



# CITY of ESCONDIDO

## PLANNING COMMISSION MEETING

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June 25, 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**

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, JUNE 25, 2024

### 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, JUNE 25, 2024

### AGENDA

#### CALL TO ORDER

#### FLAG SALUTE

#### ROLL CALL

#### APPROVAL OF MINUTES

1. June 11, 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.

2. **PL24-0007 | Consistency Amendments to the Land Use Element and East Valley Area Plan**

REQUEST: A request to amend the City of Escondido's General Plan Land Use and Community Form chapter and the East Valley Parkway Area Plan for conformance with the East Valley Specific Plan.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido

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: Recommend City Council Approval



# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, JUNE 25, 2024

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

### CURRENT BUSINESS

**3. PL24-0082- 2023 Climate Action Plan Annual Monitoring Report**

REQUEST: A request to receive and file the Climate Action Plan Annual Monitoring Report.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15378(b)(5)

STAFF RECOMMENDATION: None

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

**4. PL23-0381 – Pre-approved Accessory Dwelling Unit Program (“PAADU Program”)**

REQUEST: City staff request the Planning Commission provide any input and/or feedback on the proposed PAADU Program. This may include suggestions regarding outreach and education material content; recommendations on the preliminary designs provided under Attachment 1; and/or any general recommendations or insights, including those from experience of developing/building/occupying an ADU.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: 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. Subsequent efforts under the program will be statutorily exempted under CEQA Guidelines section 15268(b)(1).

STAFF RECOMMENDATION: None

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

### FUTURE AGENDA ITEMS





# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, JUNE 25, 2024

### **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.

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### **PLANNING COMMISSIONERS REPORT**

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

[5.](#) Tentative Future Agenda

### **ADJOURNMENT**



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**June 11, 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**

Stan Weiler

#### **VICE CHAIR**

David Barber

#### **COMMISSIONERS**

Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

#### **MINUTES CLERK**

Melissa DiMarzo

### **HOW TO WATCH**

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#### **In Person**



201 N. Broadway, Escondido, CA 92025



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, JUNE 11, 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; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Dustin Steeve, Commissioner.

**Commissioner Absent:** none.

**City Staff Present:** Oscar Romero, Principal Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; La Vona Koretke, Deputy Fire Marshall; Melissa DiMarzo, Assistant Planner II; Vicrim Chima, Contract Planner; Alex Rangel, Minutes Clerk.

**APPROVAL OF MINUTES:** May 14, 2024.

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

Motion carried (6-0) to approve the minutes.

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

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

1. **PL22-0275/PL24-0105 – 528 West Washington Avenue – Vista Cove**

**REQUEST:** Proposal for a Hotel Conversion Permit (via Plot Plan Permit) to allow for the conversion of an existing 75 room hotel into 86 Single-Room Occupancy (SRO) units. The request includes a Conditional Use Permit (CUP) to allow for a 15% increase from 75 rooms to 86 SRO units as permitted by Article 63 (Transient Lodging Facilities) of the Escondido Zoning Code ("Project"). The proposed Project also includes various on-site improvements including, but not limited to new paint, stucco and roof repair, pool and jacuzzi repairs, surface parking lot repaving and restriping, retrofitting existing exterior trash enclosure, and upgrades to security the camera system. The proposal also includes an environmental determination for the Project.



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, JUNE 11, 2024

**PROPERTY SIZE AND LOCATION:** The 1.0-acre Project site is located on West Washington Avenue and is addressed at 528 West Washington Avenue, Escondido, CA 92025 (Assessor's Parcel Number: 229-171-34-00)

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

**APPLICANT:** Vista International, Inc.

**STAFF RECOMMENDATION:** Approval.

### **PUBLIC COMMENT:**

Applicant representatives Sally Schifman and Scott Tulk provided a presentation on the item. No additional public comments were received.

### **COMMISSION DISCUSSION:**

Chair Weiler recused himself from the item.

Commissioners discussed various aspects of the project, including the parking reduction request, unit development standards, and the fiscal impact of the project.

### **COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2024-11, with modifications requested by the applicant regarding the required landscaping, and the addition of a 6-month lease requirement.

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

Motion carried (5-1) to approve the project.

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

Nays: Speer.

Vice-Chair Barber called for a recess of the Planning Commission at 8:56 p.m. Chair Weiler called for the meeting to resume at 9:03 p.m.

## 2. **PL23-0299 – 610 Metcalf St./HazAwayToday**

**REQUEST:** A Conditional Use Permit (CUP) to allow for the operation of a household hazardous waste transfer facility on a developed industrial property, zoned M-2 (General Industrial). The proposed project also includes new landscaping, parking restriping, an outdoor storage cover, and cargo container.

**PROPERTY SIZE AND LOCATION:** The .42-acre site is located on the east side of Metcalf Street, south of West Mission Avenue, north of West Washington Avenue, west of Rock Springs Road, addressed as 610 Metcalf Street (APN: 228-250-59-00).



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

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**ENVIRONMENTAL STATUS:** The project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15301 ("Existing Facilities").

**APPLICANT:** David Boyles

**STAFF RECOMMENDATION:** Approval.

**PUBLIC COMMENT:**

Applicant representative David Cortes provided a presentation on the item. George Weir and Steve Nelson did not wish to speak, but registered their position in favor of the project.

**COMMISSION DISCUSSION:**

Commissioner Steeve disclosed his personal relationship with the property owner. Commissioners discussed various aspects of the project, including the project's safety requirements, the extent of services provided, and the fiscal impact of the business.

**COMMISSION ACTION:**

Motion to approve Planning Commission Resolution No. 2024-10.

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

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

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

Nays: None.

**CURRENT BUSINESS:**

**3. Planning Commission By-Laws**

**REQUEST:** On April 23, 2024, Commissioner Jester Motioned, and Vice-Chair Barber concurred, that the Commission discuss the Planning Commission By-Laws. On May 14, 2024, Chair Weiler moved this item to the June 11, 2024 meeting due to Commissioner Jester's absence.

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

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

**APPLICANT:** N/A

**STAFF RECOMMENDATION:** None.

**PUBLIC COMMENT:**



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, JUNE 11, 2024

None.

### COMMISSION DISCUSSION:

The Commissioners discussed the By-Laws, including clarification of definitions and roles of the Planning Commission officers and staff roles.

### COMMISSION ACTION:

None.

### FUTURE AGENDA ITEMS:

None.

### ORAL COMMUNICATIONS:

None.

### PLANNING COMMISSIONERS:

None.

### CITY PLANNER'S REPORT:

Principal Planner Oscar provided a Tentative Future Agenda for the upcoming June 25, 2024 Planning Commission meeting.

### ADJOURNMENT

Chair Weiler adjourned the meeting at 9:48 p.m.

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Oscar Romero, Acting Secretary to the Escondido  
Planning Commission

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Alex Rangel, Minutes Clerk



# STAFF REPORT

DATE: 6/25/2024

PL24-0007 | Consistency Amendments to the Land Use Element and East Valley Area Plan

**PROJECT NUMBER / NAME:** PL24-0007 | Consistency Amendments to the Land Use Element and East Valley Area Plan

**REQUEST:** A request to amend the City of Escondido's General Plan Land Use and Community Form chapter and the East Valley Parkway Area Plan for conformance with the East Valley Specific Plan.

**PROPERTY SIZE AND LOCATION:** CityWide

**APPLICANT:** City of Escondido

**GENERAL PLAN / ZONING:** General Commercial (CG), Office (O), Commercial Professional (CP), Planned Development (PD)/Specific Plan (S-P).

**PRIMARY REPRESENTATIVE:** Pricila Roldan, Associate Planner

**DISCRETIONARY ACTIONS REQUESTED:** General Plan Amendment

**PREVIOUS ACTIONS:**

1. In 2004, City Council Adopted the East Valley Parkway Area Plan through Resolution No. 2004-136 which sought to revitalize and boost business around the East Valley area in Escondido.
2. In 2012, the City Council adopted the General Plan update identifying the East Valley area as an ideal location for anticipated growth and mixed-use development. The General Plan Land Use and Community Form chapter identifies 15 Specific Planning Areas and 16 Target Areas.
3. In 2023, the City of Escondido adopted Ordinance No. 2023-10 which approved the East Valley Specific Plan and rezoned approximately 191 acres adjacent to and east of downtown Escondido.

**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:** Recommend City Council Approval

**REQUESTED ACTION:** Adopt Resolution No. 2023-03

**CITY COUNCIL HEARING REQUIRED:** ☒ YES ☐ NO

**REPORT APPROVALS:** ☐ Dare DeLano, Senior Deputy City Attorney

☒ Veronica Morones, City Planner





# CITY of ESCONDIDO

## STAFF REPORT

### BACKGROUND

The proposed amendments impact the Escondido General Plan's the Land Use and Community Form chapter ("Land Use chapter") and the East Valley Parkway Area Plan (EVPAP). The amendments requested under this General Plan Amendment are a result of the East Valley Specific Plan's adoption on July 19, 2023. The information below provides context on how general plans, area plans, and specific plans differ from one another.

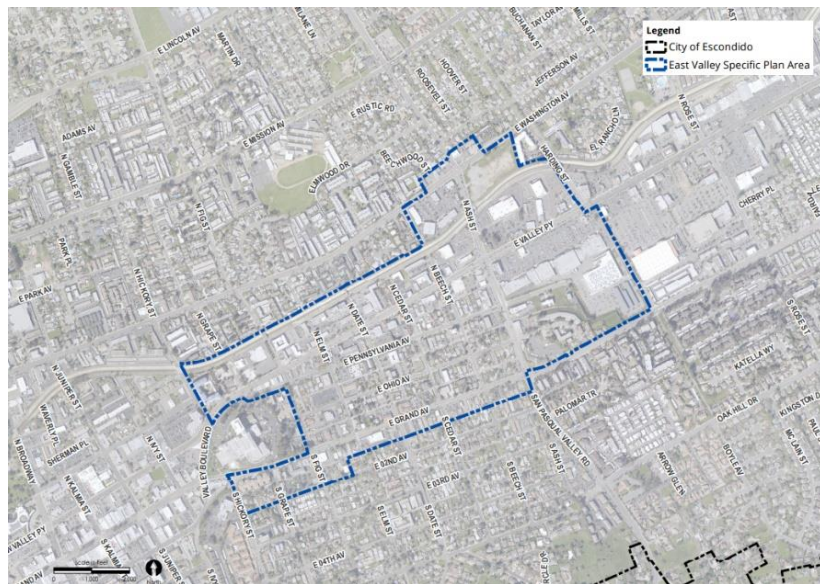
**General Plan:** The general plan is a local government's blueprint for meeting the long-term vision for the future. A general plan expresses a community's development goals and sets forth public policy relative to the distribution of future land uses, both public and private. The Escondido General Plan is comprised of 10 chapters that focus and address various topics including housing, transportation, safety and more.

**Area Plan:** An area plan is an extension of the general plan. An area plan provides more specific development policies and measures that seek to meet additional objectives within a particular region or community in a city.

**Specific Plan:** A specific plan is designed to systematically implement the general plan (California Government Code §65450). Specific Plans are prepared, adopted, and amended in the same manner as general plans and therefore must have certain analyses and components. Similar to area plans, specific plans provide development policies and measures for a specific region or zone (i.e., geographic area); however, specific plans maintain greater legal weight in comparison to area plans due to the scrutiny specific plans must meet for adoption.

### **East Valley Specific Plan (EVSP)**

On July 19, 2023, the Escondido City Council adopted Ordinance No. 2023-10 and 2023-85, approving the East Valley Specific Plan and associated Program Environmental Impact Report (PEIR). The EVSP is located in central Escondido,



immediately adjacent to and east of downtown. Generally, the EVSP is bounded by South Hickory and North Fig streets to the west and Harding Street to the east. The Escondido Creek flood control channel and East Washington Avenue bounds the area to the north and Grand Avenue and East 2nd Street bounds the area to the south (Figure 1). The EVSP seeks to spur economic activity and increase housing through a combination of design guidelines, policies, and overlays. Adoption of the EVSP was a necessary component to plan for the City's [Sixth Planning Cycle \(2021-2029\) Regional Housing Needs Allocation](#) and achieve State certification of the Escondido General Plan's Housing Element.

**Figure 1 – East Valley Specific Plan (EVSP)**



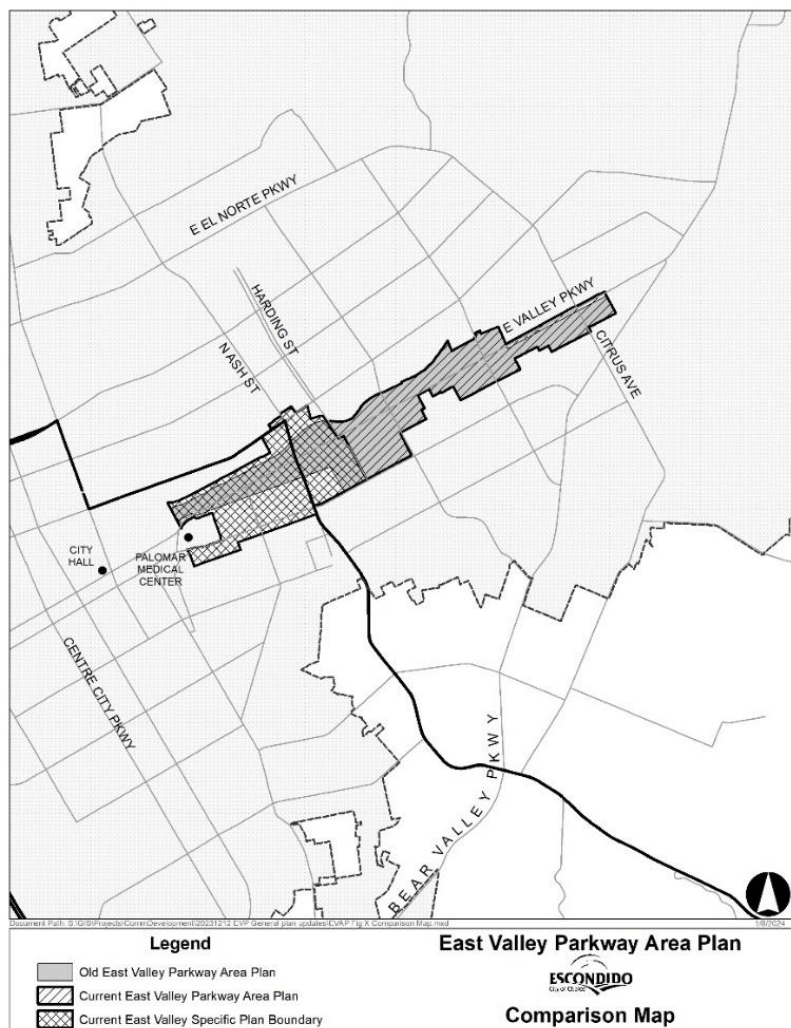


# CITY of ESCONDIDO

## STAFF REPORT

### East Valley Parkway Area Plan (EVPAP)

In 2004, the City Council approved the East Valley Parkway Area Plan (EVPAP) (refer to Figure 2) which refined the general plan's policies in an effort to further commercial objectives and attract office and professional uses; rehabilitate commercial centers; and strengthen business establishments within the East Valley area. Adoption of the EVPAP created a two-mile commercial district that extended along East Valley Parkway from Hickory Avenue at the west end to Citrus Avenue on the east. The East Valley Parkway Area Plan is also bounded by the Escondido Creek flood control channel to the north and Pennsylvania Avenue and Grand Avenue to the south.



