

Housing Element



**City of Solana Beach
General Plan Program**

RESOLUTION 2013-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADOPTING THE HOUSING ELEMENT AND ASSOCIATED NEGATIVE DECLARATION AND AUTHORIZING SUBMITTAL OF THE HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, the City's General Plan provides strategic planning for community sustainability and evaluates, defines, and sets goals for development preservation and rehabilitation of distinct neighborhoods and commercial areas; and

WHEREAS, the General Plan was initially adopted in 1988 and although it has been amended throughout the years, has never been comprehensively revised; and

WHEREAS, the State requires periodic updates to reflect changes in the community and current laws; and

WHEREAS, all California municipalities are required by Article 10.6 of the Government Code (Sections 65580-65590) to adopt a Housing Element as part of their General Plan; and

WHEREAS, the Housing Element was subject to detailed statutory requirements and mandatory review by the California Department of Housing and Community Development and was found to address all statutory requirements; and

WHEREAS, a Draft Initial Study and Negative Declaration for the Housing Element Update was circulated for a 30-day public review beginning November 2, 2012, and ending on December 3, 2012, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15105; and

WHEREAS, four letters were received and responded to and a no effect determination was made; and

WHEREAS, upon adoption of the Housing Element, the document will be submitted to the California Department of Housing and Community Development for certification.

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NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

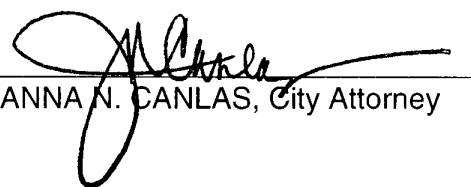
1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the submittal of the draft Housing Element to the California Department of Housing and Community Development.
3. That the City Council directs the City Manager or his designee to file associated CEQA documents with the applicable agencies.

PASSED AND ADOPTED this 13th day of February 2013 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers – Campbell, Heebner, Zito, Zahn
NOES: Councilmembers – None
ABSENT: Councilmembers – Nichols
ABSTAIN: Councilmembers – None


THOMAS M. CAMPBELL, Deputy Mayor

APPROVED AS TO FORM:


JOHANNA N. CANLAS, City Attorney

ATTEST:


ANGELA IVEY, City Clerk

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Executive Summary

The Housing Element for the City of Solana Beach is an element of the City's General Plan. It covers the planning period of January 1, 2013 to December 31, 2020.

Background Information

Solana Beach, established in 1986, has the second smallest population (12,867 in 2010) in the San Diego region. The City covers approximately 3.5 square miles along the Pacific Ocean with Del Mar to the south and Encinitas to the north. It is predominantly residential in character. The City has a transit station with Amtrak service and commuter rail service via the Coaster to Oceanside and downtown San Diego. The City is bisected by Interstate 5, one of the region's two major north-south freeways. East of the freeway is characterized by lower density single-family housing, and west of the freeway is characterized by higher density single-family and multi-family housing.

Needs Assessment

According to SANDAG's 2050 Regionwide Forecast, Solana Beach is expected to gain 687 new residents and 197 new households between 2008 and 2020. The characteristics of the city's population, housing, and employment that affect its housing goals, policies and programs include:

Population/Household Characteristics

- A larger percentage of residents in the age groups 35 and older than the region.
- An ethnic breakdown of 77.3 percent White, 15.9 percent Hispanic, 3.9 percent Asian, and 0.4 percent Black, 0.2 percent Native American/Alaskan native, 0.1 percent Hawaiian/Pacific Islander, and 2.1 percent other or 2+ races.
- A smaller household size (2.28) than the region (2.75) reflective of the smaller percentage of children and higher percentage of those in the 55+ age group.
- A median household income of \$86,908 - \$23,839 higher than the region.

Land Use Characteristics

- A low supply (approximately 21 acres or one percent) of vacant developable land.
- A majority of developed land (56 percent) in residential use.

Employment Characteristics

- An employment base that consists mainly of management/professional, service sector, and retail jobs.

Housing Stock Characteristics

- Low rates of housing construction because of the limited availability of vacant land.

- A large percentage (48 percent) of single-family homes.
- A higher rate of homeownership (60 percent) than in the region (54 percent)
- A median housing price of \$840,500 - \$520,500 higher than in the region.
- Higher rents than in the region.

Assisted Units at Risk of Converting to Market Rate Rents

- One housing unit is at risk of converting in 2019.
- One other housing development – Solana Highlands – converted to market rate when its covenant with the Housing Authority of the County of San Diego expired in 2010, but the property owner is in the process of preparing a redevelopment proposal that could increase the total number of units on the site to the maximum allowable density and set aside 32 units as affordable.

Goals and Policies

The primary intent of the City of Solana Beach Housing Element is to continue to ensure that decent, safe housing is available at a cost that is affordable to current and future residents. To achieve this, the City has defined the following goals:

- The adequate provision of a range of safe and decent housing opportunities that will meet Solana Beach's share of the existing and future housing needs of the region.
- Maintenance, preservation, and enhancement of community and neighborhood character and the quality of residential neighborhoods and commercial areas.
- Minimized constraints in the development, improvement, preservation, and maintenance of housing for all income levels.
- Equal access to housing opportunities for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.
- A diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.
- Increased energy conservation and waste reduction in new and existing residential and mixed-use development.

In addition to these goals, the City has included numerous policies to better guide decisions and achieve desired outcomes. The City has also established quantified objectives for new housing construction based upon the Regional Housing Needs Assessment (RHNA) as adopted by the San Diego Association of Governments (SANDAG) that are addressed in this Housing Element. These objectives mirror the City's share of the region's future housing needs (regional share needs) which are divided into four income categories: very low, low, moderate, and above moderate. However, it is highly unlikely that adequate subsidies will be available to meet this need. Nonetheless, the City will make every effort to meet its lower income housing needs.

Table E-1 summarizes the regional share need.

**Table E-1
Regional Housing Growth Needs – Solana Beach**

Very Low	Low	Moderate	Above Moderate	Total
85	65	59	131	340
25%	19.1%	17.4%	38.5%	100.0%

Source: SANDAG Regional Housing Needs Assessment Plan, 2011

To calculate the projected housing needs for extremely low income, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 85 units, the City has a projected need of 43 units for extremely low-income households.

In addition to proposing programs to encourage the construction of new affordable housing and preservation of existing housing, the Housing Element is required to show that there are adequate sites with appropriate zoning and adequate public services to accommodate the City’s regional share goals. Based on the existing General Plan and Zoning Ordinance, Solana Beach has the capacity to accommodate its share of the region’s housing needs with vacant and infill residential land; vacant, infill, and redevelopment commercial land with mixed-use potential; and accessory living unit capacity.

Programs

Programs that Solana Beach will implement to achieve the City’s housing goals, including the regional share goals and affordable housing goals, include:

- Encouraging mixed-use development.
- Encouraging accessory living units.
- Continuing to implement the density bonus ordinance.
- Continuing to implement the affordable (inclusionary) housing ordinance.
- Fulfilling replacement housing obligations.
- Addressing and mitigating constraints to housing development.
- Amending the zoning ordinance to comply with changes in State law regarding emergency shelters and supportive and transitional housing.
- Addressing illegal units.
- Preserving existing affordable units at risk of converting to market rate.
- Continuing to participate in County programs such as Section 8 Rental Assistance, Residential Rehabilitation, and Mortgage Credit Certificate.
- Continuing to update the Capital Improvement Program.
- Continuing to enforce the condominium conversion policy.
- Continuing the residential code enforcement program.
- Continuing to distribute fair housing information.
- Implementing programs that promote energy conservation.
- Implementing effective public communication strategies.

- Encouraging the development of affordable housing on City-owned properties.

These programs provide a range of activities that the City will undertake to promote the provision of housing opportunities to serve all income levels.

I. Introduction

This chapter includes a discussion of State housing element requirements and identifies where these requirements are addressed in the document. It also includes a summary of the relationship between the Housing Element and the other General Plan elements and a description of the public participation efforts involved in the preparation of this Housing Element update.

A. City Profile

The charming, seaside community of Solana Beach is nestled along the northern coast of San Diego County, and is approximately 23 miles from downtown San Diego. Its main access routes include Interstate 5, Highway 101, Lomas Santa Fe Drive, and Via de la Valle. The city enjoys temperatures that average 62 degrees in the winter and 77 degrees in the summer. It offers 1.7 miles of coastline for swimming and surfing. It is a favorite destination for those seeking eclectic shops, great dining, golfing, nightlife, and nearby hiking.

Solana Beach was incorporated in 1986. It has the second smallest population (12,867) of all jurisdictions within the region. The City covers approximately 3.5 square miles along the Pacific Ocean. It is bordered by the cities of Del Mar and San Diego to the south, the City of Encinitas to the north, and the unincorporated community of Rancho Santa Fe to the east.

The North County Transit District (NCTD) provides public transportation service to the area and operates the bus system as well as a commuter light rail service, the Coaster, which runs between Oceanside to the north and downtown San Diego to the south. Amtrak also provides rail service to Solana Beach as it spans the distance from San Diego to Los Angeles and other northbound destinations. Trains stop at the station located in Solana Beach at 105 N. Cedros Avenue.

Solana Beach is bisected north to south by Interstate 5 and east to west by Lomas Santa Fe Drive, which creates four quadrants. Additionally, there is a fifth area bordered by Highway 101 to the east and the Pacific Ocean to the west. Residents typically view the City in terms of these five distinct areas.

The City's proximity to the ocean and its unique community character have resulted in high land and housing values. The community is nearly built out, with very little vacant, developable land. Solana Beach is an affluent community with a median income of \$86,908 and a median home price of \$840,500.

B. State Authorization and Requirements

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has

mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. The housing element is an important planning tool that identifies the housing needs of the city and establishes an action plan to meet those needs.

Planning to provide housing opportunities for all income levels is extremely important because, in many cases, there is a wide gap between the cost of housing and a person's ability to pay for it. The cost of housing has risen significantly faster than salaries over the years and the recent economic downturn has not improved the situation. Depressed incomes and a higher demand for rental housing have widened the gap. There is no state in the U.S. where a full time minimum wage worker can afford a two bedroom apartment and very few places in this country where one can afford a one bedroom apartment¹. "Affordable housing" means that no more than 30 percent of a household's income is spent on housing. According to the 2010 Census, 53 percent of all U.S. renters are paying more than 30 percent of their income on housing. In 1960, only 25 percent of renters faced such a burden².

When people cannot afford their housing expenses, there are ripple effects such as overcrowded households; dilapidated housing conditions as residents are unable to afford to maintain their properties; an increased homeless population; longer commutes and associated air quality problems as people try to find more affordable housing farther away from where they work; and potential economic impacts if businesses, unable to find employees that can afford to live in the area, relocate to other communities.

Section 65583 of the California Government Code sets forth the specific components to be contained in a community's housing element. Table I-1 summarizes these State requirements and identifies the sections in the Solana Beach Housing Element where they are addressed.

**Table I-1
State Housing Element Requirements**

Required Housing Element Component	Reference Page Begins
A. Housing Needs Assessment, Resources, and Constraints	
1. Analysis of population trends and projections.	11
2. Analysis of employment trends and projections.	32
3. Quantification of existing and projected housing needs for all income levels, including extremely low income households.	44
4. Analysis and documentation of household characteristics, including level of payment and ability to pay, overcrowding, and housing stock condition.	20
5. An inventory of land suitable for residential development including vacant sites and those having redevelopment potential and an analysis of the relationship of zoning and public facilities and services to those sites.	115
6. The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit and which have sufficient capacity to accommodate at least one year round shelter.	68

1 National Low Income Housing Coalition, 2012. Out of Reach.

2 Joint center for Housing Studies of Harvard University, 2011. America's Rental Housing: Meeting Challenges, Building on Opportunities.

**Table I-1
State Housing Element Requirements (Continued)**

Required Housing Element Component	Reference Page Begins
7. An analysis demonstrating that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters.	68
8. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including multi-family rental housing, factory-built housing, mobilehomes, housing for agricultural workers, supportive housing, single-room occupancy units, emergency shelters, and transitional housing, and for persons with disabilities.	60
9. Efforts to remove governmental constraints that hinder meeting the regional housing need allocations and from meeting the need for persons with disabilities, supportive housing, transitional housing, and emergency shelters.	69
10. An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.	81
11. An analysis of special housing needs, such as those of the elderly; persons with disabilities, including developmental disabilities; large families; farmworkers, families with female heads of households; and families and persons in need of emergency shelter.	21
12. Opportunities for energy conservation.	58
13. An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage pre-payment, or expiration of restrictions on use.	44
B. Goals and Policies	
1. A statement of the community's goals, quantified objectives, and policies related to the maintenance, preservation, improvement, and development of housing.	84
C. Programs	
1. A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period.	87
a. Identify actions that will make sites available with appropriate zoning and development standards to accommodate the City's RHNA.	N/A
b. Assist in the development of housing to meet the needs of extremely low, very low, low, and moderate income households.	87
c. Address, and where possible, remove governmental constraints to the maintenance, improvement, and development of housing.	91
d. Conserve and improve the condition of the existing affordable housing stock	96
e. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, or disability.	100
f. Preserve assisted housing developments identified as "at risk" of converting to market rate.	97

**Table I-1
State Housing Element Requirements (Continued)**

Required Housing Element Component	Reference Page Begins
g. Identify agencies and officials responsible for the implementation of the various actions and means by which consistency will be achieved with other general plan elements and community goals.	95
h. Include a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.	8, 101

State housing element law changed in 2008 as a result of Senate Bill 375 to require housing elements to be updated at least every eight years (previously it was every five years) to reflect a community’s changing housing needs and better synchronize the Regional Transportation Plan (RTP) process with the Regional Housing Needs Assessment (RHNA). Any local government that does not adopt a housing element within 120 days of the statutory deadline falls out of the eight year cycle and must adopt an element every four years. The statutory deadline for this Housing Element cycle is April 30, 2013.

C. Relationship to Other General Plan Elements

The Solana Beach’s General Plan contains elements addressing Land Use, Circulation, Housing, Conservation and Open Space, Noise, Safety, and Economic Development. The content of this Housing Element is consistent with the goals and policies of all other elements of the General Plan. The City must ensure that the General Plan and its elements form an integrated, internally consistent, and compatible statement of development policies¹. All elements of a general plan, whether they are mandatory or optional, are regarded as equally important. In addition, the goals and policies within each element are consistent with each other and with the other elements of the plan. The City will ensure that the Housing Element remains consistent with any amendments/updates to other elements of the General Plan during this Housing Element cycle.

