

Ready Made 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)

Viability 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
C-3	2610312000	148 ABERDEEN DR	CSP/GC	VCMU	0.3200	0.32	0	9	6	Uses are operating. 0.4 improvement to land value ratio.
	2610312400	112 ABERDEEN DR	CSP/GC		0.3600	0.36	0	10	7	Uses are operating. Built in 1959, the site has a 0.6 improvement to land value ratio.

	2610312300	102 ABERDEEN DR	CSP/GC		0.4400	0.44	0	13	8	Uses are operating. 1959, 0.4 ratio.
	2610312500	2103 SAN ELIJO AVE	CSP/GC		0.3500	0.35	0	10	7	Uses are operating. 1.69 improvement to land value ratio.
	2603702600	2011 SAN ELIJO AVE	CSP/GC		3.4800	1.95	0	58	39	Built in 1984 with a large area devoted to surface parking. The site's uses are operating and successful with a 1.8 improvement value ratio on the property. Developer interest has been expressed. The net area of the parcel has been adjusted to show only the viable area for redevelopment.
						3.42		100	67	5 parcels – 4 owners
C-7	2610420900	2211 SAN ELIJO AVE	CSP/GC	VCMU	0.5500	0.55	0	16	11	Gas station in operation and built in 1986. Site has 0.4 improvement to land value ratio. Refer to Appendix E for recent project experience and suitability assumptions.
						0.55		16	11	1 parcel – 1 owner
	2540546700	1578 HWY 101	101SP/ GC		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.
L-1	2540547400	1524 N HWY 101	101SP/ GC	MSMU	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-2	2542422800	PHOEBE ST	101SP/ GC	MSMU	0.2900	0.29	0	8	5	No assessed value. Developer interest has been expressed. Common ownership with 2542421400.
	2542421400	1144 N HWY 101	101SP/ GC		0.1500	0.15	0	4	3	2.5 improvement to land value ratio. Developer interest has been expressed. Although improvement value is high, the parcel has common ownership with two other parcels that have little or no assessed value (parcels 2542422800 and 2542421500) which spreads out the value.
	2542421500	1160 N HWY 101	101SP/ GC		0.2400	0.24	0	7	4	0.2 improvement to land value ratio. Developer interest has been expressed.
	2542921500	1038 N HWY 101	101SP/ GC		0.2300	0.23	0	6	4	0.3 improvement to land value ratio. Developer interest has been expressed. Common ownership with 2542421400.
	2542922300	1076 N COAST	101SP/ GC		0.7500	0.75	0	22	15	Built in 1978 and has a 0.4 improvement to land value ratio. Developer interest has been expressed.
	2542421300	1114 N HWY 101	101SP/ GC		0.4900	0.49	0	14	9	Built in 1950 as an auto-strip commercial development, and has a 0.1 improvement to land value ratio. Developer interest has been expressed.
							2.15		61	40
L-4	2561210500	ORPHEUS AVE	R3/R3	RI	0.4500	0.45	0	13	9	Vacant.
	2561210600	ORPHEUS AVE	R3/R3		0.5500	0.55	0	16	11	Vacant.
	2561210300	ORPHEUS AVE	R3/R3		0.5600	0.56	0	16	11	Vacant.
	2561210400	ORPHEUS AVE	R3/R3		0.3300	0.33	0	9	6	Vacant.
					1.89		54	37	4 parcels – 1 owner	
L-5	2543633600	938 URANIA AVE	R3/R3	RI	0.4600	0.46	1	12	9	Home was built in 1945 and has a 0.5 improvement to land value ratio.
	2543633300	URANIA AVE	R3/R3		0.3400	0.34	0	10	6	0.8 improvement to land value ratio.
	2543633200		R3/R3		0.3300	0.33	0	10	6	No assessed value.
	2543633500	912 URANIA AVE	R3/R3		0.5600	0.56	0	16	11	No assessed value.
					1.69		48	32	4 parcels – 1 owner	
L-6	2543624500	LEUCADIA BLVD	R3/R3	RI	0.8200	0.82	0	24	16	Site has greenhouses and a .3 improvement to land value ratio.
	2543621400	782 LEUCADIA BLVD	R3/R3		2.0700	2.07	0	62	41	Site has greenhouses and a 0.7 improvement to land value ratio.

