the west. Although the scale of development would be larger than the existing commercial developments in the surrounding area, application of the design guidelines and zoning standards would ensure future development is designed and sited with sensitivity to the surrounding land use context. Zoning and design guidelines would regulate appropriate setbacks, massing, height, and would require landscaping and architectural design elements that would enhance the character of the

development. Thus, with implementation of zoning standards and design guidelines, adverse impacts to community character would be less than significant.

Housing Site OE-2

The OE-2 housing site is a 7.3-acre housing site located within Old Encinitas at the northwest corner of the I-5 and Encinitas Boulevard freeway exit (see Figure 4.1-2). The site is currently developed with a gas station, various service retailers, restaurants and other commercial uses. Immediately east of the site is Interstate 5. To the north and west of the site are open space lands that are part of Cottonwood Creek Park. The site is accessed from Encinitas Boulevard on the south side of the site. Land uses across Encinitas Boulevard to the south include a hotel and restaurant use. Refer to Appendix I, Photographs 86 through 88 for existing site conditions at site OE-2.

Housing site OE-2 would be developed with the Neighborhood Center/Mixed Use-Large Site prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale. The site would be designated with the Mixed Use Neighborhood (X30-N) zone. Any of the six housing prototypes would be allowed in this zone which would provide design flexibility for a variety of architectural styles.

Due to the location of this site adjacent to I-5 and City owned park/open space, with frontage to Encinitas Boulevard; future development would not adversely impact community character. The nearest single-family residential areas are to the northwest of the project site and separated by a canyon. Development of this housing site would incorporate landscaping and architectural design features that would enhance the visual character of the area. Thus, adverse impacts to community character would be less than significant.

Housing Site OE-4

The OE-4 housing site is a 4.38 gross acre site located within Old Encinitas at the City Hall site at the corner of South Vulcan Avenue and West D Street (see Figure 4.1-2). The site is currently developed with civic uses including City Hall and other civic offices. Refer to Appendix I, Photograph 90 for existing site conditions at site OE-4.

Housing site OE-4 would be developed based on the Main Street/Mixed Use–Small Site neighborhood prototype which would allow two- to three-stories of mixed use development including retail or restaurants on the ground floor with housing above. The site would be designated with the Mixed Use Main Street (X30-M) zone which would allow development of 20 to 30 units per acre. Any of the six housing prototypes would be allowed in this zone which would provide design flexibility for a variety of architectural styles.

Development of the Main Street/Mixed Use–Small Site neighborhood prototype would be consistent with surrounding land uses and neighborhood character because the area is occupied by a variety of residential, commercial and civic uses that would be complemented by a mixed use project designed with sensitivity to the surrounding land use context. Multi-family development is located north of the site, the public library to the east, and South

Vulcan Avenue and a transit center is located to the west. South of the housing site is multi-family and single-family residential development. Single-family areas south of the housing site zoned R-11 would trigger applicability of the neighborhood transition requirements in the zoning code. The neighborhood transition requirements for this zone require a 5-foot landscaped buffer area between the residential areas and a 20-foot compatible massing area where a two story or 26-foot maximum height limit would be applied. Implementation of zoning standards regulating setbacks, transparency usable open space, and height and building articulation, together with the application of the design guidelines to enhance the character of the surrounding area would ensure impacts to community character would be less than significant.

Housing Sites OE-5 and ALT-7

Housing site OE-5 is a smaller site within the larger ALT-7 housing site. These sites are located in Old Encinitas along the west and east sides of Highway 101 as depicted on Figure 4.1-2. Site OE-5 is currently developed with a variety of commercial uses including convenience stores, restaurants and specialty retailers. Site ALT-7 is comprised of convenience stores, restaurants, specialty retailers and other commercial uses. Land uses adjacent to these housing sites to the east include the railroad, parking areas, and South Vulcan Avenue. To the west of the housing sites is 2nd Street which is dominated by commercial/office uses with a few single and multi-family residential land uses. Refer to Appendix I, Photographs 93 through 101 for existing site conditions at sites OE-5 and ALT-7.

Housing site OE-5 and ALT-7 would be developed based on the Main Street/Mixed Use–Small Site neighborhood prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. These sites would be zoned Shopfront Mainstreet (S30-M) which would allow 20 to 30 residential units per acre with the mixed use residential housing prototype. Development up to three stories and a 38-foot maximum would be allowed.

Development would be generally be of a larger scale than existing development in the area. However, the dominant land uses around these housing sites are commercial. Implementation of design guidelines and zoning standards would ensure development is sensitive to the character of Highway 101 as the Old Encinitas main commercial corridor. Zoning standards would require a strong orientation to and interaction with the street by providing a welcoming ground floor with shopfronts and outdoor seating and displays. Zoning would require 60 percent of the ground floor to provide transparency (e.g., windows) and 20 percent transparency for upper floors. Housing would be provided on upper floors, with balconies or outdoor terraces overlooking the street to activate the street environment. Design guidelines would be implemented to ensure the architectural character, access, connectivity, and open space areas enhance the character of the existing community. Thus, the development of these housing sites would result in less than significant adverse impacts to community character.

