



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

January 14, 2025 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Stan Weiler

VICE CHAIR

David Barber

COMMISSIONERS

Carrie Mecaro

Barry Speer

Jeff Jester

Dustin Steeve

Marc Correll

MINUTES CLERK

Alex Rangel

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JANUARY 14, 2025

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JANUARY 14, 2025

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) November 12, 2024

WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

- [2.](#) **PL24-0258 – 2024 Omnibus Zoning Code Update**

REQUEST: A series of amendments to the Escondido Zoning Ordinance and one amendment to the Escondido Subdivision Ordinance to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Chapter 32, Article 2 (Tentative Maps) and to Chapter 33, Articles 1 (General Provisions and Definitions), 6 (Residential Zones), 16 (Commercial Zones), 26 (Industrial Zones), 30 (Hazardous Chemical Overlay (H-C-O) Zone), 37 (Public Art), 39 (Off-Street Parking), 57 (Miscellaneous Use Restrictions), 61 (Administration and Enforcement), 65 (Old Escondido Neighborhood), 66 (Sign Ordinance), 67 (Density Bonus and Residential Incentives), 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: City of Escondido



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CEQA RECOMMENDATION: Statutorily exempt pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) and/or 15378(b)(5) as they do not qualify as a “project” under CEQA.

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: YES NO

CURRENT BUSINESS

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

- [3.](#) Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

November 12, 2024 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

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In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, NOVEMBER 12, 2024

MINUTES

CALL TO ORDER: 7:01 p.m.

FLAG SALUTE: Stan Weiler

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; David Barber, Vice-Chair; Marc Correll, Commissioner; Carrie Mecaro, Commissioner; and Dustin Steeve, Commissioner.

Commissioner Absent: Barry Speer, Commissioner; Jeff Jester, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Oscar Romero, Principal Planner; Ivan Flores, Senior Planner; Alex Rangel, Minutes Clerk.

1. APPROVAL OF MINUTES: October 8, 2024

Motion: Vice-Chair Barber; Second: Commissioner Mecaro.

Motion carried (4-0) to approve the minutes.

Ayes: Weiler, Barber, Mecaro, Steeve.

Abstain: Correll.

Absent: Jester, Speer.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. PL23-0190, PL24-0225, PL23-0191, PL24-0215, PL24-0229 / Hickory Street Office to Residential Conversion

REQUEST: Adopt Resolution No. 2024-20 recommending the denial of the following land use applications: a General Plan Amendment to amend the land use designation from Office (O) to Urban V (U5); a Zone Map Amendment to rezone the subject property from Hospital Professional (H-P) to Very High Multifamily Residential (R-5); a Master Plan and Precise Plan to adopt a Planned Development Permit and Zone; and a Design Review Permit for conversion of an existing office building to 21 residential dwelling units. The proposed project also includes a density bonus request to exceed the allowable density permitted by the proposed General Plan land use designation (e.g., U5).



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PLANNING COMMISSION MINUTES

TUESDAY, NOVEMBER 12, 2024

PROPERTY SIZE AND LOCATION: The 0.69-acre site is located on the northeast corner of Hickory Street and E. 3rd Avenue and is addressed as 240 S Hickory Street (Assessor's Parcel Number(s): 229-492-14-00)

ENVIRONMENTAL STATUS: Statutory Exemption – CEQA Guidelines Section 15270 (Projects Which Are Disapproved)

APPLICANT: Escondido Investments, LLC

STAFF RECOMMENDATION: Approve Resolution No. 2024-20, recommending denial to City Council.

PUBLIC COMMENT:

Tracie Barham spoke in opposition of staff's recommendation to the project. Rick Mercurio spoke about the project and project site, but did not state a position.

COMMISSION DISCUSSION:

The commissioners discussed various aspects of the project, including current site concerns, project design, and staff's recommendation.

COMMISSION ACTION:

Motion to approve Planning Resolution No. 2024-20, recommending denial of the project to the City Council.

Motion: Commissioner Barber. Second: Commissioner Correll.

Motion carried (3-1) to approve the resolution.

Ayes: Barber, Correll, Mecaro.

Nays: Steeve.

Abstain: Weiler.

Absent: Jester, Speer.

3. PL23-0183 / 900 W. Mission Avenue CUP Modification

REQUEST: Modification to a previously approved Conditional Use Permit (PHG19-0049) to remove a condition of approval requiring installation of a traffic signal at the Rock Springs Rd and Lincoln Ave intersection ("Project"). The previously approved Conditional Use Permit (PHG19-0049) entitled the Project site for development of a gasoline service station and convenience store with concurrent sale of alcoholic beverages (beer and wine). The Project also includes an addendum to the previously adopted IS/MND prepared for the Project.

PROPERTY SIZE AND LOCATION: The 1.14-acre site is located at the northwest corner of West Mission Avenue and Rock Springs Road. The site is addressed as 900 West Mission Avenue, Escondido, CA 92025 (Assessor's Parcel Numbers: 228-220-43-00; 228-220-13-00).



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ENVIRONMENTAL STATUS: In accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an EIR or Negative Declaration), an addendum to remove two mitigation measures to the adopted Mitigated Negative Declaration (ENV19-0006) has been prepared. Staff recommend adoption of the addendum prepared.

APPLICANT: Ilan Golchech, Golchech Group

STAFF RECOMMENDATION: Denial of the Project, and Approve Alternative Option 1 (Recommended Alternative)

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

The Commissioners discussed various aspects of the project, including the original project's traffic determinations, staff's recommendation and alternatives.

COMMISSION ACTION:

Motion to approve Planning Resolution No. 2024-21, recommending approval of the recommended modification to the Conditional Use Permit, and the adoption of an addendum to the mitigated negative declaration to City Council.

Motion: Commissioner Barber. Second: Commissioner Steeve.

Motion carried (5-0) to approve the recommendation.

Ayes: Weiler, Barber, Correll, Mecaro, Steeve.

Nays: None.

Absent: Jester, Speer.

CURRENT BUSINESS

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, NOVEMBER 12, 2024

CITY PLANNER'S REPORT:

City Planner Morones provided a Tentative Future Agenda for the potential December 10, 2024 Planning Commission meetings, and preparation for 2025 calendar year Planning Commission meetings.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:51 p.m.

Veronica Morones. Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk



STAFF REPORT

DATE: 01/14/2025

PL24-0258 – 2024 Omnibus Zoning Code Update

PROJECT NUMBER / NAME: PL24-0258 – 2024 Omnibus Zoning Code Update

REQUEST: A series of amendments to the Escondido Zoning Ordinance and one amendment to the Escondido Subdivision Ordinance to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Chapter 32, Article 2 (Tentative Maps) and to Chapter 33, Articles 1 (General Provisions and Definitions), 6 (Residential Zones), 16 (Commercial Zones), 26 (Industrial Zones), 30 (Hazardous Chemical Overlay (H-C-O) Zone), 37 (Public Art), 39 (Off-Street Parking), 57 (Miscellaneous Use Restrictions), 61 (Administration and Enforcement), 65 (Old Escondido Neighborhood), 66 (Sign Ordinance), 67 (Density Bonus and Residential Incentives), 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: City of Escondido

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Pricila Roldan, Associate Planner

DISCRETIONARY ACTIONS REQUESTED: Zoning Code Text Amendments

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Statutorily exempt pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) and/or 15378(b)(5) as they do not qualify as a “project” under CEQA.

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2025-01

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Dare DeLano, Assistant City Attorney

Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

A municipal code is a collection of local laws that outline the rules, regulations, and standards for a city. Local governments manage their municipal code and organize it into various chapters addressing topics such as safety, utilities, traffic, and zoning. The City of Escondido’s Municipal Code includes Chapter 33 (Zoning) which is referred to as the zoning code, and details development regulations and standards for land throughout the City including regulation on the types of uses allowed and the overall appearance of development. The zoning code is the implementation tool of the General Plan’s Land Use Element (Land Use and Community Form chapter).

In 2017, the City of Escondido (“City”) initiated a reoccurring work program to annually review and update the Zoning Code so it complies with state-mandated changes, addresses errors or inconsistencies, and clarifies existing regulation. Periodic reviews and updates to the Zoning Code create efficiencies and avoid conflicts with California state codes and regulations. At the City of Escondido, the Planning Division is tasked with preparing and reviewing the series of annual zoning text amendments and updates. Once a year, the Planning division provides a single batch of changes that clean-up and modify the zoning code (as well as any related changes to Chapter 32 (Subdivisions)—as needed); this effort is referred to as the annual omnibus zoning code update (“Omnibus”).

The 2024 Omnibus includes amendments to Chapter 32 (Subdivisions) and Chapter 33 (Zoning) of the Escondido Municipal Code. Article 61, Division 4 (Amendments and Zone Changes), Section 33-1262 of the zoning code authorizes the Planning Commission to review and consider amendments to the Chapter 33. If the 2024 Omnibus is approved, staff would provide Planning Commission’s recommendation to City Council.

SUMMARY OF REQUEST

Table 1 provides a summary of the 2024 Omnibus’ proposed changes. While most of the proposed changes are minor in nature, additional information is provided for the proposed modifications to Articles 37 (Public Art), 67 (Density Bonus and Residential Incentives) and 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) under the “PROJECT ANALYSIS” section of this staff report. A strikethrough and underlined version of all proposed Omnibus changes is provided under Attachment 1. Exhibit B of the Planning Commission Resolution provides a clean copy of the changes and reflects what they would look like if adopted by City Council.

TABLE 1 - SUMMARY OF PROPOSED CHANGES

Chapter- Article number: Article Name	Proposed Change
Chapter 32- Article 2: Tentative maps	1. Clarify the authority for Tentative Parcel Map extensions.
Chapter 33- Article 1: General Provisions and Definitions	1. Clarify the definition of a “Bargain Basement Store.” 2. New language to clarify concurrent processing of planning entitlements.



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STAFF REPORT

Chapter 33- Article 6: Residential Zones

1. New permitted use to the “Miscellaneous” section of Table 33-94. “Short term rental” uses are permitted in most residential land uses, in accordance with Ordinance No. 2024-07 (adopted December 4, 2024).

2. Consistency amendment to an existing footnote of Table 33-94.

3. **State law requirement:** Language changes in accordance with Senate Bill (“SB”) 450. SB 450 modified language to two-family dwelling requirements (also known as SB 9) to allow the demolition of more than 25% of the existing exterior structural walls.

Chapter 33- Article 16: Commercial Zones

1. **State law requirement:** Changes in uses in accordance with Assembly Bill (“AB”) 2085. AB 2085 calls for the ministerial approval of a community clinic that provides reproductive health services in a zone where office, retail, parking, or health care are a permitted use.

2. **State law requirement:** Changes in uses in accordance with AB 2632. AB 2632 requires equal treatment between thrift stores and their non-thrift retail counterpart.

Chapter 33- Article 26: Industrial Zones

1. Cleanup of existing foot note to align with the Business Recovery ordinance.

Chapter 33- Article 30: Hazardous Chemical Overlay (H-C-O) Zone

1. Removal of outdated reference to a former Area Plan.

Chapter 33- Article 37: Public Art

1. Language updates in accordance with the Public Art Strategic Plan (adopted September 18, 2024 via Resolution 2024-118).

Chapter 33- Article 39: Off-Street Parking

1. Reorganization and clarification of parking requirements related to multiple dwelling units.

Chapter 33- Article 57: Miscellaneous Restrictions

1. **State law requirement:** Changes in language in accordance with AB 2632. AB 2632 requires equal treatment between thrift stores and their non-thrift retail counterpart.

2. Removal of outdated reference to a former Ordinance.



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Chapter 33- Article 61: Administration and Enforcement

1. New administrative adjustment to allow modifications for fences on corner lots.

Chapter 33- Article 65: Old Escondido Neighborhood

1. Correction to section reference.

Chapter 33- Article 66: Sign Ordinance

1. Update to abandoned sign time limitations.

Chapter 33- Article 67: Density Bonus and Residential Incentives

1. **State law requirement:** Changes in language in accordance with AB 2694. AB 2694 modifies the definition of an elderly facility.

2. **State law requirement:** Changes in language in accordance with AB 3116. AB 3116 updates Density Bonus incentives for Student Housing.

3. Consistency update with State language.

Chapter 33- Article 70: Accessory Dwelling Unit and Junior Accessory Dwelling Units

1. Reference updates to sections of the State Code

2. **State law requirement:** Changes in language in accordance with SB 1211. SB 1211 modifies Accessory Dwelling Unit (“ADU”) limits for existing multifamily developments.

3. Removal of “Second Front Door” standard.

PROJECT ANALYSIS

Article 37 – Public Art

The City Council adopted a Public Art Strategic Plan on September 18, 2024. The Public Art Strategic Plan aims to position the City of Escondido as a leader in public art for cultural and economic development. In response to the adopted strategic plan, proposed changes to Article 37 would ensure alignment and general clean up consistent with the strategic plan. Changes in the implementation and management of the program include updating “Public Art Partnership Panel” to “Public Art Commission,” as it is currently practiced. Proposed changes further define terms that are used throughout the section, providing clear expectations for stakeholders including the public, artists, developers, and the Public Art Commission. Updates for consistency amongst terms, such as “Art in lieu” and “in lieu fees”, and changes that further emphasize the alignment of strategic goals through an Annual Work Plan process and adopted Public Art Strategic Plan (Resolution No. 2024-118).



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STAFF REPORT

Article 67 – Density Bonus

State Density Bonus law is a policy designed to encourage affordable housing by offering incentives, concessions, and the ability for developers to build beyond the maximum number of units allotted to a specific parcel. Developers who dedicate a percentage of housing units to very low, low, and moderate-income households and invoke Density Bonus may be entitled to receive incentives that make a project more feasible. In 2024, the State Legislature passed Assembly Bill (“AB”) 2694 and 3116. AB 2694 redefines the meaning of a “senior citizen housing development” to include shared housing and residential care facility for the elderly. While AB 3116 increases the density bonus for student housing developments from 35% to 50%, as long as projects meet minimum affordable bedspaces, as defined in Section 65915 of the Government Code and Article 67. Proposed changes in Article 67 would ensure consistency between the City’s density bonus ordinance and state law, and also include updates to the number of incentives and concessions granted to developers since current language in the Zoning code did not align with language in Section 65915 of the Government Code.