	2543624600	796 LEUCADIA BLVD	R3/R3		0.3800	0.38	1	10	7	Home was built in 1943 (older home) and has a 1.7 improvement to land value ratio. Parcel is marginalized and appears to be in disrepair.
	2543627400	830 LEUCADIA BLVD	R3/R3		0.2500	0.00	1	0	0	Home was built in 2002 and has a 0.6 improvement to land value ratio. Not viable for near-term development.
	2543621200		R3/R3		0.2400	0.24	0	7	4	Greenhouse.
	2543627200	806 LEUCADIA BLVD	R3/R3		0.1900	0.00	1	0	0	Home built in 2002. Not viable for near-term development.
	2543621300	764 LEUCADIA BLVD	R3/R3		0.2300	0.23	0	6	4	1950. No value. Greenhouses.
	2543628500	840 LEUCADIA BLVD	R3/R3		1.0200	1.02	0	30	20	Site has no assessed value. Greenhouse operations.
	2543621000	917 URANIA AVE	R3/R3		0.2500	0.00	1	0	0	Home was built in 1960 and has a 2.2 improvement to land value. Property owners are not interested in redevelopment. No viable.
						4.76		139	92	9 parcels – 6 owners; however out of the sites included with near-term capacity analysis there are 6 parcels and 3 owners.
NE-4	2591212400	105 EL CAMINO REAL	GC/GC	NCMU	18.9400	15.90	0	477	318	Site was developed in 1981 and uses are predominately occupied. Some tenant vacancies can be observed on occasion. Site has a 5.0 improvement to value ratio; however, there is a field of surface parking and developer interest has been expressed. The portion of the center that is successful has been backed out of the acreage and associated capacity assumptions.
						15.90		567	318	1 parcel – 1 owner. 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-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
O-6	2592313200	RANCHO SANTA FE RD	RR/RR	RI	1.7500	1.50	0	45	30	Vacant. Projected capacity assumption accounts for some slope on site.
						1.50		45	30	1 parcel – 1 owner
OE-1	2580350600	COAST HWY UNIT 101	DESP/ VSC	MSMU	0.0300	0.03	0	1	0	Vacant. Common ownership prevails in this study area.
	2580350700	371 2ND ST	DESP/ VSC		1.2500	1.20	1	35	24	0.1 improvement to land value. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580521200	364 2ND ST	DESP/ VSC		0.6400	0.64	0	19	12	Built in 1970. The use is marginal. 1.3 improvement to land value. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580520600	353 3RD ST	DESP/ VSC		0.1100	0.0	2	0	0	Homes built in 1970, with subsequent improvements to increase value. Developer interest has been expressed. 2.5 improvement to land value. Located within a regional Smart Growth Opportunity Area. Site is not viable given improvement value on the property and existing unit count. This parcel has been taken out due to the sites profile and because title is under separate ownership.
	2580520400	369 3RD ST	DESP/ VSC		0.1200	0.12	1	2	2	Home originally built in 1930 with subsequent improvements. Has a 0.1 improvement to land value. Developer interest has been expressed. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580520500	363 3RD ST	DESP/ VSC		0.1100	0.0	1	0	0	Built in 1935 with recent improvements. Has a high improvement to land value ratio (8.1). Developer interest has been expressed. Site is not viable given improvement value on the property and existing unit count. This parcel has been taken out due to the sites profile and because title is under separate ownership.

	2580520700	345 3RD ST	DESP/ VSC		0.1100	0.11	0	3	2	Built in 1941, with a 0.0 improvement to land value ratio. Developer interest has been expressed. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
						2.31		60	40	7 parcels – 3 owners; however out of the sites included with near-term capacity analysis there are 5 parcels and 1 owner.
OE-4	2580904300	505 S VULCAN AVE	DESP/ PSP	MSMU	5.2100	4.00	0	120	80	Portion of site with library excluded. City owned. Located within a regional Smart Growth Opportunity Area.
						4.00		120	80	City-owned.
OE-5	2583170300	1060 1ST ST	DESP/GC	MSMU	0.1900	0.19	0	5	3	Site has a 0.3 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583170200	1038 S COAST HWY	DESP/GC		0.1000	0.10	0	3	2	Use is operating. Site has a 0.8 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901700	851 S COAST HWY UNIT 101	DESP/GC		0.5500	0.55	0	16	11	Built in 1985, it has a 0.7 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630500	790 1ST ST	DESP/GC		0.1900	0.19	0	5	3	Use is marginal. Built in 1969, site has .1 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630400	766 1ST ST	DESP/GC		0.0900	0.09	0	3	1	Use is operating, but marginal in activity. Built in 1945 with 0.5 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630300	760 1ST ST	DESP/GC		0.1000	0.10	0	3	2	Use is operating, but marginal in activity. Site has a 0.6 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630200	750 1ST ST	DESP/GC		0.1900	0.19	0	5	3	Use is operating, but marginal in activity. Structure was built in 1946 and has a .2 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.

