



# CITY of ESCONDIDO

PLANNING COMMISSION MEETING

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March 11, 2025 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

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, MARCH 11, 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, MARCH 11, 2025

### AGENDA

#### CALL TO ORDER

#### FLAG SALUTE

#### ROLL CALL

#### APPROVAL OF MINUTES

- [1.](#) February 25, 2025

#### 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.

#### CURRENT BUSINESS

- [2.](#) **PL25-0043– 2024 Housing Element Annual Progress Report**

REQUEST: A request to receive and file the 2024 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, MARCH 11, 2025

STAFF RECOMMENDATION: Receive and file

CITY COUNCIL HEARING REQUIRED:  YES  NO

### 3. Downtown Specific Plan Retail Corridor

REQUEST: Discussion related to the Downtown Specific Plan specifically with respect to the retail corridor on and around Grand Avenue.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED:  YES  NO

### 4. Planning Commission Minutes Protocol

REQUEST: Discussion related to current protocol regarding Planning Commission minutes and how they are provided to the City Council.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED:  YES  NO

### 5. Conditions of Approval Definitions

REQUEST: Discussion on definitions included within conditions of approval for Conditional Use Permits.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A



# CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 11, 2025

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: \_\_\_YES    XNO

## **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.

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### **PLANNING COMMISSIONERS REPORT**

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

- [6.](#) Tentative Future Agenda

### **ADJOURNMENT**



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**February 25, 2025 at 7:00 PM**

**Mitchell Room: 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**

Stan Weiler

#### **VICE CHAIR**

David Barber

#### **COMMISSIONERS**

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

#### **MINUTES CLERK**

Alex Rangel

#### **HOW TO WATCH**

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#### **In Person**



201 N. Broadway, Escondido, CA 92025



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 25, 2025

### MINUTES

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

**FLAG SALUTE:** Chair Weiler.

**ROLL CALL:**

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

**Commissioner Absent:** None.

**City Staff Present:** Veronica Morones, City Planner; Brenna Miller, Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Alex Rangel, Minutes Clerk.

**APPROVAL OF MINUTES:**

1. **January 28, 2025 Meeting Minutes.**

Motion: Chair Weiler; Second: Commissioner Correll

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

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

Nays: None.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

2. **PL24-0259 – Planning Commission Bylaws**

**REQUEST:** A request to amend the Planning Commission bylaws for clarification purposes.

**PROPERTY SIZE AND LOCATION:** CityWide

**ENVIRONMENTAL STATUS:** Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

**APPLICANT:** Development Services Department



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 25, 2025

**STAFF RECOMMENDATION:** Approval

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

None.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2025-04, amending the Planning Commission bylaws.

Motion: Commissioner Correll. Second: Vice-Chair Barber.

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

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

Nays: None.

### CURRENT BUSINESS

#### 3. PL25-0042 – 2024/25 Planning Division Workplan

**REQUEST:** Review the 2024/2025 Planning Division Workplan.

**PROPERTY SIZE AND LOCATION:** N/A

**ENVIRONMENTAL STATUS:** Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

**APPLICANT:** Development Services Department.

**STAFF RECOMMENDATION:** Receive and File.

**PUBLIC COMMENT:**

None.

**COMMISSION DISCUSSION:**

Commissioners discussed various aspects of the proposed workplan, to include the prioritization of items on the workplan and the Planning Commission's role in the workplan. The Commissioners also expressed interest in the future implementation of various items on the workplan.

**COMMISSION ACTION:**





# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 25, 2025

None.

### **FUTURE AGENDA ITEMS:**

Commissioner Steeve requested a discussion on the Downtown Specific Plan specifically with respect to the retail corridor on and around Grand Avenue. Motion seconded by Commissioner Mecaro.

Commissioner Speer requested a discussion on the current protocol regarding Planning Commission minutes and how they are provided to the City Council. Motion seconded by Chair Weiler.

Commissioner Speer requested a discussion on definitions included within conditions of approval for Conditional Use Permits. Motion seconded by Commissioner Steeve.

### **ORAL COMMUNICATIONS:**

None.

### **PLANNING COMMISSIONERS:**

None.

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

City Planner Morones provided information for the next regularly scheduled Planning Commission meeting.

### **ADJOURNMENT**

Chair Weiler adjourned the meeting at 7:28 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: 03/11/2025

PL25-0043– 2024 Housing Element Annual Progress Report

**PROJECT NUMBER / NAME: PL25-0043– 2024 Housing Element Annual Progress Report**

REQUEST: A request to receive and file the 2024 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 2023 calendar year Housing Element APR on April 19, 2024.