Article 70 – Accessory Dwelling Units and Junior Accessory Dwelling Units

In recent years the California legislature has passed a series of laws that modify the restrictions and requirements around Accessory Dwelling Units (“ADUs”). In 2024, the State Legislature passed Senate Bill (“SB”) 1211, which increases the number of ADUs allowed on existing multifamily properties from two detached ADUs to up to eight ADUs, depending on the number of multifamily units on the site. SB 1211 also prohibits local governments from requiring replacement of surface parking spaces when existing parking is repurposed for ADUs. Proposed changes in Article 70 also include updates to Government Code references and the removal of “Second Front Door” standard as the standard can be prohibitive for applicants.

1. General Plan Conformance:

The Escondido General Plan is the City’s long-term blueprint that lays out goals and policies for the City’s physical, economic, and social development. The General Plan provides guidance on topics like land use patterns, mobility network, safety, and quality of life standards. The Implementation Program Chapter of the General Plan, Chapter 10, recognizes the zoning code to be a “key feature” in directing local decisions and facilitating the implementation of the General Plan. Recurring zoning code updates for clarification and alignment with State law ensures that the General Plan’s policies will be carried out accordingly. Changes proposed in the 2024 Omnibus seek to clarify zoning code language and conform with State regulations, furthering the implementation of the General Plan. The changes proposed under the annual omnibus are nominal in nature and/or related to state compliance. Therefore, no substantive changes to the zoning code that would be inconsistent with the General Plan are a part of this request.

2. Zoning or Specific Plan conformance:

The 2024 Omnibus seeks to clarify and/or correct zoning code language, conform with new State regulations, and address errors/typos. Annual clean ups facilitate continued improvement on zoning code interpretation and further its purpose: to promote public peace, health, safety, convenience, comfort, prosperity or general welfare (Section 33-3 and 33-6 of Article 1 of the Zoning code). Approving the 2024 Omnibus would further the zoning code’s objectives, making this effort compliant with the zoning code.



CITY of ESCONDIDO

STAFF REPORT

Additionally, zoning text amendments such as this require the mandatory findings outlined under Article 61 (Administration and Enforcement), Division 4 (Amendments and Zone Changes), Section 33-1263 be substantiated. Exhibit "A" under the draft resolution attached to this staff report provide such justification for this Omnibus.

3. Climate Action Plan Consistency:

The City's 2021 Climate Action Pan provides a roadmap for reducing greenhouse gas ("GHG") emissions through the implementation of various strategies, goals, actions and supporting measures. The 2024 Omnibus changes do not directly address or modify any of the Climate Action Plan's implementation objectives or activities.

FISCAL ANALYSIS

There will be no fiscal impact to the City of Escondido as a result of these amendments.

ENVIRONMENTAL ANALYSIS

There are a number of CEQA exemptions that are applicable to the 2024 Omnibus. Some proposed amendments are not considered a Project under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines. While other proposed amendments are statutorily exempted. The following bullets provide applicable CEQA determinations for proposed zoning text amendments.

- **Projects that are "not a project" under CEQA:** As defined in section 15378(b)(5) of the State CEQA Guidelines, government organizational or administrative activities that will not result in direct or indirect physical changes in the environment are "not a project" under CEQA. This may include amendments that relate to error correction, formatting changes, general reference clean ups, and administrative amendments that modify the land uses associated with zoning and do not result in direct or indirect physical changes in the environment. Changes in Chapter 32: Article 2 (Tentative Maps), and Chapter 33: Article 1 (General Provisions and Definitions), Article 6 (Residential Zones): Change 1 and 2, Article 16 (Commercial Zones), Article 26 (Industrial Zones), Article 30 (Hazardous Chemical Overlay (H-C-O) Zone), Article 39 (Off-Street Parking), Article 57 (Miscellaneous Restrictions), Article 61 (Administration and Enforcement), Article 65 (Old Escondido Neighborhood), Article 66 (Sign Ordinance) are error, general reference amendments, or administrative changes.
- **Projects that are exempt under CEQA:** According to Section 15282(h) of State CEQA Guidelines, a city or county's adoption of an ordinance which seeks to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code, which concerns two units in a single-family or multifamily residential zone, are statutorily exempted making text amendment change number 3 of Chapter 33, Article 6 (Residential Zones) statutorily exempt. Accessory Dwelling Units, on the other hand, require ministerial approval under state law. Text amendments to Chapter 33- Article 70 (Accessory Dwelling Unit and Junior Accessory Dwelling Units) apply to accessory dwelling units only, making updates to the zoning code also exempt.



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STAFF REPORT

Item 2.

PUBLIC NOTICING

The 2024 Omnibus was noticed in accordance with Article 61, Division 6 of the Escondido Zoning Code. A public notice was published in the Escondido Times Advocate at least ten calendar days prior to this public hearing. Due to the nature of an Omnibus, staff did not conduct specific project-related outreach. As of the time the staff report was prepared, no public correspondence has been received.

CONCLUSION AND RECOMMENDATION

Planning staff recommend the Planning Commission approve Resolution No. 2025-01, recommending approval of the proposed 2024 Omnibus zoning code amendments to the City Council for final decision pursuant to Section 33-1262 of Article 61 of the Escondido Zoning Code (Administration and Enforcement Ordinance). Approval of these changes will improve and clarify planning processes, and ensure compliance with state mandates. No other discretionary permits are requested or required.

ATTACHMENTS

1. Attachment 1- Strikethrough and underline of proposed text changes
2. Attachment 2- Draft Planning Commission Resolution No. 2025-1, including Exhibit A- Findings and Exhibit B- Clean copy of proposed changes

LEGEND:

Bold Text – Headers (no text change unless denoted as below)

~~**Bold Strikethrough**~~ – Language Removed

Bold Underline – Proposed Language

Chapter 32

ARTICLE 2 TENTATIVE MAPS

1. *Include authority for Tentative Parcel Map extensions granted by Chapter 33, Article 61 of the Escondido Zoning Code.*

Sec. 32.210.02 Extension of Time

- A. Extensions of time for an approved or conditionally approved Tentative Map will be considered upon submittal of a written request, justification statement, and all required fees to the Planning Division prior to and within four months of the expiration date of the Tentative Map.
- B. The time at which an approved or conditionally approved Tentative Map expires may be extended by the legislative body or advisory agency, or Director, **as defined in Chapter 33, Article 61, Division 9, Section 33-1318,** for subdivisions of four lots or fewer, for a period or periods not exceeding a total of six years. A public hearing and/or public notice may be required if the Director of Development Services determines that it is warranted.
- C. If an extension of time is approved, an applicant must comply with the provisions of Chapter 3, Article 2 of the Map Act and all provisions and findings of this ordinance applicable to the initial filing of Tentative Maps pursuant to Article 2 of this chapter. In order to assure this compliance, the conditions of initial approval of the Tentative Map may be modified or deleted and new conditions may be added when the extension of time is approved.

LEGEND:**Bold Text** – Headers (no text change unless denoted as below)**~~Bold Strikethrough~~** – Language Removed**Bold Underline** – Proposed Language

Chapter 33

ARTICLE 1. GENERAL PROVISIONS AND DEFINITIONS

1. *Clarification of the definition for a “Bargain Basement Store”.*
2. *Add language to clarify and direct for concurrent planning permit processing.*

Sec. 33- 8 Definitions

"Bargain basement store" means any for-profit or non-profit store including any establishment, operation, or enterprise with one or more of the following characteristics: (1) a majority of the store's merchandise is offered for sale at a price ~~equal to or below \$5 lower than those prices typically charged for comparable new goods in non-bargain basement retail establishments (i.e., other “General Retail” uses);~~ (2) merchandise priced ~~at or below \$5 lower than merchandise typically charged for comparable new goods in non-bargain basement retail establishments~~ occupies at least one-half of the store's floor area which is devoted to retail sales; (3) used and/or liquidation items represent a majority of the merchandise offered for sale in the store; or (4) used and/or liquidation merchandise occupies at least one-half of the floor area in the store devoted to retail sales; **(5) there is a gamification component to the sale of merchandise.** Used merchandise herein is defined as all forms of used items including, without limitation, items that were formerly used but have been repaired, refurbished, and /or repackaged. **Liquidation merchandise herein is defined as items that are or have been overstocked by a manufacturer or other commerce/retailer, returned by customers, refurbished, or sold during a store permanently closing. Gamification component herein is defined as any operational component that applies typical elements of game playing (e.g. competition, point scoring, rules of play, etc.)** The bargain basement store definition excludes: (1) bona fide antique stores; (2) thrift stores, second-hand dealers, and pawn shops; (3) stores which primarily engage in the sale of used books, periodicals, videos, or DVDs; (4) stores specializing in the sale of highly collectible items such as used coins, stamps, baseball cards, and other similar collectibles; and (5) a store where the majority of the items sold, measured by receipts or number of items sold, consist of food and/or beverage items.

LEGEND:

Bold Text – Headers (no text change unless denoted as below)

~~**Bold Strikethrough**~~ – Language Removed

Bold Underline – Proposed Language

Section 33-17. Processing of Concurrent Applications for Permits, and Hearings

- A. For purposes of this section, “permit” means any permit, entitlement or approval required pursuant to Chapter 33 or Article 2 of Chapter 32, or pursuant to any applicable master, specific, or planned development.
- B. Permits or procedures that require discretionary approval may be processed concurrently as long as:
- i. there is a reasonable overlap;
 - ii. consolidation would be more efficient and cost-effective.
- C. Concurrent processing of applications for permits shall be reviewed by the decision-making body associated with the highest-level action among the applications to be considered.
- D. Appeals shall be subject to the process outlined in Division 6 of Article 61 of this Chapter.

LEGEND:

Bold Text – Headers (no text change unless denoted as below)

~~**Bold Strikethrough**~~ – Language Removed

Bold Underline – Proposed Language

ARTICLE 6 RESIDENTIAL ZONES

1. *Addition of a row to the “Miscellaneous section of Table 33-94 permitting “short term rental” uses consistent with Ordinance No. 2024-07.*
2. *Addition of missing language for consistency purposes to an existing foot note.*
3. *Conformance with Senate Bill (“SB”) 450: Housing development: approvals, which removed certain language.*

Sec. 33-94 Permitted and conditional uses and structures

Table 33-94 lists those uses in residential districts that are permitted (P) or subject to a major conditional use permit (C) or minor conditional use permit (C#).

Table 33-94

Permitted/Conditional Uses & Structures	R- A	R- E	R- 1	R- T	R- 2	R- 3	R- 4	R- 5
Miscellaneous								
Aluminum can and newspaper redemption centers without can crushing facilities (only as an accessory use to nursery, primary, secondary, post-secondary and professional education, and religious activities)	C	C			C	C	C	C
Arts and crafts shows as defined in section 33-8, with permit pursuant to section 33-1119 of Article 57	P	P	P	P	P	P	P	P
Cemeteries and/or mausoleums	C	C	C		C			
Uses or structures permitted or conditionally permitted by this zone and involving hazardous materials (pursuant to section 33-666 of Article 30)	C	C	C	C	C	C	C	C
<u>Short-Term Rentals pursuant to Ch. 16, Article 8</u>	<u>P³</u>	<u>P³</u>	<u>P³</u>		<u>P³</u>	<u>P³</u>	<u>P³</u>	<u>P³</u>

Notes:

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1 ≡ No vacant or underdeveloped lot or parcel of land in any R-3, R-4, and R-5 zone shall be improved or developed at a density below 70% of the maximum permitted density. Exceptions to the minimum density requirement may be granted in writing as part of the plan approval required by section 33-106 provided the development will not preclude the city from meeting its housing needs as described in the housing element of the Escondido General Plan. Minimum density requirements shall not apply to property owners seeking to enhance or enlarge existing dwelling units or construct other accessory structures on a site.

2 ≡ Subject to requirements under section **33-115 and** 33-116.

3 = Subject to requirements and permitting under Chapter 16, Article 8.

Sec. 33-115 two- family dwellings in a single-family residential zones and specific plans

(c) Permit Required. Two-family dwellings shall require processing of a major plot plan application as described in division 8 of article 61 of this chapter.

(1) The director of development services or their designee (director) shall review complete applications for compliance with the requirements of this section and the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the municipal code. Notwithstanding language in any specific plan to the contrary, provisions of this section shall supersede where any conflict exists. The director shall ministerially approve complete applications found to be in compliance with these standards.

(2) The director may deny a complete application if it fails to comply with the requirements of this section, the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the municipal code. In addition to the foregoing, the director may deny an application if such denial is based upon a preponderance of evidence and the written finding of the building official that the proposed two-family dwelling project would have a specific, adverse impact, as defined in Government Code section 65589.5, subdivision (d)(2), upon public health and safety ~~or the physical environment~~ and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Notwithstanding the foregoing, an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards.

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(g) Additional Requirements.

~~(1) Construction of a two-family dwelling project shall not require the demolition of more than 25% of the exterior structural walls of an existing dwelling unless the site has not been occupied by a tenant in the last three years.~~

(21) Any unit created pursuant to this section shall, if rented, be rented for a term longer than 30 days.

(32) A deed restriction prepared by the city shall be recorded against the subject property prior to issuance of any building permit(s) for a two-family dwelling. The deed restriction shall run with the land and shall stipulate compliance with the applicable provisions of this section.

(43) New dwelling units constructed as part of a two-family dwelling shall meet the requirements of the California Building, Residential, and Fire codes, as such codes have been adopted and amended by Chapters 6 and 11 of the Escondido Municipal Code.

(54) Both units in a two-family dwelling project shall utilize the same colors and materials. This requirement applies whether both units are constructed at the same time or if one unit is added to a property that is currently developed with an existing unit.

(65) Solar panels shall be required on newly constructed units within a two-family dwelling project in compliance with the California Energy Code.

