

- MAIN STREET/MIXED USE - SMALL SITE
- NEIGHBORHOOD CENTER/ MIXED USE - LARGE SITE
- VILLAGE CENTER MIXED USE - MEDIUM SITE
- RESIDENTIAL INFILL - MEDIUM TO LARGE SITE
- RESIDENTIAL INFILL - SMALL SITE
- 2/3 2 & 3-STORIES
- 3 3-STORIES



Viable Housing Site Summary

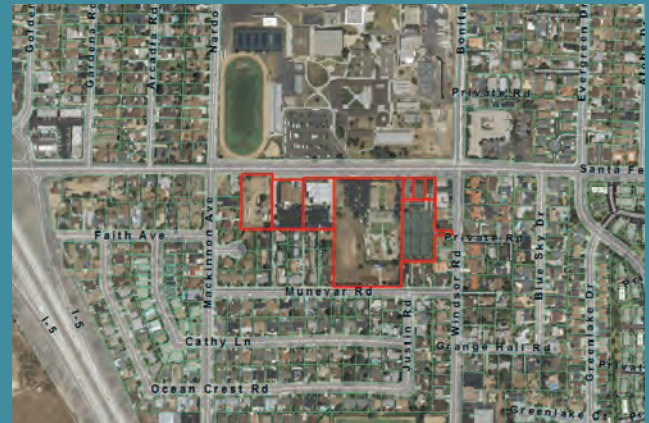
C-2

Profile for Cardiff - Site #2

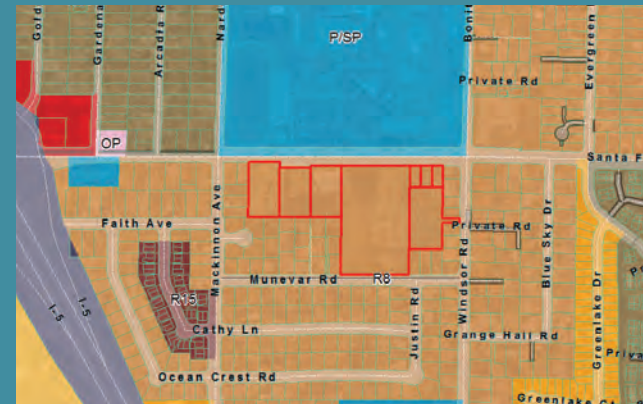
What you need to know about this site

- Address Location: 735 - 875 Santa Fe Dr.
- Assessor Parcel Numbers:
260-131-02, 41, and 42; and 260-132-23, 19 and 03 to 05
- Study Area Size: 8 parcels with 10.1 gross acres
- Topography: Flat
- Zoning: Residential-8 (R-8), which allows up to 8 units per acre
- Site Description: The study area consists of a church, tennis club, vacant lot and one, single-family residence. The study area is located along a local, two-lane roadway.
- Year Constructed: The home was built in the 1930s, which has since been remodeled. Other improvements in the study area were made in the 1960s, 1970s and 1980s.
- Site amenities and/or proximity:
 - Adjacent to the nearest public school;
 - Two blocks away from commercial goods and services;
 - Over a 1/4 mile to the Encinitas Community Park;
 - Adjacent to transit (bus service route 304 to San Marcos)

Location Aerial Map and Site



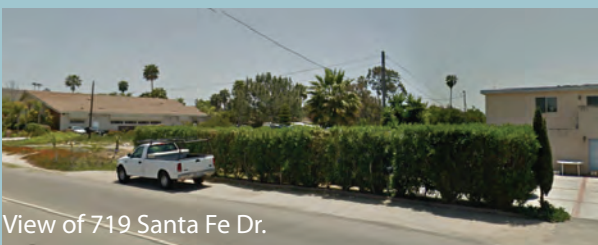
Existing Land Use Map and Site



Street view images



Eastbound view of Santa Fe Dr.



View of 719 Santa Fe Dr.



View from San Dieguito Academy



Westbound view of Rancho Santa Fe Rd.



