

CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: [May 10, 2022](#)

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting. The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same protocol regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so during the designated time for "Oral Communications." All persons addressing the Planning Commission are asked to state their names for the public record. If you wish to submit a written comment online please do so at <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who would need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.org/americans-with-disabilities-act>

**The Planning Division is the coordinating division for the Planning Commission.
For information, call 760-839-4671.**

E. 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.

F. ORAL COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action, and may 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.

G. PUBLIC HEARINGS:

Please try to limit your testimony to three minutes.

1. [Senate Bill 9 Implementing Ordinance \(PL22-0363\):](#)

REQUEST: An amendment to the Escondido Zoning Code to create objective development standards for the implementation of Senate Bill 9 ("SB 9"). The request includes amendments to Articles 1 (General Provisions and Definitions), 6 (Residential Zones), and 61 (Administration and Enforcement) of the Zoning Code to establish appropriate provisions.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Pursuant to Government Code sections 65852.21(j) and 66411.7(n), the adoption of provisions by local agencies to implement SB 9 is exempt from CEQA.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Recommend approval to the City Council

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: August 24, 2022

H. CURRENT BUSINESS:

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

1. [2022 / 2023 Planning Commission Work Plan \(PL22-0358\):](#)

REQUEST: Consideration of the 2022 / 2023 Planning Commission Work Plan

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: The 2022 / 2023 Planning Commission Work Plan is not considered a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approve the 2022 / 2023 Planning Commission Work Plan

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: N/A

I. ORAL COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action and may be referred to 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.

J. PLANNING COMMISSIONERS

K. DIRECTOR'S REPORT

L. ADJOURNMENT

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

May 10, 2022

The meeting of the Escondido Planning Commission was called to order at 7 p.m. by Chair Barba, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Katharine Barba, Chair; David Barber, Commissioner; Dao Doan, Commissioner; Carrie Mecaro, Commissioner; Rick Paul, Commissioner; Barry Speer, Commissioner and Stan Weiler, Commissioner.

Commissioners absent: None.

Staff present: Adam Finestone, Interim Director of Community Development; Gary McCarthy, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Veronica Morones, Senior Planner; and Jessica Engel, Minutes Clerk.

MINUTES:

Moved by Commissioner Paul, seconded by Commissioner Weiler, to approve the Action Minutes of the March 22, 2022, Planning Commission meeting. Motion carried (5-0). Ayes: Barba, Doan, Mecaro, Paul, Weiler; Abstained: Barber, Speer.

WRITTEN COMMUNICATIONS: Two items were provided to the Commissioners prior to the meeting. An email from Laura Hunter on behalf of the Sierra Club North County Group and a letter from Mitchell Tsai on behalf of Attorneys for Southwest Regional Council of Carpenters.

ORAL COMMUNICATIONS: Jorge Viramontes of the Southwest Regional Association of Carpenters provided comments regarding the environmental impact of using a local workforce.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. 2021 – 2029 General Plan Housing Element Update (PHG20-0030):

REQUEST: Receive and file the informational report and status update on revisions to the Housing Element.

ENVIRONMENTAL STATUS: The 2021 – 2029 General Plan Housing Element informational report and status update involves data gathering for the purpose of a future update to the Element and is categorically exempt from further environmental review pursuant to California Environmental Quality Act (“CEQA”) Guidelines section 15306 (Information Collection). Future adoption of a revised Housing Element will be subject to further environmental review in compliance with CEQA requirements.

STAFF RECOMMENDATION: Receive and file.

COMMISSION DISCUSSION:

Commissioners discussed the update including timeline, inclusionary housing, engagement of the public, sector feasibility study, RHNA requirements, SB743 and suitable sites inventory.

2. 2022 – 2023 Planning Commission Work Plan:

REQUEST: Review and provide input on the draft 2022 – 2023 Planning Commission Work Plan.

ENVIRONMENTAL STATUS: The 2022 – 2023 Planning Commission Work Plan is not considered a project under CEQA, pursuant to CEQA guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

COMMISSION DISCUSSION:

Commissioners discussed the work plan including staff and funding for implementation, education and training activities, and update schedule for the work plan.

SELECTION OF CHAIR AND VICE-CHAIR:

Selection of Chair:

Commissioner Paul nominated himself and provided a brief statement of his qualifications.

Commissioner Speer nominated Commissioner Weiler. Commissioner Weiler accepted the nomination and provided a brief statement of his qualifications.

Commissioner Doan nominated Chair Barba. Chair Barba accepted the nomination and provided a brief statement of her qualifications.

COMMISSION ACTION:

Moved by Commissioner Weiler and seconded by Commissioner Speer to appoint Commissioner Weiler to the position of Planning Commission Chair. Motion Failed 2-5. Ayes: Speer and Weiler. Noes: Barba, Barber, Doan, Mecaro, and Paul.

Moved by Commissioner Barber and seconded by Commissioner Doan to reappoint Chair Barba to the position of Planning Commission Chair. Motion Approved 4-3. Ayes: Barba, Barber, Doan, and Mecaro. Noes: Paul, Speer and Weiler.

Selection of Vice-Chair:

Commissioner Weiler nominated Commissioner Speer and Commissioner Doan nominated Commissioner Paul.

COMMISSION ACTION:

Moved by Commissioner Barber and seconded by Chair Barba to appoint Commissioner Paul to the position of Planning Commission Vice-Chair. Motion Approved 5-2. Ayes: Barba, Barber, Doan, Mecaro, and Paul. Noes: Speer and Weiler.

PLANNING COMMISSIONERS:

Vice-Chair Paul reported that in support of the Climate Action Plan, Escondido has joined the Clean Energy Alliance and he has been appointed to the citizen's advisory committee.

Commissioner Weiler requested to have a discussion added to a future agenda to discuss changing the meeting time of the Planning Commission.

Chair Barba encouraged Commissioners to read the single use plastics ordinances from other agencies in the county that was provided previously to the Commission.

DIRECTOR'S REPORT:

Interim Director of Community Development Adam Finestone provided a reminder of free Planning Commissioner training taking place on June 17, 2022 and that the City will cover gas and parking expenses. He requested that Commissioners advise him individually if they would like a hard copy or emailed copy of the agenda packet. A discussion of bylaws will be added to a future agenda. The regularly scheduled meeting of May 24, 2022 will be cancelled. The next Planning Commission meeting is scheduled to take place on June 14, 2022.

ADJOURNMENT:

Chair Barba adjourned the meeting at 8:28 p.m.

Adam Finestone, Secretary to the
Escondido Planning Commission

Jessica Engel, Minutes Clerk



PLANNING COMMISSION

Agenda Item No.: G.1
Date: July 12, 2022

PROJECT NUMBER / NAME: PL22-0363 / Senate Bill 9 Implementing Ordinance

REQUEST: An amendment to the Escondido Zoning Code to create objective development standards for the implementation of Senate Bill 9 (“SB 9”). The request includes amendments to Articles 1 (General Provisions and Definitions), 6 (Residential Zones), and 61 (Administration and Enforcement) of the Zoning Code to establish appropriate provisions.

LOCATION: Citywide

APPLICANT: Development Services Department

APN / APNS: N/A

PRIMARY REPRESENTATIVE:

Sean Nicholas, AICP
Principal Planner

GENERAL PLAN / ZONING: N/A

DISCRETIONARY ACTIONS REQUESTED: Zoning Code Amendment

PREVIOUS ACTIONS: None

PROJECT PLANNER: Sean Nicholas, Principal Planner

CEQA RECOMMENDATION: Pursuant to Government Code Sections 65852.21(j) and 66411.7(n), adoption of provisions by local agencies are exempt from CEQA

STAFF RECOMMENDATION: Recommend approval to the City Council of the proposed Zoning Code Amendment

REQUESTED ACTION: Adopt Resolution No. 2022-06

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Adam Finestone, City Planner

A. BACKGROUND:

On January 1, 2022, Senate Bill 9 (“SB 9”) went into effect statewide. SB 9 is part of the State legislature’s effort to increase housing production throughout California, and establishes two major provisions to help accommodate this: it allows for two primary dwelling units to be developed on single-family zoned parcels; and it creates an administrative process to allow for the subdivision of single-family zoned parcels.

Government Code Section 65852.21(b), allows for jurisdictions to adopt local requirements to regulate development of properties pursuant to SB 9, as long as the requirements are objective and not in conflict with the provisions of the bill. The provisions included in the draft implementing ordinance under consideration are intended to provide clarity on the City’s objective development standards related to projects undertaken pursuant to SB 9.

B. SUMMARY OF REQUEST:

Pursuant to Government Code Section 65852.21(b), local governments can adopt ordinances to implement the provisions of SB 9 as long as the ordinances do not establish development standards contrary to those identified in the bill, and that any development standards established are objective in nature. Staff from the Planning and Engineering Services divisions and the City Attorney’s office worked together to develop an ordinance that tailors the provisions of SB 9 in a manner best-suited for the City of Escondido. Draft ordinance language is provided in Exhibit “B” to Attachment “2” of this staff report. The primary goal of the ordinance is to ensure that development undertaken pursuant to SB 9 is consistent with the character of the existing single-family neighborhoods to the extent possible, while also ensuring compliance with the provisions of the bill.

As noted above, SB 9 has two major components. First, it allows up to two primary dwelling units (a “two-family dwelling”) to be constructed on any parcel intended for single-family development. This includes parcels zoned R-E and R-1, as well as parcels in specific and area plans which are intended for development of one single-family home as the primary use. Second, it allows for the subdivision of existing single-family lots into two lots, regardless of minimum lot size requirements in the zone (SB 9 does establish a minimum lot size of 1,200 square feet for the newly-created lots). This process, known as an “urban lot split,” can be utilized for vacant and developed properties, subject to certain limitations established by the bill.

Objective Development Standards

Any development standards established by a local government to implement the provisions of SB 9 must be objective (not subject to discretion) and known in advance, and cannot be more restrictive than those prescribed in the bill. Staff has identified objective development standards including limitations to number of units, unit size, height limitations, and parking requirements, among others, that have been tailored to the extent possible to maintain the character of existing single-family neighborhoods. As such, it is important to note that staff has provided flexibility in certain development standards in order to encourage more-livable dwelling units where impacts

to the surrounding neighborhoods can be minimized. All objective standards included in the draft ordinance are consistent with the limitations set forth in SB 9.

Number of Units – SB 9 allows the owner of an existing parcel currently zoned for single-family residential use to apply for an urban lot split resulting in two lots, and to apply to develop two residential units on a single lot. Consistent with SB 9, the draft ordinance allows for ministerial review of those applications, in conjunction with existing laws relating to accessory and junior accessory dwelling units. If an existing parcel is divided pursuant to section 33-116, each lot will be limited to no more than two total units.

Unit Size Limitations – SB 9 limits the ability of local jurisdictions to require a unit be less than 800 square feet. This does not prevent applicants from proposing less than 800 square feet for each unit. For the purposes of compatibility with existing neighborhoods, staff has included provisions in the draft ordinance requiring minimum unit size of 400 square feet. In addition, for portions of the community with larger lots that propose to utilize the provisions of section 33-115, clear objective standards based primarily on lot area would allow units to be a maximum of 2,000 square feet of living space, provided all provisions of the underlying zoning district are adhered to.