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:  Dare DeLano, Assistant City Attorney

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. The Housing Element is one of the General Plan’s elements whose focus is to facilitate housing development and construction. Since 1969, The California Department of Housing and Community Development (“HCD”) has worked with regional, city, and county governments to determine how much housing is needed throughout the state. 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 with policy, projects, and programs that further support achieving their RHNA. Every eight-years, state and regional partners reassess California’s housing needs, adjust the statewide RHNA, and begin a new cycle of programming. The state is currently in the sixth cycle of RHNA allocations, beginning April 2021 and ending April 2029 (“planning period”). Table 1 provides Escondido’s RHNA allocations for the sixth cycle planning period.

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

	<i>Income level</i>				<i>Total</i>
	<i>Above Moderate</i>	<i>Moderate</i>	<i>Low</i>	<i>Very Low</i>	
<i>RHNA Allocation</i>	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.*

Every year, City staff provide an update on the General Plan’s implementation through a series of three annual planning reports (“APRs”): 1) the General Plan APR, which covers the entire General Plan’s implementation progress; 2) the Climate Action Plan APR, which covers progress on the City’s efforts to reduce greenhouse gas emissions; and 3) the Housing Element APR, which provides an update on City’s trajectory in meeting its state mandated RHNA. Updates allow Escondido leadership and the public to reflect and evaluate the progress and implementation approaches of the General Plan. State Government Code section 65400 requires cities and counties to present and submit their Housing Element APR to their legislative body, HCD, and the Governor’s Office of Planning and Research (“OPR”) by April 1st of each year. In the interest of meeting state mandated deadlines for the Housing Element APR, the information provided within this report only covers the 2024 Housing Element APR. Staff will report on the General Plan and Climate Action APRs at a later time.

The Housing Element APR is provided to the Planning Commission for informational purposes. The same report will be provided to City Council for review pursuant to Government Code.

### SUMMARY OF REQUEST

Receive and file the Housing Element APR, documenting the City’s progress on implementing a component of the General Plan; refer to Attachment 1.

### SUPPLEMENTAL DETAILS OF REQUEST



# CITY of ESCONDIDO

## STAFF REPORT

The Housing Element APR provides an annual summary of residential planning and building activities for the 12-month calendar year and highlights accomplishments regarding the Housing Element’s programming. It is important to note that only issued building permits count toward the City’s progress in meeting its RHNA. Table 2 exhibits Escondido’s progress toward meeting the planning period’s RHNA allocations.

*Note: The City has received other types of credits toward the City’s sixth cycle RHNA. For the purposes of this report, the numbers 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	
	<b>4,967 units</b>	<b>1,527 units</b>	<b>1,249 units</b>	<b>1,864 units</b>	<b>9,607 units</b>
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
Year 4 (2024)	303 units	8 units	42 units	55 units	408 units
SubTotal (%)	1,146 units (23%)	48 units (3%)	153 units (12%)	149 units (8%)	1,496 units (15%)

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

Housing developments undergo a thorough review process to make sure projects follow safety rules and local regulations. Generally, the process can be broken down into three main stages: (1) Entitlement, where a developer works with planning staff to ensure the project meets local design and zoning standards; (2) Construction Permit Issuance (e.g., grading and building), where a developer receives approval from the engineering and building divisions to begin construction; (3) Final Building Inspection, where the building division ensures that the constructed unit meets approved plans and safety codes, and releases the development for final occupancy. The entitlement stage gives an early estimate of how many RHNA units are in the development pipeline and might be built in the future, whereas the construction permit issuance (i.e., building permit issuance) marks the official start of construction and when the City may count the unit towards its RHNA goals. The Final Building Inspection occurs once construction is complete. If the development passes inspection, it may be occupied by tenants or owners.

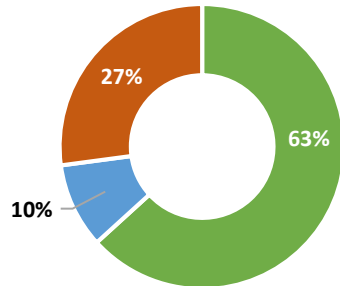
The following charts summarize housing data for 2024 at each stage in the housing development process: Entitlement, Construction Permit Issuance, and Final Building Inspection. It is important to note that the numbers shown on each graph do not reflect all projects the Development Services Department is working on. In 2024, the City entitled a total of 166 units consisting of 105 multifamily residential units (63%), 16 single family detached units (10%) and 45 Accessory Dwelling Units (“ADUs”) (27%). The City’s building division issued construction permits for a total of 408 units consisting of 228 multifamily residential units (56%), 71 single family detached units (17%), and 109 ADUs (27%). Finally, a total of 245 units received final inspection approval resulting in occupancy of 144 multifamily residential units (59%), 33 single family detached units (13%), and 68 ADUs (28%).