Housing Sites OE-7 and OE-8

Housing sites OE-7 and OE-8 are located on the north and south side of Encinitas Boulevard west of Westlake Street, as shown on Figure 4.1-2. Site OE-7 is vacant with the exception of one single-family residence and a pad where a former coffee kiosk operated. Site OE-8 is developed with the North Coast Business Park which is comprised of offices, businesses, and school/instructional uses. Site OE-7 is accessed from Encinitas Boulevard and site OE-8 is accessed from Encinitas Boulevard and Westlake Street.

Land uses adjacent to the site OE-7 include multi-family residential and one single-family residence to the north of the site, a veterinarian hospital immediately adjacent to the west. The site borders Encinitas Boulevard to the south. Land uses surrounding site OE-8 include commercial/office uses, multi-family residential and vacant lands. Refer to Appendix I, Photographs 80 through 83 for existing site conditions at site OE-7 and OE-8.

Development of site OE-7 would be with the Residential Infill-Medium to Large Site prototype or Neighborhood Center/Mixed Use-Large Site prototype, depending on the housing strategy. The site is included in all three housing strategies, and would allow mixed use development and multi-family and single-family attached units depending on the neighborhood prototype assignment. This prototype would provide three-story apartments near the street and two- and three-story flats would be located along new neighborhood streets. Two- or three-story townhomes would face existing residential streets to transition to the single-family areas. Gardens would be incorporated into the development. Similar development prototypes could also occur if the site was designated as a Neighborhood Center/Mixed Use Large Site. However, context sensitive commercial development could occur when mixed development. Housing site OE-8 would be developed with the Neighborhood Center/Mixed Use-Large Site prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale. Both housing sites OE-7 and OE-8 would be zoned Mixed Use Neighborhood (X30-N) which would allow any of the six housing prototypes.

Development of these housing sites would increase the massing of structures over the existing condition; however, the area is dominated by commercial uses along the major road, Encinitas Boulevard. Single-family residential areas are set back from Encinitas Boulevard and future development would incorporate transitions to provide buffering and appropriate scale of development adjacent to the applicable residential zones. Specifically, housing site OE-7 borders residentially zoned properties to the north and site OE-8 borders residentially zoned properties to the south. Development adjacent to these areas would trigger the application of the neighborhood transition requirements of the zoning code. These requirements include a 10-foot landscaped buffer area between development and single-family zoned areas, implementation of a 25-foot compatible use area where only certain uses and housing prototypes would be allowed to provide a compatible transition area, and a 30-foot compatible massing area where a two-story, 26-foot maximum height limit would be applied. With implementation of these zoning standards, in combination with design guidelines that would ensure context sensitive design, adverse impacts to community character would be less than significant.

Housing Site ALT-5

Housing Site ALT-5 is a 11.6 gross acre site located east of Quail Gardens Drive and north of Encinitas Boulevard as shown in Figure 4.1-2. Site ALT-5 is accessed from the two lane road, Quail Gardens Drive and predominantly vacant with two single-family residences. The site is adjacent to single-family residential development to the west, east and north. South of the site are office uses that front Encinitas Boulevard. Refer to Appendix I, Photographs 78 and 79 for existing site conditions at site ALT-5.

Development of site ALT-5 would be with the Residential Infill-Medium to Large Site prototype which would allow of multi-family and single-family attached units. This prototype would provide three-story apartments near the street and two- and three-story flats would be located along new neighborhood streets. Two- or three-story townhomes would face existing residential streets to transition to the single-family areas. Gardens would be incorporated into the development. This site would be zoned Residential Neighborhood (R30-N) which would allow 20 to 30 units per acre. Transition area requirements would apply to this site due to the surrounding residential zoning. These requirements would require a 10-foot landscaped buffer area and a 30-foot compatible massing area where height limits would be reduced to provide a transition between single-family areas and the higher density housing site.

While development of this site would increase the massing in comparison to the surrounding land uses and would provide a higher density development compared to the single-family residential in the area, zoning requirements and design guidelines would implement development regulations that would maximize compatibility of the development in relation to the surrounding land uses and character. Transition areas would maximize compatibility between land uses and would minimize adverse impacts to community character. Thus, adverse impacts to community character would be less than significant.

Housing Site ALT-6

The ALT-6 housing site is located within the Old Encinitas community and is the site of the Downtown Encinitas Transit Center adjacent to North Vulcan Avenue as shown on Figure 4.1-2. The site is currently used as surface parking for the transit center that serves rail and bus. The site is bordered by South Vulcan Avenue to the east and commercial uses to the west that front Highway 101. Multi-family residential uses are located east of the site across South Vulcan Avenue.