Height Limitations – Similar to recent state mandated housing legislation, local provisions and units created consistent with SB 9 are allowed to have a minimum side and rear setback for four feet, and a height of 16 feet. Consistent with those requirements, any development utilizing the proposed section 33-115 and the minimum side and rear setbacks of four feet, are limited to a maximum of one-story and 16 feet in height. This is directly consistent with the State requirements. If a proposed development under the provisions of section 33-115 is consistent with the setbacks of the underlying zoning designation, then the story limit and heights are permitted to be consistent with those same underlying zoning regulations. Again, the emphasis of this regulation is consistency with State law, while allowing for developments to be in character with the neighboring residential development.

Parking Requirements – SB 9 allows local jurisdictions to require up to one onsite parking space for each dwelling unit created unless proximity requirements to public transportation options are met, in which case no parking can be required. To be consistent with standard parking requirements for a single-family residential development, the draft ordinance requires that one parking space for each unit that does not meet the public transportation proximity exclusion. SB 9 is silent regarding whether parking needs to be covered, however to ensure compatibility with surrounding residential developments, the draft ordinance requires the parking space to be covered and to be adjacent to the unit which the parking space serves. A maximum of a 450 square foot garage or covered parking area has been set for any residential unit created pursuant to Section 33-115.

Urban Lot Splits

The second change created by SB 9 is the establishment of Urban Lot Splits. Proposed Escondido Zoning Code section 33-116 identifies requirements for processing an Urban Lot Split. As

ministerial actions, urban lot splits are approved at staff level and do not require a public hearing unless other aspects of the project would require such. Applicable provisions of the Subdivision Map Act must still be met, but the goal is to streamline the process. Any lot created utilizing section 33-116 must be at least 1,200 square feet, and no lot can be less than 40% of the original parcel area. Any parcel created by Section 33-116, cannot be further subdivided in the future. Additionally, any parcel created by an urban lot split process is limited to two residential units, consistent with the objective development standards described above. As with the draft provisions of section 33-115, requirements set forth in section 33-116 are only applicable in the R-E and R-1, and similar single-family zoned parcels in applicable specific and area plans.

Additional Zoning and Municipal Code Amendments

In order to implement the provisions of SB 9, other revisions to sections of the Zoning Codes have been identified. Revisions to the Escondido Zoning Code are identified in ~~strike-thru~~/underline format in Attachment “1” to this report, and are incorporated into Exhibit “B” to draft Planning Commission Resolution No. 2022-06 (Attachment “2”). An amendment to chapter 23 of the Escondido Municipal Code will be presented to City Council concurrently with the proposed Zoning Code Amendment to clarify the applicability of public improvement requirements for projects undertaken pursuant to SB 9. Other similar amendments may be made elsewhere in the Municipal Code if determined necessary. Any future amendment(s) to the zoning code will be brought before the Planning Commission for consideration and recommendation prior to being presented to the City Council.

Applicability of SB 9 Provisions

Draft Escondido Zoning Code sections 33-115 and 33-116 apply to parcels zoned primarily for single-family residential use, including the estate residential (R-E) and single-family residential (R-1) zones, as well as properties in specific plans where the property is intended for development with one single-family residence. The provisions of Sections 33-115 and 33-116 do not apply to properties in the agriculture residential (R-A) zone, any multi-family residential zones, or any areas designated for non-residential or mixed-use zoning.

C. ENVIRONMENTAL STATUS:

Pursuant to Government Code Sections 65852.21(j) and 66411.7(n), adoption of local requirements consistent with the provisions of SB 9 are not subject to CEQA.

D. PUBLIC INPUT:

The proposed changes have been publicly noticed, and as of the preparation of this Staff Report, no public input has been received.

E. CONCLUSION AND RECOMMENDATION:

The State legislature continues to create new processes to promote residential growth. As part of the 6th Housing Element cycle, the City of Escondido has a RHNA goal of 9,607 total new

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residential units. All new developments created by these new requirements will help the City meet our RHNA requirements. Staff has worked internally to bring forward objective development standards consistent with the requirements of SB 9, and allow for a development pattern in character with the established single-family residential neighborhoods throughout the city. Staff recommends that the Planning Commission provide the City Council with a recommendation to approve the proposed language included as Exhibit B to draft Planning Commission Resolution No. 2022-06.

ATTACHMENTS:

1. Draft Zoning Code Amendment language (~~strike thru~~/underline)
2. Planning Commission Resolution No. 2022-06
 - a. Exhibit A - Findings
 - b. Exhibit B - Proposed Modifications

ATTACHMENT 1
DRAFT ZONING CODE AMENDMENT LANGUAGE (STRIKE-THRU/UNDERLINE)

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

- (a) Purpose. The purpose of section 33-115 is to appropriately regulate qualifying Senate Bill 9 two-family dwelling unit developments within single-family residential zones in accordance with California Government Code section 65852.21.
- (b) For the purposes of this section and section 33-116 only, the term *two-family dwelling* shall mean two attached or detached units on single-family zoned properties, as described in subsection (d), and on properties in specific plans intended for single-family residential use.
- (c) Permit required. Two family dwellings shall require processing of a major Plot Plan application as described in division 8 of article 61 of this chapter.
 - (1) The director of development services or their designee (Director) shall review complete applications for compliance with the requirements of this section and the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the Municipal Code. Notwithstanding language in any specific plan to the contrary, provisions of this section shall supersede where any conflict exists. The Director shall ministerially approve complete applications found to be in compliance with these standards.
 - (2) The Director may deny a complete application if it fails to comply with the requirements of this section, the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the Municipal Code. In addition to the foregoing, the Director may deny an application if such denial is based upon a preponderance of evidence and the written finding of the building official that the proposed two-family dwelling project would have a specific, adverse impact, as defined in Government Code section 65589.5, subdivision (d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Notwithstanding the foregoing, an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards.

(3) Appeals of the Director's decision shall be governed by section 33-1303.

(4) If the development of a two-family dwelling project requires another entitlement pursuant to the Escondido Zoning Code, the two-family dwelling project shall not be approved until that entitlement process is completed and approved. If the entitlement is not approved, the two-family dwelling project cannot be approved unless it is redesigned to eliminate the need for the denied entitlement.

(d) Location.

(1) Except as specified below, two-family dwellings shall be permitted in estate residential (R-E) and single-family residential (R-1) zones, and on properties in specific plans intended primarily for single-family residential use.

(2) Two-family dwellings shall not be permitted in the following locations:

(A) On properties that allow multi-family residential, commercial, industrial, agricultural, or mixed uses, regardless of the allowance of single-family residential uses.

(B) On properties described in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Government Code section 65913.4.

(C) Within a historic district or upon property included on the State Historic Resources Inventory, as defined in section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic resource or district pursuant to a city or county ordinance.

(D) On parcels requiring demolition or alteration of any of the following types of housing:

i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

iii. Housing that has been occupied by a tenant in the last three years.

(E) On parcels which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(F) On parcels with legal nonconforming uses or structures unless development of the two-family dwelling brings the property into conformance.

(e) Objective Development Standards: The development standards set forth below shall apply to all two-family dwellings. Any development standard not explicitly identified below shall be subject to the underlying zoning designation or specific plan, and all applicable provisions of this code, unless superseded by Government Code sections 65852.21, 66411.7, and 66452.6.

(1) Unit Size:

(A) The minimum unit size of any unit created as part of a two-family dwelling shall be 400 square feet.

(B) Except as described below, no new unit constructed as part of a two-family dwelling may exceed 800 square feet.

i. New units may be up to 1,200 square feet if they meet all of the following requirements:

a. The parcel on which the two-family dwelling is located is in the R-E or R-1 zone and has a lot size of at least one and a half (1 ½) times the minimum size otherwise permitted in the zone.

b. No accessory dwelling unit or junior ADU exist on the parcel.

- c. A deed restriction is recorded prohibiting the construction of an ADU or junior ADU on the parcel.
 - d. Existing and new dwelling units shall each have two covered parking spaces.
 - e. An attached or detached garage or covered parking space(s) associated with the 1,200 square foot unit does not exceed 450 square feet.
 - f. Existing and new dwelling units shall meet the minimum setbacks in the underlying zone.
 - g. Addition of the new unit does not result in the parcel being out of compliance with the maximum floor area ratio and lot coverage for the underlying zone.
- ii. New units may be up to 1,500 square feet if they meet all of the following requirements:
 - a. The parcel on which the two-family dwelling is located is in the R-E zone and has a lot size of one and one half (1 ½) times the minimum size otherwise permitted in the zone, or is in the R-1 zone and has a minimum lot size of 20,000 square feet.
 - b. The unit satisfies all requirements identified in subsections b through g of section 33-115(d)(1)(B)i.
- iii. New units may be up to 2,000 square feet if they meet all of the following requirements:
 - a. The parcel on which the two-family dwelling is located is in the R-E or R-1 zone and has a lot size of at least one acre.
 - b. The unit satisfies all requirements identified in subsections b through g of section 33-115(d)(1)(B)i.

(C) Any future subdivision of a parcel with a two-family dwelling project shall not cause the parcel to be out of compliance with the provisions of this subsection.

(2) Setbacks and building separation:

(A) Minimum side and rear yard setbacks for a two-family dwelling shall be no less than four feet.

(B) Projections into setbacks shall comply with section 33-104(c).

(C) For two family dwellings constructed on properties which have frontage on streets which have not been dedicated to their ultimate width, setbacks shall be measured from the ultimate right-of-way.

(D) Setback requirements noted above shall not apply to a legally existing detached accessory structure that is utilized as one of the two units associated with the two-family dwelling or for a new structure constructed in the same location as a legally existing detached accessory structure.

(E) Detached dwelling units and associated covered parking shall be a minimum of 10 feet from each other unless all structures are single-story and not more than 16 feet in height, in which case the minimum separation shall be five feet.

(F) Notwithstanding subsection (E) above, all dwellings with less than 10 feet of separation shall meet the fire resistive construction requirements contained in the California Residential and Fire codes.

(3) Maximum Height/Stories:

(A) If located within the rear or side yard of the underlying zoning district, the two-family dwelling shall be limited to 16 feet and one-story.

(B) If compliant with the setbacks for the underlying zoning district, the two-family dwelling shall comply with the height limitations of the underlying zoning district.

(4) Parking Requirements:

- (A) At least one new off-street parking space shall be provided for each new unit constructed under the provisions of this section. Said parking spaces shall be covered, and shall not be in tandem with parking spaces for any other unit on the property.
- (B) The required parking shall be located adjacent to the two-family dwelling the parking is associated with.
- (C) Parking spaces shall be designed pursuant to section 33-769. Compact spaces are not permitted.
- (D) The foregoing parking standards shall not be required in either of the following circumstances:
 - i. The two-family dwelling is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of section 21155 of the Public Resources Code, or a major transit stop as defined in section 21064.3 of the Public Resources Code. The applicant shall be responsible for demonstrating applicability of this section; or
 - ii. There is a car share vehicle located within one block of the two-family dwelling.