# CITY of ESCONDIDO

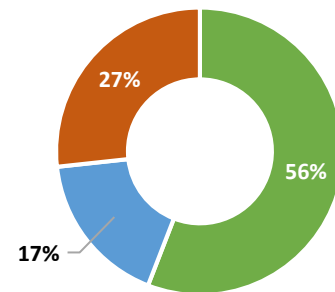
## STAFF REPORT

### 2024 Units Entitled



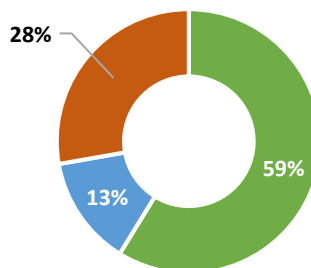
- Multifamily Units
- Single Family Units
- Accessory Dwelling Units

### 2024 Units Construction Permit Issuance



- Multifamily Units
- Single Family Units
- Accessory Dwelling Units

### 2024 Units Final Building Inspection



- Multifamily Units
- Single Family Units
- Accessory Dwelling Units

Staff will continue motoring progress for the 2025 year. After Planning Commission receives and files this report, staff will present to City Council. Thereafter, staff will submit the APR to the necessary 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.



# CITY of ESCONDIDO

## STAFF REPORT

Item 2.

### **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**

1. 2024 Housing Element Annual Progress Report

Jurisdiction	Escondido	
Reporting Year	2024	(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	Projection Period	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	-	-	4	-	-	-	-	-	162	1,702
	Non-Deed Restricted		13	2	25	42	51	-	-	-	-	-		
Low	Deed Restricted	1,249	-	25	10	-	-	-	-	-	-	-	156	1,093
	Non-Deed Restricted		3	13	29	34	42	-	-	-	-	-		
Moderate	Deed Restricted	1,527	-	-	-	-	-	-	-	-	-	-	84	1,443
	Non-Deed Restricted		36	16	13	11	8	-	-	-	-	-		
Above Moderate		4,967	382	168	154	521	303	-	-	-	-	-	1,528	3,439
Total RHNA		9,607												
Total Units			434	249	231	608	408	-	-	-	-	-	1,930	7,677
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
Extremely low-income Need													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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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).

VLI Deed Restricted  
VLI Non Deed Restricted

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Escondido	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p><b>1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.</b></p>	<p>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.</p>	<p>Ongoing/ Monthly</p>	<p><b>Underway.</b></p> <p>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. In 2024, Planners continued to monitor progress in a month to month basis.</p> <p>2. The East Valley Specific Plan was adopted July 19, 2023. The plan rezoned approximately 191 acres into mixed use, meeting the 124 above moderate and 44 moderate shortfall of the Housing Element's adequate sites.</p> <p>3. As of 2023, a Sites Inventory has been published on the City's webpage.</p> <p>4. In 2025, 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.</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>Underway.</p> <p>The East Valley Specific Plan was adopted by Escondido City Council July 19, 2023, and as a part of the plan's adoption, the Density Transfer Program was created. In 2024, the City developed an administrative mechanism to implement and track the EVSP density transfer program. In 2025, the City will analyze and transfer any density from City-owned sites into the credit pool consistent with the Housing Element and EVSP.</p> <p>The City anticipates applying to SANDAG's SGIP funding program in Q2 of 2025 to fund the establishment of an affordable housing trust fund and associated in-lieu fee.</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>In 2024, the City worked on developing a Pre-Approved ADU program in accordance with AB1332 and LEAP grant deadlines. The City will begin implementation of programs which include developing and adopting a by-right ordinance in 2025.</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. In 2024, the city hired a new Real Property manager. The City has begun coordination and inventory of potential Surplus Land Act sites, which is the first step in facilitating redevelopment of City-owned sites.</p>

