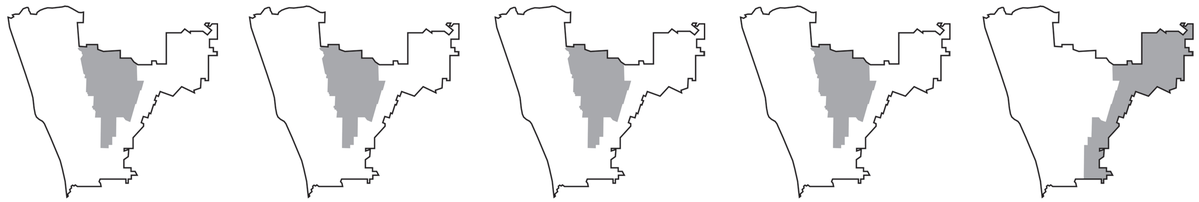
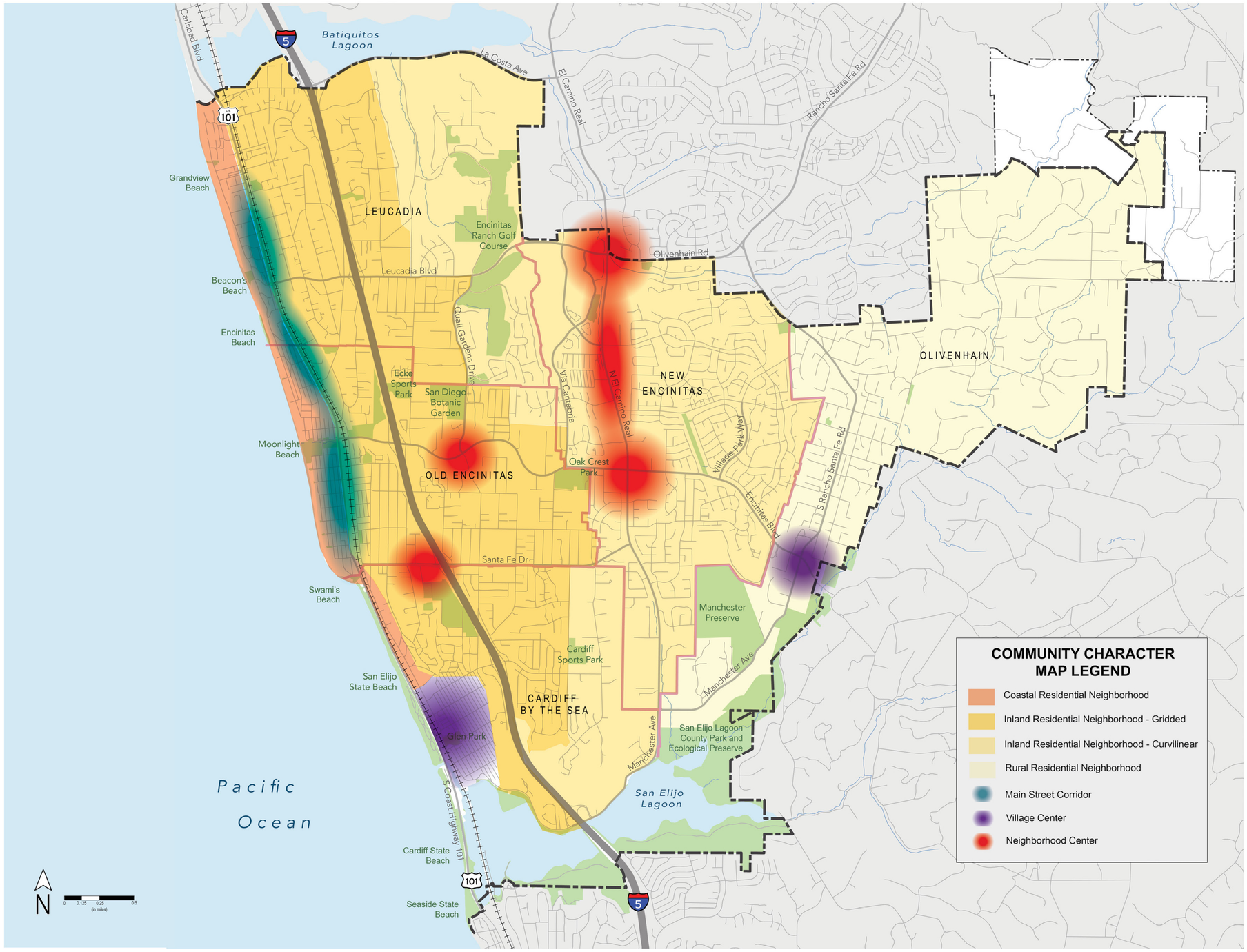
2A COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER





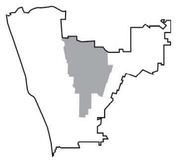
This map seeks to describe "community character" that exists in Encinitas. These areas are described to recognize differences in their physical characteristics, including street layout, lot size, and building form and scale.

