

# AGENDA REPORT

## City Council

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**MEETING DATE:** March 23, 2022

**PREPARED BY:** Nicole Piano-Jones

**DEPT. DIRECTOR:** Roy Sapa'u

**DEPARTMENT:** Development Services

**CITY MANAGER:** Pamela Antil

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**SUBJECT:**

Annual Progress Report on the implementation of the General Plan.

**RECOMMENDED ACTION:**

Approve the General Plan Annual Progress Report, including implementation thereof.

**STRATEGIC PLAN:**

This item fits within the Organizational Effectiveness and Efficiency focus area of the City Council's Strategic Plan by addressing General Plan implementation and the delivery of services.

**FISCAL CONSIDERATIONS:**

This is an informational report and does not have a direct fiscal impact.

**BACKGROUND:**

Government Code Section 65400 mandates that each planning agency (local jurisdictions) submit an annual report on the status of their General Plan and progress in its implementation for each calendar year. State law requires that the local legislative body review the Annual Progress Report (APR) prior to submittal to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The APR helps inform the OPR of local planning activities. HCD also requires jurisdictions to submit the Housing Element report, on prescribed tables, directly to HCD which also covers activities and accomplishments from the calendar year. The APR is due to both agencies April 1<sup>st</sup> of each year. The APR is also submitted to the San Diego Association of Governments (SANDAG). Timely submission of the annual report to HCD fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing. Additionally, the annual report gives OPR the opportunity to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies.

Per Program 3G of the Housing Element, the City of Encinitas (“City”) is to monitor the adequacy of development standards that could have an impact on the ability to develop housing at affordable levels or for special needs population. It also requires the evaluation of the development standards to facilitate development in the R-30 Overlay Zone and report to the City Council annually as part of the Housing Element Annual Progress Report, which is included in the Analysis section below.

## **ANALYSIS:**

The General Plan APR provides an overview of what was implemented during the Calendar Year 2021 (January 1, 2021 – December 31, 2021). Topics addressed include the following:

- Introduction
- Purpose of the General Plan
- Status of the Adopted Elements
- Status of the Local Coastal Program
- Progress in the General Plan’s Implementation

The Housing Element APR is included as Appendix B in the General Plan APR (Attachment 1). The Housing Element APR includes housing development applications deemed complete; new housing construction entitlements, permits, and completed; RHNA progress; Housing Element Program implementation status; and other housing data as applicable during the 2021 calendar year.

The City continues to make progress with all the Housing Element Programs adopted in the 6<sup>th</sup> Cycle Housing Element on April 7, 2021. Most notable achievements during 2021 are the following:

- Adopted Increased Inclusionary Requirement by five percent (5%) City-wide and established Impact and In-Lieu Fees (awaiting California Coastal Commission Approval)
- Adopted reduced parking standards for affordable housing units and new tandem parking standards (awaiting California Coastal Commission Approval)
- Approved Homeless Action Plan and several initial action items were completed:
  - One new FTE was created and filled to oversee Housing and Homeless Programs and Services
  - Supplemental COVID-19 Community Development Block Grant funding leveraged to expand the City’s Homeless Outreach Program for Empowerment (HOPE)
  - Internal and External Working Groups formed
- ADU production remains prominent with 115 permits issued in 2021, representing 77 percent of all new residential units
- 209 planning applications processed by City staff, consistent with the number of applications from the previous year.
  - Of the 209 applications processed, 64 projects reviewed by the Planning Commission, representing an increase of 20 percent from previous year
- During 2021, a total of 51 Citizen Participation Program Meetings were held, of which 35 were for residential projects
- In accordance with Program 3G of the 2021-2029 Housing Element, City staff monitors the adequacy of development standards in Title 30 of the Encinitas Municipal Code and Specific Plans to determine if any standards create undue burdens or limit the ability for housing to be developed at the density designated in the site inventory.
  - During 2021, three (3) Housing Element R-30 Sites were approved which will result in 462 total units, 73 of which will provide affordable housing units once constructed (status of all Housing Element Sites in Appendix B)

- Seven (7) Housing Element R-30 site applications are in review by Staff, six (6) of which have submitted SB 330 pre-applications.
- During 2021, the Objective Design and Development Standards were drafted through a series of Planning Commission meetings and public outreach efforts. The City Council approved the Objective Design and Development Standards in early 2022 and are currently in effect. The Ordinance will be reviewed by the California Coastal Commission later in 2022.
- No constraints caused by development standards have been identified that limit development of housing or the ability to achieve the densities in the R-30 zone as approved in the 2021-2029 Housing Element.

The final APR is scheduled for submission to OPR and HCD prior to March 31, 2022. Any comments received from the public or City Council will be included in the submission.

### **ENVIRONMENTAL CONSIDERATIONS:**

The General Plan Annual Progress Report is a reporting document and does not create or alter policy. The content is provided for informational purposes only and is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This informational item provides a means to monitor the implementation of the General Plan during the 12-month reporting period.

### **ATTACHMENTS:**

1. City of Encinitas Annual General Plan Progress Report 2021
  - Appendix A – General Plan Content
  - Appendix B – Housing Element Progress Report
  - Appendix C – Advanced Planning Work Projects
  - Appendix D – City of Encinitas City Council Strategic Plan
  - Appendix E – Planning Commission Work Plan



# City of Encinitas

## Annual General Plan Progress Report

### 2021

#### I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR). The report discusses what was implemented during the 12-month reporting period and provides a means to determine if changes are needed in the plan or its implementation programs. The document is scheduled for review and approval by the City Council on March 23, 2022. It will be submitted to OPR and the Department of Housing and Community Development (HCD) on or before April 1, 2022.

#### II. Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, resource preservation and utilization, air and water quality, noise, safety issues and other related physical, social, and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision makers, neighboring cities, and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

#### III. Status of the Adopted Elements

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation (Mobility), Housing, Safety, Noise, Conservation, and Open Space with Recreation being optional. The elements may be combined or renamed, but basic requirements must be included. The relationship between the seven elements and the City of Encinitas General Plan is described in more detail in **Appendix A**.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for a housing element. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are updated every eight years according to a schedule set by the State. A jurisdiction's safety element is updated concurrently or after the adoption of a housing element update. Other elements may be updated less frequently and typically have a 20-year horizon.

On April 7, 2021, the City Council adopted the 6<sup>th</sup> Cycle Housing Element (Resolution No. 2021-16), which was found in substantial compliance with State Housing Element Law by HCD.

#### IV. Status of the Local Coastal Program

Local Coastal Programs (LCPs) are basic planning tools to guide development in the coastal zone, in partnership with the California Coastal Commission. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). While each LCP reflects unique characteristics of individual local coastal communities, regional and statewide interests and concerns

must also be addressed in conformity with the Coastal Act goals and policies. Since most of the City of Encinitas is in the Coastal Zone, most of the City's development is regulated by coastal development permits.

The goals of the LCP are to protect, maintain, and enhance the Coastal Zone environment; ensure a balance of utilization and conservation; maximize public access to and along the coast; prioritize coastal-dependent and related development; and encourage coordinated State and local initiatives to implement beneficial programs and other educational uses. Following adoption by a city council or county board of supervisors, an LCP is submitted to the California Coastal Commission for review for consistency with Coastal Act requirements. After an LCP has been finally approved, the California Coastal Commission's coastal permitting authority over most new development within the coastal zone is transferred to the local government, which applies the requirements of the LCP in reviewing proposed new developments.

The City's LCP has been certified by the California Coastal Commission, and the City has permitting authority over most new development within the coastal zone. The California Coastal Commission reviews and approves any amendments to previously certified LCPs. The City of Encinitas currently has two LCPAs under review by the California Coastal Commission, which include: 1) Amendments to the Municipal Code to implement the 6<sup>th</sup> Cycle Housing Element by updating its local affordable housing inclusionary regulations, establish parking minimums for inclusionary housing, and parking regulation amendments to allow for tandem parking within multi-family housing development projects; and 2) an update to the local Accessory Dwelling Units (ADU) Ordinance to reflect changes in State law that became effective on January 1, 2020 that was submitted to the California Coastal Commission in 2020. The California Coastal Commission certified an LCP amendment relating to Retail and Non-retail Cannabis activities in December 2021. All portions of the City of Encinitas Land Use Plan and Implementation Plan have been certified by the California Coastal Commission.

## **V. Progress in the General Plan's Implementation**

Generally, all existing parcels of land that have been developed have been purposed with land uses consistent with the General Plan. Residential land use currently accounts for 44.5 percent of all land area in the City of the Encinitas, more than any other land use. The primary existing housing type is single-family homes (73 percent with 57 percent detached single-family and 18 percent attached single-family). Multi-family condominiums and apartments currently comprise 22 percent of the existing housing supply. Mobile homes make up three percent of the housing supply. Commercial and office uses account for 417 acres or approximately three percent of total land area in the City of Encinitas. There are over 200 vacant and undeveloped lands, which account for 1,075 acres or approximately eight percent of the total land area, throughout the City of Encinitas. Most of the streets and highways described in the General Plan are developed to their planned capacity or have capacity to be fully implemented in the future. The majority of infrastructure needed to serve existing and planned land uses is already in place. However, as the City of Encinitas continues to process development applications, capacity analyses are completed to determine the adequate upsizing or modifications required to accommodate proposed land uses.

During 2021, the City of Encinitas processed numerous projects and participated in a variety of planning programs that advance the General Plan's implementation. The following summaries provide a brief overview of these projects and programs yet are not intended to be exhaustive.

### **1. Land Use:**

The goals and policies contained in the Land Use Element address preserving the integrity of the five individual communities that make up the City of Encinitas, while ensuring that future development

is sensitive to the environment. The major issues facing the City of Encinitas, as identified in the 1989 plan, are underscored by a policy framework that emphasizes compatibility to the existing residential community, businesses, and the natural environment. The City of Encinitas Land Use Element contains 18 categories for land use – ten categories are specifically concerned with residential land use. Additionally, there are several overlay zones described. Topics or issue areas covered in the Land Use Element include:

- Maintaining Balanced Land Uses
- Growth Management
- Compatibility between Existing and Future Development
- Urban Design
- Environmental Sensitivity
- Preservation of Open Space
- Code Enforcement

<b>Land Use Element Implementation (2021)</b>
Estimated 26,408 total housing units. Current data reporting for this information is based upon United States Census Data as of 2020.
149 building permits were issued in 2021 for 149 new housing units.
A total of 209 planning applications were processed by City staff, with 64 projects reviewed by the Planning Commission, 17 of which were for new housing units. A total of eight (8) projects were appealed to the City Council, of which seven (7) were approved to be developed.
115 building permits issued for Accessory Dwelling Units (ADUs).
Cases/Investigations Opened by the Code Enforcement Division – 510; 545 cases closed; and 594 parking citations reviewed in 2021.
The City completed 95 graffiti removal requests on public right-of-way and 446 graffiti removal requests on private property.

## **2. Housing:**

The 6<sup>th</sup> Cycle Housing Element was adopted on April 7, 2021. The goals and policies contained in the Housing Element help implement statewide housing goals which call for the provision of decent and sound housing for all persons. In addition, the Housing Element addresses the importance of continuing efforts toward providing housing that is affordable to income groups. A complete list and status of the Housing Element implementation is available in the Housing Element Annual Progress Report in **Appendix B**. Topics or issue areas covered in the Housing Element include:

- Housing Opportunities
- Quality of Housing
- Maintenance and Preservation of Housing
- Housing Conservation

<b>Housing Element Implementation (2021)</b>
<ul style="list-style-type: none"> <li>▪ 149 building permits were issued in 2021 for 149 new housing units: 0 very low deed restricted, 15 very low not deed restricted, 0 low deed restricted, 3 low non deed restricted, 24 moderate, and 107 above moderate-income units.</li> <li>▪ 115 of the building permits issued were for Accessory Dwelling Units (ADUs).</li> <li>▪ Housing units identified as affordable units that are not deed restricted are newly built units that have been rented at an affordable cost per the price limitations outlined by HCD.</li> </ul>

During 2021, the City approved housing development projects on three (3) Housing Element R-30 Sites which will result in 462 total units, 73 of which will provide affordable housing units once constructed (status of all Housing Element Sites in Appendix B). Seven (7) Housing Element R-30 site applications are in review by Staff, six (6) of which have submitted SB 330 pre-applications.

During 2021, three (3) low-income homeowners were assisted through the City's Residential Rehabilitation Program to make needed home repairs. Two (2) additional households have projects in process and are expected to be completed in 2022.

City awarded \$53,024 CDBG funds to three (3) non-profit service providers. A total of \$463,522 in supplemental CDBG CARES (CDBG-CV) funding was awarded for several activities, including Fair Housing/Eviction Prevention, Food Support, Emergency Shelters, one full-time Homeless Outreach Caseworker, and program administration.

An average of 97 Section 8 Vouchers were administered, and an additional 12 "port-in" vouchers from other Housing Authorities.

Encinitas Opening Doors Program - Initiated as a pilot in 2016 to assist homeless households in Encinitas, the Opening Doors Program provides City funds to a local service provider to help assess, match, and place homeless households interested in housing, into permanent housing. The City Council has renewed funding for Opening Doors annually since 2017 and will be re-considered at the end of the 2021-2022 fiscal year. Since the beginning of the program in May 2016, 189 formerly homeless households have been placed into permanent housing.

Homeless Prevention and Intervention Fund – City received \$250,000 from the State for homeless prevention and intervention services provided by the Community Resource Center to assist at least 40 individuals with case management and flex funds. From July to December 2021, 127 households (199 individuals) have been assessed to determine their assistance needs. Thirty-four (34) households (44 individuals) have found housing placements, exceeding the goal of 10 households for this program. Eleven households (twenty-two individuals) have received prevention-stabilization funding.

In June 2020, the Homeless Outreach Program for Empowerment (HOPE), a partnership between the City, San Diego County Sheriff's Department, and San Diego County Health and Human Services Agency piloted a program in Encinitas to outreach to the City's unsheltered population. At the end of 2021, 110 individuals enrolled in the HOPE program. Thirty-six individuals experiencing homelessness were successfully housed in 2021, eight (8) individuals were offered/accepted gainful employment through the efforts of HOPE Social Worker, 60 individuals signed up for benefits, and four have been referred to Behavioral Health Services.

In April 2019, the City of Encinitas finalized the Permit Ready Accessory Dwelling Unit (PRADU) Program which encourages the construction of ADUs by offering property owners a selection of eight pre-approved ADU building plans that can be downloaded from the city's website. The permit-ready plans include customizable options to allow for variations in exterior materials and door and window fenestrations to express individual owners' tastes. The program assists property owners in creating ADUs by providing customizable plans, expediting the process, and reducing preconstruction fees. Since 2019 the City of Encinitas has waived all development fees associated with the creation an Accessory Dwelling Unit. Program Development and Monitoring is ongoing. In 2021, 10 PRADU building permits were issued and seven (7) PRADU permits received certificate of occupancy.

### 3. Circulation:

The goals and policies contained in the Circulation Element address a wide range of issues concerning circulation in and through the City. This chapter emphasizes the need to maintain an efficient transportation system and establishes standards for future roads. Topics or issue areas covered in the Circulation Element include:

- Transportation System
- Roadway Functions and Standards
- Alternate Modes of Transit
- Scenic Highways
- Coastal Access

In Spring 2021, the City initiated efforts to update its Mobility (Circulation) Element and create a framework to implement Senate Bill 743 (SB 743), a new state law governing transportation analysis. The Mobility Element is a section of the City's General Plan that identifies a multimodal transportation network to serve the community's needs. The last comprehensive update to the Mobility Element—previously known as the Circulation Element—was in 1989, when the population was lower and transportation options were very different. Since then, Encinitas has grown to nearly 65,000 residents and transportation options continue to expand.

The Mobility Element Update will identify:

- A safe, efficient, and adequate circulation system that responds to the transportation and infrastructure needs of all modes and users, including drivers, cyclists, pedestrians, transit users, and rail users.
- The location of existing and future transportation needs in the City.
- Long-term goals and policies for community mobility over the next 30 years.
- Strategies to reduce vehicle speed, increase driver attention, and protect vulnerable users on local streets, and to reduce overall vehicle-miles traveled (VMT) and urban sprawl.
- As part of the Mobility Element Update, the City is looking forward to consolidating the progressive policies from its various strategic, community and neighborhood plans—such as the Climate Action Plan, Active Transportation Plan, Rail Corridor Vision Study, and others—into one cohesive, citywide framework.

Circulation Element Implementation (2021)
<p>The final report of the Rail Corridor Cross-Connect Implementation Plan was adopted by City Council in December 2020, which identifies, evaluates, and prioritizes a suite of 20 potential projects in the coastal rail corridor using a variety of criteria including access benefits, safety, cost, and community input. These projects are comprised of eight “crossings” that would provide east-west access across the rail corridor and adjacent roadways; and twelve “connectors” that would complete network gaps and facilitate access to the crossing locations. Each project has an accompanying project sheet, conceptual design, and preliminary cost estimate that will enable the City to pursue grants and other funding opportunities as they arise. This grant-funded project was finalized and approved by City Council in February 2021. Since then, staff has begun exploring crossing options, and continually monitors grant funding opportunities</p>
<p>Leucadia &amp; Hygeia Roundabout final design is complete as of December 2020. The City has secured 1 of the 2 needed easements. The 2nd easement is in progress. The Coastal Development Permit was extended in October 2021. The City is waiting for construction funding.</p>



The Santa Fe Drive Corridor Improvements Project will construct bicycle and pedestrian facilities along Santa Fe Drive from Gardena to El Camino Real. The improvements will include separate bike lanes, buffered bike lanes, curb, gutter & sidewalks, and a pedestrian crossing on Santa Fe Drive near San Dieguito High School.
In Spring 2021, the City began the MAP Encinitas project. The City's Active Transportation Plan (ATP) was adopted in 2018 and established a network of biking and walking facilities throughout the City. It identified needed routes, gap closures, safety considerations, and facility options. An implementation plan, which involves prioritizing the projects and identifying funding opportunities, was not part of the original ATP due to funding limitations. In 2020, the City successfully applied for and received grant funding for the development of an implementation plan through the Caltrans Sustainable Communities Grant. The creation of an implementation plan is the purpose of the Modal Alternatives Project (MAP Encinitas). When complete, MAP Encinitas will provide the City with a prioritized list of bike and pedestrian projects that reflects the community's desires and values. The project will also develop conceptual plans and fact sheets for 35 of the highest priority projects, so that the City is well-positioned to apply for grant funding.
The El Portal grade separated pedestrian and bicycle rail undercrossing project began construction in November of 2020 and is anticipated to be completed by Summer 2022.
Verdi undercrossing plans are anticipated to be finalized at the end of April 2022. The project will go to Planning and Coastal Commission for approval, and then to the CPUC for approval.
The Leucadia Streetscape project design and construction plans are complete. Phase I Construction Contract was awarded in September 2020. Construction began in January of 2020. Phase I construction is anticipated to be completed by Summer 2022.
5,545 feet of sidewalks added; 2 pedestrian crosswalks placed; 1.91 miles of additional traffic calming measures added; 0 miles of bike lanes added.