(5) Access and easements

- (A) Vehicular access from the public right of way shall meet the following requirements:
 - i. Driveways that provide access to two homes shall have a minimum paved width of 20 feet.
 - ii. Driveways that provide access to three homes, or that provide access to parking facilities with nine or more parking spaces, shall have a minimum width of 24 feet, unless the parking facility is served by 2 one-way driveways, in which case each driveway shall be at least 12 feet wide.
 - iii. All driveways shall have a height clearance of at least 13 feet 6 inches, and shall be paved with

cement, asphaltic concrete, or other all-weather construction material(s) and to the City Design Standards for Driveway Structural Design.

iv. Access improvements shall be provided in compliance with the City's adopted standard drawings.

v. Access to lots shall be in conformance with Article 39 of the Escondido Zoning Code. Dead end access shall be no longer than 150-feet in length unless a Fire Department approved turn-around is provided. Fire Department access shall be a minimum of 20 feet in unobstructed width.

(B) Emergency access and easements for the provision of public services and facilities shall be provided in compliance with applicable sections of the municipal code.

(6) The primary entrance for any new dwelling unit constructed as part of a two-family dwelling shall not be oriented to the side or rear property line unless the structure meets the side or rear setback established by the underlying zoning district.

(7) Each unit in a two-family dwelling shall be placed on a permanent foundation and permanently connected to the public sewer system or an onsite wastewater treatment system approved by the County of San Diego Health Department.

(8) Each unit in a two-family dwelling shall include sufficient permanent provision for living, sleeping, eating, cooking, and sanitations, including but not limited to washer/dryer hookups and full kitchen facilities.

(9) Both units in a two-family dwelling shall share the same water and sewer utility connections and meter(s), and shall be subject to connection fees or capacity charges, or both.

(f) Additional Requirements:

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

- (2) Any unit created pursuant to this section shall, if rented, be rented for a term longer than 30 days.
- (3) A deed restriction prepared by the City shall be recorded against the subject property prior to issuance of any building permit(s) for a two-family dwelling. The deed restriction shall run with the land and shall stipulate compliance with the applicable provisions of this section.
- (4) New dwelling units constructed as part of a two-family dwelling shall meet the requirements of the California Building, Residential, and Fire codes, as such codes have been adopted and amended by Chapters 6 and 11 of the Escondido Municipal Code.
- (5) Both units in a two-family dwelling project shall utilize the same colors and materials. This requirement applies whether both units are constructed at the same time or if one unit is added to a property that is currently developed with an existing unit.
- (6) Solar panels shall be required on newly constructed units within a two-family dwelling project in compliance with the California Energy Code.
- (7) Accessory Dwelling Units:

 - (A) For the purposes of this subsection, *Unit* refers to either a primary dwelling unit, an accessory dwelling unit (ADU), or a junior ADU.
 - (B) Inclusive of the two-family dwelling requirements described in this section, any existing parcel may be permitted to construct up to four total units.
 - (C) Any parcel created pursuant to section 33-116 shall be permitted to have no more than two total units.
 - (D) ADUs and Junior ADUs shall be governed by the provisions of Article 70.

Sec. 33-116. Urban lot split

- (a) Purpose. The purpose of section 33-116 is to appropriately regulate qualifying Senate Bill 9 urban lot split developments within single-family residential zones in accordance with California Government Code section 66411.7.

- (b) For the purposes of this section, *two-family dwelling* shall have the same meaning as that identified in section 33-115.
- (c) Urban lot splits, as defined in section 33-8, shall be approved ministerially without discretionary review.
- (d) Urban lot splits are not permitted on the following parcels:
 - (1) Those described in section 33-115(c)(2);
 - (2) Parcels that were created by a prior urban lot split;
 - (3) Parcels adjacent to those which the owner or someone acting in concert with the owner has previously subdivided through an urban lot split process.
 - (4) Parcels where subdivision would result in either of the new parcels being out of compliance with the maximum unit sizes identified in subsection 33-115(d)(1)(C).
 - (5) Parcels containing more than two units, as that term is described in subsection 33-115(d)(7)(A).
- (e) All provisions of the Subdivision Map Act and Escondido Municipal Code shall apply unless expressly modified in this section.
 - (1) No dedication of right-of-way or construction of offsite improvements shall be required as a condition of parcel map approval.
 - (2) If the urban lot split is proposed on a public street that has not been dedicated to its ultimate width, public access and utility easements shall be dedicated for the future build out as a condition of parcel map approval.
- (f) Development Standards. Parcels shall be subject to all development standards of the zone in which the property is located, except as modified below:
 - (1) Lot size:
 - (A) Each newly created lot shall be at least 40% of the lot area of the parcel being divided.
 - (B) Each newly created parcel shall be no smaller than 1,200 square feet.

- (2) Setbacks, unit size, and parking requirements shall be the same as those in section 33-115(c).
- (g) A parcel created by an urban lot split shall be permitted to have a total of two units. This can be achieved through either a two-family dwelling, a single-family dwelling with an ADU, or a single-family dwelling with a junior ADU.
- (h) Parcels created by an urban lot split shall not be required, as a condition of ministerial approval, to correct nonconforming zoning conditions.
- (i) An application for an urban lot split shall not be rejected solely because it proposes adjacent or connected structures, provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.
- (j) Access to lots shall be in conformance with Article 39 of the Escondido Zoning Code. Dead end access shall be no longer than 150-feet in length unless a Fire Department approved turn-around is provided. Fire Department access shall be a minimum of 20 feet in unobstructed width.
- (k) Each dwelling unit and parcel shall have access to, provide access to, or adjoin the public right of way. Accessibility shall be in conformance with the Building Code and Americans with Disability Act, and shall not preclude construction of future public improvements
- (l) Easements for the provision of public services, emergency access and public facilities shall be provided as a condition of approval of an urban lot split.
- (m) Unless specifically exempted pursuant to Government Code sections 66411.7(g)(2) and (3), an applicant for an urban lot split shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.
- (n) Units on parcels created subject to this section shall, if rented, be rented for a term longer than 30 days.
- (o) Applications for urban lot splits shall be processed in the same manner as those for tentative parcel maps, and shall be subject to the applicable requirements contained in Chapter 32 of the Escondido Municipal Code.
- (p) Notes shall be included on the parcel map which reference compliance with sections 33-115 and 33-116 of the Escondido Zoning Code, and any other provisions of said code related to urban lot splits.

(q) Fees for urban lot split applications shall be the same as those assessed for other tentative parcel map and parcel map applications.

(r) Denial of permit:

(1) The City may deny a request for an urban lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the request would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of section 65589.5 the California Government Code, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(s) Appeals:

(1) Appeals of the director's decision shall be governed by section 33-1303.

ADDITIONAL MODIFICATIONS – Revisions to the following sections and tables as shown below (~~strike-~~thru/underline):

Sec. 33-8. Definitions. (Add the following definition in alphabetical order):

Urban lot split means the subdivision of any lot in a single-family residential zone or parcels designated for primarily single-family development in a specific plan into two lots.

Sec. 33-90. Purpose.

- (a) Residential zones are established to provide for residential districts of various population densities so that the various types of residential developments may be separated from each other as necessary to assure compatibility of uses within family living areas, including the necessary appurtenant and accessory facilities associated with such areas.
- (b) The following classes of residential use zones are established:
 - (1) The agriculture residential (R-A) zone is established to provide an agricultural setting in which agricultural pursuits can be encouraged and supported within the city. The R-A zone is designed to include single-family detached dwellings and to protect agricultural uses from encroachment by urban uses until residential, commercial or industrial uses in such areas become necessary or desired.

- (2) The estate residential (R-E) zone is established to provide a rural setting for family life in single-family detached dwellings. Provisions are made for the maintenance of limited agricultural pursuits as well as those uses necessary and incidental to single-family living.
- (3) The single-family residential (R-1) zone is established to provide a suburban setting suitable for family life in single-family, detached dwellings.
- (4) The mobilehome residential (R-T) zone is established to provide a mobilehome park setting for family life in single-family detached mobilehomes. No land shall be classified into this zone where such classification would create an R-T zone area of less than four hundred thousand (400,000) square feet.
- (5) The light multiple residential (R-2) zone is established to provide a multifamily setting for family life in low-height, low density dwelling units in close proximity to single-family residential neighborhoods.
- (6) The medium multiple residential (R-3) zone is established to provide a multifamily setting for family life in low-height, medium density dwelling units in close proximity to other multifamily neighborhoods.
- (7) The high multiple residential (R-4) zone is established to provide a multifamily setting for family life in mid-height, high density dwelling units in close proximity to other multifamily neighborhoods and near the city's center.
- (8) The very high multiple residential (R-5) zone is established to provide a multifamily setting for family life in higher-height, very high density dwelling units in close proximity to other multifamily neighborhoods and near the city's center.

(c) Subsection 33-90(a) notwithstanding, this section also serves to implement provisions of sections 65852.21 and 66411.7 of the Government Code.

Sec. 33-94. Permitted and conditional uses and structures. (Note: the only revisions to this section are as shown on the portion of Table 33-94 below, including the addition of Footnote 2.)

Table 33-94

Permitted/Conditional Uses & Structures	R-A	R-E	R-1	R-T	R-2	R-3	R-4	R-5
Residential and Lodging								
Single-family dwellings detached	P	P	P		P	P ¹	P ¹	P ¹

Permitted/Conditional Uses & Structures	R-A	R-E	R-1	R-T	R-2	R-3	R-4	R-5
Mobilehome on parcel alone, pursuant to section 33-111	P	P	P	P				
<u>Two-family dwelling units and urban lot splits</u>		<u>P²</u>	<u>P²</u>					
Two-family, <u>three-family</u> , and multiple-family dwellings					P	P ¹	P ¹	P ¹

Notes:

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

2 Pursuant to sections 33-115 and 33-116.

Sec. 33-95. Permitted accessory uses and structures. (Note that tables in this section are not shown; no changes are proposed to those tables.)

- (a) Accessory uses and structures are permitted in residential zones, provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, those listed in Table 33-95.
 - (1) When provided by these regulations, it shall be the responsibility of the director to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to, the principal use, based on the director's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the principal uses and the relationship between the proposed accessory use and the principal use.
- (b) The permitted types and quantities of animals allowed in residential zones is listed in Table 33-95a. Other household pets are allowed pursuant to section 33-1116 of Article 57 of this chapter.
 - (1) At no time shall the keeping of such animals and pets constitute a nuisance or other detriment to the health, safety, or general welfare of the community.
 - (2) All animal keeping is subject to the animal control and humane treatment standards in Chapter 4 of the Municipal Code (Animal

Control) and other regulations found in County and State codes, including, but not limited to, State Health and Safety Code.

- (3) No more than the quantities of animals specifically listed in Table 33-95(a) or section 33-1116 shall be kept on any premises, except that offspring may be kept onsite for up to four (4) months from birth.
- (4) The number of animals allowed on properties that have been divided pursuant to section 33-116 shall be one half of that otherwise allowed in the underlying zoning district.

Sec. 33-97. Property development standards.