Approval of EVSP bifurcated the existing East Valley Parkway Area Plan, and rezoned approximately 191 acres of General Commercial land (CG) to Specific Planning area (S-P). Changes in land uses, policies, and direction triggers mandatory consistency adjustments in the East Valley Parkway Area Plan and General Plan's Land Use chapter. Approval of the EVSP also created new boundaries between the East Valley Parkway Area Plan and EVSP (Figure 2). While the EVSP rezoned the entirety of the western portion of the East Valley Parkway Area Plan, the EVSP is also comprised of neighborhoods outside the East Valley Parkway Area Plan boundary.

**Figure 2 –EVSP and EVPAP Boundary Comparison**

### General Plan Land Use and Community Form chapter

The City of Escondido's General Plan was comprehensively updated in 2012. As a result, the Land Use and Community Form chapter ("Land Use chapter") identified Opportunity Areas. These Opportunity Areas encourage land use changes and incorporate smart growth principles that promote compact, walkable development patterns. Opportunity Areas consist of three Specific Planning Areas (SPAs) and many Target Areas. The General Plan assigns an official land use designation to Specific Planning Areas, whereas Target Areas are specific geographic areas and provide "guiding principles" for future development. The Land Use chapter identifies 15 SPAs and 16 Target Areas.



# CITY of ESCONDIDO

## STAFF REPORT

Item 2.

In 2012, the East Valley Parkway Target Area (“Target Area”) was identified as a General Plan Opportunity Area. As part of the 2021 Housing Element update, the City identified the western portion of the Target Area for creation of a new specific plan area to meet the City’s Regional Housing Needs Allocation for the 2021-2029 planning period. The adoption of the new specific planning area (i.e., EVSP) created inconsistencies between the Land Use chapter and the EVSP.

### SUMMARY OF REQUEST

Tables 1 and 2 below identify the proposed amendments needed in the General Plan’s Land Use chapter and East Valley Parkway Area Plan to create consistency with the newly adopted EVSP. Amendments to the East Valley Parkway Area Plan and the General Plan Land Use chapter would create consistency between City documents.

#### East Valley Parkway Area Plan Amendments

The EVSP bifurcated the boundaries of the East Valley Parkway Area Plan, creating new boundaries for both the EVSP and the East Valley Parkway Area Plan. The East Valley Parkway Area Plan now extends from Harding Street on the west end, to just beyond Citrus Avenue on the east end, whereas previously it extended farther west to Hickory Street. The Area Plan is still bound by the Escondido Creek flood control channel to the north and Pennsylvania Avenue and East Grand Avenue to the south.

The EVSP land uses, boundaries, and references supersede those in the East Valley Parkway Area Plan. To create consistency between the EVSP and the East Valley Parkway Area Plan, staff identified the following changes:

1. Addition of a cover page highlighting the changes to the Area Plan as a result of the EVSP adoption;
2. Changes to existing boundaries in the East Valley Parkway Area Plan text and figures to delineate the revised East Valley Parkway Area Plan boundary;
3. Removal of any language that references or sets standards in areas that are now governed by EVSP;
4. Update the East Valley Parkway Area Plan’s zoning labels and business data to reflect changes stemming from EVSP adoption.

A strikethrough and underlined version of the Area Plan with all proposed changes is included as part of this report (“Attachment 1”). Table 1 provides a summary of the proposed text revisions to the East Valley Parkway Area Plan:

**TABLE 1: TEXT REVISIONS TO THE EAST VALLEY PARKWAY AREA PLAN**

PAGE #	TOPIC	MODIFICATION
II	Informational	Add ordinance reference for GPA.
1	Boundary Reference Change	Change “Hickory Avenue” to “Harding Street”
2	History	Add reference to the adopted EVSP and update nomenclature for the Westfield Shoppingtown, known today as the North County Mall
4-5, 36, 38-39,	Grammar	Correction to grammatical issues.



# CITY of ESCONDIDO

## STAFF REPORT

Item 2.

7-8	Zoning/Boundary Reference Change	Add a sentence identifying the changes in zoning before and after this resolution. Remove reference to the Escondido Shopping Center Subarea
9	Boundary Reference Change	Remove "Ash Street"
10-11	Existing Land Use: Data update	Update business data to reflect the number of businesses in EVAP (decrease from 400 to 329). Update the percentage of businesses in the EVAP relative to the City
11, 13, 31, 33-34, 44-45	Boundary Reference Change	Remove "Fig Street" and "Ash Street" and replace with and include "Harding Street"
14- 22	Zoning	Remove "Planned Development Zones" (PD-R) and "Hospital Professional" (HP)
23-24	Zoning/Boundary Change	Remove the Escondido Village Shopping Subarea
25	Zoning/Boundary Change	Remove parking standards specific to the Escondido Village Shopping Subarea
31-32	Boundary Reference Change	Remove "Ash Street" and replace with "Rose Street"
43	Boundary Reference Change	Removed reference to the land mark element on Ash Street

### General Plan Amendments

Adoption of the EVSP created discrepancies within the Land Use chapter with regard to the Specific Planning Areas (SPA) and Target Areas. In an effort to bring those portions of the Land Use chapter into alignment with the newly adopted EVSP, the following changes to the Land Use chapter are proposed:

1. Update to the City's Land Use map to depict the EVSP area;
2. Creation of a new EVSP SPA figure and section in accordance with the SPA section of the Land Use chapter;
3. Addition of an EVSP reference to the existing Opportunity Areas section of the Land Use chapter, "Target Area H: East Valley Parkway Area."

A strikethrough and underlined version of the Land Use chapter's proposed changes is included as part of this report ("Attachment 2"). Table 2 provides a summary of the proposed text revisions to the Land Use chapter:



# CITY of ESCONDIDO

## STAFF REPORT

Item 2.

**TABLE 2: TEXT REVISIONS TO THE LAND USE AND COMMUNITY FORM CHAPTER**

PAGE #	TOPIC	MODIFICATION
II-65-66	Specific Plan	New Specific Planning Area section for the EVSP
II-81	East Valley Parkway Target Area	EVSP reference added to the adopted plans section

### PROJECT ANALYSIS

1. Pursuant to state law, the General Plan, East Valley Parkway Area Plan, and the East Valley Specific Plan must be consistent and compatible with one another. Staff reviewed adopted documents and drafted the necessary changes to ensure no conflicts between documents exist as a result of the EVSP's adoption, as shown under Attachments 1 and 2 of this report. General Plan Conformance:

A specific plan must meet statutory requirements under California Government Code section 65451, including consistency with a jurisdiction's general plan (Gov. Code section 65454). Adoption of the EVSP resulted in minor text and figure inconsistencies within the General Plan and the East Valley Parkway Area Plan. Such inconsistencies would be rectified as part of this amendment, resulting in consistency across City policy documents. The proposed request would conform with Policy 17.4 of the Land Use and Community Form chapter of the General Plan, which outlines when amendments are required. The EVSP's adoption triggers the need to update the General Plan's Land Use Map and text within both the General Plan and EVPAP.

2. Zoning or Specific Plan Conformance:

During the 2023 annual zoning code clean up, staff corrected Article 79 (East Valley Parkway Overlay Zone) for consistency with the EVSP's adoption. This change provided conformance of the City's Zoning Code to the General Plan and new EVSP. The proposed General Plan Amendment is the last clean up step in ensuring consistency across policy documents related to the EVSP.

3. Climate Action Plan Consistency:

The Climate Action Plan (CAP) provides a comprehensive approach to reduce greenhouse gas (GHG) emissions in communities. The proposed project entails document consistency cleanup between the EVSP, the Land Use chapter, and East Valley Parkway Area Plan. The EVSP is designed to encourage a safe and efficient transportation network through infrastructure improvements that provide alternatives to single occupancy vehicle use and increased density. Eliminating discrepancies between EVSP and the land use chapter, as well as the East Valley Parkway area plan facilitates development projects within the EVSP boundaries, therefore supporting the Climate Action Plan's goals.



# CITY of ESCONDIDO

## STAFF REPORT

Item 2.

### FISCAL ANALYSIS

This project has no direct fiscal impact to the City budget.

Changes to the East Valley Parkway Area Plan and General Plan will clarify and ensure consistency among City policy documents.

### ENVIRONMENTAL ANALYSIS

Changes to the East Valley Parkway Area Plan and General Plan are not considered a “Project” under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines.

### PUBLIC INPUT

This effort seeks to only make the necessary adjustments to already adopted plans, without increasing the scope or significantly altering documents. The project was noticed in accordance with State and local requirements, including those identified within Article 61, Division 6.

### CONCLUSION AND RECOMMENDATION

On July 19, 2023, the Escondido City Council adopted Ordinance No. 2023-10 and 2023-85 adopting the EVSP and associated Program Environmental Impact Report. The EVSP is located in central Escondido, immediately adjacent to, and east of, downtown. Approval of the EVSP bifurcated the existing East Valley Parkway Area Plan and rezoned approximately 191 acres of General Commercial land to Specific Planning Area. Changes in land uses, policies, and direction requires mandatory consistency adjustments in the East Valley Parkway Area Plan and General Plan pursuant to State law. Staff requests Planning Commission’s recommendation to Council to remove conflicts between the EVSP, East Valley Parkway Area Plan, and General Plan.

Staff recommends the Planning Commission adopt Resolution No. 2024-03, recommending approval of the proposed General Plan Amendment to the Land Use and Community Form chapter and East Valley Parkway Area Plan.

### ATTACHMENTS

1. Draft changes to the East Valley Parkway Area Plan in strikethrough and underline (full document)
2. Draft changes to the Land Use and Community Form chapter in strikethrough and underline (excerpted)
3. Draft Planning Commission Resolution No. 2024-03, including Exhibits A, B, and C

**ATTACHMENT 1***Strike-through and Underlined East Valley Parkway Area Plan*

Due to the number of pages of Attachment 1, the following link has been provided to review the documents electronically on the City's web site:

<https://www.escondido.gov/DocumentCenter/View/6101/Attachment-1-Changes-and-modification-to-EVPAP-PDF?bidId=>

The link includes the following:

The full East Valley Parkway Area Plan showing the proposed changes to the text in strike-through and underline.

**ATTACHMENT 2**  
**General Plan Amendments Reference Sheet**

*The following reference sheet provides information on text and figure adjustments proposed as part of this amendment.*

Page #	Name	Change
<b>Figures</b>		
II-3	Figure II-1: Land Uses	Updated land uses associated with the East Valley Specific Plan. Areas within the specific plan boundary will be changed from General Commercial to Specific Plan Area.
II-40	Figure II-8: Specific Plan Areas	Figure is missing the East Valley Specific Plan. Added the new plan boundaries and included as Specific Plan Area 16 (SPA 16).
II-66	New Figure: Boundaries of SPA 16	Map with the boundaries of of the East Valley Specific Plan.
II-81	Figure II-27	Updated figure colors to reflect East Valley Specific Plan boundaries. Parcels between Hickory and Harding changed from red (General Commercial) and purple (Office) color to grey (Specific Plan Area).
<b>Text</b>		
II-65, 66	New Section: Section 16. East Valley SPA #16	Created a new section dedicated for the East Valley Specific Plan. Section follows other SPA structures by providing information on SPA location, size, current status, adopted plan details, and guiding principles.
II-81	H. East Valley Parkway Target Area	Added reference to the East Valley Specific Plan under “Adopted plans.”