#### **4. Public Safety:**

The goals and policies contained in the Public Safety Element focus on reducing the risk associated with hazards where mitigation is possible and developing strategies that will be effective in the event of a disaster or incident. This includes reducing the loss of life, injury, and property damage. The policies and programs articulated in this section will ensure that current and future residents and businesses in the City are served by a well-rounded, efficient, and environmentally safe system of public facilities and services. Topics or issue areas covered in the Public Safety Element include:

- Land Use Planning
- Risk Assessment/Land Use Suitability
- Hazards Mitigation
- Emergency Response and Action
- Safety Service Standards

In September 2017, City Council authorized the initiation of amendments to the Public Safety Element of the General Plan. In 2018, City staff prepared draft amendments to the Public Safety Element and began circulating the document for departmental and interagency review. In early 2019, concerns of the 100-foot defensible space requirement in local Very High Fire Severity Zones pursuant to State law was identified as a potential conflict with the California Coastal Act. A representative with CalFire has been in consultation with the California Coastal Commission to discuss how to proceed given the conflict of State law within the Coastal Zone. The City of Encinitas is proceeding with updating its Safety Element in early 2022. The City of Encinitas will continue to coordinate with CalFire to incorporate required changes pursuant to State law.

<b>Public Safety Element Implementation (2021)</b>
The Encinitas Fire Department operates six fire stations.
The Encinitas Fire Department has 51 full-time firefighters/paramedics and six Chief Officers.
Six Frontline units (four type-1, one ladder truck, two brush engines, and type-6 patrol engine) – Three reserve type-1 engines.
The Encinitas Fire Department average response time for 2021 was five minutes and 28 seconds – a decrease of 10 seconds from the prior calendar year.
The Insurance Services Office (ISO) completed an evaluation of the City of Encinitas Fire Department and improved the ISO rating from 3/9 to 02/2x. ISO surveyed 48,632 communities nationwide, and less than three percent of which have a class of 2 or lower. The rating system runs on a scale from 1 (highest) to 10 (lowest). The components affecting the score include the performance of the fire department, the available water supply, and the communications systems in place (i.e., dispatch). This improved rating may lower home insurance rates.
The Fire Department completed revisions to the Countywide Multi-Jurisdictional Hazard Mitigation Plan, which involved coordination with representatives from all the jurisdictions in the region. The Plan identifies risks and ways to minimize damage from natural and manmade disasters. It is a comprehensive resource document that serves many purposes such as enhancing public awareness, creating a decision tool for management, promoting compliance with State and Federal program requirements, enhancing local policies for hazard mitigation capability, and providing for inter-jurisdictional coordination.
Confined Space Rescue Drill. The Encinitas Fire Department, in conjunction with other North County Fire Departments, conducts Confined Space Rescue Drill. This valuable training assisted with familiarizing personnel with the appropriate rescue equipment and techniques, ventilation monitoring, and preplanning for these types of rescues.
City of Encinitas Marine Safety responds to all marine related incidents up to three nautical miles offshore and across the surf line areas, including inland water related calls. It has its own dive rescue team and unified swift water rescue team with the Encinitas Fire Dept. This division responds throughout the County for Mutual Aid. The Marine Safety Division consists of six full-time personnel and 65 part-time personnel covering the Encinitas coastline proactively, 365 days a year during the day and on stand-by in a reactive mode during the night hours for 911 calls for service. The Marine Safety Operation has a large collateral responsibility in many areas for coastal management duties as well.
1,185 ocean rescues completed in 2021.
1,747 medical aids made in 2021.
1,420 participants in the Junior Lifeguard Program in 2021.
35 injured marine wildlife rescues; 56 dead marine wildlife were removed.
Total beach attendance for Encinitas coastline in 2021 was 3,100,812 people.
The City of Encinitas contracts for law enforcement services with the San Diego Sheriff Department, which has a station in Encinitas. In 2021, Encinitas deputies responded to 20,138 calls for service, made 925 total arrests (felony or misdemeanor).
The City renewed the Sheriff's Department 960 Hour Rehire Program as a pilot program (initiated October 2017 and ongoing), which entailed bringing on two retired Sheriff's Deputies to supplement Code Enforcement efforts related to public nuisance activities associated with alcohol serving establishments.

## 5. Resource Management:

The goals and policies contained in the Resource Management Element address a wide range of issues that are designed to preserve significant natural and cultural resources in the City. This element meets State requirements concerning Open Space and Conservation Elements. It contains goals that further the protection and maintenance of natural resources and prevents their wasteful exploitation, degradation, and destruction. It also contains goals with managing open space, including undeveloped wilderness areas. Topics or issue areas covered in the Resource Management Element include:

- Water Quality
- Preservation of Trees
- Aesthetic Resources
- Air Quality
- Waste Management
- Cultural Resources
- Coastal Protection
- Biotic Resources
- Protection of Agricultural Resources
- Energy Conservation

<b>Resource Management Element Implementation (2021)</b>
In January 2022, U.S. Representative Mike Levin assisted the City of Encinitas in securing \$3.5 million of Federal funding for the U.S. Army Corps of Engineers to construct the San Diego County Project. The San Diego County Project is a cyclical, large beach nourishment project that uses offshore sand to widen the beach, lessen wave impacts to bluff faces and increase recreational space on the beach. This is a joint project between the U.S. Army Corps of Engineers, the City of Solana Beach, and City of Encinitas. Planning, engineering, and baseline monitoring are currently underway. Construction is expected to occur in late 2023 or early 2024.
In January 2018, City Council approved the Encinitas Climate Action Plan (CAP). A Climate Action Plan provides a comprehensive roadmap to address the challenges of climate change in the City of Encinitas. To combat the effects of climate change, the City will need to reduce greenhouse gas (GHG) emissions from activities within the City while supporting the community in adapting to and improving its resiliency to a changing climate over the long term. On November 18, 2020, the City Council approved an updated Climate Action Plan and associated final Negative Declaration. The 2020 CAP update was a culmination of a year-long process that included the re-evaluation of the City's 2030 greenhouse gas emissions projection to include anticipated increase of housing units, establishment of more ambitious emissions reduction targets, and the development of more effective emission reduction CAP measures and complimentary supporting measures.
In 2021, City Council adopted amendments to the Building Code to establish additional energy efficiency, solar photovoltaic, and electrification requirements for certain new and remodeled residential, commercial, multi-unit residential, and hotel/motel buildings, which is currently under review by the State Energy Commission.
Encinitas Creek Channel Project - Restoration of flood control capacity to prevent future flooding. The City received grant funding from Hazard Mitigation and Vector Control to fund the project. Continued progress of 5-year maintenance and monitoring program.
Six Priority Development Projects (PDPs) were granted occupancy/completed in 2021, for a total of 165 completed Best Management Practices (BMP) Priority Development Projects in inventory.

7 proposed Storm Water Development Projects in review.
457 Priority Development Projects structural BMP inspections performed.
During the 2021 calendar year, Wastewater Division of Public Works cleaned approximately 958,408 feet (182 miles) of sewer and storm drainpipes. This number includes all sewer lines jetted and rodded combined.
Cleaned 1,746 storm drain boxes throughout the City of Encinitas.
76 sources of non-storm water discharges identified – 76 eliminated.
City of Encinitas Stormwater management staff continues to support the Stormwater Pollution Prevention Plan (SWPPP) Internship Programs at local schools through classroom visits and field trips, educating students on the important job of maintaining surface water quality in the City.
(Ongoing) Implementation of the Green Building Incentive Program - provides financial incentive, priority plan check, and City Council recognition for projects that register and achieve certification with Build It Green (BIG) Greenpoint Rated and/or US Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED).
Composting Program was established at City Hall in November 2018. Approximately 500 pounds of food scrap is diverted from the landfill annually. Currently, due to the COVID-19 Pandemic the City has paused the composting program to ensure all waste is removed from the building and all areas are sanitized. In response to California Senate Bill 1383, starting June 1, 2021, the City of Encinitas initiated residential collection of organics recycling material citywide. Throughout 2021-2022, commercial and multi-family residential generators will be enrolled into organics recycling collection. All organic material collected by the City's waste hauler, EDCO, including food scraps and green waste are processed at a newly constructed anaerobic digester facility.

## 6. Recreation:

The goals and policies contained in the Recreation Element focus on ways existing recreational opportunities can be expanded to meet both existing and projected needs. Topics or issue areas covered in the Recreation Element include:

- Development of New Park and Recreational Facilities
- Preservation of Open Space
- Coastal Development and Resources
- Park Standards

<b>Recreation Element Implementation (2021)</b>
Continued recreation programs and citywide special events (such as Cyclovia, Holiday Parade, and Egg Hunt).
Adams Run Trail connector conceptual design was established in 2017 and is currently on hold pending environmental review. Ongoing consultation with the California Department of Fish & Wildlife for possible mitigation measures due to environmentally sensitive habitat. The design for Trail 95 is complete and construction will begin in March 2022. The design for Trail 82 should be finished by mid-2022 with construction on hold pending funding in a future budget cycle.
Shade sails for the Oakcrest Park bocce courts were installed in December 2021. The shade sails improve access and provide a more comfortable recreational experience.

The Recreation Division secured funding for an outdoor patio space complete with a fitness element at the Encinitas Community and Senior Center. Construction began in November 2020 and construction was completed in April 2021. The project was awarded the 2021 California Park & Recreation Society (CPRS) Award of Excellence for Excellence in Design – Facility Design.

Organic Parks – Glen Park has been an organically maintained park since 2015. The City added Vista Park and Las Verdes Park as organically managed in 2017. In 2018, Hawk view Park was added and in 2019, the City added Scott Valley Park, Mildred Macpherson Park, Leucadia Oaks Park, and Leucadia Roadside Park. The City continues to maintain these parks organically.

Construction for Olympus Park (formerly Standard Pacific Park) began in April 2020 and was opened to the public May 2021. The project was awarded the 2021 California Park & Recreation Society (CPRS) Award of Excellence for Excellence in Design – Park Planning.

## 7. Noise:

The goals and policies contained in the Noise Element focus on ways to reduce unwanted or unpleasant sound. Topics or issue areas covered in the Noise Element include:

- Land Use Planning

Noise Element Implementation (2021)
62 noise complaints received – 56 cases closed.
Continued implementing the Sheriff's Department 960 Hour Rehire Program as a pilot program (initiated October 2017), which entailed bringing on two retired Sheriff's Deputies to supplement Code Enforcement efforts related to noise abatement associated with alcohol serving establishments. This program is reviewed annually.

## VI. Plans, Projects, and Accomplishments

The Development Services Department processed a variety of long range and current planning projects during 2021, including, but not limited to, ordinances, specific plan amendments, major use permits (MUP), subdivisions, design review permits, coastal development permits, and associated environmental reviews. A list of projects currently in process by the Policy Planning & Housing Division are attached as **Appendix C**.

Current Planning Division processed a total of 209 projects, with 64 projects reviewed by the Planning Commission. A total of eight (8) projects were appealed to Council, seven (7) of which were approved.

The following table provides a breakdown in the applications received for 2021.

DEVELOPMENT SERVICES DEPARTMENT - 2021 DEVELOPMENT ACTIVITY	
ZONING ADMINISTRATOR / STAFF REVIEW	Total
Affordable Unit Policy	1
Boundary Adjustment	13
Certificate of Compliance	4
Coastal Development Permit (CDP)	45
Design Review (Admin.)	10
Minor Use Permit	12

Signs - Permanent	1
Substantial Conformance	28
Tentative Parcel Map	4
Waiver-Parcel Map	1
Other Applications	26
<b>Sub-total -&gt;</b>	<b>145</b>
<b>PLANNING COMMISSION / CITY COUNCIL REVIEW</b>	
Coastal Development Permit	12
Design Review Permit	18
Major Use Permit	18
PC or CC Interpretation	2
Policy/Ordinance Development	9
Tentative Map	4
Variance	3
Other Applications	3
<b>Sub-total -&gt;</b>	<b>64</b>
<b>GRAND TOTAL</b>	<b>209</b>

The City issued approximately 2,476 building permits for commercial and residential projects in 2021.

#### Progress in meeting the City's Share of Regional Housing Needs

Government Code Section 65400(a)(2)(B) provides: "The Housing Element portion of the Annual Progress Report ... shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ..." The tables provided in **Appendix B** demonstrate the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of Excel spreadsheets. Therefore, **Appendix B** also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2021.

### **VII. Additional Information and Activities**

#### City Council Strategic Plan

The City's Strategic Plan (**Appendix D**) was approved by the City Council on October 24, 2018. The City's Strategic Plan contains the City Council's Vision, Mission, Operating Principles and Strategic Focus Areas. During a special session on March 6, 2019, the top four focus areas for the City were reconfirmed covering 2019-2021 projects. They include:

1. Attain a legally compliant Housing Element
2. Better incorporate the rail corridor into our neighborhoods
3. Improve connectivity and mobility for all users
4. Promote green initiatives and protect natural resources

#### Planning Commission Work Plan

Encinitas Municipal Code Section 2.30.040.C requires the Planning Commission to prepare and present an annual report and work plan to the City Council; this requirement is further guided by the Commission's bylaws. The Commission's Annual Report serves as a retrospective look at the Planning Commission's activities during the calendar year. The Commission's Work Plan includes



recommendations for the City Manager and City Council to consider in ensuring continuous improvement to the City's land use and regulatory framework. The Work Plan is submitted to the City Manager and City Council to align with the budget process, allowing for allocation of resources to implement all or part of the recommendations in the Work Plan. The Planning Commission Work Plan (**Appendix E**) was approved by the City Council on May 23, 2018, which initially covered the period between June 2018 through December 2019 and has been extended through 2021. It is anticipated that the Planning Commission will develop an updated Work Plan in Spring 2022.

#### SANDAG Regional Planning Technical Working Group

The purpose of the Regional Planning Technical Working Group (TWG) is to review and make recommendations on key activities associated with the preparation and implementation of San Diego Forward: The Regional Plan, the Regional Growth Forecast, and other SANDAG land use, transportation, housing, public health, social equity, environmental, and related planning activities.

The TWG acts in an advisory capacity to the Regional Planning and Transportation Committees primarily on regional planning activities. The Regional Planning and Transportation Committees report to the SANDAG Board of Directors. The Board makes final decisions on San Diego Forward: The Regional Plan and other related planning activities.

The TWG makes recommendations on key regional planning and implementation activities. These tasks include the preparation of San Diego Forward: The Regional Plan, and the development/update of the Smart Growth Concept Map, the Smart Growth Incentive Program/Active Transportation Grant Program, land use, housing, and transportation efforts, including transit-oriented development and complete streets, the Regional Housing Needs Assessment, public health as related to the built environment, social equity and environmental justice, and other related items. The TWG also assists with associated public outreach activities and helps inform and encourage active public participation by citizens and groups throughout the region. In general, the TWG's focus is on land use, transportation, and environmental planning activities of regional significance.

#### Mobility (Traffic and Public Safety) Commission

The Traffic and Public Safety Commission is a seven-member board. The Traffic and Public Safety Commission study and report to the City Council any matter referred to it by the City Council. The Traffic & Public Safety Commission has advisory responsibility regarding traffic issues and public safety and serves as a liaison between the public and the City Council and conduct analysis and provide recommendations to the City Council on matters related to the circulation of motorized vehicles, pedestrians, and bicycles, and on matters related to public safety. The scope of the Commission's role with respect to public safety includes but is not limited to traffic safety, emergency response for fire, medical and other crises, as well as the City's efforts to control and reduce criminal activities of all types. The Commission may conduct informational and educational meetings, prepare reports and analyses, and work with fire, marine safety, ambulance, and sheriff personnel.

The Traffic and Public Safety Commission was approved to be renamed to the Mobility and Traffic Safety Commission and its responsibilities were also modified by the City Council in October 2021. Most recently the Commission has been actively working on intersection control evaluations, amending standards and procedures for establishing stop sign controls, implementation and deployment of new sidewalks, traffic calming methods, red light camera enforcement, etc.

### Permitting and Technology Improvements

In the summer of 2020, the City of Encinitas transitioned fully to electronic plan review which includes the online permit submittal process. Additionally, the City has implemented electronic submittals and reviews for all entitlement and permit applications. The City continues to work on process improvements for both internal and external customers with the main objective to streamline the development review process.

The City has continued to improve existing and provide additional services typically done in-person during the COVID-19 Pandemic such as: online option for the public to schedule a virtual/in-person appointment with staff, virtual/in-person pre-application meetings, etc..

The City expanded its City Geographic Information System (GIS), which is fully available to the general public and accessible from any computer or smartphone device. Information accessible via GIS including but not limited to Zoning, Assessor Information, Ownership Records, etc.

### Grant Administration

**SB2 Grant:** In November 2019, the City of Encinitas applied for and was awarded grant funding under SB2, which is for increasing housing production in California. The City of Encinitas intends to utilize SB2 grant funding to develop objective design standards and to expedite permit processing for housing projects in Encinitas. In February 2020, the City Council approved a contract with RRM to develop objective design standards and to create the expedited permit process for housing developments. It was originally anticipated that RRM would begin providing professional services in March 2020 with the anticipated completion of the contract in approximately six months. However, the project has taken longer due to COVID and other delays. Public outreach was conducted, and several public hearings held in 2021. The City Council approved the Objective Design Standards in February 2022. In September 2020, the City Council approved the contract with Civic Solutions to provide contract planning services to assist with the review of housing projects. During 2021, the Contract Planner reviewed several R30 Housing Element Site applications, of which three were approved and six are still being reviewed. The contract with Civic Solutions has been extended through 2022. HCD has extended the SB2 Grant through September 2023.