D. Public Participation

As part of the Housing Element update process, the City utilized a variety of methods to engage the public including workshops, City Council update meetings, an online questionnaire, a General Plan Update website, public review of the draft document, and public hearings prior to adoption. The first public workshop was held on May 10, 2012. The City issued a press release regarding the workshop and it was also noticed through announcements at City Council meetings; through Facebook, Twitter, and Email blasts; a mass mailing to a number of stakeholders including, but not limited to, non-profit and for-profit housing developers, service providers, housing advocates, and citizen committees (see Appendix C); and flyers posted throughout the City at public parks, the library, apartment complexes, and churches. There were approximately 15 attendees and the meeting was broadcast online so people could watch from home. The workshop included a

¹ Government Code § 65300.5.

presentation to provide an overview of the purpose of the Housing Element and the State requirements for the document. Following the presentation, participants were organized into small groups and given questions to consider from the perspectives of different people, including those with special needs, such as the elderly, large households, single mothers, farmworkers, homeless individuals and families, persons with disabilities, etc. to identify potential similarities and differences in their housing needs or choices. They were also asked to consider the best way for Solana Beach to accommodate its regional housing needs given the community's constraints. A number of suggestions were provided including encouraging underground parking to maximize the developable area of a lot, encouraging lot consolidation of smaller sites to facilitate more effective multi-family housing, and encouraging redevelopment of the single-story structures along Highway 101 to include residential uses on upper floors.

The City also launched a General Plan Update website to keep people informed of the process. The website also includes additional opportunities for the public to respond to questions regarding the Housing Element update and email comments to staff.

An online questionnaire was released in May of 2012 and is still available for people to respond to. The City noticed the availability of the online questionnaire through announcements at City Council meetings; through Facebook, Twitter, and Email blasts; through a press release and notice posted in the local newspaper; flyers posted throughout the City at public parks, the library, apartment complexes, churches, coffee shops, a grocery store, the golf course, and train station; flyers distributed by the local school district; hard copies of the questionnaire available at the permitting counter; and flyers distributed during Fiesta del Sol, a major annual family and community event featuring live music, arts & crafts, children's activities, and food and drinks. The questionnaire asks respondents to review the existing Housing Element goals, policies, and programs and identify additional considerations for the update. To date, there are 84 responses to the questionnaire. Responses have ranged from not wanting any new development, to wanting more mixed-use development, especially at the train station, to create an identifiable downtown area. Specific suggestions included, but were not limited to:

- Ensuring that community character is preserved,
- Providing incentives for energy efficiency,
- Reducing development fees,
- Preserving existing affordable and rental housing,
- Encouraging mixed use,
- Providing housing for lower income residents and relatively inexpensive housing for people who work in Solana Beach,
- Reducing residential densities,
- Developing over the train station parking lot,
- Integrating affordable housing throughout the community rather than concentrating it in one area,
- Letting the market decide what to build,
- Not building any more affordable housing, and
- Not changing anything.

A public City Council Update meeting was held on June 13, 2012 to provide an update on the existing conditions research and public outreach efforts to date. A presentation was given that summarized 2010 Census data and feedback received from the first public workshop and online questionnaire.

The second public workshop was held on July 18, 2012. It was noticed the same as the first public workshop with additional flyers posted around the city at coffee shops, a grocery store, the train station, and the golf course. There were 31 attendees and the workshop was broadcast online so people could watch from home. The second public workshop began with an introductory presentation regarding the status of the update, the State requirements, and the public input received to date. Following the presentation, participants were asked to organize into small groups. They were given the draft goals, policies, and programs to consider as well as a hypothetical affordable housing project intended to help generate discussion. In general, the community expressed concern over the State's density bonus law, which permits developers to request deviations to development standards and concern over potential parking and traffic impacts associated with new residential development. There was a desire to require more bicycle parking and bike facilities if a reduction in vehicular parking is requested, provide incentives for bicycle use, and implement a bike share program. Opportunities to encourage sustainable development, including such features as renewable energy, use of recycled materials, and drought tolerant landscaping were looked upon favorably. Suggestions for accommodating affordable housing included integrating it into a mixed-use project or converting existing market-rate apartments to affordable units. There was also a request to facilitate aging in place in the policies and address sexual orientation in the anti-discrimination policies.

The results of the public participation efforts have been posted on the City's website and many of these comments have been incorporated into the Housing Element, such as encouraging sustainable green building practices, promoting opportunities to age in place, and continuing to encourage accessory living units. There will be additional opportunities for public comment as the update process continues. The draft document has been released for public review. The City of Solana Beach, as the lead agency, has also prepared a Negative Declaration (ND) in accordance with the California Environmental Quality Act (CEQA). A subsequent notice and draft ND has been released for public review. Additionally, a noticed public hearing(s) will occur prior to the City Council's adoption of the Housing Element. In Solana Beach, the City Council performs the Planning Commission functions.

II. Housing Needs Assessment

This chapter of the Housing Element examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2010-2020 Regional Housing Needs Assessment (RHNA) are examined. This Needs Assessment will be important to the identification of appropriate goals, policies, and programs for the City to implement during the 2013-2020 housing element cycle.

The Housing Needs Assessment utilizes the most recent data from the 2010 U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), San Diego Association of Governments (SANDAG), the City of Solana Beach, and other relevant sources.

A. Demographics

1. Population Trends

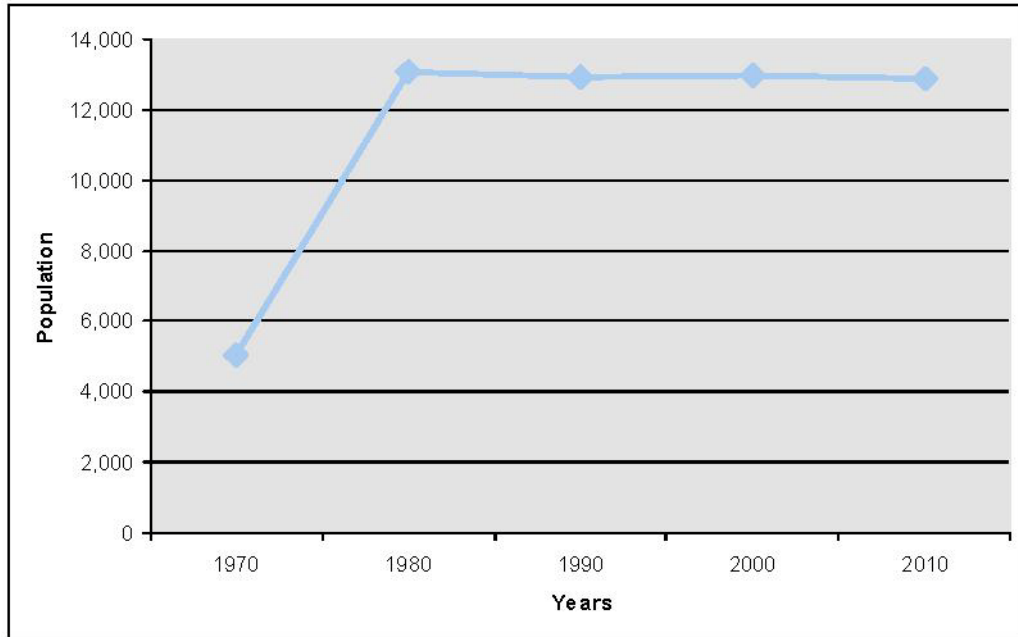
Solana Beach was incorporated in 1986. However, the city experienced most of its population growth before incorporation between 1970 and 1980 when the population grew dramatically from 5,023 to 13,047. Since 1980, the population has remained fairly constant declining only slightly between 1980 and 1990 and 2000 and 2010. San Diego County experienced a relatively large amount of growth between 1970 and 1990 and although the County's population continues to increase, the rate of growth has been declining over the years.

**Table II-1
Population Trends (1970-2010)
Solana Beach and San Diego County**

Jurisdiction	Population				
	1970	1980	1990	2000	2010
Solana Beach	5,023	13,047	12,950	12,979	12,867
San Diego County	1,357,854	1,861,846	2,480,100	2,813,833	3,095,313
Jurisdiction	% Change				
	1970-1980	1980-1990	1990-2000	2000-2010	
Solana Beach	160%	-1%	0%	-1%	
San Diego County	37%	33%	13%	10%	

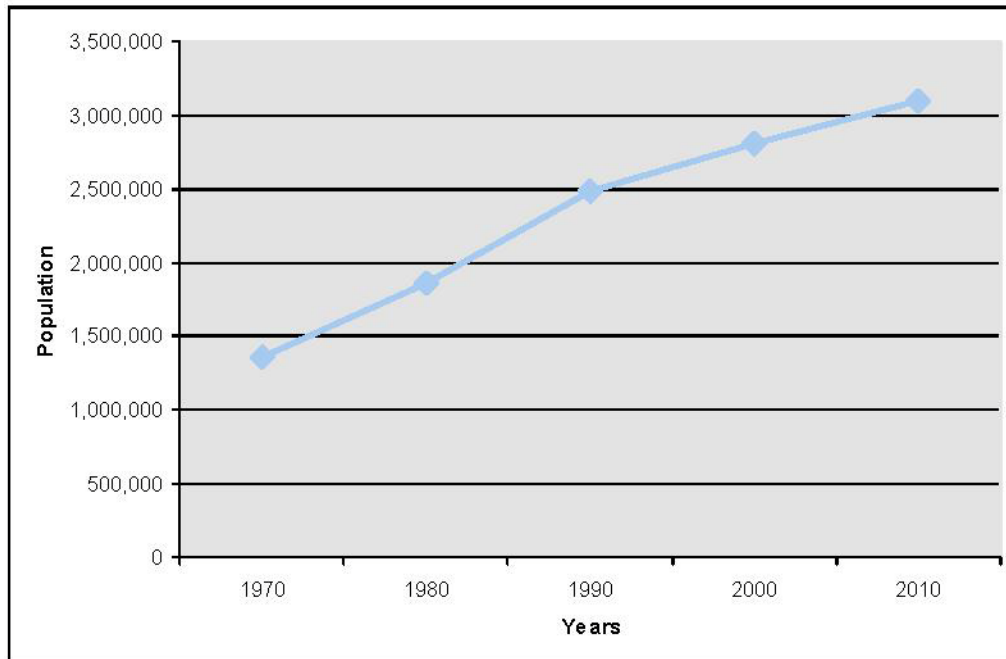
Sources: US Census Bureau & Department of Finance Population Estimates, Historical Data

**Figure II-A
Solana Beach Population (1970-2010)**



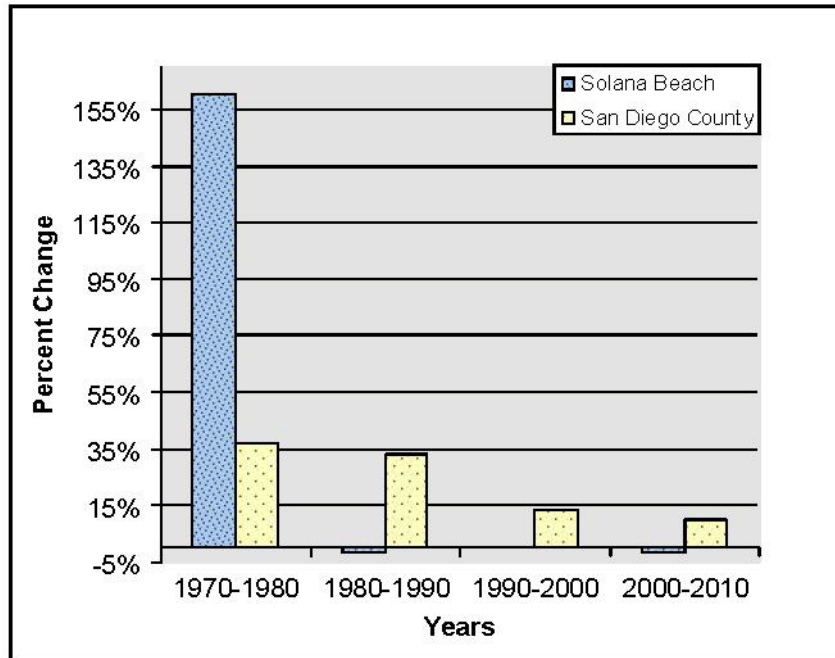
Sources: US Census Bureau & Department of Finance Population Estimates, Historical Data

**Figure II-B
San Diego County Population (1970-2010)**



Sources: US Census Bureau & Department of Finance Population Estimates, Historical Data

**Figure II-C
Population Change
Solana Beach and San Diego County
(1970-2010)**

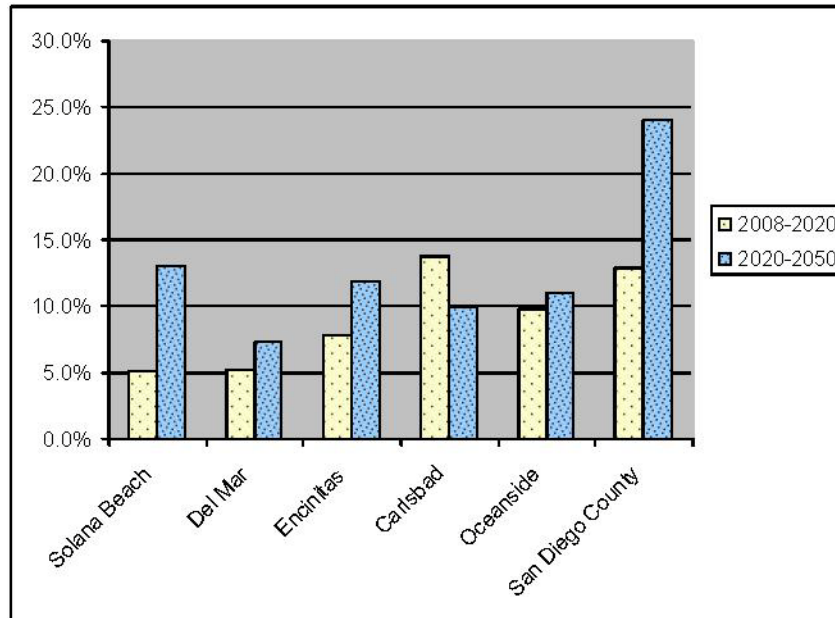


Sources: US Census Bureau & Department of Finance Population Estimates, Historical Data

2. Projected Population Estimates

Figure II-D compares projected population growth in the City of Solana Beach to that of the surrounding North County coastal cities and the San Diego Region as a whole based on SANDAG’s 2050 Regional Growth Forecast. Between 2008 and 2020, it is anticipated that the population of the San Diego region will grow by approximately 13 percent, a gain of 403,448 residents. During this time period, Solana Beach is expected to grow by approximately five percent, a gain of 687 residents. Between 2020 and 2050, the region’s population is expected to increase by 24 percent, while the population in Solana Beach is expected to increase by 13 percent. Lower growth rates in Solana Beach, Del Mar, and Encinitas can partially be attributed to limited land availability.