Development of this housing site would be based on the Main Street/Mixed Use-Small Site neighborhood prototype which would allow two to three stories of mixed use development including retail or restaurants on the ground floor with housing above. The site would be zoned Mixed Use Main Street (X30-M) which would allow development with any of the six housing prototypes at a density of 20 to 30 units per acres.

Development of this housing site would result in a higher residential density compared to the surrounding area and development would be larger scale in relation to surrounding structures. However, the housing site is located in an area dominated by commercial uses

and adjacent to multi-family development to the east across South Vulcan Avenue. A mixed use project in this location would complement existing commercial land uses and would provide housing in proximity to transit, services, and commercial uses. Additionally, development of this housing site must comply with the zoning standards and design guidelines that would require appropriate landscaping, setbacks, height, transparency, building articulation, and other design features that would ensure future development enhances community character. Thus, with implementation of applicable zoning and design guidelines, adverse impacts to community character would be less than significant.

Cardiff Housing Sites

Housing Site C-1

The C-1 housing site is located in Cardiff, just southwest of the I-5 exit at Santa Fe Drive as shown on Figure 4.1-3. The site is developed with a grocery store, convenience store, gym, restaurants and other commercial uses. Land uses surrounding the site include a City park south of the site, I-5 east of the site, a hospital north of the site, across Santa Fe Drive, and medical offices and single-family residential to the west of the site. Refer to Appendix I, Photographs 106 through 108 for existing site conditions at site C-1.

The site would be developed based on the Neighborhood Center/Mixed Use-Large Site Neighborhood prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale compared to existing strip commercial development. The site would be zoned Mixed Use Neighborhood (X30-N) with a Master Design Review Permit (MDP) designation to require specifying the S30-N zoning as part of a development proposal. An MDP is a discretionary action subject to Planning Commission approval. The purposes of the MDP are to designate the location and extent of S30-zoning to ensure that an appropriate amount of ground floor nonresidential is included in a large collection of sites and establish a phasing plan for development. This designation would allow a density of 20 to 30 units per acre and would include requirements for building articulation, building transparency, height, pedestrian access, open space, lot coverage, and setbacks.

Development of this site with the Neighborhood Center/Mixed Use-Large Site Neighborhood prototype would not adversely impact community character due to the nature and diversity of the surrounding land uses that includes I-5 to the east, a park to the south, commercial uses and Santa Fe Drive to the north, and commercial and residential uses to the west. R-3 zoned lands to the west would trigger application of Neighborhood Transition Standards (Municipal Code Section 30.35.060) along the western portion of the property to ensure appropriate transitions are incorporated to maximize compatibility between development on the housing site and off-site residential uses. Specifically, the transition area would require a 10-foot landscaped buffer area, a 25-foot compatible use area where allowed uses and housing prototypes are defined, and a 30-foot compatible massing area where the height of structures would be limited to two stories or a maximum of 26 feet. Thus, with implementation of the design guidelines and zoning standards, adverse impacts to community character would be less than significant.

Housing Site C-2

Housing site C-2 is located west of I-5, east of Santa Fe Drive, generally between Mackinnon Avenue and Windsor Road as shown on Figure 4.1-3. The site is comprised of a church, tennis club, vacant lot and one single-family residence. Land uses surrounding this site include a high school to the north across Santa Fe Drive and single-family residential land uses to the west, east and south. Refer to Appendix I, Photograph 111 for existing site conditions at site C-2.

Development of this housing site would be with the Residential Infill-Medium to Large Site Neighborhood Prototype which would allow multi-family and single-family attached units. This site would be zoned Residential Neighborhood (R30-N) which would allow development of 20 to 30 units per acre in any of the housing prototypes (except mixed use residential), up to three stories or a 35-foot maximum height. The requirements of neighborhood transition areas would apply to the areas of the site bordering residentially zoned (R-8) areas. These transition areas would require a 10-foot landscaped buffer area and a 30-foot compatible massing area where the height of structures would be limited to two stories or 26-feet to provide a transition between single-family and multi-family areas.

Compliance with applicable design guidelines and zoning requirements would ensure development of the Residential Infill-Medium to Large Site Neighborhood Prototype would not result in an adverse impact to community character. Additionally, a multi-family development would complement the diverse character of the area which includes San Dieguito High School to the north and multi-family developments less than one-quarter mile east of the site. Thus, the project would result in a less than significant impact associated with community character.