Sec. 33-116 Urban lot split

(f) Development Standards. Parcels shall be subject to all development standards of the zone in which the property is located and development standards are related to the design or improvements of a parcel, except as modified below:

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ARTICLE 16 COMMERCIAL ZONES

1. *Conformance with Assembly Bill (“AB”) 2085: Planning and zoning: permitted use: community clinic*
2. *Conformance with AB 2632: Planning and zoning: thrift retail stores.*

Sec. 33-332 Principal Uses

Table 33-332 PERMITTED AND CONDITIONALLY PERMITTED PRINCIPAL USES			
Use Title	CG	CN	CP
General retail			
Bargain basement store	C		
Drugstores with drive through* (subject to section 33-341)	C	C	C
Pharmacies with drive through* (subject to section 33-341)	C	C	C
Florists, gifts, cards, newspapers, and magazines with drive through* (subject to section 33-341)	C	C	C
General retail with drive through* (subject to section 33-341)	C	C	C
Tobacco product store			
Building materials and supplies including lumber, heating, plumbing, and electrical equipment, etc. (outdoor storage or sale subject to CUP)	P		
Drugstores	P	P	P
Pharmacies	P	P	P
Florists, gifts, cards, newspapers and magazines	P	P	P

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Furniture, home and office furnishing and equipment, electrical appliances, and office machines and supplies	P		
General retail, NEC (as determined by the director, based on conformance with the purpose of the specific zone, interaction with customers, the appearance of the building, the general operating characteristics, and the type of vehicles and equipment associated with the use, and including incidental assembling of customized items)	P	P	
Hospital/medical equipment sales	P		P
Nurseries and garden supply stores	P	P	
Outdoor retail, NEC (as a principal use)	C#		
Sporting goods (includes ammunition and firearms, fishing, hunting, golf, playground equipment, etc.)	P		
Temporary seasonal sales such as Christmas tree and wreath sales, pumpkin sales, etc., on vacant lots subject to a temporary use permit* (Article 73)	P	P	P
Used Merchandise			
Consignment shop* (subject to Chapter 15 and Article 57)	C		
Pawn shop* (subject to Chapter 15 and Article 57)			
Secondhand store* (subject to Chapter 15 and Article 57)	C		
Thrift shop* (subject to Chapter 15 and Article 57)	C	<u>2</u>	<u>2</u>
Medical, dental and related health services			
Hospitals, excluding small medical clinics	C		C
Massage establishments* (Article 38)	P/C		
Medical, dental and optical laboratories	P		P
Medical clinics and blood banks	P		P

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<u>Health community clinics**</u>	<u>P</u>	<u>P</u>	<u>P</u>
Medical, dental, optical, and other health care offices	P	P	P
Other medical and health services NEC	P		P

Notes:

* = Subject to special regulations—see Article in parentheses.

** = **Community clinics licensed pursuant to Section 1204 of the California Health and Safety Code that provide reproductive health services as defined in subdivision (f) of Section 423.1 of the California Penal Code shall be ministerially approved within 60 days and exempted from CEQA as per Section 65914.900 of the California Government Code.**

1 Single-room occupancy (SROs) units shall only be permitted as a result of conversion from existing hotel/motel uses in the CG zone subject to Article 63, section [33-1348](#).

2 **Thrift stores shall be permitted or conditionally permitted in the same manner as the “general retail” use type for which the thrift store use parallels.**

P = Permitted use.

C = Conditionally Permitted Use [subject to a Major Conditional Use Permit (CUP)] pursuant to section [33-1200](#) et seq.

C# = Conditionally Permitted Use [subject to a Minor CUP] pursuant to section [33-1200](#) et seq.

NEC = Not Elsewhere Categorized.

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ARTICLE 26 INDUSTRIAL ZONES

1. *Cleanup of existing foot note to align with the Business Recovery ordinance.*

Sec. 33-564 Land uses

- (a) Principal Uses and Structures. The following Table 33-564 lists those uses which are permitted (P) or subject to a conditional use permit (C) in industrial districts. Major conditional use permits (C) and minor conditional use permits (C#) shall be processed pursuant to Article 61, Division 1 of this chapter.

Table 33-564 PERMITTED AND CONDITIONALLY PERMITTED PRINCIPAL USES**Notes:**

- * = As determined by the director and the fire chief based on information provided by the business describing the quantity and nature of hazardous chemicals used.
- ** = Retail or support service components greater than the maximum **50** ~~15~~% floor area/sales allowed by section 33-565 (Accessory uses and structures) is allowed only in M-1 and M-2 zones, subject to conditions in section 33-566—Specialized retail uses.
- *** = Only on sites immediately adjacent to the general commercial zone and within 500 feet of public transportation.
- **** = Only on sites within the emergency shelter overlay, Figure 33-661, and subject to the requirements of Article 27.
- ***** = Dog shelters generally means an establishment, especially one supported by charitable contributions, that provides a temporary home for dogs, cats and other animals that are offered for adoption.
- 1 = Pursuant to Article 33 of the zoning code (recycling facilities).
- 2 = Pursuant to section 33-576 of this article (animal boarding and daycare).
- 3 = Includes instruction. Pursuant to Chapter 17, Article 12 (noise abatement and control).
- P = Permitted use.
- C = Conditionally permitted use subject to issuance of a conditional use permit; either major (C) or minor (C#) (pursuant to Article 61, Division 1 of this chapter).

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ARTICLE 30 HAZARDOUS CHEMICAL OVERLAY (H-C-O) ZONE

1. *Removal of outdated reference to an Area Plan that no longer exist.*

Sec. 33-669.1 Findings for approval of off-site hazardous waste projects in H-C-O zone

Prior to approval of an off-site hazardous waste management facility, all of the following findings shall be made:

- (a) The location and design of a facility will not create a significant threat to life and property due to fire, explosion, water contamination, spill, emissions or other hazards;
- ~~(b) The location, design, bulk, scale and overall character of a proposed project shall be visually and architecturally compatible with the I-15/78 Corridor Area Plan;~~
- (eb) That the proposed facility in itself, or in combination with other similar facilities, does not substantially exceed the city's and county's "fair share" for the type of treatment which such a facility would provide;
- (dc) That the facility does not result in an over-concentration of facilities in a particular geographic area.

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ARTICLE 37 PUBLIC ART

1. *Language updates in accordance with the Public Art Strategic Plan (adopted September 18, 2024 via Resolution 2024-118).*

Sec. 33-730 Intent

- (a) It is the intent of the ~~city~~ City to create a program designed to promote ~~the arts~~ art in public places. It is intended that art work will be installed throughout the neighborhoods of Escondido and be a source of pride to the residents of the ~~city~~ City and the community life.
- (b) The ~~public art partnership program~~ Public Art Program will provide art education and experiences which will enhance the economic vitality, commemorate local values, history and progress, as well as develop community pride and identity and improve the general welfare and quality of life in the ~~city~~ City. The ~~program~~ Program will promote ~~partnership~~ collaboration between business, local government and private citizens and thereby encourage awareness and enjoyment of art experiences. An increase in the quantity and quality of distinguished works of art will improve and expand the use and value of public buildings and facilities and enhance the urban development of the community.

Sec. 33-731 Definitions

"Art in public places" or "Public Art" means any visual work of art, accessible to public view, on public or private property within the Escondido neighborhood environs including residential, business or industrial buildings, apartment and condominium complexes, parks, multiple-use structures and similar facilities. The work of art may include, but need not be limited to, sculptures, murals, monuments, frescoes, fountains, paintings, stained glass, ~~or~~ ceramics, digital art, light art, tapestries, dance, or temporary installations. Media may include, but need not be limited to, steel, bronze, wood, plastic, stone and concrete.

"Tenant improvements" mean improvements within the confines of an existing building exclusive of those required to meet minimum Uniform Building Code occupancy standards, such as wiring or plumbing.

"Annual Public Art Work Plan" as used in this Article 37 shall mean annual initiatives prepared by the Community Services Department and managed by the

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Public Art Commission to fund new artworks, including but not limited to; educational programs, maintenance, and decommissioning. It establishes project timelines, budget allocations, and public involvement processes to enhance Escondido's cultural landscape and community engagement through art

“Art in lieu” or “in lieu fees” shall mean charges levied on private property developers to support the integration of public art within the cityscape. Enacted through City Council resolution, these fees apply to both residential and non-residential development projects. Developers have the option to fulfill this requirement either by paying a specified public art fee or by integrating art pieces directly into their developments. This initiative aims to enhance the aesthetic appeal and cultural identity of the City by ensuring that new constructions contribute to the public realm through art installations. The fee structure is detailed in the City’s Fee Guide for Development Projects, periodically updated to reflect current requirements and values.

“Public Art Program” or “Program” as used in this Article 37 refers to a comprehensive initiative established by the City to promote art in public places. It aims to enhance community life by integrating visual art throughout residential, business, and recreational environments. The Program includes installations such as sculptures, murals, and digital art, fostering civic pride, commemorating local heritage, and supporting economic vitality. Managed by the Public Art Commission, the Program coordinates art education, maintenance, and the development of a diverse public art portfolio, thereby enriching Escondido's cultural landscape and urban development.

“Public Art Commission” or the “Commission” as used in this Article 37 shall mean the advisory body that develops recommendations and presents supporting information to the City Council in matters pertaining to art in public places. Their role includes but is not limited to hearing public testimony, building community consensus for proposals or projects, facilitating a study of issues, guiding implementation of new or regulating established programs, or assessing the alternatives regarding issues of community concern.

“Public Art Strategic Plan” as used in this Article 37 shall mean the document used to define the City’s role in public art, including the role of the Public Art Commission and staff administration role. This document seeks to clarify the intention of public art in the City of Escondido as a means to provide a unified purpose for local art organizations and artists, to express and unite the City,

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nonprofits, and businesses to motivate residents and visitors to be inspired through art. It is designed to further guide the City's decision-making in the management of the City's public art portfolio.

Sec. 33-732 Appointment and terms of office

- (a) The ~~city council~~ City Council shall appoint a ~~public art commission~~ Public Art Commission, which shall meet as needed. The ~~commission~~ Commission shall consist of seven members possessing an interest in public art. Members of the ~~public art commission~~ Public Art Commission shall be appointed by the mayor. Members of the Commission shall reside or own a business within the city's general plan area; up to two members may be appointed who do not reside or own a business within the city's general plan area provided they are employed at a business within the city's general plan area. Members of the ~~public art commission~~ Public Art Commission shall serve at the pleasure of the ~~council~~ City Council, and may be removed from ~~office~~ the Commission at any time, without cause.
- (b) The terms of office for members of the ~~public art commission~~ Public Art Commission shall be for a two year period commencing with the actual date of appointment and ending on March 31st of the second year thereafter.
- (c) Any vacancy within the Commission which occurs prior to the expiration of a term shall be filled by appointment for the unexpired portion of such term consistent with the nomination procedure provided for in ~~section~~ Escondido Municipal Code section 2-30.
- ~~(d) The commission shall appoint a chairperson and shall designate ex officio advisers to aid in the commission functions without vote.~~

~~(e) Ex officio advisers shall include:~~

~~(1) A visual artist;~~

~~(2) An architect or urban designer;~~

~~(3) An arts professional such as a curator, fine arts collector, art critic or art educator;~~

~~(4) A member of the business or industry community;~~

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~~(5) A member of the community services commission.~~

Sec. 33-733 Administrative panel Commission duties

The duties of the ~~public art partnership panel~~ **Public Art Commission** shall include, but not be limited to, the following:

~~(a) To review, select and approve art work proposed within the public art partnership program;~~

(a) To establish an annual Public Art Work Plan that is approved by the Commission and then brought to City Council;

(1) The Annual Public Art Work Plan will outline key priorities for the City in the following categories: art solicitation, education, maintenance, deaccessioning and budget for these items;

(2) The Annual Public Art Work Plan must align with the City's Public Art Strategic Plan and the City's adopted Cultural Arts Policies;

(b) To review, select and approve art work proposed within the Public Art Program;

(bc) To devise methods of selecting and commissioning artists with respect to the design, execution and placement of art in public places and to advise the ~~city council~~ **City Council** on the selection and commissioning of artists for such purposes;

(cd) To advise the ~~city~~ **City** in matters pertaining to the quality, quantity, scope and style of art in public places;

(de) To advise the ~~city~~ **City** regarding the amount of the "percent for art" fund to be expended on specific art projects;

(ef) To review and maintain an inventory of art in public places and advise the city in matters pertaining to the maintenance, placement, alteration, sale, transfer, ownership and acceptance or refusal of donations and other matters pertaining to art in public places;

(fg) To recommend the retention of consultants to assist the ~~city~~ **City** in making decisions concerning the ~~public art partnership program~~ **Public Art Program;**

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(gh) To advise and assist private property owners regarding the selection and installation of works of art to be located on private property in the public view;

~~(h) To act as a liaison between artists and private property owners desiring to install works of art on private property in public view~~

(i) To make recommendations as to art funded by the program which is to be installed on private property;

(ij) To establish and maintain an inventory of meritorious works of art in the public view and give recognition to the artist and the donor;

(jk) To endeavor to ~~preserve~~ **establish/create** works of art in the public view deemed to be meritorious by the ~~public art partnership panel~~ **Public Art Commission** through **approval of** agreements with the property owners and the artist;

~~(kl)~~ To seek grants, donations, gifts and other funding methods for works of art in public places;

(lm) To educate, edify and generally inform the public about art.

Sec. 33-734 Fees

(a) By resolution, the ~~city council~~ **City Council** shall establish a schedule of construction requiring building permits from the city which shall pay a fee for art in public places or provide art in public places pursuant to subsection **(b)** of this section. There shall be no fee for the following:

- (1) Individual tenant improvements in a commercial or industrial building and all residential improvements to existing residential structures (such as room additions) except for work which results in an additional dwelling unit.
- (2) The first 2,000 square feet of any structure. This exception shall not apply on an individual basis to commercial structures which are part of a larger integrated commercial center, but shall apply only to the first 2,000 square feet of the entire center.

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- (b) Prior to issuance of a building permit, the applicant or developer for projects identified in subsection **(a)** of this section shall be required to either:
- (1) Pay the art fee which shall be established from time to time by ~~city council~~ **City Council** resolution; or
 - (2) Enter into an agreement with the ~~city~~ **City** to defer payment to a date established by the ~~city~~ **City**, not to exceed one year from building permit issuance, with the calculation of such fee due based on the fee schedule in effect at the time of payment; or
 - (3) In lieu of the fee, donate art which shall have been approved by the ~~public art partnership panel and have a minimum value determined by the panel based upon the fee schedule which shall be established by city council resolution~~ **Public Art Commission provide documentation of the art's minimum value from a certified art appraiser. The appraiser must hold membership in a recognized professional organization, such as the International Society of Appraisers, the Appraisers Association of America, the American Society of Appraisers or the like. Approval by the Commission shall be contingent upon the appraiser's valuation meeting the requirements of the fee schedule established by City Council resolution;** or
 - (4) Enter into a Public Art Program with the City; or**
 - (45)** A combination of the above.
- (c) If art has been provided in lieu of a fee for construction requiring building permits, the art shall be installed, maintained and operated at all times in substantial conformance with the manner in which the art was originally approved by the ~~panel~~ **Commission**.
- (d) Following approval of the project, the applicant shall record a document with the county recorder setting forth a description of the art and stating the obligation of the property owner to repair and maintain the art project. This document and the underlying land shall be in form to run with the land and provide notice to future property owners of the obligation to repair and maintain the art project.