<p><b>1.5 Lot Consolidation</b></p>	<p>Efficient use of land resources through consolidation of small lots to achieve economies of scale and offer opportunity for improved site design and amenities.</p>	<p>Ongoing and action in 2023</p>	<p>Underway.</p> <ol style="list-style-type: none"> <li>1. As part of the Housing Element Update, the City included a Sites Inventory to facilitate development.</li> <li>2. City staff continue to assist developers with identification of parcels for consolidation and partnership opportunities between interested property owners, as available.</li> <li>3. The City continues to use a streamlined process for lot consolidation purposes.</li> <li>4. The City anticipates hiring a new long range planner to further implementation of the City's adopted Housing Element, including processing a zoning ordinance update that will include incentives for lot consolidation by end of 2025.</li> </ol>
<p><b>1.6 Density Bonus</b></p>	<p>Facilitate affordable housing development.</p>	<p>2022</p>	<p>Completed. The City amended the Density Bonus ordinance in 2021 and 2022 to comply with AB 2345.</p>
<p><b>1.7 Removal of Constraints to Development</b></p>	<p>Facilitate housing development by removing potential constraints to development.</p>	<p>2021-2022</p>	<p>Underway.</p> <p>In 2023, the City began working with SANDAG to develop objective design standards and a procedure to qualify projects under SB 35. Coordination will continue throughout 2025 to ensure that the new standards are effective in supporting new housing and reducing development constraints.</p>
<p><b>1.8 Monitoring of Growth Management Measure</b></p>	<p>Increased public awareness of the City's housing needs and obligations under State law.</p>	<p>Ongoing</p>	<p>Underway.</p> <p>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. In 2024, the City worked with RRM Design Group to develop pre-approved ADU (PAADU) floor and architectural plans. With reallocation of LEAP funding, the City also developed a public-facing ADU guidebook and complementary resources that can help guide homeowners through the ADU permitting process. In 2024, the City held 2 community outreach and engagement events to raise awareness of the program. In 2025, City staff will hold a workshop with the City's elected leaders so they, too, are aware of the PAADU program.</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 2024 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.</b></li></ol>
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<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 2024 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 \$846,281 which is almost \$148,281 more than the maximum purchase price set by HUD, \$698,000.</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 \$5,100 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.</p> <p>No mobile home park conversions occurred in 2023. No city-sponsored workshops or technical assistance was provided to the residents to meet this goal; however, an appraisal of 23 City-owned mobilehome park lots was conducted in 2024 with the goal of selling these lots, providing home ownership opportunities. Additionally, Housing staff are working with the Real Property Division to provide educational materials to mobilehome on that process. Housing staff are also working with Real Property to finalize sale process for two spaces.</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.</p> <p>The City continues to review and process applications in adherence with local and State law.</p> <p>In 2024, 4 short applications were presented to the Rent Review Board. As of February, 2025, Housing staff is in the process of reviewing 4 active short-form applications. There are no pending long-form applications at the moment.</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.</p> <p>In 2024, the City began collaboration with SANDAG's Housing Acceleration Technical Assistance Program (HAP TA) 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 hopes to finalize this effort in 2025.</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.</p> <p>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.</p> <p>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>          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 2023 numbers for affordable units (i.e., very-low, low, and moderate incomes) since 2021 are not keeping pace with the City's RHNA for such incomes; therefore, Program 2.9 is triggered with the 2023 calendar year's reporting. 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>Underway</b>          In 2023, the City adopted an SB 9 ordinance. Since, the City has received requests for urban lot splits. Applications are in the review process. We have yet to receive any SB 9 requests 2 family unit subdivisions. If SB 9 family unit subdivisions are requested, the City will monitor affordability.</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>          No housing rehabilitation programs were initiated by the City in the 2024 FY. In FY 25, The City of Escondido plans to allocate \$50,000 in CDBG funding to provide a Minor Home Repair Program to seniors. Staff are working to plan and implement that program.</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 worked with FORWARD to finalize contracting and implement both programs, however, FORWARD decided to continue contracting. In 2025, staff will re-release a Request for Proposal (RFP) to award a new organization.</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. In calendar year 2024, Project NEAT worked on 111 cases total and referred 0 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 2025 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 in the process of finalizing an agreement with Community HousingWorks to extend the affordability of 21 units at Daybreak Grove (13 units) and Sunrise Place (8 units) for an additional 45 years. The updated agreement is currently under legal review. Execution is expected in Q1 of 2025. Once finalized, the contract will ensure continued affordability restrictions and compliance with funding requirements.</p>

<b>3.4 Fair Housing</b>	The City will undertake a series of actions to affirmatively further fair housing.	Various implementation dates, including annually.	<b>Underway.</b>  In April of 2024, a total of two fair housing workshops were conducted, one in English and one in Spanish. Legal Aid held a staff training in June of 2024 and hosted monthly virtual webinars throughout the year.  Legal Aid will continue to host workshops through the 2024 calendar year.