Viable Housing Site Summary

Profile for Leucadia - Site #1

What you need to know about this site

- Address Location: 1444 – 1578 N. Coast Hwy 101
- Assessor Parcel Numbers:
254-054-52, 53, 55, 64, 66, 67, 74, 77 and 78
- Study Area Size: 9 parcels with 5.19 gross acres
- Topography: Flat
- Zoning: Mixed Use (NCRM-1), which allows a wide range of commercial retailing, office and service activities and residential uses (up to 25 dwelling units per acre)
- Site Description: The study area comprises of specialty retail, motel, vacant land, and six, single-family homes and is located along a major, four-lane roadway (being processed for potential streetscape redesign)
- Year Constructed: Mid-1940s, 1950s and early 1990s
- Site amenities and/or proximity:
 - About 1 and a 1/4 miles to the nearest public school;
 - On the same site as commercial goods and services;
 - Three blocks to the beach and about a 1/2 mile to Leucadia Roadside Park. Leucadia Oaks Park is technically one block away, but has no direct legal access;
 - Adjacent to transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



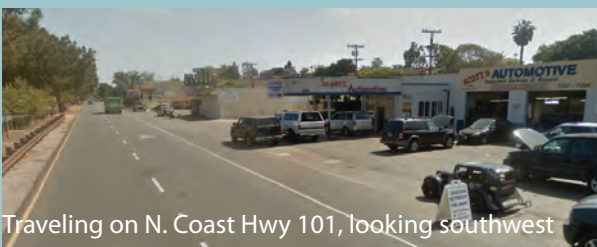
Existing Land Use Map and Site



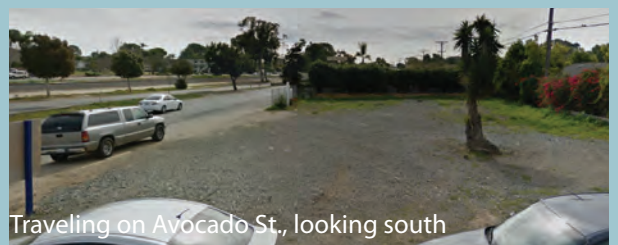
Street view images



View of 1444 N. Coast Hwy 101



Traveling on N. Coast Hwy 101, looking southwest



Traveling on Avocado St., looking south



View of 1488 N. Coast Hwy 101



Viable Housing Site Summary

L-7

Profile for Leucadia - Site #7

What you need to know about this site

- Address Location: N/A, near 519 Quail Gardens Dr.
- Assessor Parcel Number:
257-011-17
- Study Area Size: 1 parcel with 7.6 gross acres (7.5 net)
- Topography: Generally flat with some 10-25% slopes in sections of the property
- Zoning: Rural Residential-1 (RR-1), which allows one unit per acre
- Site Description: Vacant and located on a local, two-lane roadway
- Year Constructed: N/A
- Site amenities and/or proximity:
 - Two blocks to the nearest public school;
 - Over a 3/4 mile to commercial goods and services;
 - Over a 1/4 mile to the nearest park (Botanic Gardens);
 - Over a 3/4 mile to transit (bus service route 309 to Oceanside)

Location Aerial Map and Site



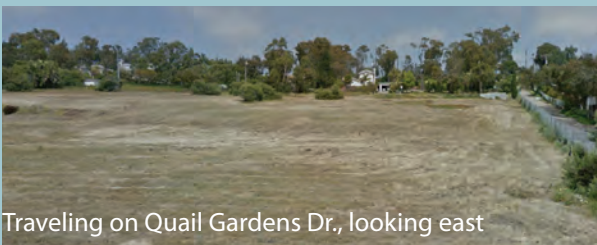
Existing Land Use Map and Site



Street view images



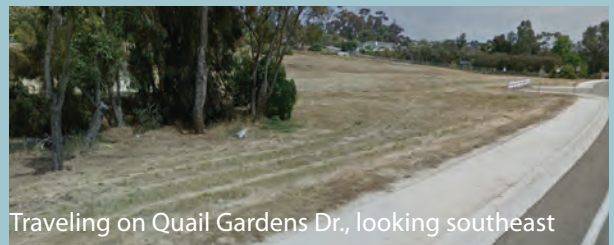
Entrance to the study area off of Quail Gardens Dr.



Traveling on Quail Gardens Dr., looking east



Northbound view of Quail Gardens Dr.