Figure II-1: Land Uses (Page II-3)

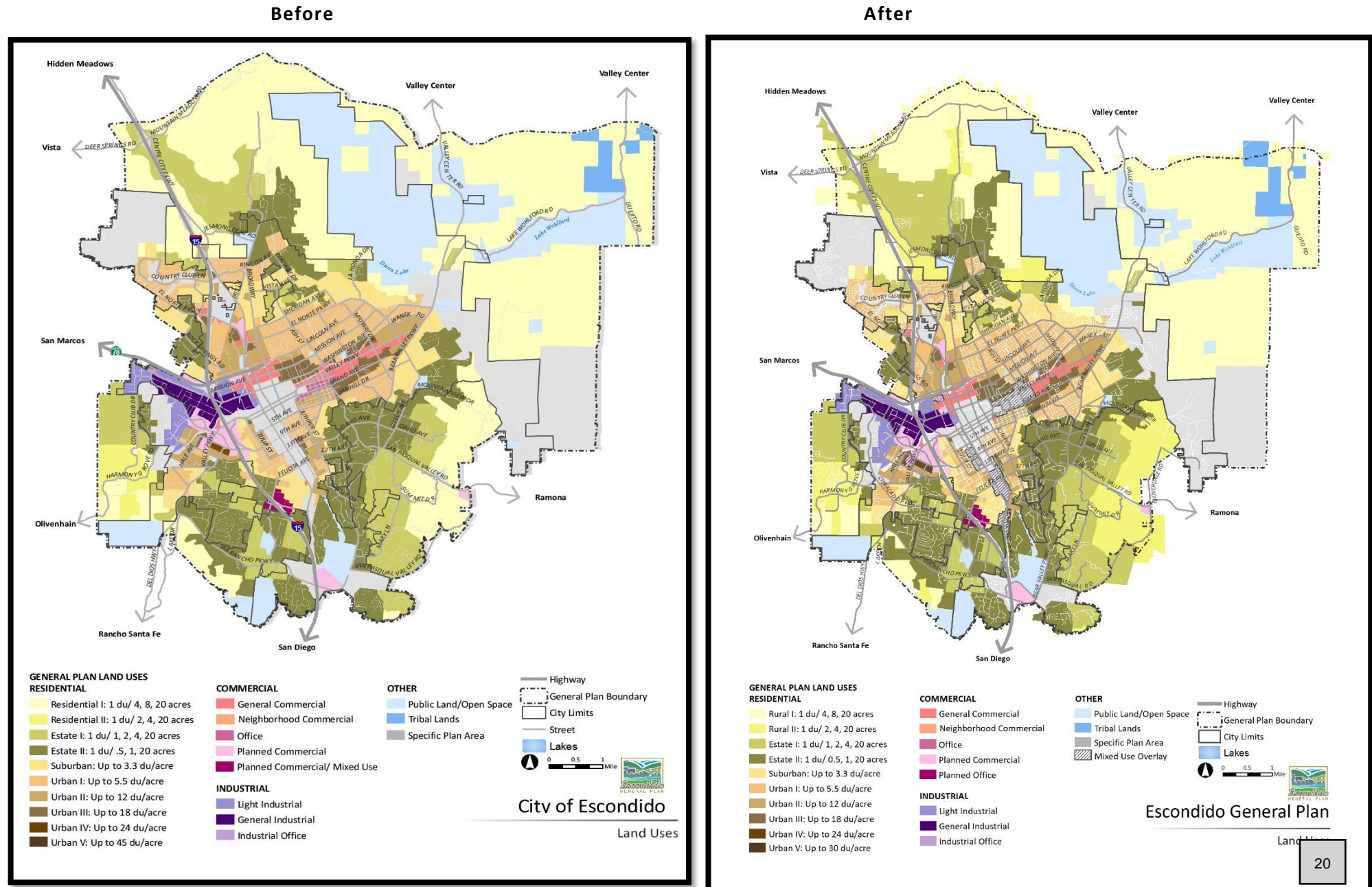
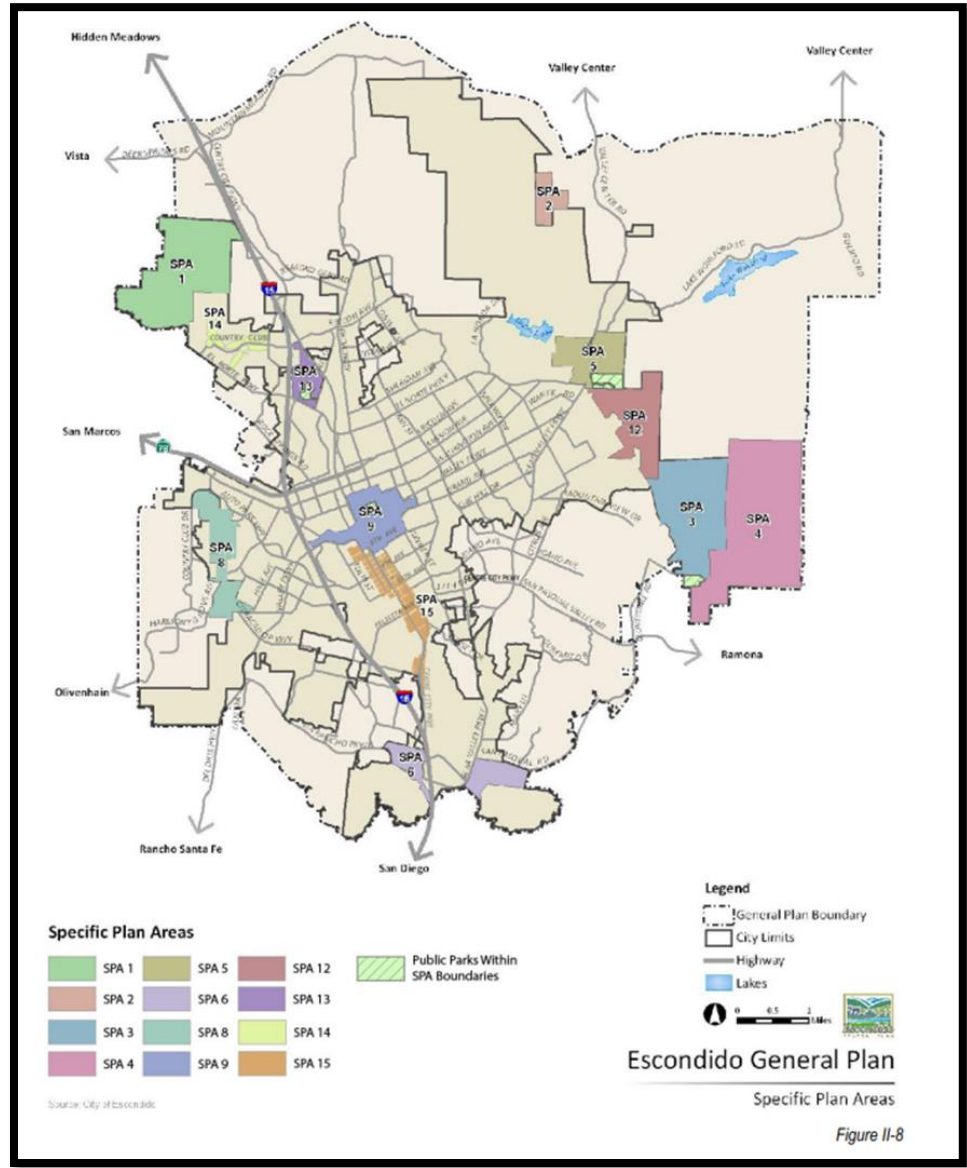


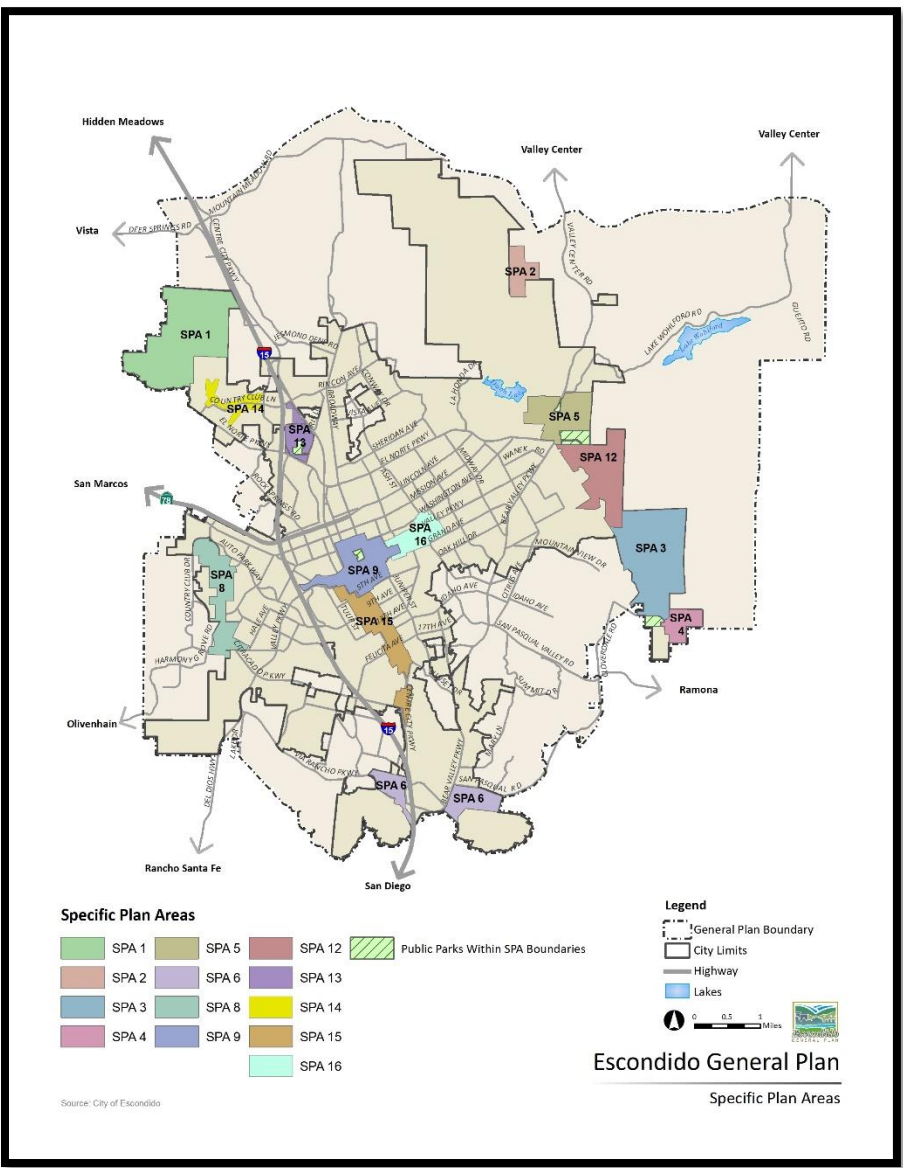


Figure II-8: Escondido General Plan Specific Areas (Page II-40)

Before



After



**New Figure: East Valley SPA #16** (Page II-66)

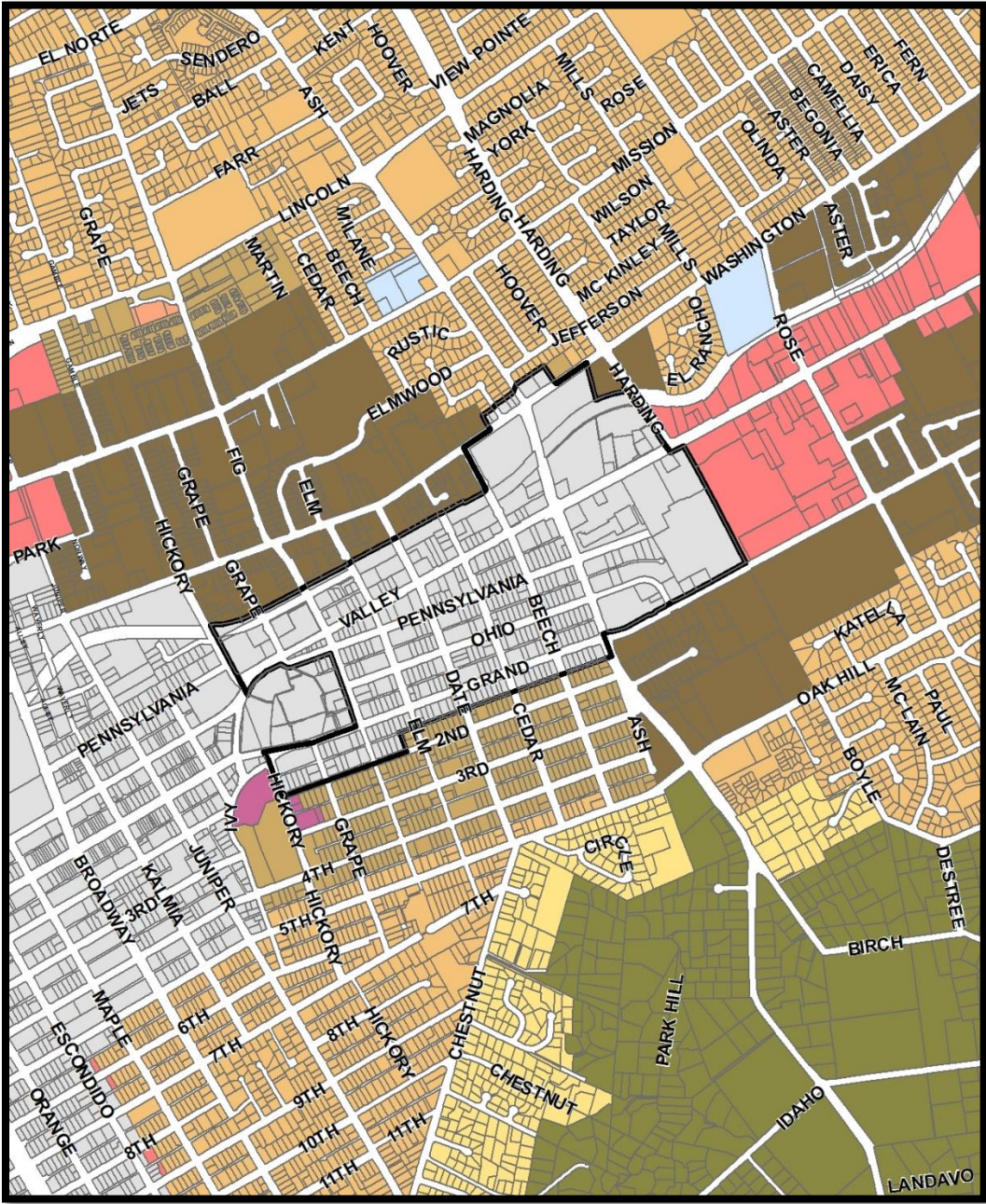
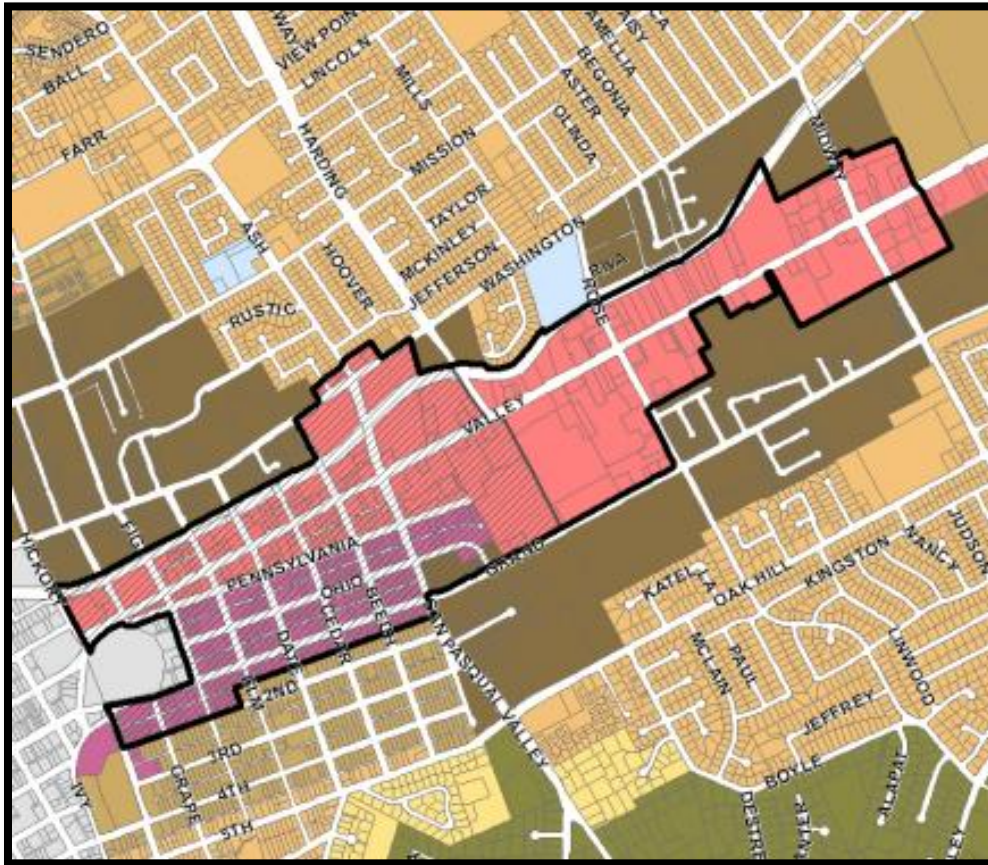


