



# CITY of ESCONDIDO

## PLANNING COMMISSION MEETING

April 09, 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

Rick Paul

#### VICE CHAIR

Katharine Barba

#### COMMISSIONERS

David Barber

Carrie Mecaro

Barry Speer

Stan Weiler

Judy Fitzgerald

#### 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

#### 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>



# CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, APRIL 09, 2024

**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, APRIL 09, 2024

### AGENDA

#### CALL TO ORDER

#### FLAG SALUTE

#### ROLL CALL

#### APPROVAL OF MINUTES

- [1.](#) March 26, 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 Oral 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.

#### CURRENT BUSINESS

- [2.](#) **PL24-0082 / 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

REQUEST: Receive and file the 2023 calendar year annual progress report for the Housing Element of the General Plan (“Housing Element APR”).

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido, Development Services Department

CEQA RECOMMENDATION: This effort is not considered a “project” under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines.



# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, APRIL 09, 2024

STAFF RECOMMENDATION: Receive and File

CITY COUNCIL HEARING REQUIRED:  YES  NO

### **FUTURE AGENDA ITEMS**

### **ORAL COMMUNICATIONS**

Under state law, all items under Oral 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

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**March 26, 2024 at 7:00 PM**

**Council Chambers: 201 North Broadway, Escondido, CA 92025**

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### **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**

Rick Paul

#### **VICE CHAIR**

Katharine Barba

#### **COMMISSIONERS**

David Barber

Judy Fitzgerald

Carrie Mecaro

Barry Speer

Stan Weiler

#### **MINUTES CLERK**

Alex Rangel

#### **HOW TO WATCH**

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

#### **In Person**



201 N. Broadway, Escondido, CA 92025



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MARCH 26, 2024

### MINUTES

**CALL TO ORDER:** 7:00 p.m.

**FLAG SALUTE:** Rick Paul

**ROLL CALL:**

**Commissioners Present:** Rick Paul, Chair; Katharine Barba, Vice-Chair; David Barber, Commissioner; Judy Fitzgerald, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

**Commissioner Absent:** None.

**City Staff Present:** Veronica Morones, City Planner; Gary McCarthy, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Greg Mattson, Contract Planner; Ivan Flores, Senior Planner; Jennifer Schoeneck, Director of Economic Development; Pedro Cardenas, Management Analyst II; Alex Rangel, Minutes Clerk.

**APPROVAL OF MINUTES:** January 23, 2024.

Motion to approve from Commissioner Weiler; Second: Commissioner Speer.

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

Ayes: Paul, Barber, Mecaro, Speer, and Weiler.

Abstain: Barba, Fitzgerald.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

1. **PL23-0340 & PL24-0029 – 1416 and 1428 W. Mission Road / California Metals Service (CMS) Recycling Center**

**REQUEST:** A Conditional Use Permit modification and an Administrative Adjustment to expand an existing recycling center and allow for above-height perimeter screening. The expanded facility and operations would include the relocation of the existing public CRV Recycling Center and additional outdoor storage space for organized material bins. The proposed project includes site changes entailing the relocation of public access to the project site, restriping of on-site parking areas for more efficient internal circulation, and enhanced frontage improvements.



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MARCH 26, 2024

**PROPERTY SIZE AND LOCATION:** The 2.98-acre site is located on the north side of W. Mission Road and south of State Route 78, just northeast of Enterprise Street, addressed as 1416 & 1428 W. Mission Road, Escondido, CA 92027 (APNs: 228-290-041, 043 & 056)

**ENVIRONMENTAL STATUS:** The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines sections 15332 (In-Fill Development Project).

**APPLICANT:** California Metals Service Recycling Center (“CMS Recycling”)

**STAFF RECOMMENDATION:** Approval.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the project, including the existing CUP uses and landscaping requirements.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2024-04, with the removal of Specific Planning Division Condition E.3.

Motion: Commissioner Weiler. Second: Commissioner Fitzgerald.

Motion carried (7-0) to approve the project.

Ayes: Paul, Barba, Barber, Fitzgerald, Mecaro, Speer, Weiler.

Nays: None.

2. **PL24-0017 – Article 40, 61, 64, and 65 Revisions**

**REQUEST:** A request for approval of amendments to the Escondido Zoning Code including Article 40 (Historical Resources), Article 61 (Administration and Enforcement), Article 64 (Design Review), and Article 65 (Old Escondido Neighborhood). Such text updates are related to dissolution of the Historic Preservation Commission, reassignment of historic preservation responsibilities to the Planning Commission, Zoning Administrator, and/or City staff, permitting the Zoning Administrator to list properties on the Local Register of Historical Places, permitting the Planning Commission to conduct design review on specific projects, and clarifying the appeal process for staff approvals of projects, respectively.