Traveling on Quail Gardens Dr., looking southeast



Viable Housing Site Summary

NE-1

Profile for New Encinitas - Site #1

What you need to know about this site

- Address Location: 1060 - 1092 N. El Camino Real
- Assessor Parcel Numbers:
257-500-12, 13, 16, 18, 19, 38, 39, 50 and 51
- Study Area Size: 9 parcels with 9.8 gross acres (8.5 net when adjusted for and not counting the theater pad)
- Topography: Generally flat with mild slopes throughout
- Zoning: General Commercial (GC - Encinitas Ranch) which allows a wide range of retailing and service activities as well as restaurants
- Site Description: The study area, located on the north end of the El Camino Real commercial corridor, comprises of the Encinitas Ranch Town Center and includes restaurants, fast food drive-thru, gas station, etc. The study area is adjacent to a creek and located along a prime arterial roadway, but is accessed by a local, two-lane roadway.
- Year Constructed: Mid-1990s
- Site amenities and/or proximity:
 - Less than 1 and a1/4 miles to the nearest public school;
 - On the same site as commercial goods and services;
 - About two blocks to Leo Mullen Sports Park;
 - Adjacent to transit (bus service route 304 to San Marcos and 309 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



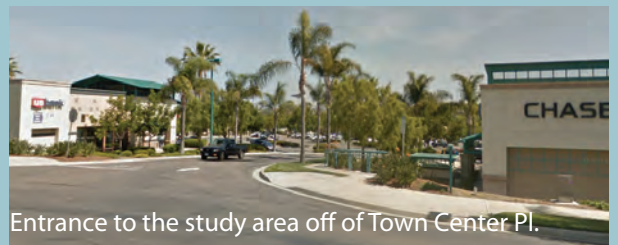
Street view images



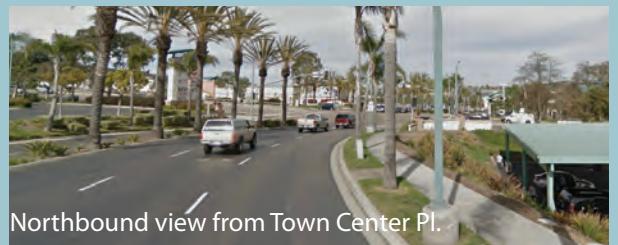
Westbound view from Town Center Dr.



View from Town Center Dr./Via Cantebria



Entrance to the study area off of Town Center Pl.



Northbound view from Town Center Pl.



Viable Housing Site Summary

NE-3

Profile for New Encinitas - Site #3

What you need to know about this site

- Address Location: 137 N. El Camino Real
- Assessor Parcel Number:
259-121-37
- Study Area Size: 1 parcel with 10.14 gross acres (10 net)
- Topography: Generally flat in most areas with some small slopes throughout and moderate (25-40%) slopes on north, south and east property lines
- Zoning: Public/Semi-Public, which allows a wide range of community service related uses, as well as medical complexes
- Site Description: The study area is utilized for overflow dealership parking and a recycling center. The rest of the study area is vacant and is located along a prime arterial roadway. It is accessed by a local, two-lane roadway.
- Year Constructed: N/A
- Site amenities and/or proximity:
 - Over a 3/4 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - About a 1/2 mile to Oakcrest Park;
 - One block away from transit (bus service route 304 to San Marcos and 309 to Oceanside)