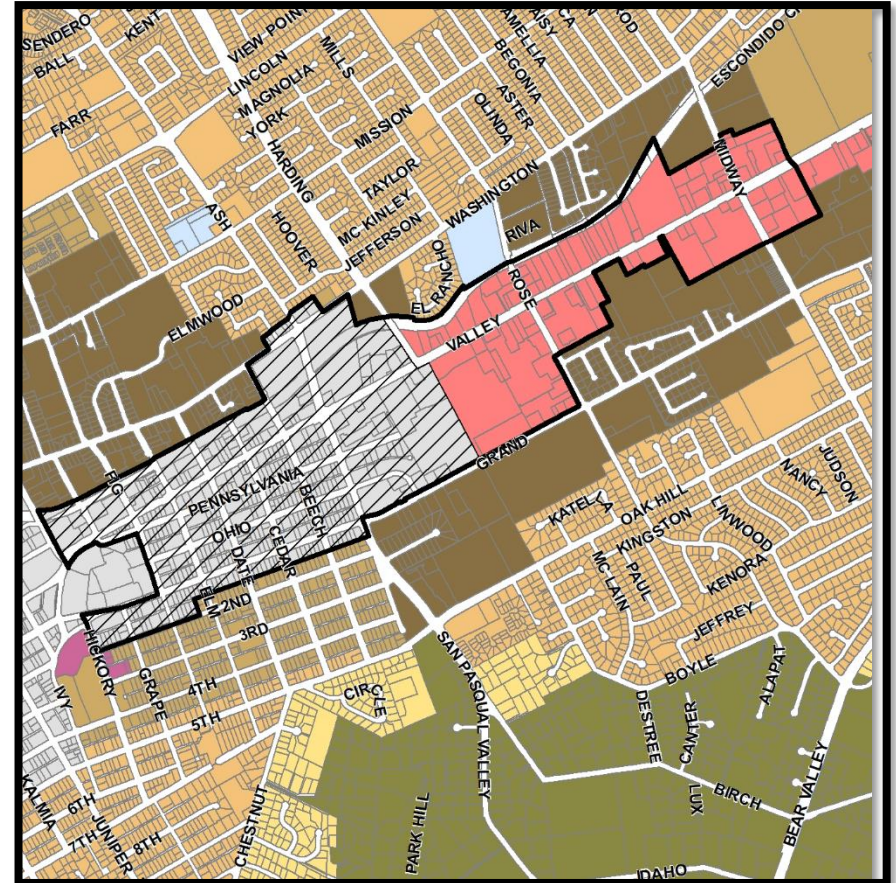


Figure II-27: East Valley Parkway Area (Page II-81)

Before



After







## 16. East Valley SPA #16

**Size:** The plan area covers approximately 191 acres within the City of Escondido.

**Current Status:** Commercial development characterizes a majority of the planning area. Big and mid-box retail, grocery and food service establishments are located within the planning area vicinity. Medical office buildings are also present due to the influence of the former Palomar Health Medical campus, which was demolished late 2021. Since the medical campus demolition, there has been an increase in vacancies within the surrounding office spaces.

**Plan Details:** The East Valley Specific Plan establishes goals, policies, allowable land uses, development standards and guidelines for A wealth of topics are addressed as part of the plan, including: Mobility, Open Space and Trails, Economic Development, Sustainable and Equitable Development, and Design.

**Guiding Principles:** The East Valley Specific Plan's goals incorporate a dynamic mix of land uses to ensure planned residential, commercial, and open space uses are linked together through multi-modal transportation corridor. Connections to Escondido Creek Trail and an aspiration to provide a unique and artistic identity seeks to revitalize the area and attract residents and businesses.





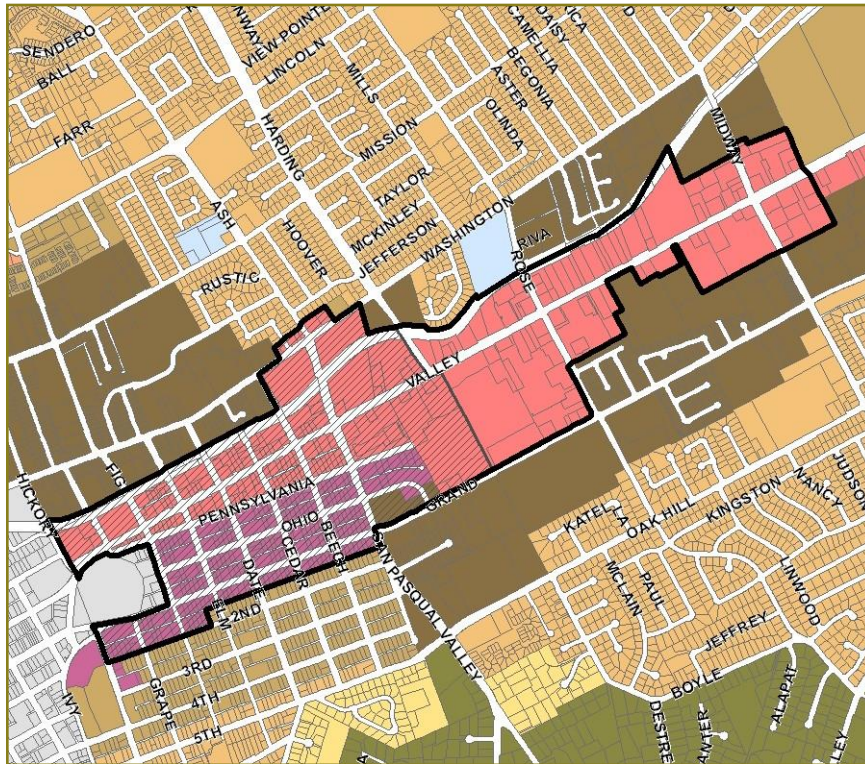


Figure II-27

## h. East Valley Parkway Target Area

**Location:** Generally between Escondido Creek and Grand Avenue, between Palomar Hospital and Midway Drive.

**Size:** 331 acres (Figure II-27).

**General Plan Designations:** Office (70 acres); General Commercial (261 acres), Mixed Use Overlay (minimum 30 units per acre).

**Current Status:** Low intensity general retail, office, restaurants, and small-scale service businesses.

**Adopted Plans:** East Valley Parkway Area Plan and East Valley Specific Plan

### Target Area 8 Guiding Principles:

- 1) Update the Area Plan for the Target Area to include smart growth principles as well as improved vehicular access and enhanced aesthetics from Highway 78 along Lincoln Avenue and Ash Street. Strengthen Escondido Creek path connections, and better integrate public / private recreational spaces.
- 2) Promote opportunities and incentives for attracting job training and technical/vocational schools and educational institutions that enhance employment opportunity for residents.
- 3) Establish a mixed use overlay between Palomar Hospital and Ash Street to focus residential growth with increased building heights and intensities, distanced from lower density residential and appropriate buffers to ensure compatibility.

## GENERAL PLAN LAND USES

### Residential

- Rural I: 1 du/ 4,8,20 acres (R1)
- Rural II: 1 du/ 2,4,20 acres (R2)
- Estate I: 1 du/ 1,2,4,20 acres (E1)
- Estate II: 1 du/ 0.5,1,20 acres (E2)
- Suburban: Up to 3.3 du/acre (S)
- Urban I: Up to 5.5 du/acre (U1)
- Urban II: Up to 12 du/acre (U2)
- Urban III: Up to 18 du/acre (U3)
- Urban IV: Up to 24 du/acre (U4)
- Urban V: Up to 30 du/acre (U5)

### Commercial

- General Commercial (GC)
- Neighborhood Commercial (NC)
- Planned Commercial (PC)
- Office (O)
- Planned Office (PO)

### Industrial

- Light Industrial (LI)
- General Industrial (GI)
- Industrial Office (IO)

### Other

- Public Land/Open Space (P)
- Specific Plan Area (SPA)
- Mixed-Use Overlay
- Target Area Boundary

Planning Commission

Hearing Date: June 25, 2024

Effective Date: June 26, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL OF AMENDMENTS TO THE GENERAL PLAN AND EAST VALLEY PARKWAY AREA PLAN

APPLICANT: City of Escondido

CASE NO: PL24-0007

WHEREAS, the City of Escondido (“Applicant”) is amending the General Plan and East Valley Parkway Area Plan under Planning Case No. PL24-0007 (“Application”), for the purposes of clean up and consistency with the approval of the East Valley Specific Plan (“EVSP”), implemented under Ordinance No. 2023-10; and

WHEREAS, the Planning Division of the Development Services Department identified within Ordinance No. 2023-10 that the approval of the EVSP is a key land use and planning policy document; and

WHEREAS, EVSP adoption triggers the need to amend the City’s General Plan Land Use and Community Form Element chapter II, and the East Valley Parkway Area Plan; and

WHEREAS, the General Plan Land Use and Community Form Element identifies the East Valley Parkway Target Area but makes no reference to the EVSP and its importance in governing the physical development of the EVSP area; and

WHEREAS the East Valley Parkway Area Plan’s boundaries, standards, and zoning currently overlap with the geographic boundary of the newly adopted EVSP; and

WHEREAS, Government Code section 65301(b) authorizes Area Plans to address a particular region or community within the overall planning area of the general plan and under Government Code section 65303 Area Plans are allowed as optional general plan elements or subjects. Therefore, an Area Plan may be amended through the General Plan Amendment process; and

WHEREAS, Area Plans and Specific Plans shall be reviewed and amended as necessary to make them consistent with the applicable General Plan pursuant to California Government Code section 65359; 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, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, on June 25, 2024, 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 plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated June 25, 2024, with its attachments as well as City staff's recommendation on the Project, 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 text amendments are not considered a “Project” under the California Environmental Quality Act (“CEQA”) as defined in section 15378(b)(5) of the State CEQA Guidelines, and are therefore exempt from further review, as further described in the staff report. The proposed text amendments would not, in and of themselves, result in development or any other material change to the environment.

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 proposed modifications to the Land Use and Community Form chapter (“Land Use Element”) and East Valley Parkway Area Plan do not exceed to the annual General Plan amendment allocation, pursuant to Government Code section 65358, since the project is the first of four amendments allowed during the 2024 calendar year.

5.The Planning Commission hereby recommends that the City Council approve the amendments to the General Plan and East Valley Parkway Area Plan attached hereto as Exhibits “B” and “C,” respectively, and incorporated herein by this reference as though fully set forth herein.

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 25<sup>th</sup> day of June, 2024, 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

Decision may be appealed to City Council  
pursuant to Zoning Code Section 33-1303

## EXHIBIT “A”

### PLANNING CASE NO. PL23-0007.

#### 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 text and exhibit amendments to the General Plan and East Valley Parkway Area Plan are not considered a “project” under Article 20, Section 15378, of the CEQA Guidelines. The term “project” refers to a whole of an action which has a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change in the environment. A project does not include organizational or administrative activities of governments that will not result in changes in the environment. The amendments will result in administrative consistency text and exhibit clean up resulting from a prior project for which a program environmental impact report (“PEIR”) was certified (SCH NO. 2021020263).

##### **Amendments (Escondido Zoning Code Section 33-1263):**

1. *That the public health, safety and welfare will not be adversely affected by the proposed change;*

The proposed text and exhibit amendments correct internal inconsistencies, improve readability, and create references to the recently adopted East Valley Specific Plan (“EVSP”). The proposed changes will improve health, safety and welfare of the community by making it easier for staff, decisionmakers, developers, and the public to understand the City of Escondido’s land uses, standards, and vision for the East Valley Parkway Area.

2. *That the property involved is suitable for the uses permitted by the proposed zone; text amendments in that;*

The text and exhibit amendments do not apply to a project-specific site. The proposed text amendments are Citywide as they modify the Land Use and Community Form and East Valley Parkway Area Plan text and exhibits for consistency clean up and only affirm existing land use changes adopted on July 19, 2023 for properties within the geographic boundaries of the EVSP and portions of the East Valley Parkway Area Plan.

3. *That the uses permitted by the proposed zone would not be detrimental to surrounding properties;*

The proposed text and exhibit amendments assert the already adopted and permitted uses from the EVSP, East Valley Parkway Area Plan, and General Plan by clarifying and supporting information between documents. No new uses are included as part of this amendment which serves to provide consistency amongst adopted policy documents.