**Local Early Action Plan Grant:** In June 2020, the City of Encinitas applied for a Local Early Action Planning (LEAP) Grant from the California Department of Housing and Community Development (HCD). The City of Encinitas was eligible for a \$300,000 grant based on its population. In November 2020, the City of Encinitas was awarded the LEAP Grant for the development of the El Camino Real Corridor Specific Plan. A Request for Proposals (RFP) was released at the end of 2020 and responses to the RFP were reviewed in early 2021. Based on the responses from the RFP effort, staff returned to the City Council for additional funding. A subsequent RFP was released, after which a consultant was selected in June 2021, with outreach beginning in November 2021. It is anticipated that the final City Council hearing will be held in fall of 2023.

## **VIII. Conclusion**

The General Plan is the City's land use constitution and guiding vision. Upkeep and maintenance of the General Plan is a continuous process. The City of Encinitas implements the General Plan's vision on a day-to-day basis in its many planning projects and strives to include the public in the decision-making process. Any updates to the General Plan will correspond with OPR guidance on the topic.



## APPENDIX A - GENERAL PLAN CONTENT

State law requires that general plans include seven elements. The elements may be combined or renamed, but basic requirements must be included. Elements for other topics of local concern may also be included. The Encinitas General Plan includes one optional element, called the Recreation Element. The correspondence between State mandated elements and the Encinitas General Plan are illustrated below.

<b>Mandatory Element</b>	<b>Encinitas General Plan</b>	<b>Element Description</b>
Land Use	Land Use	Designates the proposed general distribution and location of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses.
Circulation	Circulation	This element consists of the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource Management	The Conservation portion of this element addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource Management	The Open Space portion of this element addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life. It also addresses managed production of features, resources, agricultural lands, and areas with scenic, historic and cultural value.
Safety	Public Safety	This element addresses the protection of the community from a variety of risks and hazards. This includes any unreasonable risks associated with

		the effects of seismically induced surface rupture and tsunami; slope instability leading to mudslides and landslides; flooding; and fire hazards.
Noise	Noise	Identifies noise problems and analyzes current and projected noise levels for highways, arterials and major local streets, railroad operations, rapid transit systems, and ground stationary noise sources.
Housing	Housing	The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community (regardless of their income). To adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. This element designates specific areas in the community to be zoned for housing but private developers or non-profit housing agencies actually build the units.
<b>Optional Element</b>	Recreation	The purpose of the Recreation Element is to preserve, acquire, develop, operate/maintain, increase and enhance public recreation opportunities and facilities throughout the city for all users. This element creates standards for parkland development to address how different parks will be developed and maintained to meet existing deficiencies as well as future needs.

1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure  R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was <u>APPLICATION SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below								1	0	81	0	0	0	387	469	469	0					
	258-184-15	811 & 813 Third street	Third Street Duplex	MULTI-004333-2021, DR-004334-2021, & CDPNF004335-2021.	2 to 4	O	8/17/2021							2	2	2		No	No	N/A	Approved	
	216-041-20	1950 N. Coast Highway 101	Marea Village	MULTI-003780-2020	5+	R	8/5/2021			19				75	94	94		No	Yes	N/A	Pending	
	262-061-85	Sage Canyon Dr	Sage Canyon	MULTI-003817-2020	5+	R	7/28/2021			29				116	145	145		No	Yes	N/A	Pending	
	261-191-09	2599 Montgomery Avenue	The Palm Residence Reu New Single-Family Residence	MULTI-0003276-2019; DR-003277-2019, CDP-003278-2019; SUBC-003691-2020	SFA	O	1/18/2021							2	2	2		No	No	N/A	Approved	
	254-363-39	1060 Urania Avenue		CDP-004123-2020	SFD	O	4/22/2021							1	1	1		No	No	N/A	Approved	
	261-112-20	2442 Oxford Avenue	Maloy Residence	MULTI-004195-2020, VRNC-004197-2020; BADJ-004537-2021; CDP-003800-2020	SFD	O	5/5/2021							1	1	1		No	No	N/A	Approved	
	216-052-01	1967 N. Vulcan Avenue	1967 N. Vulcan Avenue	MULTI-003917-2020; DR-003918-2020; & CDP-003919-2020	5+	R	3/12/2021			12				60	72	72		No	Yes	Yes	Approved	
	254-253-06	1222, 1224, 1226, 1228 & 1230 Hermes Avenue	Popien Residence Remodel	MULTI-003486-2019; DR-003487-2019; CDPNF-003488- 2019	SFA	O	1/21/2021							1	1	1		No	No	N/A	Approved	
	258-130-97 258-130-98	155 Quail Gardens Drive, 628 & 630 Encinitas Boulevard	Sunshine Gardens	MULTI-003629-2020; DR-003632-2020; BADJ-003630; & CDP003631-2020	5+	R	4/22/2021			21				119	140	140		No	Yes	Yes	Approved	
	258-163-06 258-163-07	777 Second Street	Density Bonus Mixed-Use Complex	MULTI-003802-2020, USE-004644-2021; DR-003810-2020; BADJ-003803-2020; CDP-003809-2020	5+	O	9/23/2021	1						8	9	9		No	Yes	Yes	Approved	
	260-313-11	777, 779, & 793 Second Street		MULTI-003312-2019; SUB-003313-2019L CDPNF-003314-2019; DR-004562-2021	2 to 4	O	5/19/2021							2	2	2		No	No	N/A	Approved	
	259-231-28 259-231-31 259-231-30	1902-1904 Glasgow Ave	Nash Remodel	MULTI-003587-2020; DR-003589-2020; BADJ-003588-2020	5+	R	4/24/2020			42				241	283			No	Yes	No	Disapproved	Denied: PC 8/9/2021 - CC 11/10/2021
		2220, 2228, 2230 Encinitas Blvd	Encinitas Boulevard Apartments																			

Table A2

	<div>Housing Programs Progress Report</div> <div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div>			
	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1A	Accommodate the City’s Regional Housing Needs Assessment Allocation	Maintain internal consistency with all General Plan elements	Adoption of Housing Element - April 15, 2021	Completed. Adopted in April 2021.
		Make available the sites inventory to interested developers.	Ongoing	The sites inventory information is readily available and accessible on the City's website. Staff discusses the development requirements with interested developers at regular Wednesday Staff Advisory Committee (SAC) meetings with priority for housing element sites. Housing Element Application Status table is updated on a regular basis and available on the City's website.
Program 1B	Monitor Sites Zoned to Accommodate Lower Income Housing	Monitor sites zoned to accommodate lower income units to ensure these sites continue to be viable opportunities to accommodate lower income households.	Annually.	Ongoing. During 2021, three (3) Housing Element R-30 Sites applications were approved which will result in 462 units, 73 of which will provide affordable units once constructed. Seven (7) Housing Element R-30 site applications are currently under review by Staff, six (6) of which have submitted SB 330 pre-applications.
		Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Annually, as appropriate.	Ongoing. Objective design standards were approved by the Planning Commission in 2021 and adopted by the City Council in early 2022. Staff continually monitors provisions and standards that may constrain housing development.
Program 1C	Promote the development of accessory housing units	Monitor success of permit-ready packets to market accessory unit production	Annually.	In April 2019, the City of Encinitas finalized the Permit Ready Accessory Dwelling Unit (PRADU) Program which encourages the construction of ADUs by offering property owners a selection of eight pre-approved ADU building plans that can be downloaded from the city’s website. The permit-ready plans include customizable options to allow for variations in exterior materials and door and window fenestrations to express individual owners’ tastes. The program assists property owners in creating ADUs by providing customizable plans, expediting the process, and reducing preconstruction fees. Since 2019, the City of Encinitas has waived all permit fees associated with the creation of an Accessory Dwelling Unit. Program Development and Monitoring is ongoing. In 2021, 10 PRADU building permits were issued and 7 PRADU were issued occupancy.
		Amend Accessory Unit Ordinance if needed to conform to future amendments to State law and submit to HCD.	Update zoning code within one year after any future amendments are passed applicable to State Accessory Dwelling Unit law. Process Coastal Commission certification of Local Coastal Program Amendments as required.	On February 9, 2022, City Council adopted Ordinance No. 2022-03, adopting modifications suggested by the California Coastal Commission to City Council Ordinance No. 2020-10 regarding ADUs, with exception of provisions regarding replacement parking. Additionally, on January 26, 2022, the City Council adopted Resolution No. 2022-11 initiating amendments pertaining to ADU replacement parking and other clarifications in accordance with state law. The City and Coastal Commission staff are currently working on options for replacement parking.
		Explore tiny homes, micro-units, and other prefabricated units.	Annually.	PRADU Program has meet expressed demand.
		Explore opportunities to create a permit-ready clearinghouse with other jurisdictions	December 31, 2021.	No expressed interested by other jurisdictions. City staff will continue exploring opportunities. City of San Diego is offering the City's PRADU plans.

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
		Prepare and circulate survey of ADU applicants from 2019 and 2020 to determine where any improvements can be made to the process and non-governmental constraints to construction of ADUs, such as financing.	Prepare and circulate ADU Applicant Survey by March 2021. Report findings of survey June 2021.	Results of the ADU survey were presented in a memo to the City Council in June 2021. A total of 79 responses were received, majority of which indicated a desire for more education and information, in particular the need to link residents/applicants with available financing resources, local contractors, and other resources. Staff also contacted ADU applicants who have obtained a building permit but yet to have an inspection, or have not scheduled an inspection for several months. Majority of respondents indicated that delays with the ADU permit were a result of prolonged work and/or complications with permit for the main dwelling occurring simultaneously. COVID-19 was a significant contributor to the delay; either due to back-ordered appliances/materials or contractor scheduling/availability.
		Continue to survey affordability levels as building permits are issued.	Annually.	Ongoing. The City surveys the affordability levels of each new residential unit receiving a building permit.
		Review production estimates and affordability levels every two years. If production estimates are below projected amount determine if any program improvements are needed such as constraints caused by the permit process.	Review in 2023	Ongoing. Will review in 2023.
		Update ADU production estimates with mid-cycle Housing Element update in 2025.	2025 Housing Element Update.	Ongoing. Will review and update if needed in 2025.
		Issue building permits for an average of 125 accessory units annually.	Ongoing	Ongoing. In 2021, the City issued building permits for 115 ADUs and have 168 ADU building permits under review.
Program 1D	Develop Programs to Promote and Encourage Accessory Dwelling Units Affordable to Lower Income and Moderate Income Households	Survey and evaluate a variety of potential methods and strategies to encourage ADU development affordable to lower and moderate income households. To be completed in conjunction with the Survey in Program 1C.	Evaluate ADU policies/programs 2021-2022; Ongoing. Propose an incentive program to City Council by June 2021.	Ongoing. The City Council reviewed possible options for ADU incentives in June 2021. Due to competing funding priorities, PRADU Program, existing market demand and production, and significant production of affordable ADU's, no additional incentives appeared necessary to encourage production of affordable ADUs.
		Adopt appropriate procedures, policies and regulatory provisions.	Develop appropriate procedures, policies and regulatory provisions by June 2023.	Ongoing. Development Service staff will prepare policies and procedures for ADUs with the revision on the PRADU program in late 2022/early 2023.
Program 1E	Ensure that adequate sites remain available throughout the planning period	Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or a different income level than shown in the Housing Element. If insufficient suitable sites remain at each income level, identify and, if necessary, rezone sufficient sites within 180 days.	At the time of approval of a project on a site listed in the Housing Element.	Ongoing. City makes findings required by Government Code Section 65863 at the time of approval when housing element sites contain fewer units or a different income level than shown in the Housing Element.
		Identify additional sites that may be required to be up zoned to meet "no net loss" requirements for Housing Element adoption in 2025. Any site identified to be up zoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.	Housing Element adoption in 2025 as identified in Program 3C.	Ongoing. Staff continues to review Housing Element site projects to determine if adequate sites will remain and will identify sites for additional rezoning pursuant to Section 65863.2 and to be consistent with the City's obligation to affirmatively further fair housing when required. 2025 Housing Element Update no longer required under Section 65588(e)(4).



	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1F	Energy conservation and energy efficiency opportunities	Implement the residential strategy measures listed in the City of Encinitas Climate Action Plan.	Ongoing	Ongoing – The City’s CAP was updated to reflect the most current approved Housing Element, the updated CAP was approved by Council in November 2020. In 2021, the City adopted Green Building Ordinance 2021-13 effectively implementing all the building and development-related measures in the CAP. The City is currently awaiting California Energy Commission approval for this local “reach code.” It is anticipated that the CEC will grant approval in April 2022 making the Ordinance 2021-13 immediately effective and enforceable.
		Promote and encourage regional water conservation incentive programs and City’s Green Building Incentive Program.	Ongoing	City continues to implement the Green Building Incentive Program - provides financial incentive, priority plan check, and City Council recognition for projects that register and achieve certification with Build It Green (BIG) Greenpoint Rated and/or US Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED).
Program 1G	Water and Sewer Services Providers	Submittal of the Housing Element to Water and Sewer purveyors	After adoption of 6th Cycle Housing Element	Completed. The Housing Element was submitted to all water and sewer providers.
Program 2A	Continue and Improve Inclusionary Housing Policies	Adopt recommended amendments to inclusionary housing ordinance	Adopt recommended changes to inclusionary ordinance by Spring 2021. Process Coastal Commission certification of Local Coastal Program Amendments as required.	During 2021, the Inclusionary Ordinance was amended to increase the affordability percentage to 15 percent very-low income and 20 percent low-income which was supported by an economic feasibility study. The amendments also modified and added definitions, reduced number of ADU's provided as an alternative compliance option, and established provisions for collection of impact and in-lieu fees. The Inclusionary Ordinance is currently pending Coastal Commission Approval.
		Continue to implement the inclusionary housing program in all areas of the City.	Ongoing	Ongoing. Ordinance updates were approved in 2021 and awaiting Coastal Commission approval.
		Evaluate program effectiveness and impact on housing production.	Ongoing - annually.	Ongoing. Ordinance updates were approved in 2021 and awaiting Coastal Commission approval. Existing ordinance has not impacted housing production; City has exceeded above moderate RHNA in previous housing cycles. Most R-30 sites also meet new ordinance standards by providing 20 percent low-income units.
		Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Within one year of the identification of a constraint as stated in Program 3B.	Ongoing. City staff continues to address constraints previously identified including clarifying the discretionary review process, creating an expedite permit process for R-30 sites (still in process), modifications to the parking requirements for affordable units, allowing tandem parking with multi-family housing, and creating the Objective Design Standards.
		Encourage the development of sites designated for moderate-income housing by continuing to implement the City's adopted specific plans. To achieve 'affordability by design,' consider adoption of maximum unit size limits for sites designated for moderate-income housing.	Review development standards applicable to moderate-income sites to encourage 'affordability by design' by December 31, 2022.	Completed - On R-30 sites, a maximum average unit size of dwelling units was adopted in Ordinance No. 2019-04 and approved by the Coastal Commission in September 2019. Held two Affordable Housing Developer Roundtable discussions and presented to Housing Authority/City Council on October 30, 2019. CC provided direction on incentives, of which "affordable by design" was discussed along with micro-units and tiny homes. Options are still under exploration. The City also continue to promote the ADU program to offer affordable rentals.

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2B	Facilitate affordable housing for all income levels	Identify and work with developers of housing strategy sites identified in 1A and nonprofit developers to identify opportunities to increase the percentage of affordable housing above that required by the City's inclusionary ordinance, by encouraging developers to apply for available funds and use other creative mechanisms, with the goal of developing <b>250</b> affordable units.	Ongoing meetings with developers of housing strategy sites and nonprofits.	Ongoing. Staff continues to discuss strategies with developers City-wide, specifically those identified in the Housing Element, and other potential affordable housing sites. Additionally in 2021, the City worked with a consultant to identify sites for a 100% affordable housing project. The preliminary results of which were presented to the City Council in October 2021. At that time, City Council directed staff to continue working with the consultant to further investigate the feasibility of identified sites. During 2021, the City has approved or issued permits for 91 lower-income units and two moderate units, deemed complete new housing applications including 48 lower-income housing units, in addition to the affordable ADUs.
		Explore programs that support first-time and lower-income homebuyers.	Explore programs that support first-time and lower-income homebuyers by December 31, 2022.	Ongoing. The City refers residents to the County First-Time Homebuyer Program and maintains information on the City website. Staff will continue to explore funding options and programs to support first-time lower income homebuyers.
		Explore opportunities to increase access to financing, especially for communities of color, who are more likely to be denied financing at every income level.	Explore opportunities to increase access to financing by December 31, 2021.	An RFP was conducted in August 2021 to select a consultant to assist the City in completing an equity study. One of the main focus study areas is access to housing, including financing. The City anticipates the study to be completed in fall 2022.
		Maintain existing publicly owned affordable housing occupied by low-income households.	Annually monitor existing publicly owned affordable housing occupied by low-income households.	Ongoing. The Encinitas Housing Authority owns 16 condo units, which are operated as affordable rentals.
		Annually allocate designated Affordable Housing Funds and other identified funds to increase the supply of affordable housing for lower income households, including seniors, extremely low- and lower-income households, disabled, homeless and those at risk of homelessness. Seek to leverage these funds with federal, state, and County HOME funds to increase the amount of affordable lower income multifamily housing on housing strategy sites.	Annual allocation of available funds.	Ongoing. In December 2021, the City Council awarded a loan of \$235,000 in affordable housing funds to Habitat for Humanity for the completion of two new affordable homes. City staff closely monitors the availability of affordable housing funds made available by the County or State. Staff meets with developers of Housing Element Sites to determine interest in increasing the number of affordable units. No interest from the developers.
		Analyze sites owned by the City and other public agencies (including San Diego County and Transit District) to identify those that could be suitable to support affordable housing development and determine whether housing development would be feasible and what actions would be needed to develop housing on those sites.	Prepare inventory of City surplus land no longer required for the City's use by December 31 of each year, beginning December 31, 2020.  Review suitability of sites owned by other public agencies by December 31, 2023.	The City has not identified any surplus land. However, in 2021, the City of Encinitas retained a consultant to identify development affordable housing opportunities beyond sites identified in most recent Housing Element. The consultant evaluated City owned sites and private party sites and presented those preliminary results in November 2021. The City Council provided direction to further explore options at specific parcels. City and County staff are also exploring options on a Brownfield site owned by the County within the City's boundary for future housing potential.
		Continue to administer and fund Housing Choice Vouchers based on HUD funding availability and “port-ins,” HCV recipients from other communities that reside in Encinitas.	Ongoing administration of the House Choice Vouchers	Ongoing. During 2021 the City administered 97 vouchers.
		Promote and encourage expansion of funding opportunities through collaboration with federal, state, and local agencies.	Promote Housing Choice Voucher Program annually	Ongoing. During 2021 the City joined a regional emergency voucher program.
		Provide direct outreach to waitlisted and potential program participants through programs such as workshops, print materials, online materials, and direct contact.	Develop additional outreach methods and supplemental services by December 31, 2021.	Ongoing. Provide printed materials, online information, online applications, and a dedicated housing hotline and housing e-mail.
		Identify appropriate supplemental services or referral programs for waitlisted program participants.	Develop additional outreach methods and supplemental services by December 31, 2021.	Ongoing. Maintain a list of referral programs, provide referrals to supplemental services and programs, update website with resources.