**PROPERTY SIZE AND LOCATION:** CityWide.

**ENVIRONMENTAL STATUS:** The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines sections 15061 (Common Sense Exemption).



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MARCH 26, 2024

**APPLICANT:** City of Escondido.

**STAFF RECOMMENDATION:** Recommend approval to City Council.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the proposed amendments, including staff and commission responsibilities.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2024-05, recommending approval to City Council.

Motion: Commissioner Barber. Second: Commissioner Speer.

Motion carried (7-0) to recommend approval of the project.

Ayes: Paul, Barba, Barber, Fitzgerald, Mecaro, Speer, Weiler.

Nays: None.

**CURRENT BUSINESS:**

1. **PL23-0411 / Short-Term Rental Ordinance**

**REQUEST:** Review an Ordinance of the City of Escondido to allow short-term rentals to operate within the City, including amendments to the Escondido Municipal Code Chapter 16 (Business Licenses) for processes, procedures, administration and enforcement and Escondido Municipal Code Chapter 25 (Taxation) for collection of Transient Occupancy Tax. Advise the City Council of any land-use considerations and/or recommendations associated with the draft ordinance.

**PROPERTY SIZE AND LOCATION:** CityWide

**ENVIRONMENTAL STATUS:** The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15061 (Common Sense Exemption).

**APPLICANT:** City of Escondido

**STAFF RECOMMENDATION:** None.

**PUBLIC COMMENT:**





# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MARCH 26, 2024

Melissa Chickerneo, Laree Felan, Tyler Felan, Mary Smith, and Clint Marin provided public comments regarding the project.

### **COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the proposed ordinance, including revenue, neighborhood concerns, and public comment.

### **COMMISSION ACTION:**

None.

### **FUTURE AGENDA ITEMS:**

None.

### **ORAL COMMUNICATIONS:**

None.

### **PLANNING COMMISSIONERS:**

None.

### **CITY PLANNER'S REPORT:**

City Planner Morones provided information related to the upcoming projects, and tentative agenda for future Planning Commission meetings.

### **ADJOURNMENT**

Chair Paul adjourned the meeting at 9:18 p.m.

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Veronica Morones, Secretary to the Escondido  
Planning Commission

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Alex Rangel, Minutes Clerk



# STAFF REPORT

DATE: 04/09/2024

PL24-0082 – 2023 Housing Element Annual Progress Report

**PROJECT NUMBER / NAME: PL24-0082 / 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

REQUEST: Receive and file the 2023 calendar year annual progress report for the Housing Element of the General Plan (“Housing Element APR”).

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido, Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Pricila Roldan, Associate Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: The Planning Commission received and filed the 2022 calendar year Housing Element Annual Progress Report on April 11, 2023.

CEQA RECOMMENDATION: This effort is not considered a “project” under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines.

STAFF RECOMMENDATION: Receive and File

REQUESTED ACTION: None

CITY COUNCIL HEARING REQUIRED:  YES  NO

REPORT APPROVALS:  Chris McKinney, Interim Director of Development Services

Veronica Morones, City Planner



# CITY of ESCONDIDO

## STAFF REPORT

### BACKGROUND

The City of Escondido’s General Plan provides a vision for the future development of its communities by setting citywide goals and policies. The General Plan consists of seven different elements that focus on, and address, various matters including but not limited to land use, housing, transportation and safety. For example, the General Plan’s Land Use Element determines the distribution of land uses throughout the City; the Circulation Element deals with transportation improvements; and the Safety Element identifies and addresses natural hazards like flood areas, wildfire zones, and seismic threats. Every year, City staff provide an update on the General Plan’s implementation through a series of three reports: 1) the General Plan progress report, which covers the entire General Plan’s implementation progress; 2) the Climate Action Plan progress report, which covers progress on the City’s efforts to reduce greenhouse gas emissions; and 3) the Housing Element’s progress report, which provides an update on City’s trajectory in meeting its state mandated housing needs. Yearly updates grant an opportunity for Escondido leadership and the public to reflect and evaluate the progress and implementation approaches of the General Plan. In the interest of meeting state mandated deadlines for the Housing Element APR, the information provided within this report and associated attachment only covers the 2023 Housing Element APR. Staff will report on the General Plan and Climate Action Plan progress reports at a later time this calendar year.

