
2.0 COMMUNITY VISION AND SPECIFIC PLAN GOALS

2.1 COMMUNITY VISION

The Leucadia community is characterized by local, family-owned businesses; small-lot subdivisions; small-scale development and uses; and architectural diversity. The purpose of this specific plan is to help guide rehabilitation and successful economic restructuring of the North 101 Corridor as it evolves into the twenty-first century.

The community vision seeks to:

- promote a community where individuals can afford to live, as well as own and operate commercial establishments;
- encourage architectural quality and creativity without discouraging development or dictating a specific style or theme;
- establish a streetscape enhancement program along the North 101 corridor;
- provide a commercial corridor that serves both the needs of the neighborhood residents as well as visitors to the community;
- encourage diverse, small-scale uses and family-owned businesses;
- preserve and maintain the existing mature eucalyptus and cypress trees and establish a street tree program for the entire North 101 corridor;
- provide for safe pedestrian and traffic circulation;
- consider opportunities for mixed-use development; and
- to enhance the artistic community.

2.2 SPECIFIC PLAN GOALS

The specific plan sets forth the following goals:

2.2.1 LAND USE

- A. Establish design guidelines and development regulations that encourage diverse, small-scale uses and family owned or operated businesses along the North 101 corridor.
- B. Allow consolidation of adjacent parcels providing the goals of the specific plan are met.
- C. Provide for flexible land use opportunities such as mixed-use.
- D. Provide a balance between neighborhood-serving and visitor-serving uses.
- E. Identify land use opportunities for under-utilized land.

2.0 Community Vision and Goals

- F. Encourage architectural diversity and a unique character along North Highway 101.
- G. Encourage outdoor spaces for sidewalk cafes, street vendors, and other pedestrian oriented activities along North Highway 101.
- H. Enhance the overall image and streetscape in order to attract more visitors and shoppers to the corridor.
- I. Encourage land use buffers between incompatible uses such as commercial frontage adjacent to residential development.
- J. Promote and enhance artisan resources in the community.

2.2.2 HOUSING

- A. Provide affordable housing opportunities.
- B. Establish development guidelines that encourage high quality housing.

2.2.3 CIRCULATION

- A. Provide for safe pedestrian circulation.
- B. Improve parking opportunities.
- C. Improve vehicular traffic circulation.
- D. Promote and encourage the use of public transportation.

2.2.4 INFRASTRUCTURE & PUBLIC SAFETY

- A. Eliminate flooding and improve drainage.
- B. Underground utilities and provide more lighting.

2.2.5 RECREATION/OPEN SPACE

- A. Provide more parks and open space.