4. *That the proposed text amendments are consistent with the adopted general plan;*

Text and exhibit amendments from this effort generate a focus toward the newly adopted EVSP, an updated vision that will revitalize areas of the East Valley Parkway communities. The proposed changes are consistent with the General Plan's Land Use Goal number 17 which seeks to develop a dynamic General Plan that is responsive to community values, visions, needs, economic conditions, resource availability, and state and federal legislation. Therefore, this amendment provides consistency amongst adopted policy documents, including the General Plan.

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 proposed text and exhibit amendments correct internal inconsistencies, improve readability, and create references to the recently adopted EVSP. The proposed text amendments provide consistency amongst adopted policy documents, and do not result in any changes to density. Proposed changes would modify the Land Use and Community Form and East Valley Parkway Area Plan text and exhibits for consistency clean up and only affirm existing land use changes adopted on July 19, 2023 for properties within the geographic boundaries of the EVSP and portions of the East Valley Parkway Area Plan.

*6. That the relationship of the proposed change is applicable to specific plans;*

The proposed text and exhibit amendments reinforce the City's Specific Plan standards by clarifying inconsistencies between EVSP, Land Use and Community Form chapter of the General Plan, and East Valley Parkway Area Plan boundaries, zoning labels, allowable uses, and standards.

**EXHIBIT "B"***Land Use and Community Form Plan Clean Copy*

Due to the number of pages of Exhibit "B", the following link has been provided to review the documents electronically on the City's web site:

<https://www.escondido.gov/DocumentCenter/View/6103/Exhibit-B---General-Plan-Chapter-II-PDF?bidId=>

The link includes the following:

The full Land Use and Community Form chapter incorporating the proposed changes in clean copy format.

**EXHIBIT "C"***East Valley Parkway Area Plan Clean Copy*

Due to the number of pages of Exhibit "C", the following link has been provided to review the documents electronically on the City's web site:

<https://www.escondido.gov/DocumentCenter/View/6104/Exhibit-C---East-Valley-Parkway-Area-Plan-PDF?bidId=>

The link includes the following:

The full East Valley Parkway Area Plan incorporating the proposed changes in clean copy format.



# STAFF REPORT

DATE: June/25/2024

PL24-0082 – 2023 CAP Annual Monitoring Report

**PROJECT NUMBER / NAME:** PL24-0082- 2023 Climate Action Plan Annual Monitoring Report

REQUEST: A request to receive and file the Climate Action Plan Annual Monitoring Report.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Veronica Morones, City Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: Escondido City Council adopted the Escondido Climate Action Plan (CAP) on March 10, 2021. On March 22, 2022, Planning Commission received the first annual monitoring report (PL22-0075).

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15378(b)(5)

STAFF RECOMMENDATION: None

REQUESTED ACTION: Receive and file report and presentation

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: \_\_\_\_\_ Christopher W. McKinney, Deputy City Manager and Acting Director of Development Services

☒ Veronica Morones, City Planner





# CITY of ESCONDIDO

## STAFF REPORT

Item 3.

### BACKGROUND

In 2013, the City adopted a Climate Action Plan (CAP) in accordance with Quality of Life Standard No. 9 of the 2012 General Plan. The strategies outlined in the 2013 CAP aimed to not only reduce greenhouse gas (GHG) emissions, but also provide energy, fuel, water, and monetary savings to residents, businesses, and other community members-- while improving the quality of life in Escondido. In 2018, City staff began a community process to update the City's CAP which included re-establishing a baseline GHG emissions inventory, projecting future GHG emissions, and setting GHG reduction targets consistent with relatively newer state mandates. The City Council adopted the update to the 2013 CAP (PHG18-0009) on March 10, 2021.

The 2021 CAP set goals to reduce city emissions to 42 percent below 2012 levels by 2030 and 52 percent below 2012 levels by 2035 through 11 strategies and over a dozen implementation measures. The 2021 CAP update also directed City staff to provide an annual progress report on CAP implementation efforts. On March 22, 2022, Planning Commission received the 2021-2022 CAP Annual Monitoring Report, documenting the City's progress on CAP implementation. On April 11, 2023, the Planning Commission received the 2022-2023 CAP Annual Monitoring Report as part of the greater 2023 CY General Plan Annual Progress Report. City Council directed staff to separate the CAP Annual Monitoring Report from the greater General Plan Annual Progress Report in future years. This item presents the 2023 CAP Annual Monitoring Report.

### SUMMARY OF REQUEST

Receive and file the CAP Annual Monitoring Report, documenting the City's progress on implementing the CAP for the 2023 calendar year ("CY"). Refer to Attachment 1.

### SUPPLEMENTAL DETAILS OF REQUEST

The CAP Annual Monitoring Report is an annual review of the CAP implementation efforts and their ongoing progress in meeting the citywide GHG reductions for 2030 and 2035.

### PROJECT ANALYSIS

Although the Planning Department is tasked with developing, updating, and reporting on the CAP, the CAP is implemented across the City's various departments. There are a total of 11 strategies within the CAP. Of the total CAP strategies, nine are associated with reducing citywide GHG emissions and the remaining two are adaptation strategies for climate resilience. Each strategy has an associated measure and metric that illustrate the implementation of CAP strategies. For instance, Strategy 2 of the CAP calls for the reduction of fossil fuel use. One of the measures associated with the strategy is to synchronize traffic signals. The performance metric associated with the measure is to "synchronize traffic signals at 23 City-maintained intersections by 2030." In this case,

- The **strategy** is to Reduce fossil fuel
- The **measure** is by synchronizing traffic signals
- The **metric** is by synchronizing 23 traffic signals at City-maintained intersections by 2030

Strategies and measures communicate "what" the City is doing to achieve the CAP's objectives while metrics describe "how" the City will get it done.



# CITY of ESCONDIDO

## STAFF REPORT

Item 3.

In total, there are 139 metrics in the CAP. A summary of all CAP measures and their progress on implementation is shown below:

### GHG Emission Reduction Strategies:

- **Strategy 1: Increase Use of Zero- Emission or Alternative Fuel Vehicles**
  - 13 metrics | 3 in progress | 10 not yet implemented
- **Strategy 2: Reduce Fossil Fuel Use**
  - 8 metrics | 4 in progress | 4 not yet implemented
- **Strategy 3: Reduce Vehicle Miles Traveled**
  - 33 metrics | 11 in progress | 22 not yet implemented
- **Strategy 4: Increase Building Energy Efficiency**
  - 11 metrics | 1 completed | 1 in progress | 9 not yet implemented
- **Strategy 5: Increase Renewable and Zero Carbon Energy**
  - 13 metrics | 1 Completed | 3 in progress | 9 not yet implemented
- **Strategy 6: Increase Water Efficiency**
  - 4 metric | 2 in progress | 2 not yet implemented
- **Strategy 7: Diversify Local Water Supply**
  - 2 metrics | 2 not yet implemented
- **Strategy 8: Reduce and Recycle Solid Waste**
  - 4 metrics | 2 in progress | 2 not yet implemented
- **Strategy 9: Carbon Sequestration**
  - 12 metrics | 5 in progress | 7 not yet implemented

### Resilience Strategies:

- **Strategy A-1: Become a “Climate Smart” Leader**
  - 14 metrics | 8 in progress | 6 not yet implemented
- **Strategy A-2: Build Thriving and Resilient Neighborhood**
  - 25 metrics | 11 in progress | 14 not yet implemented



# CITY of ESCONDIDO

## STAFF REPORT

Item 3.

### **2023 Findings**

In 2023, the City began implementation of six metrics. This was largely due to the kick-off of the Comprehensive Active Transportation Strategy (CATS) which seeks to better connect residents in Escondido while providing alternative options to driving. The CATS project has kicked off several metrics including the study of roundabouts at intersections with lower average daily trips; development of a Safe Routes to School Plan; Development of a citywide bike rack policy; and a feasibility study for an intra-city shuttle system. In 2023, the City also finalized installation of two EV chargers at the Public Works yard, and hired a long range planner to update the City's landscape ordinance. Progress for other CAP metrics is still ongoing. To date, the City has completed 3% of the CAP's 139 strategies.

#### **1. FISCAL ANALYSIS**

There are no direct fiscal implications associated with this annual monitoring report.

#### **ENVIRONMENTAL ANALYSIS**

The Climate Action Plan Annual Monitoring 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 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 Climate Action Plan and review what was implemented during the 12-month reporting period.

#### **PUBLIC INPUT**

None.

#### **CONCLUSION AND RECOMMENDATION**

Receive and file.

#### **ATTACHMENTS**

1. 2023 Climate Action Plan Annual Monitoring Report

**ATTACHMENT 1***2023 Climate Action Plan Annual Monitoring Report*

Due to the number of pages of Attachment 1, the following link has been provided to review the documents electronically on the City's web site:

<https://www.escondido.gov/DocumentCenter/View/6107/2023-Climate-Action-Plan-Annual-Monitoring-Report-PDF?bidId=>

The link includes the following:

The full 2023 Climate Action Plan Annual Monitoring Report.



# STAFF REPORT

DATE: June 25, 2024  
PL23-0381 – PAADU Program

**PROJECT NUMBER / NAME:** PL23-0381 – Pre-approved Accessory Dwelling Unit Program (“PAADU Program”)

REQUEST: City staff request the Planning Commission provide any input and/or feedback on the proposed PAADU Program. This may include suggestions regarding outreach and education material content; recommendations on the preliminary designs provided under Attachment 1; and/or any general recommendations or insights, including those from experience of developing/building/occupying an ADU.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Pricila Roldan, Associate Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On August 11, 2021, City Council adopted the Sixth Cycle Housing Element and amended the plan on March of 2023.

CEQA RECOMMENDATION: This effort is not considered a “project” under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines. Subsequent efforts under the program will be statutorily exempted under CEQA Guidelines section 15268(b)(1).

STAFF RECOMMENDATION: None

REQUESTED ACTION: Provide feedback on the proposed program

CITY COUNCIL HEARING REQUIRED: \_\_\_YES \_\_\_X\_NO

REPORT APPROVALS:

\_\_\_ Christopher W. McKinney, Deputy City Manager and Acting Director of Development Services

X Veronica Morones, City Planner



# CITY of ESCONDIDO

## STAFF REPORT

Item 4.

### BACKGROUND

In 2021, the City of Escondido adopted the [Sixth Cycle Housing Element](#) which set forth the goals, policies, and programs that will meet current and future housing needs of residents living within the City of Escondido. In part, program 2.1 of the Housing Element seeks to address Assembly Bill's 1332 requirement for cities to adopt and post a set of pre-approved Accessory Dwelling Unit ("ADU") plans on the City's website by January 1, 2025 ([Government Code section 65852.27](#)). ADUs are small, residential units that are located within the lot of a single-family home or multifamily residential property. ADUs consist of two different types: Junior Accessory Dwelling Units ("JADU") and Accessory Dwelling Units. As detailed in state law, JADUs must be within the interior of an existing structure or attached to the main structure. Whereas ADUs may be attached to the main property structure; detached, stand-alone structures; or interior conversions within the primary unit such as a single-family home garage conversion into a living space. The greatest difference between ADUs and JADUs is the size and amenity requirements. In the City of Escondido, JADUs range between 150 to 500 square feet, while ADUs may range anywhere from a couple hundred square feet to 1,000 square feet. JADUs require interior access into the main building and may include separate sanitation facilities. In contrast, ADUs do not have interior access to the main building and must accommodate separate sanitation facilities. Both ADUs and JADUs may be permitted in both single family and multifamily zones. The City adopted a local ADU ordinance in 2020 (Article 70 of the Escondido Zoning Code) which governs ADU development within the City consistent with state law. City staff reviews permits to construct an ADU on properties with a single-family residence through the building permit process, whereas a request for construction of an ADU(s) on properties with a multifamily residential development require both an ADU Permit through the Planning Division and subsequent building permit.

In the beginning of 2024, City staff began a component of program 2.1 by publishing a Request for Proposals to solicit support in developing a set of ADU plans with the end goal of approving such plans through the Building Division's plan check review process for public use. As part of the solicitation, the City sought to contract a consultant that would develop a total of six ADU plans, a supporting guide book, a cost saving analysis, a variety of publications, and general process outline for evaluating other cities pre-approved ADU plans (as permitted under AB 1332). In March of this year, the City successfully contracted with RRM Design Group ("RRM"), an architecture and urban design team that has developed multiple sets of pre-approved ADU plans for cities like San Marcos and Newport Beach.

Funding for the PAADU Program stems from the Local Early Action Plan (LEAP) Grant awarded to the City in 2021 for housing element implementation. The original deadline for the grant award was December 31, 2023. Subsequently, the State legislature approved a one-year extension of the grant program to December 31, 2024; however, the grant agreement stipulates all invoice must be submitted for processing to the state no later than September 30, 2024. The City received notice of grant extension on February 28, 2024, and kicked off the contract with RRM in late March of this year. Due to the compressed timeline, the preliminary designs (Attachment 1) are at approximately 45% design.

In consultation with staff, RRM is in process of developing preliminary ADU floorplans that may, in the future, be used by Escondido residents and developers alike. The provided floor plans include a:

1. 484 square foot studio that can be converted into a 1-bedroom
2. 640 square foot 2-bedroom, 1-bathroom unit
3. 840 square foot 2-bedroom, 2-bathroom unit
4. 1,000 square foot 3-bedroom, 2-bathroom unit



# CITY *of* ESCONDIDO

## STAFF REPORT

Item 4.

5. One car garage conversion
6. Two car garage conversion

Plans are customizable to allow variations in color, window and door arrangements, optional porch space, and are adaptable to meet the needs of the physically impaired by providing wheelchair accessibility. Preliminary plan sets at approximately 45% design can be viewed in Attachment 1.

As part of the contract, RRM will provide near-construction ready plans that meet California Building Code, Energy Code, and Escondido Zoning Code requirements. Planning Commission's feedback will help refine proposed plans so they adequately reflect the needs of Escondido residents.