**Figure II-D
Projected Change in Population
North County Coastal Cities and
San Diego County (2008-2050)**



Source: SANDAG 2050 Regional Growth Forecast

3. Age

Housing demand within the market is often determined by the preferences of certain age groups. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Traditionally, both the young adult population (20-34) and the elderly population tend to favor apartments, low- to moderate-cost condominiums, and smaller single-family units. Persons between 35 and 65 often provide the major market for moderate to high cost apartments and condominiums and larger single family units because they tend to have higher incomes and larger sized households.

Table II-2 provides a comparison of the city’s and county’s population by age group in 2010. This table shows that Solana Beach has an older population than San Diego County with the median age at 43.7, which is 9 years older than the county median. The proportion of young adults (18-24) makes up only 5.7 percent of the city’s population compared to 11.9 percent of the county as a whole. Nearly 30 percent of Solana Beach’s population is between the ages of 45 and 64. Those aged 65 and over make up approximately 18.7 percent of Solana Beach’s population compared to 11.4 percent of the county’s population.

**Table II-2
Age Distribution**

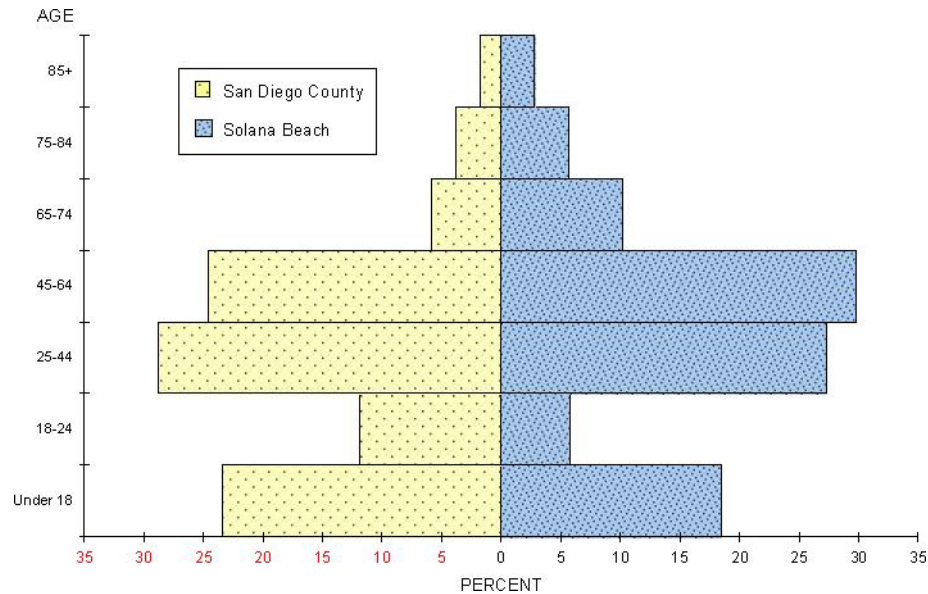
Age Group	Solana Beach		San Diego County	
	Persons	%	Persons	%
Under 18 years	2,378	18.5%	724,168	23.4%
18 to 24 years	734	5.7%	367,845	11.9%

**Table II-2
Age Distribution (Continued)**

Age Group	Solana Beach		San Diego County	
	Persons	%	Persons	%
25 to 44 years	3,518	27.3%	891,485	28.8%
45 to 64 years	3,829	29.8%	760,390	24.6%
65 to 74 years	1,314	10.2%	180,554	5.8%
75 to 84	727	5.7%	116,911	3.8%
85 and over	363	2.8%	53,960	1.7%
Total	12,867	100.0%	3,095,313	100.0%
Median Age	43.7		34.6	

Source: 2010 Census, Table QT-P1:Age Groups and Sex

**Figure II-E
Age Distribution for San Diego County and Solana Beach**



4. Race/Ethnicity

Information on ethnicity is important to an analysis of housing demand, as ethnicity tends to correlate with other characteristics such as family size, location choices, and mobility. The racial and ethnic composition of the city differs significantly from the county in that a larger proportion of city residents are White. Approximately 77 percent of city residents are White, contrasted with 49 percent for the county as a whole. Hispanics or Latinos make up the next largest percentage of the population at 16 percent, which is still significantly less than the Hispanic or Latino population countywide, which represents approximately 32 percent of the total population. The Asian and Black or African American population also contributes to a much smaller percentage of the Solana Beach population compared to San Diego County.

**Table II-3
Race and Ethnicity**

	Solana Beach		San Diego County	
	Persons	%	Persons	%
Not Hispanic or Latino	10,819	84.1%	2,103,965	68.0%
White	9,944	77.3%	1,500,047	48.5%
Black or African American	56	0.4%	146,600	4.7%
American Indian/Alaska Native	26	0.2%	14,098	0.5%
Asian	506	3.9%	328,058	10.6%
Native Hawaiian/Pacific Islander	19	0.1%	13,504	0.4%
Other Races or 2+ races	268	2.1%	101,658	3.3%
Hispanic or Latino (any race)	2,048	15.9%	991,348	32.0%
Total	12,867	100.0%	3,095,313	100.0%

Sources: 2010 Census, Table QT-P4: Race, Combinations of Two Races, and Not Hispanic or Latino

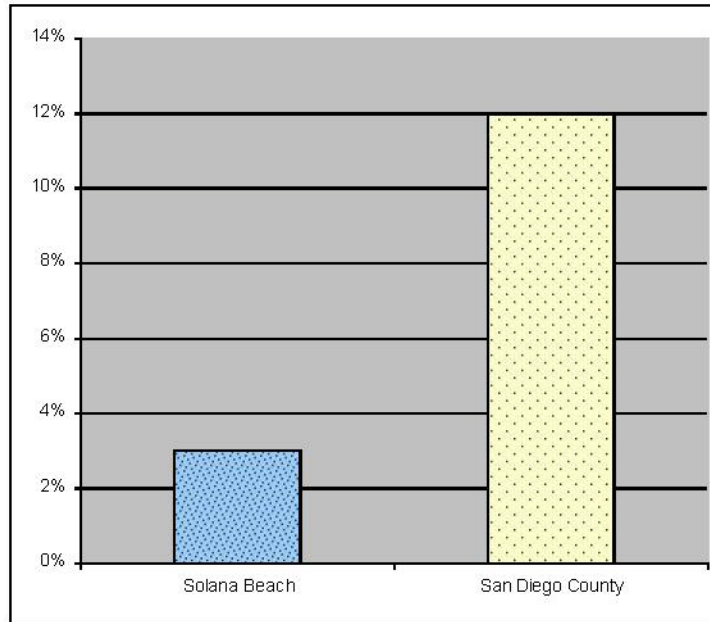
B. Household Characteristics

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

1. Projected Households

According to SANDAG, in 2008, there were 1,074,896 households in the region. Of these, approximately 0.5 percent were located in Solana Beach. Figure II-F shows that between 2008 and 2020, it is anticipated that the number of households in the San Diego region will grow by 126,070, a gain of approximately 12 percent. During this same time period, the number of households in Solana Beach is expected to increase by 197 households, a gain of approximately three percent. The City will still account for approximately 0.5 percent of the region’s households.

Figure II-F
Projected Change in the Number of Households
Solana Beach and the San Diego Region (2008-2020)



Source: SANDAG 2050 Regional Growth Forecast

2. Household Composition and Size

Table II-4 provides a comparison of households by type for Solana Beach and San Diego County as a whole, as reported in the 2010 Census. Family households comprised approximately 58 percent of all households in the city, about 8 percentage points lower than the county, where families encompassed approximately 66 percent of all households. There are more non-family households in Solana Beach than the County as a whole (42 percent city vs. 34 percent county) as well as singles living alone (31 percent city vs. 24 percent county). The city’s average household size of 2.28 is slightly lower than San Diego County as a whole (2.75). These statistics suggest that the need for large units in Solana Beach may be slightly lower than other areas of the county.

Table II-4
Household Composition

Type	Solana Beach		San Diego County	
	Households	%	Households	%
Total Households	5,650	100.0%	1,086,865	100.0%
Families	3,283	58.1%	720,480	66.3%
- w/children under 18	1,304	23.1%	376,118	34.6%
Non-family households	2,367	41.9%	366,685	33.7%
- Single living alone	1,745	30.9%	261,217	24.0%
Average household size	2.28		2.75	

Sources: US Census 2010, Table QT-P11: Households and Families

3. Housing Tenure

Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals that the level of homeownership for the city (60 percent) is somewhat higher than that for the county as a whole (54 percent).

**Table II-5
Household Tenure**

Tenure	Solana Beach		San Diego County	
	Units	%	Units	%
Owner Occupied	3,401	60.2%	591,025	54.4%
Renter Occupied	2,249	39.8%	495,840	45.6%
Total occupied units	5,650	100%	1,086,865	100%

Source: 2010 Census, Table QT-H3: Household Population and Household Type by Tenure

4. Household Income

Household income is a primary factor affecting housing needs in a community. Income levels influence the range of housing prices within a community and the ability of the population to afford housing. As household income increases, the easier it becomes to own a home. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

Household incomes in Solana Beach tend to be higher than those in the San Diego region as a whole. According to the 2010 Census, the median household income in Solana Beach was \$86,908, which is approximately 38 percent higher than the San Diego County median income of \$63,069 (Table II-6).

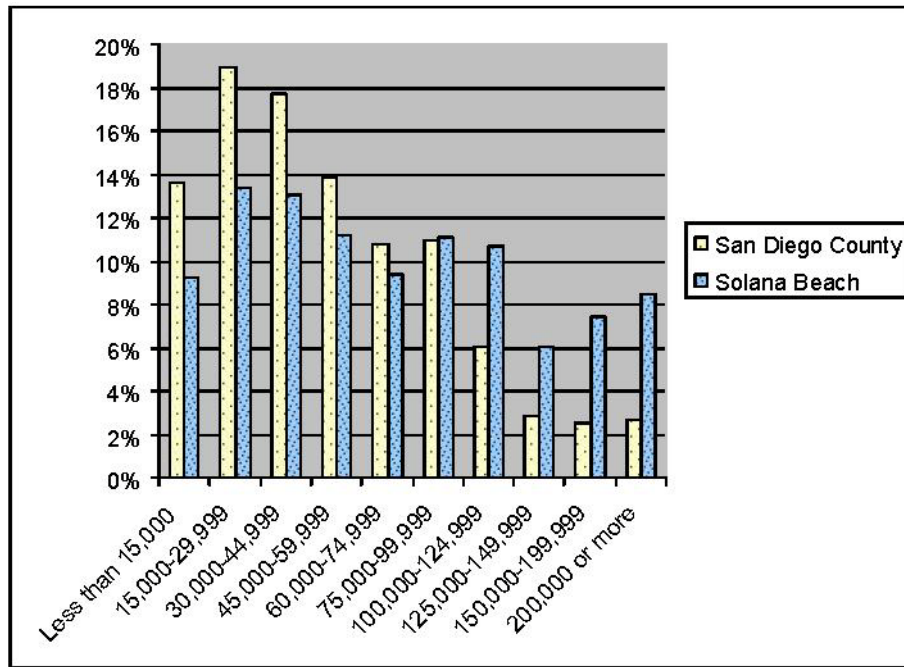
**Table II-6
Median Household Income**

Jurisdiction	Median Household Income	% of County Median Income
Solana Beach	\$86,908	138%
Del Mar	\$112,566	178%
Encinitas	\$86,845	138%
Carlsbad	\$84,728	134%
Oceanside	\$60,864	97%
Escondido	\$51,675	82%
San Marcos	\$58,897	93%
City of San Diego	\$62,480	99%
San Diego County	\$63,069	100%
California	\$60,883	97%

Source: 2010 Census, S1903: Median Income in the Past 12 Months

Figure II-G compares household income in Solana Beach and in the San Diego region in 2008 based on SANDAG estimates. The values are reported in 1999 dollars adjusted for inflation. Approximately 53 percent of households had incomes over \$60,000, which is approximately 17 percent more than regionwide. Approximately 33 percent of Solana Beach households earned \$100,000 or more, compared to 14 percent regionwide. Approximately 23 percent of Solana Beach residents earned less than \$30,000 compared to 33 percent regionwide.

**Figure II-G
Household Income (1999 Dollars)
Solana Beach and San Diego County (2010)**



Source: SANDAG Current Estimates 2010

The median area income for San Diego County is \$63,069. Extremely low income is defined as 30 percent median area income (\$18,120), very low income is 50 percent median area income (\$31,535), and low income is 80 percent median area income (\$50,455). As shown in Table II-7, the Census categories roughly correspond to these income limits giving a sense of the number of households within these categories. More than half of the households in Solana Beach are in the above-moderate income category. Approximately 16.4 percent are within the moderate income category, 8.5 percent are in the low income category, 6.9 percent are within the very low income category and 10.3 percent are within the extremely low income category.

**Table II-7
Solana Beach Households by Income Category (2010)**

Income Category	Income Limit	Census Category	% of Households
Extremely Low (\leq 30% AMI)	\$18,920	Less than \$20,000	10.3%
Very Low (31-50% AMI)	\$31,535	\$20,000-\$34,999	6.9%
Low (51-80% AMI)	\$50,455	\$35,000-\$49,999	8.5%

**Table II-7
Solana Beach Households by Income Category (2010) (Continued)**

Income Category	Income Limit	Census Category	% of Households
Moderate (81-120% AMI)	\$75,683	\$50,000-\$74,999	16.4%
Above moderate (120%+ AMI)	\$75,683+	\$75,000+	56.2%

Source: 2010 Census Table B25106: Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months

5. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. Table II-8 summarizes the incidence of overcrowding for Solana Beach as compared to San Diego County as a whole.