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(e) At any time the ~~panel~~ **Commission** has determined that project has not been maintained in substantial conformance to the manner in which it was originally approved, the ~~panel~~ **Commission** shall require the current property owner to either:

- (1) Repair or maintain the art; or
- (2) Pay the art fee required by subsection (b) of this section, based upon the current fee schedule and the square footage of the building, structure or improvement for which the art was required.

Sec. 33-735. Art project proposals

The ~~public art partnership~~ **Public Art Commission** shall develop procedures to implement the ~~public art partnership program~~ **Public Art Program** and shall develop and review criteria for all art under the program.

Sec. 33-736 Notice

~~At any time the panel reviews an art project proposal, the advance notice shall be published at least once in a newspaper of general circulation. At any time the panel or the city council reviews an appeal of a decision on an art project proposal, advance notice of such review shall be given to the applicant and shall be published at least once in a newspaper of general circulation. Shall be advertised on the City's website any time the Commission reviews an art proposal.~~

Sec. 33-737 Appeal

Decisions of the ~~public art partnership panel~~ **Public Art Commission** pursuant to this ~~article~~ **Article** and related resolutions on art for private and public property are deemed final at the time they are made and are effective 10 days after the decision is made. An appeal of any final decision filed with the ~~city clerk~~ **City Clerk** within 10 days of the date the decision is made shall stay the decision until determination of the appeal. An appeal to the ~~panel~~ **Commission** for reconsideration of the ~~panel~~ **Commission's** decision may be filed by any aggrieved person, and shall be processed as follows:

- (a) An appeal shall be reviewed at the first regularly scheduled meeting after it is filed;
- (b) Appeals shall be filed on forms available at the ~~city clerk's~~ **City Clerk's** office and shall contain the grounds upon which the appeal is made;

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- (c) On appeal, the **panel Commission** shall review all pertinent documents, including the original application, records, specifications and details of the appeal which may indicate how or why the application and art proposal failed to meet the requirements of this article and the related resolutions and guidelines;
- (d) The **~~panel~~ Commission** may affirm, reverse or modify in whole, or in part, any appealed decision, determination or requirement. Before granting any appealed petition which was originally denied, the **~~panel~~ Commission** shall indicate in writing where and how the proposal meets or fails to meet the relevant requirements as stated;
- (e) The **~~panel~~ Commission** review of its own action may be appealed by any aggrieved person in writing to the city council within 10 days of the **~~panel's~~ Commission's** final decision. The appeal shall state the grounds upon which it is based. A fee **~~of \$50 to cover costs on appeal~~ based on the fee schedule in effect at the time,** shall be paid at the time the appeal is filed;
- (f) The city council will not exercise its independent judgment on artistic matters unless the city council requests that the matter be put on the agenda for review or an appeal of a **~~panel~~ Commission** decision is filed. Unless the city council determines to exercise its independent judgment as provided in this section, designs, sketches, precise plans, photographs, art examples and similar items concerning art in public places shall not be transmitted to the city council as a matter of course in conjunction with projects before the city council.

Sec. 33-738 Installation

A certificate of occupancy shall not be issued until such time as the art/sculpture is in place, the appropriate fee has been paid or a letter of credit for the full amount of the fee has been deposited with the city. If the art work is not completed within 12 months, the fee or letter of credit shall be forfeited and the obligation satisfied.

Sec. 33-739 Nondevelopment proposals

- (a) The **~~public art partnership panel~~ Public Art Commission** shall receive art/sculpture project proposals from sculptors, painters, environmental artists, ceramicists, glass artists, woodworkers and metalsmiths. All such artists who work in either large or small scale are encouraged to submit project ideas. The **~~panel~~ Commission** shall maintain such ideas in readiness for continuous review by the **~~panel~~ Commission** and such

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ideas shall be matched with requests by developers, builders, owners or users of prospective sites. The ~~panel~~ **Commission** shall also make available to other public and private organizations such information.

- (b) The ~~public art partnership panel~~ **Public Art Commission** shall develop necessary criteria for the nondevelopment proposals.

Section 33-740. Duties of public art artists

- (a) **The artist must maintain the art for its duration or five years, whichever comes first**
- (b) **After five years or a pre-defined time period that is less than five years, the ownership of the art shall become property of the artist or the City as defined within the artist agreement**
- (c) **Public Art shall be owned by the City and shall only be reproduced by the artist or the City, or with the City's permission**

Section 33-741. Internal City staff review

- (a) **Public Art shall be reviewed by city staff for risk, safety, and compliance**
- (b) **Public Art installed or created without the approval of the Public Art Commission on public property or in the public right of way is subject to removal**

Sec. ~~33-740~~ 33-742. through § 33-749. (Reserved)

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ARTICLE 39 OFF-STREET PARKING

1. *Reorganization and clarification of parking requirements related to multiple dwelling units.*

Sec. 33-765 Parking spaces required

Except as specifically required in applicable zoning regulations, specific plans, or in section 33-782, Parking for historic structures, the number of off-street parking spaces shall be not less than that specified below. When an addition is made to an existing building, only the square footage in such addition need be used in computing the required off-street parking.

Use	Parking Spaces Required
Residential	
Single-family and two-family residences	Two car garage or carport for each unit.
Bed and breakfast	One parking space for each sleeping room available for rent, in addition to those spaces required by this section for the primary residential use. All spaces shall be located on site.
Accessory dwelling units	None.
Hotel conversions	Subject to Article 63, section 33-1348(e)(11).
Multiple Dwellings	<p><u>A. Each unit shall have a minimum of one covered parking space.</u></p> <p><u>B. There shall be provided a guest parking space for each four units or fraction thereof. On-street parking spaces, when approved by the staff development committee, may be counted toward fulfilling this requirement. Street frontages abutting the subject property and which are included in the circulation element of the general plan shall not be included in fulfilling this requirement.</u></p> <p><u>C. In addition to the requirements A and B, parking for Multiple Dwellings shall be as follows:</u></p>
Bachelor	One parking space per unit.
One bedroom	One and one-half (1½) parking space per unit.
Two bedroom	One and three-quarter (1¾) parking space per unit.

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Three or more bedrooms	Two parking spaces per unit.
	Each unit shall have a minimum of one covered parking space. In addition, there shall be provided a guest parking space for each four units or fraction thereof. On-street parking spaces, when approved by the staff development committee, may be counted toward fulfilling this requirement. Street frontages abutting the subject property and which are included in the circulation element of the general plan shall not be included in fulfilling this requirement.
Mobilehome parks	Two parking spaces for each site. Parking may be in tandem. In addition, one space for each 10 sites for the laundry and recreation facilities.
Rooming houses, lodging houses, clubs and fraternities having sleeping rooms	One parking space for each two sleeping rooms.
Sanitariums, children's homes, supportive housing, congregate and care facilities, asylums, nursing homes, etc.	A minimum of one parking space for each three beds is required. Additional parking requirements may be applied based on type and intensity of occupancy. The number of required parking spaces shall be determined by the director of community development and shall be based on the operating characteristics of a specific proposal, including, but not limited to, number of: (1) on-site employees, (2) service deliveries, (3) on-site amenities, and (4) group-use programmed space. Adequate provisions for loading and unloading or pick-up and drop off zones shall be provided, subject to approval of a plot plan/CUP.
Senior housing	Two parking spaces, plus three parking spaces for every four units that are studios/bachelor units or one bedroom units. Units with two or more bedrooms require one and one-half (1½) spaces per unit. Senior housing must also provide adequate provisions for loading and unloading or pick-up and drop-off zones.

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ARTICLE 57 MISCELLANEOUS USE RESTRICTIONS

1. *Conformance with Assembly Bill (“AB”) 2632: Planning and zoning: thrift retail stores.*
2. *Removal of outdated reference to an Ordinance that no longer exist.*

Sec. 33- 1127 Used Merchandise

(a) All consignment shops, secondhand stores, and thrift shops shall provide or satisfy the following criteria, **unless such criteria conflicts with Government Code Section 65631 in which case state law shall prevail:**

- (1) A designated area inside the building shall be established for the receipt, sorting and processing of goods. Donated goods or received merchandise shall be accepted only during regular business hours.
- (2) No more than 30% of the floor area shall be utilized for receiving, sorting and storage of donated and traded goods. The area devoted to receiving, sorting and storage may be increased to 40% if the store/shop occupies more than 15,000 square feet of building space.
- (3) Signs advising patrons that the merchandise/goods within the store are primarily preowned.
- (4) Enclosed Activities. All activities shall be completely enclosed within the building for the use.
- (5) Property Maintenance. The subject property shall be maintained free of trash and debris at all times. Management shall be responsible for the removal of litter from the subject property, adjacent property, and streets that results from the thrift store (with adjacent property owner consent). The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall include the maintenance of exterior façades of the building, designated parking areas serving the use, walls and fences and the perimeter of the site (including all public parkways).
- (6) The storefront windows shall be permanently maintained as displays of merchandise in a professional and attractive manner (i.e., unsightly clothing racks and displays shall not be placed adjacent to the windows).
- (7) Thrift shop. All goods donated for sale at the thrift shop must be accepted through the rear of the store. Adequate directional signage shall be provided from the main entrance to the use to direct individuals to the collection area. The collection area shall be noticed to prohibit depositing goods during

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nighttime hours or when the store is closed. Signage should include daytime collection hours for donated goods.

~~**(8) All secondhand dealers are subject to the limitations and restrictions of Chapter 15 (Secondhand Dealer Ordinance).**~~

- (b) Pawn shops are prohibited use. Any existing pawn shop store or proprietor with a duly issued permit may continue to operate subject to the limitations and restrictions of Chapter 15 (Secondhand Dealer Ordinance) and Article 61 of Chapter 33.

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ARTICLE 61 ADMINISTRATION AND ENFORCEMENT

1. *Clarification to existing language and addition of an administrative adjustment to allow modifications for fences on corner lots.*

Sec. 33-1221 Administrative adjustment defined

Administrative adjustment is a reduction or exceedance of certain standards prescribed in the zoning code, which may be granted in accordance with the requirements of this division. An administrative adjustment may not be granted ~~which authorizes for the authorization~~ of a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property. Administrative adjustments may be requested for the following property development standards:

- (a) Up to a 25% reduction of required yards/setbacks for structures, signs, and parking areas;
- (b) Reductions up to 25% of the required number of parking spaces for uses in nonresidential zones, pursuant to section 33-764 of this chapter.
- (c) Increases above the 50% limitation on the cumulative costs of improvements as a percentage of the replacement value of the nonconforming use for a nonconforming single-family residential structure in a single-family zone, pursuant to section 33-1243 of this chapter.
- (d) Modifications of the identified front, street side, side and rear lot lines of a lot in order to facilitate orderly development on a parcel subject to unusual circumstances, including but not limited to, topography, grading, drainage and stormwater treatment, utility facilities, easements, access and other site constraints or development requirements.
- (e) Modifications to fences or walls within the street side yard setback of a corner lot when extenuating circumstances are present, including but not limited to, unusual topography, adverse adjacent uses, and other constraints.**
- (ef)** Up to a 25% increase in fence height for commercial zoned properties, and up to a 50% increase in fence height for industrial zoned properties.
- (fg)** Other adjustments as specified by this chapter. (f) Other adjustments as specified by this chapter.

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ARTICLE 65 OLD ESCONDIDO NEIGHBORHOOD

1. *Consistency cleanup to point to the correct section.*

Sec. 33-1373 Permitted accessory uses and structures

- (a) Accessory uses and structures are permitted in the Old Escondido Neighborhood, provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure (i.e., garage, storage, shed, etc.). Accessory uses and structures are permitted according to section ~~33-162~~ 33-95 (R-1 zone) of this zoning code.

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ARTICLE 66 SIGN ORDINANCE

1. *Update to abandoned sign time limitations.*

Sec. 33-1399 Nonconforming signs

- (b) Removal of nonconforming signs without compensation. A legal nonconforming sign shall be removed or brought into conformance with this article without compensation when such sign meets any of the following criteria:
 - (1) A sign lawfully erected, but whose business or use has become inoperative or abandoned for a period of not less than ~~180~~ **365** calendar days. This does not apply to signs which are in conformance with an approved comprehensive sign program for a commercial/industrial center;

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ARTICLE 67 DENSITY BONUS AND RESIDENTIAL INCENTIVES

1. *Conformance with Assembly Bill (“AB”) 2694: Density Bonus Law: residential care facilities for the elderly.*
2. *Conformance with Assembly Bill (“AB”) 3116: Housing development: density bonuses: student housing developments.*
3. *Consistency update with State language.*

Sec. 33-1411 Definitions

"Senior citizen housing" means as currently defined by Sections 51.3 and 51.12 of the Civil Code **or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code** and any subsequent amendments or revisions thereto.

Sec. 33-1413 Standard incentives for new residential construction

- (a) The decision-making body shall grant one density bonus, as specified in subsection (b) of this section, and/or incentives or concessions, as set forth in section 33-1414, when a developer of a housing development of at least five units (or at least three units if the housing development is located within the South Centre City Specific Plan) seeks and agrees to construct at least any one of the following. (The density bonus units shall not be included when determining the total number of target units in the housing development.)
- (1) Low income households. A minimum of 10% of the total units of the housing development as restricted and affordable to lower income households, as defined in Health and Safety Code section 50079.5.
 - (2) Very low income households. A minimum of 5% of the total units of the housing development as restricted and affordable to very low income households, as defined in Health and Safety Code section 50105.
 - (3) Senior citizen housing. A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code. **For purposes of this subparagraph, “development” includes a shared housing**

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building development and a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code.

- (4) Moderate income households. A minimum of 10% of the total units in a common interest development as restricted and affordable to moderate income households, as defined in Health and Safety Code section 50093, provided that all units in the development are offered to the public for purchase.
- (5) Transitional foster youth, disabled veterans, homeless persons. A minimum of 10% of the total units of the housing development as restricted for transitional foster youth, as defined in Education Code section 66025.9; disabled veterans, as defined in Government Code section 18541; or homeless persons, as defined in the Federal McKinney-Vento Homeless Assistance Act (42 U.S.C. section 11301 et seq.).
- (6) Students **housing**. A minimum of 20% of the total units for lower income students in a student housing development that meets the following requirements:
- (A) All units in the student housing development will be used exclusively for undergraduate, graduate, or professional students enrolled **full-time currently or in the past six months in at least six units** at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, ~~provide evidence to the city that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the student housing development.~~ **do any one of the following:**

- (1) Provide evidence to the city that the developer entered into an operating agreement or master lease with one or more**

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institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the student housing development.

(2) Provide evidence to the City that the developer has established a system for confirming its renters' status as students to ensure that all units of the student housing development are occupied with students from an institution of higher education.