Housing Site C-3

Housing site C-3 is located in Cardiff along San Elijo Avenue and comprises the site of the Cardiff Town Center and the shopping center just south of that at San Elijo Avenue and Aberdeen Drive, as shown on Figure 4.1-3. The site is developed with retail, restaurants, and shopping. Land uses to the surrounding the site include San Elijo Avenue, the railroad, and Cardiff State Beach to the west. To the east is the Cardiff library, post office, various commercial uses, and some multi-family residential. North and south of the site are commercial land uses. Refer to Appendix I, Photographs 103 through 105b for existing site conditions at site C-3.

Development of housing site C-3 would be based on the Village Center Mixed Use-Medium Site neighborhood prototype which would include two to three stories of mixed use development that incorporates smaller blocks of structures for a pedestrian scale. The intent of the prototype is to complement the surrounding context with similar architectural styles and massing. The site would be zoned Shopfront Village (S30-V) which would allow development of 20 to 30 units per acre with the mixed use residential housing prototype.

Redevelopment of this housing site would replace existing commercial uses with mixed use development up to 38-feet or three stories tall. While development of this housing site

would increase the massing in relation to the existing commercial developments and surrounding area, zoning standards would regulate building articulation, pedestrian access, and transparency to ensure architectural interest to complement the surrounding character. Zoning and design requirements would focus on enhancing the pedestrian environment and reinforcing the traditional character of the Cardiff Village Center. Newcastle Avenue and lower profile commercial uses to the east of the housing site would also provide a buffer between single-family residential areas and the housing site. Thus, future development of the housing site would result in a less than significant adverse impact associated with community character.

Housing Site C-6

Housing site C-6 is located in Cardiff at 3305 Manchester Avenue as shown on Figure 4.1-3. The site is partially vacant and partially developed with a church facility, although the housing site would only include the vacant portion of the site. North of the site is a retirement home and south of the site is a church. West of the site is open space and Mira Costa college. The site would be accessed from Manchester Avenue, located on the east side of the housing site. Refer to Appendix I, 99 through 101b for existing site conditions at site C-3.

Development of housing site C-6 would be based on the residential infill-small site prototype which would allow two- to three-story multi-family residential developments. This site would be designated with the Residential Neighborhood (R30-N) zone which would allow 20 to 30 units per acre. Allowed housing prototypes include apartments, flats, carriage homes, townhomes, or duplexes.

Development of this housing site would be consistent with the massing of the surrounding developments which includes a retirement home and a church. Furthermore, zoning standards and design guidelines would require appropriate landscaping, setbacks, height, transparency, building articulation, and other design features that would ensure future development enhances community character. Thus, impacts to community character associated with housing site C-6 would be less than significant.

Housing Site C-7

Site C-7 is located in Cardiff at 2211 San Elijo Avenue, adjacent to Glen Park as shown on Figure 4.1-3. The site currently consists of a gas station. Surrounding land uses include San Elijo Avenue and the railroad to the west, Glen Park to the south, multi-family residential and commercial uses to the east, and commercial use to the north, across Chesterfield Drive. Refer to Appendix I, Photograph 102 for existing site conditions at site C-7.

Similar to site C-3, development of housing site C-7 would be based on the Village Center Mixed Use-Medium Site prototype which would include two to three stories of mixed use development that incorporates smaller blocks of structures to make the area pedestrian friendly. Site C-3 would be zoned Shopfront Village Center (S30-V) which would allow development of 20 to 30 units per acre with the mixed use residential housing prototype.

Development of this housing site would replace existing commercial development with a larger scale mixed use development. Future development on the housing site would be designed consistent with zoning requirements and design guidelines that include requirements to enhance the Village Center design context. Additionally, a mixed use project would contribute to the diversity of the existing land uses which includes a neighboring park, multi-family residential development and commercial land uses adjacent to the major road, San Elijo Avenue. Thus, development of this housing site would result in a less than significant adverse impact related to community character.

Housing Site CBHMG-1

The CBHMG-1 housing site is located in Cardiff; just east of the I-5 exist at Santa Fe Drive as shown on Figure 4.1-3. The site is fenced and vacant with some equipment storage. Land uses surrounding the site include single-family residential directly adjacent to the south and east of the site. Commercial and single-family residential uses are located north of the site across Santa Fe Drive, and I-5 is west of the site. Refer to Appendix I, Photographs 109 and 110 for existing site conditions at site CBHMG-1.

Housing site CBHMG-1 would be developed with the Residential Infill – Small Site prototype which would allow two to three-story multi-family residential developments. This site would be zoned Residential Neighborhood (R30-N) which would allow 20 to 30 units per acre and would allow development of housing prototypes including apartments, flats, carriage homes, townhomes, or duplexes. The zoning requirements for neighborhood transition areas would apply to this site based on the adjacent residentially zoned land. These transition areas would require a 10-foot landscaped buffer area and a 30-foot compatible massing area where the height of structures would be limited to two stories or 26-feet to provide a transition between single-family and multi-family areas.