Some of these character areas are ones in which the potential exists for introducing multifamily housing. Other character areas may not have much potential for multifamily housing, but any new development along those boundaries should be designed to create a positive transition to them.

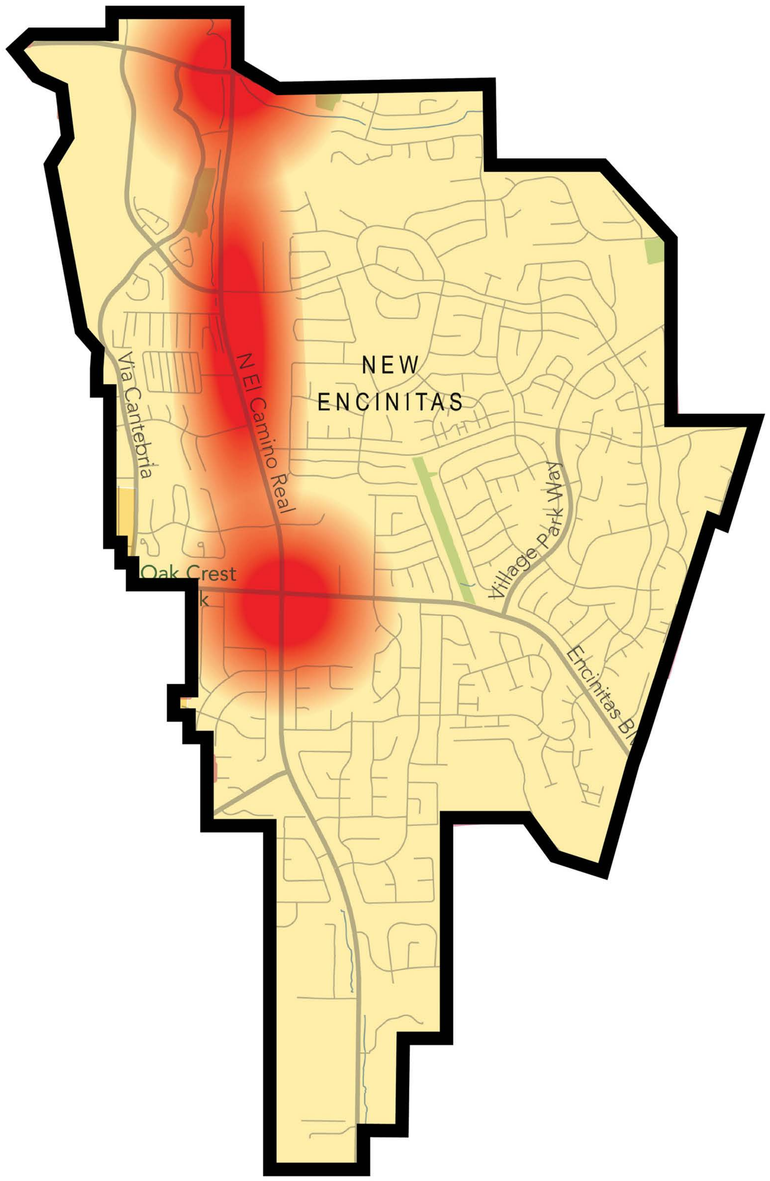
Note that the boundaries illustrated between community character areas should be taken as general identifiers where changes in character occur; they should not be interpreted as fixed, hard lines. The intent is to describe the general location of areas with shared characteristics.