Jurisdiction	Escondido	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

For San Diego County jurisdictions, please format the APN's as follows:999-999-99-99

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
270-281-29	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.05	
234-240-05	1889 South Citrus Ave	Vacant		Surplus Land	3.5	
270-281-31	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.08	
227-340-01	1101 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-02	1111 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-03	1121 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-04	1131 E El Norte Pkwy	Vacant		Surplus Land	0.09	
233-622-25	Chestnut Dr right of way	Vacant		Surplus Land	0.02	
233-623-38	Chestnut Dr right of way	Vacant		Surplus Land	0.1	
233-622-19	Chestnut Dr right of way	Vacant		Surplus Land	0.03	
226-202-03	1763 N Broadway	Vacant		Surplus Land	0.36	
235-083-21	1640 W 11th Ave	Vacant		Surplus Land	0.01	
235-083-35	1898 W Valley Pkwy	Vacant		Surplus Land	0.3	
231-100-01	2141 Bear Valley Pkwy	Vacant		Surplus Land	0.17	
231-100-02	2171 Bear Valley Pkwy	Vacant		Surplus Land	0.11	
238-061-48	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.11	
238-530-25	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.38	
235-331-25	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-17	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-18	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-19	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.03	
235-331-20	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.07	
235-331-21	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-23	Citracado Pkwy/Fantero Ave	Other		Surplus Land	0.01	Vacant land with portions of improved sidewalk
235-332-56	Citracado Pkwy/Fantero Ave	Other		Surplus Land	0.01	Vacant land with portions of improved sidewalk
228-400-19	Country Club Dr	Other		Surplus Land	0.03	Vacant land with portions of improved sidewalk
228-400-21	Country Club Dr	Other		Surplus Land	0.06	Improved roadway and sidewalk areas
229-310-82	E Washington Ave	Vacant		Surplus Land	0.03	
229-522-02	Poplar Way	Other		Surplus Land	0.01	Edge of improved paved lot/road
32-542-15, 232-372-	707 S Hale Ave	Commercial		Surplus Land	0.99	



# STAFF REPORT

DATE: 03/11/2025  
Downtown Specific Plan Retail Corridor

**PROJECT NUMBER / NAME:** Downtown Specific Plan Retail Corridor

REQUEST: Discussion related to the Downtown Specific Plan specifically with respect to the retail corridor on and around Grand Avenue.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On February 25, 2025, Commissioner Steeve motioned, and Commissioner Mecaro concurred, that the Commission discuss the Downtown Specific Plan specifically with respect to the retail corridor on and around Grand Avenue.

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED:  YES  NO

REPORT APPROVALS:

Chris McKinney, Deputy City Manager/Interim Director of Development Services

Veronica Morones, City Planner



# STAFF REPORT

DATE: 03/11/2025  
Planning Commission Minutes Protocol

**PROJECT NUMBER / NAME:** Planning Commission Minutes Protocol

REQUEST: Discussion related to current protocol regarding Planning Commission minutes and how they are provided to the City Council.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On February 25, 2025, Commissioner Speer motioned, and Chair Weiler seconded, that the Commission discuss the protocol regarding Planning Commission minutes and how they are provided to the City Council.

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED:  YES  NO

REPORT APPROVALS:  
 Chris McKinney, Deputy City Manager/Interim Director of Development Services  
 Veronica Morones, City Planner



# STAFF REPORT

DATE: 03/11/2025

Definitions Associated with Conditional Use Permit Approvals

**PROJECT NUMBER / NAME:** Conditions of Approval Definitions

REQUEST: Discussion on definitions included within conditions of approval for Conditional Use Permits.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On February 25, 2025, Commissioner Speer motioned, and Commissioner Steeve seconded, that the Commission discuss definitions included within conditions of approval for Conditional Use Permits.

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED:  YES  NO

REPORT APPROVALS:  Chris McKinney, Deputy City Manager/Interim Director of Development Services

Veronica Morones, City Planner



# CITY of ESCONDIDO

## STAFF REPORT

Agenda Item No. 6

March 11, 2025

Tentative Future Agenda Items

DATE: March 11, 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:

- Office to residential multifamily conversion
- Residential subdivision (density bonus) and CUP Modification for religious facility

### Policy Work:

- Housing Element Implementation Ordinances
  - o Ministerial/by-right ordinance
  - o Permanent Supportive Housing ordinance
- Housing Element Annual Progress Report
- General Plan Annual Progress Report

### Informational Presentations:

- General Plan Amendment – Safety and Community Health and Services
- California Environmental Quality Act
- North County Mall Permit History