Location Aerial Map and Site



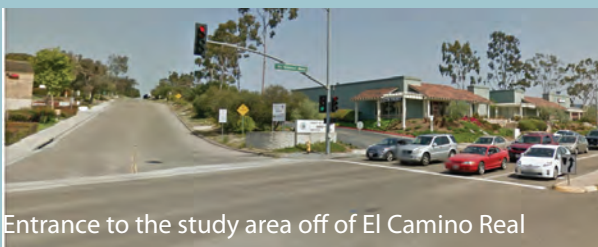
Existing Land Use Map and Site



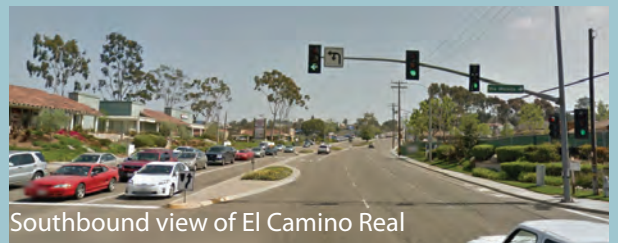
Street view images



View from El Camino Real/Via Molena intersection



Entrance to the study area off of El Camino Real



Southbound view of El Camino Real



Northbound view of El Camino Real



Viable Housing Site Summary

NE-7

Profile for New Encinitas - Site #7

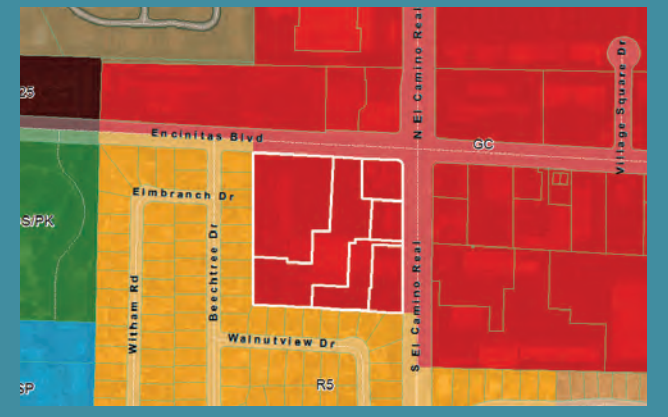
What you need to know about this site

- Address Location: 1271 - 1355 Encinitas Blvd.
- Assessor Parcel Numbers:
259-371-01 and 08 to 12
- Study Area Size: 6 parcels with 9.4 gross acres (9.2 net)
- Topography: Flat on developed pads with moderate (25-40%) slopes on west and south property lines
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area consists of restaurants, fast food drive-thru, offices, grocery store, gas station, etc. The study area is located along two, prime arterial roadways.
- Year Constructed: Mid- to late 1970s
- Site amenities and/or proximity:
 - Less than a 3/4 mile to the nearest public school;
 - On the same site as commercial goods and services;
 - Less than a 1/4 mile to Oakcrest Park;
 - Adjacent to transit (bus service route 309 to Oceanside and route 304 to San Marcos)

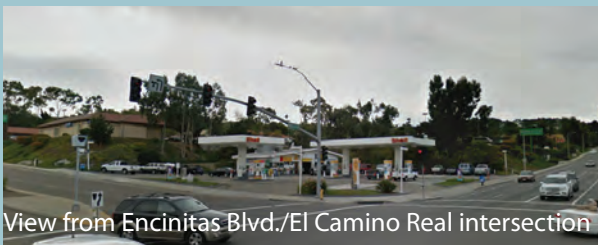
Location Aerial Map and Site



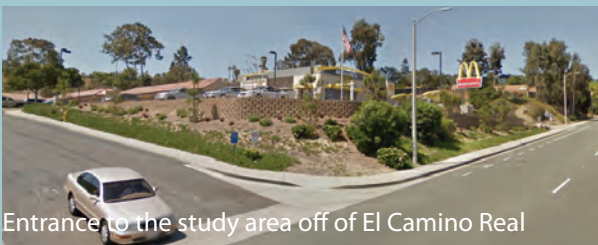
Existing Land Use Map and Site



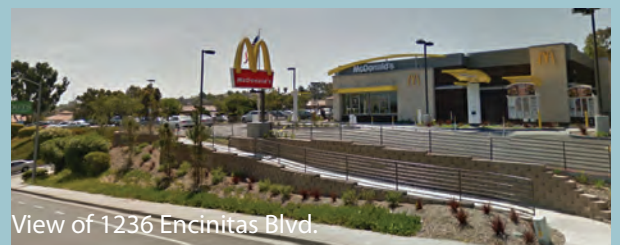
Street view images



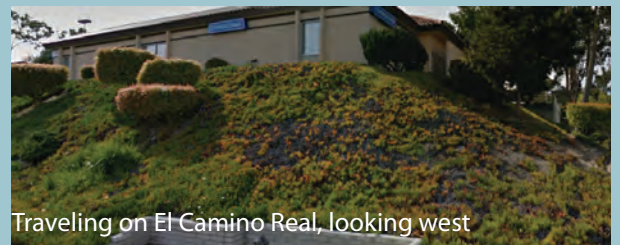
View from Encinitas Blvd./El Camino Real intersection



Entrance to the study area off of El Camino Real



View of 1236 Encinitas Blvd.



