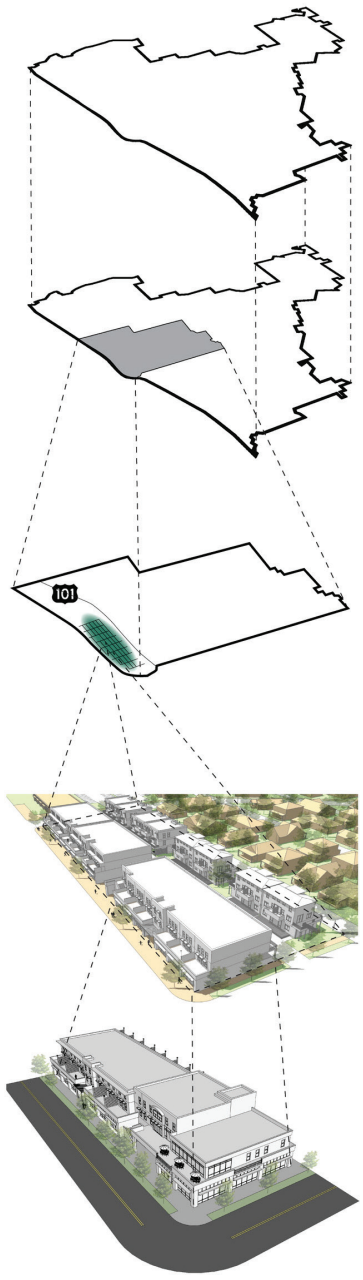
DESIGN GUIDELINES

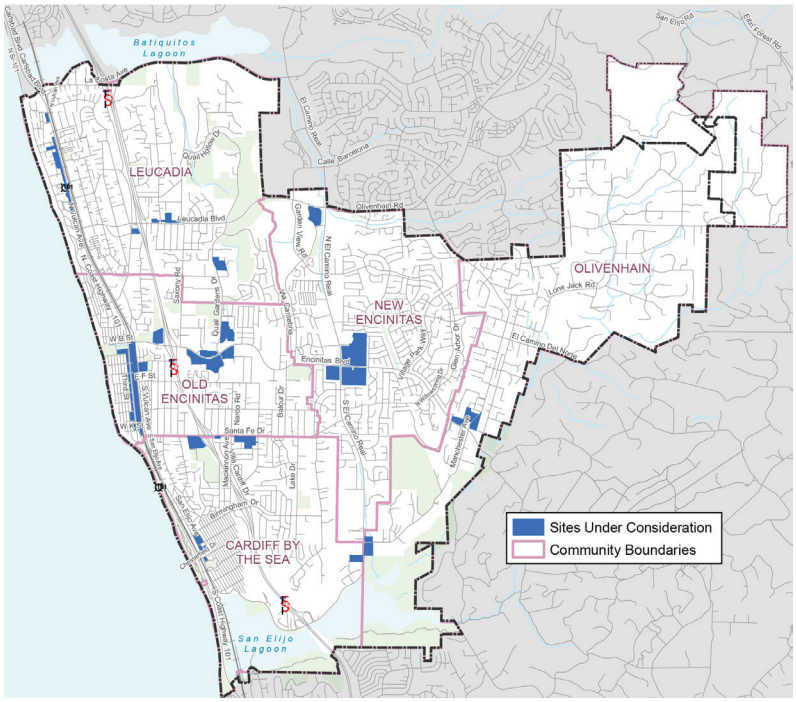
ENCINITAS, CALIFORNIA



The design guidelines for new residential development in Encinitas are highly context-sensitive. Guidelines for five levels of context are considered.

The City of Encinitas is updating their Housing Element to their General Code, and through that process, has selected various "candidate sites" to have a "floating zone" applied to them that allows higher density residential and mixed use development to apply. Winter & Company assisted the City with the Housing Element Update and subsequently to produce a set of Design Guidelines and new Floating Zone Codelet for the candidate sites to follow as they redevelop. The design guidelines came highly recommended by the public as a way to encourage high quality design for new development and so that any higher density development, which would otherwise not be allowed under the current code, would be designed to fit into the "context" of the city and transition to single family neighborhoods appropriately.

The Design Guidelines document was written alongside the new code update and therefore the two fit seamlessly together. The design guidelines apply to the new zone districts R30, X30, and S30. They provide a clear framework to denote the desired form and character of new residential development projects and encourage the highest quality design in those areas.



Candidate Sites under consideration for applying "floating zones" for higher density residential development.

HOUSING ELEMENT UPDATE

ENCINITAS, CALIFORNIA

The guidelines are designed to respect the character and context of Encinitas. There were five levels of context-sensitive design considered in this document:

» Design Principles - these overarching design principles apply city-wide.
» Community Character - there are five individual communities within Encinitas, each with their unique character and the design guidelines offer strategies for responding appropriately per community.
» Design Context - there are three main "design contexts" identified where the floating zones would apply.
» Site Design - design guidelines specific for siting a new development.
» Building Design - design guidelines specific for the design, form, and character of new buildings.

SD.1. BUILD-TO AND SETBACKS

1. **Locate a building to create a well-defined street frontage and minimize the visibility of parking areas.**

   a. Position a building so that most of the primary street-facing façade is located within the build-to range (established in the R30, X30 and S30 standards.)

   b. Alternatives to Mixed-Use and build-to standards may be considered, using these guidelines, where the site configuration or topography limit the feasibility of locating buildings at the sidewalk edge.

2. **Locate a building to respond to traditional development patterns in the design context.**

   a. In the Main Street context a new building should:

   » *Align at the sidewalk edge with a high percentage of building wall within the build-to range.*

   » *Provide a clearly defined street edge, composed of storefronts (for a mixed-use building) or stoops (for a purely residential building).*

   » *This may be varied to a limited extent to allow for an expanded outdoor dining area, plaza or courtyard, but the predominant building line should be maintained.*

Locate a building to create a well-defined street frontage and minimize the visibility of parking areas.

CONNECT TO CODE:

Reference section 30.36.030 to 30.36.050 of the zoning code for R30, X30 and S30 standards relating to build-tos and setbacks.

NOTE:

The topics appear in the order in which they are addressed in a typical design sequence.

Example design guidelines page for "Building Placement" - these guidelines encourage a well defined street frontage and promote context-sensitive responses. The orange boxes coordinate with the new zoning code that was developed concurrently.

SERVICES:

» Design Guidelines

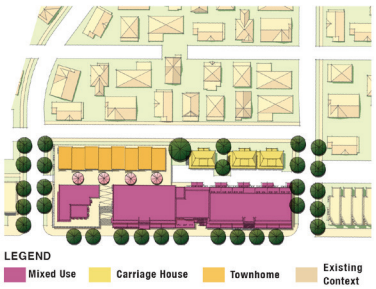
CLIENT:

Manjeet Ranu, Deputy Director
City of Encinitas
Planning & Building Department

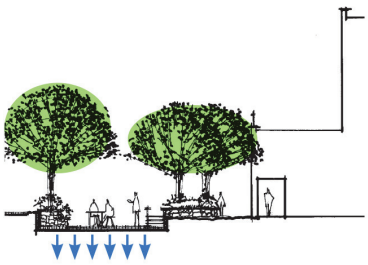
DATE:

2015

The design guidelines encourage upper story stepbacks in order to make the buildings feel smaller and fit in with the lower height contexts.



Prototype development along "Main Street" - or Coast Highway 101.



Encouraging open space to be permeable is important for stormwater management.