

APPENDIX Q

New Zoning

New Zoning: At Home in Encinitas (AHE)

To implement the *At Home in Encinitas* General Plan land use designation, a complementary zoning program has been developed to support opportunities for future housing and mixed use development. The zone has been purposefully established to accommodate a one-way transition from existing land uses (first generation) and to achieve what is desired as for future residential and mixed use development (the second generation). This flexible approach is done in a manner that allows existing uses and development to thrive until that transition is initiated.

The new zoning districts ~~are~~ is applied to specific sites to implement *At Home in Encinitas*, as follows. Please note that ~~all~~ character context designator included as part of the zoning designations ~~carry~~ carries a “30” reflecting the requisite zoning density needed to achieve State certification.

Neighborhood Center

- Shopfront Neighborhood (AHE-S30-N)
- Mixed Use Neighborhood (AHE-X30-N)
- Residential Neighborhood (AHE-R30-N)

Village Center

- Shopfront Village (AHE-S30-V)
- Mixed Use Village (AHE-X30-V)
- Residential Village (AHE-R30-V)

Main Street Corridor

- Shopfront Main Street (AHE-S30-M)
- Mixed Use Main Street (AHE-X30-M)
- Residential Main Street (AHE-R30-M)

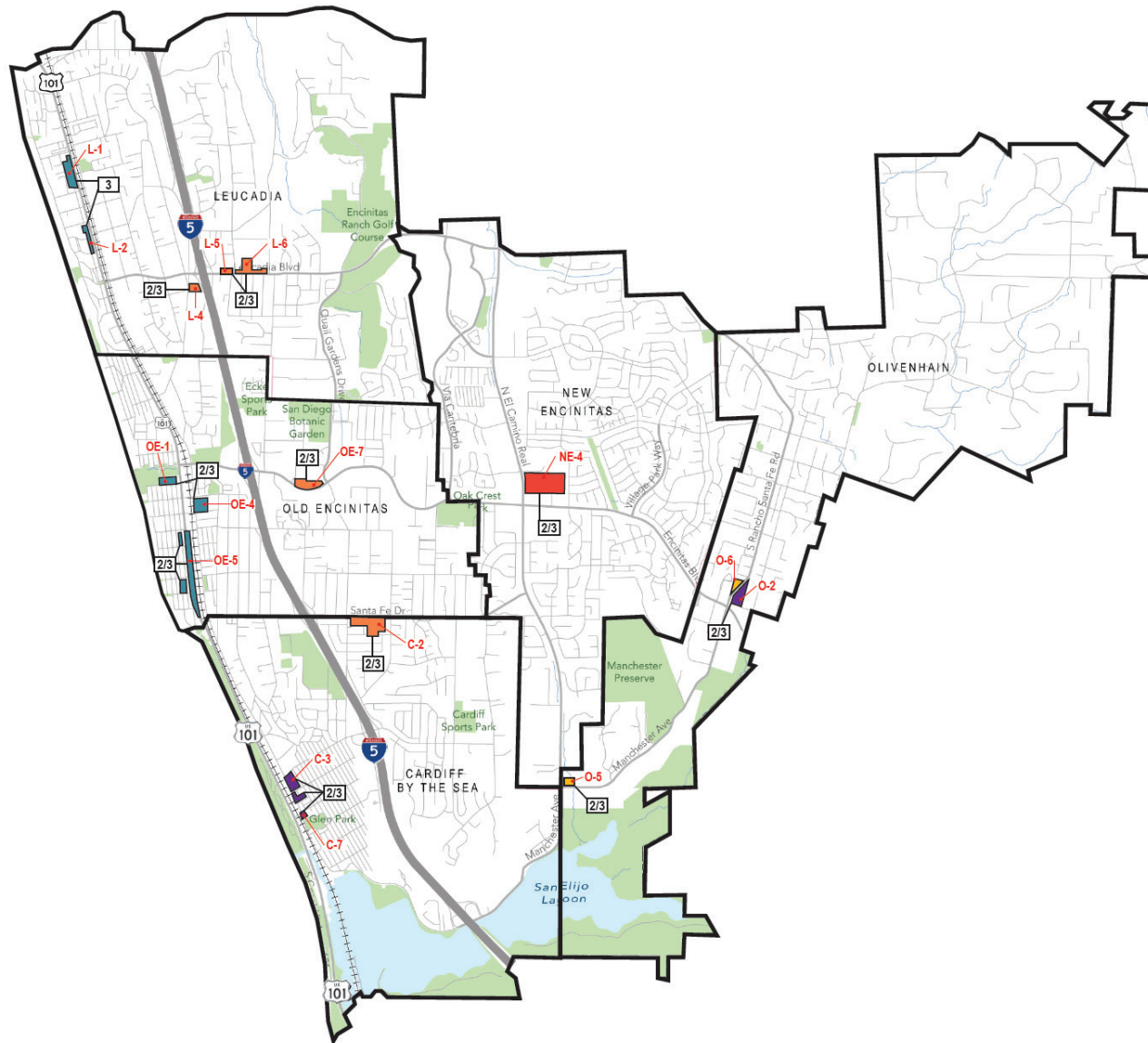
The Master Design Review Permit Overlay (-MDP) is established to help define contextual transitions on large sites and designate the location and amount of mandatory non-residential ground floor uses for large sites with the AHE-S30- character context. This overlay allows ground floor residential uses elsewhere, so long as a focused area of non-residential ground floor uses is provided to accommodate vibrancy and walkability.