Compliance with applicable design guidelines and zoning requirements would ensure development of the Residential Infill – Small Site Neighborhood Prototype would not result in an adverse impact to community character. Additionally, a multi-family project would complement the diverse character of the area which includes I-5 to the west and commercial development across Santa Fe Avenue to the north. Thus, future development of the site would result in a less than significant impact associated with community character.

New Encinitas Housing Sites

Housing Site NE-1

Site NE-1 is located in New Encinitas at the southwest corner of Leucadia Boulevard and North El Camino Real (see Figure 4.1-4). Site NE-1 comprises the Encinitas Ranch Town Center which includes various commercial uses including restaurants, a fast food drive-through, and a gas station. Refer to Appendix I, Photographs 112 and 1013 for existing site conditions at site NE-1.

The site would be developed with the Neighborhood Center/Mixed Use-Large Site prototype which would allow two to three stories of mixed use development oriented into small

“blocks” to create a walkable, human scale compared to existing strip commercial development. This housing site would be zoned Mixed Use Neighborhood (X30-N) with a MDP designation to require specifying the S30-N zoning as part of a development proposal. An MDP is a discretionary action subject to Planning Commission Approval. The purposes of the MDP are to designate the location and extent of S30-zoning to ensure that an appropriate amount of ground floor nonresidential is included in a large collection of sites and establish a phasing plan for development. Zoning would regulate building articulation, building transparency, height, pedestrian access, open space, lot coverage, and setbacks. Design guidelines would further ensure that the development is design with sensitivity to the community context.

Development of this housing site would be consistent with the character of this area which is dominated by large scale commercial developments. Furthermore, development of this housing site would enhance the character of this area by providing a pedestrian oriented development, enhanced landscaping, and structures with architectural interest. Thus, development of site NE-1 would result in a less than significant impact related to community character.

Housing Site NE-3

Housing site NE-3 is a 10.14 gross acre site located adjacent to housing site NE-4 to the north (see Figure 4.1-4). The site is partially vacant and partially developed with a parking area for overflow car dealership vehicles and a recycling center. It is bounded on the north and east sides by single-family residential development. To the south and west, the site is bordered by commercial land use.

This site would be developed with the Residential Infill-Medium to Large Site prototype which would allow two- and three-story multi-family and single-family attached units. The site would be zoned Residential Neighborhood (R30-N) zone which would allow 20 to 30 units per acre. Allowed housing prototypes include apartments, flats, carriage homes, townhomes, or duplexes.

The neighborhood transition standards of the Municipal Code Section 30.36.060 would apply to this site due to the surrounding residential zoning. These requirements would ensure future development incorporates appropriate transitions to single-family area including landscaped buffer areas. A 30-foot compatible massing transition area would limit structure heights to two stories or 26-foot maximum to transition to single-family areas. Furthermore, application of the design guidelines provides additional guidance for ensuring appropriate transitions to residential areas. For example, adjacent to single-family residential areas, lower scale multi-family residential building types such as townhomes, rowhomes, duplexes or carriage homes would be used. Thus, with implementation of zoning standards and design guidelines, adverse impacts to community character would be less than significant.

Housing Sites NE-4, ALT-3, and NE-7

Housing sites NE-4, ALT-3 and NE-7 are all located within the vicinity of the Encinitas Boulevard and El Camino Real intersection as shown on Figure 4.1-4. All three housing sites are developed with commercial uses including grocery stores, restaurants, and other commercial uses. Land uses surrounding each of these housing sites include commercial use and single-family residential. Refer to Appendix I, Photographs 60 through 70 for existing site conditions at sites NE-4, ALT-3, and NE-7.

These housing sites would be developed with the Neighborhood Center/Mixed Use-Large Site prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale compared to existing strip commercial development. These sites would be zoned Mixed Use Neighborhood (X30-N) with a MDP designation to require specifying the S30-N zoning as part of a development proposal. As stated above, an MDP is a discretionary action subject to Planning Commission approval. The purposes of the MDP are to designate the location and extent of S30- zoning to ensure that an appropriate amount of ground floor nonresidential is included in a large collection of sites and establish a phasing plan for development. It would include requirements for building articulation, building transparency, height, pedestrian access, open space, lot coverage, and setbacks.

Residential zoned lands adjacent to these sites would trigger application of Neighborhood Transition Standards (Municipal Code Section 30.35.060) which would ensure appropriate transitions are incorporated to maximize compatibility between development on the housing site and off-site residential uses. Specifically, the transition area would require a 10-foot landscaped buffer area, a 25-foot compatible use area where allowed uses and housing prototypes are defined, and a 30-foot compatible massing area where the height of structures would be limited to two stories or a maximum of 26-feet. Development of these sites would be complement and add diversity to the existing large-scale commercial developments along El Camino Real. The sites would incorporate usable open space and a pedestrian focus which would enhance the character of the commercial corridor. Thus, with implementation of the design guidelines and zoning standards, adverse impacts to community character associated with development of housing sites NE-4, ALT-3, and NE-7 would be less than significant.