Traveling on El Camino Real, looking west



Viable Housing Site Summary

O-2

Profile for Olivenhain - Site #2

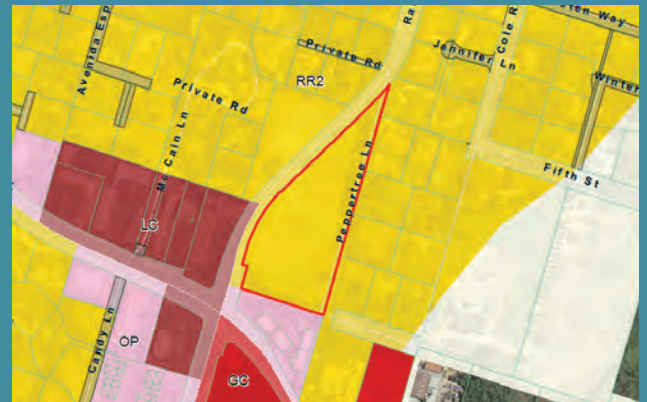
What you need to know about this site

- Address Location: N/A, near 101 Rancho Santa Fe Rd.
- Assessor Parcel Number:
259-221-57
- Study Area Size: 1 parcel with 4.8 gross acres (4.7 net)
- Topography: Generally flat with some minor slope (10-25%) on the north property line
- Zoning: Rural Residential-2 (RR-2) allowing two units per acre
- Site Description: The study area is vacant and located along a local collector, two-lane roadway.
- Year Constructed: N/A
- Site amenities and/or proximity:
 - Over a 3/4 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Over a 3/4 mile to nearest park (Wiro Park)
 - Adjacent to limited transit (bus service route 304 alt. to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Northbound view of Rancho Santa Fe Rd.



Traveling on Rancho Santa Fe Rd., looking east



Entrance to the study area off of Rancho Santa Fe Rd.



Southbound view of Rancho Santa Fe Rd.



Viable Housing Site Summary

O-4

Profile for Olivenhain - Site #4

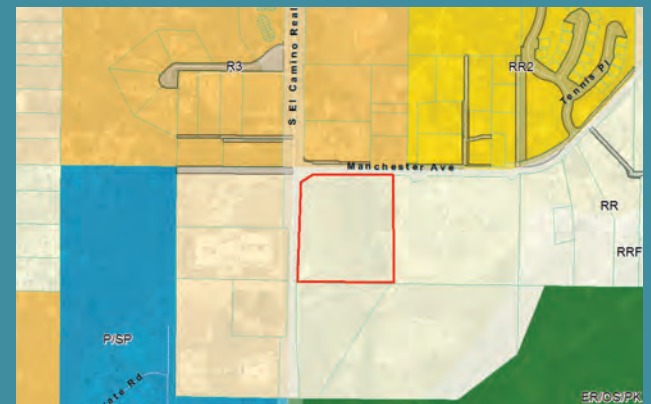
What you need to know about this site

- Address Location: N/A, near 3636 Manchester Ave.
- Assessor Parcel Number:
262-073-24
- Study Area Size: 1 parcel with 4 gross acres
- Topography: Minor slope (10-25%) slope near the creek on the east side of the property
- Zoning: Rural Residential (RR), allowing 0.125 to 0.5 units per acre depending on slopes or presence of a flood plain
- Site Description: The study area is vacant with a creek stream along the east side of the property. The site is located on a prime arterial roadway and a local collector, two-lane roadway.
- Year Constructed: N/A
- Site amenities and/or proximity:
 - Over 1 and a 3/4 miles to the nearest public school;
 - Over 1 and a 1/2 miles to commercial goods and services;
 - Adjacent to the San Elijo Lagoon Ecological Reserve and supporting trail system
 - Over 1 and a 1/2 miles to nearest transit

Location Aerial Map and Site



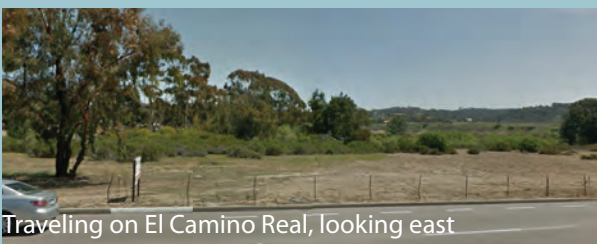
Existing Land Use Map and Site



Street view images



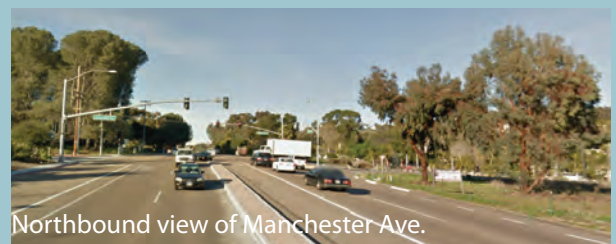
Westbound view of Rancho Santa Fe Rd.



Traveling on El Camino Real, looking east



View from El Camino Real/Manchester Ave. intersection



Northbound view of Manchester Ave.