The following maps provide the proposed land use designations and zoning with first and second generation land use for each housing strategy map.

Helpful reference as applied:

AHE-DESP-S30-M: *At Home in Encinitas-Downtown Encinitas Specific Plan**- Shopfront Main Street

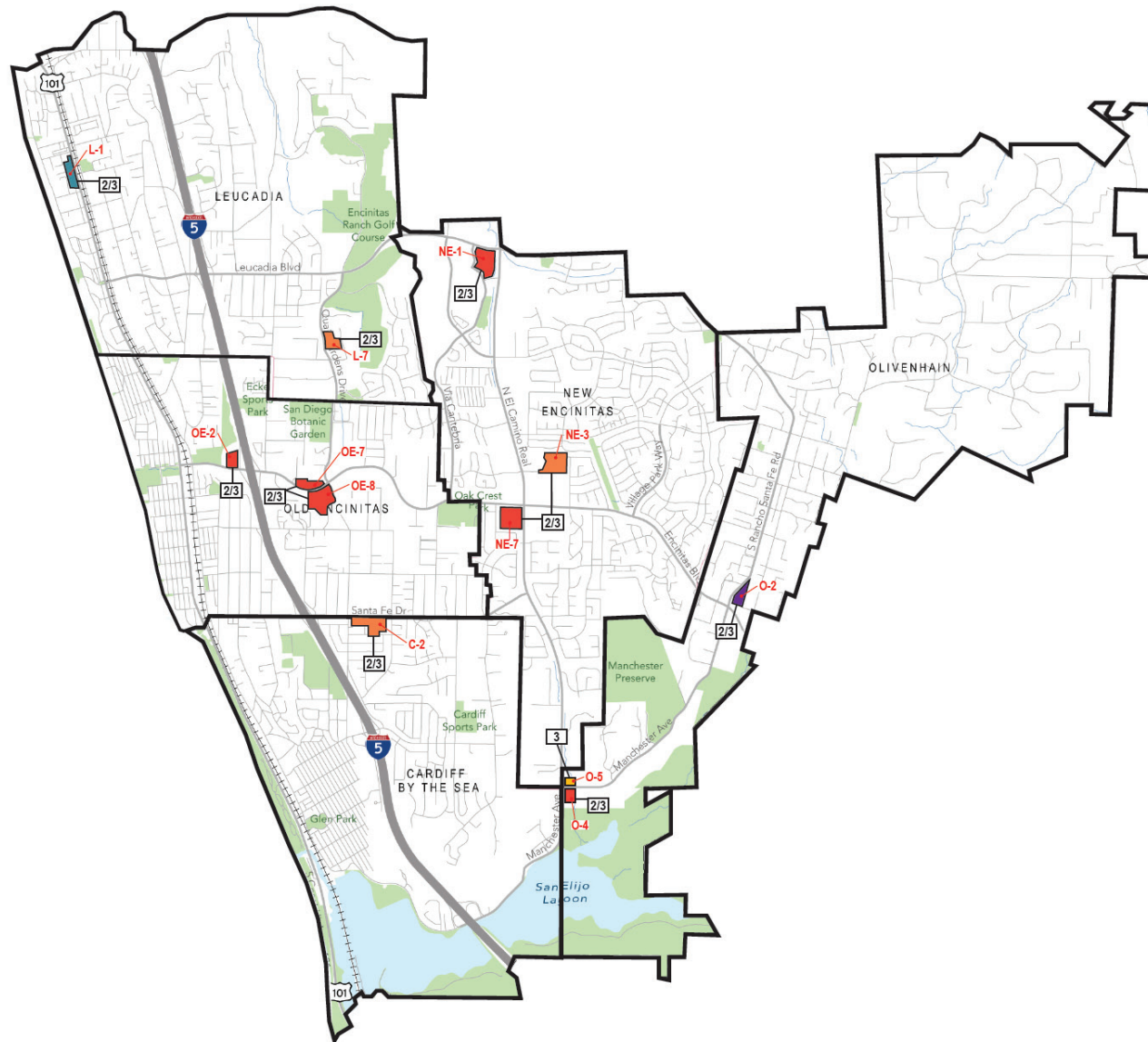
*The use and development standards correspond to those in the prior zone or Specific Plan. In this case, the example identifies a site located within the Downtown Encinitas Specific Plan.