Since 1969, California has worked with regional, city, and county governments to determine how much housing is needed throughout the state. The California Department of Housing and Community Development (HCD) and regional councils of governments (COGs) like SANDAG are responsible for determining and allocating the number of housing units (i.e., Regional Housing Needs Assessment/Allocation – “RHNA”) that will meet future population growth and demand. Cities are then charged with incorporating their assigned RHNA into their housing element and facilitating policy, projects, and programs that further support achieving their RHNA. Every eight-years, the state and regional partners reassess state housing needs, adjust the statewide RHNA, and begin a new cycle of programming that seeks to meet the new RHNA. The state is currently in the sixth cycle of RHNA allocations, beginning April 2021 and ending April 2029 (“planning period”). State Government Code section 65400 requires cities and counties to present and submit their APR to their legislative body, HCD, and the Governor’s Office of Planning and Research (OPR) by April 1st of each year. The APR is also submitted to SANDAG to support regional planning efforts.

The Housing Element APR is provided to Planning Commission for informational purposes. The same report will be provided to City Council for review pursuant to Government Code. HCD advises jurisdictions to submit their Housing Element APR before the April 1st deadline even if staff have not presented it to their legislative body. Jurisdictions may present the Housing Element APR to local leadership after the deadline and follow up with HCD and OPR confirming such. In alignment with HCD guidance, City staff submitted the Housing Element APR on March 21, 2024.

### SUMMARY OF REQUEST

Receive and file the Housing Element APR, documenting the City’s progress on implementing a component of the General Plan.



# CITY of ESCONDIDO

## STAFF REPORT

### SUPPLEMENTAL DETAILS OF REQUEST

The Escondido Housing Element defines the goals, policies, and programs that aim to support the housing needs of Escondido residents over the Housing Element’s eight-year planning period (2021-2029). The Housing Element APR provides an annual summary of the Housing Element’s programming progress, as well as all residential planning and building activities for the 12-month calendar year. The Housing Element APR is a snapshot that helps inform where the City is in meeting its Regional Housing Needs Allocation (RHNA). A summary of the City’s current Sixth Cycle RHNA (by income level) is shown in Table 1 below.

**Table 1: City of Escondido’s Sixth Cycle RHNA Numbers**

RHNA Allocation	Income level				Total
	Above Moderate	Moderate	Low	Very Low	
	4,967 units	1,527 units	1,249 units	1,864 units	9,607 units

Note: The term “unit” refers to a dwelling unit. A dwelling unit can be a home, an apartment, condominium, and/or an accessory dwelling unit.

### PROJECT ANALYSIS

Every year staff present on the City’s progress in implementing the Housing Element. The table below (Table 2) builds from Table 1 and provides previous, as well as this calendar year’s, progress in meeting the Sixth Cycle RHNA. It is important to note that only issued building permits count toward the City’s progress in meeting its RHNA. While Table 2 depicts building permit issuance, the City has also received other types of credits toward the City’s sixth cycle RHNA that are not shown below but are denoted within Attachment 1, Table B (see *Projection Period 06/30/2020-04/29/2021*).

**Table 2: Summary of the City of Escondido’s Progress to meet the Sixth Cycle RHNA Numbers**

RHNA Allocation (2021-2029)	Income level				Total
	Above Moderate	Moderate	Low	Very Low	
Year 1 (2021)	168 units	16 units	38 units	27 units	249 units
Year 2 (2022)	154 units	13 units	39 units	25 units	231 units
Year 3 (2023)	521 units	11 units	34 units	42 units	608 units
SubTotal (%)*	843 units (17%)	40 units (3%)	111 units (9%)	94 units (5%)	1,088 units (11%)

Note: Units on the table are reflective of building permits issued for the respective calendar year.

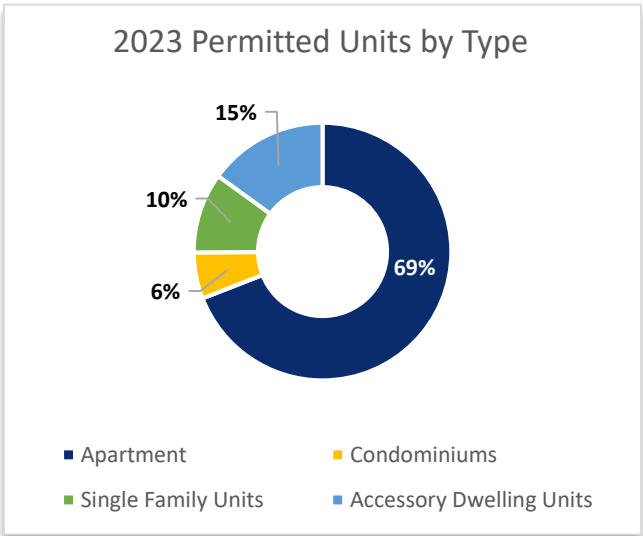
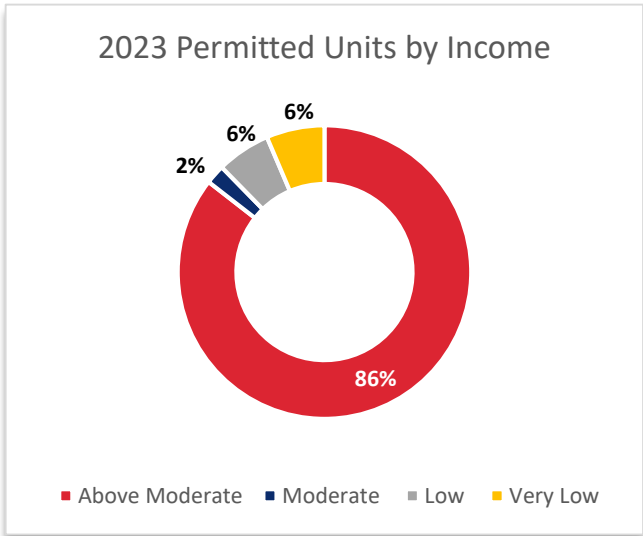
\*Percentages are rounded to the nearest whole number