			DESP/GC							Use is operating, but marginal in activity. Built in 1968 with a 0.0 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630100	710 S COAST			0.1800	0.18	0	5	3	
	2583170700	2ND ST	DESP/GC		0.1200	0.12	0	3	2	Vacant.
	2583170500	2ND ST	DESP/GC		0.2800	0.28	0	8	5	Vacant.
	2581901600	897 S HWY 101 COAST 102	DESP/GC		0.9300	0.93	0	27	18	Use is operating. Built in 1983 and has a 1.0 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901800	765 S COAST	DESP/GC		0.9000	0.90	0	27	18	Use is operating. 1984 with a 0.6 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901300	1031 1ST ST	DESP/GC		0.8100	0.81	0	24	16	Use is operating. 1984 with a 0.3 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901400	967 1ST ST	DESP/GC		0.9000	0.90	0	27	18	Use is operating. 1983 with a 1.1 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583120900	1049 1ST ST	DESP/GC		0.6200	0.62	0	18	12	Use is operating. Built in 1950 with a 0.2 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581902000	701 S COAST	DESP/GC		0.6500	0.65	0	19	13	Use is operating. 1984 with a 2.4 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901500	937 S COAST	DESP/GC		1.0500	1.00	0	30	20	1983 with a 1.6 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901900	745 1ST ST	DESP/GC		0.9000	0.90	0	27	18	Use is operating. 1984 with a 0.9 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583170800	1010 S COAST	DESP/GC		1.0400	1.00	0	30	20	Use is operating. 1970 with a 0.6 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.

	2583121600	1105 S COAST HWY	DESP/GC		1.2500	1.25	0	37	25	Use is operating. 2.0 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583120300		DESP/GC		0.1000	0.10	0	3	2	Vacant, with surface parking.
	2583120400	1131 S COAST	DESP/GC		0.0900	0.09	0	2	1	0.1 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583120500		DESP/GC		0.0800	0.08	0	2	1	
	2583120600	1151 1ST ST	DESP/GC		0.0700	0.07	0	2	1	Use is marginal with regular turnover. 1971 with a 0.2 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583120700	1163 N HWY 101	DESP/GC		0.0500	0.05	0	1	1	Use is marginal. 1949 with a 0.2 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583121500	1ST ST	DESP/GC		0.8300	0.83	0	24	16	Vacant.
						12.17		356	235	26 parcels – 12 owners
OE-7	2581111600	ENCINITAS BLVD	OP/OP	RI	2.3300	2.10	0	63	42	Vacant. Developer interest has been expressed.
	2581308100	550 ENCINITAS BLVD	OP/OP		1.4000	1.40	0	39	28	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. Developer interest has been expressed.
	2581304500	QUAIL GARDENS DR	OP/OP		0.4800	0.20	0	9	4	Vacant. Developer interest has been expressed.
					4.50		135	90	4 parcels – 1 owner	

Ready Made Land Use Strategy

Total Gross Acres – 84.59

Total Net Acres – 70.75

Rezoning Program Sites Inventory at maximum capacity – 2,169

Rezoning Program Sites Inventory at minimum density – 1,389

**Rezoning Program Sites Inventory allocation: 29% on sites zoned for residential-only (459 units)
71% on non-residential sites (990 units)***

** The rezoning program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 accommodates 100 percent of the need for housing for very low and low-income households and permits owner-occupied and rental multifamily residential use by right during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 20 units per acre.*

Sites that are zoned to permit mixed use development require that residential use occupy 50 percent of the total floor area of a mixed-use project. The City will accommodate all of the very low and low-income housing need on sites designated for mixed uses by allowing 100 percent residential use in nearly all cases, except in some locations along the Coast Highway 101 corridor.

Portions of the North 101 Corridor Specific Plan and Downtown Encinitas Specific Plan have nonresidential zones where residential densities are permitted or allowed. Only Viable Housing Sites L-1, L-2, OE-1 and OE-5 are impacted by this existing requirement. Through Program 3C of the 2013-2021 Housing Element, the City will amend zoning regulations to require ground floor commercial uses only at key locations to preserve the economic vitality of the corridor and to maintain visitor serving commercial opportunities as required by the California Coastal Act.