- 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

Site	Proposed General Plan Designation	Proposed Zone Designation
C-2	AHE-R8-R30	AHE-R8-R30-N
C-3	AHE-GC-S30	AHE-CSP-S30-V
C-7	AHE-GC-S30	AHE-CSP-S30-V
L-1	AHE-GC-X30	AHE-101SP-X30-M
L-2	AHE-GC-X30	AHE-101SP-X30-M
L-4	AHE-R3-R30	AHE-R3-R30-N
L-5	AHE-R3-R30	AHE-R3-R30-N
L-6	AHE-R3-R30	AHE-R3-R30-N
NE-4	AHE-GC-S30	AHE-GC-S30-N-MDP
O-2	AHE-RR2-X30	AHE-RR2-X30-V
O-5	AHE-R3-R30	AHE-R3-R30-N
O-6	AHE-RR2-R30	AHE-RR2-R30-V
OE-1	AHE-VSC-X30	AHE-DESP-X30-M
OE-4	AHE-P/SP-X30	AHE-DESP-X30-M
OE-5	AHE-GC-S30	AHE-DESP-S30-M
OE-7	AHE-OP-R30	AHE-OP-R30-N

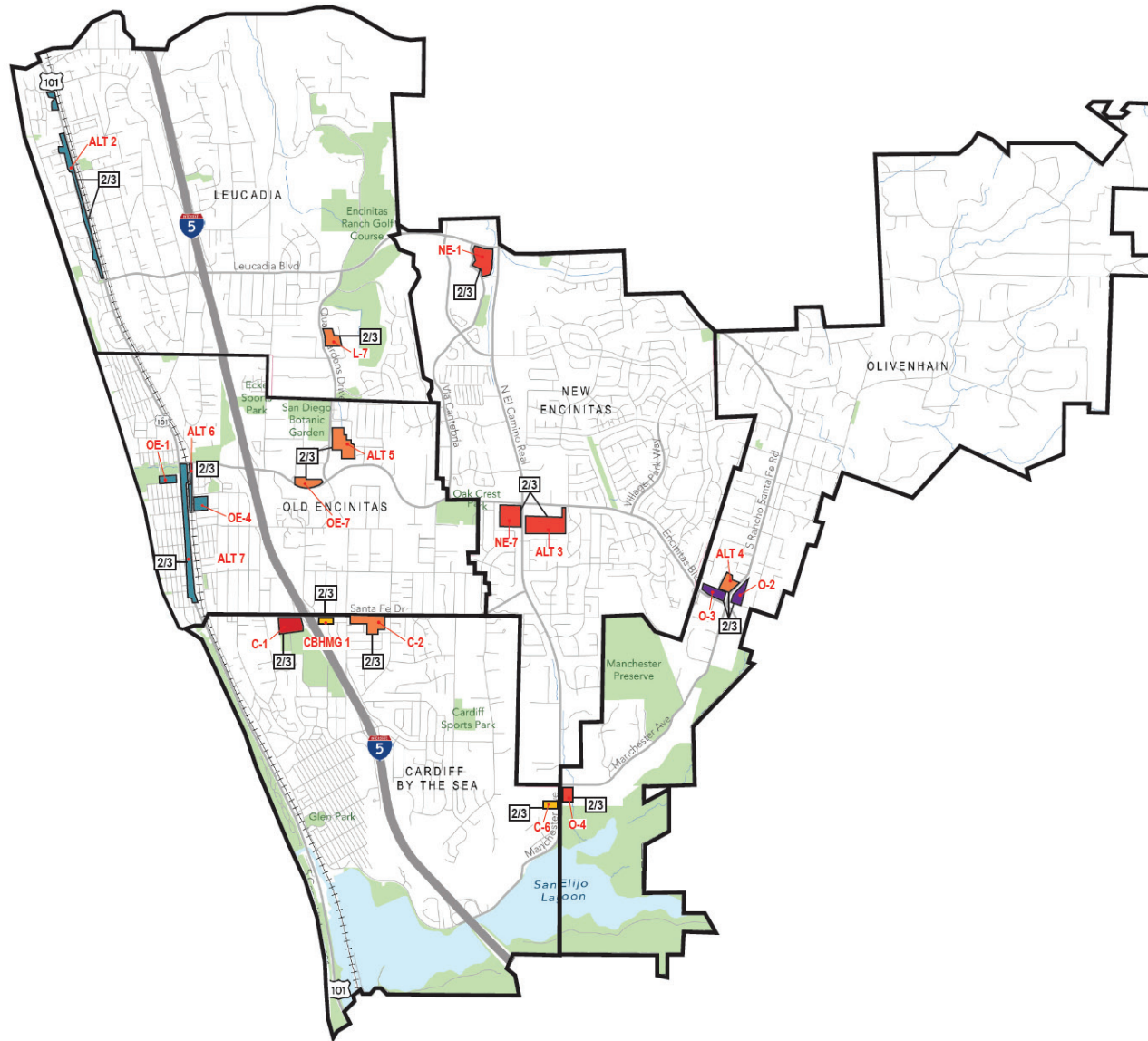
The “**Ready Made**” housing strategy identifies future housing sites focused along the 101 Highway corridor and at key activity centers on Encinitas Boulevard. This housing strategy mixes new housing with retail and employment land uses, creating vibrant communities that are pedestrian and bicycle friendly.



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

Site	Proposed General Plan Designation	Proposed Zone Designation
C-2	AHE-R3-R30	AHE-R3-R30-N
L-1	AHE-GC-X30	AHE-101SP-X30-M
L-7	AHE-RR1-R30	AHE-RR1-R30-N
NE-1	AHE-GC-S30	AHE-ERSP-S30-N-MDP
NE-3	AHE-P/SP-R30	AHE-P/SP-R30-N
NE-7	AHE-GC-S30	AHE-GC-S30-N-MDP
O-2	AHE-RR2-X30	AHE-RR2-X30-V
O-4	AHE-RR-X30	AHE-RR-X30-N
O-5	AHE-R3-R30	AHE-R3-R30-N
OE-2	AHE-GC-X30	AHE-GC-X30-N
OE-7	AHE-OP-X30	AHE-OP-X30-N
OE-8	AHE-LI-X30	AHE-BP-X30-N