# CITY of ESCONDIDO

## STAFF REPORT

The following charts summarize housing data that pertains to 2023 activity. The term “unit” refers to a housing unit or home that can come in various shapes and sizes including a single-family home, Accessory Dwelling Unit (ADUs), apartment units. “Permitted units” are those entitled by the Planning Division. A unit is considered “permitted” when a decision-making body approves a project through the planning review process. The total units permitted within a calendar year provide a glimpse of future construction. The graphs below show that in 2023, a majority of the units permitted were market-rate units (84%), suitable for above moderate-income individuals. Only 14% of all permitted units were affordable units, units in which a household making below \$116,800 could afford.<sup>1</sup> The graphs also show that a majority of the permitted unit types in 2023 were apartment units (69%) while only 10% of total permitted units were traditional detached single-family homes. The asymmetry between both can be attributed to the fact that apartment units are approved in large quantities while single-family homes are typically individual units.



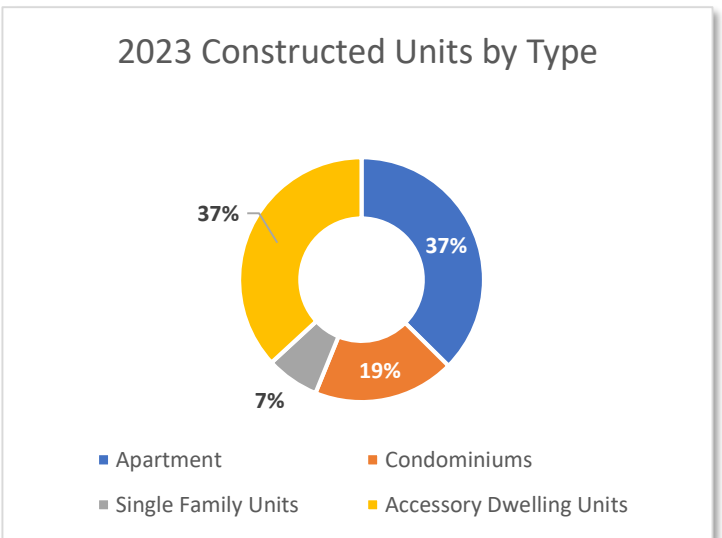
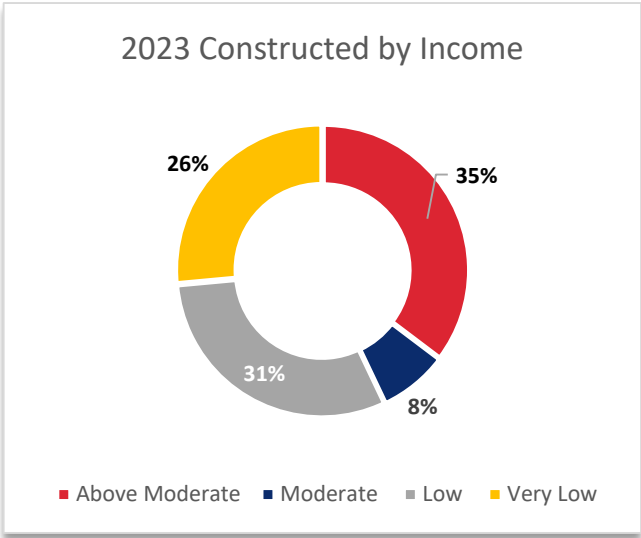
A “constructed unit” refers to a housing unit that is ready for home occupancy or, in other words, receives a certificate of occupancy from the building division. The Building Division conducts final inspections and declares final occupancy for residential products in the final stages of the construction process. The graphs below show that in 2023, a majority of constructed units (57%) were affordable, suitable for low and very low-income households. The second most common unit constructed by income was above moderate (35%) and less than 10% of units constructed were moderate income. Apartment and accessory dwelling units were constructed at almost the same rate in 2023, 38% and 36% respectively. Single family units had the lowest construction rate with less than 10%.