Viable Housing Site Summary

0-5

Profile for Olivenhain - Site #5

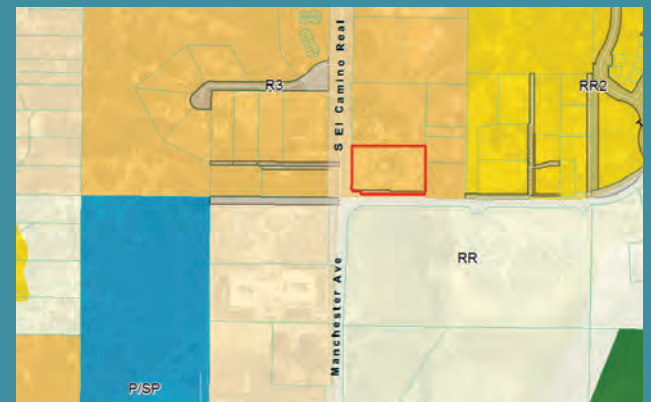
What you need to know about this site

- Address Location: 3615 Manchester Ave.
- Assessor Parcel Number:
262-062-13
- Study Area Size: 1 parcel with 2.2 gross acres (2.1 net)
- Topography: Relatively flat
- Zoning: Rural Residential-3 (RR-3) allowing up to three units per acre
- Site Description: The study area consists of one single-family residence and is located on a prime arterial roadway. It also fronts a local collector, two-lane roadway.
- Year Constructed: 1905 with substantial improvements made since
- Site amenities and/or proximity:
 - Over 1 and a 3/4 miles to the nearest public school;
 - Over 1 and a 1/2 miles to commercial goods and services;
 - Two blocks to the San Elijo Lagoon Ecological Reserve and supporting trail system
 - About 1 and a 1/2 miles to nearest transit

Location Aerial Map and Site



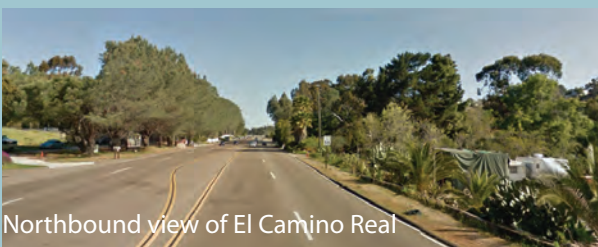
Existing Land Use Map and Site



Street view images



View from El Camino Real/Manchester Ave. intersection



Northbound view of El Camino Real



Westbound view of Rancho Santa Fe Rd.



Traveling on El Camino Real, looking east



Viable Housing Site Summary

OE-2

Profile for Old Encinitas - Site #2

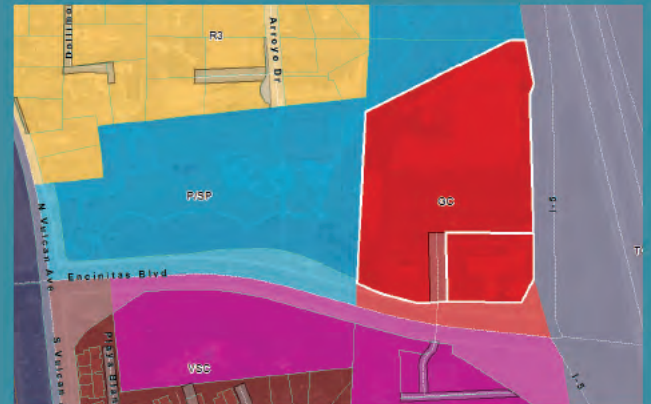
What you need to know about this site

- Address Location: 102 – 154 Encinitas Blvd.
- Assessor Parcel Numbers:
258-090-39 and 40
- Study Area Size: 2 parcels with 7.3 gross acres (7.25 net)
- Topography: Generally flat with some minor slopes on the north property line
- Zoning: General Commercial (GC), which allows a wide range of retailing, wholesaling and service activities
- Site Description: The study area comprises of a gas station, service retailers, restaurants and other commercial uses. The study area is located along a prime arterial roadway and is adjacent to the I-5 Freeway.
- Year Constructed: Early 1980s
- Site amenities and/or proximity:
 - Just over a 3/4 mile to the nearest public school;
 - On the same site as commercial goods and services;
 - Adjacent to Cottonwood Creek and about a 1/4 mile from the YMCA and Paul Ecke Sports Park;
 - Adjacent to transit (bus service route 309 to Oceanside and 304 to San Marcos)