**Table II-8
Overcrowding**

Household Type	Solana Beach		San Diego County	
	Households	Percent	Households	Percent
Owner-Occupied	3,272	100.0%	593,945	100.0%
Overcrowded	0	0%	11,782	2.0%
Severely overcrowded	12	0.37%	3,989	0.67%
Renter-Occupied	2,333	100.0%	467,844	100.0%
Overcrowded	47	2.0%	28,834	6.2%
Severely overcrowded	36	1.5%	16,069	3.4%

Source: 2010 Census, Table B25014: Tenure by Occupants per Room

The data indicates that overcrowding is more prevalent among renters than for owner-occupied units. Approximately 3.5 percent of the city's renter-occupied households were overcrowded as of 2010 compared to 0.37 percent of owner-occupied households. This trend is also apparent in the statistics for San Diego County. San Diego County as a whole has a greater percentage of overcrowded units than Solana Beach for both renter- and owner-occupied units.

6. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30 percent of gross household income. Table II-9 displays estimates for overpayment in 2010 by lower-income households in Solana Beach. The data shows that, among renters, approximately 94 percent of all lower income households are paying more than 30 percent of their income on housing. Extremely low income households face the greatest burden with 100 percent overpaying for housing. Approximately 80 percent of owner-occupied lower income households are overpaying for housing. Again, the percentage of extremely low income households overpaying is higher at 94 percent. In contrast, approximately 37% of moderate and above moderate renters are overpaying for housing and 32% of moderate and above moderate owners are overpaying.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burdens can require families to double up resulting in overcrowding and related problems.

**Table II-9
Overpayment**

Income Category	Renters		Owners	
	Households	Percent	Households	Percent
Extremely low income households (less than \$20,000)	274		303	
Households overpaying	274	100%	285	94%
Very low income households (\$20,000-34,999)	240		145	
Households overpaying	214	89.2%	116	80%
Low income households (\$35,000-49,999)	302		175	
Households overpaying	279	92.4%	99	56.6%
All lower-income households	816		623	
All lower-income households overpaying	767	94%	500	80.3%
Moderate income households (\$50,000-74,999)	549		369	
Households overpaying	388	70.7%	183	49.6%
Above moderate income households (\$75,000+)	872		2,280	
Households overpaying	131	15%	652	28.6%
All moderate and above moderate income households	1,421		2,649	
All moderate and above moderate income households overpaying	519	36.5%	835	31.5%

Source: 2010 Census Table B25106: Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months

C. Special Needs Groups

The following special needs groups have a significant impact upon the demand for housing. Often these groups “compete” for the same housing due to lack of affordable housing. Identifying special needs groups is necessary to fully assess Solana Beach’s housing needs and to meet Housing Element requirements. The special needs groups analyzed include the elderly, people with disabilities, homeless people, single parents, migrant and/or farm workers, large households, and students. Many of these groups overlap, for example, many migrant and/or farm workers are homeless and many elderly people have a disability of some type. The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near transit stations.

1. Elderly

The limited income of many elderly persons often makes it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income on food, housing, medical care, and personal care than non-elderly families. Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

In 2010, there were 1,616 households in Solana Beach where the householder was 65 or older (Table II-10). Of the households age 65 or over, approximately 49 percent were over age 75.

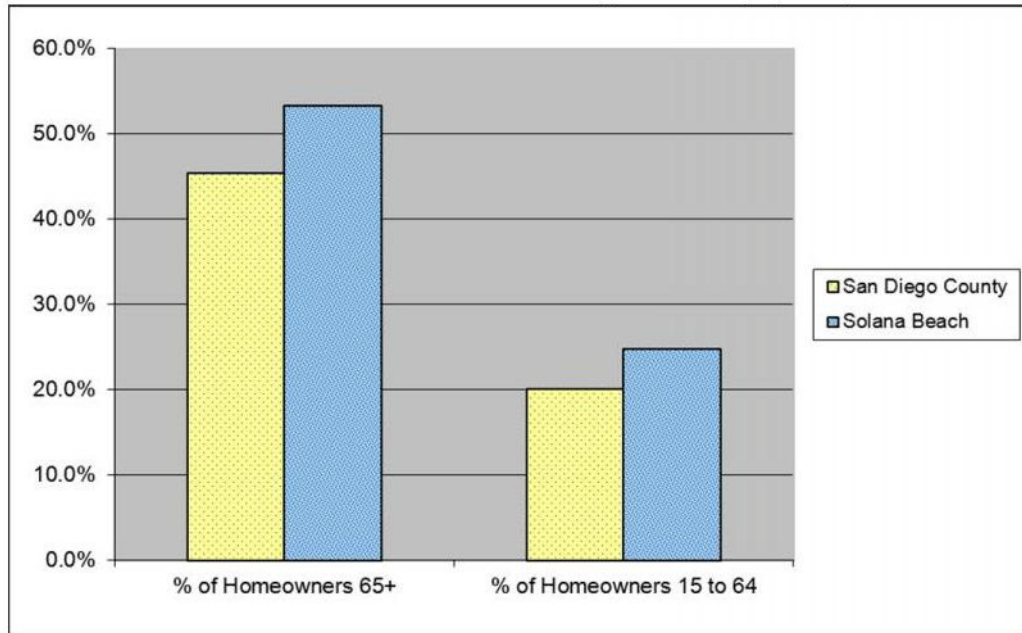
**Table II-10
Elderly Households by Tenure**

Householder Age	Owners		Renters	
	Households	%	Households	%
Under 65 years	2,119	62.3%	1,915	85.1%
65 to 74 years	701	20.6%	128	5.7%
75 to 84 years	416	12.2%	88	3.9%
85 and over	165	4.9%	118	5.2%
Total households	3,401	100%	2,249	100%

Source: 2010 Census, QT-H2 Tenure, Household Size, and Age of Householder

Figure II-H shows that homeownership rates are higher for householders 65 and over than for householders aged 15 to 64. In Solana Beach, approximately 53 percent of householders 65 and over owned their own home, compared to 25 percent of householders aged 15 to 64. This trend can also be seen countywide. However, homeownership rates in Solana Beach are higher for both age groups than countywide.

**Figure II-H
Homeownership Rates for
Householders Age 65 and Over
Solana Beach and San Diego County (2010)**



Source: 2010 Census, Table QT-H2 Tenure, Household Size, and Age of Householder

Table II-11 shows that in 2010, Solana Beach had the second highest percentage of elderly persons in the North County coastal area. Approximately 18.7 percent of residents were age 65 and over, compared to 11.4 percent countywide.

**Table II-11
Persons Age 65 and Over
North County Coastal Cities
and San Diego County (2010)**

Jurisdiction	Total Population	Population 65+	Percent of Population 65+
Carlsbad	105,328	14,798	14.0%
Del Mar	4161	866	20.8%
Encinitas	59,518	7,643	12.8%
Oceanside	167,086	21,501	12.9%
Solana Beach	12,867	2,404	18.7%
San Diego County	3,095,313	351,425	11.4%

Source: 2010 Census, DP-1 Profile of General Population and Housing Characteristics

A smaller percentage of persons aged 65 and over in Solana Beach live below the poverty level, as shown by Table II-12. In 2010, approximately 7.8 percent of San Diego County residents aged 65 and over were living in poverty compared to 4.4 percent in Solana Beach.

**Table II-12
Poverty Status for Persons Age 65 and Over
Solana Beach and San Diego County (2010)**

Jurisdiction	Total Population 65+	Persons 65+ Below the Poverty Level	Percent Below Poverty Level
Solana Beach	2,444	107	4.4%
San Diego County	330,093	25,791	7.8%

Source: 2006-2010 American Community Survey, S1701 Poverty Status in the Past 12 Months

2. Persons with Disabilities

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely on public transportation to travel to necessary services and shops.

Additionally, disabilities can hinder the ability of a person to earn an adequate income to afford housing. Housing advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income, are often perceived to be a greater financial risk than persons without disabilities with identical income amounts.

At the time this document was prepared, 2010 disability Census data was not yet available. However, because Solana Beach’s population has not changed much between 2000 and 2010, information from 2000 is still considered relevant. According to 2000 figures, approximately 225 people between 16 and 64 years of age, or about 2.6 percent of the working age population, reported an employment disability (see Table II-13). Of those aged 65 and over, 98 people (about 4.3 percent) reported some form of physical disability. Reported disabilities included persons whose disability hinders their ability to go outside the home (0.2 percent of the working age population and 2.3 percent of the senior population). Housing opportunities for the disabled population can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

**Table II-13
Persons with Disabilities by Age –
Solana Beach (2000)**

Disability by Age	Persons	Percent
Age 5 to 15 - total persons*	1,434	--
Sensory disability	0	0.0%
Physical disability	7	0.5%
Mental disability	41	2.9%

**Table II-13
Persons with Disabilities by Age –
Solana Beach (2000) (Continued)**

Disability by Age	Persons	Percent
Self-care disability	0	0.0%
Age 16 to 64 - total persons*	8,601	--
Sensory disability	39	0.5%
Physical disability	99	1.2%
Mental disability	80	0.9%
Self-care disability	15	0.2%
Go-outside-the-home disability	13	0.2%
Employment disability	225	2.6%
Age 65 and over* - total persons*	2,259	--
Sensory disability	107	4.7%
Physical disability	98	4.3%
Mental disability	47	2.1%
Self-care disability	0	0.0%
Go-outside-the-home disability	53	2.3%

Source: 2000 Census, Table PCT026 Sex by Age by Types of Disability for the Civilian Non-Institutionalized Population 5+

Note: Totals may exceed 100% due to multiple disabilities per person

*Numbers in shaded rows represent persons, not disabilities. Persons may report more than one disability.

Senate Bill 812 requires that the Housing Element discuss the housing needs of persons with developmental disabilities. A developmental disability is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

The Census does not record developmental disabilities. According to the California State Council on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.8 percent. Using this figure, approximately 232 persons in the City of Solana Beach are estimated to have a developmental disability based on the 2010 Census population. The San Diego Regional Center (SDRC) serves people with developmental disabilities. As of April 2012, the SDRC had 12 clients in Solana Beach, eight adults and four children.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, supportive housing for the developmentally disabled should focus on the transition from the person's living situation as a child to an appropriate level of independence as an adult.

3. Homeless Persons

Throughout the country and the San Diego region, homelessness has become an increasing issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

Legislation governing housing elements (Section 65583(a)(7)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD), includes individuals or families who:

- Lack a fixed, regular, and adequate nighttime residence, which includes a primary nighttime residence that is:
 - o Not designed for or ordinarily used as a regular sleeping accommodation (including car, park, abandoned building, bus/train station, airport, or camping ground); or
 - o A publicly or privately operated shelter or transitional housing, including a hotel or motel paid for by government or charitable organizations.
- In addition, a person is considered homeless if he or she is being discharged from an institution where he or she has been a resident for 90 days or less and the person resided in a shelter (but not transitional housing) or place not meant for human habitation immediately prior to entering that institution.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (e.g., doubled up with others), or persons who may be at risk of homelessness (e.g. living temporarily with family or friends).

The Regional Task Force on the Homeless is San Diego County’s leading resource for information on issues of homelessness. Established in 1984 as the San Diego Mayor’s Task Force on Homelessness, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness.

Since 2005, the San Diego region has performed annual Point-in-Time counts of homeless persons. HUD requires Continuum of Care Councils (CoC’s) to conduct Point-in-Time counts at least once every two years, but encourages them to count annually. The count, which must be conducted during the last ten days of January, represents a snapshot of the total number of homeless people, both sheltered and unsheltered, at a single point in time.

Table II-14 shows that the Task Force counted 7 homeless persons in Solana Beach in 2011. Solana Beach and San Marcos are the two cities in the County with the fewest homeless people.

There is no data presently available documenting the increased level of demand for shelter in San Diego County during particular times of the year. Due to the relatively mild climate, the only time of year when increased demand appears to be a factor is during the winter months (December to February). The annual homeless count always takes place in the last week of January, a period when demand for shelter typically is at its highest. Since the year-round need described above is based on that annual count, the need for emergency shelter either year-round or seasonally is not likely to be greater than that found during the annual homeless count.

**Table II-14
Homeless Estimates – San Diego County**

Service Planning Area	Homeless Estimate	
	Sheltered	Unsheltered
City of San Diego	2,526	3,369
Escondido	352	115
Oceanside	375	77
Chula Vista	207	234
Vista	351	80
El Cajon	116	226
Encinitas	50	134
National City	0	140
Lemon Grove	0	94
Carlsbad	62	21
Santee	0	58
La Mesa	0	55
Coronado	0	31
Imperial Beach	0	28
Poway	0	15
Del Mar	0	11
Solana Beach	0	7
San Marcos	0	1
Unincorporated San Diego County	0	285
San Diego County Total	4,039	4,981

Source: Regional Task Force on the Homeless 2011 Point in Time Survey

There is a church in Solana Beach that provides shelter and assistance to homeless persons as part of the Interfaith Shelter Network. Churches that belong to the Network rotate responsibility of sheltering homeless families and individuals for up to two weeks during the winter months. Only 12 guests at a time generally stay in the congregation facilities. At the end of two weeks, the whole operation - cots and guests - rotates to another area congregation. St. James Catholic Church provides volunteers and food for the homeless, and allows the use of its facilities for up to two weeks to shelter the homeless. The neighboring City of Encinitas' Community Resource Center serves as the case management agency for the Network's North County Coastal Branch.

Senate Bill 2 of 2007 requires that jurisdictions identify a zone where emergency shelters are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit). Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior or interior onsite waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

4. Single Parents/Female Heads of Households

Single parents with dependent children represent another important group with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for day care, health care, and related facilities. Table II-15 shows that in 2010, Solana Beach had 553 single parent households. Of these, the majority (65 percent) were headed by a female. As of 2010, approximately 19 percent of female headed households in Solana Beach were below the poverty level, compared to 23 percent countywide.¹

**Table II-15
Household Type by Tenure**

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	2,090	61.5%	640	28.5%
Male householder, no wife present	93	2.7%	100	4.4%
Female householder, no husband present	178	5.2%	182	8.1%
Non-family households	1,040	30.6%	1,327	59.0%
Total households	3,401	100%	2,249	100%

Source: 2010 Census, Table QT-H3 Household Population and Household Type by Tenure

¹ 2006-2010 American Community Survey 5-Year Estimates S1702 Poverty Status in the Last 12 Months of Families.

5. Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant and/or farmworkers have difficulty finding affordable, safe, and sanitary housing. It is estimated that a number of migrant and/or farmworker camps are located throughout the San Diego region, primarily in rural areas. Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. Solana Beach is a mostly developed city, with a strong local economy that is not tied to agriculture.

The US Census 2006-2010 American Community Survey reported about 6,165 persons employed in farming, fishing, and forestry occupations in San Diego County on a part time seasonal basis and 3,741 persons employed in this industry on a full time year-round basis (Table II-16).

**Table II-16
Agricultural Workers
North County Coastal Cities
and San Diego County (2010)**

Jurisdiction	Farming, fishing, and forestry workers		% of County Total	
	Part Time	Full Time	Part Time	Full Time
Solana Beach	11	0	0.5%	0.0%
Carlsbad	0	87	0.0%	2.3%
Del Mar	0	0	0.0%	0.0%
Encinitas	0	85	0.0%	2.3%
Oceanside	0	615	0.0%	16.4%
San Diego County	2,424	3,741		

Source: 2006-2010 American Community Survey, Tables S2401 and S2402: Occupation by Sex and Median Earnings in the Past 12 Months for the Civilian Employed Population 16+ and Full Time Year Round Civilian Employed Population 16+

Since there are no agricultural operations within Solana Beach and housing costs are significantly lower in other parts of the County, only 11 Solana Beach residents were reported as being employed in agriculture on a part time seasonal basis and no Solana Beach residents were reported as being employed in agriculture on a full time, year-round basis. To the extent that agricultural workers may desire to live in Solana Beach, their need for affordable housing is similar to that of other lower income persons, and affordable housing in the City would serve farmworkers as well as others employed in low-wage jobs.

6. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. In Solana Beach, approximately 69 percent of owner households and 71 percent of renter households have only one or two members. About 7.7 percent of renter households and about 5.5 percent of owners are large households (Table II-17). This distribution indicates that the need for large units with four or more bedrooms is significantly less than for smaller units.

**Table II-17
Household Size by Tenure**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	850	25.0%	895	39.8%
2 persons	1,482	43.6%	704	31.3%
3 persons	455	13.4%	281	12.5%
4 persons	430	12.6%	196	8.7%
5 persons	131	3.9%	91	4.0%
6 persons	29	0.9%	47	2.1%
7+ persons	24	0.7%	35	1.6%
Total households	3,401	100%	2,249	100%

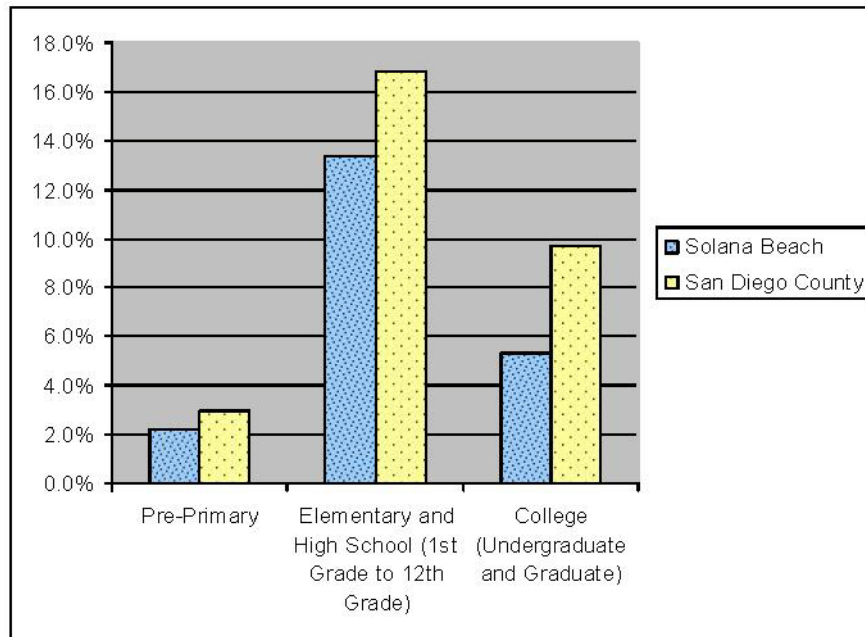
Source: 2010 Census Table QT-H2: Tenure, Household Size, and Age of Householder

7. Students

The need for student housing is another significant factor affecting housing demand. Although students may produce only a temporary housing need, the impact upon housing demand is critical in areas that surround universities and colleges. Typically, students are low income, and are therefore affected by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region's economy. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, the lack of affordable housing often leads to their departure from the region.

Figure II-I shows that in 2010, approximately five percent of Solana Beach residents were enrolled in college, a lower percentage than the region as a whole. Solana Beach does not have a college within its boundaries nor any housing specifically designated for students.

**Figure II-I
Percent of Residents Enrolled in School
Solana Beach and San Diego County (2010)**



Source: 2006-2010 American Community Survey, Table B14001 School Enrollment by Level of School for the Population 3+

D. Existing Land Use Characteristics

According to the 2010 Land Use Inventory assembled by SANDAG, approximately one percent of the existing lands in Solana Beach are vacant. Of the vacant parcels, the majority (17 acres) is designated for future residential use, while only four acres is designated for commercial use. Even so, residential uses may be allowed as a secondary use in conjunction with permitted commercial uses. The City’s zoning ordinance specifies the relationship of residential to on-site commercial uses.

The existing land use inventory designates the type of existing development, in a manner consistent with the City’s adopted General Plan. Table II-18 depicts the distribution of existing land uses by their General Plan designation. Please refer to Table B-3 in Appendix B for a listing of all vacant and underutilized lands and their capacity for future housing units.

**Table II-18
Existing Land Use Inventory by
General Plan Designation
Solana Beach (2010)**

Existing Land Use	Acres	Percent
Vacant	21.09	1 %
Residential	1,218.81	56 %
Commercial	91.14	4 %
Light Industry	30.86	2 %

**Table II-18
Existing Land Use Inventory by
General Plan Designation
Solana Beach (2010) (Continued)**

Existing Land Use	Acres	Percent
Office / Professional	44.51	2 %
Recreation / Open Space	241.44	11 %
Public / Institutional	93.46	4 %
Right-of-Way	448.43	20 %
Total	2,189.75	100 %

Source: SANDAG 2010 Land Use Inventory (January 1, 2010) and Solana Beach General Plan categories

E. Employment

Employment is an important factor affecting housing needs within a community. To achieve a better balance between jobs and housing, it is important to consider the employment characteristics of a region. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-19 shows that the city had a workforce of 7,062 persons, or 65 percent of the working-age population, as reported in the 2010 Census. This table shows that the characteristics of the city’s population are similar to those countywide except that the proportion of the working age population working from home is higher than that of the county and the percentage of residents receiving social security income is 15 percent for Solana Beach compared to 10 percent for the county. Approximately 35 percent of city residents were not in the labor force, which is consistent with San Diego County as a whole.

**Table II-19
Labor Force
Solana Beach vs. San Diego County (2010)**

	Solana Beach		San Diego County	
	Persons	%	Persons	%
In labor force	7,062	64.8%	1,575,742	65.9%
-Work at home	871	8%	86,297	3.6%
Not in labor force	3,829	35.2%	814,728	34.1%
With social security income	1,633	15%	243,702	10.2%
Total population age 16+	10,891		2,390,470	

Source: 2010 Census Table DP03: Selected Economic Characteristics

In 2010, approximately 52 percent of the city’s working residents were employed in management and professional occupations (Table II-20). A significant percentage of workers (22 percent) were employed in sales and office related occupations. Approximately 19 percent were employed in service related occupations such as waiters, waitresses and

beauticians. Blue collar occupations such as machine operators, assemblers, transportation, handlers and laborers constituted approximately 7 percent of the workforce. There were 11 people employed in the farming, forestry, or fishing industry.

**Table II-20
Employment by Occupation**

	Jobs	Percent
Management, professional and related	3,368	51.9%
Service	1,238	19.1%
Sales and office	1,434	22.1%
Natural resources, construction, and maintenance	233	3.6%
Farming, Forestry, and Fishing	11	0.2%
Construction and extraction	133	2.1%
Installation, maintenance, and repair	89	1.4%
Production, transportation, and material moving	213	3.3%
Total	6,486	100%

Source: 2010 Census, Table S2401: Occupation by Sex and Median Earnings in the Past 12 Months for the Civilian Employed Population 16+

Note: Total jobs in Table II-20 differs from total persons in the labor force in Table II-19 because the labor force includes persons currently unemployed and looking for work and persons in the armed forces. Per the 2010 Census, there were 534 unemployed persons and 42 persons in the armed forces.

As of 2010, the five largest employment sectors within San Diego County were Government (226,000 employees), Professional and Business Services (208,000 employees), Leisure and Hospitality (154,600 employees), and Education and Health Services (147,100 employees)¹.

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-21 shows that between 2008 and 2020, Solana Beach is projected to gain approximately 1,247 new employment opportunities within its boundaries, an increase of 17 percent. Along with Encinitas, this is the lowest percentage increase in employment in the North County coastal cities. Regionwide, approximately 501,958 new employment opportunities are expected to be generated, which is an increase of 32 percent.

**Table II-21
Projected Change in Total Employment
North County Coastal Cities and the San Diego Region (2008-2050)**

Jurisdiction	2008	2020	2030	2040	2050	Numeric Change 2008-2050	Percent Change 2008-2050
Carlsbad	61,999	70,228	77,436	83,538	87,109	25,110	41%
Del Mar	4,065	4,149	4,330	4,690	5,028	963	24%
Encinitas	26,985	28,711	30,296	31,080	31,481	4,496	17%
Oceanside	43,977	48,464	54,597	60,377	67,550	23,573	54%

¹ California Economic Development Dept., March 2010 Benchmark

**Table II-21
Projected Change in Total Employment
North County Coastal Cities and the San Diego Region (2008-2050) (Continued)**

Jurisdiction	2008	2020	2030	2040	2050	Numeric Change 2008-2050	Percent Change 2008-2050
Solana Beach	7,533	7,823	8,162	8,671	8,780	1,247	17%
San Diego Region	1,501,080	1,619,615	1,752,630	1,877,668	2,003,038	501,958	33%

Source: SANDAG 2050 Regional Growth Forecast

Table II-22 shows projected job growth by occupation for the period 2008-2018 for the San Diego-Carlsbad-San Marcos Metropolitan Statistical Area (San Diego County) along with median hourly wages. Total employment in San Diego County is expected to grow by 9.5 percent between 2008 and 2018. The overall growth is expected to add 137,200 new jobs and bring the employment of San Diego County to about 1,578,000 by 2018.

Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low-paying occupations. Table II-22 illustrates the growth trend in low-wage service jobs such as health care support, food preparation and serving, cleaning and maintenance, sales, and office/administrative support.

**Table II-22
Projected Job Growth by Occupation (2008-2018)
San Diego-Carlsbad-San Marcos Metropolitan Statistical Area**

Occupational Title	Annual Average Employment		Employment Change		Median Hourly Wage*
	2008	2018	Numerical	Percent	
Total, All Occupations	1,440,800	1,578,000	137,200	9.5	\$17.99
Management Occupations	98,790	103,850	5,060	5.1	\$48.90
Business and Financial Operations Occupations	76,130	86,080	9,950	13.1	\$30.85
Computer and Mathematical Occupations	38,510	43,610	5,100	13.2	\$36.81
Architecture and Engineering Occupations	37,560	40,560	3,000	8.0	\$37.93
Life, Physical, and Social Science Occupations	27,210	31,220	4,010	14.7	\$32.36
Community and Social Services Occupations	17,930	20,410	2,480	13.8	\$20.96
Legal Occupations	13,050	14,490	1,440	11.0	\$40.28
Education, Training, and Library Occupations	81,940	92,050	10,110	12.3	\$26.81
Arts, Design, Entertainment, Sports, and Media Occupations	26,220	28,190	1,970	7.5	\$22.43
Healthcare Practitioners and Technical Occupations	61,290	72,750	11,460	18.7	\$36.18
Healthcare Support Occupations	32,040	38,760	6,720	21.0	\$13.19

Table II-22
Projected Job Growth by Occupation (2008-2018)
San Diego-Carlsbad-San Marcos Metropolitan Statistical Area (Continued)

Occupational Title	Annual Average Employment		Employment Change		Median Hourly Wage*
	2008	2018	Numerical	Percent	
Protective Service Occupations	32,490	35,530	3,040	9.4	\$21.08
Food Preparation and Serving Related Occupations	130,710	141,880	11,170	8.5	\$9.42
Building and Grounds Cleaning and Maintenance Occupations	54,820	57,400	2,580	4.7	\$11.34
Personal Care and Service Occupations	62,790	70,790	8,000	12.7	\$10.71
Sales and Related Occupations	154,060	166,230	12,170	7.9	\$12.32
Office and Administrative Support Occupations	223,490	238,330	14,840	6.6	\$16.29
Farming, Fishing, and Forestry Occupations	8,130	8,360	230	2.8	\$10.86
Construction and Extraction Occupations	78,770	91,070	12,300	15.6	\$22.95
Installation, Maintenance, and Repair Occupations	45,630	49,970	4,340	9.5	\$20.66
Production Occupations	71,860	75,290	3,430	4.8	\$13.89
Transportation and Material Moving Occupations	67,820	71,130	3,310	4.9	\$13.11

*2010 wages

Source: California Employment Development Dept., March 2010 Benchmark

3. Place of Employment

According to the 2010 Census, 96 percent of employed Solana Beach residents worked in San Diego County, and approximately 30 percent of all workers were employed within the city limits (Table II-23). The number of jobs in the City as reported by SANDAG in Table II-21 (7,533) is fairly close to the number of Solana Beach residents in the labor force as reported by the 2010 Census (7,062). This illustrates a strong jobs/housing balance.