<sup>1</sup> Affordable units are units in which low and very low-income households can afford. Level of affordability is determined by the County of San Diego. More information can be found at: <https://www.sandiegocounty.gov/sdhcd/rental-assistance/income-limits-ami/>



# CITY of ESCONDIDO

## STAFF REPORT



After concluding the Housing Element presentation to Planning Commission, staff will present to City Council. Thereafter, staff will follow up with reporting agencies: OPR, HCD, and SANDAG. The APR will provide regional and state partners the opportunity to identify trends in land use and housing which will in turn give them a better understanding on local development activities.

### FISCAL ANALYSIS

There are no direct fiscal impacts associated with this progress report.

### ENVIRONMENTAL ANALYSIS

The Housing Element Annual Progress Report is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378(b)(5), which exempts from the definition of a “project” organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This informational item provides a means to monitor the success of implementing the Housing Element and review what was implemented during the 12-month reporting period. All counties and cities in the state are required to submit the annual report pursuant to Government Code section 65400.

### PUBLIC INPUT

As of the writing of this report, City staff received no public comment on this item.

### CONCLUSION AND RECOMMENDATION

Receive and file.

### ATTACHMENTS



# CITY *of* ESCONDIDO

## STAFF REPORT

Item 2.

1. 2023 Housing Element Annual Progress Report

Jurisdiction	Escondido	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,864	-	25	-	-	-	-	-	-	-	-	107	1,757
	Non-Deed Restricted		13	2	25	42	-	-	-	-	-	-		
Low	Deed Restricted	1,249	-	25	10	-	-	-	-	-	-	-	114	1,135
	Non-Deed Restricted		3	13	29	34	-	-	-	-	-	-		
Moderate	Deed Restricted	1,527	-	-	-	-	-	-	-	-	-	-	76	1,451
	Non-Deed Restricted		36	16	13	11	-	-	-	-	-	-		
Above Moderate		4,967	382	168	154	521	-	-	-	-	-	-	1,225	3,742
Total RHNA		9,607												
Total Units			434	249	231	608	-	-	-	-	-	-	1,522	8,085
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		932		-	5	18	-	-	-	-	-	-	23	909

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.  
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).  
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.  
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Escondido		
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
<p><b>1.1 Sites Inventory and NoNet Loss/Replacement Housing Monitoring.</b></p>	<p><b>New housing opportunities for homeownership and rental for all households by supporting construction of new housing for homeownership and rental units on vacant and nonvacant sites identified in the sites inventory.</b></p>	<p>Ongoing</p>	<p><b>1. In 2023 the City of Escondido developed and implemented a procedure to track No Net Loss and Replacement Requirement (AB 1397 and SB 166). The No Net Loss process tracks unit count and income/affordability assumed on parcels in SSI; actual units constructed and income/affordability, and net change in capacity and RHNA on a monthly basis. For the SB 166 Replacement Requirement, a secondary process for tracking has been implemented through the City's Cityworks software. Planners register the number of units demolished on an ongoing basis.</b></p> <p><b>2. The East Valley Specific Plan was adopted July 19, 2023. The plan rezoned approximately 191 acres into mixed use, residential, commercial and open space uses to provide wholelistic housing opportunities for Escondido Residents.</b></p> <p><b>3. As of 2023, a Sites Inventory has been published on the City's webpage.</b></p> <p><b>4. In 2024, planning staff will amend the Zoning Code to require replacement of existing deed restricted or occupied units by lower income households as a condition of project approval, pursuant to AB 139. Even though there is no ordinance a place at the local level, City staff defer to state regulation.</b></p>