(B) The applicable target units will be used for lower income students, which for purposes of this clause means students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in **Education Code** section 64932.7(k)(1). The eligibility of a student under this clause shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education that the student is enrolled in, or by the California Student Aid Commission, that the student receives or is eligible for financial aid, including an institutional grant or fee waiver, from the college or university, the California Student Aid Commission, or the Federal Government.

(C) The rent provided in the target units shall be calculated at ~~nineteen and one half (19.5)~~ **30 percent of 65** percent of the area median income for a single-room occupancy unit type.

[unchanged intervening subsections]

- (b) Density bonus. When a developer seeks and agrees to construct a housing development meeting the criteria specified in subsection **(a)** of this section, the decision-making body shall grant a density bonus subject to the following:
- (1) The amount of density bonus to which a housing development is entitled shall vary. The density bonus may be increased according to the percentage of affordable housing units provided above the minimum percentages established in subsection (a) of this section, but shall not exceed 50% except in accordance with

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subsection (c) of this section or as otherwise authorized by State Density Bonus Law.

(A) Low income households. For housing developments meeting the criteria of subsection (a)(1) of this section, the density bonus shall be calculated as follows:

Table A	
Density Bonus for Housing Developments with Units Affordable to Low Income Households	
Percentage (%) of Low Income Units (Minimum 10% required)	Percentage (%) of Density Bonus to Be Granted (Additional 1.5% bonus for each 1% increase above the 10% minimum)
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

(B) Very low income households. For housing developments meeting the criteria of subsection (a)(2) of this section, the density bonus shall be calculated as follows:

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Table B	
Density Bonus for Housing Developments with Units Affordable to Very Low Income Households	
Percentage (%) of Very Low Income Units (Minimum 5% required)	Percentage (%) of Density Bonus to Be Granted (Additional 2.5% bonus for each 1% increase above the 5% minimum)
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(C) Senior citizens. For housing developments meeting the criteria of subsection (a)(3) of this section, the density bonus shall be 20% of the number of senior housing units.

(D) Moderate income households in a common interest development. For housing developments meeting the criteria of subsection (a)(4) of this section, the density bonus shall be calculated as follows:

Table C	
Density Bonus for Common Interest Developments with Units Affordable to Moderate Income Households	
Percentage (%) of Moderate Income Units (Minimum 10% required)	Percentage (%) of Density Bonus to Be Granted (Additional 1% bonus for each 1% increase above the 10% minimum)
10	5
11	6
12	7

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13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75

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42	42.5
43	46.25
44	50

(E) Transitional foster youth, disabled veterans, homeless persons. For housing developments meeting the criteria of subsection (a)(5) of this section, the density bonus shall be 20% of the number of the type of units giving rise to a density bonus under that subsection.

(F) Students **housing**. For housing developments meeting the criteria of subsection (a)(6) of this section, the density bonus shall be **calculated as follows: 35% of the student housing units.**

<u>Table C-1</u>	
<u>Density Bonus for Student Housing</u>	
<u>Percentage (%) of total student housing bedspaces reserved for lower income students (Minimum 20% required)</u>	<u>Percentage (%) of Density Bonus</u>
<u>20</u>	<u>35</u>
<u>21</u>	<u>38.75</u>
<u>22</u>	<u>42.5</u>
<u>23</u>	<u>46.25</u>
<u>24</u>	<u>50</u>

(G) 100% affordable projects. For housing developments meeting the criteria of subsection (a)(7) of this section, the density bonus shall be 80% of the number of units for lower income households. If the housing development is located within one half (½) mile of a major transit stop, the city shall not impose any maximum controls on density.

Sec. 33-1414 Alternative or additional incentives and concessions for housing developments.

(a) When a developer requests a density bonus and/or incentives or concessions pursuant to section 33-1413, the decision-making body shall grant incentives or concessions, subject to the following:

- (1) Number of incentives/concessions.

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(A) The developer shall receive the following number of incentives or concession based upon the minimum percentage of total units to be restricted as target units:

Table E	
Number of Incentives/Concessions	
Number of Incentives/Concessions	Percentage (%) of Target Units (Minimum required)
1 Incentive/Concession	5% for very low income households
	10% for lower income households <u>and 20% for lower income student housing</u>
	10% for moderate income persons or families in a common interest development <u>in which the units are for sale</u>
2 Incentives/ Concessions	10% for very low income households
	17% for lower income households <u>and 23% for lower income student housing</u>
	20% for moderate income persons or families in a common interest development <u>in which the units are for sale</u>
3 Incentives/Concessions	15% for very low income households
	24% for lower income households
	30% for moderate income persons or families in a common interest development <u>in which the units are for sale</u>
4 or more Incentives/Concessions	At the discretion of the decision-making authority
<u>4 Incentives/Concessions</u>	<u>16% for very low income households</u>
	<u>45% for moderate income persons or families in a development in which the units are for sale</u>
<u>5 Incentives/Concessions</u>	<u>100% of all units, including density bonus units, but exclusive of managers units are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units</u>

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Table E	
Number of Incentives/Concessions	
Number of Incentives/Concessions	Percentage (%) of Target Units (Minimum required)
	<p><u>and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For purposes of this subparagraph, “development” includes a shared housing building development.</u></p> <p><u>If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area as defined in Section 65915(o)(10) of the Government Code in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet if requested.</u></p>

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ARTICLE 70 ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DEWLLING UNITS

1. *Reference updates to sections of the State Code*
2. *Conformance with Senate Bill (“SB”) 1211: Land use: accessory dwelling units: ministerial approval.*
3. *Removal of “Second Front Door” requirement.*

Sec. 33-1470 Purpose and intent

The purpose of this article is to provide regulations for the establishment of accessory dwelling units and junior accessory dwelling units. The intent of the article is to provide additional housing opportunities in areas where adequate public facilities and services are available, and where impacts upon the residential neighborhoods directly affected would be minimized. Notwithstanding the intent of California Government Code section **~~65852.2 66313 - 66332~~** or section **~~65852.22 66333 - 66339~~**, should any provision of this article be found not to be in compliance with state law, that provision should be severed and stricken from Article 70 as if it had never been adopted.

33-1473 Occupancy limitations.

(a) Allowed use.

[unchanged intervening subsections]

(3) Number of accessory dwelling units on legal lots with existing multifamily dwelling units.

- (A) **Existing multifamily** dwelling ~~Sh~~ shall be permitted to construct at least one accessory dwelling unit within portions of existing multifamily dwelling structures that are **not used as livable space existing non-habitable space**, and shall allow up to 25% of the units in each existing multifamily dwelling structure, in accordance with Government Code section **~~65852.2(e) 66323(3)(A) and 66323(3)(B)~~**. Existing detached accessory structures cannot be attached to a multifamily dwelling structure for the purposes of creating an accessory dwelling unit; and
- (B) Not more than **two eight** accessory dwelling units **that are detached from a structure** are permitted ~~that are located~~ on a lot that has an existing multifamily dwelling, ~~but are detached from that multifamily~~

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dwelling provided that the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot, pursuant to Government Code Section 66323.

- (C) For purposes of this article, "multifamily dwelling structure" or "multifamily dwelling" is defined as a structure with two or more attached dwellings on a single lot.

(4) Number of accessory dwelling units on legal lots with proposed multifamily dwelling units.

- (A) Not more than two detached accessory dwelling units shall be permitted on a lot with a proposed multifamily dwelling, pursuant to Government Code Section 66323.**

[unchanged intervening subsections]

(f) The accessory dwelling unit and/or junior accessory dwelling unit shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the premises.

- (1) The accessory dwelling unit and/or junior unit shall be deemed to be a legal unit and permit such accessory use of property, which use is specifically identified by the accessory use regulations for the underlying zone and per Government Code sections ~~65852.2~~ **66313 - 66332** and ~~65852.22~~ **66333 - 66339**; and shall allow such other accessory uses which are necessarily and customarily associated with such principal residential use of the premises, except as otherwise provided by this subsection.

Sec. 33-1474 Development Standards

(c) Parking requirements.

- (1) Notwithstanding any other law, the eCity will not impose parking standards for an accessory dwelling unit or junior accessory dwelling unit.
- (2) When a garage, carport, **uncovered** or covered parking **structure space** is demolished in conjunction with the construction of an accessory dwelling unit, replacement parking is not required.

(d) Design of the unit.

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- (1) Access doors and entry for the accessory dwelling unit shall not be oriented to the nearest adjacent property line ~~or create a second "front door" that is comparable to the main entrance.~~

Planning Commission
Hearing Date: January 14, 2025
Effective Date: January, 15 2025

PLANNING COMMISSION RESOLUTION NO. 2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL TO AMEND VARIOUS ARTICLES TO THE ESCONDIDO ZONING CODE AND ONE AMENDMENT TO THE ESCONDIDO SUBDIVISION ORDINANCE

APPLICANT: City of Escondido

CASE NO: PL24-0258

WHEREAS, the City of Escondido Planning Division has conducted an annual review of the Escondido Zoning Code to determine if any revisions are necessary to reflect State mandated changes; to correct errors or inconsistencies; and to address land use considerations that may previously been overlooked; and

WHEREAS, the Planning Division identified the need to amend Chapter 32 of the Municipal Code including Article 2 (Tentative Maps) and Chapter 33 of the Municipal Code, including Article 1 (General Provisions and Definitions), Article 6 (Residential Zones), Article 16 (Commercial Zones), Article 26 (Industrial Zones), Article 30 (Hazardous Chemical Overlay (H-C-O) Zone), 37 (Public Art), Article 39 (Off-Street Parking), Article 57 (Miscellaneous Use Restrictions), Article 61 (Administration and Enforcement), Article 65 (Old Escondido Neighborhood), Article 66 (Sign Ordinance), Article 67 (Density Bonus And Residential Incentives), Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units); and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the proposed code amendments are statutorily exempt pursuant to Public Resources Code section 21080.17 and California Environmental Quality Act (CEQA) Guidelines section 15282(h) and/or 15378(b) as they do not qualify as a “project” under CEQA; and

WHEREAS, City staff provided public notice in accordance with City and State public noticing requirements; and

WHEREAS, on January 14, 2025, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including written and graphical information, and other material;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated January 14, 2025, with its attachments as well as City staff’s recommendation, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.

2. The proposed Zoning Code Amendments are statutorily exempt from further review pursuant to various sections of the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines, as further described in the staff report. The proposed Zoning Code Amendments would not, in and of themselves, result in development or any other material change to the environment. Projects seeking to implement the amended provisions would be subject to separate review under the California Environmental Quality Act (CEQA).

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit “A,” relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Planning Commission hereby recommends that the City Council approve the Zoning Code amendments identified herein, and reflected in Exhibit “A” attached hereto.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 14th day of January, 2025, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

VERONICA MORONES, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

EXHIBIT “A”
PLANNING CASE NOS. PL24-0258
FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemptions which have been determined to not have a significant effect on the environment, and are declared statutorily exempt from the requirement for the preparation of environmental documents. The proposed Project is statutorily exempt or not a project pursuant to CEQA Guidelines Section 15282(h) (OTHER STATUTORY EXEMPTIONS) and/or 15378(b)(5) (PROJECT), in that the proposed project consists of a series of requests to update the Zoning Code so it complies with state-mandated changes, addresses errors or inconsistencies, and provides any clarification needed. A majority of Zoning Code text amendments entail administrative changes that will not result in direct or indirect physical changes in the environment and are therefore “not a project” under CEQA. Other changes are statutory exempt, as specified in the Staff Report.
3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the January 14, 2025, Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Zoning Code Amendment Determinations (PL24-0258)

Section 33-1263 of Article 61 (Administration and Enforcement), Division 4 (Amendments and Zone Changes)

1. *That the public health, safety and welfare will not be adversely affected by the proposed change*
 - The proposed batch of Zoning Code amendments correct internal inconsistencies, improve readability, update references to other code sections or regulatory documents, codify prior interpretations, and make the Code consistent with changing state or federal regulations. The proposed batch of Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they

further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities, and;

- Over the years, staff and members of the public have found certain sections of the Escondido Zoning Code are sometimes vague, unclear, or conflicting, which results in confusion and potential disagreement in Code interpretation. It is important that the City of Escondido review policies and procedures on an on-going basis to ensure our resident-focused government through transparent services and positive organizational culture. These Zoning Code amendments are the result of such review.

2. *That the property involved is suitable for the uses permitted by the proposed Zoning Code amendments*

- There is not a project-specific site proposed for the Project. The proposed Zoning Code amendments would go into effect Citywide and would affect all properties subject to the Escondido Municipal Code and their respective land use designation and zoning district, as is appropriate for the Zoning Code amendments, and;

3. *The proposed Zoning Code amendments would not be detrimental to surrounding properties*

- A majority of the Zoning Code amendments correct internal inconsistencies, improve readability, update references to other code sections or regulatory documents; however, this year, there are two Zoning Code amendments that affect land uses. Both amendments can be found within the land use table in Article 16 (Commercial Zones). The first amendment is prompted by Assembly Bill (“AB”) 2085 which calls for the ministerial approval of a community clinic that provides reproductive health services in a zone where office, retail, parking, or health care are a permitted use. As a result, Zoning Code amendments would allow community clinics for reproductive health to be permitted ‘by right’ in the zones described above. Community Clinics function similar to an office or retail space by having similar operating hours, influx of customers, and needs for public services. The similarities between clinics and already permitted uses like office and other health clinics suggest that amendments in relation to AB 2085 would not be detrimental to surrounding properties. The second amendment is prompted by AB 2632 which requires equal treatment between thrift stores and their non-thrift retail counterpart. Similar to AB 2085, AB 2632 calls for the equal treatment between and one use and another, in this case, thrift stores and their non-thrift retail counterpart. Thrift stores, like other retail stores, function comparably by having similar operating hours, customer demand, and infrastructure needs. Under the proposed amendments the City would permit thrift-stores in land uses where their identical non-thrift counterpart is also permitted or conditionally permitted. For example, if a retail store is conditionally permitted in a zone, their thrift counterpart would also be conditionally permitted. Because both stores function analogously, it can be reasonably believed that surrounding properties would not be detrimentally affected by proposed changes.