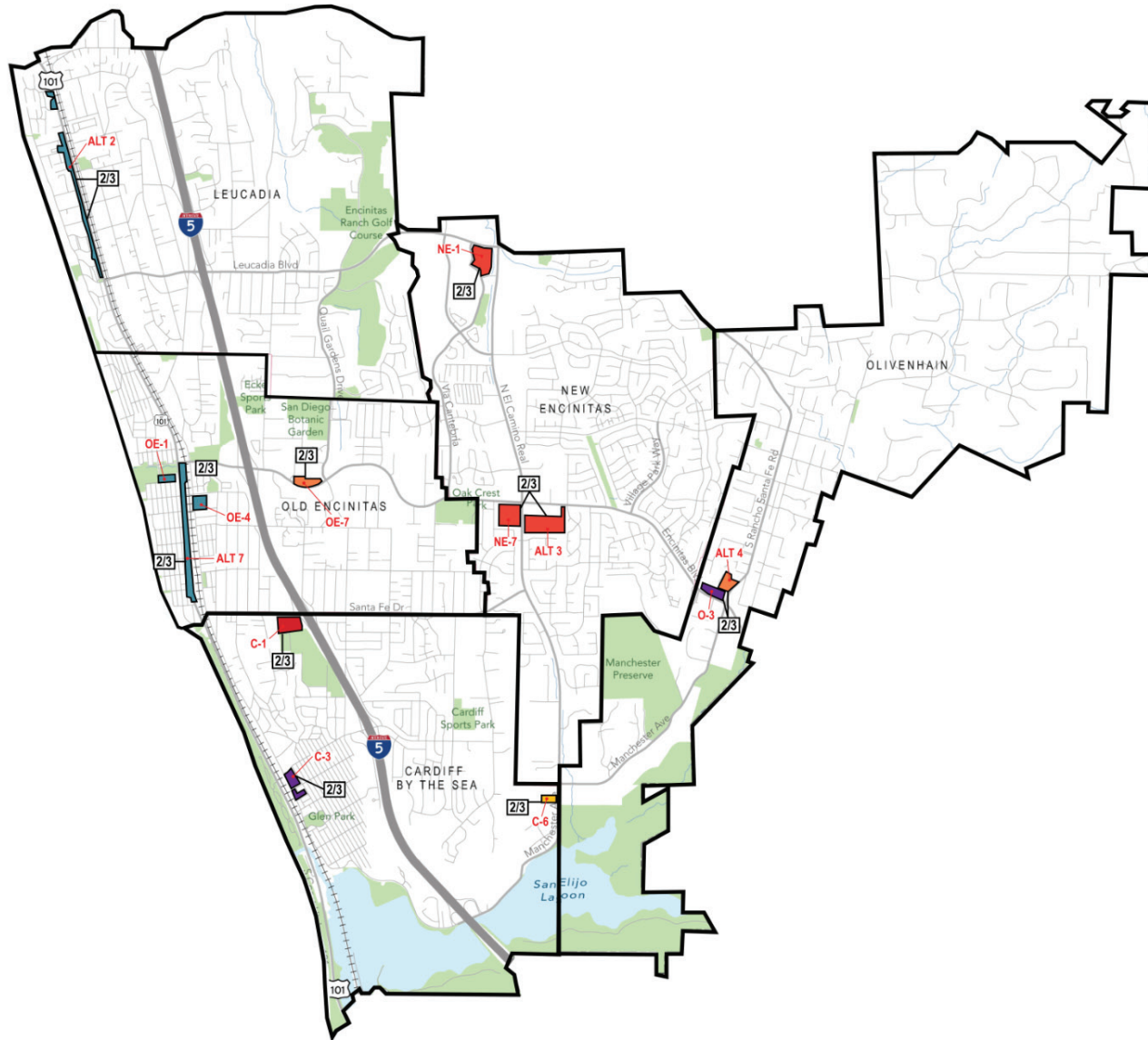
The “**Build Your Own**” housing strategy identifies two- and three-story mixed use housing on larger sites located along Encinitas Boulevard near Quail Gardens, off of El Camino Real, along Coast Highway 101 in Leucadia, Santa Fe Avenue in Cardiff, and Manchester Avenue in Olivenhain.