Table B  
Item #08H



	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2C	Utilize Section 8 housing choice vouchers	Continue to implement and update the Public Housing Agency (PHA) Plan, available on the City's website: <a href="https://encinitasca.gov/Resident/Housing-Resources/Section-8-Program">https://encinitasca.gov/Resident/Housing-Resources/Section-8- Program</a> .	Update the PHA Plan in 2025	Completed in 2020. The EHA approved the Five Year Plan on March 18, 2020. The plan will be updated again in 2025. There are four goals with identified objectives set forth in the 2020 PHA plan including program utilization and effectiveness, occupancy rates, fair housing compliance and outreach, and funding non-profits providing services to domestic violence victims. EHA makes progress on each objective annually and will report on the performance in meeting those objectives.
		Promote the Housing Choice Voucher program to property owners and managers through direct mail annually and at least annually to the public through an informational meeting.	Promote Housing Choice Voucher Program annually	Ongoing. During 2021, staff routinely contacts potential landlords to inform about program, provide informational materials, and visit area apartment complexes. Due to COVID in person contact with the public was limited and preferred contact method for this type of informational meeting. EHA staff will be exploring outreach methods and materials in 2022.
		Affirmatively market and promote the use of Housing Choice Vouchers throughout the City.	Promote Housing Choice Voucher Program annually	Ongoing. The City maintains fair housing information on multiple housing pages, including the Section 8 pages. City staff works with Legal Aid to ensure that owners and participants understand the source of income protections. Additionally, the EHA participates in a cooperative waiting list between all Housing Authorities in San Diego County.
		Work with appropriate service providers to educate property owners and managers regarding non-discrimination and other applicable provisions in state laws, including new legal requirements pursuant to SB 329, through community presentations, articles, and other media. See Program 5A.	Develop additional outreach methods and supplemental services by December 31, 2021.	Ongoing. Utilize Legal Aid Society to provide trainings to educate property owners and managers regarding eviction moratorium, non-discrimination, and other applicable state laws. Outreach through mail and updated website.
		Explore interim, additional or alternative funding sources to support current and future Section 8 waitlist applicants.	Ongoing.	Ongoing as appropriate. The City is exploring ways to support waitlist applicants by providing more permanently affordable housing through the Inclusionary Ordinance and development of a 100% affordable project.
Program 2D	Ensure that the density bonus ordinance continues to be consistent with State law	Ensure the City's density bonus ordinance is consistent with future amendments to State density bonus law and case law.	Repeal the amendments made to the City's density bonus ordinance included in Ordinance 2020-09 adopted December 2020 and adopt any amendments required to be consistent with current requirements of State Density Bonus Law within three months. Immediately process density bonus applications consistent with current State Density Bonus Law.	Completed. On June 23, 2021, the City Council adopted Ordinance No. 2021-07, repealing the amendments made to the City's Density Bonus Ordinance in 2020. The Ordinance is consistent with Density Bonus Law. The City has approved four projects under Density Bonus Law, including eligible requests for density bonuses, concessions, waivers, and parking reductions. While the Housing Element project 134 units on two Housing Element Sites, the City approved Density Bonus allowing 212 units. The City reviews and approves eligible requests consistent with Density Bonus Law.
		Ensure that housing program included in the density bonus ordinance incentivizes the construction of affordable housing.	Amend density bonus ordinance within one year after amendments are passed applicable to State Density Bonus law or changes in case law.	The City will amend the Density Bonus Ordinance as needed and necessary to comply with changes to State Law.
		Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Ongoing.	Ongoing. No constraints identified during 2021. Staff continues to monitor and will recommend amendments as applicable and needed to the Density Bonus Law. Staff will present an amendment in 2022 based on changes to the law. See Program 3B for additional information.
		Ensure the Zoning Code continues to be consistent with State law and case law relative to special needs housing.	Repeal Ordinance No. 2020-16 Group Home Permit ordinance within three months and immediately suspend enforcement of the ordinance.	Completed. On June 23, 2021, the City Council adopted Ordinance No. 2021-08, repealing the Group Home Ordinance approved in 2020.

Table B

Item #08H

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2E	Accommodate Specialized Housing Types to Assist Persons with Special Needs	Adopt policies and procedures for processing supportive housing and low barrier navigation centers; ensure that any application for supportive housing or a low barrier navigation center is processed 'by right' as required by State law.	Adopt policies and procedures for processing supportive housing and low barrier navigation center by December 31, 2022.	To begin in 2022.
		Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Annual monitoring of state laws regarding special needs housing. Adopt Zoning Code changes within one year if other changes in state law or case law require code changes.	Ongoing. Staff continues to monitor state laws and will bring forward recommended changes to the zoning code if needed and applicable. See Program 3B for additional information.
Program 2F	Continue Programs to Reduce Homelessness	Develop a Homeless Action Plan.	Adopt the Homeless Action Plan by Winter 2020-21; Ongoing Implementation.	The City Council approved the Homeless Action Plan on February 24, 2021. Several of the short-term action items have begun and completed, including the hiring of a permanent Housing Programs City staff person, leveraging additional CDBG funds to expand the Homeless Outreach team, and establishing working groups.
		Continue to support programs to prevent homelessness and serve individuals experiencing homelessness based on community need including HOPE and Opening Doors.	Ongoing	The City continued to support the Opening Doors Program in 2021, including a general fund allocation. Additionally, the City funded one-full time Caseworker to expand the HOPE Team with supplemental CDBG-CARES funds.
		Identify funding opportunities and partnerships with local interest groups, including faith-based organizations, the Regional Task Force on the Homeless, County of San Diego, and the State.	Identify funding opportunities based on program needs annually.	As of FY2021-22, the City of Encinitas has budgeted a full-time permanent employee to oversee all Homelessness Programs and Housing issues within the City; this position is the Housing Services Manager. As of July 2021, the position was has been filled after an extensive recruitment was conducted.
Program 2G	Manufactured Housing	Revise the Zoning Code and Specific Plans, as appropriate, to ensure consistency with state law regarding manufactured homes.	Adopt required changes to Zoning Code and Specific Plans by December 2021; 2022 Coastal Commission certification of Local Coastal Program Amendments.	Due to staffing, this project has been delayed. Staff will process this amendment in 2022. However, factory-built modular homes, constructed in compliance with the City's construction codes, and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, are considered single-family dwellings and treated as such.

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3A	Establish Parking Standards Appropriate for Different Kinds of Housing	Update the City's parking regulations.	Adopt all code amendments Spring 2021; 2021 Coastal Commission certification of Local Coastal Program Amendments.	Completed - On R-30 sites, a reduced parking standards for deed restricted affordable units was adopted in Ordinance No. 2019-04 and approved by the Coastal Commission in September 2019. Completed - Staff proposed changes to Parking Regulations for Transit-Oriented Development, Senior Citizen Housing Development, Mixed-Use Development, and Tandem Parking Regulations for all Residential Development to the Planning Commission in June 2021. The Planning Commission recommended approval of three of the four ordinances, but requested that additional information be provided for Senior Citizen Housing parking regulations. Staff is currently researching parking for Senior Housing Developments and will present its findings to the Planning Commission thereafter. The City Council unanimously approved the three ordinances for Transit, Tandem and Affordable parking regulations in September 2021. The City of Encinitas submitted to the California Coastal Commission for final concurrence in October 2021 and is awaiting approval. In Process - the City of Encinitas is in development of a new specific plan that will create a new Mixed-Use Zone, which will include parking standards for that type of use/development; the City intends to utilize this new parking metric for all mixed use development throughout the City. Subsequent amendments to the City's Zoning Code will be required to implement these modifications.
Program 3B	Modify Regulations that Constrain the Development of Housing	Review provisions, standards or other regulatory features for constraints on housing development. Remove identified constraints to residential development within one year of the identification of a constraint.	Annual review of objective development standards and adopt necessary amendments within one year.	Ongoing. Objective design standards were approved by the Planning Commission in 2021 and adopted by the City Council in early 2022. The Coastal Commission is anticipated to approve in 2022. Staff will continue to monitor provisions and standards that may constrain housing development including the new objective design standards that were just adopted.
		Work with the development community to identify potential constraints.	Annual review of objective development standards and adopt necessary amendments within one year.	Ongoing. During 2021, the City conducted outreach within the community and among the development community to better understand standards that may potentially constrain housing development. Objective design standards were approved by the Planning Commission in 2021 and adopted by the City Council in early 2022 with no concerns raised from the development community. In 2022, Staff will hold additional focus groups or survey of development community regarding the discretionary review and permit process to identify any constraints.
		Review ground floor retail requirements in mixed use zones and remove where unnecessary or infeasible.	July 2021 adoption of code amendments relating to ground floor commercial uses and objective standards.	Staff began this effort in 2021 and will be completed in 2022.
		Explore construction methods and technologies such as modular housing construction and determine if allowed by current zoning and building code.	Explore alternative construction methods by January 2022 and determine if zoning and building code changes are required to accommodate them.	Staff began this effort in 2021 and will be completed in 2022.
		Continue to participate in the current declaratory relief action, City of Encinitas v. Department of Housing and Community Development, in which the City seeks limited preemption of Proposition A with respect to housing element adoption and necessary	As proposed in Program 2A, adopt recommended changes to inclusionary ordinance by Spring 2021.	See Program 2A regarding changes to the inclusionary ordinance.

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3C	Right to Vote Amendment	implementing actions (amendments to the Land Use Element, up zoning of sites in connection with the adoption of the Housing Element, up zoning of sites to the extent required by Gov't Code §65863, and adoption of development standards required to implement a Housing Element). After final judgment comply with the Court order. If the Court determines that a vote of the electorate is required to adopt housing elements and related implementing actions or dismisses the action without a decision on the merits, take actions in advance of the next Housing Element due date (April 2025) to ensure that future Housing Elements and implementing actions, including up zoning of sites to the extent required by Government Code § 65863), can be adopted in a timely fashion consistent with State law. These actions will include, but are not limited to, the following: <ul style="list-style-type: none"><li>• Establishing a schedule so that approval actions are taken sufficiently in advance of the Housing Element due date to allow for a vote, if required.</li><li>• Identify additional sites that may be required to be up zoned to meet "no net loss" requirements for Housing Element adoption in 2025.</li><li>• Including a buffer of sites when adopting Housing Elements to ensure that adequate sites will remain throughout the planning period, and that there will be no need to up zone sites during the planning period to comply with the 'no net loss' statute (Gov't Code § 65863).</li><li>• Completing an economic feasibility analysis and amending the City's Inclusionary Housing Ordinance to require that affordable housing be developed on each identified site to the maximum amount that is economically feasible, so that each site is developed at the designated income level to the extent feasible.</li><li>• Providing assistance to owners of sites suitable for lower income housing to identify subsidy sources that could support a higher percentage of lower income housing.</li><li>• Developing more affordable housing by implementing Programs 1D (affordable ADUs), 2A (increased affordable housing requirements), and 2B (development of new affordable housing). If the Court determines that a vote of the electorate is required to adopt housing elements and related implementing actions or dismisses the action without a decision on the merits, other possible actions to be taken by the City may include: Submitting a ballot measure to the voters to amend Proposition A so that a simple majority of the City Council may adopt future Housing Elements and implementing actions without requiring a vote of the electorate.</li></ul>	Commence review of sites that may be suitable for up zoning immediately after Housing Element adoption. Identify suitable sites and complete environmental review of any required up zoning. Any site identified to be rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City’s obligation affirmatively further fair housing.	In Process - The City is identifying other sites that may be required to meet 'no net loss' requirements and is monitoring possible need for up zoning. Any site identified to be rezoned will satisfy the adequate site requirements of Section 65583.2 and AFFH.
			If the Court determines that a vote of the electorate is required to adopt housing elements and related implementing actions or dismisses the action without a decision on the merits, develop the next Housing Element at an early date and commence any required rezoning prior to Housing Element adoption to ensure that the Housing Element may be adopted on time. Monitor possible need for up zoning due to "no net loss" and schedule required election at appropriate time.	City participated in the declaratory relief action, pursued to final judgment in the Superior Court. No appeal was filed. Court determined that a vote of the electorate is required when required by Proposition A. New Housing Element is no longer required in 2025 so some objectives no longer need to be met. The City is identifying other sites that may be required to meet 'no net loss' requirements and is monitoring possible need for up zoning.
Program 3D	Improve the Efficiency of the Development Review Process for Housing Projects	Analyze development review process to identify constraints and develop expedited permit process that exceeds Permit Streamlining Act timelines.	Annual review of the development review process to identify constraints and adopt policies to address those constraints within one year.	Ongoing. Staff has developed supplemental application and materials for SB 35 and SB 330 preliminary applications and has developed a webpage to describe these laws. Staff continues monitoring provisions and standards that may constrain housing development. In addition, the City has hired a consultant utilizing SB2 funding to assist in the development of an expedited permit process for all housing projects and education materials.
		Expedite permit processing for housing developments that exceed the City's inclusionary requirements as identified in the Municipal Code (currently 10 percent for very low-income housing and 15 percent for low-income housing) and provide on-site affordable housing.	Develop and execute the new expedited permit process and education materials by August 2021.	Staff begun this effort in 2021 and anticipates completion in 2022. Staff prepared a SB 330 Preliminary Application, updated the Discretionary Permit Application and is in the process of creating a new expedited process for all large housing projects similar to what has been implemented for Housing Element sites.
		To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier document.	Ongoing	Ongoing. The City has utilized Measure T EIR and adopted Housing Element Environmental Assessment to limit review of new developments on Housing Element sites to impacts not considered in the earlier documents.



	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
		Apply the objective standards included in the Environmental Assessment to the review of housing developments.	Ongoing	Ongoing. The City has routinely used the objective standards included in the environmental assessment to review housing developments.
		Provide information on the City's website regarding the additional studies and analysis required by the EA and recommended mitigation measures within six months of adoption.	Update City's website with information specific to additional analysis required by the Environmental Assessment within six months of adoption.	Complete.
		Develop an SB 35 application form and processing procedures.	Develop an SB 35 application form and processing procedures by July 2021.	Complete and ongoing. Staff has developed supplemental materials for SB 35 and SB 330 preliminary applications. Forms and information will be updated as needed.
Program 3E	Review Nongovernmental Constraints Impeding Development of Approved Housing Projects	Contact applicants of projects to discover nongovernmental constraints preventing construction two years after approval.	By July 2021, complete contacts to applicants who have not received permits two years after approval, and every two years thereafter.	Complete and ongoing. In June 2020, staff surveyed applicants whose permits had not resulted in a completed housing unit and found that they decided to not move forward and another project is still in review at Coastal Commission. No issues or constraints were identified. Staff will conduct a survey every two years to identify potential issues in the permitting and/or building process.
		To the extent appropriate and legally possible, identify actions that may help to remove these nongovernmental constraints.	Ongoing	See above.
		Provide information to Encinitas residents about local housing needs, state law requirements and other topics related to housing for all income levels.	Ongoing updating of educational materials, continuation of CPP process, and collaboration.  Hold at least four workshops/listening forums per year.	Complete and ongoing. During 2021, the City held several formal outreach events, as well as several informal "pop-ups" at community events throughout the City. During 2021, a total of 51 Citizen Participation Program (CPP) meetings were conducted, of which 35 were for residential projects. The City Council and Planning Commission each reviewed dozens of housing projects, policies, and ordinances, all of which were available for public participation and comment. An informational video regarding housing needs and state laws has been added to the reel which plays before City Council meetings and is available on the website. Staff continually updates applications and forms to inform the public and development community about relevant housing laws and has created multiple new webpages.
		As provided in Program 3B, develop objective design standards that define designs that are consistent with community character, and ensure that any housing developed at higher densities complies with those objective design standards.	Ongoing	Complete and ongoing. During 2021, Objective design standards were approved by the Planning Commission in 2021 and adopted by the City Council in early 2022. The Coastal Commission is anticipated to approve in 2022. Staff continually monitors provisions and standards that may constrain housing development.