4. *That the proposed Zoning Code amendments are consistent with the adopted general*

- The Land Use and Community Form chapter states “Escondido’s growth and development patterns are to be managed in a way that does not overwhelm or reduce the quality of community services, safety and protection provided by the city.” The proposed Zoning Code amendments are consistent with this statement and will not adversely impact the public health, safety and welfare because those related to Chapter 32, Article 2 (Tentative Maps) and to Chapter 33, Articles 1 (General Provisions and Definitions), 6 (Residential Zones), 16 (Commercial Zones), 26 (Industrial Zones), 30 (Hazardous Chemical Overlay (H-C-O) Zone), 37 (Public Art), 39 (Off-Street Parking), 57 (Miscellaneous Use Restrictions), 61 (Administration and Enforcement), 65 (Old Escondido Neighborhood), 66 (Sign Ordinance), 67 (Density Bonus and Residential Incentives), 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) are nominal in nature and/or are a requirement of state law, and;
- The proposed Zoning Code amendments correct internal inconsistencies, improve readability, update references to other code sections or regulatory documents, codify prior interpretations, and make the Code consistent with changing state or federal regulations. The proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities.

5. *That the proposed change of zone does not establish a residential density below 70% of the maximum permitted density of any lot or parcel of land previously zoned R-3, R-4, or R-5 unless the exceptions regarding dwelling unit density can be made pursuant to the provisions set forth in Article 6;*

- The Project does not entail any changes to the zoning designations of any parcel or land within the City. The proposed Zoning Code amendments correct internal inconsistencies, improve readability, update references to other code sections or regulatory documents, codify prior interpretations, and make the Code consistent with changing state or federal regulations. The proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities.

6. *That the relationship of the proposed Zoning Code amendments is applicable to specific plans in that:*

- The proposed Project would not conflict with any specific plan as the proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and

Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities.

Chapter 32

ARTICLE 2 TENTATIVE MAPS

1. *Include authority for Tentative Parcel Map extensions granted by Chapter 33, Article 61 of the Escondido Zoning Code.*

Sec. 32.210.02 Extension of Time

- A. Extensions of time for an approved or conditionally approved Tentative Map will be considered upon submittal of a written request, justification statement, and all required fees to the Planning Division prior to and within four months of the expiration date of the Tentative Map.
- B. The time at which an approved or conditionally approved Tentative Map expires may be extended by the legislative body or advisory agency, or Director, as defined in Chapter 33, Article 61, Division 9, Section 33-1318, for subdivisions of four lots or fewer, for a period or periods not exceeding a total of six years. A public hearing and/or public notice may be required if the Director of Development Services determines that it is warranted.
- C. If an extension of time is approved, an applicant must comply with the provisions of Chapter 3, Article 2 of the Map Act and all provisions and findings of this ordinance applicable to the initial filing of Tentative Maps pursuant to Article 2 of this chapter. In order to assure this compliance, the conditions of initial approval of the Tentative Map may be modified or deleted and new conditions may be added when the extension of time is approved.

Chapter 33

ARTICLE 1. GENERAL PROVISIONS AND DEFINITIONS

1. *Clarification of the definition for a “Bargain Basement Store”.*
2. *Add language to clarify and direct for concurrent planning permit processing.*

Sec. 33- 8 Definitions

"Bargain basement store" means any for-profit or non-profit store including any establishment, operation, or enterprise with one or more of the following characteristics: (1) a majority of the store's merchandise is offered for sale at a price lower than those prices typically charged for comparable new goods in non-bargain basement retail establishments (i.e., other “General Retail” uses); (2) merchandise priced lower than merchandise typically charged for comparable new goods in non-bargain basement retail establishments occupies at least one-half of the store's floor area which is devoted to retail sales; (3) used and/or liquidation items represent a majority of the merchandise offered for sale in the store; or (4) used and/or liquidation merchandise occupies at least one-half of the floor area in the store devoted to retail sales; (5) there is a gamification component to the sale of merchandise. Used merchandise herein is defined as all forms of used items including, without limitation, items that were formerly used but have been repaired, refurbished, and /or repackaged. Liquidation merchandise herein is defined as items that are or have been overstocked by a manufacturer or other commerce/retailer, returned by customers, refurbished, or sold during a store permanently closing. Gamification component herein is defined as any operational component that applies typical elements of game playing (e.g. competition, point scoring, rules of play, etc.) The bargain basement store definition excludes: (1) bona fide antique stores; (2) thrift stores, second-hand dealers, and pawn shops; (3) stores which primarily engage in the sale of used books, periodicals, videos, or DVDs; (4) stores specializing in the sale of highly collectible items such as used coins, stamps, baseball cards, and other similar collectibles; and (5) a store where the majority of the items sold, measured by receipts or number of items sold, consist of food and/or beverage items.

Section 33-17. Processing of Concurrent Applications for Permits, and Hearings

- A. For purposes of this section, “permit” means any permit, entitlement or approval required pursuant to Chapter 33 or Article 2 of Chapter 32, or pursuant to any applicable master, specific, or planned development.
- B. Permits or procedures that require discretionary approval may be processed concurrently as long as:
 - i. there is a reasonable overlap;

- ii. consolidation would be more efficient and cost-effective.
- C. Concurrent processing of applications for permits shall be reviewed by the decision-making body associated with the highest-level action among the applications to be considered.
- D. Appeals shall be subject to the process outlined in Division 6 of Article 61 of this Chapter.

ARTICLE 6 RESIDENTIAL ZONES

1. *Addition of a row to the “Miscellaneous section of Table 33-94 permitting “short term rental” uses consistent with Ordinance No. 2024-07.*
2. *Addition of missing language for consistency purposes to an existing foot note.*
3. *Conformance with Senate Bill (“SB”) 450: Housing development: approvals, which removed certain language.*

Sec. 33-94 Permitted and conditional uses and structures

Table 33-94 lists those uses in residential districts that are permitted (P) or subject to a major conditional use permit (C) or minor conditional use permit (C#).

Table 33-94

Permitted/Conditional Uses & Structures	R-A	R-E	R-1	R-T	R-2	R-3	R-4	R-5
Miscellaneous								
Aluminum can and newspaper redemption centers without can crushing facilities (only as an accessory use to nursery, primary, secondary, post-secondary and professional education, and religious activities)	C	C			C	C	C	C
Arts and crafts shows as defined in section 33-8, with permit pursuant to section 33-1119 of Article 57	P	P	P	P	P	P	P	P
Cemeteries and/or mausoleums	C	C	C		C			
Uses or structures permitted or conditionally permitted by this zone and involving hazardous materials (pursuant to section 33-666 of Article 30)	C	C	C	C	C	C	C	C
Short-Term Rentals pursuant to Ch. 16, Article 8	P ³	P ³	P ³		P ³	P ³	P ³	P ³

Notes:

1 ≡ No vacant or underdeveloped lot or parcel of land in any R-3, R-4, and R-5 zone shall be improved or developed at a density below 70% of the maximum permitted density. Exceptions to the minimum density requirement may be granted in writing as part of the plan approval required by section 33-106 provided the development will not preclude the city from meeting its housing needs as described in the housing element of the Escondido

General Plan. Minimum density requirements shall not apply to property owners seeking to enhance or enlarge existing dwelling units or construct other accessory structures on a site.

2 ≡ Subject to requirements under section 33-115 and 33-116.

3 = Subject to requirements and permitting under Chapter 16, Article 8.

Sec. 33-115 two- family dwellings in a single-family residential zones and specific plans

(c) Permit Required. Two-family dwellings shall require processing of a major plot plan application as described in division 8 of article 61 of this chapter.

(1) The director of development services or their designee (director) shall review complete applications for compliance with the requirements of this section and the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the municipal code. Notwithstanding language in any specific plan to the contrary, provisions of this section shall supersede where any conflict exists. The director shall ministerially approve complete applications found to be in compliance with these standards.

(2) The director may deny a complete application if it fails to comply with the requirements of this section, the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the municipal code. In addition to the foregoing, the director may deny an application if such denial is based upon a preponderance of evidence and the written finding of the building official that the proposed two-family dwelling project would have a specific, adverse impact, as defined in Government Code section 65589.5, subdivision (d)(2), upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Notwithstanding the foregoing, an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards.

(g) Additional Requirements.

(1) Any unit created pursuant to this section shall, if rented, be rented for a term longer than 30 days.

(2) A deed restriction prepared by the city shall be recorded against the subject property prior to issuance of any building permit(s) for a two-family dwelling. The

deed restriction shall run with the land and shall stipulate compliance with the applicable provisions of this section.

(3) New dwelling units constructed as part of a two-family dwelling shall meet the requirements of the California Building, Residential, and Fire codes, as such codes have been adopted and amended by Chapters 6 and 11 of the Escondido Municipal Code.

(4) Both units in a two-family dwelling project shall utilize the same colors and materials. This requirement applies whether both units are constructed at the same time or if one unit is added to a property that is currently developed with an existing unit.

(5) Solar panels shall be required on newly constructed units within a two-family dwelling project in compliance with the California Energy Code.

Sec. 33-116 Urban lot split

(f) Development Standards. Parcels shall be subject to all development standards of the zone in which the property is located and development standards are related to the design or improvements of a parcel, except as modified below:

ARTICLE 16 COMMERCIAL ZONES

1. *Conformance with Assembly Bill (“AB”) 2085: Planning and zoning: permitted use: community clinic*
2. *Conformance with AB 2632: Planning and zoning: thrift retail stores.*

Sec. 33-332 Principal Uses

Table 33-332 PERMITTED AND CONDITIONALLY PERMITTED PRINCIPAL USES			
Use Title	CG	CN	CP
General retail			
Bargain basement store	C		
Drugstores with drive through* (subject to section 33-341)	C	C	C
Pharmacies with drive through* (subject to section 33-341)	C	C	C
Florists, gifts, cards, newspapers, and magazines with drive through* (subject to section 33-341)	C	C	C
General retail with drive through* (subject to section 33-341)	C	C	C
Tobacco product store			
Building materials and supplies including lumber, heating, plumbing, and electrical equipment, etc. (outdoor storage or sale subject to CUP)	P		
Drugstores	P	P	P
Pharmacies	P	P	P
Florists, gifts, cards, newspapers and magazines	P	P	P
Furniture, home and office furnishing and equipment, electrical appliances, and office machines and supplies	P		
General retail, NEC (as determined by the director, based on conformance with the purpose of the specific zone, interaction with customers, the appearance of the building, the general	P	P	

operating characteristics, and the type of vehicles and equipment associated with the use, and including incidental assembling of customized items)			
Hospital/medical equipment sales	P		P
Nurseries and garden supply stores	P	P	
Outdoor retail, NEC (as a principal use)	C#		
Sporting goods (includes ammunition and firearms, fishing, hunting, golf, playground equipment, etc.)	P		
Temporary seasonal sales such as Christmas tree and wreath sales, pumpkin sales, etc., on vacant lots subject to a temporary use permit* (Article 73)	P	P	P
Used Merchandise			
Consignment shop* (subject to Chapter 15 and Article 57)	C		
Pawn shop* (subject to Chapter 15 and Article 57)			
Secondhand store* (subject to Chapter 15 and Article 57)	C		
Thrift shop* (subject to Chapter 15 and Article 57)	2	2	2
Medical, dental and related health services			
Hospitals, excluding small medical clinics	C		C
Massage establishments* (Article 38)	P/C		
Medical, dental and optical laboratories	P		P
Medical clinics and blood banks	P		P
Health community clinics**	P	P	P
Medical, dental, optical, and other health care offices	P	P	P
Other medical and health services NEC	P		P

Notes:

* = Subject to special regulations—see Article in parentheses.

** = Community clinics licensed pursuant to Section 1204 of the California Health and Safety Code that provide reproductive health services as defined in subdivision (f) of

Notes:

Section 423.1 of the California Penal Code shall be ministerially approved within 60 days and exempted from CEQA as per Section 65914.900 of the California Government Code.

- 1 Single-room occupancy (SROs) units shall only be permitted as a result of conversion from existing hotel/motel uses in the CG zone subject to Article 63, section [33-1348](#).
 - 2 Thrift stores shall be permitted or conditionally permitted in the same manner as the “general retail” use type for which the thrift store use parallels.
- P = Permitted use.
- C = Conditionally Permitted Use [subject to a Major Conditional Use Permit (CUP)] pursuant to section [33-1200](#) et seq.
- C# = Conditionally Permitted Use [subject to a Minor CUP] pursuant to section [33-1200](#) et seq.
- NEC = Not Elsewhere Categorized.

ARTICLE 26 INDUSTRIAL ZONES

1. *Cleanup of existing foot note to align with the Business Recovery ordinance.*

Sec. 33-564 Land uses

(a) Principal Uses and Structures. The following Table 33-564 lists those uses which are permitted (P) or subject to a conditional use permit (C) in industrial districts. Major conditional use permits (C) and minor conditional use permits (C#) shall be processed pursuant to Article 61, Division 1 of this chapter.

Table 33-564 PERMITTED AND CONDITIONALLY PERMITTED PRINCIPAL USES

Notes:

- * = As determined by the director and the fire chief based on information provided by the business describing the quantity and nature of hazardous chemicals used.
- ** = Retail or support service components greater than the maximum 50% floor area/sales allowed by section 33-565 (Accessory uses and structures) is allowed only in M-1 and M-2 zones, subject to conditions in section 33-566—Specialized retail uses.
- *** = Only on sites immediately adjacent to the general commercial zone and within 500 feet of public transportation.
- **** = Only on sites within the emergency shelter overlay, Figure 33-661, and subject to the requirements of Article 27.
- ***** = Dog shelters generally means an establishment, especially one supported by charitable contributions, that provides a temporary home for dogs, cats and other animals that are offered for adoption.
- 1 = Pursuant to Article 33 of the zoning code (recycling facilities).
- 2 = Pursuant to section 33-576 of this article (animal boarding and daycare).
- 3 = Includes instruction. Pursuant to Chapter 17, Article 12 (noise abatement and control).
- P = Permitted use.
- C = Conditionally permitted use subject to issuance of a conditional use permit; either major (C) or minor (C#) (pursuant to Article 61, Division 1 of this chapter).

ARTICLE 30 HAZARDOUS CHEMICAL OVERLAY (H-C-O) ZONE

1. *Removal of outdated reference to an Area Plan that no longer exist.*

Sec. 33-669.1 Findings for approval of off-site hazardous waste projects in H-C-O zone

Prior to approval of an off-site hazardous waste management facility, all of the following findings shall be made:

- (a) The location and design of a facility will not create a significant threat to life and property due to fire, explosion, water contamination, spill, emissions or other hazards;
- (b) That the proposed facility in itself, or in combination with other similar facilities, does not substantially exceed the city's and county's "fair share" for the type of treatment which such a facility would provide;
- (c) That the facility does not result in an over-concentration of facilities in a particular geographic area.