- (a) In addition to the property development standards set forth in this chapter, the development standards set forth in this article shall apply to land and structures in residential zones.
- (b) Properties developed pursuant to sections 33-115 or 33-116 shall be subject to the development standards contained in those sections. For any development standards not addressed in those sections, the standards contained elsewhere in this chapter shall apply.

Sec. 33-98. Parcel requirements. (Note: the only revision to this section is the addition of Footnote 3 to Table 33-98a, as shown below.)

Table 33-98a

Zoning Suffix	Minimum Lot Area (square feet)	Average Lot Width (feet)	Minimum Street Lot Frontage	Population Density
R-T ²	4,500*	55*	35 feet on a line parallel to the centerline of the street or on a cul-de-sac improved to city standards ¹ . Frontage on a street end that does not have a cul-de-sac improved to city standards shall not be counted in meeting this requirement except for panhandle lots.	Not more than one single-family dwelling may be placed on a lot or parcel of land in this zone. ³
R-1-6	6,000	60		
R-1-7	7,000	65		
R-1-8	8,000	70		
R-1-9	9,000	75		
R-1-10	10,000	80		
R-1-12	12,000	85		
R-1-15	15,000	90		
R-1-18	18,000	95		
R-1-20	20,000	100		

Zoning Suffix	Minimum Lot Area (square feet)	Average Lot Width (feet)	Minimum Street Lot Frontage	Population Density
R-1-25	25,000	110	Panhandle lots pursuant to Article 56. *Mobilehome parks pursuant to Article 45 allow different lot requirements. Title 25 provisions apply where applicable.	
R-E-20	20,000	100	20 feet or be connected to a public street by a permanent access easement ¹ . Panhandle lots pursuant to Article 56.	
R-E-25	25,000	110		
R-E-30	30,000	125		
R-E-40	40,000	150		
R-E-50	50,000			
R-E-60	60,000			
R-E-70	70,000			
R-E-80	80,000			
R-E-90	90,000			
R-E-100	100,000			
R-E-110	110,000			
R-E-130	130,000			
R-E-150	150,000			
R-E-170	170,000			
R-E-190	190,000			
R-E-210	210,000			
R-A-5	217,800	150	60 feet or be connected to a public street by a permanent access easement. ¹	
R-A-10	435,600			

Zoning Suffix	Minimum Lot Area (square feet)	Average Lot Width (feet)	Minimum Street Lot Frontage	Population Density
			Panhandle lots pursuant to Article 56.	

Notes:

1. Exception: Access to lots or parcels may be provided by private road easement conforming to the following standards:
 - (a) The minimum easement widths shall be 20 to 24 feet as determined by the city engineer and fire marshal; subject to the Escondido Design Standards and Standard Drawings;
 - (b) Pavement section widths, grades and design shall be approved by the city engineer;
 - (c) A cul-de-sac or turnaround shall be provided at the terminus to the satisfaction of the planning, engineering and fire departments.
2. Except for land that was being used for mobile homes prior to the effective date of the ordinance codified in this article, no land shall be classified into this zone where such classification would create an R-T zone area of less than 400,000 square feet.
3. Properties developed pursuant to section 33-115 and/or 33-116 shall be allowed one two-family dwelling project/Urban Lot Split.

Sec. 33-106. Plan approval required.

- (a) Building plan review and building permits are required for the construction or modification of single-family detached dwellings, mobilehomes, and some accessory structures in residential and R-T zones. Application shall be made to the building division for plan review, which is subject to planning division confirmation of zoning compliance. Two-family dwellings and urban lot splits in single-family residential zones shall be processed pursuant to section 33-115 and 33-116 of this article, respectively.
- (b) An appropriate development application for the construction or modification of ~~two-family~~ more than one dwellings on any lot in R-2, R-3, R-4 and R-5 zones, multiple-family dwellings, some accessory structures, and nonresidential development in all residential zones is required pursuant to Article 61 of this chapter.

Sec. 33-107. Building requirements, generally.

Table 33-107 lists building requirements in residential zones (excluding mobilehome parks approved pursuant to Article 45).

Table 33-107

Building Requirements	R-A	R-E	R-1	R-2	R-3	R-4	R-5	R-T*
Building height (feet), except as otherwise provided in this chapter	35	35	35	35 ¹	35 ¹	75	75	35
Maximum building stories				2 ¹	3 ¹	4 ¹	4 ¹	
Minimum distance between residence and accessory buildings (feet)	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵
Dwelling unit minimum floor area (square feet) ²	850	1,000 ⁶	850 ⁶	500	400	400	400	700
Maximum percent lot coverage by primary and accessory structures	20%	30%	40%	50%	none	none	none	60%
Maximum floor area ratio (FAR) ³	0.3	0.4 ⁴	0.5	0.6	0.7	0.8	0.9	none
Minimum square feet allowed for residential and parking regardless of the FAR	1,500	1,500	1,500	2,500	3,500	4,500	5,000	700

Notes:

1. Buildings or structures in excess of one (1) story and located adjacent to single-family zoned land, shall provide a setback equal to the abutting setback required by the single-family zone standards, plus five (5) additional feet for each story over two (2) on the property line(s) abutting the single-family zone(s) as noted in sections 33-100 and 33-101. Additionally, building features such as windows, doors, balconies, etc., bulk and scale shall not adversely affect the adjacent single-family property.
2. Area is exclusive of porches, garages, carports, entries, terraces, patios or basements.
3. FAR is the numerical value obtained by dividing the total gross floor area of all buildings on the site by the total area of the lot or premises.
4. Except that the maximum FAR for the RE-20 zone shall be 0.5; and for the RE-170 and RE-210 zones the maximum FAR shall be 0.3.
5. Pursuant to section 33-103(c), if the residence (or main building) and detached accessory building are both one (1) story in height, then the minimum separation requirement may be reduced to five (5) feet, unless a greater distance is required by local building and fire code requirements for fire separation.
6. Dwelling unit minimum floor area does not apply to units created subject to section 33-115.

* Requirements apply unless superseded by Title 25.

Sec. 33-1314. Definition and purpose.

- (a) *Plot plan* means a zoning instrument used primarily to review the location and site development of certain permitted land uses. The plot plan review process is required when any of the following are proposed in a multi-family, commercial, or industrial zone:
 - (1) A new building, structure, or addition;
 - (2) A new permitted use of land or existing structure that may require additional off-street parking;

- (3) A modification of an existing development affecting the building area, parking (when a reduction in parking spaces is proposed), outdoor uses, or on-site circulation. Changes to parking areas that do not result in a reduction in parking spaces are exempt from plot plan review, but require design review, as provided in section 33-1355(b)(2);
- (4) As may otherwise be required by this chapter.

Plot plan review is not required for residential development created by a planned development or residential subdivision of single-family lots.

- (b) *Minor plot plan* may include, but shall not be limited to, a change in use with no additional floor area, minor building additions, outdoor storage as an accessory use in the industrial zones, or other site plan changes affecting site circulation and parking, as determined by the director.
- (c) *Major plot plan* may include, but shall not be limited to, new construction, reconstruction and additions of facilities permitted in the underlying zone, or other projects that exceed thresholds for a minor plot plan, as determined by the director. All two-family dwelling projects proposed pursuant to section 33-115 shall be subject to the approval of a major Plot Plan.

ATTACHMENT 2

Planning Commission

Hearing Date: July 12, 2022

Effective Date: July 13, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL OF A ZONING CODE AMENDMENT RELATED TO IMPLEMENTATION OF REQUIREMENTS FOR TWO FAMILY DWELLING UNIT PROJECTS AND URBAN LOT SPLITS

APPLICANT: City of Escondido

CASE NO: PL22-0363

WHEREAS, the City of Escondido Planning and Engineering Divisions and City Attorney's Office have reviewed the Government Code sections created by the adoption of Senate Bill 9 ("SB 9"), and developed objective development standards to efficiently implement the requirements in the City of Escondido; and

WHEREAS, to create the local provisions Planning Division staff identified the need to amend articles 1 (General Provisions and Definitions), 6 (Residential Zones), and 61 (Administration and Enforcement) of the Escondido Zoning Code; and

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

WHEREAS, on July 12, 2022, 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 July 12, 2022, 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, as follows:

1. The above recitations are true and correct.
2. The proposed Zoning Code Amendments are statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to Government Code Sections 65852.21(j) and 66411.7(n), in that the proposed amendments are associated with adoption of local SB 9 requirements.
3. After consideration of all evidence presented and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the 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. Considering the Findings of Fact and applicable law, the Planning Commission hereby recommends City Council approval of said amendments, attached hereto as Exhibit "B."

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 12th day of July, 2022, by the following vote, to wit:

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

KATE BARBA, Chair
Escondido Planning Commission

ATTEST:

ADAM FINESTONE, Secretary of the
Escondido Planning Commission

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

Jessica Engel, Minutes Clerk
Escondido Planning Commission

EXHIBIT “A”
PL22-0363
FATORS TO BE CONSIDERED / FINDINGS OF FACT

Zoning Code Amendment Determinations:

1. The public health, safety, and welfare will not be adversely affected by the proposed change in that the amendment under consideration is directly linked to the recent State legislation (SB 9), and adopts local objective requirements and procedures for efficiently processing two family dwelling developments and urban lot splits.
2. The proposed modifications are for all parcels zoned estate residential (R-E) and single-family residential (R-1) on the City of Escondido Zoning Map, as well as parcels in specific plans intended primarily for single-family residential development. The approval of these requirements are consistent with State law and allows for implementation of local objective development standards.
3. The uses that would be permitted by the proposed Zoning Code Amendment will not be detrimental to surrounding properties because on January 1, 2022, the provisions for SB 9 became active across the State and already apply to every single-family residential parcel in the City of Escondido. Adoption of local requirements allows the City to establish objective development standards to ensure compatibility with existing residential neighborhoods.
4. The proposed change is consistent with the adopted General Plan as the City of Escondido must continue to provide more opportunities for housing to meet the Reginal Housing Needs Allocation of 9,607 units that have been assigned to Escondido. In addition, State law supersedes our local limitations regarding single family residential zoning districts, and adopting local objective standards allows the ability to maintain neighborhood compatibility to the extent possible.
5. By reference, the proposed changes, pursuant to SB 9, will apply to parcels in specific plans designated primarily for single-family residential use.

EXHIBIT "B"

Add the following sections 33-115 and 33-116 to the Escondido Zoning Code:

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

- (a) Purpose. The purpose of section 33-115 is to appropriately regulate qualifying Senate Bill 9 two-family dwelling unit developments within single-family residential zones in accordance with California Government Code section 65852.21.
- (b) For the purposes of this section and section 33-116 only, the term *two-family dwelling* shall mean two attached or detached units on single-family zoned properties, as described in subsection (d), and on properties in specific plans intended for single-family residential use.
- (c) Permit required. Two family dwellings shall require processing of a major Plot Plan application as described in division 8 of article 61 of this chapter.
 - (1) The director of development services or their designee (Director) shall review complete applications for compliance with the requirements of this section and the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the Municipal Code. Notwithstanding language in any specific plan to the contrary, provisions of this section shall supersede where any conflict exists. The Director shall ministerially approve complete applications found to be in compliance with these standards.
 - (2) The Director may deny a complete application if it fails to comply with the requirements of this section, the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the Municipal Code. In addition to the foregoing, the Director may deny an application if such denial is based upon a preponderance of evidence and the written finding of the building official that the proposed two-family dwelling project would have a specific, adverse impact, as defined in Government Code section 65589.5, subdivision (d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Notwithstanding the foregoing, an application shall not be rejected solely because it

proposes adjacent or connected structures provided that the structures meet building code safety standards.