Olivenhain Housing Sites

Housing Sites O-2 and O-3

Housing sites O-2 and O-3 are located within the Olivenhain community, generally at the Encinitas Boulevard and Rancho Santa Fe Road intersection (see Figure 4.1-4). Site O-2 is vacant and fronts Rancho Santa Fe Road. Site O-3 consists of a preschool, offices and various commercial/ retail uses and fronts Encinitas Boulevard. Refer to Appendix I, Photographs 71 through 75.

These sites would be developed with the Village Center Mixed Use-Medium Site prototype which would allow two to three stories of mixed use development incorporating smaller

pedestrian-friendly blocks of structures. The sites would be designated mixed use village (X30-V) which would allow 20 to 30 dwelling units per acre with any of the six housing prototypes. These housing sites would trigger application of Neighborhood Transition Standards (Municipal Code Section 30.35.060) where the sites border residential zoned areas to maximize compatibility between development on the housing site and off-site residential uses. Specifically, the transition area would require a 5-foot landscaped buffer area, a 25-foot compatible use area where allowed uses and housing prototypes are defined, and a 30-foot compatible massing area where the height of structures would be limited to two stories or a maximum of 26 feet.

Land uses surrounding site O-2 include commercial/office uses, a school to the south, single-family residential to the east, commercial uses to the west and vacant lands to the west and north. The floating zone transition area requirements would be applied on the eastern end of the property to provide buffering and an appropriate transition of the scale of structures adjacent to the single-family residential areas. Development of this housing site would increase the scale and height of structures particularly in comparison to the larger lot residential land uses further north along Rancho Santa Fe Road; however, this site is located in close proximity to the Encinitas Boulevard and Rancho Santa Fe Road intersection which is developed with commercial land uses and provides access to transit.

Land uses surrounding site O-3 include commercial uses to the east, single-family residential to the north and west, and a school and commercial uses/retail and office uses to the south across Encinitas Boulevard. Similar to site O-2, the floating zone transition area requirements would be applied on the eastern end of the property to provide buffering and an appropriate transition of the scale of structures adjacent to the single-family residential areas. Redevelopment of this site would likely result in a larger scale (massing, height) of development compared to the existing commercial uses; however, development of the housing site would be subject to floating zone requirements and design guidelines which would enhance the character of the site, as detailed below.

Development of these housing sites would focus on enhancing the village character of the area, providing variation in building frontage, outdoor connections, pathways, and courtyards. For both sites, application of zoning standards and design guidelines would respond to the established community by incorporating use of natural materials such as wood, masonry and clay tile roofs, to reinforce the traditional character of the village center context. Thus, with implementation of the design guidelines and zoning standards, adverse impacts to community character at housing sites O-2 and O-3 would be less than significant.

Housing Site O-4

Housing site O-4 is a vacant site located at the southeast corner of Manchester Avenue and El Camino Real as shown on Figure 4.1-3. Land uses surrounding the site include as school to the east of the site, a church and retirement home to the west, single-family residential to the north, and open space lands of the San Elijo Lagoon to the south. This site and the area further east along Manchester Avenue transitions to a largely rural setting. Refer to Appendix I, Photographs 116 and 117 for existing site conditions at site O-4.

The site would be developed with the Neighborhood Center/Mixed Use-Large Site prototype which would allow two to three stories of mixed use development oriented into small “blocks” to create a walkable, human scale. The site would be developed with the Mixed Use Neighborhood (X30-N) zone which would allow development of any of the six housing prototypes at 20 to 30 units per acre.

The existing character of the site is vacant open space and the site marks the edge of the transition to a largely rural setting going east along Manchester Avenue. Although several developments in the immediately surrounding area (a school, church, and retirement home) have massing similar to what would be developed on the site based on the Neighborhood Center/Mixed Use-Large Site prototype, these developments are largely screened from view due to topography variations and mature vegetation that provides screening. Thus, the character of the area is generally more rural and is dominated by expansive open space views toward the San Elijo Lagoon.

While development of this housing site would be required to comply with applicable floating zone requirements and design guidelines which would regulate appropriate setbacks, massing, height, and would require landscaping and architectural design elements to encourage development consistent with the natural aesthetic of Olivenhain, the scale and density of development would be inconsistent with the rural character of the site. Thus, development of housing site O-4 would result in a potentially significant impact to community character (Impact VIS-3).