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3F	Seek to Create Community Support for Housing at a Variety of Income Levels	Develop educational outreach materials and listening forums that may include but are not limited to workshops, one on one meetings and discussions, and online and print educational resources in English and Spanish. All resources will be available online and hard copy at City Hall and local public libraries.	Ongoing updating of educational materials, continuation of CPP process, and collaboration.	Complete and ongoing. During 2021, the City held several formal outreach events, as well as several informal "pop-ups" at community events throughout the City. During 2021, a total of 51 CPP meetings were conducted, of which 35 were for residential projects. The City Council and Planning Commission each reviewed dozens of housing projects, policies, and ordinances, all of which were available for public participation and comment. An informational video regarding housing needs and state laws has been added to the reel which plays before City Council meetings and is available on the website. Staff continually updates applications and forms to inform the public and development community about relevant housing laws. Whenever feasible, notices, workshop materials, and presentations are made available in English and Spanish. The City Council formed an Equity Committee which is reviewing topics such as language access. It is anticipated that the Equity Committee will make recommendations to the City Council for ways in which to offer more inclusive communication.
		Increase collaboration and build relationships with local and regional organizations to discuss housing topics and assist with outreach to promote educational opportunities to reach underserved residents.	Ongoing.	Complete and ongoing. The City is collaborating and building relationships with different interest groups including faith based organizations, housing, homeless, and equity interest groups. Staff also partners with local main street communities. All assist the City with promoting different activities including surveys and workshops that are available to the public and have staff participate in their activities such as farmers markets and other events.
		Continue the CPP process to reduce community opposition.	Monitor CPP and development review process for by-right projects to ensure only objective standards are used in the decision-making process and amend within one year of the identification of a constraint.	Ongoing. A total of 51 CPP meetings were held during 2021. The City continues to implement the Citizen Participation Program. Only objective standards are used in the decision-making process for by-right projects.
		In staff reports and at community meetings, emphasize that only objective standards can be used by decision-making bodies in making decisions about projects qualifying for 'by right' review.	Ongoing	Ongoing. Staff closely monitors the status of all of the Housing Element sites and makes recommendations based only on objective standards. This information is made readily available on the City's website, and is included in the City Council Agenda Report as an attachment.
		Annually identify infrastructure needs to add to the City's capital improvement program reduce opposition to housing development and attempt to identify funding sources that may provide that infrastructure.	Annually review infrastructure needs related to housing when the City's capital improvement program is adopted.	Ongoing. The City continues to implement and assess needed amendments to the CIP to aid housing development. In 2021, 5,545 feet of sidewalks added; 2 pedestrian crosswalks placed; 1.91 miles of additional traffic calming measures added.
Program 3G	Monitor Adequacy of Development	Amend R-30 development standards if projects cannot achieve the densities shown in the site inventory.	Ongoing Evaluation. Report to City Council annually, as part of Housing Element Annual Report. If needed to address constraints, following the City Council review of the Annual Report, request initiation of a zoning amendment within 6 months to be processed within a year.	Ongoing. Staff closely monitors the status of all of the Housing Element sites. This information is made readily available on the City's website, and is included in the City Council Agenda Report as an attachment. As noted previously, the number of units approved on R-30 Housing Element Sites exceeds the densities shown in the site inventory.

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3G	or Development Standards	Review provisions, standards or other regulatory features for constraints on housing development and amend within one year of the identification of a constraint as stated in Program 3B.	Ongoing Evaluation. Report to City Council annually, as part of Housing Element Annual Report. If needed to address constraints, following the City Council review of the Annual Report, request initiation of a zoning amendment within 6 months to be processed within a year.	Ongoing. The City Council will review the Annual Report in March 2022. Housing element site project applications have met or exceeded densities planned for in the Housing Element. The City Council approved Objective Design Standards in early 2022, and it is anticipated that the California Coastal Commission will review and approve later in 2022.
Program 3H	Examining and Mitigating Barriers to Racial and Ethnic Equity	Conduct study to identify barriers to equity among all racial and ethnic groups in acquiring and renting housing in Encinitas and seek to determine why the City's ethnic composition is dissimilar from that of the San Diego region as a whole.	Conduct Study by December 31, 2022.	Underway. An RFP was conducted in August 2021, interviews with consultants held in November 2021, with consultant selection and contract process following in early 2022. The City anticipates the study to be completed in fall 2022.
		Track lower-income housing units by Census Tract and identify areas that may be underserved with lower income housing.	Ongoing	Ongoing. No substantial changes since adoption of the Housing Element.
		Establish appropriate policies or programs that address identified barriers to equity for all races and ethnic groups.	Implement policies and programs by December 31, 2023.	Upon conclusion of the Equity Study, and upon any recommendations of the Equity Committee, staff will explore recommended policies or programs for further consideration and approval by the respective decision making bodies.
		When developing new policies, programs, and practices, determine whether they have disparate impacts on any race or ethnic group.	Ongoing.	Ongoing. The City considers impacts when developing and implementing new policies, programs, and practices. Since COVID-19 restrictions were lightened, community workshops have been held in person but information and opportunity to participate are offered online and both are offered in English and Spanish.
		Expand the existing Limited English Proficiency (LEP) Plan to all housing-related informational materials, presentations, and other outreach collateral. The City will analyze the demographic composition of the community annually to determine which languages should be accommodated.	Ongoing	Upon conclusion of the Equity Study, and upon any recommendations of the Equity Committee, the City will determine whether additional languages need to be accommodated. The 2020 did not show significant changes in the City's Demographic composition.
		Explore the expansion of the LEP to other housing and development programs and services provided by the City.	Ongoing	Upon conclusion of the Equity Study, and upon any recommendations of the Equity Committee, the City will determine any needed expansion to LEP.
		Continue to recruit a diverse and multi-lingual staff.	Ongoing.	Ongoing. The City currently has five permanent full-time equivalent staff located across City Departments at multiple City locations.
Program 4A	Pursue Opportunities to Create Safe and Healthy Housing	Allow units built without permits to continue to house residents in healthy and safe housing.	March 2021 consider further extension of the AUP Program	Complete and ongoing. In March 2021, the City Council approved an extension of the Affordable Unit Policy until 2026.
		Assist low-income households in achieving healthy and safe housing and provide education regarding the possibility of lead poisoning in older homes.	Ongoing, with annual appropriations	Ongoing. Lead based paint education is included in all federally funded housing programs, including the City's Section 8 Program, Residential Rehabilitation Program, and assisted rental projects.

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4B	Assist in Rehabilitating Housing	Assist an average of 5 households a year.	Ongoing, with annual appropriations	Three low-income households were assisted during 2021. There are two projects currently in process and are expected to be completed in 2022. The City's program offers financial assistance to qualified low-income owners of mobile home and single-family/condo units. The financial assistance is in the form of grants and forgivable loans to mobile home owners and loans to owners of single-family/condo units. The loans for single-family/condo units are up to \$50,000 and \$10,000 for mobile homes. Majority of the program participants are mobile home owners, however, there are single-family owner participants, which can decrease the amount available for other projects.
		Proactively target areas of concentrated rehabilitation needs and ensure that residents are not displaced due to City-financed improvements.	Ongoing, with annual appropriations	Due to limited CDBG funding availability, the City did not proactively promote the program during 2021.
		Annually promote the program at the beginning of each fiscal year through the Senior Center, HOAs, NextDoor and other organizations and media as applicable.	Ongoing, with annual appropriations	Due to limited CDBG funding availability, the City did not proactively promote the program during 2021.
		Contract with a suitable service provider to: a) undertake multimedia fair housing outreach using means such as social media, chat rooms, webinars, and community meetings, aimed at protected classes; and b) provide lending education and credit counseling, primarily to lower income households, to reduce disparities in loan approval rates and use of subprime loans.	Ongoing.	Ongoing. The City contracts with Legal Aid Society to provide outreach with many mediums including print, in-person, and online. Due to COVID-19, the in-person events have been delayed, and there has been an increase in online outreach and education events. Staff is exploring opportunities for lending education and credit counseling with partner organizations.
		Continue to contract with Legal Aid Society or other capable organization to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action. Include provisions for a minimum of three fair housing tests a year in the contract, aimed at both landlords and lenders. Require Legal Aid to report to the City and to the media with its findings.	The service provider, such as Legal Aid, under contract with the City, will conduct at least three fair housing tests annually and follow-up on a quarterly basis to ensure compliance of Encinitas landlords and property owners with fair housing laws. Ongoing reporting to the media on fair housing complaint resolutions and litigation. The City, and/or contractor, will provide fair housing education opportunities at least four times per year for targeted populations and City staff. At least one annual fair housing training specifically for City staff.	Ongoing. The City contracts with Legal Aid Society to train fair housing providers on Fair Housing laws; to provide fair housing education to community groups; to conduct fair housing tests; to develop and publish fair housing articles and materials; to assist 20 individuals/families with fair housing issues; and to screen for fair housing issues within Encinitas. During 2021, Legal Aid successfully met or exceeded their contractual goals with the City of Encinitas, which included three fair housing tests, quarterly follow-up, reporting to the media, four fair housing education opportunities for targeted populations and training for City staff.
		Provide more housing options for special needs groups, especially for seniors and persons with disabilities. Continue to enforce requirements for accessible units in new housing and encourage universal design principles in new housing developments. Support developments that provide housing for seniors. See Program 2E.	Ongoing.	Ongoing. In 2021, a residential care facility was approved for senior housing and one of the Housing Element sites submitted an application for a senior housing apartment complex. The Building Official enforces requirements for accessible units in new buildings.



	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 5A	Affirmatively Further Fair Housing	Complete the update to the Regional Analysis to the Impediments (AI) to Fair Housing Choice in partnership with regional agencies, and implement any additional actions contained in the AI.	Complete updates to Regional Analysis of Impediments in 2020 and 2025.	Complete and ongoing. The AI was approved in 2020. City staff monitors Fair Housing activities annually through the CDBG program and the Annual Progress Report.
		As identified in the 2020-2025 AI, the City will promote the following actions: <ul style="list-style-type: none"> <li>• Promote the Housing Choice Voucher program. See Program 2C</li> <li>• Increase housing options for special needs populations. See Program 2E</li> <li>• Conduct random fair housing testing three times a year to identify issues, trends, and problem properties.</li> <li>• Expand testing to investigate emerging trends of suspected discriminatory practices.</li> <li>• Report to the media on fair housing complaint resolutions and litigation.</li> <li>• Diversify and expand the housing stock to accommodate the varied housing needs of different groups. See Program 2B</li> <li>• Provide fair housing education opportunities throughout the calendar year with targeted population and city staff to allow for meaningful discussions and dissemination of useful information. These educational opportunities may include but are not limited to workshops, one on one meetings and discussions, referral opportunities, and online and print educational resources. In addition, fair housing training should be provided to the general public through the educational outreach identified in Program 3F.</li> <li>• Provide annual fair housing trainings to City staff.</li> <li>• Work collaboratively with affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented.</li> <li>• Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.</li> </ul>	<p>Annually collaborate with affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented.</p> <p>Annually contact the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.</p>	Ongoing. See implementation of cited programs discussed previously. The City contracts with Legal Aid Society to ensure that low-income residents have fair housing services, and to ensure housing providers are provided with ample resources and information to comply with fair housing laws. During 2021, Legal Aid successfully met or exceeded their contractual goals with the City of Encinitas. The City of Encinitas requires all new residential projects consisting of twenty or more units to have an Voluntary Affirmative Fair Marketing Agreement.
		Increase collaboration with the jurisdictions in the San Diego region to address regional housing issues and implement the AI through continued membership in SDRAFFH.	Participate in regular SDRAFFH meetings to address regional housing issues and implement the AI.	Ongoing. City staff attended four of four quarterly SDRAFFH meetings during 2021.
		Partner with local and regional organizations to discuss housing topics, including new housing policies and programs. See Program 3F.	Ongoing.	Ongoing. The City is engaged with several community groups, including Faith in Action, Encinitas for Equality, and Keys for Homes. The City partners with community groups to assist with educational outreach or other housing related issues.
		The City will provide housing-related informational materials, presentations, and other outreach material in Spanish throughout the planning period. The City will analyze the demographic composition of the community annually to determine if additional languages should be accommodated.	The City will analyze the demographic composition of the community annually to determine if additional languages should be accommodated.	Ongoing. The City monitors and reviews the linguistic needs of residents and translates documents and information as appropriate and feasible. Spanish-language housing related materials are available on the City's Housing webpages at <a href="http://encinitasca.gov/residents/housing">encinitasca.gov/residents/housing</a>
		Actively recruit diverse residents to serve or participate on boards, committees, and other City bodies.	Ongoing recruitment effort to increase diversity of residents to serve or participate on boards, committees, and other City bodies.	Ongoing. Staff will pursue any recommendations of the Equity Committee to outreach and recruit a more diverse population to serve on City commissions and boards.
	Reasonably Accommodate	Annual review of requests for reasonable accommodations.	Ongoing implementation of Ordinance 2019-14. Table B	Ongoing. No requests were received in 2021.

	Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 5B	Housing for Persons with Disabilities	Develop outreach and dissemination programs and materials for the public and City staff.	Develop outreach and dissemination materials by December 31, 2021.	Ongoing. To be completed in 2022.
Program 5C	Economic Displacement Risk Analysis	Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement including the effect of non-resident occupied short term rentals on the housing supply and develop and implement an action program based on the results.	Conduct study by December 31, 2022	To be completed in 2022.
		Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement, such as the Legal Aid Society of San Diego.	Establish action program by June 30, 2023	To be completed in 2023 after the Displacement Risk Analysis Study is completed.
		Annually monitor program effectiveness.	Annual monitoring of action program	To be implemented after establishment of program.
Program 6A	Monitor “At-Risk” and Publicly Assisted Housing Projects	Monitor the status of any Notices of Intent and Plans of Action filed by property owners to convert to market rate units.	Ongoing	Ongoing. No notices were received in 2021. No projects are 'at-risk' until 2049.
		Identify non-profit organizations as potential purchasers/managers of at-risk housing units.	Ongoing	Ongoing. Staff continues to build and maintain relationships with non-profit and community based interested in affordable housing.
		Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units or construct replacement units.	Ongoing	Ongoing. Staff continuously explores funding sources for various activities pertaining to affordable housing.
		Ensure the tenants are properly noticed and informed of their rights, in particular, that they are eligible to obtain special Section 8 vouchers reserved for tenants of converted properties.	Ongoing	Ongoing. No Notices of Intent have been filed; no affordable housing at risk in next 10 years.
Program 6B	Continue to Provide Credit under the Inclusionary Ordinance for Preservation of At-Risk Housing	Allow developers to meet inclusionary requirements by preserving at-risk housing units or converting market-rate units to affordable when consistent with the provisions of Government Code Section 65583.1.	Ongoing	Complete and ongoing. The City's Inclusionary Ordinance includes an alternative compliance option of preservation or conversion of at-risk affordable units.

Table A2

Jurisdiction	Encinitas	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	469	-	-	-	-	-	-	-	-	-	15	454
	Non-Deed Restricted		15	-	-	-	-	-	-	-	-		
Low	Deed Restricted	369	-	-	-	-	-	-	-	-	-	3	366
	Non-Deed Restricted		3	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	308	-	-	-	-	-	-	-	-	-	24	284
	Non-Deed Restricted		24	-	-	-	-	-	-	-	-		
Above Moderate		408	107	-	-	-	-	-	-	-	-	107	301
Total RHNA		1,554											
Total Units			149	-	-	-	-	-	-	-	-	149	1,405

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Jurisdiction	Encinitas	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
2541440100	Piraeus Street	CANNON PROPERTY	Ord No. 2019-04	3/27/2019		208			Unaccommodated Need	6.93	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	208	Vacant	
2581111600	696 & 550 Encinitas Blvd, Quail Gardens Dr	ENCINITAS BLVD & QUAIL GARDENS SITES	Ord No. 2019-04	3/27/2019		66			Unaccommodated Need	2.2	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	66	Vacant	
2581304500	696 & 550 Encinitas Blvd, Quail Gardens Dr	ENCINITAS BLVD & QUAIL GARDENS SITES	Ord No. 2019-04	3/27/2019		7			Unaccommodated Need	0.23	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	7	Vacant	
2581308100	696 & 550 Encinitas Blvd, Quail Gardens Dr	ENCINITAS BLVD & QUAIL GARDENS SITES	Ord No. 2019-04	3/27/2019		39			Unaccommodated Need	1.31	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	39	Vacant	
2581303400	696 & 550 Encinitas Blvd, Quail Gardens Dr	ENCINITAS BLVD & QUAIL GARDENS SITES	Ord No. 2019-04	3/27/2019		31			Unaccommodated Need	1.02	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	31	Vacant	
2592313200	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		36			Unaccommodated Need	1.45	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	36	Vacant	
2592312800	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		89			Unaccommodated Need	3.57	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	89	Non-Vacant	three residential structures across multiple parcels
2592313000	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		13			Unaccommodated Need	0.54	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	13	Non-Vacant	SEE ABOVE
2592313100	Rancho Santa Fe Dr	RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)	Ord No. 2019-04	3/27/2019		11			Unaccommodated Need	0.46	RR2/ R-30 OL	RR2/ R-30 OL	25 DU/AC	30 DU/AC	11	Non-Vacant	SEE ABOVE
2620618500	Sage Canyon Drive	SAGE CANYON PARCEL	Ord No. 2019-04	3/27/2019		60			Unaccommodated Need	2.4	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	60	Vacant	
2570203600	Mays Hollow Ln.	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		43			Unaccommodated Need	1.74	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	43	Vacant	
2570203700	225 Quail Gardens Dr	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		31			Unaccommodated Need	1.24	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	31	Vacant	
2581308000	185, 195 Quail Gardens Drive, Encinitas Blvd	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		25			Unaccommodated Need	1	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	25	Vacant	
2581308600	185, 195 Quail Gardens Drive, Encinitas Blvd	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		56			Unaccommodated Need	2.24	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	56	Vacant	
2581309300	185, 195 Quail Gardens Drive, Encinitas Blvd	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		33			Unaccommodated Need	1.35	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	33	Vacant	
2581309400	185, 195 Quail Gardens Drive, Encinitas Blvd	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		7			Unaccommodated Need	0.27	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	7	Vacant	
2581308200	Quail Gardens Drive	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		22			Unaccommodated Need	0.88	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	22	Non-Vacant	UTILITY EASEMENT
2581309100	Mays Hollow Lane	BALDWIN & SONS PROPERTIES	Ord No. 2019-04	3/27/2019		8			Unaccommodated Need	0.33	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	8	Non-Vacant	SEE ABOVE
2611506400	3459 Manchester Avenue	GREEK CHURCH PARCEL	Ord No. 2019-04	3/27/2019		60			Unaccommodated Need	2	RR1/ R-30 OL	RR1/ R-30 OL	25 DU/AC	30 DU/AC	60	Vacant	
2160412000	1950 HWY 101	JACKEL PROPERTIES	Ord No. 2019-04	3/27/2019		33			Unaccommodated Need	2.97	North 101 Corridor Specific Plan	N-LVSC	25 DU/AC	30 DU/AC	33	Non-Vacant	VACANT RESTAURANT AND SURFACE PARKING LOT