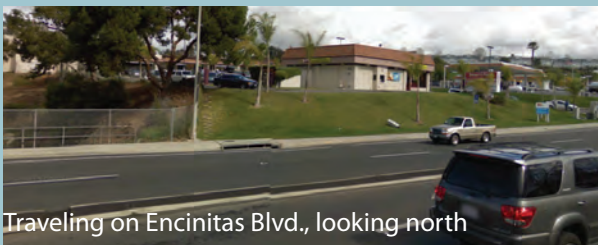
Location Aerial Map and Site



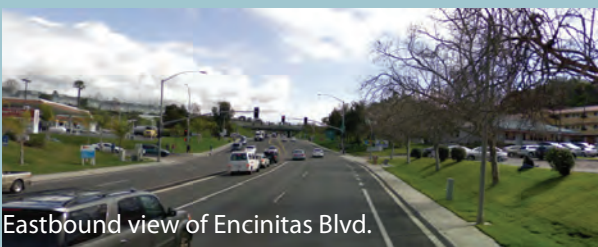
Existing Land Use Map and Site



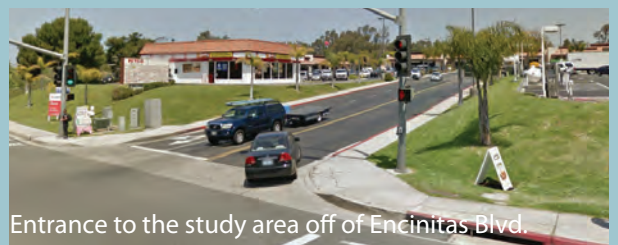
Street view images



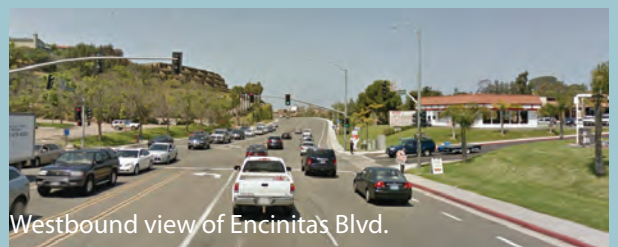
Traveling on Encinitas Blvd., looking north



Eastbound view of Encinitas Blvd.



Entrance to the study area off of Encinitas Blvd.



Westbound view of Encinitas Blvd.



Viable Housing Site Summary

OE-7

Profile for Old Encinitas - Site #7

What you need to know about this site

- Address Location: 696 Encinitas Blvd.
- Assessor Parcel Numbers:
258-111-16; and 258-130-34, 45 and 81
- Study Area Size: 4 parcels with 4.88 gross acres (4.5 net)
- Topography: Some flat areas with light slope (10-25%) and moderate (25-40%) slope on the south property line
- Zoning: Office Professional (OP), which allows a wide range of office based activities
- Site Description: The study area comprises of one, single-family residence and level pad where a former coffee kiosk operated. The rest of the study area is vacant. The study area is located along a prime arterial roadway.
- Year Constructed: Mid-1950s
- Site amenities and/or proximity:
 - Less than a 1/2 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Less than a 1/2 mile from the YMCA and Paul Ecke Sports Park;
 - Adjacent to transit (bus service route 309 to Oceanside)

Location Aerial Map and Site



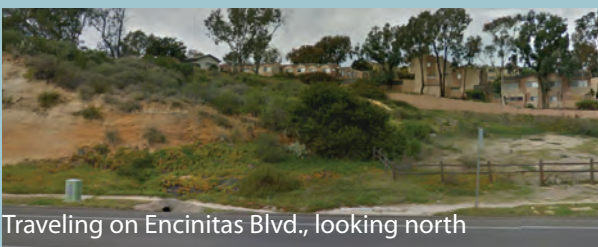
Existing Land Use Map and Site



Street view images



View from Encinitas Blvd./Westlake St. intersection



Traveling on Encinitas Blvd., looking north



View of the study area from 479 Encinitas Blvd.



Eastbound view of Encinitas Blvd.