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- RESIDENTIAL INFILL - SMALL SITE
- 2/3 2 & 3-STORIES
- 3 3-STORIES

Site	Proposed General Plan Designation	Proposed Zone Designation
Alt-2	AHE-GC-S30 (south of Diana Street)	AHE-101SP-S30-M (south of Diana Street)
	AHE-GC-X30 (north of Diana Street)	AHE-101SP-X30-M (north of Diana Street)
Alt-3	AHE-GC-S30	AHE-GC-S30-N-MDP
Alt-4	AHE-RR2-R30	AHE-RR2-R30-V
Alt-5	AHE-R3-R30	AHE-R3-R30-N
	AHE-R5-R30	AHE-R5-R30-N
Alt-6	AHE-TC-X30	AHE-DESP-X30-M
Alt-7	AHE-GC-S30	AHE-DESP-S30-M
C-1	AHE-GC-S30	AHE-GC-S30-N-MDP
C-2	AHE-R8-R30	AHE-R8-R30-N
C-6	AHE-RR1-R30	AHE-RR1-R30-N
CBHMG-1	AHE-P/SP-R30	AHE-P/SP-R30-N
L-7	AHE-RR1-R30	AHE-RR1-R30-N
NE-1	AHE-GC-S30	AHE-ERSP-S30-N-MDP
NE-7	AHE-GC-S30	AHE-GC-S30-N-MDP
O-2	AHE-RR2-X30	AHE-RR2-X30-V
O-3	AHE-LC-X30	AHE-LC-X30-V
	AHE-OP-X30	AHE-OP-X30-V
O-4	AHE-RR-X30	AHE-RR-X30-N
OE-1	AHE-VSC-X30	AHE-DESP-X30-M
OE-4	AHE-P/SP-X30	AHE-DESP-X30-M
OE-7	AHE-OP-R30	AHE-OP-R30-N

A third housing strategy was generated by the City Council, with contribution from the Planning Commission and with consideration of public input. This strategy is a modification of the “Ready Made” strategy — it includes new sites that were suggested during the public participation process and removes certain highly objectionable sites based on public input received. In this strategy, called “**Modified Mixed Use Places,**” more emphasis is placed on locating housing in areas served by transit and where the additional housing is complimented by existing pedestrian-oriented amenities.



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Site	Proposed General Plan Designation	Proposed Zone Designation
Alt-2	AHE-GC-S30 (south of Diana Street)	AHE-101SP-S30-M (south of Diana Street)
	AHE-GC-X30 (north of Diana Street)	AHE-101SP-X30-M (north of Diana Street)
Alt-3	AHE-GC-S30	AHE-GC-S30-N-MDP
Alt-4	AHE-RR2-R30	AHE-RR2-R30-V
Alt-7	AHE-GC-S30	AHE-DESP-S30-M
C-1	AHE-GC-S30	AHE-GC-S30-N-MDP
C-3	AHE-GC-S30	AHE-CSP-S30-V
C-6	AHE-RR1-R30	AHE-RR1-R30-N
NE-1	AHE-GC-S30	AHE-ERSP-S30-N-MDP
NE-7	AHE-GC-S30	AHE-GC-S30-N-MDP
O-3	AHE-LC-X30	AHE-LC-X30-V
	AHE-OP-X30	AHE-OP-X30-V
OE-1	AHE-VSC-X30	AHE-DESP-X30-M
OE-4	AHE-P/SP-X30	AHE-DESP-X30-M
OE-7	AHE-OP-R30	AHE-OP-R30-N

The “Sustainable Mixed Use Places” map represents an alternative to the housing strategies addressed as the project in the *At Home in Encinitas* Draft EIR/EA. It is an alternative that refines, but would have fewer impacts than the project’s Modified Mixed Use Places strategy, which was developed in response to substantial public input. This housing strategy directs future housing opportunities to areas that would benefit from the investment. Coastal mixed use business districts are strengthened, while New Encinitas and Olivenhain gain opportunities for their own mixed use places.