Housing Site O-5

Housing site O-5 is located at the northeast corner of the of Manchester Avenue and El Camino Real intersection as shown on Figure 4.1-3. Housing site O-5 consists of one single-family residence and is used for seasonal sales (e.g., pumpkin patch and Christmas trees). The site has a rural feel with decomposed granite surfaces and natural elements (landscaping, wood, rocks) throughout the site, lending to a rural feel. Land uses surrounding this site include single-family residential to the east, west, and north, vacant land to the south across Manchester Avenue (site O-4), and a church and a school to the southwest and southeast of the site, respectively. Refer to Appendix I, Photographs 114 and 115 for existing site conditions at site O-5.

The character of the existing site is rural and is at the western edge of the more rural areas further east along Manchester Avenue. Land uses in the surrounding area are diverse, with developed sites such as the Temple Solel at the southwest corner of the Manchester Avenue and El Camino Real intersection and vacant parcels and open areas that provide views to the San Elijo Lagoon and foothills.

Development of housing site O-5 would be based on the Residential Infill-small Site Neighborhood prototype which would allow two to three-story multi-family residential developments. The site would be zoned Residential Neighborhood (R30-N) which would allow 20 to 30 units per acre. Allowed housing prototypes include apartments, flats, carriage homes, townhomes, and duplexes.

Development of this site would trigger applicability of the neighborhood transition standards of the Municipal Code Section 30.36.060 that would require a 10-foot landscaped buffer area adjacent to residentially zoned areas and a 30-foot compatible massing area that would limit structure heights to two stories or 26-foot maximum. Although implementation of zoning standards and design guidelines would ensure development complements the rural character of the area, the scale and density of development would be incompatible with the surrounding rural community character. Thus, impacts to community character associated with future development of housing site O-5 would be potentially significant (Impact VIS-4).

Housing Site O-6

The O-6 housing site is a vacant site located within the Olivenhain community located west of Rancho Santa Fe Road and north of the Encinitas Boulevard and Rancho Santa Fe Road intersection, as shown on Figure 4.1-4. This site is part of the larger ALT-4 site. Land uses surrounding the site include single-family residential and a small in-home retirement community to the north and west, vacant lands across Rancho Santa Fe Road and commercial uses south of the site. The site and surrounding area is rural in character although the area transitions to a rural commercial area to the south. Refer to Appendix I, Photographs 76 and 77 for existing site conditions at site O-6.

Development of housing site O-6 would be based on the Residential Infill-small Site prototype which would allow two- to three-story multi-family residential developments. The site would be zoned Residential Village Center (R30-V) which would allow between 20 to 30 dwellings units per acre and would allow any of the housing prototypes except mixed use residential.

Development of this housing site with higher density residential would require compliance with floating zone requirements, including neighborhood transition standards due to the adjacency of single-family zoned areas. The site would incorporate a transition area to maximize compatibility between the site and single-family residential areas. Specifically, a 5-foot landscaped buffer area would be incorporated adjacent to the off-site residential areas and a 30-foot compatible massing area would limit structure heights to two stories or 26-foot maximum to transition to single-family areas. While development of this site would result in increased density compared to the surrounding single-family residential area, it would provide an appropriate transition between single-family residential areas and the commercial areas to the south of the site and would be appropriately sited with access from a major roadway. Furthermore, compliance with zoning standards and design guidelines would ensure the design, placement, and materials used are sensitive to the surrounding rural context. Thus, impacts to community character associated with site O-6 would be less than significant.

Housing Site ALT-4

The ALT-4 housing site is located within the Olivenhain community, generally at the northwest corner of Encinitas Boulevard and Rancho Santa Fe Road as shown on Figure 4.1-4. The site is predominantly vacant with three single-family homes including one small

in-home retirement facility. Land uses surrounding the site include single-family residential to the north and west, vacant lands to the east across Rancho Santa Fe Road, and commercial uses to the south of the site. Similar to site O-6, the site and surrounding area is rural in character with a transition to a more rural commercial area to the south near the intersection of Encinitas Boulevard and Rancho Santa Fe Road. Refer to Appendix I, Photographs 76 and 77 for ALT-4 existing conditions.

Development of the housing site would be with the Residential Infill-Medium to Large Site prototype which would allow of multi-family and single-family attached units. Three-story apartments would be located near the street and two- and three- story flats would be located along new neighborhood streets. Two- or three-story townhomes would face existing residential streets to transition to the single-family areas. Gardens would be incorporated into the development. The site would be zoned R30-V which would allow between 20 to 30 dwellings units per acre and would allow any of the housing prototypes except mixed use residential.