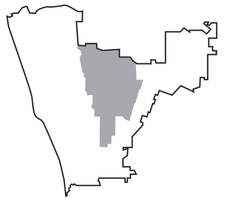
	COASTAL RESIDENTIAL	INLAND RESIDENTIAL - GRIDDED	INLAND RESIDENTIAL - CURVILINEAR	RURAL RESIDENTIAL	MAIN STREET CORRIDOR	VILLAGE CENTER	NEIGHBORHOOD CENTER
LEUCADIA	●	●	●		●		
OLD ENCINITAS	●	●	●		●		●
CARDIFF	●	●	●			●	●
NEW ENCINITAS			●				●
OLIVENHAIN				●		●	

2B COMMUNITY CHARACTER
FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS





NEW ENCINITAS

OVERVIEW

New Encinitas is located in central Encinitas, just east of downtown. Development patterns in New Encinitas are typical of suburban tract developments, with large-lot single family residences on winding streets and cul-de-sacs with commercial nodes located along major arterials. Its major arterial streets include El Camino Real running north-south and Encinitas Boulevard running east-west.

Future housing development should acknowledge that New Encinitas includes its own identity and therefore designs should respect and respond to the uniqueness of the surrounding context. There are two general community character areas that exist in New Encinitas, which are shown on the map to the left.

Inland Residential-Curvilinear

Neighborhood Center

Each context is described in detail on the following pages.

COMMUNITY CHARACTER
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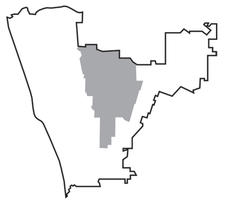
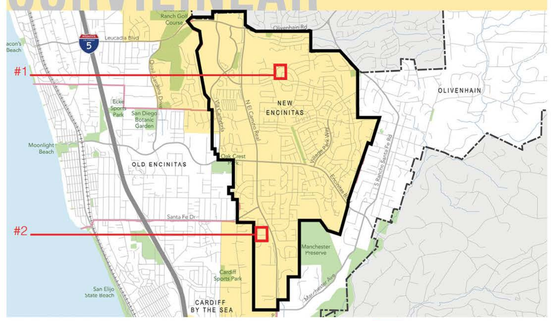
2C COMMUNITY CHARACTER

FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS

INLAND RESIDENTIAL - CURVILINEAR



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph

Architectural styles tend to be relatively uniform within subdivisions, although, styles may vary from neighborhood to neighborhood.

DESCRIPTION

Much of the development in New Encinitas is characterized by this context. It includes mainly single family residential subdivisions developed in the late 1970s through the mid-1990s. It is suburban in character, with curvilinear streets and cul-de-sacs with larger homes set back from the street. More infill housing opportunities exist in areas that abut this context, and thus considering its character will be important. However, some attached single family and multifamily infill could occur along major arterials.

DESIGN CHARACTERISTICS

- Block sizes are large and irregular in shape
- Streets are long, curving and often terminate in cul-de-sacs
- Street widths are approximately 30'-40'
- Continuous attached sidewalks and formal curbs are present
- Lot sizes and setbacks are large
- Topography varies; street run parallel to hillsides.
- Architectural styles within neighborhoods are relatively uniform
- Attached garages are a prominent element of front facades, as alleys are non-existent

Snapshot Area #1 - Building Placement Diagram

Snapshot Area #2 - Building Placement Diagram

Topography becomes more varied as distance from the coast increases.

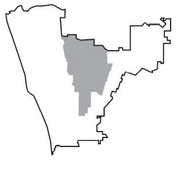
Attached garages are very characteristic of this character area.

Sidewalks are almost always present, typically attached to the curb with curb cuts for driveways.

Streets patterns are dominated by long curving streets that terminate sight lines.

DESIGN OPPORTUNITIES

- Design with sensitive transitions to respect the existing low-scale residential form and character
- Enhance connectivity to services, transit, and open space/trails
- Focus higher density housing close to arterials and activity centers
- Enhance active, outdoor lifestyles



LOT FEATURES

Lot Size:	.13-.35 acre (6,000-15,000 SF)
Dimensions (Width by Depth):	60'-80' by 100'-160'; irregular
Lot Shape & Orientation:	Irregular, no consistent orientation
Lot Coverage:	20-40%
Building Orientation:	Facing street
Parking Access/Location:	On-site from street

BUILDING FORM & PLACEMENT

Setbacks:	Front: 20'-30'; Side: 5'-15; Rear: 20'-30'
Building Height:	20'-30'
# of Stories:	Primarily 2 stories
Roof Form:	Hipped and gabled
Entry:	Facing street

COMMUNITY CHARACTER

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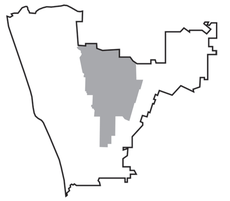
2D COMMUNITY CHARACTER