ARTICLE 37 PUBLIC ART

1. *Language updates in accordance with the Public Art Strategic Plan (adopted September 18, 2024 via Resolution 2024-118).*

Sec. 33-730 Intent

- (a) It is the intent of the City to create a program designed to promote art in public places. It is intended that art work will be installed throughout the neighborhoods of Escondido and be a source of pride to the residents of the City and the community life.
- (b) The Public Art Program will provide art education and experiences which will enhance the economic vitality, commemorate local values, history and progress, as well as develop community pride and identity and improve the general welfare and quality of life in the City. The Program will promote collaboration between business, local government and private citizens and thereby encourage awareness and enjoyment of art experiences. An increase in the quantity and quality of distinguished works of art will improve and expand the use and value of public buildings and facilities and enhance the urban development of the community.

Sec. 33-731 Definitions

"Art in public places" or "Public Art" means any visual work of art, accessible to public view, on public or private property within the Escondido neighborhood environs including residential, business or industrial buildings, apartment and condominium complexes, parks, multiple-use structures and similar facilities. The work of art may include, but need not be limited to, sculptures, murals, monuments, frescoes, fountains, paintings, stained glass, ceramics, digital art, light art, tapestries, dance, or temporary installations. Media may include, but need not be limited to, steel, bronze, wood, plastic, stone and concrete.

"Tenant improvements" mean improvements within the confines of an existing building exclusive of those required to meet minimum Uniform Building Code occupancy standards, such as wiring or plumbing.

"Annual Public Art Work Plan" as used in this Article 37 shall mean annual initiatives prepared by the Community Services Department and managed by the Public Art Commission to fund new artworks, including but not limited to; educational programs, maintenance, and decommissioning. It establishes project timelines, budget allocations, and public involvement processes to enhance Escondido's cultural landscape and community engagement through art

"Art in lieu" or "in lieu fees" shall mean charges levied on private property developers to support the integration of public art within the cityscape. Enacted through City Council resolution, these fees apply to both residential and non-residential development projects.

Developers have the option to fulfill this requirement either by paying a specified public art fee or by integrating art pieces directly into their developments. This initiative aims to enhance the aesthetic appeal and cultural identity of the City by ensuring that new constructions contribute to the public realm through art installations. The fee structure is detailed in the City's Fee Guide for Development Projects, periodically updated to reflect current requirements and values.

"Public Art Program" or "Program" as used in this Article 37 refers to a comprehensive initiative established by the City to promote art in public places. It aims to enhance community life by integrating visual art throughout residential, business, and recreational environments. The Program includes installations such as sculptures, murals, and digital art, fostering civic pride, commemorating local heritage, and supporting economic vitality. Managed by the Public Art Commission, the Program coordinates art education, maintenance, and the development of a diverse public art portfolio, thereby enriching Escondido's cultural landscape and urban development.

"Public Art Commission" or the "Commission" as used in this Article 37 shall mean the advisory body that develops recommendations and presents supporting information to the City Council in matters pertaining to art in public places. Their role includes but is not limited to hearing public testimony, building community consensus for proposals or projects, facilitating a study of issues, guiding implementation of new or regulating established programs, or assessing the alternatives regarding issues of community concern.

"Public Art Strategic Plan" as used in this Article 37 shall mean the document used to define the City's role in public art, including the role of the Public Art Commission and staff administration role. This document seeks to clarify the intention of public art in the City of Escondido as a means to provide a unified purpose for local art organizations and artists, to express and unite the City, nonprofits, and businesses to motivate residents and visitors to be inspired through art. It is designed to further guide the City's decision-making in the management of the City's public art portfolio.

Sec. 33-732 Appointment and terms of office

- (a) The City Council shall appoint a Public Art Commission, which shall meet as needed. The Commission shall consist of seven members possessing an interest in public art. Members of the Public Art Commission shall be appointed by the mayor. Members of the Commission shall reside or own a business within the city's general plan area; up to two members may be appointed who do not reside or own a business within the city's general plan area provided they are employed at a business within the city's general plan area. Members of the Public Art Commission shall serve at the pleasure of the City Council, and may be removed from the Commission at any time, without cause.

- (b) The terms of office for members of the Public Art Commission shall be for a two year period commencing with the actual date of appointment and ending on March 31st of the second year thereafter.
- (c) Any vacancy within the Commission which occurs prior to the expiration of a term shall be filled by appointment for the unexpired portion of such term consistent with the nomination procedure provided for in Escondido Municipal Code section 2-30.

Sec. 33-733 Administrative Commission duties

The duties of the Public Art Commission shall include, but not be limited to, the following:

- (a) To establish an annual Public Art Work Plan that is approved by the Commission and then brought to City Council;
 - (1) The Annual Public Art Work Plan will outline key priorities for the City in the following categories: art solicitation, education, maintenance, deaccessioning and budget for these items;
 - (2) The Annual Public Art Work Plan must align with the City's Public Art Strategic Plan and the City's adopted Cultural Arts Policies;
- (b) To review, select and approve art work proposed within the Public Art Program;
- (c) To devise methods of selecting and commissioning artists with respect to the design, execution and placement of art in public places and to advise the City Council on the selection and commissioning of artists for such purposes;
- (d) To advise the City in matters pertaining to the quality, quantity, scope and style of art in public places;
- (e) To advise the City regarding the amount of the "percent for art" fund to be expended on specific art projects;
- (f) To review and maintain an inventory of art in public places and advise the city in matters pertaining to the maintenance, placement, alteration, sale, transfer, ownership and acceptance or refusal of donations and other matters pertaining to art in public places;
- (g) To recommend the retention of consultants to assist the City in making decisions concerning the Public Art Program;
- (h) To advise and assist private property owners regarding the selection and installation of works of art to be located on private property in the public view;

- (i) To make recommendations as to art funded by the program which is to be installed on private property;
- (j) To establish and maintain an inventory of meritorious works of art in the public view and give recognition to the artist and the donor;
- (k) To endeavor to establish/create works of art in the public view deemed to be meritorious by the Public Art Commission through approval of agreements with the property owners and the artist;
- (l) To seek grants, donations, gifts and other funding methods for works of art in public places;
- (m) To educate, edify and generally inform the public about art.

Sec. 33-734 Fees

- (a) By resolution, the City Council shall establish a schedule of construction requiring building permits from the city which shall pay a fee for art in public places or provide art in public places pursuant to subsection **(b)** of this section. There shall be no fee for the following:
 - (1) Individual tenant improvements in a commercial or industrial building and all residential improvements to existing residential structures (such as room additions) except for work which results in an additional dwelling unit.
 - (2) The first 2,000 square feet of any structure. This exception shall not apply on an individual basis to commercial structures which are part of a larger integrated commercial center, but shall apply only to the first 2,000 square feet of the entire center.
- (b) Prior to issuance of a building permit, the applicant or developer for projects identified in subsection **(a)** of this section shall be required to either:
 - (1) Pay the art fee which shall be established from time to time by City Council resolution; or
 - (2) Enter into an agreement with the City to defer payment to a date established by the City, not to exceed one year from building permit issuance, with the calculation of such fee due based on the fee schedule in effect at the time of payment; or

- (3) In lieu of the fee, donate art which shall have been approved by the Public Art Commission provide documentation of the art's minimum value from a certified art appraiser. The appraiser must hold membership in a recognized professional organization, such as the International Society of Appraisers, the Appraisers Association of America, the American Society of Appraisers or the like. Approval by the Commission shall be contingent upon the appraiser's valuation meeting the requirements of the fee schedule established by City Council resolution; or
 - (4) Enter into a Public Art Program with the City; or
 - (5) A combination of the above.
- (c) If art has been provided in lieu of a fee for construction requiring building permits, the art shall be installed, maintained and operated at all times in substantial conformance with the manner in which the art was originally approved by the Commission.
- (d) Following approval of the project, the applicant shall record a document with the county recorder setting forth a description of the art and stating the obligation of the property owner to repair and maintain the art project. This document and the underlying land shall be in form to run with the land and provide notice to future property owners of the obligation to repair and maintain the art project.
- (e) At any time the Commission has determined that project has not been maintained in substantial conformance to the manner in which it was originally approved, the Commission shall require the current property owner to either:
- (1) Repair or maintain the art; or
 - (2) Pay the art fee required by subsection (b) of this section, based upon the current fee schedule and the square footage of the building, structure or improvement for which the art was required.

Sec. 33-735. Art project proposals

The Public Art Commission shall develop procedures to implement the Public Art Program and shall develop and review criteria for all art under the program.

Sec. 33-736 Notice

Shall be advertised on the City's website any time the Commission reviews an art proposal.

Sec. 33-737 Appeal

Decisions of the Public Art Commission pursuant to this Article and related resolutions on art for private and public property are deemed final at the time they are made and are effective 10 days after the decision is made. An appeal of any final decision filed with the City Clerk within 10 days of the date the decision is made shall stay the decision until determination of the appeal. An appeal to the Commission for reconsideration of the Commission's decision may be filed by any aggrieved person, and shall be processed as follows:

- (a) An appeal shall be reviewed at the first regularly scheduled meeting after it is filed;
- (b) Appeals shall be filed on forms available at the City Clerk's office and shall contain the grounds upon which the appeal is made;
- (c) On appeal, the Commission shall review all pertinent documents, including the original application, records, specifications and details of the appeal which may indicate how or why the application and art proposal failed to meet the requirements of this article and the related resolutions and guidelines;
- (d) The Commission may affirm, reverse or modify in whole, or in part, any appealed decision, determination or requirement. Before granting any appealed petition which was originally denied, the Commission shall indicate in writing where and how the proposal meets or fails to meet the relevant requirements as stated;
- (e) The Commission review of its own action may be appealed by any aggrieved person in writing to the city council within 10 days of the Commission's final decision. The appeal shall state the grounds upon which it is based. A fee based on the fee schedule in effect at the time, shall be paid at the time the appeal is filed;
- (f) The city council will not exercise its independent judgment on artistic matters unless the city council requests that the matter be put on the agenda for review or an appeal of a Commission decision is filed. Unless the city council determines to exercise its independent judgment as provided in this section, designs, sketches, precise plans, photographs, art examples and similar items concerning art in public places shall not be transmitted to the city council as a matter of course in conjunction with projects before the city council.

Sec. 33-738 Installation

A certificate of occupancy shall not be issued until such time as the art/sculpture is in place, the appropriate fee has been paid or a letter of credit for the full amount of the fee

has been deposited with the city. If the art work is not completed within 12 months, the fee or letter of credit shall be forfeited and the obligation satisfied.

Sec. 33-739 Nondevelopment proposals

- (a) The Public Art Commission shall receive art/sculpture project proposals from sculptors, painters, environmental artists, ceramicists, glass artists, woodworkers and metalsmiths. All such artists who work in either large or small scale are encouraged to submit project ideas. The Commission shall maintain such ideas in readiness for continuous review by the Commission and such ideas shall be matched with requests by developers, builders, owners or users of prospective sites. The Commission shall also make available to other public and private organizations such information.
- (b) The Public Art Commission shall develop necessary criteria for the nondevelopment proposals.

Section 33-740. Duties of public art artists

- (a) The artist must maintain the art for its duration or five years, whichever comes first
- (b) After five years or a pre-defined time period that is less than five years, the ownership of the art shall become property of the artist or the City as defined within the artist agreement
- (c) Public Art shall be owned by the City and shall only be reproduced by the artist or the City, or with the City's permission

Section 33-741. Internal City staff review

- (a) Public Art shall be reviewed by city staff for risk, safety, and compliance
- (b) Public Art installed or created without the approval of the Public Art Commission on public property or in the public right of way is subject to removal

Sec. 33-742. through § 33-749. (Reserved)

ARTICLE 39 OFF-STREET PARKING

1. *Reorganization and clarification of parking requirements related to multiple dwelling units.*

Sec. 33-765 Parking spaces required

Except as specifically required in applicable zoning regulations, specific plans, or in section 33-782, Parking for historic structures, the number of off-street parking spaces shall be not less than that specified below. When an addition is made to an existing building, only the square footage in such addition need be used in computing the required off-street parking.

Use	Parking Spaces Required
Residential	
Single-family and two-family residences	Two car garage or carport for each unit.
Bed and breakfast	One parking space for each sleeping room available for rent, in addition to those spaces required by this section for the primary residential use. All spaces shall be located on site.
Accessory dwelling units	None.
Hotel conversions	Subject to Article 63, section 33-1348(e)(11).
Multiple Dwellings	<p>A. Each unit shall have a minimum of one covered parking space.</p> <p>B. There shall be provided a guest parking space for each four units or fraction thereof. On-street parking spaces, when approved by the staff development committee, may be counted toward fulfilling this requirement. Street frontages abutting the subject property and which are included in the circulation element of the general plan shall not be included in fulfilling this requirement.</p> <p>C. In addition to the requirements A and B, parking for Multiple Dwellings shall be as follows:</p>
Bachelor	One parking space per unit.
One bedroom	One and one-half (1½) parking space per unit.
Two bedroom	One and three-quarter (1¾) parking space per unit.
Three or more bedrooms	Two parking spaces per unit.
Mobilehome parks	Two parking spaces for each site. Parking may be in tandem. In addition, one space for each 10 sites for the laundry and recreation facilities.