<p><b>1.2 Density Transfer Programs</b></p>	<p>Efficient use of land resources by increasing the residential capacity of a project. The program ensures that capacity in the Downtown and East Valley will never be lost if a property is developed with fewer residential units allowed by the zoning.</p>	<p>2023</p>	<p>Completed and Under Implementation.</p> <p>The City maintains a Density Transfer Program for the Downtown and East Valley Specific Planning areas. The Downtown Specific Plan established a density transfer program under Resolution No. 2019-69 and the East Valley program was established last July (2023) through Ordinance No. 2023-10, which included the EVSP Density Transfer Program. The City has developed administrative mechanisms and processes to implement a density transfer program to ensure no loss of potential units within the planning areas occurs as described in the respective specific plans. City staff continue to communicate this program and the available units to developers, property owners, and interested parties.</p>
<p><b>1.3 By-Right Approval of Projects with 20% Affordable Units on "Reuse" Sites and Sites Rezoned</b></p>	<p>Facilitate housing development for lower income households by allowing for by-right approval of housing development that includes 20% of the units as housing affordable to lower income households in line with AB 1397.</p>	<p>Within 1-year of Housing Element Adoption</p>	<p>Not yet Started.</p> <p>The City worked on Housing Element certification for a majority of 2023. On December 12, 2023, the City received HCD Housing Element certification. Now that the document is in substantial compliance with state law, the City will begin implementation of programs which include developing and adopting a by-right ordinance.</p>
<p><b>1.4 City-Owned Sites</b></p>	<p>Facilitate the redevelopment/development of affordable housing on City-owned sites.</p>	<p>Annually</p>	<p>Underway.</p> <p>The City's current policies are aligned with state's requirements for the Surplus Land Act. Currently, the City's Real Property Division is experiencing staff turnover. Once a new point of contact is assigned, the City will continue coordination and inventory of potential Surplus Land Act sites, which is the first step in facilitating redevelopment of City-owned sites. There is only one City-owned site of the SSI which is under review by the City's Real Property Division for consideration of redevelopment.</p>

<p><b>1.5 Lot Consolidation</b></p>	<p><b>Efficient use of land resources through consolidation of small lots to achieve economies of scale and offer opportunity for improved site design and amenities.</b></p>	<p><b>Ongoing and action in 2023</b></p>	<p><b>Underway.</b></p> <ol style="list-style-type: none"> <li><b>1. As part of the Housing Element Update, the City included a Sites Inventory to facilitate development. This SSI is on the City's website in table format. The City is currently working with our internal GIS department to create a web-app of the City's SSI, which includes sites identified for consolidation.</b></li> <li><b>2. City staff continue to assist developers with identification of parcels for consolidation and partnership opportunities between interested property owners, as available.</b></li> <li><b>3. The City continues to use a streamlined process for lot consolidation purposes.</b></li> <li><b>4. The City anticipates a zoning ordinance update that will include incentives for lot consolidation by mid 2025.</b></li> </ol>
<p><b>1.6 Density Bonus</b></p>	<p><b>Facilitate affordable housing development.</b></p>	<p><b>2022</b></p>	<p><b>Completed. The City amended the Density Bonus ordinance in 2021 and 2022 to comply with AB 2345.</b></p>
<p><b>1.7 Removal of Constraints to Development</b></p>	<p><b>Facilitate housing development by removing potential constraints to development.</b></p>	<p><b>2021-2022</b></p>	<p><b>Underway.</b></p> <p><b>The City adopted modifications to the City's Downtown Specific Plan to allow ground floor residential uses in areas where previously they were prohibited by a mandatory commercial component for mixed-use development. In 2023, the City began working with SANDAG's Housing Acceleration Program Technical Assistance to develop objective design standards and a procedure to qualify projects under SB 35. Coordination will continue throughout 2024 to ensure that the new standards are effective in supporting new housing and reducing development constraints.</b></p>

<p><b>1.8 Monitoring of Growth Management Measure</b></p>	<p><b>Increased public awareness of the City's housing needs and obligations under State law.</b></p>	<p><b>Ongoing</b></p>	<p><b>Underway.</b> The City continues to monitor Proposition S and potential impacts to development in the City</p>
<p><b>2.1 Accessory Dwelling Units</b></p>	<p><b>Additional housing opportunities for lower and moderate income households through ADU construction.</b></p>	<p><b>Throughout planning period, as well as actions in 2022.</b></p>	<p><b>Underway.</b></p> <ol style="list-style-type: none"> <li><b>1. The City is finalizing consultant procurement to develop 6 pre-approved ADU floor and architectural plans. With the reallocation of LEAP funding, the City will develop a public-facing ADU guide that will empower residents and facilitate the permitting and construction process of ADU's within the City. Community outreach and engagement to raise awareness will also be included.</b></li> <li><b>2. ADU submittals are continuing to increase annually. Staff continues to facilitate ADU submittals through personal interactions with the public and developer community. The City's ADU ordinance was updated in 2021 and 2022 to ensure compliance with State Law and consistency with the Escondido Zoning Code.</b></li> <li><b>3. An ADU ordinance allowing religious institutions to construct ADUs has yet to be developed.</b></li> <li><b>4. The City monitors ADU construction annually and monthly as a part of the RHNA tracking process. Trends during the 6th cycle thus far show the City is on track to meeting its 360 ADU estimate, with over 200 ADUs issued building permits in the planning period so far.</b></li> </ol>