Viable Housing Site Summary

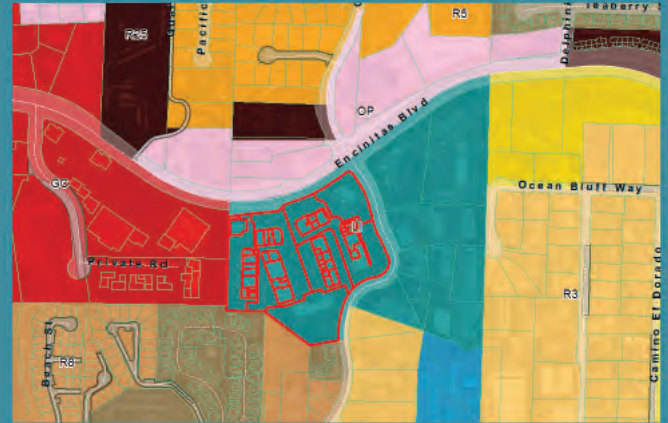
OE-8

Profile for Old Encinitas - Site #8

What you need to know about this site

- Address Location: 515 – 539 Encinitas Blvd.
- Assessor Parcel Numbers:
258-121-30 to 35 and associated sub-condo parcels
- Study Area Size: 7 main parcels with 12.1 gross acres (11.5 net)
- Topography: Generally flat with some slopes (25-40% slopes) throughout
- Zoning: Business Park (BP), which allows a wide range of office uses, wholesaling, manufacturing and business service activities
- Site Description: The study area, also known as the North Coast Business Park, comprises of offices, businesses and school/instructional uses. The study area is located along a prime arterial roadway.
- Year Constructed: Late-1970s
- Site amenities and/or proximity:
 - Less than a 1/2 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - About a 1/4 mile from the YMCA and Paul Ecke Sports Park;
 - Adjacent to transit (bus service route 309 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Eastbound view of Encinitas Blvd.



View of 515 Encinitas Blvd.



Entrance to the study area off of Encinitas Blvd.



Entrance to the study area off of Westlake St.

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)

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. @ 25 Units per acre	Parcel Specific Comments
C-2	2601310200	735 SANTA FE DR	R8/R8	RI	1.1700	1.10	1	32	26	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	35	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	12	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	25	Institutional and office use.
	2601320300	SANTA FE DR	R8/R8		0.1700	0.10	0	0	0	2
						4.30		125	104	8 parcels – 5 owners
L-1	2540546700	1578 HWY 101	101SP/GC	MSMU	0.2600	0.25	0	7	6	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	13	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	17	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	13	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	9	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	20	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	22	Homes have a 0.2 improvement to land value ratio. Substantial unimproved areas on this parcel.
						5.21		148	111 (55)	9 parcels – 6 owners
L-7	2570111700	634 QUAIL GARDENS LN	RR1/RR1	RI	9.4600	7.50	0	225	187	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	57	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	16	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	38	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	34	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	34	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	22	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	201 (100)	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	250	Vacant. Significant developer interest has been expressed over the past 6 years.
						10.00		300	250	County-owned
NE-7	2593710100	110 EL CAMINO REAL	GC	NCMU	0.5500	0.45	0	13	11	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	25	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	77	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	20	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	77	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	15	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	225 (112)	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	120	Vacant.
						4.80		144	120 (60)	1 parcel –1 owner
O-4	2620732400	3616 MANCHESTER AVE	RR/RR	NCMU	18.6400	4.00	0	120	100	Vacant. Buildable portion of site is only 4 acres.
						4.00		120	100 (50)	1 parcel –1 owner
O-5	2620621300	3615 MANCHESTER AVE	R3/R3	RI	2.1700	1.60	1	48	40	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	40	1 parcel –1 owner
OE-2	2580904000	160 ENCINITAS BLVD	GC	NCMU	1.1100	1.10	0	33	27	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	153	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	180 (90)	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	52	Vacant. Developer interest has been expressed.	
	2581308100	550 ENCINITAS BLVD	OP/OP		1.4000	1.30	0	39	32	Vacant. Developer interest has been expressed.	
	2581303400	696 ENCINITAS BLVD	OP/OP		0.8000	0.80	1	24	20	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	7	Vacant. Developer interest has been expressed.	
					4.50			135	111 (55)	4 parcels – 1 owner	
OE-8	2581213100	531 ENCINITAS BLVD		NCMU	2.6100	1.75	0	52	43	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	66	Built in 1979. Use is operating. 1.6 improvement to land ratio.	
	2581213200	535 ENCINITAS BLVD			1.4300	1.10		33	27	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	26	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	43	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	27	Built in 1979. Operating. 2.5 improvement to land value ratios.	

						9.38		279	232 (116)	50 parcels – 20 owners. Some areas have multi owners, which will constrain the redevelopment potential of this site. Therefore, these areas have been omitted for capacity analysis and the net density is significantly less than the gross acreage. Only the areas likely to redevelop are reported under net acreages.
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Build Your Own Land Use Strategy

Total Gross Acres – 104.61

Total Net Acres – 75.78

Sites Inventory Maximum Capacity – 2,205

Realistic Potential Yield – 1,092 (which accounts for the loss of existing housing stock on applicable parcels)