Table II-23
Job Location for Solana Beach Residents

	Persons	%
Work in San Diego County	6,180	96.0%
-Work in city of residence	1,898	29.5%
-Work elsewhere in San Diego County	4,282	66.5%
Work in another California county	258	4.0%
Work outside California	0	0.0%
Total workers age 16+	6,438	

Source: 2010 Census, Tables B08007: Sex of Workers by Place of Work – State and County Level and B08008: Sex of Workers by Place of Work – Place Level

4. Commuting Patterns

Commuting patterns demonstrate the relation of housing to employment opportunities and are a component in the allocation of growth to localities. Table II-24 shows that in 2010, 69 percent of residents drove alone to work, 6.4 percent less than regionwide. Approximately 11 percent of residents carpooled, 3.4 percent walked, one percent took public transportation, and one percent bicycled to work. Approximately 13.5 percent of residents worked from home.

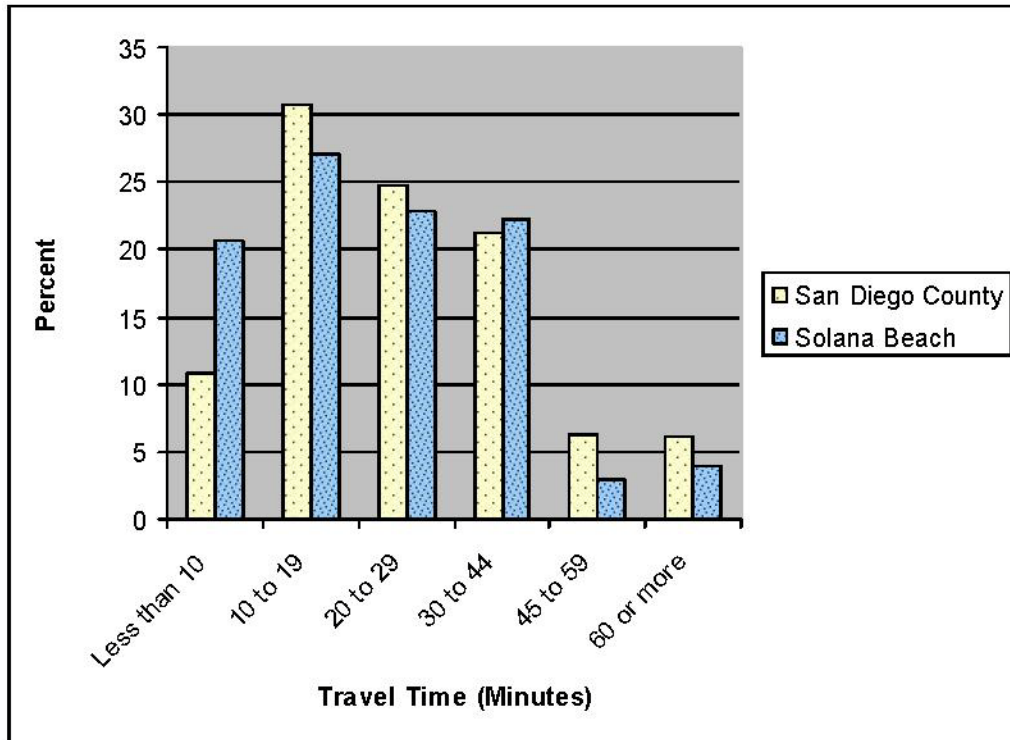
**Table II-24
Means of Transportation to Work
Solana Beach and San Diego Region (2010)**

Means of Transportation	Solana Beach	San Diego Region
	% of Total	% of Total
Car, Truck, or Van	79.9%	85.9%
Drove Alone	68.9%	75.3%
Carpooled	10.9%	10.6%
Public Transportation	1.1%	3.3%
Bicycle	1.0%	0.6%
Walked	3.4%	2.9%
Other Means (Motorcycle, taxi, other)	1.1%	1.2%
Worked at Home	13.5%	6.1%
Total	100%	100%

Source: US Census 2006-2010 American Community Survey Table S0801: Commuting Characteristics by Sex

Figure II-J shows the average travel time for workers age 16 and over in Solana Beach and the San Diego region in 2000. A larger percentage of Solana Beach residents have a less than 10 minute commute compared to the greater San Diego region (21 percent compared to 11 percent, respectively). In addition, a lower percentage of Solana Beach residents have a commute of 45 minutes or more compared to the greater San Diego region (7 percent compared to 13 percent, respectively). Approximately 27 percent of Solana Beach residents have a 10 to 19 minute commute, 22 percent have a 20 to 29 minute commute, and 22 percent have a 30 to 44 minute commute. This may be the result of a relatively balanced jobs-housing ratio in the City.

**Figure II-J
Travel Time to Work (Minutes)
Solana Beach and the San Diego Region (2010)**



Source: US Census 2006-2010 American Community Survey Table S0801: Commuting Characteristics by Sex

F. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community’s housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Total Housing Units

According to Census data, in 2010, Solana Beach had a housing stock of 6,540 units, as shown in Table II-25. This is the second lowest number of housing units among the North County coastal cities. Solana Beach and Del Mar had the lowest rates of growth between 2004 and 2010 compared to the other North County coastal cities.

Table II-25
Total Housing Units
North County Coastal Cities and San Diego County (2004 and 2010)

Jurisdiction	2004	2010	% Change 2004-2010
Carlsbad	39,308	44,673	13.6%
Del Mar	2,575	2,596	0.8%
Encinitas	24,901	25,740	3.4%
Oceanside	62,557	64,435	3.0%
Solana Beach	6,494	6,540	0.7%
San Diego County	1,093,603	1,164,786	6.5%

Source: Solana Beach 2005-2010 Housing Element and 2010 Census Table QT-H1: General Housing Characteristics

According to the City's Annual Progress Reports, Solana Beach permitted 116 units between 2004 and 2010, which resulted in a net increase of 74 units or a percentage change of 1.1 percent. The discrepancy between the Census data and the City's data may be due to errors in counting by the Census and a lapse in time between when units were permitted and when they were actually built.

2. Projected Housing Units

According to SANDAG projections, between 2008 and 2020, Solana Beach will gain approximately 137 housing units, an increase of approximately 2.1 percent. Countywide, approximately 10.7 percent more units are expected to be added to the housing stock. Between 2020 and 2050, Solana Beach is anticipated to gain approximately 419 housing units, an increase of 6.3 percent. Approximately 21.1 percent more units are expected to be added regionwide during this timeframe. All of the North County coastal cities are expected to have a slower rate of growth than the region between 2008 and 2050.

Table II-26
Projected Housing Units
North County Coastal Cities and San Diego County (2008-2050)

Jurisdiction	2008	2020	2030	2040	2050	% Change 2008-2020	% Change 2020-2050
Carlsbad	43,496	48,104	49,867	50,446	50,559	10.6%	5.1%
Del Mar	2,535	2,587	2,606	2,606	2,606	2.1%	0.7%
Encinitas	24,805	26,331	27,895	28,303	28,484	6.2%	8.2%
Oceanside	64,456	69,630	73,499	73,557	73,551	8.0%	5.6%
Solana Beach	6,509	6,646	6,893	7,022	7,065	2.1%	6.3%
San Diego County	1,140,654	1,262,448	1,369,807	1,457,545	1,529,090	10.7%	21.1%

Source: SANDAG 2050 Regional Growth Forecast

3. Housing Type

As of 2010, the housing stock in Solana Beach was comprised mostly of single-family detached homes, which made up about 48 percent of all units. Multi-family units comprised about 33 percent of the total. About 19 percent of units were single-family attached (condo) units and the city's housing stock contained 12 mobile home units. Table II-27 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000 - 2010.

**Table II-27
Housing Units by Type**

Structure Type	2000		2010		Growth	
	Units	%	Units	%	Units	%
Solana Beach						
Single-family detached	2,906	45.1%	3,150	47.6%	244	8.4%
Single-family attached	1,264	19.6%	1,286	19.4%	22	1.7%
Multi-family 2-4 units	611	9.5%	409	6.2%	-202	-33.1%
Multi-family 5+ units	1,629	25.3%	1,757	26.6%	128	7.9%
Mobile homes	34	0.53%	12	0.2%	-22	-64.7%
Boat, RV, Van, etc.	5	0.0%	0	0.0%	-5	-100%
Total units	6,449	100%	6,614	100%	219	3.4%
San Diego County						
Single-family detached	530,430	51.0%	597,672	51.8%	67,242	12.7%
Single-family attached	98,101	9.4%	103,398	9.0%	5,297	5.4%
Multi-family 2-4 units	77,228	7.4%	84,258	7.3%	7,030	9.1%
Multi-family 5+ units	287,451	27.6%	324,535	28.1%	37,084	12.9%
Mobile homes	44,234	4.3%	43,959	3.8%	-275	-0.6%
Boat, RV, Van, etc.	2,705	0.26%	1,052	0.0%	1,653	6.1%
Total units	1,040,149	100%	1,154,874	100%	118,031	11.0%

Source: 2000 Census, Table H030: Units in Structure and 2010 Census Table B25024: Units in Structure

Note: The City believes the Census data to be erroneous regarding the number of multi-family 2-4 units lost between 2000 and 2010.

According to the U.S. Census, between 2000 and 2010, single-family detached homes grew by approximately 8.4 percent in Solana Beach and 12.7 percent within the county as a whole. Single family attached homes grew by 1.7 percent in Solana Beach and 5.4 percent in San Diego County. The data indicates that Solana Beach lost multi-family developments containing 2 to 4 units; however, multifamily developments with 5 or more units grew by approximately 8 percent. Within the county, multi-family developments consisting of 2 to 4 units grew by approximately 9 percent and multi-family developments containing more than 5 units grew by approximately 13 percent. There was a loss of mobile homes in both Solana

Beach and San Diego County and a loss of boat, RV, and van-type units in Solana Beach. Solana Beach had no authority over the mobile home park that was lost as it was regulated by the State.

Table II-28 shows that the percentage of both single-family and multi-family housing units in Solana Beach are expected to remain stable. This trend will continue to occur due to limited land availability and a continuing demand for housing.

**Table II-28
Projected Housing Unit Type
(2008-2050)**

Housing Type	2008	% of Total	2020	% of Total	2030	% of Total	2040	% of Total	2050	% of Total
Single-Family	3,862	59.3%	3,914	58.9%	3,877	56.2%	3,905	55.6%	3,902	55.2%
Multi-Family	2,621	40.3%	2,707	40.7%	2,993	43.4%	3,094	44.1%	3,140	44.4%
Mobile Home	26	0.40%	25	0.38%	23	0.33%	23	0.33%	23	0.33%
Total	6,509	100%	6,646	100%	6,893	100%	7,022	100%	7,065	100%

Source: SANDAG 2050 Regional Growth Forecast

4. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in a deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-29 shows the age distribution of the housing stock in Solana Beach compared to San Diego County as a whole.

**Table II-29
Age of Housing Stock by Tenure**

Year Built	Solana Beach		San Diego County	
	Units	%	Units	%
Owner occupied	3,272	100%	593,945	100%
2000 or later	171	5.2%	73,364	12.4%
1990-99	147	4.5%	73,673	12.4%
1980-89	484	14.8%	115,138	19.4%
1970-79	1,397	42.7%	137,195	23.1%
1960-69	359	10.8%	72,803	12.3%
1950-59	459	14.3%	75,055	12.6%
1940-49	188	5.7%	23,201	3.9%
1939 or earlier	67	2.0%	23,516	4.0%
Renter occupied	2,333	100%	467,844	100%
2000 or later	51	2.3%	44,166	9.4%
1990-99	163	7.0%	49,218	10.5%

**Table II-29
Age of Housing Stock by Tenure (Continued)**

Year Built	Solana Beach		San Diego County	
	Units	%	Units	%
1980-89	589	25.2%	89,585	19.1%
1970-79	1,039	44.5%	124,337	26.6%
1960-69	133	5.7%	65,172	13.9%
1950-59	260	11.1%	51,958	11.1%
1940-49	66	2.8%	20,350	4.3%
1939 or earlier	35	1.5%	23,058	4.9%

Source: 2010 Census Table B25036: Tenure by Year Structure Built

This table shows that many of the owner-occupied housing units in Solana Beach were constructed after 1970 (67 percent). In addition, the majority of the rented units in Solana Beach were constructed after 1970 (79 percent). These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for approximately 33 percent of the owner-occupied units and 21 percent of the renter-occupied units within the city’s housing stock.

**Table II-30
Kitchen and Plumbing Facilities by Tenure –
Solana Beach vs. San Diego County**

	Solana Beach		San Diego County	
	Units	%	Units	%
Owner occupied	3,272	100%	593,945	100%
Complete kitchen facilities	3,272	100%	592,102	99.7%
Lacking complete kitchen facilities	0	0%	1,843	0.3%
Renter occupied	2,333	100%	467,844	100%
Complete kitchen facilities	2,333	100%	461,249	98.6%
Lacking complete kitchen facilities	0	0%	6,595	1.4%
Owner occupied	3,272	100%	593,945	100%
Complete plumbing facilities	3,272	100%	592,059	99.7%
Lacking complete plumbing facilities	0	0%	1,886	0.3%
Renter occupied	2,333	100%	467,844	100%
Complete plumbing facilities	2,333	100%	464,575	99.3%
Lacking complete plumbing facilities	0	0%	3,269	0.7%

Source: 2000 Census H48, H51

Table II-30 identifies shows that 100 percent of both owner and renter-occupied housing units in Solana Beach have complete plumbing and kitchen facilities. Within the county, only a small percentage of units lack kitchen and plumbing facilities. The lack of complete kitchen or plumbing facilities is often an indicator of serious problems, although housing units may need rehabilitation even though they have complete kitchens and plumbing facilities.

5. Substandard Housing

The majority of Solana Beach’s housing stock is in good condition. Approximately nine substandard units exist that are in need of repair/rehabilitation. The identified units are based upon a combination of “windshield surveys”, observations and experiences of the code enforcement and planning staff, and indicators from redevelopment blight surveys. Based on a sample Housing Condition Survey form provided by the State Department of Housing and Community Development (HCD), the exterior condition of each home was noted, including the condition of the roof, chimney, and gutters; porches, stairs, and garage; doors and windows; exterior surfaces; and foundation. Some of these substandard units are in the area of Hernandez and Vera Streets, and the rest are distributed within the broader area west of I-5.