<p><b>2.2 First-Time Homebuyer Assistance</b></p>	<p>Additional housing opportunities for lower income households by helping at least one household annually (8 over the planning period).</p>	<p>Ongoing/annually</p>	<p>Ongoing.</p> <p>The City of Escondido's First-time Homebuyer program served one individual for the 2023 calendar year.</p> <p>Housing and Neighborhood Services staff continues to provide information about the First-time Home Buyer program to residents. Although there is public interest in the program, San Diego's exorbitant housing prices and increasing interest rates make it impossible for individuals to afford a home. HUD's maximum purchase price limits also prevent individuals from pursuing home purchases. The median list price of a home in Escondido, according to Zillow, is \$860,833 which is almost \$184,833 more than the maximum purchase price set by HUD, \$676,000.</p> <p>City staff are currently experiencing gridlock in administering the First-time Homebuyer Program since families that meet the program's income limits are not able to afford a monthly mortgage, typically around \$8,000 a month.</p>
<p><b>2.3 Essential Middle Income Rental Housing Program</b></p>	<p>Additional housing opportunities for lower and moderate income household.</p>	<p>Ongoing</p>	<p>Underway.</p> <p>In 2023, the City did not receive inquiries to convert properties to affordable housing.</p>
<p><b>2.4 Housing Choice Vouchers</b></p>	<p>Rental Assistance for extremely low /very low income households – 1,000 households with Housing Choice Vouchers; 30 senior/disabled households for rent sub</p>	<p>Ongoing</p>	<p>Underway.</p> <p>In 2023, 829 Escondido residents received Housing Choice Vouchers from the San Diego County Housing Authority. There are 4,370 households on the wait list.</p> <p>The City continues to market the Housing Choice Voucher Program and other rental assistance programs on the City's website and public counters.</p> <p>The City continues to assist 19 seniors with an ongoing rent subsidy ranging from \$75 - \$125 per month. All rent subsidy awardees are on the waiting list for Section 8 vouchers.</p>

<p><b>2.5 Mobile Home Park Conversion</b></p>	<p>Housing stabilization and home ownership opportunities for lower and moderate income households</p>	<p>Ongoing/annually</p>	<p>Underway. No mobile home park conversions occurred in 2023. No city-sponsored workshops or technical assistance was provided to the residents to meet this goal.</p>
<p><b>2.6 Mobile Home Rent Review</b></p>	<p>Stabilized rents for mobile home residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>Underway. The City continues to review and process applications in adherence with local and State law.  In 2023, 4 short/ 2 long applications were presented to the Rent Review Board.</p>
<p><b>2.7 Special Needs Housing</b></p>	<p>Increased housing opportunities for households with special needs.</p>	<p>2022</p>	<p>Underway. In 2023, the City began collaboration with SANDAG's Housing Acceleration Program Technical Assistance to develop Zoning Code amendments that will address provisions of special needs housing including transitional housing, emergency shelters, employee housing, reasonable accommodation for persons with disabilities, residential care facilities, and manufactured homes. The City received draft language for modification of the City's Zoning Code related to these areas and is in process of reviewing said proposed modifications from the TA support. The City anticipates a code amendment by EOY 2024.</p>
<p><b>2.8 Affordable Housing Development</b></p>	<p>Acquisition, rehabilitation, preservation, or construction of affordable housing for lower and moderate income households.</p>	<p>Annually</p>	<p>Underway.  1.The construction of 10 new affordable homeownership units at less than 80% AMI located at 245 E. El Norte Parkway, Escondido, CA is underway and expected to be finalized in April 30, 2024.  2.In 2023, the City completed Valley Senior Village, a 50-unit multifamily development for seniors 62+. Valley Senior Village will provide 24 units for individuals experiencing homelessness and 25 units for 30-60% AMI using recycled RDA Funds. One unit will be reserved for the onsite manager.</p>

<p><b>2.9 Inclusionary Housing Assessment (not yet adopted)</b></p>	<p>Education of City Officials and general public on inclusionary housing mechanisms; potential adoption on an inclusionary housing ordinance.</p>	<p>2022 and prior to 7th cycle</p>	<p><b>Not yet Started</b></p> <p>Program 2.9 requires the City to conduct a Residential Sector Feasibility Study (RSFS) in the event affordable units are not numerically on track with projected RHNA allocations after two consecutive APR years. The City's 2023 APR numbers have shown that permitted low and very low-income units are comparatively lower than above moderate developments, triggering Program 2.9's requirement to conduct an RSFS. In the next 12-18 months the City will work toward identifying funding and procuring a consultant to lead the RSFS. Results will help the City meet all of the 6th cycle housing element's RHNA allocations.</p>
<p><b>2.10 SB 9 Ordinance</b></p>	<p>Increase housing opportunities and densities throughout the City's low density residential zones.</p>	<p>2022</p>	<p><b>Completed and Under Implementation.</b></p> <p>In 2023, the City adopted an SB 9 ordinance. Since, the adopted of the local ordinance, the City has received two requests for urban lot splits, both of which are currently in the review process. We have yet to receive any SB 9 requests for two-family unit developments. If SB 9 family unit subdivisions are requested, the City will monitor affordability. The City receives numerous inquiries on two-family unit development and anticipates further growth of such requests in CY 2024.</p>
<p><b>3.1 Housing Rehabilitation</b></p>	<p>Improved housing conditions for lower income households.</p>	<p>Annually</p>	<p><b>Not yet implemented.</b></p> <p>No housing rehabilitation programs were initiated by the City in the 2023 FY.</p>