<p>Rooming houses, lodging houses, clubs and fraternities having sleeping rooms</p>	<p>One parking space for each two sleeping rooms.</p>
<p>Sanitariums, children's homes, supportive housing, congregate and care facilities, asylums, nursing homes, etc.</p>	<p>A minimum of one parking space for each three beds is required. Additional parking requirements may be applied based on type and intensity of occupancy. The number of required parking spaces shall be determined by the director of community development and shall be based on the operating characteristics of a specific proposal, including, but not limited to, number of: (1) on-site employees, (2) service deliveries, (3) on-site amenities, and (4) group-use programmed space. Adequate provisions for loading and unloading or pick-up and drop off zones shall be provided, subject to approval of a plot plan/CUP.</p>
<p>Senior housing</p>	<p>Two parking spaces, plus three parking spaces for every four units that are studios/bachelor units or one bedroom units. Units with two or more bedrooms require one and one-half (1½) spaces per unit. Senior housing must also provide adequate provisions for loading and unloading or pick-up and drop-off zones.</p>

ARTICLE 57 MISCELLANEOUS USE RESTRICTIONS

1. *Conformance with Assembly Bill ("AB") 2632: Planning and zoning: thrift retail stores.*
2. *Removal of outdated reference to an Ordinance that no longer exist.*

Sec. 33- 1127 Used Merchandise

- (a) All consignment shops, secondhand stores, and thrift shops shall provide or satisfy the following criteria, unless such criteria conflicts with Government Code Section 65631 in which case state law shall prevail:
- (1) A designated area inside the building shall be established for the receipt, sorting and processing of goods. Donated goods or received merchandise shall be accepted only during regular business hours.
 - (2) No more than 30% of the floor area shall be utilized for receiving, sorting and storage of donated and traded goods. The area devoted to receiving, sorting and storage may be increased to 40% if the store/shop occupies more than 15,000 square feet of building space.
 - (3) Signs advising patrons that the merchandise/goods within the store are primarily preowned.
 - (4) Enclosed Activities. All activities shall be completely enclosed within the building for the use.
 - (5) Property Maintenance. The subject property shall be maintained free of trash and debris at all times. Management shall be responsible for the removal of litter from the subject property, adjacent property, and streets that results from the thrift store (with adjacent property owner consent). The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall include the maintenance of exterior façades of the building, designated parking areas serving the use, walls and fences and the perimeter of the site (including all public parkways).
 - (6) The storefront windows shall be permanently maintained as displays of merchandise in a professional and attractive manner (i.e., unsightly clothing racks and displays shall not be placed adjacent to the windows).
 - (7) Thrift shop. All goods donated for sale at the thrift shop must be accepted through the rear of the store. Adequate directional signage shall be provided from the main entrance to the use to direct individuals to the collection area. The collection area shall be noticed to prohibit depositing goods during nighttime hours or when the store is closed. Signage should include daytime collection hours for donated goods.

(b) Pawn shops are prohibited use. Any existing pawn shop store or proprietor with a duly issued permit may continue to operate subject to the limitations and restrictions of Chapter 15 (Secondhand Dealer Ordinance) and Article 61 of Chapter 33.

ARTICLE 61 ADMINISTRATION AND ENFORCEMENT

1. *Clarification to existing language and addition of an administrative adjustment to allow modifications for fences on corner lots.*

Sec. 33-1221 Administrative adjustment defined

Administrative adjustment is a reduction or exceedance of certain standards prescribed in the zoning code, which may be granted in accordance with the requirements of this division. An administrative adjustment may not be granted for the authorization of a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property. Administrative adjustments may be requested for the following property development standards:

- (a) Up to a 25% reduction of required yards/setbacks for structures, signs, and parking areas;
- (b) Reductions up to 25% of the required number of parking spaces for uses in nonresidential zones, pursuant to section 33-764 of this chapter.
- (c) Increases above the 50% limitation on the cumulative costs of improvements as a percentage of the replacement value of the nonconforming use for a nonconforming single-family residential structure in a single-family zone, pursuant to section 33-1243 of this chapter.
- (d) Modifications of the identified front, street side, side and rear lot lines of a lot in order to facilitate orderly development on a parcel subject to unusual circumstances, including but not limited to, topography, grading, drainage and stormwater treatment, utility facilities, easements, access and other site constraints or development requirements.
- (e) Modifications to fences or walls within the street side yard setback of a corner lot when extenuating circumstances are present, including but not limited to, unusual topography, adverse adjacent uses, and other constraints.
- (f) Up to a 25% increase in fence height for commercial zoned properties, and up to a 50% increase in fence height for industrial zoned properties.
- (g) Other adjustments as specified by this chapter. (f) Other adjustments as specified by this chapter.

ARTICLE 65 OLD ESCONDIDO NEIGHBORHOOD

1. Consistency cleanup to point to the correct section.

Sec. 33-1373 Permitted accessory uses and structures

(a) Accessory uses and structures are permitted in the Old Escondido Neighborhood, provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure (i.e., garage, storage, shed, etc.). Accessory uses and structures are permitted according to section 33-95 (R-1 zone) of this zoning code.

ARTICLE 66 SIGN ORDINANCE

1. *Update to abandoned sign time limitations.*

Sec. 33-1399 Nonconforming signs

- (b) Removal of nonconforming signs without compensation. A legal nonconforming sign shall be removed or brought into conformance with this article without compensation when such sign meets any of the following criteria:
- (1) A sign lawfully erected, but whose business or use has become inoperative or abandoned for a period of not less than 365 calendar days. This does not apply to signs which are in conformance with an approved comprehensive sign program for a commercial/industrial center;

ARTICLE 67 DENSITY BONUS AND RESIDENTIAL INCENTIVES

1. *Conformance with Assembly Bill (“AB”) 2694: Density Bonus Law: residential care facilities for the elderly.*
2. *Conformance with Assembly Bill (“AB”) 3116: Housing development: density bonuses: student housing developments.*
3. *Consistency update with State language.*

Sec. 33-1411 Definitions

"Senior citizen housing" means as currently defined by Sections 51.3 and 51.12 of the Civil Code or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code and any subsequent amendments or revisions thereto.

Sec. 33-1413 Standard incentives for new residential construction

- (a) The decision-making body shall grant one density bonus, as specified in subsection (b) of this section, and/or incentives or concessions, as set forth in section 33-1414, when a developer of a housing development of at least five units (or at least three units if the housing development is located within the South Centre City Specific Plan) seeks and agrees to construct at least any one of the following. (The density bonus units shall not be included when determining the total number of target units in the housing development.)
- (1) Low income households. A minimum of 10% of the total units of the housing development as restricted and affordable to lower income households, as defined in Health and Safety Code section 50079.5.
 - (2) Very low income households. A minimum of 5% of the total units of the housing development as restricted and affordable to very low income households, as defined in Health and Safety Code section 50105.
 - (3) Senior citizen housing. A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code. For purposes of this subparagraph, “development” includes a shared housing building development and a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code.
 - (4) Moderate income households. A minimum of 10% of the total units in a common interest development as restricted and affordable to moderate income

households, as defined in Health and Safety Code section 50093, provided that all units in the development are offered to the public for purchase.

- (5) Transitional foster youth, disabled veterans, homeless persons. A minimum of 10% of the total units of the housing development as restricted for transitional foster youth, as defined in Education Code section 66025.9; disabled veterans, as defined in Government Code section 18541; or homeless persons, as defined in the Federal McKinney-Vento Homeless Assistance Act (42 U.S.C. section 11301 et seq.).
- (6) Student housing. A minimum of 20% of the total units for lower income students in a student housing development that meets the following requirements:
- (A) All units in the student housing development will be used exclusively for undergraduate, graduate, or professional students enrolled currently or in the past six months in at least six units at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, do any one of the following:
- (1) Provide evidence to the city that the developer entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the student housing development.
 - (2) Provide evidence to the City that the developer has established a system for confirming its renters' status as students to ensure that all units of the student housing development are occupied with students from an institution of higher education.
- (B) The applicable target units will be used for lower income students, which for purposes of this clause means students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in **Education Code** section 64932.7(k)(1). The eligibility of a student under this clause shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education that the student is enrolled in, or by the

California Student Aid Commission, that the student receives or is eligible for financial aid, including an institutional grant or fee waiver, from the college or university, the California Student Aid Commission, or the Federal Government.

- (C) The rent provided in the target units shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

[unchanged intervening subsections]

(b) Density bonus. When a developer seeks and agrees to construct a housing development meeting the criteria specified in subsection (a) of this section, the decision-making body shall grant a density bonus subject to the following:

- (1) The amount of density bonus to which a housing development is entitled shall vary. The density bonus may be increased according to the percentage of affordable housing units provided above the minimum percentages established in subsection (a) of this section, but shall not exceed 50% except in accordance with subsection (c) of this section or as otherwise authorized by State Density Bonus Law.

(A) Low income households. For housing developments meeting the criteria of subsection (a)(1) of this section, the density bonus shall be calculated as follows:

Table A	
Density Bonus for Housing Developments with Units Affordable to Low Income Households	
Percentage (%) of Low Income Units (Minimum 10% required)	Percentage (%) of Density Bonus to Be Granted (Additional 1.5% bonus for each 1% increase above the 10% minimum)
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32

Table A	
Density Bonus for Housing Developments with Units Affordable to Low Income Households	
Percentage (%) of Low Income Units (Minimum 10% required)	Percentage (%) of Density Bonus to Be Granted (Additional 1.5% bonus for each 1% increase above the 10% minimum)
19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

(B) Very low income households. For housing developments meeting the criteria of subsection (a)(2) of this section, the density bonus shall be calculated as follows:

Table B	
Density Bonus for Housing Developments with Units Affordable to Very Low Income Households	
Percentage (%) of Very Low Income Units (Minimum 5% required)	Percentage (%) of Density Bonus to Be Granted (Additional 2.5% bonus for each 1% increase above the 5% minimum)
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

- (C) Senior citizens. For housing developments meeting the criteria of subsection (a)(3) of this section, the density bonus shall be 20% of the number of senior housing units.
- (D) Moderate income households in a common interest development. For housing developments meeting the criteria of subsection (a)(4) of this section, the density bonus shall be calculated as follows:

Table C	
Density Bonus for Common Interest Developments with Units Affordable to Moderate Income Households	
Percentage (%) of Moderate Income Units (Minimum 10% required)	Percentage (%) of Density Bonus to Be Granted (Additional 1% bonus for each 1% increase above the 10% minimum)
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27

33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75
42	42.5
43	46.25
44	50

(E) Transitional foster youth, disabled veterans, homeless persons. For housing developments meeting the criteria of subsection (a)(5) of this section, the density bonus shall be 20% of the number of the type of units giving rise to a density bonus under that subsection.

(F) Student housing. For housing developments meeting the criteria of subsection (a)(6) of this section, the density bonus shall be calculated as follows:

Table C-1	
Density Bonus for Student Housing	
Percentage (%) of total student housing bedspaces reserved for lower income students (Minimum 20% required)	Percentage (%) of Density Bonus
20	35
21	38.75
22	42.5
23	46.25
24	50

(G) 100% affordable projects. For housing developments meeting the criteria of subsection (a)(7) of this section, the density bonus shall be 80% of the number of units for lower income households. If the housing development is located within one half (½) mile of a major transit stop, the city shall not impose any maximum controls on density.

Sec. 33-1414 Alternative or additional incentives and concessions for housing developments.

(a) When a developer requests a density bonus and/or incentives or concessions pursuant to section 33-1413, the decision-making body shall grant incentives or concessions, subject to the following:

(1) Number of incentives/concessions.

(A) The developer shall receive the following number of incentives or concession based upon the minimum percentage of total units to be restricted as target units:

Table E	
Number of Incentives/Concessions	
Number of Incentives/Concessions	Percentage (%) of Target Units (Minimum required)
1 Incentive/Concession	5% for very low income households
	10% for lower income households and 20% for lower income student housing
	10% for moderate income persons or families in a development in which the units are for sale
2 Incentives/ Concessions	10% for very low income households
	17% for lower income households and 23% for lower income student housing
	20% for moderate income persons or families in a development in which the units are for sale
3 Incentives/Concessions	15% for very low income households
	24% for lower income households
	30% for moderate income persons or families in a development in which the units are for sale
4 Incentives/Concessions	16% for very low income households
	45% for moderate income persons or families in a development in which the units are for sale
5 Incentives/Concessions	100% of all units, including density bonus units, but exclusive of managers units are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

Table E	
Number of Incentives/Concessions	
Number of Incentives/Concessions	Percentage (%) of Target Units (Minimum required)
	<p>For purposes of this subparagraph, “development” includes a shared housing building development.</p> <p>If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area as defined in Section 65915(o)(10) of the Government Code in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet if requested.</p>

ARTICLE 70 ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DEWLLING UNITS

1. *Reference updates to sections of the State Code*
2. *Conformance with Senate Bill ("SB") 1211: Land use: accessory dwelling units: ministerial approval.*
3. *Removal of "Second Front Door" requirement.*

Sec. 33-1470 Purpose and intent

The purpose of this article is to provide regulations for the establishment of accessory dwelling units and junior accessory dwelling units. The intent of the article is to provide additional housing opportunities in areas where adequate public facilities and services are available, and where impacts upon the residential neighborhoods directly affected would be minimized. Notwithstanding the intent of California Government Code section 66313 - 66332 or section 66333 - 66339, should any provision of this article be found not to be in compliance with state law, that provision should be severed and stricken from Article 70 as if it had never been adopted.

33-1473 Occupancy limitations.

(a) Allowed use.

[unchanged intervening subsections]

- (3) Number of accessory dwelling units on legal lots with existing multifamily dwelling units.
 - (A) Existing multifamily dwelling shall be permitted to construct at least one accessory dwelling unit within portions of existing multifamily dwelling structures that are not used as livable space, and shall allow up to 25% of the units in each existing multifamily dwelling structure, in accordance with Government Code section 66323(3)(A) and 66323(3)(B). Existing detached accessory structures cannot be attached to a multifamily dwelling structure for the purposes of creating an accessory dwelling unit; and
 - (B) Not more than eight accessory dwelling units that are detached from a structure are permitted on a lot that has an existing multifamily dwelling provided that the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot, pursuant to Government Code Section 66323.
 - (C) For purposes of this article, "multifamily dwelling structure" or "multifamily dwelling" is defined as a structure with two or more attached dwellings on a single lot.

(4) Number of accessory dwelling units on legal lots with proposed multifamily dwelling units.

(A) Not more than two detached accessory dwelling units shall be permitted on a lot with a proposed multifamily dwelling, pursuant to Government Code Section 66323.

[unchanged intervening subsections]

(f) The accessory dwelling unit and/or junior accessory dwelling unit shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the premises.

(1) The accessory dwelling unit and/or junior unit shall be deemed to be a legal unit and permit such accessory use of property, which use is specifically identified by the accessory use regulations for the underlying zone and per Government Code sections 66313 - 66332 and 66333 - 66339; and shall allow such other accessory uses which are necessarily and customarily associated with such principal residential use of the premises, except as otherwise provided by this subsection.

Sec. 33-1474 Development Standards

(c) Parking requirements.

(1) Notwithstanding any other law, the City will not impose parking standards for an accessory dwelling unit or junior accessory dwelling unit.

(2) When a garage, carport, uncovered or covered parking space is demolished in conjunction with the construction of an accessory dwelling unit, replacement parking is not required.

(d) Design of the unit.

(1) Access doors and entry for the accessory dwelling unit shall not be oriented to the nearest adjacent property line.



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 3

January 14, 2025

Tentative Future Agenda Items

DATE: January 14, 2025

TO: Planning Commissioners

FROM: Veronica Morones, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- New construction of an administrative building for an existing charter school
- Residential Care Facility

Policy Work:

- Housing Element Implementation Ordinances
- Planning Commission Bylaw Clean Up
- Housing Element Annual Progress Report
- General Plan Annual Progress Report

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History