6. Vacancy

Housing vacancy rates as reported in the 2010 Census are shown in Table II-31. The table shows that vacancy rates in the city were relatively low, with 2.3 percent of rental units and 0.8 percent of for-sale units available for rent or sale, respectively. The vacancy rate for the county was at 2.5 percent for rental units and 1.0 percent for for-sale housing. Rental vacancy rates in the 2 percent range indicate nearly full occupancy, and contribute to upward pressures on rents.

**Table II-31
Housing Vacancy
Solana Beach vs. San Diego County**

	Solana Beach		San Diego County	
	Units	%	Units	%
Total housing units	6,540	100%	1,164,786	100.0%
Occupied units	5,650	86.4%	1,086,865	93.3%
-Owner occupied	3,401	52.0%	591,025	50.7%
-Renter occupied	2,249	34.4%	495,840	42.6%
Vacant units	890	13.6%	77,921	6.7%
-For rent	152	2.3%	29,236	2.5%
-For sale	50	0.8%	11,682	1.0%
-Rented or sold, not occupied	33	0.5%	4,124	0.4%
-For seasonal or occasional use	586	9.0%	20,768	1.8%
-For migrant workers	0	0.0%	61	0.0%
-Other vacant	69	1.1%	12,050	1.0%

Source: 2010 Census, Table QT-H1: General Housing Characteristics

7. Housing Cost

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): extremely-low (30 percent or less of AMI), very-low (31-50 percent of AMI), low (51-80 percent of AMI), moderate (81-120 percent of AMI) and above moderate (over 120 percent of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development¹, housing is considered “affordable” if the monthly payment is no more than 30 percent of a household’s gross income.

Table II-32 shows affordable rent levels and estimated affordable purchase prices for housing in Solana Beach (and San Diego County)² by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$473, the maximum affordable rent for very-low-income households is \$788, the maximum affordable rent for low-income households is \$1,261, and the maximum for moderate-income households is \$1,892.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-32 have been estimated based on typical conditions.

Table II-32
Income Categories and Affordable Housing Costs

2010 County Median Income = \$63,069	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (≤30%)	\$18,920	\$473	\$62,944
Very Low (31-50%)	\$31,535	\$788	\$104,885
Low (51-80%)	\$50,455	\$1,261	\$167,910
Moderate (81-120%)	\$75,683	\$1,892	\$251,786
Above moderate (120%+)	\$75,683+	\$1892+	\$251,786+

Assumptions:

-30% of gross income for rent or PITI

-10% down payment, 5.625% interest

Source: Cal. HCD; Home Affordability Calculator from Realtor.com

1 HCD memo of 4/18/07 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf>)

2 Affordable rent and purchase prices are based on county median income.

For-Sale Housing

Housing sales price statistics for homes sold in Solana Beach in the year 2011 show that all new homes (both single-family detached and condo) have a median sales price of \$840,500¹. The median sales price for resale single family homes is \$1,030,000. The median sales price for resale condos is \$515,000. Between 2010 and 2011, home prices decreased approximately 20.8 percent due to the economic downturn in the economy.

Rental Housing

The median rent in Solana Beach increased approximately 61 percent over the last ten years from \$1,112 in 2000 to \$1,787 in 2010². This percent increase is consistent with the increase in rents Countywide. The median rent in San Diego County also increased approximately 61 percent during the same timeframe, from \$761 in 2000 to \$1,228 in 2010¹.

Another measure of rent increases is Fair Market Rents (FMR). FMRs are updated yearly by the U.S. Department of Housing and Urban Development and are used to determine standard payment amounts for grant assisted housing units. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. Table II-33 shows the Fiscal Year 2011 and 2012 Hypothetical Small Area Fair Market Rents in Solana Beach. Interestingly, fair market rents decreased slightly between 2011 and 2012.

**Table II-33
Fair Market Rents by Unit Bedrooms**

Year	0 Bedroom (Efficiency)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2011	\$1,360	\$1,560	\$1,910	\$2,720	\$3,360
2012	\$1,340	\$1,530	\$1,870	\$2,660	\$3,290

Source: HUD User FY2012 and FY2011 San Diego County, CA Hypothetical Small Area FMRs By Unit Bedrooms

When market rents are compared to the amounts lower-income households can afford to pay (Table II-32), it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying.

G. Existing Affordable Housing

This section identifies the residential projects in the city that provide affordable housing. It also includes an analysis of those that are under an affordability restriction and are at risk of losing their low-income affordability restrictions within the planning period 2010 – 2020. This information is used in establishing quantified objectives for units that can be conserved during this planning period.

1 DataQuick Information Systems, San Diego Union Tribune Zip Code Chart, accessed March 21, 2012 from <http://www.dqnews.com/Charts/Annual-Charts/SDUT-Charts/ZIPSDUT11.aspx>.

2 US Census Median Gross Rent from 2000 SF3 sample data and 2010 American Community Survey 5yr estimates.

1. Inventory of Affordable Units

There are several affordable housing units in the City of Solana Beach. Table II-34 lists those projects. Some of these units were built to satisfy inclusionary housing requirements, others were the result of density bonus agreements or Coastal Commission requirements, and one (Silverado Apartments) accepts Section 8 vouchers. In addition, legally developed accessory living units are often rented to low income households. These accessory living units are also identified in Table II-34.

**Table II-34
Affordable Housing in Solana Beach
City of Solana Beach (2012)**

Address	Project Name	No./Type of Affordable Units	Deed Restricted	Type of Subsidy	Date of Covenant Expiration	Monitoring Agency
748 Fresca	Shannon	1 A.L.U./Low	Yes	Code Incentive	Perpetuity	City of Solana Beach
624 Ridgeline Place	Pretera	1 A.L.U./Low	Yes	Code Incentive	Perpetuity	City of Solana Beach
403, 405, 407 N. Cedros Ave.	Cedros Seaside	3 Owner/Very Low	Yes	Inclusionary	2060	City of Solana Beach
313 San Lucas Drive	Short	1 A.L.U.	No	Code Incentive	N/A	City of Solana Beach
348 South Rios	Baniaga	1 A.L.U.	No	Code Incentive	N/A	City of Solana Beach
725 Seabright Lane	Dunn	1 A.L.U.	No	Code Incentive	N/A	City of Solana Beach
703 Seabright Lane	Oliver	1 A.L.U./Low	Yes	Code Incentive	Perpetuity	City of Solana Beach
305 N. Rios Ave	North Rios Partners	1 Owner/Very Low	Yes	Density Bonus	2059	City of Solana Beach
548 N. Rios Ave.	Kwasny	1 A.L.U./Low	Yes	Code Incentive	Perpetuity	City of Solana Beach
930 Via Mil Cumbres and 435 Bay Meadows	North Rios Project	2 Owner/Low	Yes	Inclusionary	2028	City of Solana Beach
726 N. Granados	Billington	1 A.L.U.	Yes	Code Incentive	Perpetuity	City of Solana Beach
661-781 S. Nardo Ave.	Solana Highlands	39 Very Low	Yes	County Bond Agreement	2010 (already converted)	County HCD
805 Valley Avenue	Silverado Apartments	28 Rental/Senior	No	Section 8	N/A	County HCD
859-863 Vera St.	Las Casitas De Solana	3 Very Low	Yes	County Loan	Perpetuity	County HCD
222 Helix Ave.	Helix Ave.	1 Low	Yes	Inclusionary	2019	City of Solana Beach

Note: A.L.U = Accessory Living Unit (Second Dwelling Unit)
Source: City of Solana Beach Planning Case Files/Building Permits

2. Units at Risk of Conversion

Many assisted housing units in the San Diego region are eligible to change from low income to market rate during the next decade due to the termination of various government subsidy programs and/or restrictions on rental rates. As rent subsidies and restrictions expire, lower income tenants may face steep rent increases or be displaced. Such affected housing units are referred to as “at-risk” units. In 1989, Housing Element law was amended to require an assessment of at-risk units, along with programs to reduce adverse impacts on lower income tenants.

The at-risk units include projects receiving state and/or federal assistance and units created through local inclusionary housing, density bonus, or bond financing programs. The analysis of expiring subsidies must include all units at risk of converting to market rate over a ten year period.

There are 15 deed-restricted units in the city, located on 10 properties. Six units are owner-occupied and the rest are rentals. Housing element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments. Currently, there is one unit at risk of converting to market rate during the next ten years.

Solana Highlands (previously known as the Del Mar Turf Club Apartments) is a privately owned multi-family rental project that was identified in the 2005-2010 Housing Element as a project at risk of converting to market rate during this Housing Element cycle. Solana Highlands is a 194-unit apartment complex. In 1995, the Housing Authority of the County of San Diego provided a \$10 million revenue bond to finance the cost of the acquisition and rehabilitation of the project. In return, 39 units were restricted to being rented to very low income households. In 2009, the property owner notified affected public agencies that the covenant was expiring on June 27, 2010. Although the City made efforts to work with the property owner to preserve the units, the property owner was not interested in preserving the existing arrangement. The City was not a party to the agreement between the County Housing Authority and the owner and could not prevent the units from converting to market rate. However, the following protections are in place for the tenants of the affected units:

After the expiration of the agreement, the units are still required to remain available to the current qualified tenants occupying such units at the established rent until one of the following occurs: 1) the household’s income exceeds 140 percent of the income at which such household would qualify as a very low income tenant, 2) the household voluntarily moves or is evicted for “good cause”, 3) thirty years after the Qualified Project Period, which is June 27, 2025, or 4) the owner pays relocation assistance and benefits to qualified tenants. There are still approximately 20 affordable units within the complex, but this number continues to decline with time.

The property owner is currently cooperating with the City to develop a preliminary concept for redevelopment of the complex and is interested in developing the site to its maximum unit potential – 260 units. Community meetings are being scheduled to discuss the project

prior to a formal application being submitted to the City. This redevelopment project will provide the opportunity to re-establish affordable units in the development. As currently envisioned, the project would include 32 affordable units.

3. Estimated Costs of Replacement and Preservation

Section 65583(a)(8)(b) requires the analysis of at-risk housing to identify “the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.” As mentioned in the previous section, there is one unit at risk of conversion in 2019. This unit is located in the Helix Avenue project, which is a five-unit apartment complex. The complex was sold in 2010 for \$1,700,000. That puts the estimated value for this one unit at around \$340,000. It is unlikely that a non-profit organization would be able to acquire one rental unit within a small apartment complex and acquisition of the entire development would be more costly than replacing the one unit as part of a larger project. In addition, the property owner may not be willing to sell. Assuming the unit is approximately 1,200 square feet and using a construction cost estimate of \$105 per square foot based on recent housing developer estimates and a land cost estimate of \$168 per square foot based on the assessed taxable land value, the approximate cost to replace the unit would be \$327,600.

The unit’s rent is restricted without any County/City subsidy. The estimated gap between the market-rate rent and the affordable rent for the one unit is approximately \$600 to \$1400 per month depending on the occupant’s income or \$7,200 to \$16,800 a year. This analysis suggests that it would be more cost-effective to subsidize the unit rather than acquire the property or replace the unit, up to approximately 20 years.

The Government Code requires the City to identify local non-profit corporations which have the “legal and managerial capacity to acquire and manage” at-risk units or the apartment complexes containing at-risk units. The City also is required to identify the federal, state, and local financing and subsidy programs that may be considered to preserve these units.

A number of non-profit housing developers are active in San Diego County and could assist the City in the preservation of at risk units. The Bridge Housing Corporation, Las Palmas Housing, Chicano Federation, Community Housing Works, Wakeland Housing and Development Corporation, and the San Diego Community Housing Corporation are among some of the most active non-profits in the area. In addition, there are also private developers who may be interested in participating in the preservation of at-risk units such as Hitzke Development Corporation, Chelsea Investment Corporation, Barone Galasso and Associates, and Affirmed Housing Group.

Potential funding sources to assist in the preservation of the at-risk unit include CDBG and Home funds, and affordable (inclusionary) housing fee funds. The City could use these funds to provide gap financing to assist non-profits in acquiring an ownership share in the complex containing the at risk unit. In addition, the California Department of Housing and Community Development has a multi-family housing program which provides deferred payment loans at three percent interest for the acquisition and rehabilitation of at-risk units.

These funds are typically used to leverage additional investment from the private sector. The California Housing Finance Agency (CalHFA) may also provide subsidy assistance for the acquisition of below-market projects.

The City will also explore direct negotiations with the at-risk project owner to extend the terms of the affordability restrictions. There may be financial incentives the City can offer, or disincentives to raising the rent to market levels. This is particularly true if the owner is seeking additional bond financing, rehabilitation assistance, or conducting other transactions which require City approval or participation. To the extent feasible, extensions of below-market rental agreements should keep the units affordable for as long as possible.

H. Future Growth Needs

1. Regional Housing Needs Assessment

In accordance with Government Code §65584, projected housing needs for each city and the unincorporated county are prepared by the San Diego Association of Governments (SANDAG) under a process known as the Regional Housing Needs Assessment (RHNA). The RHNA Plan for the San Diego region was released October 28, 2011. The current RHNA covers an 11-year projection period (January 1, 2010 – December 31, 2020) and is used for the fifth housing element planning period (April 30, 2013 – December 31, 2020 (approximately)).

Recent legislation, Senate Bill 375 (SB 375) (Steinberg, 2008) and SB 575 (Steinberg, 2009), affect the City's housing element cycle and the Regional Housing Needs Assessment (RHNA) cycle. The main changes include the integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS), required coordination/consistency with the RTP and its SCS per SB 375, and the length of the housing element cycle. Consequently, this housing element is due on April 30, 2013, and the next housing element will be due approximately eight years from that date; past housing elements were due every five years.

The City adopted the "City of Solana Beach 2005-2010 Housing Element" by Resolution on August 24, 2006. As part of the City's General Plan, the Housing Element covered the time period of July 1, 2005 to June 30, 2010. As a result of SB 375 and SB 575, the due date for this Housing Element was extended to April 30, 2013.

The foundation of the current 2010-2020 RHNA uses the 2050 Regional Growth Forecast, which is based on the land use and housing capacity data collected from the 18 cities and the County of San Diego. The 2050 Regional Growth Forecast projects the amount of housing that the region anticipates will be built, in contrast to the RHNA Determination from the California Department of Housing and Community Development (HCD), which quantifies the region's housing needs. HCD assigns the region's housing needs into four income categories to plan for over the 11 year period. The previous RHNA covered a 7.5-year period and used the 2030 Regional Growth Forecast as its foundation.