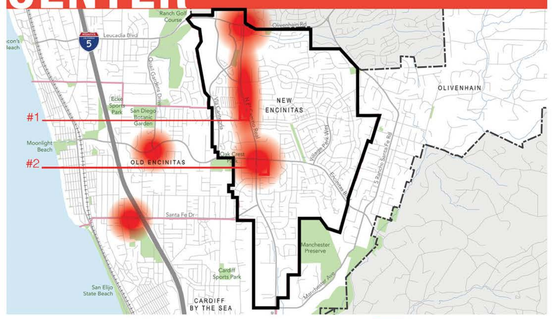
FUTURE HOUSING RESPONDS TO EXISTING CHARACTER



NEW ENCINITAS

NEW ENCINITAS

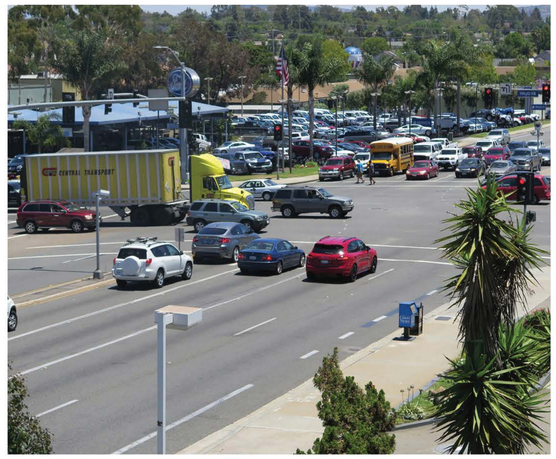
NEIGHBORHOOD CENTER



Snapshot Area - Key **Detailed Areas**

Snapshot Area #1 - Aerial Photograph

Snapshot Area #2 - Aerial Photograph



This design context occurs along Encinitas' major traffic arterials, and the activity centers where these arterials intersect.

DESCRIPTION

The Neighborhood Center design context in New Encinitas exists along the El Camino Real corridor, between Encinitas and Leucadia Boulevards. The context is distributed in activity centers (major intersections) and corridors (major arterials.) Land use is primarily retail. Developments are auto-oriented with large surface parking lots adjacent to "big box" stores and strip centers. Opportunities for infill housing and mixed use exist and could help supplement the retail atmosphere and create a more vibrant and walkable experience.

DESIGN CHARACTERISTICS

- Block sizes are large and irregular in shape
- Streets are curvilinear, oriented along major arterials
- Street widths are approximately 80'-110'
- Sidewalks are generally attached to formal curbs
- Buildings and lots are very large with large setbacks
- Major retailers are the main focus
- Large, surface parking lots are prominent
- Topography varies: arterials follow low-lying areas

Snapshot Area #1 - Building Placement Diagram

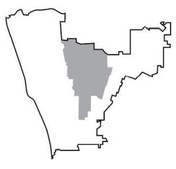
Snapshot Area #2 - Building Placement Diagram

Attached sidewalks are common, but other street furnishings are rare, as this context is primarily auto-oriented.

The large parcels in this context are covered with plentiful surface parking.

Landscaping in this context is often a strip of grass or small scale planting, while street trees exist only intermittently.

Although this design context does include some office space and professional services, retail is the dominate land use.



DESIGN OPPORTUNITIES

- Enhance pedestrian experience with smaller, more human-scaled buildings and streets within new projects.
- Enhance connectivity to services, transit, and open space/trails
- Mix in higher density residential uses to help animate and activate the retail experience
- Respect low-scale nature of abutting residential neighborhoods

LOT FEATURES

Lot Size:	1- 5 acres (45,000-220,000 SF) or greater
Dimensions (Width by Depth):	100'-400' by 100'-600'
Lot Shape & Orientation:	Irregular shapes; inconsistent orientation
Lot Coverage:	20-40%
Building Orientation:	Facing street or facing inwards; inconsistent
Parking Access/Location:	On-site from street, in front of and to the sides of buildings

BUILDING FORM & PLACEMENT

Setbacks:	Front: 20-100'; Side: 0'-50; Rear: 20'-60'
Building Height:	20'-40'
# of Stories:	Primarily 1 story
Roof Form:	Flat, with some exceptions
Entry:	Facing street or facing inwards; inconsistent

COMMUNITY CHARACTER

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