(3) Appeals of the Director's decision shall be governed by section 33-1303.

(4) If the development of a two-family dwelling project requires another entitlement pursuant to the Escondido Zoning Code, the two-family dwelling project shall not be approved until that entitlement process is completed and approved. If the entitlement is not approved, the two-family dwelling project cannot be approved unless it is redesigned to eliminate the need for the denied entitlement.

(d) Location.

(1) Except as specified below, two-family dwellings shall be permitted in estate residential (R-E) and single-family residential (R-1) zones, and on properties in specific plans intended primarily for single-family residential use.

(2) Two-family dwellings shall not be permitted in the following locations:

(A) On properties that allow multi-family residential, commercial, industrial, agricultural, or mixed uses, regardless of the allowance of single-family residential uses.

(B) On properties described in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Government Code section 65913.4.

(C) Within a historic district or upon property included on the State Historic Resources Inventory, as defined in section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic resource or district pursuant to a city or county ordinance.

(D) On parcels requiring demolition or alteration of any of the following types of housing:

i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable

to persons and families of moderate, low, or very low income.

- ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
- iii. Housing that has been occupied by a tenant in the last three years.

(E) On parcels which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(F) On parcels with legal nonconforming uses or structures unless development of the two-family dwelling brings the property into conformance.

(e) Objective Development Standards: The development standards set forth below shall apply to all two-family dwellings. Any development standard not explicitly identified below shall be subject to the underlying zoning designation or specific plan, and all applicable provisions of this code, unless superseded by Government Code sections 65852.21, 66411.7, and 66452.6.

(1) Unit Size:

(A) The minimum unit size of any unit created as part of a two-family dwelling shall be 400 square feet.

(B) Except as described below, no new unit constructed as part of a two-family dwelling may exceed 800 square feet.

i. New units may be up to 1,200 square feet if they meet all of the following requirements:

a. The parcel on which the two-family dwelling is located is in the R-E or R-1 zone and has a lot size of at least one and a half (1 ½) times the minimum size otherwise permitted in the zone.

- b. No accessory dwelling unit or junior ADU exist on the parcel.
 - c. A deed restriction is recorded prohibiting the construction of an ADU or junior ADU on the parcel.
 - d. Existing and new dwelling units shall each have two covered parking spaces.
 - e. An attached or detached garage or covered parking space(s) associated with the 1,200 square foot unit does not exceed 450 square feet.
 - f. Existing and new dwelling units shall meet the minimum setbacks in the underlying zone.
 - g. Addition of the new unit does not result in the parcel being out of compliance with the maximum floor area ratio and lot coverage for the underlying zone.
- ii. New units may be up to 1,500 square feet if they meet all of the following requirements:
- a. The parcel on which the two-family dwelling is located is in the R-E zone and has a lot size of one and one half ($1 \frac{1}{2}$) times the minimum size otherwise permitted in the zone, or is in the R-1 zone and has a minimum lot size of 20,000 square feet.
 - b. The unit satisfies all requirements identified in subsections b through g of section 33-115(d)(1)(B)i.
- iii. New units may be up to 2,000 square feet if they meet all of the following requirements:
- a. The parcel on which the two-family dwelling is located is in the R-E or R-1 zone and has a lot size of at least one acre.

b. The unit satisfies all requirements identified in subsections b through g of section 33-115(d)(1)(B)i.

(C) Any future subdivision of a parcel with a two-family dwelling project shall not cause the parcel to be out of compliance with the provisions of this subsection.

(2) Setbacks and building separation:

(A) Minimum side and rear yard setbacks for a two-family dwelling shall be no less than four feet.

(B) Projections into setbacks shall comply with section 33-104(c).

(C) For two family dwellings constructed on properties which have frontage on streets which have not been dedicated to their ultimate width, setbacks shall be measured from the ultimate right-of-way.

(D) Setback requirements noted above shall not apply to a legally existing detached accessory structure that is utilized as one of the two units associated with the two-family dwelling or for a new structure constructed in the same location as a legally existing detached accessory structure.

(E) Detached dwelling units and associated covered parking shall be a minimum of 10 feet from each other unless all structures are single-story and not more than 16 feet in height, in which case the minimum separation shall be five feet.

(F) Notwithstanding subsection (E) above, all dwellings with less than 10 feet of separation shall meet the fire resistive construction requirements contained in the California Residential and Fire codes.

(3) Maximum Height/Stories:

(A) If located within the rear or side yard of the underlying zoning district, the two-family dwelling shall be limited to 16 feet and one-story.

- (B) If compliant with the setbacks for the underlying zoning district, the two-family dwelling shall comply with the height limitations of the underlying zoning district.

(4) Parking Requirements:

- (A) At least one new off-street parking space shall be provided for each new unit constructed under the provisions of this section. Said parking spaces shall be covered, and shall not be in tandem with parking spaces for any other unit on the property.
- (B) The required parking shall be located adjacent to the two-family dwelling the parking is associated with.
- (C) Parking spaces shall be designed pursuant to section 33-769. Compact spaces are not permitted.
- (D) The foregoing parking standards shall not be required in either of the following circumstances:
 - i. The two-family dwelling is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of section 21155 of the Public Resources Code, or a major transit stop as defined in section 21064.3 of the Public Resources Code. The applicant shall be responsible for demonstrating applicability of this section; or
 - ii. There is a car share vehicle located within one block of the two-family dwelling.

(5) Access and easements

- (A) Vehicular access from the public right of way shall meet the following requirements:
 - i. Driveways that provide access to two homes shall have a minimum paved width of 20 feet.
 - ii. Driveways that provide access to three homes, or that provide access to parking facilities with nine or more parking spaces, shall have a minimum width of 24 feet, unless the parking facility is served by 2

one-way driveways, in which case each driveway shall be at least 12 feet wide.

- iii. All driveways shall have a height clearance of at least 13 feet 6 inches, and shall be paved with cement, asphaltic concrete, or other all-weather construction material(s) and to the City Design Standards for Driveway Structural Design.
- iv. Access improvements shall be provided in compliance with the City's adopted standard drawings.
- v. Access to lots shall be in conformance with Article 39 of the Escondido Zoning Code. Dead end access shall be no longer than 150-feet in length unless a Fire Department approved turn-around is provided. Fire Department access shall be a minimum of 20 feet in unobstructed width.

(B) Emergency access and easements for the provision of public services and facilities shall be provided in compliance with applicable sections of the municipal code.

(6) The primary entrance for any new dwelling unit constructed as part of a two-family dwelling shall not be oriented to the side or rear property line unless the structure meets the side or rear setback established by the underlying zoning district.

(7) Each unit in a two-family dwelling shall be placed on a permanent foundation and permanently connected to the public sewer system or an onsite wastewater treatment system approved by the County of San Diego Health Department.

(8) Each unit in a two-family dwelling shall include sufficient permanent provision for living, sleeping, eating, cooking, and sanitations, including but not limited to washer/dryer hookups and full kitchen facilities.

(9) Both units in a two-family dwelling shall share the same water and sewer utility connections and meter(s), and shall be subject to connection fees or capacity charges, or both.

(f) Additional Requirements:

- (1) Construction of a two-family dwelling project shall not require the demolition of more than 25 percent of the exterior structural walls of an existing dwelling unless the site has not been occupied by a tenant in the last three years.
- (2) Any unit created pursuant to this section shall, if rented, be rented for a term longer than 30 days.
- (3) A deed restriction prepared by the City shall be recorded against the subject property prior to issuance of any building permit(s) for a two-family dwelling. The deed restriction shall run with the land and shall stipulate compliance with the applicable provisions of this section.
- (4) New dwelling units constructed as part of a two-family dwelling shall meet the requirements of the California Building, Residential, and Fire codes, as such codes have been adopted and amended by Chapters 6 and 11 of the Escondido Municipal Code.
- (5) Both units in a two-family dwelling project shall utilize the same colors and materials. This requirement applies whether both units are constructed at the same time or if one unit is added to a property that is currently developed with an existing unit.
- (6) Solar panels shall be required on newly constructed units within a two-family dwelling project in compliance with the California Energy Code.
- (7) Accessory Dwelling Units:
 - (A) For the purposes of this subsection, *Unit* refers to either a primary dwelling unit, an accessory dwelling unit (ADU), or a junior ADU.
 - (B) Inclusive of the two-family dwelling requirements described in this section, any existing parcel may be permitted to construct up to four total units.
 - (C) Any parcel created pursuant to section 33-116 shall be permitted to have no more than two total units.
 - (D) ADUs and Junior ADUs shall be governed by the provisions of Article 70.

Sec. 33-116. Urban lot split

- (a) Purpose. The purpose of section 33-116 is to appropriately regulate qualifying Senate Bill 9 urban lot split developments within single-family residential zones in accordance with California Government Code section 66411.7.
- (b) For the purposes of this section, *two-family dwelling* shall have the same meaning as that identified in section 33-115.
- (c) Urban lot splits, as defined in section 33-8, shall be approved ministerially without discretionary review.
- (d) Urban lot splits are not permitted on the following parcels:
 - (1) Those described in section 33-115(c)(2);
 - (2) Parcels that were created by a prior urban lot split;
 - (3) Parcels adjacent to those which the owner or someone acting in concert with the owner has previously subdivided through an urban lot split process.
 - (4) Parcels where subdivision would result in either of the new parcels being out of compliance with the maximum unit sizes identified in subsection 33-115(d)(1)(C).
 - (5) Parcels containing more than two units, as that term is described in subsection 33-115(d)(7)(A).
- (e) All provisions of the Subdivision Map Act and Escondido Municipal Code shall apply unless expressly modified in this section.
 - (1) No dedication of right-of-way or construction of offsite improvements shall be required as a condition of parcel map approval.
 - (2) If the urban lot split is proposed on a public street that has not been dedicated to its ultimate width, public access and utility easements shall be dedicated for the future build out as a condition of parcel map approval.
- (f) Development Standards. Parcels shall be subject to all development standards of the zone in which the property is located, except as modified below:

- (1) Lot size:
- (A) Each newly created lot shall be at least 40% of the lot area of the parcel being divided.
- (B) Each newly created parcel shall be no smaller than 1,200 square feet.
- (2) Setbacks, unit size, and parking requirements shall be the same as those in section 33-115(c).
- (g) A parcel created by an urban lot split shall be permitted to have a total of two units. This can be achieved through either a two-family dwelling, a single-family dwelling with an ADU, or a single-family dwelling with a junior ADU.
- (h) Parcels created by an urban lot split shall not be required, as a condition of ministerial approval, to correct nonconforming zoning conditions.
- (i) An application for an urban lot split shall not be rejected solely because it proposes adjacent or connected structures, provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.
- (j) Access to lots shall be in conformance with Article 39 of the Escondido Zoning Code. Dead end access shall be no longer than 150-feet in length unless a Fire Department approved turn-around is provided. Fire Department access shall be a minimum of 20 feet in unobstructed width.
- (k) Each dwelling unit and parcel shall have access to, provide access to, or adjoin the public right of way. Accessibility shall be in conformance with the Building Code and Americans with Disability Act, and shall not preclude construction of future public improvements
- (l) Easements for the provision of public services, emergency access and public facilities shall be provided as a condition of approval of an urban lot split.
- (m) Unless specifically exempted pursuant to Government Code sections 66411.7(g)(2) and (3), an applicant for an urban lot split shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.
- (n) Units on parcels created subject to this section shall, if rented, be rented for a term longer than 30 days.