### ATTACHMENTS

1. Preliminary ADU Design Plans (45%)



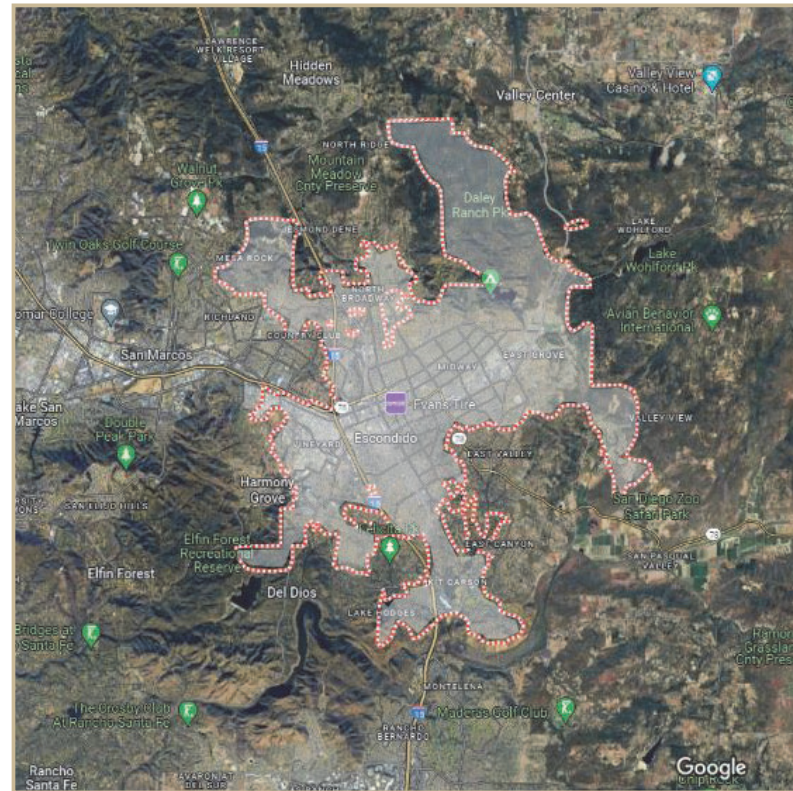
ATTACHMENT 1



# ACCESSORY DWELLING UNIT ARCHITECTURAL DESIGN

## SHEET INDEX

	A1	COVER SHEET
<b>PLAN 1</b>		
	A2	PLAN 1 - FLOOR PLAN - STUDIO / ONE BEDROOM, ONE BATH - 484 SF
	A3	PLAN 1 - PERSPECTIVE
	A4	PLAN 1 - ELEVATIONS
<b>PLAN 2</b>		
	A5	PLAN 2 - FLOOR PLAN - TWO BED, ONE BATH - 640 SF
	A6	PLAN 2 - PERSPECTIVE
	A7	PLAN 2 - ELEVATIONS
<b>PLAN 3</b>		
	A8	PLAN 3 - FLOOR PLAN - TWO BED, TWO BATH - 850 SF
	A9	PLAN 3 - PERSPECTIVE
	A10	PLAN 3 - ELEVATIONS
<b>PLAN 4</b>		
	A11	PLAN 4 - FLOOR PLAN - TWO OR THREE BED, TWO BATH - 1,000 SF
	A12	PLAN 4 - PERSPECTIVE
	A13	PLAN 4 - ELEVATIONS
<b>ONE-CAR GARAGE</b>		
	A14	ONE-CAR GARAGE - STUDIO, ONE BATH - +/- 231 SF
<b>TWO-CAR GARAGE</b>		
	A15	TWO-CAR GARAGE - ONE BED, ONE BATH - +/- 441 SF



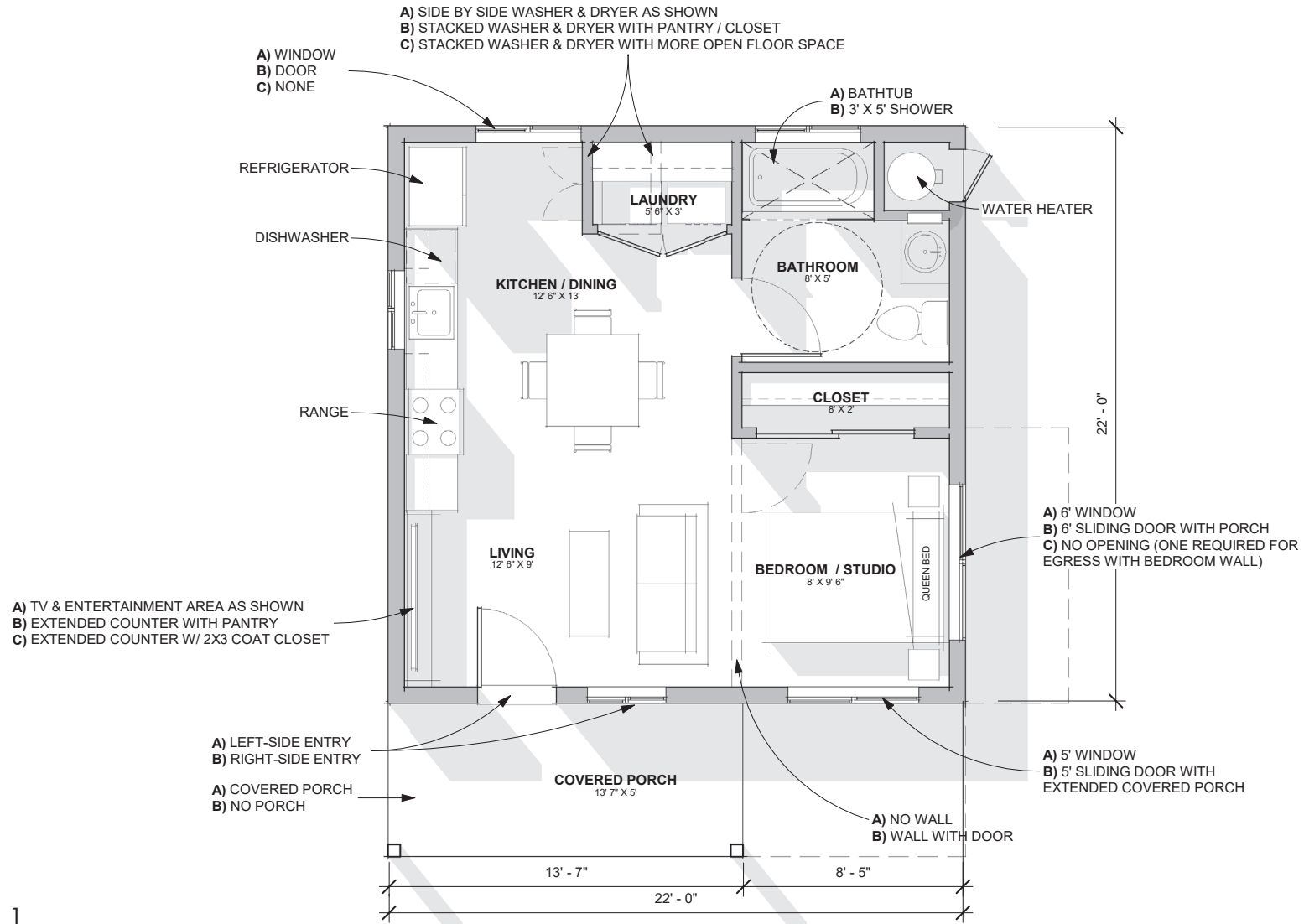
PREPARED FOR  
City of Escondido



PREPARED BY  
RRM Design Group







**1 PLAN 1**  
 1/4" = 1' - 0" (ON 11X17 SHEET)

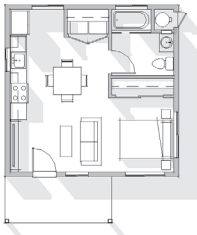


## ESCONDIDO ADU PROTOTYPES

**PLAN 1 - STUDIO / ONE BEDROOM - 484 SF**

ISSUE DATE: 06/20/2024

**A2**



1 PLAN 1  
RENDERING



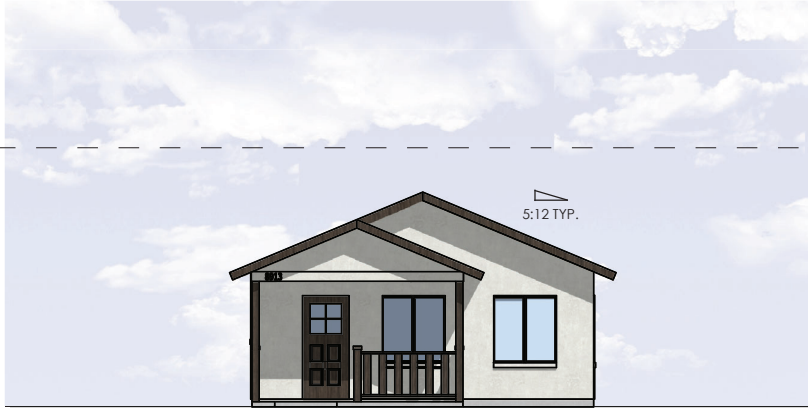
## ESCONDIDO ADU PROTOTYPES

PLAN 1 - STUDIO / ONE BEDROOM - 484 SF

ISSUE DATE: 06/20/2024

A 3

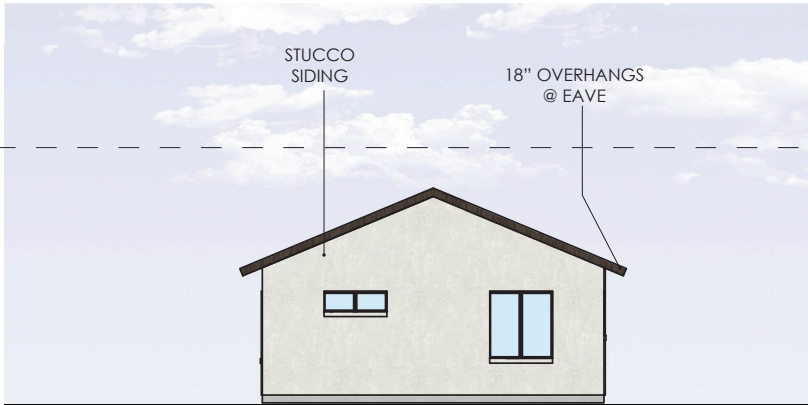




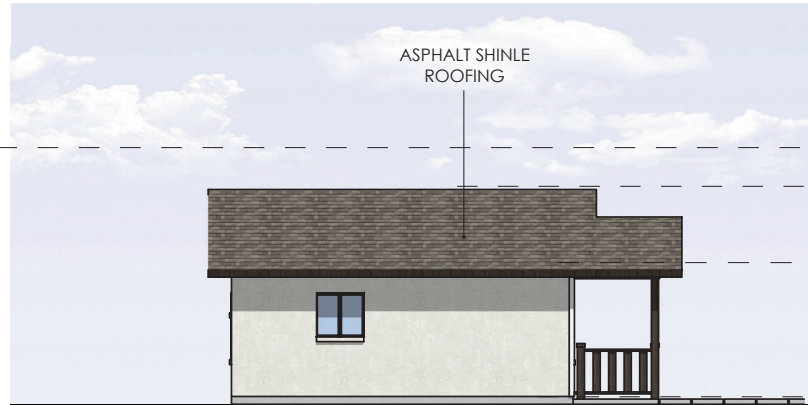
① **FRONT ELEVATION**  
1/8" = 1'-0" (11 X 17 SHEET)



② **RIGHT ELEVATION**  
1/8" = 1'-0" (11 X 17 SHEET)



③ **REAR ELEVATION**  
1/8" = 1'-0" (11 X 17 SHEET)



④ **LEFT ELEVATION**  
1/8" = 1'-0" (11 X 17 SHEET)

