

Build Your Own Land Use Strategy – Conceptual Viable Housing Sites Inventory (DRAFT)

New Zoning/Type Legend: MSMU = Mainstreet Mixed Use Neighborhood Prototype
 VCMU = Village Center Mixed Use Neighborhood Prototype
 NCMU = Neighborhood Commercial Mixed Use Neighborhood Prototype
 RI = Residential Infill Neighborhood Prototype (Small, Medium, or Large)

Viable Housing Site ID	APN	Address	Existing Zone /GP	New Zoning/ Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 20 Units per acre	Parcel Specific Comments
C-2	2601310200	735 SANTA FE DR	R8/R8	RI	1.1700	1.10	1	32	22	Built in 1935. Home has a 0.0 improvement to value ratio.
	2601321900	875 SANTA FE DR	R8/R8		1.4300	1.40	0	42	28	Vacant/tennis club. Property owner has expressed interest. Common ownership with 2601320400, 2601320500, and 2601320300.
	2601320400	SANTA FE DR	R8/R8		0.1600	0.10	0	3	2	Vacant. Property owner has expressed interest. Common ownership with 2601321900.
	2601320500	SANTA FE DR	R8/R8		0.1500	0.10	0	3	2	Site has a 1.0 improvement to land value ratio. Common ownership with 2601321900.
	2601314100	777 SANTA FE DR	R8/R8		1.0500	0.50	0	15	10	Site has a 2.8 improvement to land value ratio. This is a relatively high. However, given the building location on the site, there is capacity on the remaining portion of the site (which is about ½ acre) to add housing.
	2601322300	846 MUNEVAR RD	R8/R8		4.8700	0.00	0	0	0	Church onsite, with a 3.2 improvement to land value ratio. Fellowship has requested to be excluded and the site is not viable in the near-term.
	2601314200	SANTA FE DR	R8/R8		1.1700	1.00	0	30	20	Institutional and office use.
	2601320300	SANTA FE DR	R8/R8		0.1700	0.10	0	3	2	Vacant. Property owner has expressed interest. Common ownership with 2601321900.
							4.30		128	86
L-1	2540546700	1578 HWY 101	101SP/GC	MSMU	0.2600	0.25	0	7	5	Built in 1934, with a 0.0 improvement to land value. Use is marginal or discontinued.
	2540546400	1542 N HWY 101	101SP/GC		0.6100	0.60	2	16	12	Use is marginal with a 0.25 improvement to land value ratio. Commercial use has been discontinued.

	2540545500	1508 N HWY 101	101SP/ GC		0.7000	0.70	0	21	14	Use is marginal or discontinued, with excessive junk storage on site and a 0.26 improvement to land value ratio
	2540545300	1528 N HWY 101	101SP/ GC		0.5500	0.55	0	16	11	Vacant.
	2540547400	1524 N HWY 101	101SP/ GC		0.2000	0.20	1	5	4	Built in 1927 and rehabilitated since, the home has a 0.0 improvement to land value ratio.
	2540545200	1560 N HWY 101	101SP/ GC		0.3500	0.35	1	9	7	Built in 1947 and rehabilitated since, the home has a 0.4 improvement to land value ratio.
	2540546600	1466 N COAST	101SP/ GC		0.3700	0.37	0	11	7	Commercial structure was built in 1945. Use is marginal. 0.1 improvement to land value ratio.
	2540547700	1444 N COAST	101SP/ GC		0.8100	0.81	0	24	16	Commercial structure was built in 1991. Use is operating. 0.8 improvement to land value ratio.
	2540547800	1488 N HWY 101	101SP/ GC		1.3800	1.38	2	39	27	Homes have a 0.2 improvement to land value ratio. Substantial unimproved areas on this parcel.
						5.21		148	103	9 parcels – 6 owners
L-7	2570111700	634 QUAIL GARDENS LN	RR1/RR1	RI	9.4600	7.50	0	225	150	Vacant. Developer interest expressed on this property. Site accounts for right-of-way and undevelopable site conditions.
						7.50		225	60	City-owned. Redevelopment of this property can help connect several civic and institutional uses, creating a cultural gateway on Quail Gardens Drive. Development of this site is restricted to a small, buildable portion of the site, leaving a substantial portion of the site preserved as open space or for agriculture use. Development restriction based on CC direction.
NE-1	2575001200	1064 N EL CAMINO REAL	ERSP/GC	NCMU	0.8700	0.00	0	0	0	Built in 1997. Even though the site has a 0.4 improvement to land value ratio, there has been substantial recent commercial use remodel. Therefore the site is not viable in the near-term.
	2575003900	1070 N EL CAMINO REAL	ERSP/GC		0.3600	0.00	0	0	0	Built in 1999. 2.9 improvement to land value ratio, as recent and significant structural improvements have been made. Developer interest has been expressed.