- (o) Applications for urban lot splits shall be processed in the same manner as those for tentative parcel maps, and shall be subject to the applicable requirements contained in Chapter 32 of the Escondido Municipal Code.
- (p) Notes shall be included on the parcel map which reference compliance with sections 33-115 and 33-116 of the Escondido Zoning Code, and any other provisions of said code related to urban lot splits.
- (q) Fees for urban lot split applications shall be the same as those assessed for other tentative parcel map and parcel map applications.
- (r) Denial of permit:
 - (1) The City may deny a request for an urban lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the request would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of section 65589.5 the California Government Code, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- (s) Appeals:
 - (1) Appeals of the director's decision shall be governed by section 33-1303.

Revise the following sections of the Escondido Zoning Code to read as shown below:

Sec. 33-8. Definitions. (Add the following definition in alphabetical order):

Urban lot split means the subdivision of any lot in a single-family residential zone or parcels designated for primarily single-family development in a specific plan into two lots.

Sec. 33-90. Purpose.

- (a) Residential zones are established to provide for residential districts of various population densities so that the various types of residential developments may be separated from each other as necessary to assure compatibility of uses within family living areas, including the necessary appurtenant and accessory facilities associated with such areas.
- (b) The following classes of residential use zones are established:

- (1) The agriculture residential (R-A) zone is established to provide an agricultural setting in which agricultural pursuits can be encouraged and supported within the city. The R-A zone is designed to include single-family detached dwellings and to protect agricultural uses from encroachment by urban uses until residential, commercial or industrial uses in such areas become necessary or desired.
 - (2) The estate residential (R-E) zone is established to provide a rural setting for family life in single-family detached dwellings. Provisions are made for the maintenance of limited agricultural pursuits as well as those uses necessary and incidental to single-family living.
 - (3) The single-family residential (R-1) zone is established to provide a suburban setting suitable for family life in single-family, detached dwellings.
 - (4) The mobilehome residential (R-T) zone is established to provide a mobilehome park setting for family life in single-family detached mobilehomes. No land shall be classified into this zone where such classification would create an R-T zone area of less than four hundred thousand (400,000) square feet.
 - (5) The light multiple residential (R-2) zone is established to provide a multifamily setting for family life in low-height, low density dwelling units in close proximity to single-family residential neighborhoods.
 - (6) The medium multiple residential (R-3) zone is established to provide a multifamily setting for family life in low-height, medium density dwelling units in close proximity to other multifamily neighborhoods.
 - (7) The high multiple residential (R-4) zone is established to provide a multifamily setting for family life in mid-height, high density dwelling units in close proximity to other multifamily neighborhoods and near the city's center.
 - (8) The very high multiple residential (R-5) zone is established to provide a multifamily setting for family life in higher-height, very high density dwelling units in close proximity to other multifamily neighborhoods and near the city's center.
- (c) Subsection 33-90(a) notwithstanding, this section also serves to implement provisions of sections 65852.21 and 66411.7 of the Government Code.

Sec. 33-94. Permitted and conditional uses and structures. (Note: the only revisions to this section are as shown on the portion of Table 33-94 below, including the addition of Footnote 2. The remainder of the table and all other text in this section shall remain as currently codified.)

Table 33-94

Permitted/Conditional Uses & Structures	R-A	R-E	R-1	R-T	R-2	R-3	R-4	R-5
Residential and Lodging								
Single-family dwellings detached	P	P	P		P	P ¹	P ¹	P ¹
Mobilehome on parcel alone, pursuant to section 33-111	P	P	P	P				
Two-family dwelling units and urban lot splits		P ²	P ²					
Two-family, three-family, and multiple-family dwellings					P	P ¹	P ¹	P ¹

Notes:

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

2 Pursuant to sections 33-115 and 33-116.

Sec. 33-95. Permitted accessory uses and structures. (Note that tables in this section are not shown; no changes are proposed to those tables.)

- (a) Accessory uses and structures are permitted in residential zones, provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, those listed in Table 33-95.
 - (1) When provided by these regulations, it shall be the responsibility of the director to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to, the principal use, based on the director’s evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the principal uses and the relationship between the proposed accessory use and the principal use.
- (b) The permitted types and quantities of animals allowed in residential zones is listed in Table 33-95a. Other household pets are allowed pursuant to section 33-1116 of Article 57 of this chapter.

- (1) At no time shall the keeping of such animals and pets constitute a nuisance or other detriment to the health, safety, or general welfare of the community.
- (2) All animal keeping is subject to the animal control and humane treatment standards in Chapter 4 of the Municipal Code (Animal Control) and other regulations found in County and State codes, including, but not limited to, State Health and Safety Code.
- (3) No more than the quantities of animals specifically listed in Table 33-95(a) or section 33-1116 shall be kept on any premises, except that offspring may be kept onsite for up to four (4) months from birth.
- (4) The number of animals allowed on properties that have been divided pursuant to section 33-116 shall be one half of that otherwise allowed in the underlying zoning district.

Sec. 33-97. Property development standards.

- (a) In addition to the property development standards set forth in this chapter, the development standards set forth in this article shall apply to land and structures in residential zones.
- (b) Properties developed pursuant to sections 33-115 or 33-116 shall be subject to the development standards contained in those sections. For any development standards not addressed in those sections, the standards contained elsewhere in this chapter shall apply.

Sec. 33-98. Parcel requirements. (Note: the only revision to this section is the addition of Footnote 3 to Table 33-98a, as shown below. All other text and tables within this section shall remain as currently codified.)

Table 33-98a

Zoning Suffix	Minimum Lot Area (square feet)	Average Lot Width (feet)	Minimum Street Lot Frontage	Population Density
R-T ²	4,500*	55*	35 feet on a line parallel to the centerline of the street or on a cul-de-sac improved to city standards ¹ . Frontage on a street end that does not have a cul-de-sac	Not more than one single-family dwelling may be placed on a lot or parcel
R-1-6	6,000	60		
R-1-7	7,000	65		
R-1-8	8,000	70		
R-1-9	9,000	75		
R-1-10	10,000	80		

Zoning Suffix	Minimum Lot Area (square feet)	Average Lot Width (feet)	Minimum Street Lot Frontage	Population Density
R-1-12	12,000	85	improved to city standards shall not be counted in meeting this requirement except for panhandle lots.	of land in this zone ³ .
R-1-15	15,000	90		
R-1-18	18,000	95		
R-1-20	20,000	100		
R-1-25	25,000	110	Panhandle lots pursuant to Article 56. *Mobilehome parks pursuant to Article 45 allow different lot requirements. Title 25 provisions apply where applicable.	
R-E-20	20,000	100	20 feet or be connected to a public street by a permanent access easement ¹ . Panhandle lots pursuant to Article 56.	
R-E-25	25,000	110		
R-E-30	30,000	125		
R-E-40	40,000	150		
R-E-50	50,000			
R-E-60	60,000			
R-E-70	70,000			
R-E-80	80,000			
R-E-90	90,000			
R-E-100	100,000			
R-E-110	110,000			
R-E-130	130,000			
R-E-150	150,000			
R-E-170	170,000			
R-E-190	190,000			

Zoning Suffix	Minimum Lot Area (square feet)	Average Lot Width (feet)	Minimum Street Lot Frontage	Population Density
R-E-210	210,000			
R-A-5	217,800	150	60 feet or be connected to a public street by a permanent access easement. ¹ Panhandle lots pursuant to Article 56.	
R-A-10	435,600			

Notes:

1. Exception: Access to lots or parcels may be provided by private road easement conforming to the following standards:
 - (a) The minimum easement widths shall be 20 to 24 feet as determined by the city engineer and fire marshal; subject to the Escondido Design Standards and Standard Drawings;
 - (b) Pavement section widths, grades and design shall be approved by the city engineer;
 - (c) A cul-de-sac or turnaround shall be provided at the terminus to the satisfaction of the planning, engineering and fire departments.
2. Except for land that was being used for mobile homes prior to the effective date of the ordinance codified in this article, no land shall be classified into this zone where such classification would create an R-T zone area of less than 400,000 square feet.
3. Properties developed pursuant to section 33-115 and/or 33-116 shall be allowed one two-family dwelling project/Urban Lot Split.

Sec. 33-106. Plan approval required.

- (a) Building plan review and building permits are required for the construction or modification of single-family detached dwellings, mobilehomes, and some accessory structures in residential and R-T zones. Application shall be made to the building division for plan review, which is subject to planning division confirmation of zoning compliance. Two-family dwellings and urban lot splits in single-family residential zones shall be processed pursuant to section 33-115 and 33-116 of this article, respectively.
- (b) An appropriate development application for the construction or modification of more than one dwellings on any lot in R-2, R-3, R-4 and R-5 zones, multiple-family dwellings, some accessory structures, and nonresidential development in all residential zones is required pursuant to Article 61 of this chapter.

Sec. 33-107. Building requirements, generally.

Table 33-107 lists building requirements in residential zones (excluding mobilehome parks approved pursuant to Article 45).

Table 33-107

Building Requirements	R-A	R-E	R-1	R-2	R-3	R-4	R-5	R-T*
Building height (feet), except as otherwise provided in this chapter	35	35	35	35 ¹	35 ¹	75	75	35
Maximum building stories				2 ¹	3 ¹	4 ¹	4 ¹	
Minimum distance between residence and accessory buildings (feet)	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵
Dwelling unit minimum floor area (square feet) ²	850	1,000 ⁶	850 ⁶	500	400	400	400	700
Maximum percent lot coverage by primary and accessory structures	20%	30%	40%	50%	none	none	none	60%
Maximum floor area ratio (FAR) ³	0.3	0.4 ⁴	0.5	0.6	0.7	0.8	0.9	none
Minimum square feet allowed for residential and parking regardless of the FAR	1,500	1,500	1,500	2,500	3,500	4,500	5,000	700

Notes:

1. Buildings or structures in excess of one (1) story and located adjacent to single-family zoned land, shall provide a setback equal to the abutting setback required by the single-family zone standards, plus five (5) additional feet for each story over two (2) on the property line(s) abutting the single-family zone(s) as noted in sections 33-100 and 33-101. Additionally, building features such as windows, doors, balconies, etc., bulk and scale shall not adversely affect the adjacent single-family property.
 2. Area is exclusive of porches, garages, carports, entries, terraces, patios or basements.
 3. FAR is the numerical value obtained by dividing the total gross floor area of all buildings on the site by the total area of the lot or premises.
 4. Except that the maximum FAR for the RE-20 zone shall be 0.5; and for the RE-170 and RE-210 zones the maximum FAR shall be 0.3.
 5. Pursuant to section 33-103(c), if the residence (or main building) and detached accessory building are both one (1) story in height, then the minimum separation requirement may be reduced to five (5) feet, unless a greater distance is required by local building and fire code requirements for fire separation.
 6. Dwelling unit minimum floor area does not apply to units created subject to section 33-115.
- * Requirements apply unless superseded by Title 25.