Table C

2021 Housing Element APR

2581309700, 2581309800	630 Encinitas Boulevard	SUNSHINE GARDENS	Ord No. 2019-04	3/27/2019		84			Unaccommodated Need	3.39	OP/ R-30 OL	OP/ R-30 OL	25 DU/AC	30 DU/AC	84	Non-Vacant	single-story commercial building, a paved surface parking lot, and a variety of retail uses in both permanent and temporary structures
2160520100	1967 N Vulcan Ave	VULCAN & LA COSTA	Ord No. 2019-04	3/27/2019		50			Unaccommodated Need	2	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	50	Non-Vacant	temporary agricultural structures such as greenhouses
2582411000	1050 Regal Road	SEACOAST CHURCH	Ord No. 2019-04	3/27/2019		42			Unaccommodated Need	1.41	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	42	Non-Vacant	four existing 1 and 2-story structures associated with the existing church facility on- site, two paved parking lots
2612003700	2951 Manchester Avenue	MANCHESTER AVENUE WEST SITES	Ord No. 2019-04	3/27/2019		16			Unaccommodated Need	0.54	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	16	Non-Vacant	ONE SINGLE STORY SINGLE-FAMILY RESIDENCE
2612003800	2951 Manchester Avenue	MANCHESTER AVENUE WEST SITES	Ord No. 2019-04	3/27/2019		15			Unaccommodated Need	0.5	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	15	Vacant	
2612003900	2951 Manchester Avenue	MANCHESTER AVENUE WEST SITES	Ord No. 2019-04	3/27/2019		19			Unaccommodated Need	0.63	R11/ R-30 OL	R11/ R-30 OL	25 DU/AC	30 DU/AC	19	Non-Vacant	ONE SINGLE STORY SINGLE-FAMILY RESIDENCE
2580521200	364 2nd St	HARRISON PROPERTIES	Ord No. 2019-04	3/27/2019		9			Unaccommodated Need	0.65	DESP-VCM	DESP-VCM/ R-30 OL	25 DU/AC	30 DU/AC	9	Non-Vacant	2-story office building and a surface parking lot - Existing operational businesses
2580350700	371 2nd St	HARRISON PROPERTIES	Ord No. 2019-04	3/27/2019		16			Unaccommodated Need	1.26	DESP-VCM	DESP-VCM/ R-30 OL	25 DU/AC	30 DU/AC	16	Non-Vacant	2-story office building, one 2-story residential structure, and a surface parking lot - Existing operational businesses
2561711300	682 Clark Ave	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		23			Unaccommodated Need	0.75	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	23	Non-Vacant	single-story residence
2561711400	672 Clark Ave	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		19			Unaccommodated Need	0.63	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	19	Non-Vacant	single-story residence
2561711500	662 Clark Ave	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		42			Unaccommodated Need	1.41	R5/ R-30 OL	R5/ R-30 OL	25 DU/AC	30 DU/AC	42	Non-Vacant	outdoor storage area associated with agricultural uses
2561712000	556 Union St	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		18			Unaccommodated Need	0.6	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	18	Non-Vacant	flower growing business and associated greenhouse and sales temporary structures
2561712100	556 Union St	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		11			Unaccommodated Need	0.38	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	11	Non-Vacant	SEE ABOVE
2561712400	556 Union St	MEYER PROPOSAL	Ord No. 2019-04	3/27/2019		82			Unaccommodated Need	2.75	R3/ R30 OL	R3/ R30 OL	25 DU/AC	30 DU/AC	82	Non-Vacant	SEE ABOVE
2574702400	N El Camino Real	ARMSTRONG PARCELS	Ord No. 2019-04	3/27/2019		31			Unaccommodated Need	1.06	GC/ R30 OL	GC R-30 OL	25 DU/AC	30 DU/AC	31	Vacant	

(CCR Title 25 §6202)

### Table D

## Housing Programs Progress Report

[illegible]

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table E



Jurisdiction	Encinitas	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

#### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity	3			3					
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income	3			3					

Table F

<b>Jurisdiction</b>	Encinitas	
<b>Reporting Period</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	04/15/2021 - 04/15/2029

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202)

[illegible]

<b>Jurisdiction</b>	Encinitas		
<b>Reporting Period</b>	2021 (Jan. 1 - Dec. 31)		

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

[illegible]

## 2021 Housing Element APR

<b>Jurisdiction</b>	Encinitas	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	04/15/2021 - 04/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	24
Above Moderate		107
Total Units		<b>149</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	3	3	2
SFD	18	22	44
2 to 4	4	9	7
5+	471	0	5
ADU	0	115	98
MH	0	0	0
<b>Total</b>	<b>496</b>	<b>149</b>	<b>156</b>

## 2021 Housing Element APR

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	469
Total Housing Units Approved:	469
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

<b>Jurisdiction</b>	Encinitas
<b>Reporting Year</b>	2021 (Jan. 1 - Dec. 31)

<b>ANNUAL ELEMENT PROGRESS REPORT</b> <b>Local Early Action Planning (LEAP) Reporting</b> (CCR Title 25 §6202) <i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
<b>Total Award Amount</b>	\$ 300,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Existing Conditions Analysis	\$22,000.00	\$0.00	Completed	Other	The Existing Conditions Analysis was completed and finalized in December 2021. Reimbursements have not yet been processed for this task until project invoicing is completed by the consultant.
Community Outreach and Charrette	\$12,000.00	\$0.00	In Progress	Other	The first community outreach event occurred on November 15, 2021 and a developer roundtable discussion took place on December 7, 2021. Additional community outreach events are anticipated to occur in winter/spring 2022. Reimbursements have not yet been processed for this task until project invoicing is completed by the consultant.
Community Workshops	\$20,000.00	\$0.00	In Progress	Other	Please see above.



## 2021 Housing Element APR

Admin. Draft and Public Draft EIR Camino Real Specific Plan	\$35,000.00	\$0.00	In Progress	Other	Once all of the community workshops are completed, work on the administrative draft of the specific plan will continue. Some work has begun regarding draft affordable housing strategies for the corridor and draft land use alternatives. Reimbursements have not yet been processed for this task until project invoicing is completed by the consultant.
Community Workshops	\$20,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
City Council and Planning Commission Presentation	\$10,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
Admin Final and Public Final EIR Camino Real Specific Plan	\$47,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
Project Description and Technical Studies	\$45,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
Prepare NOP and Initial Study	\$5,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
Admin and Public Draft EIR	\$65,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
Final EIR and NOD	\$3,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.
Project Management	\$16,000.00	\$0.00	Other (Please Specify in Notes)	Other	Please see above.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	44
	Non-Deed Restricted	0
Low	Deed Restricted	43
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		407
Total Units		496

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	24
Above Moderate		107
Total Units		149

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	2
	Non-Deed Restricted	24
Low	Deed Restricted	2
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	27
Above Moderate		99
Total Units		156

PROJECT NAME	HEU SITE NO.	HEU SITE NAME	LOCATION	HEU ALLOTTED UNITS	APPLICATION FILING DATE	DENSITY BONUS?	TOTAL UNITS	MARKET RATE UNITS	AFFORDABLE UNITS	BY RIGHT	STATUS
Foxpoint Farms	09	Echter Property	1150 Quail Gardens Dr.	246	December 20, 2019	YES	250	210	40 (VERY LOW)	NO	<b>APPROVED</b> CC RESOLUTION 2021-06 (DENY APPEAL) PC RESOLUTIONS 2020-27 (PROJECT) 2020-28 (EIR)  SB330 APPLICATION DEEMED SUBMITTED MARCH 12, 2020  ANNA COLAMUSSI <a href="mailto:acolamussi@encinitasca.gov">acolamussi@encinitasca.gov</a>
1967 N. Vulcan	AD8	Vulcan & La Costa	1967 N. Vulcan Avenue	50	July 21, 2020	YES	72	60	12 (LOW)	YES	<b>APPROVED</b> CC RESOLUTION 2021-86 AUGUST 25, 2021  SB330 APPLICATION DEEMED SUBMITTED NOVEMBER 20, 2020  ANNA COLAMUSSI <a href="mailto:acolamussi@encinitasca.gov">acolamussi@encinitasca.gov</a>
Encinitas Boulevard Apartments	08 (a,b)	Rancho Santa Fe (Gaffney/Goodson)	2220, 2228 & 2230 Encinitas Blvd.	149	January 31, 2020	YES	283	241	42 (LOW)	YES	<b>DENIED BY PC AUGUST 19, 2021</b>  <b>DENIED BY CC NOVEMBER 10, 2021</b>  SB330 APPLICATION DEEMED SUBMITTED APRIL 24, 2020  ANNA COLAMUSSI <a href="mailto:acolamussi@encinitasca.gov">acolamussi@encinitasca.gov</a>

PROJECT NAME	HEU SITE NO.	HEU SITE NAME	LOCATION	HEU ALLOTTED UNITS	APPLICATION FILING DATE	DENSITY BONUS?	TOTAL UNITS	MARKET RATE UNITS	AFFORDABLE UNITS	BY RIGHT	ATTACHMENT 1 STATUS
Sunshine Garden Apartments	12	Sunshine Gardens	628 & 630 Encinitas Blvd.	84	February 24, 2020	YES	140	119	21 (LOW)	YES	<p><b>APPROVED PC 2021-29 SEPTEMBER 2, 2021</b></p> <p>SB330 APPLICATION DEEMED SUBMITTED FEBRUARY 24, 2020</p> <p>ANNA COLAMUSSI <a href="mailto:acolamussi@encinitasca.gov">acolamussi@encinitasca.gov</a></p>
Quail Meadows	AD2	Baldwin & Sons Properties	211 & 225 Quail Gardens Drive	225	May 12, 2020	YES	483	411	72 (LOW)	YES	<p>5<sup>TH</sup> RESUBMITTAL SUBMITTED COMMENT LETTER DECEMBER 22, 2021</p> <p>SB330 APPLICATION DEEMED SUBMITTED JULY 2, 2020</p> <p>ANDREW MAYNARD <a href="mailto:amaynard@encinitasca.gov">amaynard@encinitasca.gov</a></p>
Marea Village (previously Fenway N. Hwy 101)	07	Jackel Property	1950 N. Coast Highway 101	33	June 8, 2020	YES	94	75	19 (LOW)	NO	<p><b>DEEMED COMPLETE COMPLIANCE REVIEW IN PROCESS</b></p> <p>SB330 APPLICATION DEEMED SUBMITTED JUNE 8, 2020</p> <p>EIR FINALIZED SPRING 2022</p> <p>ANNA COLAMUSSI <a href="mailto:acolamussi@encinitasca.gov">acolamussi@encinitasca.gov</a></p> <p>PATTY ANDERS <a href="mailto:panders@encinitasca.gov">panders@encinitasca.gov</a></p>

PROJECT NAME	HEU SITE NO.	HEU SITE NAME	LOCATION	HEU ALLOTTED UNITS	APPLICATION FILING DATE	DENSITY BONUS?	TOTAL UNITS	MARKET RATE UNITS	AFFORDABLE UNITS	BY RIGHT	ATTACHMENT 1 STATUS
Sage Canyon	AD1	Sage Canyon Parcel	Sage Canyon Drive	60	June 15, 2020	YES	145	116	29 (LOW)	YES	<b>DEEMED COMPLETE</b> COMPLIANCE REVIEW IN PROCESS  SB330 APPLICATION DEEMED SUBMITTED OCTOBER 26, 2020  ANDREW MAYNARD <a href="mailto:amaynard@encinitasca.gov">amaynard@encinitasca.gov</a>
Clark Avenue Apartments	AD31	Meyer (Clark)	662, 672 & 682 Clark Ave. 556 Union St.	195	June 2, 2021	YES	199	159	40 (LOW)	YES	3 <sup>RD</sup> COMMENT LETTER ISSUED FEBRUARY 10, 2022  SB330 APPLICATION DEEMED SUBMITTED JANUARY 27, 2021  ANDREW MAYNARD <a href="mailto:amaynard@encinitasca.gov">amaynard@encinitasca.gov</a>
Saints Constantine & Helen Senior Apts.	01	Greek Church	3459 Manchester Ave.	60	July 6, 2021	YES	60	48	12 (LOW)	YES	1 <sup>ST</sup> COMMENT LETTER ISSUED AUGUST 5, 2021  SB330 APPLICATION DEEMED SUBMITTED JULY 8, 2021  PATTY ANDERS <a href="mailto:panders@encinitasca.gov">panders@encinitasca.gov</a>
Piraeus Point	02	Cannon Property (Piraeus)	Piraeus St.	208	February 3, 2022	YES	149	134	15 (VERY LOW)	-	1 <sup>ST</sup> SUBMITTAL COMMENT LETTER DUE MARCH 14, 2022  SB330 APPLICATION DEEMED SUBMITTED FEBRUARY 3, 2022



PROJECT NAME	HEU SITE NO.	HEU SITE NAME	LOCATION	HEU ALLOTTED UNITS	APPLICATION FILING DATE	DENSITY BONUS?	TOTAL UNITS	MARKET RATE UNITS	AFFORDABLE UNITS	BY RIGHT	ATTACHMENT 1 STATUS
											NICK KOUTOUFIDIS <a href="mailto:nkoutoufidis@encinitasca.gov">nkoutoufidis@encinitasca.gov</a>
Moonlight Apartments	05	Encinitas Blvd. & Quail Gardens	550, 590 & 696 Encinitas Blvd.	143	November 8, 2021	YES	202	172	30 (LOW)	UNDER REVIEW	1 <sup>st</sup> COMMENT LETTER ISSUED DECEMBER 8, 2021  SB330 APPLICATION DEEMED SUBMITTED JUNE 21, 2021  NICK KOUTOUFIDIS <a href="mailto:nkoutoufidis@encinitasca.gov">nkoutoufidis@encinitasca.gov</a>
	06a	Armstrong Parcels	701 N. El Camino Real	31	-	-	-	-	-	-	N/A
	AD14	Harrison	364 & 371 Second Street	25	-	-	-	-	-	-	N/A
	AD9	Seacoast Church	1050 Regal Road	42	-	-	-	-	-	-	N/A
	AD11	Manchester Avenue West	2951 & 2955 Manchester Avenue	50	-	-	-	-	-	-	N/A

March 8, 2022

**A. ACTIVE PROJECTS**

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
<b>1. HOUSING ELEMENT UPDATE SIXTH CYCLE (2021 – 2029) (WC14B)</b>	LCPA	<p><b><u>NEXT STEP:</u></b> Implementation of Programs.</p> <p><b><u>STATUS:</u></b> CC approval of contract on 9/18/19. Kick-off workshop on 11/18/19. PC/CC Meeting on 12/11/19. Public Workshop 2/10/2020. Website updated with the prelim draft of section 1 and appendix c. Completed a Fair Housing Survey in June 2020. Submitted second HCD draft 12/4/2020. Completed Affordable and Fair Housing Survey II in December 2020. City received formal comments on 6<sup>th</sup> Cycle Housing Element from HCD on 2/4/2021. On 2/16/2021 the City Council and Planning Commission held a Joint Special Study Session to discuss HCD's letter in response to the 6<sup>th</sup> Cycle Housing Element and provided direction to staff. PC Hearing for review and recommendation was held on March 4, 2021 and CC adopted the Housing Element on April 7, 2021. HCD found in compliance July 2021.</p> <p><b><u>SUMMARY:</u></b> Update of the Housing Element of the City's General Plan for the 6<sup>th</sup> Cycle.</p>	2019-2021	Jennifer Roy

## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
<b>2. MODAL ALTERNATIVE PROJECT (MAP ENCINITAS) ATP IMPLEMENTATION PLAN</b>	N/A No (Ultimately utilized in future efforts to update Mobility Element.)	<p><b>NEXT STEP:</b> Prioritize projects and present to community for comment in April 2022.</p> <p><b>STATUS:</b> Citywide mobility survey complete. Working with PDT to finalize prioritization methodology. Community workshop was held 11/3.</p> <p><b>SUMMARY:</b> MAP Encinitas is to prioritize ATP projects and develop concept plans for 35 of the ATP identified projects. Tied to CAP and Circulation Element. PDT includes Crystal and Engineering.</p>	2021-2023	Jack Evan
<b>3. PERMIT READY PROGRAM (PRADU)</b>	Policy No	<p><b>NEXT STEP:</b> Working on proper tracking in Energov. Need to update PRADU plans for green building code/all-electric change. Find out budget, and what needs to get updated to address the all-electric for new construction.</p> <p><b>STATUS:</b> RFP posted on 6/13/18, closed on 7/12/18. Five proposals received; Review team met week of 7/30/2018. Two design teams chosen 8/6/18. Contracts signed 9/20/18. Housing for Generations Workshop 1/22/19 and Open House 1/28/19. PRADU Plans Launched 4/8/19. CA League of Cities Award and Conference 10/16/19 and 10/17/19. PRADU Plans currently being updated to comply with CBC-2019. Improvements/additions to program went to Council 10/14/20 and direction was received.</p> <p><b>SUMMARY:</b> Permit-ready program provides eight ADU building plan sets that are available via download from the internet (Architecture, Engineering, Building Plans included with the Permit-Ready Plans).</p>	2020 2021	Roy Melinda

## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
<b>4. UPDATE INCLUSIONARY ORDINANCE AND IN LIEU FEE (WC15E)</b>	ZA/LCPA Yes	<p><b>NEXT STEP:</b> Waiting on Coastal Commission Review.</p> <p><b>STATUS:</b> Keyser Marsten contract executed on 8/8/18. Preliminary results presented to CC on 9/26. Workshop with PC 10/9 rec'd direction for additional analysis; CC 10/24 check-in for next steps; additional funding and analysis authorized by CC. All work to be completed together. Contract amendments complete to allow for additional analysis recommended by PC and authorized by CC. CC/PC Work Session 12/11/19 presented findings of reports and directed to move forward with changes. Planning Commission recommended approval May 2021, City Council Adopted October 2021.</p> <p><b>SUMMARY:</b> Update the City's current inclusionary housing provisions to more effectively meet the City's affordable housing goals and to allow more flexibility in fulfilling the requirements.</p>	2021	Jennifer Roy
<b>5. PUBLIC SAFETY ELEMENT UPDATE</b>	GPA/LCPA Yes	<p><b>NEXT STEP:</b> Provide data and information needs</p> <p><b>STATUS:</b> Draft updates have been prepared by staff. However, additional state law changes occurred, and the local hazard mitigation plan is currently being updated by the County and locally for the City. Staff has hired a consultant to process the Safety Element.</p> <p><b>SUMMARY:</b> CC authorized amendment in 2017. State law changes adopted in 2020/2021. Amendments to the PSE to be consistent with state law regarding the risk of fire in state responsibility areas.</p>	2022	Melinda Jennifer Hans FM

## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
6. ENERGOV	N/A	<p><b>NEXT STEP:</b> Ongoing system modifications for report generating and user friendliness for both internal and external users.</p> <p><b>STATUS:</b> Developed workflow for the ADV PLN Plan Types. Ongoing work effort to prepare for launch of CSS. Staff continues to participate in review and will be working on data migration of advanced planning projects.</p>	Ongoing	Jennifer Cindy Evan (Energov Team)
7. EL CAMINO REAL SPECIFIC PLAN	SPA/LCPA Yes	<p><b>NEXT STEP:</b> Bi-weekly check-ins with RICK and working on public outreach efforts. Developing Land Use Alternatives to present to the community on May 2.</p> <p><b>STATUS:</b> Conducting public outreach: Workshop 1 held November 15, 2021 and a developer roundtable on December 7, 2021.</p> <p><b>SUMMARY:</b> Creation of new Specific Plan for the El Camino Real corridor; provide better circulation within area, and pedestrian friendliness, explore providing housing within area.</p>	2021-2023	Jennifer Melinda
8. OMNIBUS CODE CLEANUP	ZA/SPA/LCPA Yes	<p><b>STATUS:</b> Once ready, need to propose draft list of amendments for Council authorization.</p> <p><b>SUMMARY:</b> Annual cleanup of Municipal Code and Specific Plans. Dependent on active workload and existing pending projects.</p>	2022	Katie Consultant Services



## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
9. OBJECTIVE DEVELOPMENT STANDARDS	GPA/LCPA/ZA/SPA YES	<p><b>NEXT STEPS:</b> Pending Coastal Commission Approval</p> <p><b>STATUS:</b> RFP released 12/6/2019/closed. RRM selected consultant 2/26. Project kicked off April with Staff. Proceed in November 2020. Adopted by City Council February 2022.</p> <p><b>SUMMARY:</b> Review and Amend City's Development Standards; completion of objective development standards should result in streamlined project review.</p>	2022	Jennifer Anna
10. EXPEDITED PERMIT PROCESSING PROGRAM	LCPA/ZA/SPA	<p><b>NEXT STEPS:</b> Develop new process and amend application</p> <p><b>STATUS:</b> Currently reviewing processes with consultants. Project schedule extended into 2022.</p> <p><b>SUMMARY:</b> Review the City's development review process and timelines. What are best methods for successful project submittals and review; pitfalls to avoid, and/or roadblocks.</p>	2022	Jennifer Anna
11. PARKING STANDARDS REVIEW AND ORDINANCE	LCPA/ZA/SPA	<p><b>NEXT STEPS:</b> Pending Coastal Commission Approval</p> <p><b>STATUS:</b> Ordinance and Report now for Parking Standards related to: Senior Housing, Affordable Housing, Transit Oriented Development, Tandem parking. Senior Housing not approved by PC. Affordable housing, transit oriented development and tandem parking adopted by City Council in 2021.</p> <p><b>SUMMARY:</b> Review the City's parking standards and provide specific parking standards for specialized housing as called out in Housing Element.</p>	2022	Roy Jennifer

## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
<b>12. DENSITY BONUS ORDINANCE UPDATE</b>	LCPA/ZA/SPA	<p><b><u>NEXT STEPS:</u></b> Update Density Bonus Handouts. Review current law for any updates needed.</p> <p><b><u>STATUS:</u></b> Original Ordinance was repealed in 2021.</p> <p><b><u>SUMMARY:</u></b> required by State Law and Housing Element to update the Ordinance. Proposed changes include clarifying language and specific references to state law. Additional changes were made by Planning Commission and City Council, which included codifying density calculations based on Net Acreage to be consistent with existing General Plan Policy.</p>	2022	Jennifer
<b>13. ADU ORDINANCE UPDATE</b>	LCPA/ZA/SPA	<p><b><u>NEXT STEPS:</u></b> Work with HCD and CCC on the replacement parking west of the 101 issue.</p> <p><b><u>STATUS:</u></b> CC Adopted in November 2020. CCC approved with amendments (including replacement parking west of the 101) in August 2021. On 9/22/21, CC did not approve replacement parking changes, and directed staff to go back and work with CCC. City Council adopted all other CCC modifications except parking replacement.</p> <p><b><u>SUMMARY:</u></b> Required by State law and Housing Element to update local Ordinance. Proposed changes are required as the state law has changed and to expand code language to clarify processing requirements.</p>	2021/2022	Evan Jennifer
<b>14. COMMERCIAL/ RESIDENTIAL GROUND FLOOR</b>	LCPA/ZA/SPA	<p><b><u>NEXT STEPS:</u></b> Identify what zones it may be appropriate that does not conflict with Coastal Act.</p> <p><b><u>STATUS:</u></b> Watching State Laws that will be introduced this year that might change the direction required. Analysis started.</p>	2022	Jennifer Roy

## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<b>SUMMARY:</b> HE identifies the need to examine and make required amendments to the Specific Plans to allow residential on ground floor where none is allowed today.		
<b>15. OUTDOOR DINING POLICY AND ORDINANCE</b>	LCPA/MCA/ZA/SPA	<p><b>NEXT STEPS:</b> Complete parking study.</p> <p><b>STATUS:</b> 3/16 CC meeting to initiate amendments, adopt policy to allow alcohol with sidewalk dining, and allocate a budget for studies.</p> <p><b>SUMMARY:</b> CC directed staff in December 2021 to process amendments to the municipal code to allow for more relaxed standards with outdoor dining on sidewalk and within parking areas.</p>	2022	Jennifer
<b>16. SB 9 ORDINANCE</b>	LCPA/MCA/ZA/SPA	<p><b>NEXT STEPS:</b> complete lot analysis and develop examples to present with draft ordinance.</p> <p><b>STATUS:</b> 3/9 CC/PC joint meeting staff presented overview of SB9 and received direction. City adopted Urgency Ordinance 12/5/2021 to provide clarification on implementation of SB 9 while new ordinance is developed.</p> <p><b>SUMMARY:</b> State adopted SB9 which went into effect 1/1/2022. 12/15/2021 CC initiated amendments to the municipal code and LCP to develop objective standards.</p>	2022	Jennifer
<b>17. MOBILITY (CIRCULATION) ELEMENT UPDATE (WC16D)</b>	GP/LCPA	<b>NEXT STEPS:</b> finalize policies and draft network to present to the community in May/June.	2021-2023	Jennifer Evan Abe Roy

## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<p><b>STATUS:</b> Introduced project to PC and MTSC. Community workshop and two pop-up workshops (Farmer's Market and EcoFest) held in August and September 2021. Reviewing existing conditions analysis and future network development with consultants. Met with PDT on SB 743 Implementation.</p> <p><b>SUMMARY:</b> Develop an update to the City's Mobility Element to define a safe, efficient, and adequate circulation system in the city that responds to all circulation needs related to the physical circulation system as well as all modes of transportation. This project was aligned and consolidated with other mobility studies named the "Coastal Mobility &amp; Livability Study" (CMLS). CMLS links together three separate mobility studies (Rail Corridor Vision Study, Parking Study and Active Transportation) into a common work program. The results of these studies will help establish a framework for Circulation Element policy development.</p>		Lillian Jill Crystal
18. APPEAL TIMING		<p><b>NEXT STEPS:</b> Present ordinance to Planning Commission.</p> <p><b>STATUS:</b> Initiated amendment January 2022.</p> <p><b>SUMMARY:</b> Different time periods currently exist and there is a desire to make them consistent.</p>	2022	Melinda
19. ANNUAL GP PROGRESS REPORT		<p><b>NEXT STEPS:</b> Finalize and present to City Council.</p> <p><b>STATUS:</b> Finishing APR's currently, and writing staff report to provide to City Council on 3/23/2022. To be submitted prior to the 4/1/2021 due date.</p>		Jennifer Cindy Evan

## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
		<b>SUMMARY:</b> Government Code Section 65400 mandates that jurisdictions submit an annual report on the status of their General Plan and progress in its implementation. State law requires that the local legislative body review and accept the annual report		
<b>20. CANNABIS ORDINANCE UPDATE</b>	MCA/LCPA	<p><b>NEXT STEPS:</b> Review applications. Refine Lottery process.</p> <p><b>STATUS:</b> CC approved ordinance amendment in August 2021. LCPA submitted to CCC, one-year extension on 10/13/21. Webpage created, includes an FAQ and fee study. Working on potential policy interpretations. CC adopted fees in October 2021. Received over 200 retail applications.</p> <p><b>SUMMARY:</b> Adopt a new cannabis ordinance to reflect the ordinance that was adopted by the people. Repeal the existing 9.21 ordinance.</p>	2021-2022	Evan Jennifer
<b>21. SHORT-TERM RENTAL (Ch. 9.38) ORDINANCE UPDATE</b>	MCA	<p><b>NEXT STEPS:</b> Council requested additional studies. Staff to present results April 2022.</p> <p><b>STATUS:</b> CC provided policy direction to staff at 10-27-21 hearing to return with a future analysis. Requested changes to the draft Ordinance to be re-noticed and return to CC. Re-introduction with fee change held November 17, 2021. 2<sup>nd</sup> reading held December 8, 2021.</p> <p><b>SUMMARY:</b> Amend and expand the City's application requirements, permit operating requirements, enforcement options, and add new definitions applicable to Chapter 9.38.</p>	12/2021 for Regulatory  2022 for policy direction	Melinda Jennifer

## ADVANCED PLANNING WORK PROJECTS

UPDATED: March 10, 2022

NAME AND WP/CIP NO.	TYPE OF AMENDMENT? COASTAL APPROVAL?	SUMMARY/STATUS	SCHEDULE	PROJECT PLANNER
<b>22. NATIVE PLANT ORDINANCE</b>	TBD	<p><b><u>NEXT STEPS:</u></b> Direction from City Council after discussion meeting with planning commission, environmental commission, UFAC.</p> <p><b><u>STATUS:</u></b> March 31 – meeting to discuss future native plant requirements.</p> <p><b><u>SUMMARY:</u></b> City Council initiated discussion to explore native plant landscape policy.</p>	2022-23	Jennifer Evan
<b>23. RACIAL AND ETHNIC BARRIER STUDY</b>	NA	<p><b><u>NEXT STEPS:</u></b> biweekly meetings; exploring data and existing resources</p> <p><b><u>STATUS:</u></b> RFP was circulated in 2021 and a consultant was selected.</p> <p><b><u>SUMMARY:</u></b> Study identified in the housing element.</p>	2022	Christian
<b>24. DISPLACEMENT RISK ANALYSIS</b>	NA	<p><b><u>NEXT STEPS:</u></b> RFP to be developed and circulated in May 2022.</p> <p><b><u>STATUS:</u></b> Successful HAP grant award to fund the project.</p> <p><b><u>SUMMARY:</u></b> Study identified in the housing element.</p>	2022	Christian

# STRATEGIC PLAN

2019-  
2021

## OUR MISSION

Preserve, protect, and provide innovative services that enhance the quality of life for residents, visitors, businesses, and our communities.

## OUR OPERATING PRINCIPLES

**RESPECTFUL PARTNERSHIPS** – Encourage honest dialogue, diversity in thinking, and problem solving.

**IMPROVEMENT & EFFICIENCY** – Streamline everything we do using best practices.

**FINANCIALLY SOUND DECISION-MAKING** – Achieve long-term sustainability.

**DATA GATHERING & SHARING** – Enhance informed decision making.

**MEASUREMENT & ACCOUNTABILITY** – Ensure excellent service and the best investment of taxpayer money.

**COMMUNITY OUTREACH** – Seek feedback from the community.

**COMMUNITY CHARACTER** – Protect community character and agricultural programs.

## OUR VISION

Encinitas is five unique communities thriving as ONE great city through pursuing our vision of:

### QUALITY TRANSPORTATION

Provide effective, safe, and easy transportation for all modes of movement and for all demographics.

### RECREATION

Promote active lifestyles and community health by furthering access to trails, parks, beaches, and other recreational opportunities.

### ECONOMIC DEVELOPMENT

Create economic opportunities through innovation, financial stability, and fiscal responsibility.

### ENVIRONMENT

Be good stewards of open spaces, beaches, parks, and the natural environment.

### ARTS & CULTURE

Embrace great places to showcase the City's arts and culture, history, community charm and character.

### PUBLIC SAFETY

Create a safe and secure environment for residents, visitors, and businesses throughout the City.

### COMMUNITY PLANNING

Maintain safe and livable communities through well-maintained infrastructure and facilities, strong public safety, and significant environmental standards while achieving diverse and affordable housing for present and future generations.



# OUR STRATEGIES, PROJECTS AND GOALS

These strategies below represent the major areas of focus for 2019–2021. Together, these projects and their associated goals ensure that our five unique communities thrive as one great city.

## OUR STRATEGIES



**ATTAIN A LEGALLY COMPLIANT HOUSING ELEMENT**




**BETTER INCORPORATE THE RAIL CORRIDOR INTO OUR NEIGHBORHOODS**
















**IMPROVE CONNECTIVITY AND MOBILITY FOR ALL**



**PROMOTE GREEN INITIATIVES AND PROTECT NATURAL RESOURCES (includes SB1826)**

Below is an updated, tiered capital improvement project list with corresponding goals for projects that were given priority focus at the City Council's Goal Setting session held on March 6, 2019. Tier 1 projects are largely funded and assigned as top priority, while Tiers 2-3 are in various stages of development and funding. In addition to our four strategies, we continue to embark on infrastructure, safety, and maintenance improvements shown with a  icon.












TIER I Mandated/Grant-Funded/Existing Project	STRATEGY	GOALS
800 MHZ Radio Upgrades		This Public Works, Water, Fire, and Marine Safety project is on track and slated for completion in Fiscal Year 2020-21 (3-year project).
ADA Curb Ramp Project and Parking Lot Upgrades (Senior Center and Parks)	 	Senior Center to be completed by Fall 2019; Parks by TBA.
B Street Sidewalk Project, Northside	 	Construction to begin Oct. 2019; completed by the end of 2019.
Balour Drive Corridor Improvement	 	Construction to begin Sept. 2019; complete by Fall 2019 (restriping and candlestick bollards).
Climate Action Plan - Mitigation Measures		Ordinances implemented Oct. 2019 - Spring 2020.
Cottonwood Creek Stormwater Basin Cleaning		Obtain permits; restore basin volume.
El Camino Real - Mobility and Striping Improvements		To be constructed by Olivenhain Municipal Water District; complete by June 2020.
El Camino Real - Mobility Study		Continue study in FY20 to identify mobility options for all user types.
El Camino Real - Z Crossings		Construction starts after OMWD completes joint El Camino Real Mobility Improvements. Z crosswalk to be completed by Spring 2021.
El Portal Pedestrian/Bike Underpass Project	  	Complete by Sept. 2021.
FY 2019-20 Annual Street Overlay		Construction to begin by Dec. 31, 2019.
General Mobility Improvements		Annual program; improvements ongoing.
Grandview Beach Access Refurbishment		Fiscal Year 2021 Capital Improvement Project.
Housing Element Update		Housing Element Certification by Oct. 2019.
La Costa Stormwater Basin Rehab		Obtain permits; restore basin volume by June 2020.
Leucadia Blvd Roundabout at Hygeia	 	Final design completed by Dec. 2019. Construction begins March 2020 and completed by Dec. 2020.
Leucadia Streetscape	 	Construction to begin by September 2020.
MacKinnon Ave ADA Sidewalk	 	Construction complete by June 2020.
Morning Sun Drive Sidewalk	 	Construction complete by May 2020.

TIER I (Continued)	STRATEGY	GOALS
Rail Corridor "Cross Connect" Implementation Plan		Finalize plan by Spring 2020.
Recreation Trails Development		Design of RSF Trail and El Camino Trail to be completed by Jan. 2020 and construction to begin Spring 2020. Adams Run Trail TBA.
S. Coast Highway 101 Safety and Mobility Enhancements		Designated bike lanes construction to begin in Fall 2019.
Santa Fe Drive Improvements		Complete I-5 to El Camino Real by 2021.
Springwood Sidewalks		Construction completed.
Standard Pacific Park Site		Construction scheduled to begin Jan. 2020; complete by Fall 2020.
Storm Drain Repair		Continue maintenance operations.
Street Light Conversion Project		Retrofit street lights with energy efficient LED lights. Consultant RFP distributed in October 2019; project completion by March 2020.
Swami's Beach Access Safety Refurbishment		Funded by 2021-2022.
Tech Infrastructure Replacement		PC replacements completed by Oct. 2019; email system upgrades by Dec. 2019; and Disaster Recovery by June 2020.
Vulcan Avenue Traffic Calming Study		Completed by June 2020.

## TIER II Paused - Lack of Funding/Resources

## STRATEGY









## GOALS

Beacon's Beach Access - Bluff Improvement Project		Redesign parking lot improvements July 2020.
Birmingham Drive - Complete Streets		Finalize project costs. Secure grant funds in 2020.
Circulation Element of GP (Reallocate \$300k traffic mitigation fees)		Kick-off July 2020.
Citywide Drainage Modeling		General funds secured. Complete model by end of 2020.
Encinitas Sports Park South Gate		Locate access points.
Jason Street Storm Drain includes Hermes-Leucadia Flooding		Finalize North County Transit District agreement and secure funds. Construction completed by Dec. 2020.
Leucadia Drainage, Design, Treatment and Construction		To be designed after drainage model completed.
Orpheus Ave. Green Street Improvements (implement WD16A)		Construction complete by Feb. 2021.
Solar Power Project Retrofits		Continue design and permitting to prepare for citywide energy efficient retrofits.
Verdi Pedestrian Crossing (Montgomery Ave)		Seek additional grant funds.
Vision Zero Study		Incremental implementation through Traffic & Public Safety Commission.