<p><b>3.2 Focus on Neighborhoods</b></p>	<p>A place-based strategy for neighborhood improvements and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents.</p>	<p>Annually</p>	<p>Underway.</p> <p>In 2023, The City of Escondido approved 4 CDBG neighborhood improvement projects within Disadvantaged Communities. Projects include: (1) multiple community clean ups, (2) upgrades to light fixtures in Old Escondido, (3) graffiti eradication, and (4) upgrades to the Washington Pool at Washington Park. Additionally, the City funded a splash pad in at Grove Park. The City continues to implement the second phase of the Old Escondido Neighborhood Lighting project through CDBG funds.</p> <p>In 2023, the City leveraged CDBG-CV funds to develop a Request for Proposal (RFP) for homeless prevention and utility assistance. In 2024, Housing and Neighborhood Services staff will work with FORWARD, the contract awardee, to implement both programs.</p> <p>In the calendar year 2023, project NEAT worked on 131 cases total and referred 17 cases to the City's Code Compliance Division for enforcement.</p> <p>Housing and Neighborhood Services staff continues to work with the engineering department on the safe routes to school program. In the 2024 calendar year, staff will explore the possibility of providing sidewalks for residents from the South Tulip Neighborhood (CT 205.03) since there are safety concerns for children who walk to Felicita Elementary School.</p>
<p><b>3.3 Preservation of At-Risk Housing</b></p>	<p>Continued affordability of subsidized housing developments.</p>	<p>Annually</p>	<p>Underway.</p> <p>City staff are working on an agreement with Community Housing Works, the nonprofit that administers Escondido's Daybreak and Sunrise multifamily properties, to extend the affordability of 29 units for another 45-years. A new agreement is expected to be issued in 2024.</p>



<p><b>3.4 Fair Housing</b></p>	<p><b>The City will undertake a series of actions to affirmatively further fair housing.</b></p>	<p><b>Various implementation dates, including annually.</b></p>	<p><b>Underway.</b></p> <p><b>In April of 2023, a total of two fair housing workshops were conducted, one in English and one in Spanish. Legal Aid held a staff training in March of 2023 and hosted quarterly virtual webinars throughout the year. All of the items listed within Program 3.4 that relate to Legal Aid's testing, reporting, and monitoring were incorporated into the City's 2023 contract with Legal Aid and were fulfilled by Legal Aid in the 2023 CY. The City will continue to require such contract such requirements with Legal Aid.</b></p> <p><b>The EVSP was successfully adopted in July 2023.</b></p> <p><b>Pedestrian signals at Tulip and Quince Street crossings were installed successfully in 2023.</b></p> <p><b>All Creek Trail Corssing Improvements between Hickory and Harding occurred in 2023.</b></p> <p><b>The City was awarded grant funding totaling approximately \$600,000 dollars for the purposes of an Urban Forestry Management Program, with a Notice to Proceed anticipated in April 2024.</b></p> <p><b>The Escondido Creek Trail project continues to progress and received environmental clearance in 2023. Construction is anticipated to begin in 2024.</b></p> <p><b>Due to continued and increased turnover experienced in the Housing, Planning, and Real Property divisions during 2023, the City has faced extreme challenges in conducting events such as those related to outreach and certain code amendments that require expertise. The City continues to face a structural financial deficit that impedes fiscal resources that can be leveraged for housing element implementation. However, the City does continue to leverage available, low-to-no-cost resources as available, such as the SANDAG HAP TA and pursue grant funding as capacity allows.</b></p>
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# CITY of ESCONDIDO

## STAFF REPORT

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Agenda Item No. 3

April 9, 2024

Tentative Future Agenda Items

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DATE: April 9, 2024

TO: Planning Commissioners

FROM: Veronica Morones, City Planner

SUBJECT: Tentative Future Agenda Items

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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:

- Single-Room Occupancy Motel Conversion
- Citrus Avenue Subdivision & Density Bonus Request

Policy Work:

- General Plan Amendment – EVSP Follow-Up
- Annual Progress Reporting
- Pre-Approved Accessory Dwelling Unit Program

Informational Presentations:

- Land Development Process
- California Environmental Quality Act
- North County Mall Permit History
- Historic Preservation