Sec. 33-1314. Definition and purpose.

- (a) *Plot plan* means a zoning instrument used primarily to review the location and site development of certain permitted land uses. The plot plan review process is required when any of the following are proposed in a multi-family, commercial, or industrial zone:

- (1) A new building, structure, or addition;
- (2) A new permitted use of land or existing structure that may require additional off-street parking;
- (3) A modification of an existing development affecting the building area, parking (when a reduction in parking spaces is proposed), outdoor uses, or on-site circulation. Changes to parking areas that do not result in a reduction in parking spaces are exempt from plot plan review, but require design review, as provided in section 33-1355(b)(2);
- (4) As may otherwise be required by this chapter.

Plot plan review is not required for residential development created by a planned development or residential subdivision of single-family lots.

- (b) *Minor plot plan* may include, but shall not be limited to, a change in use with no additional floor area, minor building additions, outdoor storage as an accessory use in the industrial zones, or other site plan changes affecting site circulation and parking, as determined by the director.
- (c) *Major plot plan* may include, but shall not be limited to, new construction, reconstruction and additions of facilities permitted in the underlying zone, or other projects that exceed thresholds for a minor plot plan, as determined by the director. All two-family dwelling projects proposed pursuant to section 33-115 shall be subject to the approval of a major Plot Plan.



PLANNING COMMISSION

Agenda Item No.: H.1
Date: July 12, 2022

PROJECT NUMBER / NAME: PL22-0358 / 2022/2023 Planning Commission Work Plan

REQUEST: Adopt the 2022/2023 Annual Work Plan

LOCATION: N/A

APN / APNS: N/A

GENERAL PLAN / ZONING: N/A

APPLICANT: Development Services
Department

PRIMARY REPRESENTATIVE:
Adam Finestone, AICP
City Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: The Planning Commission reviewed and provided direction to staff on the draft 2022/2023 Annual Work Plan at its May 10, 2022, meeting.

PROJECT PLANNER: Adam Finestone, City Planner

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

STAFF RECOMMENDATION: Approve the 2022/2023 Annual Work Plan

REQUESTED ACTION: Adopt Resolution No. 2022-04

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Adam Finestone, City Planner

A. BACKGROUND:

In April 2021, the Planning Commission directed staff to initiate the preparation of an annual Planning Commission Work Plan (“Work Plan”). As a result, City staff facilitated a Work Plan prioritization discussion and exercise with the Planning Commission. The Commission discussed existing City work programs or known City Council priorities within the Commission’s purview and added new Work Plan ideas, and approved the plan at its May 25, 2021, meeting. The Work Plan was presented to the City Council for consideration at its July 21, 2021, meeting, where they approved the plan with the exclusion of the creation of a green infrastructure plan.

On May 10, 2022, the Planning Commission discussed the first annual update to the Work Plan. Accomplishments from the 2021/2022 Work Plan were presented, and a draft update to the Work Plan was provided. Following discussion of the draft update, the Commission directed staff to return at a future meeting with a final Work Plan for the 2022/2023 period.

B. SUMMARY OF REQUEST:

The 2022 – 2023 Planning Commission Work Plan is intended to establish clear expectations on timeline, interim milestones, budget resources, and specific deliverables of tasks within the Commission’s purview. The Work Plan anticipates a two-year horizon and has been updated from last year’s plan to remove tasks that have been completed or have become lower priorities, and to add tasks that have been identified by staff related to state legislation and direction from City Council. Tasks have also been reprioritized based on current status, level of urgency, funding and resource availability, and relationship to other Council priorities.

Staff believes that the Work Plan is aggressive in its scale and scope, and reflects a scenario in which all resources, including personnel and funding, are readily available. Further, staff acknowledges that tasks identified in the plan, and their prioritization, may change based on circumstances that may arise over the course of the year. However, the Work Plan, provided with this report as Attachment 1, and also included as Exhibit “A” to draft Planning Commission Resolution No. 2022-04, will provide the Commission with information on what they can anticipate to come before them for consideration. It also serves as a guide to staff in order to allocate and deploy its finite resources.

Staff believes the Work Plan is in alignment with City Council priorities. Additionally, all tasks have an identified funding source or do not require funding because they are anticipated to be completed by existing staff resources. As such, the Work Plan is not intended to be brought forth to City Council. Should the Planning Commission adopt draft Planning Commission Resolution No. 2022-04, City staff will undertake or continue work on the Work Plan tasks.

C. SUPPLEMENTAL DETAILS OF REQUEST:

The Escondido Planning Commission was established pursuant to Escondido Municipal Code section 20-1. The Planning Commission serves in an advisory capacity to the City Council on land use policy planning matters, which guide the future development of the City. The Planning

Commission has final approval authority on certain cases and recommends action to the City Council on others. Among other responsibilities, the Planning Commission assists the City Council in the formulation of policies and ordinances that implement the General Plan, such as amendments to the Zoning Code, the adoption of new code sections, and changes to the existing zoning text and maps.

The scope of the Commission's powers and duties are determined by the City Council, the Escondido Municipal Code, and state law (particularly the Planning and Zoning Laws in the Government Code). All matters of parliamentary procedure not specifically governed by the Planning Commission By-Laws (per Planning Commission Resolution No. 2018-01) or otherwise required by law are governed by the current edition of Robert's Rules of Order.

D. ANALYSIS:

The Work Plan provides an opportunity for the Planning Commission and City Council to evaluate and ensure continuous improvement to the City's land use and regulatory framework. To this end, it is relevant and important to identify the progress made over the preceding 12 months, in addition to updating the Plan to address changes in circumstances, priorities, and statutory requirements.

1. Prior Year Accomplishments

The Planning Commission fully addressed the following five tasks from the 2021 – 2022 Work Plan:

- Downtown Specific Plan Ground Floor Retail Amendment
- Annual Omnibus Code Clean-Up
- Comprehensive Density Bonus Ordinance Update
- Hotel Conversion Ordinance
- Sector Feasibility Study

The Planning Commission also took action on the Housing Element Update, and received part of the 2021 Annual Progress Report (for Climate Action Plan implementation), but did not fully complete its work in those areas. An additional nine items that were scheduled for completion by spring of 2022 remain incomplete.

2. Current Year Tasks

The Work Plan for 2022 – 2023 identifies 23 tasks under the purview of the Planning Commission. Of these 23 tasks, two are recurring (Annual Omnibus Code Clean-Up and Annual Progress Reports), two are ongoing (Climate Action Plan and Housing Element implementation), and five are new (Senate Bill 9, Grape Day Park Master Plan, 2022 General Plan Update, By-Right Approvals for Affordable Housing Projects, and Objective Development Standards). The remaining 14 tasks are carried over from the prior Work Plan.

Attachment 1 is a table showing the 2022 – 2023 Planning Commission Work Plan. Tasks are prioritized based on estimated completion dates found in the *Status and Program Timeline* column. It should be noted that several items that were on the prior year's Work Plan have been removed from this year's Work Plan because of changing priorities. With a two-year horizon in mind for tasks that are identified in the Work Plan, it is not likely that work will be significantly under way on the items that have been removed. Please also note that the Plan has been updated since it was originally presented to the Commission on May 10, 2022, to reflect changes in estimated completion dates and reprioritization of tasks based on those dates. Changes are shown in ~~strike-thru~~/underline format in Attachment 1; no substantive changes have been made. For reference, those items have been moved to a list of *Potential Future Work Plan Tasks* section at the end of the attachment so that they can be tracked and re-introduced into the Work Plan at a future date.

Staff also brings attention to two tasks on the Work Plan that in themselves encompass large-scale work efforts with numerous of action items. These relate to implementation of the Climate Action Plan and Housing Element. While some of the implementation measures are specifically called out in the Work Plan as separate tasks, the fact that others are not does not mean that staff has suspended work on them.

E. FISCAL ANALYSIS:

There are no direct fiscal impacts associated with this item. Funding needed to support the preparation of future work plans involves staff support and can be incorporated into the existing Development Services Department budget. Implementation of certain Work Plan tasks requires additional resources, much of which has been allocated. The only task for which funding is required but has not yet been allocated is the 2022 General Plan Amendment (specifically related to the outreach and engagement, and environmental review portions of the task); at this time, SANDAG has awarded a Smart Growth Incentive Program grant to the City to complete the environmental review for the task, subject to acceptance by City Council and execution of the requisite agreements with SANDAG.

F. ENVIRONMENTAL STATUS:

The primary purpose of this agenda item is to prepare an annual report and work plan. The content of this agenda report is provided for informational purposes only, and is "not a project" under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines section 15378(b)(5), which excludes from the definition of "project" "[o]rganizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment."

G. PUBLIC INPUT:

None.

Project Name: 2022 – 2023 Planning Commission Work Plan
Planning Commission Meeting
Date: July 12, 2022

H. CONCLUSION AND RECOMMENDATION:

Staff recommends the Planning Commission adopt Planning Commission Resolution No. 2022-04, approving the 2022/2023 Annual Work Plan

ATTACHMENTS:

1. 2022 – 2023 Planning Commission Work Plan (Updated)
2. Planning Commission Resolution No. 2022-04, with Exhibit “A”

ATTACHMENT 1

2022 – 2023 Planning Commission Work Plan

Section 1. Ongoing or Recurring Work Plan Elements

1. Education. Provide support for Commissioners through on-going training and learning opportunities to enable more informed decision-making.
 - Registration for in-state travel to professional trade conferences (i.e. League of California Cities and/or APA)*;
 - Registration for professional trade webinars (ULI, APA, AEP, etc.) and/or relevant web castings*; and/or
 - Provide staff-facilitated presentations.