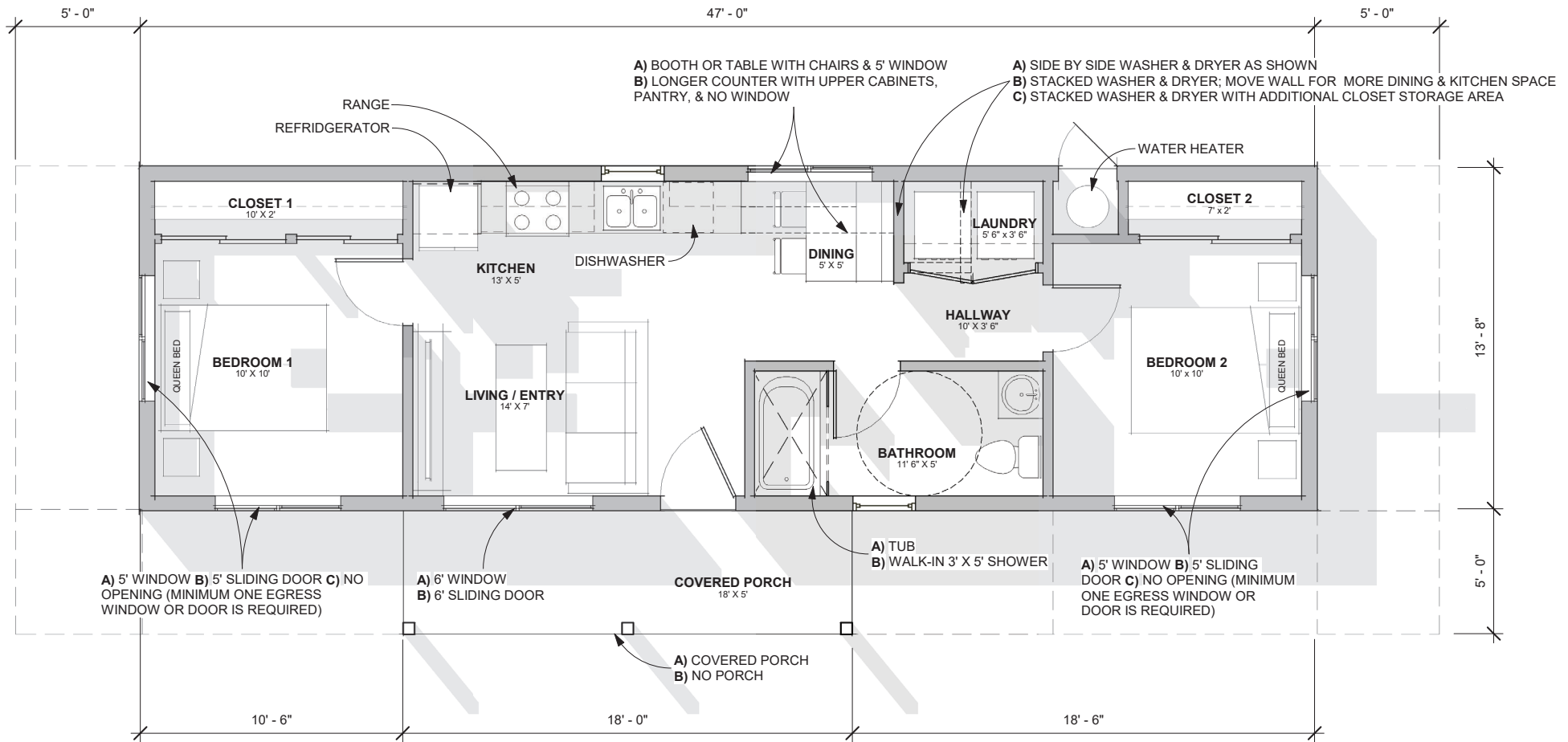


## ESCONDIDO ADU PROTOTYPES

**PLAN 1 - STUDIO / ONE BEDROOM - 484 SF**

ISSUE DATE: 06/20/2024

A 4



**1 PLAN 2**  
 1/4" = 1' - 0" (ON 11X17 SHEET)



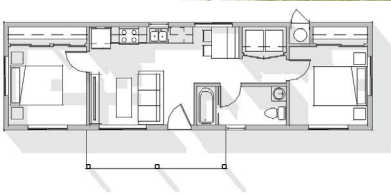
## ESCONDIDO ADU PROTOTYPES

**PLAN 2 - TWO BEDROOM, ONE BATH - 640 SF**

ISSUE DATE: 06/20/2024

**A5**





1 PLAN 2  
RENDERING



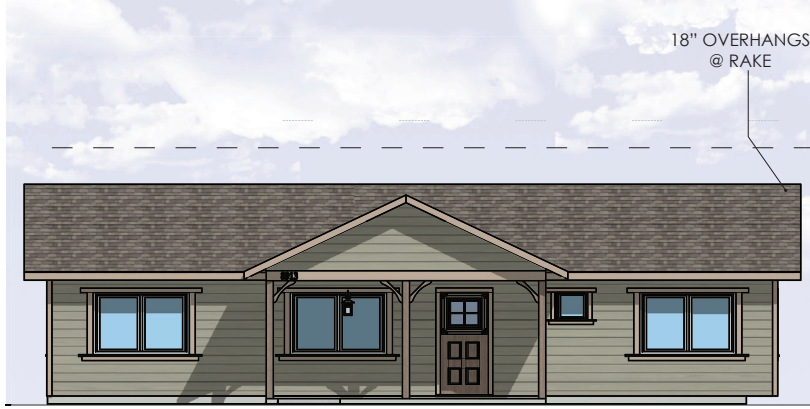
## ESCONDIDO ADU PROTOTYPES

PLAN 2 - TWO BED, ONE BATH - 640 SF

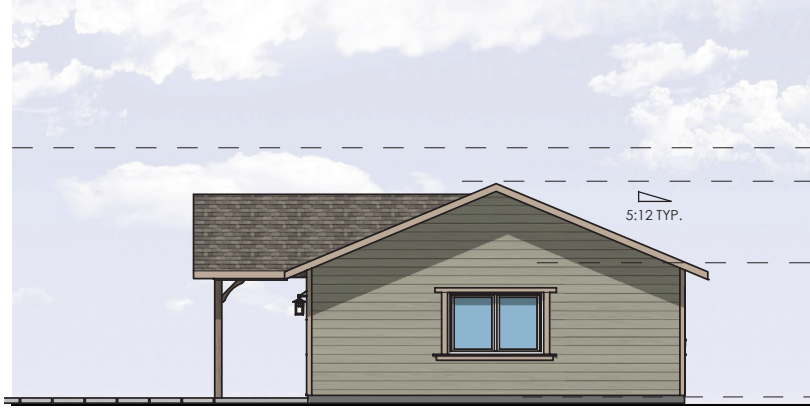
ISSUE DATE: 06/20/2024

A 6

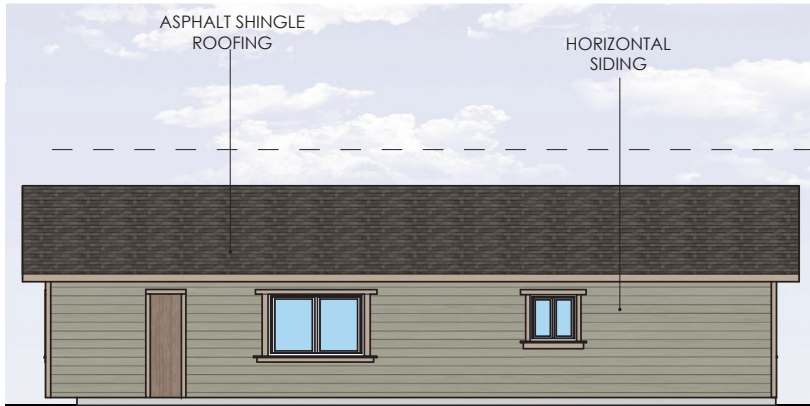




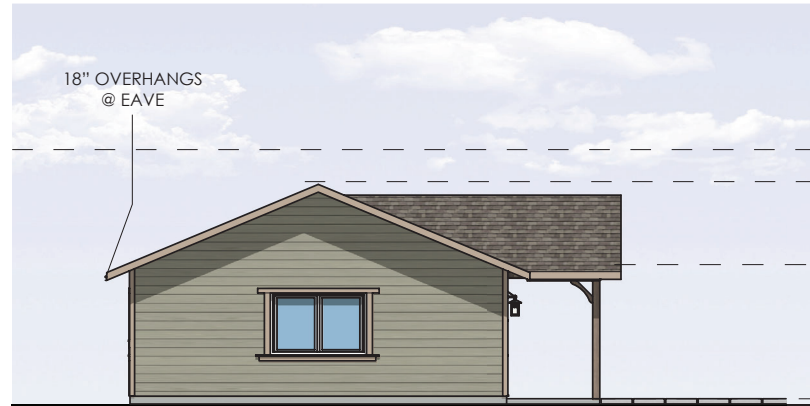
1 FRONT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)



2 RIGHT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)



3 REAR ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)



4 LEFT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)

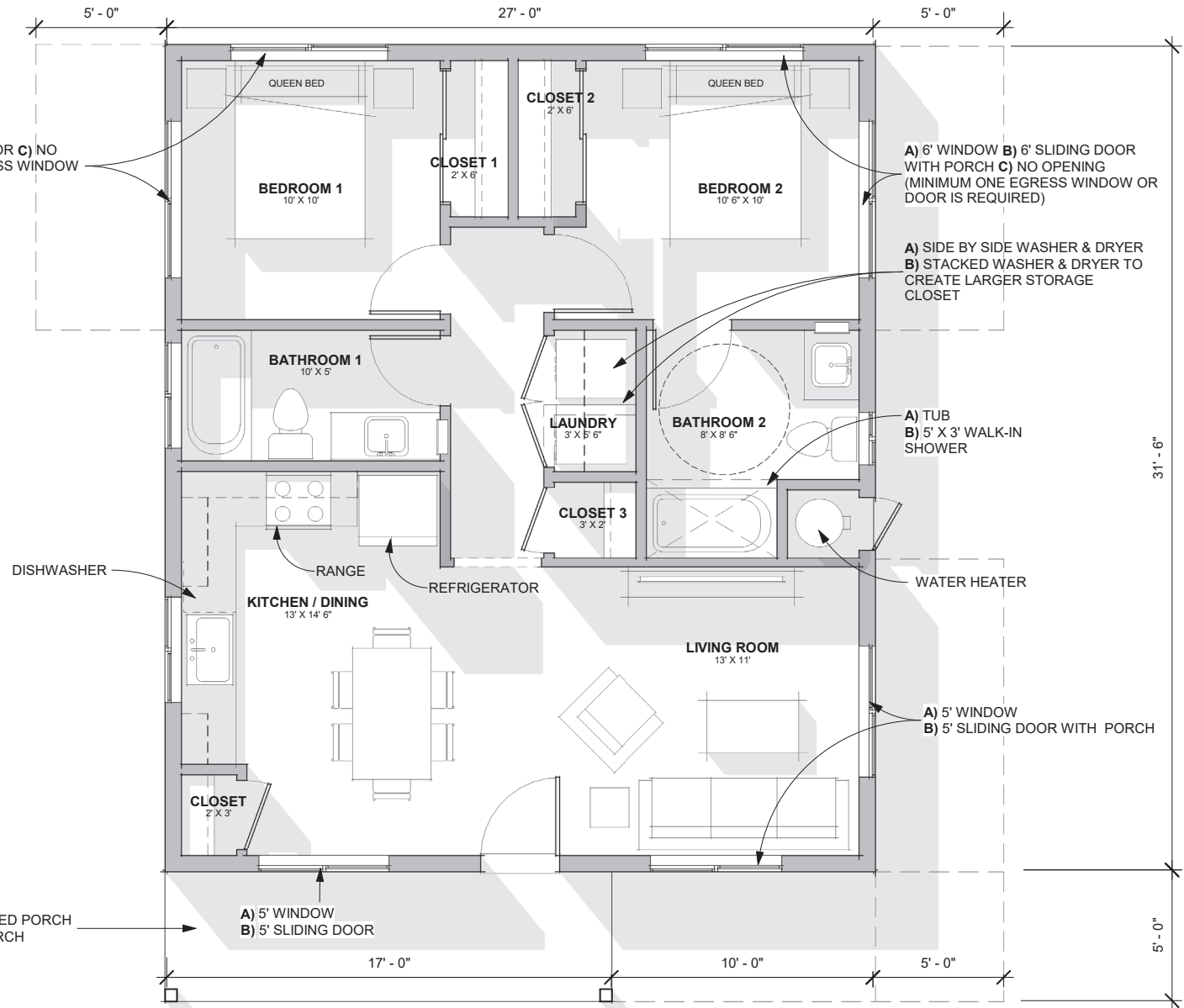


## ESCONDIDO ADU PROTOTYPES

PLAN 2 - TWO BED, ONE BATH - 640 SF

ISSUE DATE: 06/20/2024

A7



1 PLAN 3  
1/4" = 1' - 0" (ON 11X17 SHEET)



## ESCONDIDO ADU PROTOTYPES

PLAN 3 - 2 BED, 2 BATH - 850 SF

ISSUE DATE: 06/20/2024

A8





1 PLAN 3  
RENDERING



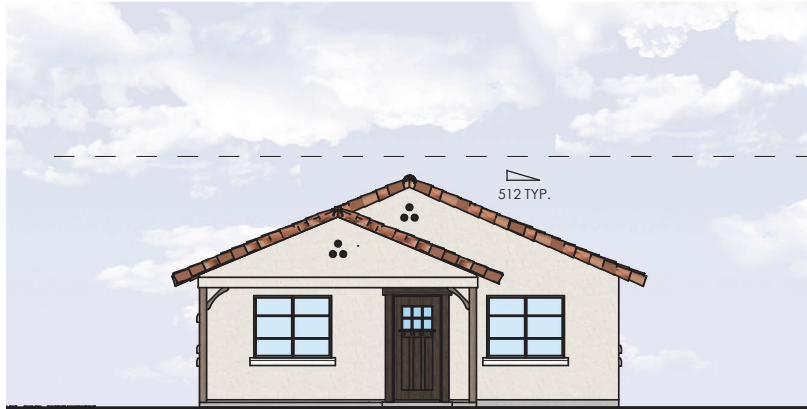
## ESCONDIDO ADU PROTOTYPES

PLAN 3 - 2 BED, 2 BATH - 840 SF

ISSUE DATE: 06/20/2024

A 9





1 FRONT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)



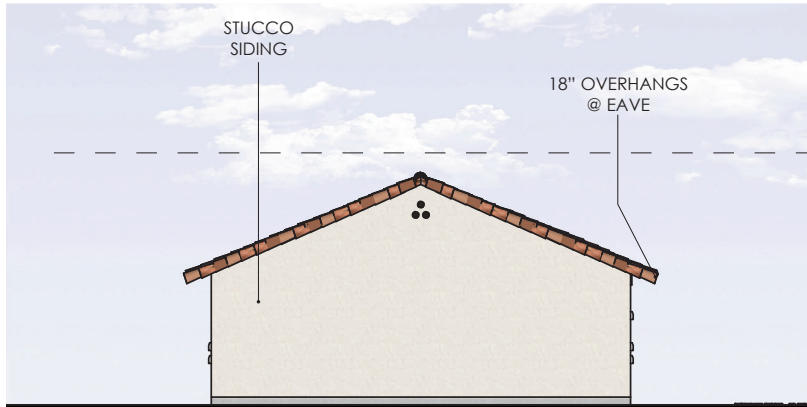
2 RIGHT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)

MAX ALLOWABLE HEIGHT  
16'-0"

MAX PROPOSED HEIGHT  
14'-9"

PLATE HEIGHT  
8'-1"

FINISHED FLOOR  
0'-0"FF



3 REAR ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)



4 LEFT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)

MAX ALLOWABLE HEIGHT  
16'-0"

MAX PROPOSED HEIGHT  
14'-6"

PLATE HEIGHT  
8'-1"

