



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

The Escondido Planning Commission will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 North Broadway, Escondido, California at 7 p.m., Tuesday February 28, 2023, to consider the item listed below:

GENERAL PLAN AMENDMENT / HOUSING ELEMENT UPDATE – PLANNING CASE NO. PHG 20-0030

REQUEST: To adopt the General Plan Amendment/Housing Element Update (“Project”). The Housing Element is one of the mandatory elements of the General Plan and is required by State law to be updated for the 2021-2029 planning period. The City of Escondido has prepared draft revisions to the 2021-2029 Housing Element adopted by the City Council on August 11, 2021. The adopted 2021-2029 Housing Element includes an analysis required by State law related to: 1) existing demographics and housing characteristics; 2) market, government, and environmental constraints; 3) land, financial, and administrative resources available to meet housing demand; 4) establishment of goals and policies to address housing needs; and 5) a review of past accomplishments under the 2013-2021 Housing Element.

Draft revisions to the adopted 2021-2029 Housing Element include: 1) revisions to the suitability of nonvacant sites methodology, which includes changes to values in Tables 38, 53 and 59; 2) revisions to Housing Programs 1.4 – City-Owned Sites, 1.5 – Lot Consolidation, 1.8 – Monitoring of Growth Management Measure, 2.1 – Accessory Dwelling Units, 3.3 – Preservation of at-Risk Housing, and 3.4 – Fair Housing, and the addition of two new programs 2.9 – Inclusionary Housing Assessment and 2.10 – SB 9 Ordinance; 3) text revisions and additions regarding public participation, local data and knowledge, and other relevant factors, which includes changes to Tables 45 and A-2, and the addition of Housing Policy 1.11; and 4) minor text changes to correct typos, grammar, and address consistency throughout the document based on substantive updates, which includes a change to Table 35, and Housing Programs 1.1 – Sites Inventory and No Net Loss/Replacement Housing Monitoring and Program 1.2 – Density Transfer Program. A comprehensive list of all modifications proposed can be found in the project staff report 72 hours prior to the scheduled meeting.

A copy of the General Plan Amendment/Housing Element Update is available for review on the City's website at:

https://www.escondido.org/Data/Sites/1/media/Planning/HGIS/082022_DraftHE_revisions_VM.pdf

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: The Project relies on a previously adopted Addendum to the FEIR for the 2012 General Plan Update.

The Final Environmental Impact Report for the 2012 General Plan Update (SCH # 20100716054) (“FEIR”) was certified on May 23, 2012. In 2021, when the City brought forward the 2021-2029 Housing Element, only minor changes and additions to the FEIR were necessary to address the project changes and no circumstances existed calling for the preparation of a subsequent or supplemental EIR. Therefore, the City prepared and processed an Addendum to the FEIR in accordance with CEQA Guidelines section 15164, and in accordance generally with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”), the regulations promulgated thereunder (14 California Code of Regulations section 15000 et seq.) (“CEQA Guidelines”), and the City’s Environmental Review Guidelines (Article 47 of the Escondido Zoning Code). The Addendum was certified by the City on August 11, 2021 in conjunction with the adoption of the 2021-2029 Housing Element.


If you challenge these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any

requests for reasonable accommodations at least 24 hours prior to the meeting. The City of Escondido does not discriminate against persons with handicapped status.

All interested persons are invited to view the meeting. The Planning Commission agenda with the staff reports will be available at the Escondido Planning Division, 201 N. Broadway, and on the City's website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, February 23, 2023. **For further information, please contact Veronica Morones, Principal Planner, at (760) 839-4548.**

DATED: February 16, 2023



Andrew Firestine, AICP
Director of Development Services