## TIER III Largely Unfunded

## STRATEGY

## GOALS

Active Transportation Program - Requeza/F Street Ped Imp		Unfunded project.
Citywide Rail Corridor Quiet Zone Implementation		Study to be completed by Fall 2019; implementation schedule is pending based on funding.
Fire Station #1		No funding at this time.
Habitat/Watershed Acquisitions		Ongoing project.
Leo Mullen Lights		Complete Specific Plan amendment.
Leucadia Blvd Intersection @ Vulcan & 101		Unfunded project.
Opportunity Acquisitions		Ongoing.
Potential Bridge Replacement/Rehabilitation		Seek grant funds.

**REVISED RESOLUTION NO. PC 2018-20**

**A RESOLUTION OF THE CITY OF ENCINITAS PLANNING COMMISSION  
APPROVING THE ANNUAL REPORT AND WORK PLAN FROM JUNE 2018  
THROUGH DECEMBER 2019, AUTHORIZING TRANSMITTAL TO THE CITY  
MANAGER AND CITY COUNCIL AND ASSIGNING REPRESENTATIVE**

WHEREAS, Encinitas Municipal Code Section 2.30.040 C. requires the Commission to prepare and present an annual report and work plan to the City Council, which requirement is further guided by the Commission's bylaws; and

WHEREAS, the Planning Commission conducted duly agendized public hearings on April 19, 2018, May 3, 2018, May 17, 2018 and June 21, 2018.

NOW, THEREFORE, BE IT RESOLVED that the Encinitas Planning Commission hereby APPROVES its Annual Report and Work Plan based on the following Environmental Determination and provides for the following further direction:

**Section 1. California Environmental Quality Act Determination**

This action is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

**Section 2. Commission Direction**

- A. Exhibit A includes the 2018-2019 Annual Report and Work Plan.
- B. The Commission designates Planning Commission Chair O'Grady, to finalize the report format with staff, allowing for non-substantive editing.
- C. The Commission representative Chair O'Grady is designated to present the Annual Report and Work Plan to the City Manager and City Council.

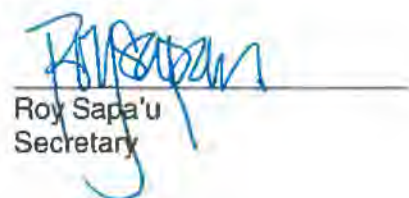
The above environmental determination and direction are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of June, 2018, by the following vote, to wit:

AYES: Apuzzo, Doyle, Ehlers, Hubbard and O'Grady  
NOES: None  
ABSTAIN: None  
ABSENT: None

  
Michael Glenn O'Grady, Chair

ATTEST: .

  
Roy Sapa'u  
Secretary

**EXHIBIT A  
ANNUAL REPORT AND WORK PLAN**

**Annual Report and Work Plan  
Planning Commission  
City of Encinitas  
June 2018 – December 2019**

Adopted May 17, 2018

Revised June 21, 2018

Exhibit 'A' to Resolution No. PC 2018-20

<b><i>Representative</i></b>	<b><i>Community</i></b>	<b><i>Position</i></b>	<b><i>Term</i></b>
Michael Glenn O'Grady	Leucadia	Chair	3/17 - 3/20
Bruce J. Ehlers	Olivenhain	Vice-Chair	3/17 - 3/20
Al Apuzzo	New Encinitas	Commissioner	3/17 - 3/20
Kevin T Doyle	Old Encinitas	Commissioner	3/18 - 3/21
Jody L. Hubbard	Cardiff by the Sea	Commissioner	3/18 - 3/21

**Secretary**

Roy Sapa'u  
City Planner

**Assistant City Attorney**

Greg Lusitana

**Commission Clerk**

Deana Gay

**Bylaws**

<http://archive.encinitasca.gov/WebLink8/DocView.aspx?id=751533&dbid=0>

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- Docket statistics

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- Action item
  - Justification
  - Priority
-

## SUMMARY

The Planning Commission is pleased to present this inaugural annual report and work plan to the City Manager, City Council and community. The Commission and staff accomplished much in 2017 and through June of 2018. Fundamental structural improvements were put into place, providing the Commission and staff the tools needed to effectively execute their duties as stewards of land use in Encinitas. The City's update of its Housing Plan, an element of the General Plan, is the most significant land use and policy initiative underway in Encinitas. In a City passionate about its quality of life and community character, the Commission provides a public forum for decision making on discretionary land use projects. In doing so, the Commissioners maintain a respectful and healthy dialogue about matters before it and generally achieve consensus decisions for positive outcomes. The recommended work plan identifies continuous improvement opportunities, which either align with the City Council work plan, or leverage from it to accomplish even more.



## INTRODUCTION AND BACKGROUND

### ***Purpose of the Annual Report and Work Plan***

The Annual Report serves as a retrospective look at the Planning Commission's activities from June 2018 through December 2019. The Work Plan includes recommendations for the City Manager and City Council to consider in ensuring continuous improvement to the City's land use and regulatory framework. The work plan is submitted to the City Manager and City Council to align with the budget process, allowing for allocation of resources to implement all or part of the recommended work plan.

### ***Acknowledgement of Finite Resources and Establishing Priorities***

The Commission understands that departmental resources are finite, necessitating prioritization of items in the work plan. The work plan has been filtered to include what the Commission believes to be the City's highest land use policy and regulatory priorities. These priorities have been categorized to assist in programming the work plan. Alignment with the City Council's work plan is specifically noted, where that occurs. Seeing opportunities to consolidate, coordinate or leverage the City Council's work plan, the Commission has identified opportunities to accomplish even more for the betterment of Encinitas.

### ***About the Planning Commission***

The Encinitas Planning Commission is established in accordance with Section 2.34 of the Encinitas Municipal Code. It consists of five members. The Commission has final authority to decide discretionary projects, except for minor projects that are acted upon by the Development Services Department. Final Commission decisions are appealable to the City Council. The Commission also is an integral part of the land use policy and regulatory making process. It assists the Council in distilling broad options and issues into focus, facilitating the City Council's decision making on land use policy and regulatory matters. The role of the Planning Commission is to provide input on land use and ensure orderly development reflective of Encinitas community values. It is accountable to the City Council.

## SUMMARY OF 2017-2018 ACCOMPLISHMENTS AND ACTIVITIES

<b><i>Planning Commission Meetings Held</i></b>	<b>2017</b>	<b>January-May 2018</b>
Joint Study Sessions with City Council ( <i>Inclusionary Housing</i> )	0	1
Regular Commission Meetings	17	8
Committee Meetings (Annual Report and Work Plan)	3	
<b><i>Projects Reviewed by the Planning Commission</i></b>	<b>2017</b>	<b>January-May 2018</b>
Policy and Regulatory Projects	2	2
Discretionary Projects Reviewed	48	14
Projects Appealed to Council	1	1
a. Upheld?	1	-
b. Reversed?	-	-
c. Modified?	-	-
d. Appeal Withdrawn?	-	-
e. Referred back to Planning Commission?	-	1
Alcohol Land Use Permits	16	6
Density Bonus Projects	1	-
<b><i>Discretionary Projects Acted Upon by Staff</i></b>	<b>2017</b>	<b>January-May 2018</b>
Discretionary Projects	66	27
Appealed to Council	-	1
a. Upheld?	-	1
b. Reversed?	-	-
c. Modified?	-	-
d. Referred to Planning Commission?	-	-
<b><i>Continuous Improvement Initiatives Completed</i></b>	<b>2017</b>	<b>January-May 2018</b>
<u>Zoning Administrative Hearing Process Improvements</u> – Staff reports are completed and posted on the City’s website for public review and comments 72 hours prior to the hearing. The zoning administrator receives at staff report, public testimonies and renders a determination at the hearing. Currently, only the agenda is posted on the website and a decision is made several days after the hearing. This improvement provides transparency and is consistent with City Council and Planning Commission Hearings procedures.	-	Implemented May 2018
Permit and Service Delivery Performance Standards and Process Guide Second Full Year of Implementation	1	
e-Project Source Second Full Year of Implementation	1	
<b><i>Prior Year Work Plan Accomplishments</i></b>	<b>2017</b>	<b>January-May 2018</b>
Housing Element Update – Planning Commission received a briefing from staff and consultant team on May 17, 2018 on the goals and policies and selected viable sites. Planning Commission also considered the development standards and provided feedback. The final draft of the Housing Element Update will be		June 7, 2018 Planning Commission hearing pending

presented to the Planning Commission on June 7, 2018 for their consideration and recommendation to the City Council.		
Adoption of the Accessory Dwelling Unit and Junior Accessory Dwelling Unit Ordinances – Planning Commission recommended approval to the City Council with edits.	1	
Adoption of the Deemed Approved Ordinance – Planning Commission recommended approval to the City Council with edits.	1	
Adoption of Annual Omnibus Code Cleanup – Planning Commission recommended approval to City Council with edits.	1	
Approval of the North 101 Streetscape Project – Planning Commission recommended approval of the project and certification of the Environmental Impact Report, and adoption of the Ordinance to amend the General Plan, North 101 Corridor Specific Plan, and Local Coastal Plan.		1

## Planning Commission's Policy and Regulatory Work Plan, June 2018 – December 2019 (adopted May 17, 2018)

Goal is to consolidate initiatives into comprehensive work programs allowing more to be accomplished than otherwise possible.

### Work Programs Summary

#### A. Current Goals

1. Housing Plan 2018 Update
2. Residential Care – General Zoning Code Amendment
3. Unpermitted Accessory Dwelling Units Ordinance
4. Alcohol Establishment Ordinance
5. Entertainment Ordinance
6. Engine Idling and Party Bus Ordinance
7. Citywide Noise Ordinance Update
8. Public Safety Element Update
9. Sign Ordinance
10. Recreation Element Update
11. Land Use Element Update
  - a. Regulating the Size of Single Family Houses
  - b. Citywide Design Guidelines Update
  - c. Zoning Code Update

#### B. As Time Permits

1. Circulation Element Update
2. Urban Agriculture Ordinance Update

#### C. Long-term Goals

1. El Camino Real Corridor Specific Plan
2. Community Character Analysis
3. Living (Vegetation) Fences Ordinance

**Work Program Categories**

Current and As Time Permits Goals	Focused amendments required by law or City Council and/or requiring minimal level of resources with good potential to create efficiencies
Long-term Goals	Comprehensive work programs based on community visioning and clearly defining what Encinitas wants to be.

**Work Programs Detail****A. CURRENT GOALS**

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	SUMMARY/COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
<b>CURRENT</b>							
<b>1. HOUSING ELEMENT UPDATE</b>	Yes	Yes	Updates the Housing Element of the City's General Plan; requires public vote in November 2018	2018	N/A	Yes	N/A
<b>2. RESIDENTIAL CARE – GENERAL ZONING CODE AMENDMENT</b>	Yes	Yes	Amendment to the zoning code to consider appropriate zoning for residential care facilities (7 or more persons).	2018-2019	N/A	N/A	N/A
<b>3. UNPERMITTED ACCESSORY DWELLING UNITS ORDINANCE</b>	Yes	Yes	Ordinance to permit unpermitted accessory dwelling units that cannot comply with current zoning standards.	2018 - 2019	Staff time	Yes	TBD



4. ALCOHOL ESTABLISHMENT ORDINANCE	Yes	Yes	Ordinance to regulate existing and proposed alcohol serving establishments.	2018-2019	Staff time	Yes	TBD		
5. ENTERTAINMENT ORDINANCE	Yes	Yes	Ordinance to regulate entertainment activities open to the public.	2018-2019	Staff time	Yes	TBD		
6. ENGINE IDLING AND PARTY BUS ORDINANCE	Yes	Yes	Ordinance to regulate idling of engines and the use of party bus.	2018 - 2019	Staff time	Yes	TBD		
7. CITYWIDE NOISE ORDINANCE UPDATE	Yes	Yes	Update City Noise standards.	2018 - 2019	TBD	N/A	TBD		
8. PUBLIC SAFETY ELEMENT UPDATE	Yes	Yes	Update the Public Safety Element to be consistent with State Law.	2018-2019	Staff time	Yes	TBD		
9. SIGN ORDINANCE UPDATE	No	Yes	Comprehensive update to the Sign Ordinance (EMC Chapter 30.60)  – Resolve conflicts with First Amendment rights – Standards for digital signage.	2018-2019	TBD	N/A	TBD		
10. RECREATION ELEMENT UPDATE	No	Yes	Leverages Parks Master Plan Update to make corresponding updates to the Recreation Element; conduct	2018-2019	TBD	N/A	TBD		

			concurrently with updates to Circulation and Land Use Elements to ensure that the mobility network addresses recreation facilities and trails, along with accounting for recreation needs related to land use.				
<b>11. LAND USE ELEMENT UPDATE</b>	No	Yes	Leverages multiple Strategic Plan initiatives, including Economic Development, Circulation Element Update and Parks Master Plan Update; would reinforce areas of stability and address areas of change in the city; can address community-specific planning topics.	2018-2019	TBD	N/A	TBD
<b>a. REGULATING THE SIZE OF SINGLE-FAMILY RESIDENCE</b>	Yes	Yes	Prior Council direction to consider options for a local ordinance to regulate the size of single-family homes to make them more consistent with existing surrounding neighborhoods. Should be addressed as part of an update of the Land Use Element, Zoning Code Update and updated citywide Design Guidelines.	2018-2019	Staff time	Yes	TBD



<b>b. CITYWIDE DESIGN GUIDELINES UPDATE</b>	No	No	Leverages the work done in studying community character and preparing new Design Guidelines for the Housing Element Update in Encinitas and translating that citywide; current Design Guidelines are not sufficiently effective.	2018-2019	TBD	TBD	TBD
<b>c. ZONING CODE UPDATE</b>	No	Yes	<p>Bring needed modernization to the Zoning Code, especially addressing areas of frustration that do not yield desired outcomes; achieves update to Local Coastal Program.</p> <p>Also addresses:</p> <ul style="list-style-type: none"> <li>• Evaluation, update and potential incorporation of existing Specific Plans into the Land Use Element and Zoning Code</li> <li>• Parking and bike standards</li> <li>• Sign code update</li> <li>• Updates to Specific Plans</li> <li>• Updates to Noise standards</li> </ul>	2018-2019	Staff time	Yes	TBD

**B. AS TIME PERMITS GOALS**

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	SUMMARY/COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
<b>AS TIME PERMITS</b>							
<b>1. CIRCULATION ELEMENT UPDATE</b>	Yes	Yes	Comprehensive update to the Sign Ordinance (EMC Chapter 30.60) – Resolve conflicts with First Amendment rights – Standards for digital signage.	2018-2020	Staff time	Yes	TBD
<b>2. URBAN AGRICULTURE ORDINANCE UPDATE</b>	Yes	Yes	Provide a 2-year status update report to the Planning Commission and City Council as required by the Ordinance.	2018	Staff time	Yes	TBD

**C. LONG TERM GOALS**

NAME	COUNCIL'S WORK PLAN/DIRECTION?	AMENDS GENERAL PLAN (GPA)/LOCAL COASTAL PLAN (LCPA)/ZONING CODE (ZA)?	COMMENTS	SCHEDULE*	BUDGET	FUNDED	HOURS
<b>LONG-TERM</b>							
1. EL CAMINO REAL CORRIDOR SPECIFIC PLAN	Yes	Yes	Phased or comprehensive approach in updating the General Plans. There are benefits associated with both options.	TBD	TBD	TBD	TBD
2. COMMUNITY CHARACTER ANALYSIS	No <i>(Commission recommends)</i>	Yes	Define community character and identify determinants of community character.	TBD	TBD	TBD	TBD
3. LIVING (VEGETATION) FENCES ORDINANCE	No	Yes	Ordinance to regulate the height of vegetation functioning as fences/walls.	TBD	TBD	TBD	TBD

\* Excludes Coastal Commission LCPA process

\*\* Commission's work plan will include a preface to provide guiding principles and goals, giving context to this work plan

## City's General Plan Elements

General Plan Element	Suggested Timing of Comprehensive Update	Comprehensive Update Underway or Coming Soon	Focused Amendments Underway	Leveraged Comprehensive Update Possible Soon	Future Update
Housing	2018	●			●
Recreation <sup>1</sup>	2018 - 2019	●			
Land Use <sup>2</sup>	2018 - 2019	●	●		
Circulation	2018 - 2019	●			
Resource Management <sup>3,4</sup>	2019 - 2021			●	●
Public Safety <sup>4</sup>	2018 - 2019	●			
Noise	2018 - 2019	●			

1. The Recreation Element is not mandated by the State, but is a common optional element
2. Local Coastal Program is required for areas in the Coastal Zone; includes the City's land use plan and Zoning Code
3. Both the State-mandated Conservation and Open Space Elements are part of the City's Resource Management Element
4. Government Code Section 65302 requires the Resource Management and Public Safety Elements be updated after the Housing Element

Other common or State-suggested optional elements or themes include Economic Development; Healthy Communities; Social Equity, Environmental Justice and Community Resilience; Climate Change

## Considerations

- Cost savings: Consolidating initiatives allows similar, overlapping/duplicate tasks (project management, technical studies, outreach, etc.) to be conducted as one and allows CEQA to be addressed comprehensively (one EIR can cover all the tasks listed above for the Circulation, Land Use and Recreation Elements Updates)
- Outreach: Consolidating initiatives also consolidates public outreach activities and reduces public engagement fatigue
- Phased update to General Plan: Some of the initiatives result of frustrations from outcomes that did not match expectations; this occurs because the General Plan and implementing regulations are not fully aligned with the current community's values and needs; stitching together multiple, disparate yet related items into consolidated programs allows resources to be leveraged and the General Plan to be comprehensively updated in one phase (2018-2022) or two phases (first phase: 2017 – 2021; second phase 2021 – 2023); implementing regulations should be updated concurrently to be efficient with resources and public engagement