Development of this housing site would require compliance with floating zone and neighborhood transition standards due to the adjacency of single-family zoned areas. Future development would incorporate a transition area to maximize compatibility between the site and single-family residential areas. Specifically, a 5-foot landscaped buffer area would be incorporated adjacent to the off-site residential areas and a 30-foot compatible massing area would limit structure heights to two stories or 26-foot maximum to transition to single-family areas. While development of this site would result in increased density compared to the surrounding single-family residential area, zoning standards and design guidelines would ensure the scale of development is appropriate adjacent to single-family residential areas. Compliance with zoning standards and design guidelines would ensure the design, placement, and materials used are sensitive to the surrounding rural context. Thus, impacts to community character associated with site ALT-4 would be less than significant.

b. Housing Strategy Summaries

Housing Strategy 1 - Ready Made

Development within housing strategy 1 (RM) would result in a potentially significant impact to community character due to future development on housing site O-5.

Housing Strategy 2 - Build Your Own

Development within housing strategy 2 (BYO) would result in a potentially significant impact to community character due to future development on housing site O-4, O-5, and L-7.

Housing Strategy 3 - Modified Mixed Use Places

Development within housing strategy 3 (MMUP) would result in a potentially significant impact to community character due to future development on housing site O-4 and L-7.

4.1.7.2 Significance of Impacts

Implementation of the HEU on housing sites L-7, O-4, and O-5 would result in potentially significant impacts to community character (Impacts VIS-2, VIS-3, and VIS-4 respectively) because even with application of the zoning standards and design guidelines, development of these sites at the intensity required to meet housing elements goals would result in a scale of development inconsistent with the surrounding low-scale, rural environment. Development of all other housing sites would result in less than significant impacts associated with community character.

4.1.7.3 Mitigation, Monitoring, and Reporting

As the floating zone standards and design guidelines are intended to maximize consistency with the surrounding land use context and character of individual neighborhoods, the project already incorporates features to maximize protection of community character to the extent feasible. Thus, no further mitigation is available at the program-level to reduce the adverse impact resulting from development of sites L-7 (Impact VIS-2), O-4 (Impact VIS-3), and O-5 (Impact VIS-4).

4.1.7.4 Significance after Mitigation

As no mitigation is available at the program-level to reduce the adverse impact to community character resulting from development of site L-7, O-4, and O-5, impacts would be significant and unavoidable.

4.1.8 Issue 4: Scenic Resources

Would the project result in the physical loss, isolation, degradation or destruction of a visual resource or community identification symbol or landmark or other features that contribute to the valued visual character or image of the neighborhood, community, or localized area (e.g., a stand of mature trees, coastal bluff, native habitat, historic landmark)?

4.1.8.1 Impacts

Each housing site was reviewed for potential scenic resources. Many housing sites are currently developed and would have the potential to be redeveloped at higher density under the HEU. These developed housing sites do not contain scenic resources such as significant trees or vegetation. Other housing sites are vacant and contain vegetation and/or mature trees; however, most of the vacant sites have been previously disturbed and would not be considered scenic. Undeveloped sites largely consist of non-native grassland and some mature trees, but would not constitute a scenic resource. One exception is housing site O-4 that is considered a scenic resource pursuant to this threshold and is discussed further below.

Development of housing sites would result in removal of mature trees. However, the City has an Urban Forestry Management Program and Heritage Tree Program, which promote

and provide for the regulation of the planting, maintenance, and removal of public trees, within the public right-of-way or on public property. The Urban Forest Management Program and Heritage Tree Program also apply to the protection of trees during construction, which applies during development, redevelopment, razing, or renovating of structures. These regulations would apply during future construction on housing sites and to any street trees in the public right-of-way.

a. Housing Sites

Housing Site O-4

The eastern edge of housing site O-4 contains a large stand of mature vegetation that is a visual extension of the natural open space associated with Escondido Creek and the San Elijo Lagoon to the south. Development of this site at proposed housing densities would require development of the majority of the site, which would eliminate this scenic resource, resulting in a significant impact (Impact VIS-5).

b. Housing Strategy Summaries

Housing Strategy 1 – Ready Made

Development within housing strategy 1 (RM) would result in less than significant impacts to scenic resources.

Housing Strategy 2 – Build Your Own

Development within housing strategy 2 (BYO) has potential to impact scenic resources on housing site O-4:

Housing Strategy 3 – Modified Mixed Use Places

Development within housing strategy 2 (MMUP) has potential to impact scenic resources on housing site O-4:

4.1.8.2 Significance of Impacts

Development of housing site O-4 would result in a significant impact to scenic resources (Impact VIS-5) because it would impact views of the mature vegetation that is a visual extension of the natural open space associated with Escondido Creek and the San Elijo Lagoon to the south.

4.1.8.3 Mitigation, Monitoring, and Reporting

Implementation of the floating zone standards and design guidelines would preserve scenic resources to the greatest extent feasible. No additional mitigation at the program-level is available to avoid the adverse impact to scenic resources resulting from development of site O-4.

4.1.8.4 Significance after Mitigation

No mitigation is available at the program-level to avoid the adverse impact to scenic resources resulting from development of site O-4, thus impacts to scenic resources would be significant and unavoidable.