** Training and learning opportunities involving “for-fee” registrations will be made available to Commission members on a rolling basis, starting with the newest members first. The number of registrations will be established by the Department budget, which is subject to change from time to time.*

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Section 2. Current Work Plan Elements

	Project Name	Brief Description	Deliverable	Council Authorized (Y/N)	State Mandate (Y/N)	CAP Related Implementation (Y/N)	Status and Program Timeline	Budget Required	Funded (Y/N)	Planning Commission Role
1	Senate Bill 9 (SB 9)	Amendments to the Municipal and Zoning Codes related to two-family developments and urban lot splits	Zoning Code Amendment(s)	N/A	No	No	<ul style="list-style-type: none"> • In development • Timeline 4 to 6 months • Est. Summer 2022 	None	N/A	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council
32	Housing Element Update	Update of the City’s goals, policies, and programs to promote the maintenance, improvement, and development of housing opportunities	General Plan Amendment	Yes	Yes	No	<ul style="list-style-type: none"> • In development • Timeline: 14 to 18 months • Est. Fall 2022 	\$118,000 plus EIR costs	Yes	<ul style="list-style-type: none"> • Informational study sessions • Public Hearing(s) • Advisory to City Council
23	Business Recovery Ordinance	Evaluate the City’s regulatory business relief measures and determine if any measures should be effective on a more permanent basis	Zoning Code Amendment(s) <u>or</u> Specific Plan Amendment(s)	Yes	No	No	<ul style="list-style-type: none"> • In development • Timeline: 3 to 4 months • Est. Summer/Fall/Winter 2022 	None	N/A	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council
54	Annual Omnibus Code Clean-Up	Amendments to various sections of the Municipal and Zoning Codes to address recent changes in State law, to provide clarity in our regulations, and to correct errors	Zoning Code Amendment(s)	Yes	Yes	No	<ul style="list-style-type: none"> • In development • Timelines: 4 to 6 months • Est. Fall/Winter 2022/2023 	None	N/A	<ul style="list-style-type: none"> • Public Hearing(s) • Advisory to City Council

45	East Valley Specific Plan	New rezoning program to accommodate future housing needs and the appropriate densities	Specific Plan adoption	Yes	Yes	No	<ul style="list-style-type: none"> In development Timeline: 14 to 18 months Est. Fall/Winter/Spring 2023 	\$147,000 plus EIR costs	Yes	<ul style="list-style-type: none"> Informational study sessions Public Hearing(s) Advisory to City Council
6	Annual Progress Reports for 2022	Annual report of General Plan, Housing Element, and Climate Action Plan implementation	Informational reports	N/A	Yes	Yes	<ul style="list-style-type: none"> Not initiated Timeline: 2 to 3 months Est. Winter/Spring 2023 	None	N/A	<ul style="list-style-type: none"> Discussion Receive and file
7	2022 General Plan Amendment	Create a General Plan environmental justice element and update the safety element (Community Protection chapter).	General Plan Amendments	Yes	Yes	Yes	<ul style="list-style-type: none"> In development Timeline: 12 to 18 months Est. Winter/Spring/Summer 2023 	TBD (for outreach and engagement, and EIR) \$200,000	No/Yes	<ul style="list-style-type: none"> Informational study sessions Public Hearing(s) Advisory to City Council
8	Grape Day Park Master Plan	Complete a comprehensive update to the draft Grape Day Park Master Plan which was endorsed by the City Council in 2015 but not formally adopted.	Park Master Plan	Yes	No	No	<ul style="list-style-type: none"> In development Timeline: 9 to 12 months Est. Spring/Summer 2023 	TBD upon consultant selection	Yes	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
9	EV Parking Ordinance	Adopt standards for EV charging stations in new multi-family and commercial developments and in single-family model homes	Municipal Code and Zoning Code Amendments	N/A	No	Yes	<ul style="list-style-type: none"> Not initiated Timeline: 3 to 4 months Est. Spring/Summer 2023 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
10	Alternatively-Fueled Water Heater Ordinance	Amendment to the local Building Code (Chapter 6 of the Municipal Code) to require the installation of electric water heaters in new residential developments and significant remodels	Municipal Code and Zoning Code Amendments	N/A	No	Yes	<ul style="list-style-type: none"> Not initiated Timeline: 3 to 4 months Est. Spring/Summer 2023 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
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12	Net Zero Energy Reach Ordinance	Amendment to the local Building Code (Chapter 6 of the Municipal Code) to require all new non-residential development to achieve net zero energy	Municipal Code and Zoning Code Amendments	N/A	No	Yes	<ul style="list-style-type: none"> Not initiated Timeline: 3 to 4 months Est. Spring/Summer 2023 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council

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14	TDM Ordinance	Amendments to the Zoning Code to require transportation demand management practices in new non-residential developments.	Zoning Code Amendment(s)	N/A	No	Yes	<ul style="list-style-type: none"> Not initiated Timeline: 6 to 8 months Est. Summer/Fall 2023 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
15	Pre-Approved ADU Plans	Develop sets of pre-approved floor plans to help incentivize new accessory dwelling unit production	Special study	Yes	No	No	<ul style="list-style-type: none"> Not initiated Timeline: 12 to 18 months Est. Summer/Fall 2023 	\$70,000 to \$100,000	Yes	<ul style="list-style-type: none"> Discussion Receive and file
16	Landscape Ordinance Update	Amendment to Article 62 of the Zoning Code to reduce water consumption, to install greywater and rain barrel systems in new single-family homes and to create new landscaping standards as required by the CAP, such as cool roofs on multi-family projects	Municipal Code and Zoning Code Amendments	N/A	No	Yes	<ul style="list-style-type: none"> Not initiated Timeline 8 to 12 months Est. Fall/Winter 2023 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
17	Open Space Standards Review and Ordinance Update	Evaluate the open space standards in the downtown specific plan and develop recommendations to right-size the requirements and incorporate new strategies to incorporate green space in new projects	Special study and Specific Plan Amendment	Yes	No	No	<ul style="list-style-type: none"> Not initiated Timeline: 12 to 16 months Est. Fall/Winter 2023 	\$40,000 to \$60,000	Yes	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
18	Downtown Parking Study and Ordinance Update	Develop a parking management plan and update off-street parking standards in the downtown area	Special study and Specific Plan Amendment	Yes	No	Yes	<ul style="list-style-type: none"> Not initiated Timeline: 16 to 24 months Est. Winter/Spring 2024 	\$75,000 to \$125,000	Yes	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
19	By-Right Approvals for Affordable Housing Projects	Amendment to the Zoning Code to require by-right approval of housing projects that includes 20% affordable housing units on sites included in the 6 th cycle Housing Element sites inventory.	Zoning Code Amendment			No	<ul style="list-style-type: none"> Not initiated Timeline: 3 to 6 months Est. Spring 2024 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council

20	Objective Design Standards	Amendment to Zoning Code and specific plans to incorporate objective design standards for multi-family residential development projects	Zoning Code Amendment and Specific Plan Amendments	No	Yes	No	<ul style="list-style-type: none"> Not initiated Timeline: 3 to 6 months Est. Spring 2024 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
21	Active Transportation Plan ("ATP")	Prepare a multi-modal infrastructure analysis and plan for implementation	Special study	Yes	No	Yes	<ul style="list-style-type: none"> Not initiated Timeline: 12 to 18 months Est. Fall/Winter 2023 	\$275,000	Yes	<ul style="list-style-type: none"> Informal study session(s) <i>Commission action is not required on the ATP</i>
22	Climate Action Plan Implementation	Undertake a variety of actions necessary for implementation of the Climate Action Plan	Municipal and Zoning Code Amendments, General Plan Amendments, Specific Plan Amendments, Special Studies, Informational Reports	Yes	Partially	Yes	<ul style="list-style-type: none"> Ongoing 	Varies	Partially	<ul style="list-style-type: none"> Informational study session(s) Public Hearing(s) Discussion Other Advisory to City Council
23	Housing Element Implementation	Undertake a variety of actions necessary for implementation of the Sixth cycle Housing Element	Municipal and Zoning Code Amendments, General Plan Amendments, Specific Plan Amendments, Special Studies, Informational Reports	Yes	Yes	Partially	<ul style="list-style-type: none"> Ongoing 	Varies	Partially	<ul style="list-style-type: none"> Informational study session(s) Public Hearing(s) Discussion Other Advisory to City Council

Section 3. Potential Future Work Plan Elements

	Project Name	Brief Description	Deliverable	Council Authorized (Y/N)	State Mandate (Y/N)	CAP Related Implementation (Y/N)	Status and Program Timeline	Budget Required	Funded (Y/N)	Planning Commission Role
	Comprehensive Nonconforming Ordinance Update	Amendment to Article 61 of the Zoning Code to update the standards and requirements for nonconforming uses and structures	Zoning Code Amendment	No	No	No	<ul style="list-style-type: none"> On hold 	None	N/A	<ul style="list-style-type: none"> Public Hearing(s) Advisory to City Council
	Building and Permit Processing Guide	Collateral material and marketing material overview of City development services and how to process land use development projects	Informational report	No	No	No	<ul style="list-style-type: none"> On hold 	None	N/A	<ul style="list-style-type: none"> Discussion Receive and file
	Communications and Outreach Strategy	Discuss issues and opportunities community awareness and engagement strategies and identify more effective and efficient ways to get information out to the public	Discussion item	No	No	No	<ul style="list-style-type: none"> On hold 	None	N/A	<ul style="list-style-type: none"> Discussion

ATTACHMENT 2

Planning Commission
Meeting Date: July 12, 2022
Effective Date: July 13, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING THE 2022/2023 PLANNING COMMISSION WORK PLAN.

WHEREAS, the Escondido Planning Commission was established pursuant to Escondido Municipal Code section 20-1; and

WEHREAS, the Planning Commission serves in an advisory capacity to the City Council on land use policy planning matters, which guide the future development of the City. The Planning Commission has final approval authority on certain cases and recommends action to the City Council on others. Among other responsibilities, the Planning Commission assists the City Council in the formulation of policies and ordinances that implement the General Plan, such as amendments to the Zoning Code, the adoption of new code sections, and changes to the existing zoning text and maps; and

WHEREAS, at its May 25, 2021, meeting, the Planning Commission adopted its first annual work plan, covering the 2021 – 2022 period; and

WHEREAS, at its July 21, 2021, meeting, the City Council considered and amended the Planning Commission's work plan; and

WHEREAS, at its May 10, 2022, meeting, the Planning Commission considered a draft work plan and directed staff to return at a future meeting with a final work plan for formal consideration.

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 Planning Commission, in its independent judgment, has determined that the work plan is “not a project” under the California Environmental Quality Act (“CEQA”), pursuant to CEQA Guidelines section 15378(b)(5), which excludes from the definition of “project” “[o]rganizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment,” because the work plan only identifies projects that will be considered in the future and makes no commitment regarding content or decisions on those projects
3. The Planning Commission approves the 2022/2023 Planning Commission Annual Work Plan, attached hereto as Exhibit “A,” and incorporated herein by this reference as though fully set forth herein.
4. The Planning Commission concurs with Staff’s determination that the Work Plan complies with previously identified goals and priorities of the City Council and that the tasks identified in the Work Plan can be accomplished through use of staff time and previously budgeted resources. The Planning Commission acknowledges that prioritization of Work Plan tasks may be modified by staff based on availability of

resources, identification of other tasks unknown to staff at the time of adoption of this Resolution which require more immediate action, and direction from City Council.

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 12th day of July, 2022, by the following vote, to wit:

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

KATHERINE BARBA, Chair
Escondido Planning Commission

ATTEST:

Adam Finestone, Secretary of the
Escondido Planning Commission

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

Jessica Engel, Minutes Clerk
Escondido Planning Commission

EXHIBIT “A”

2022 – 2023 Planning Commission Work Plan

Section 1. Ongoing or Recurring Work Plan Elements

1. Education. Provide support for Commissioners through on-going training and learning opportunities to enable more informed decision-making.
 - Registration for in-state travel to professional trade conferences (i.e. League of California Cities and/or APA)*;
 - Registration for professional trade webinars (ULI, APA, AEP, etc.) and/or relevant web castings*; and/or
 - Provide staff-facilitated presentations.

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