FINISHED FLOOR  
0'-0"FF

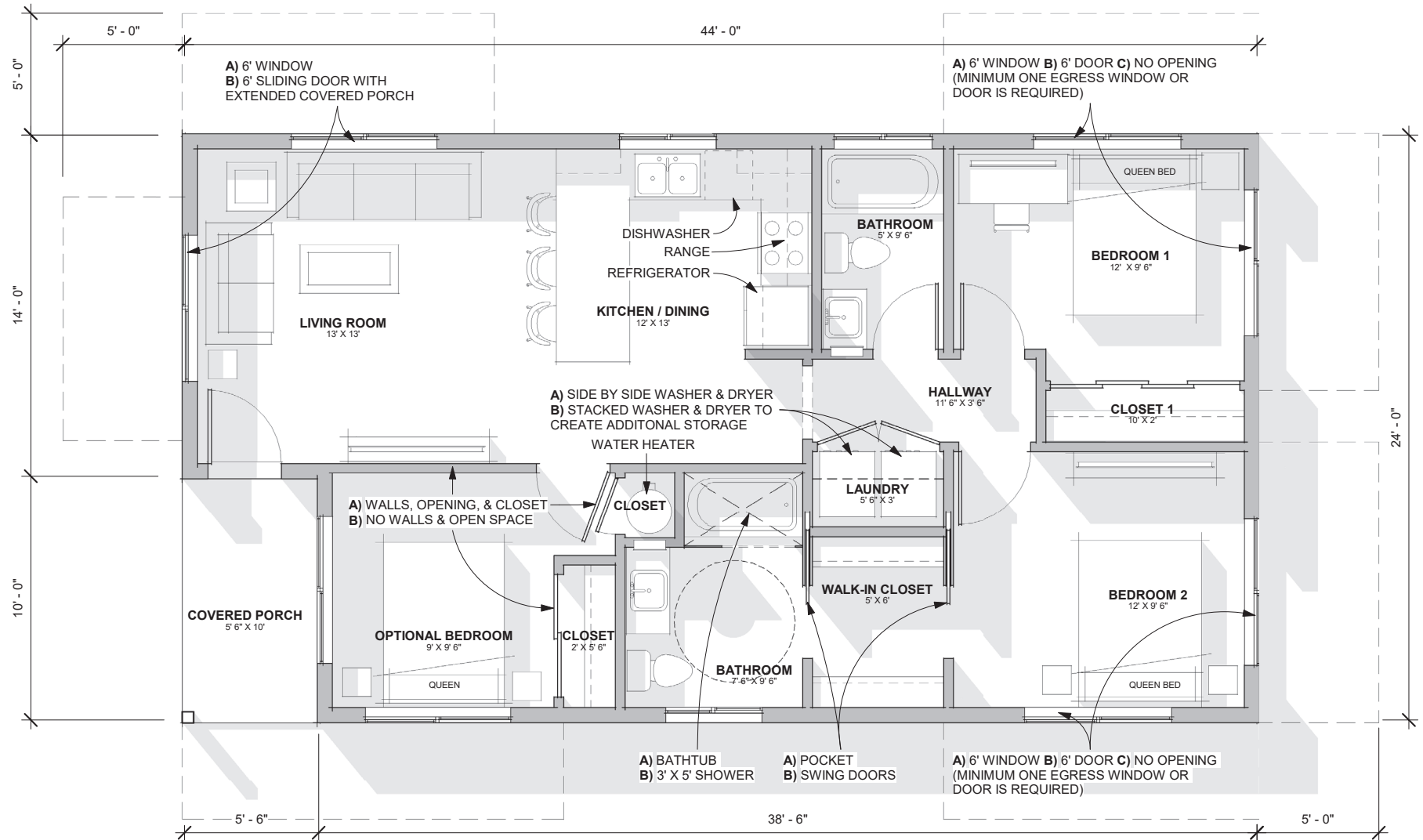


## ESCONDIDO ADU PROTOTYPES

PLAN 3 - 2 BED, 2 BATH - 840 SF

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A10



1 PLAN 4  
1/4" = 1' - 0" (ON 11X17 SHEET)



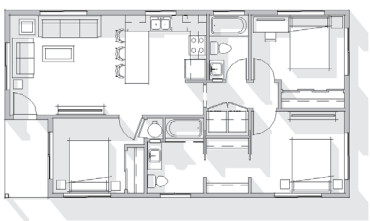
## ESCONDIDO ADU PROTOTYPES

PLAN 4 - 2/3 BED, 2 BATH - 1,000 SF

ISSUE DATE: 06/20/2024

A11





1 PLAN 4  
RENDERING

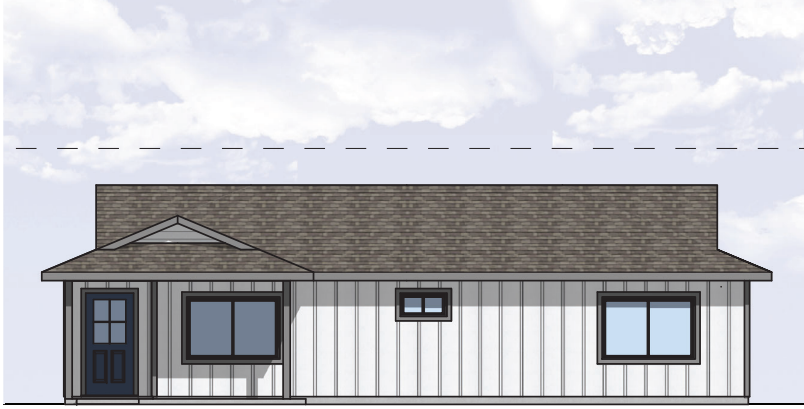


## ESCONDIDO ADU PROTOTYPES

PLAN 4 - 2/3 BED, 2 BATH - 1,000 SF

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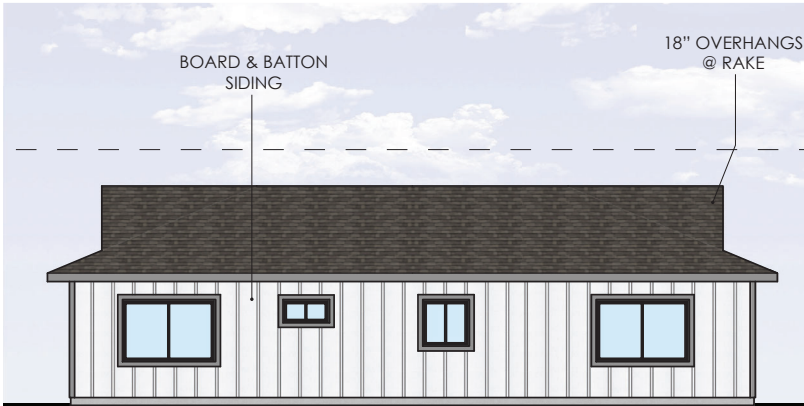


1 FRONT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)

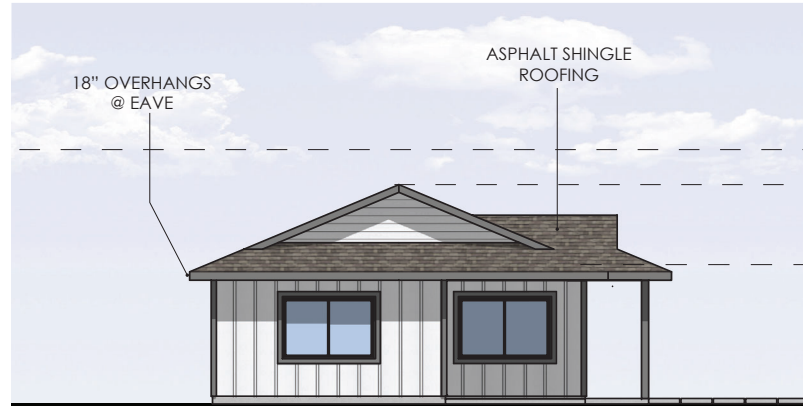


2 RIGHT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)

MAX ALLOWABLE HEIGHT  
16'-0"  
MAX PROPOSED HEIGHT  
14'-0"  
PLATE HEIGHT  
8'-1"  
FINISHED FLOOR  
0'-0"FF



3 REAR ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)



4 LEFT ELEVATION  
1/8" = 1'-0" (11 X 17 SHEET)

MAX ALLOWABLE HEIGHT  
16'-0"  
MAX PROPOSED HEIGHT  
14'-0"  
PLATE HEIGHT  
8'-1"  
FINISHED FLOOR  
0'-0"FF

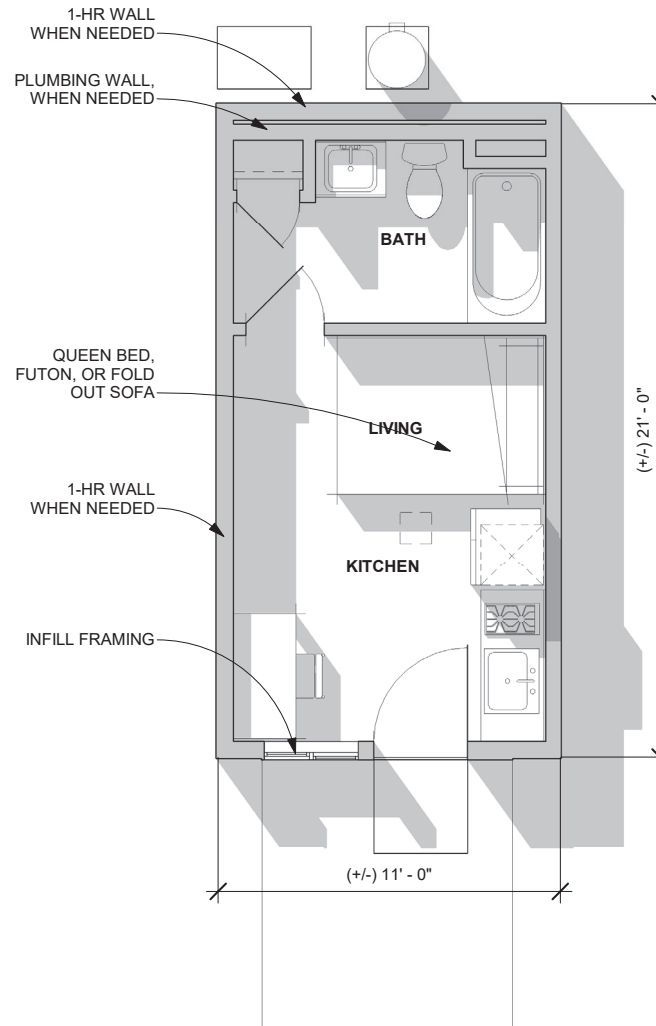


## ESCONDIDO ADU PROTOTYPES

PLAN 4 - 2/3 BED, 2 BATH - 1,000 SF

ISSUE DATE: 06/20/2024

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1 ONE-CAR GARAGE CONVERSION  
1/4" = 1' - 0" (ON 11X17 SHEET)

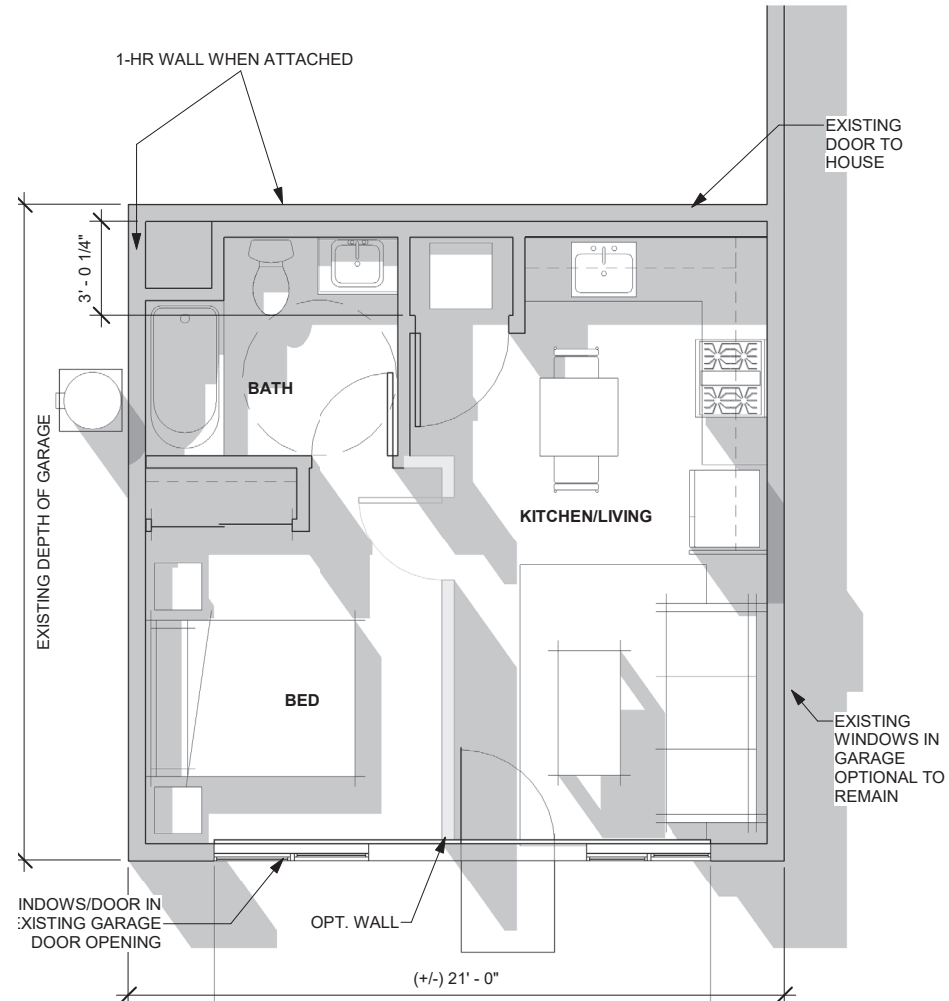


ESCONDIDO ADU PROTOTYPES  
ONE-CAR GARAGE CONVERSION

ISSUE DATE: 06/20/2024

A14





1

**TWO-CAR GARAGE CONVERSION**

1/4" = 1' - 0" (ON 11X17 SHEET)

**ESCONDIDO ADU PROTOTYPES****TWO-CAR GARAGE CONVERSION**

ISSUE DATE: 06/20/2024

**A15**



# CITY of ESCONDIDO

## STAFF REPORT

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Agenda Item No. 5

June 25, 2024

Tentative Future Agenda Items

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DATE: June 25, 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:

- Conway/Ash Subdivision Unit Design Review
- South Centre City Specific Plan Amendment for drive-through use
- Commercial Development at Mission and Centre City Parkway

Policy Work:

- General Plan Annual Progress Report
- Annual Zoning Code Clean Up
- Planning Commission Bylaw Clean Up

Informational Presentations:

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