	2575005000	1092 N EL CAMINO REAL UNIT #	ERSP/GC		2.8200	2.82	0	84	56	Built in 1998, with a 2.9 improvement to land value ratio. Developer interest has been expressed. There is a field of surface parking on about 2/3 of the site. Because of the building's location, development can occur around or above existing structure.
	2575003800	1068 N EL CAMINO REAL	ERSP/GC		0.6500	0.65	0	19	13	Built in 1998, with a 2.9 improvement to land value ratio. Developer interest has been expressed. Under common ownership with a lot of other properties in this study area, which helps spread out the improvement value. Development can occur above or behind the existing use.
	2575001300	1060 N EL CAMINO REAL	ERSP/GC		1.5500	1.55	0	46	31	Built in 1998, with a 0.5 improvement to land value ratio.
	2575001800	1074 N EL CAMINO REAL	ERSP/GC		1.0900	0.90	0	32	18	Built in 1998, with a 1.6 improvement to land value ratio. Under common ownership.
	2575005100	1080 N EL CAMINO REAL	ERSP/GC		1.3700	1.37	0	41	27	Built in 1998, with a 2.0 improvement to land value ratio. Under common ownership.
	2575001900	1076 N EL CAMINO REAL	ERSP/GC		1.2000	0.90	0	27	18	Built in 1998, with a 1.4 improvement to land value ratio. Under common ownership.
	2575001600	EL CAMINO REAL	ERSP/GC		0.7800	0.00	0	0	0	Theater/civic use restriction on parcel. Vacant. Under common ownership.
						8.19		249	163	9 parcels – 4 owners; however out of the sites included with near-term capacity analysis there are 6 parcels and 3 owners. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
NE-3	2591213700	137 N EL CAMINO REAL	PSP/PSP	RI	10.4400	10.00	0	300	200	Vacant. Significant developer interest has been expressed over the past 6 years.
						10.00		300	200	County-owned
NE-7	2593710100	110 EL CAMINO REAL	GC	NCMU	0.5500	0.45	0	13	9	Built in 1978. Uses are marginalized. 0.5 improvement to land value ratio. Developers have expressed interest in this site.
	2593711000	1335 ENCINITAS BLVD	GC		1.0800	1.00	0	30	20	Built in 1982. Use is operating. 1.3 improvement to land value ratio. Developers have expressed interest in this site.

	2593711200	1271 ENCINITAS BLVD	GC		3.2600	3.10	0	93	62	Built in 1982, was recently redeveloped as a result of damage. 1.1 improvement to land value ratio. Developers have expressed interest in this site.
	2593710900	1343 ENCINITAS BLVD	GC		0.9000	0.80	0	24	16	Built in 1982. Use is operating. 1.0 improvement to land value ratio. Developers have expressed interest in this site.
	2593711100	1327 ENCINITAS BLVD	GC		3.1700	3.10	0	93	62	Built in 1982. Use is operating. 2.3 improvement to land value ratio. Developers have expressed interest in this site. Field of surface parking (area occupies about ¾ of the property). Development can occur around or above building.
	2593710800	1355 ENCINITAS BLVD	GC		0.6200	0.60	0	18	12	Gas station. Use is in operation. 0.1 improvement to land value ratio. Appendix E for recent project experience and suitability assumptions for the redevelopment of a site that has a gas station.
						9.05		271	181	6 parcels – 3 owners. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
O-2	2592215700	RANCHO SANTA FE RD	RR2/RR2	VCMU	4.8000	4.80	0	144	96	Vacant.
						4.80		144	96	1 parcel –1 owner
O-4	2620732400	3616 MANCHESTER AVE	RR/RR	NCMU	18.6400	4.00	0	120	80	Vacant. Buildable portion of site is only 4 acres.
						4.00		120	80	1 parcel –1 owner
O-5	2620621300	3615 MANCHESTER AVE	R3/R3	RI	2.1700	1.60	1	48	32	Home built in 1905 with modifications over time. 0.0 improvement to land value ratio. Projected capacity accounts for 50-foot setback from creek on easterly property line.
						1.60		48	32	1 parcel –1 owner
OE-2	2580904000	160 ENCINITAS BLVD	GC	NCMU	1.1100	1.10	0	33	22	Gas station. Use is in operation. 0.7 improvement to land value ratio. Developer interest has been expressed on this site. Appendix E for recent project experience and suitability assumptions.
	2580903900	102 ENCINITAS BLVD	GC		6.2200	6.15	0	184	123	Built in 1982, with 0.9 improvement to land value ratio. Uses in operation. Developer interest has been expressed on this site.

						7.25		217	145	2 parcels – 2 owners. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
OE-7	2581111600	ENCINITAS BLVD	OP/OP	NCMU	2.3300	2.10	0	63	42	Vacant. Developer interest has been expressed.
	2581308100	550 ENCINITAS BLVD	OP/OP		1.4000	1.30	0	39	26	Vacant. Developer interest has been expressed.
	2581303400	696 ENCINITAS BLVD	OP/OP		0.8000	0.80	1	24	16	House built in 1951, with a 0.1 improvement to land value ratio.
	2581304500	QUAIL GARDENS DR	OP/OP		0.4800	0.30	0	9	6	Vacant. Developer interest has been expressed.
						4.50		135	90	4 parcels – 1 owner
OE-8	2581213100	531 ENCINITAS BLVD		NCMU	2.6100	1.75	0	52	35	Built in 1979. Uses are operating, although there are a few suite vacancies and/or marginal operations. 1.3 to 2.0 improvement to land value ratios. Areas of this site has been discounted because of suitability concerns (i.e. ownership and land assembly challenges)
	2581213400	543 ENCINITAS BLVD			2.6500	2.65	0	79	53	Built in 1979. Use is operating. 1.6 improvement to land ratio.
	2581213200	535 ENCINITAS BLVD			1.4300	1.10		33	22	Built in 1979. Uses are operating, although there are a few suite vacancies. 1.4 to 2.1 improvement to land value ratios.
	2581213500	511 ENCINITAS BLVD			1.5700	1.05	0	31	21	Built in 1984. Operating. 1.6 to 2.9 improvement to land value ratios. Areas of this site has been discounted because of suitability concerns.
	2581213300	539 ENCINITAS BLVD UNIT 111			1.7500	1.75	0	52	35	Built in 1984. Operating. 2.9 improvement to land value ratios. Recent tenant improvements have not made structural improvements. Development can occur around or above existing use. Excess parking on site that can be converted.
	2581213000	527 ENCINITAS BLVD			1.0800	1.08	0	32	21	Built in 1979. Operating. 2.5 improvement to land value ratios.