The 2010-2020 RHNA is based on a new analysis of economic and land use factors from the 2050 Regional Growth Forecast that influence growth in the region. For this reason, comparisons with the previous RHNA values are not advised because of the different economic and land use inputs. It is also important to keep in mind that any previous projected housing need would be integrated with the current RHNA allocations.

Based on the current land uses and densities in the existing Solana Beach General Plan and existing development patterns, the city has a realistic capacity of 533 housing units (refer to Table 2, Final RHNA Plan dated 10-28-11). The 2010-2020 RHNA allocates 340 units to Solana Beach for all income categories, which does not exceed the housing capacity in the City’s general plan. Because of the community’s location, projected employment growth, and transit station, the 2050 Regional Growth Forecast anticipates units in Solana Beach being constructed during the earlier years of the RHNA projection period.

Of the 340 units allocated to Solana Beach in the 2010-2020 RHNA, 131 units are identified for above moderate incomes, 59 units for moderate income, 65 units for low income, and 85 units for very low income. Refer to Table II-35, below.

**Table II-35
Regional Housing Growth Needs – Solana Beach**

Very Low	Low	Moderate	Above Moderate	Total
85	65	59	131	340
25%	19.1%	17.4%	38.5%	100.0%

Source: SANDAG Regional Housing Needs Assessment Plan, 2011

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 85 units, the City has a projected need of 43 units for extremely low-income households. Many extremely low-income households will likely be seeking rental housing and most face an overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could contain residents with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy (SRO) units.

III. Resources and Opportunities

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Solana Beach. This chapter provides a description of the land resources and adequate sites to address the City's regional housing needs allocation and describes the financial and administrative resources available to support the provision of affordable housing. Additionally, the chapter discusses opportunities for energy conservation that can lower utility costs and increase housing affordability.

A. Land Resources

The first key opportunity that offers the City a significant advantage as it prepares its housing strategies has to do with better use of the City's available land, both vacant and developed. This could be accomplished through a more proactive planning and design approach to development and redevelopment opportunities, and using mixed use and/or residential infill techniques.

The design of "neighborhood villages," well within the City's existing intensity/density and community character, would strategically position the City to not only better manage change and create special places within the City, but also help meet its housing challenges. The City already has taken a number of important steps upon which it can build. For example, a key step in this process in the ongoing efforts to bring forward a mixed-use residential development proposal for the site just north of the transit station. Other important opportunities should arise as a result of normal private market redevelopment cycles, especially of older, marginal strip commercial centers. The City is in a good position to leverage sustainable development resources in order to take the necessary steps to meet its share of the housing needs and to manage that change in a proactive manner, resulting in new and vibrant neighborhood villages that are consistent with the character of Solana Beach and that could become valuable community assets.

1. Regional Share Goals

All new units built or preserved after January 1, 2010 are credited in the current RHNA period. During the first two years of the 2010-2020 RHNA cycle, ten housing units were issued building permits, leaving a remainder of 330 units in the total RHNA allocation for all income types. Of those ten housing units, four units were permitted in the first year of the reporting period in 2010. During the second year, there were ten new dwelling units and four demolished units, resulting in a net increase of six above moderate dwelling units in 2011. For the current RHNA cycle, the number of permitted housing units by affordable category is listed below:

- The City's total RHNA allocation for above moderate income units is 131 and nine units in this category have been permitted.
- The total RHNA allocation for moderate income units is 59 and zero moderate income units have been permitted.

- The total RHNA allocation for low income units is 65 and one unit has been permitted, which is a deed restricted accessory living unit.
- The total RHNA allocation for very low income units is 85 and zero units have been permitted.

Table III-1 shows the RHNA and new units built during 2010 and 2011, and the net remaining growth need.

**Table III-1
Net Remaining RHNA –
Solana Beach**

	Income Category			
	EL/VL/L	Mod	Above	Total
RHNA (total)	150	59	131	340
Units Completed 2010-11	1	0	9	10
RHNA (net remaining)	149	59	122	330

Source: City of Solana Beach Community Development Dept., 3/2012

2. Inventory of Sites for Housing Development

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table III-2, below. The table shows that the city’s land inventory, including projects approved and the potential development of vacant and underutilized parcels, exceeds the net remaining RHNA for this planning period.

**Table III-2
Land Inventory Summary
Solana Beach**

Income Group	RHNA	Credits	Net RHNA Remaining	Minimum Density Guidelines	Site Inventory Capacity
Extremely Low	43	0	43	20 Du/Ac	280
Very Low	42	0	42		
Low	65	1	64		
Moderate	59	0	59	15 Du/Ac	29 + Excess capacity from above
Above Moderate	131	9	122	Less than 15 Du/Ac	55 + Excess capacity from above
Total	340	10	330		364

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

B. Financial and Administrative Resources

1. State and Federal Resources

State and federal funding sources for affordable housing have declined significantly since the adoption of the City's last housing element in 2006. Requests for funding greatly exceed available funds. The City will seek to utilize these sources if it identifies a project that may be competitive, but it is unlikely that any funds obtained will meet more than a fraction of the City's identified need for lower income housing. A study prepared by Keyser-Marston Associates in 2010 showed that the subsidy required for a lower income rental unit in Solana Beach would range from \$109,000 to \$162,000 per unit, while the subsidy for an extremely low income unit would range from \$239,000 to \$292,000 per unit. The City would need to obtain \$25 million to \$35 million in subsidies to meet its entire lower income housing need.

Community Development Block Grant Program (CDBG)

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. It works to ensure decent affordable housing, to provide services to the most vulnerable populations, and to create jobs through the expansion and retention of businesses.

Every year, the City of Solana Beach is eligible to apply for federal CDBG funding administered by the County of San Diego Department of Housing and Community Development. In past years, the City has been granted funds used for the Eden Gardens Master Plan improvements. These funds, which have totaled over \$160,000, are used to continue to implement street improvements such as drainage facilities, curbs, sidewalks, and gutters. The City has also been looking for opportunities to utilize CDBG grant funding for affordable housing projects.

HOME Investment Partnership Funds (HOME)

HOME is a Federal housing program administered by the California Department of Housing and Urban Development (HUD). The program provides federal funds to local jurisdictions to develop and rehabilitate rental and ownership housing affordable to low-income households. The program defines low-income as households below 80 percent of area median income. HOME gives local governments flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations.

Because of its small size, Solana Beach does not receive an allocation of HOME funds and must apply through the County of San Diego. The City has hoped to utilize County HOME funds in connection with the Hitzke development discussed in Section 2, Local Resources.

Section 8 Rental Assistance

The Housing Choice (Section 8) voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers.

The County of San Diego Department of Housing and Community Development (County HCD) coordinates and administers Section 8 rental assistance on behalf of the City of Solana Beach.

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Projects funded under the Tax Credit programs must include a certain percentage of rent-restricted units, typically for households earning 50 to 60 percent of median income.

Nine percent tax credits are granted by the California Tax Credit Allocation Committee and are highly oversubscribed, with few successful projects. Four percent tax credits are granted by the California Debt Limit Allocation Committee. While these are less competitive, they provide a lower subsidy, so that typically only a portion of a development is affordable.

California Housing Financing Agency (CalHFA)

The California Housing Finance Agency (CalHFA) was established in 1975 as the state's affordable housing bank. CalHFA makes low interest rate loans to first-time homebuyers and multi-family developers through the sale of tax-exempt bonds and other financing tools. CalHFA is a self-supporting state agency, with bonds being repaid by revenues generated through mortgage loans, not taxpayer dollars. However, beginning with the 2008 recession, CalHFA was unable to issue bonds for low-interest multifamily housing development, and no funds are currently available. CalHFA does administer the Mental Health Services Act, which assists supportive housing for mentally ill persons.

Emergency Shelter Grant Program (ESG)

Each year, the County Department of Housing and Community Development (County HCD) receives funding from the U.S. Department of Housing and Urban Development (HUD) for homeless assistance under the Emergency Shelter Grant (ESG). The ESG program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living.

ESG funds are used by emergency shelters and transitional housing facilities for activities such as: renovation, rehabilitation and conversion of building for use as an emergency shelter or transitional housing, essential services, operating costs and homeless prevention activities.

County HCD currently funds five programs in San Diego County with ESG funds including the Interfaith Shelter Network, which provides seasonal shelter and services to homeless persons in Solana Beach as described in Chapter 2.

Multi-Family Housing Program (MHP)

The multi-family housing program (MHP) is administered by the State Department of Housing and Community Development (HCD) and provides assistance for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. The program offers 55-year term loans with a simple interest of three percent per year. For the first 30 years, annual interest payments are required in the amount of 0.42 percent of the outstanding principal loan balance. The annual payment amount for the next 25 years is set by HCD in year 30, and is the minimum amount necessary to cover HCD's monitoring costs. Unpaid principal and accrued/deferred interest is due at the end of the loan term.

MHP funds are provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves. HCD expects MHP funds to be leveraged with other resources, including local government funds, the federal Continuum of Care programs, four percent low-income housing tax credits, tax-exempt bond financing and private debt financing. MHP-General projects using nine percent tax credits are ineligible.

Eligible applicants include local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.

Affordable Housing Innovation Program (AHIP)

The Affordable Housing Innovation Fund provides funding for three programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing: the California Affordable Housing Revolving Development and Acquisition Program, the Construction Liability Insurance Reform Pilot Program, and the Innovative Homeownership Program. This fund also provides funding to the existing Local Housing Trust Fund Program. These programs are administered by HCD and provide financing for the development or preservation of affordable housing. The Acquisition Program provides loans for developers through a non-profit fund manager for property acquisition. Applicants must demonstrate local government support, the availability of leveraged funds, organizational stability and capacity, and a track record of developing affordable housing. The Construction Liability Insurance Reform Pilot Program reduces insurance rates for condominium development by promoting best practices in construction quality control and provides grants for pre-development costs. Eligible applicants must be receiving financing from other HCD or CalHFA programs. Solana Beach is not eligible to receive funding for the Innovative Homeownership Program as that program is only available to Cities or Counties designated as either a Gold or Silver Catalyst Community under the Department's Catalyst Projects for California Sustainable Strategies Pilot Program. The Local Housing Trust Fund Program provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.

Building Equity and Growth in Neighborhoods Program (BEGIN)

The purpose of the Building Equity and Growth in Neighborhoods Program (BEGIN) is to reduce local regulatory barriers to affordable homeownership housing and provide down-payment assistance loans to qualifying first-time low- and moderate-income homebuyers in BEGIN Program projects. Grants recipients (Cities and Counties) make deferred-payment, second mortgage loans to qualified buyers of new homes in projects where the affordability has been enhanced by local regulatory incentives or barrier reductions. The loans cannot exceed 20 percent of the home sales price. Applications are invited through the issuance of Notices of Funding Availability (NOFA) from HCD.

CalHome Program

The CalHome Program is administered by HCD to enable low and very low income households to become or remain homeowners. Localities or nonprofit organizations that receive CalHome awards in turn make deferred-payment or forgivable loans available to individual homeowners or homebuyers.

Predevelopment Loan Program

The predevelopment loan program provides capital to finance the start of low income housing projects. Eligible costs include, but are not limited to, site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation. Priority is given to

developments which are rural, located in public transit corridors, or which preserve and acquire existing government-assisted rental housing at risk of conversion to market rents. Short term loans are provided with three percent simple annual interest for up to two years. The maximum loan amount for purposes other than site option or site purchase is \$100,000.

Transit-Oriented Development (TOD) Housing Program

Under the Transit-Oriented Development (TOD) Program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.

Infill Infrastructure Grant Program

The primary objective of the Infill Infrastructure Grant Program is to promote infill housing development. The program seeks to accomplish this objective by providing financial assistance for infrastructure improvements necessary to facilitate new infill housing development. Under the program, grants are available as gap funding for infrastructure improvements necessary for specific residential or mixed use infill development projects. Both infill projects and areas must have either been previously developed or be largely surrounded by development. Specific eligible improvements include: development or rehabilitation of parks or open space, water, sewer or other utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, sidewalks and streetscape improvements.

2. Local Resources

Solana Beach Housing Successor

Prior to the dissolution of redevelopment agencies in February 2012, the Solana Beach Redevelopment Agency received approximately \$200,000 per year in Low and Moderate Income Housing Funds to use for affordable housing purposes. The City of Solana Beach elected to become the “housing successor” to the Redevelopment Agency, with rights to all housing assets of the Agency. However, the City as housing successor receives no additional Low and Moderate Income Housing Funds and retains only existing funds that are subject to an existing contract with a third party. All other housing funds must be turned over to the County Auditor-Controller.

The Solana Beach City Council and Redevelopment Agency approved two resolutions on July 14, 2010, authorizing the City Manager and the Executive Director of the Redevelopment Agency to execute an Exclusive Negotiation Agreement (ENA) between the City of Solana Beach, Solana Beach Redevelopment Agency and Hitzke Development Corporation (see Resolution Nos. RDA 040 and 2010-110). The agreement is for a proposed development of an affordable mixed-use housing project, including ten very low income units, at the 500 block of South Sierra Avenue. The proposed parcel of property is

owned by the City of Solana Beach. In January 2011, the Redevelopment Agency approved a loan to the developer for the cost of the entitlement process and plan preparation. The City received an initial application on February 23, 2011 from Hitzke Development Corporation. The project has since been redesigned and a new application was received on January 23, 2012. This application is currently being processed for a future public hearing at the City Council to consider the proposed project and a Disposition and Development Agreement. The City can receive no more Low and Moderate Income Housing Funds except those encumbered by this loan agreement, and the developer will need to find other sources of subsidy for project construction.

Home Repair Loan Grant Program

The County of San Diego Department of Housing and Community Development (County HCD) administers a Home Repair Program for owner-occupied property, which provides loans and grants for the repair of owner-occupied homes. Eligible households may receive deferred loans offered at three percent simple interest and calculated annually on the unpaid principal. The total amount borrowed must be repaid when the property changes hands or the recipient moves from the property. Owners may borrow up to \$25,000 for a single-family home. A non-repayable grant is available to eligible mobilehome owners of up to \$12,000. Homeowners must reside within the residence they wish to repair and have an annual gross household income at or below 80 percent of the County of San Diego area median income (AMI).

Downpayment and Closing Cost Program

The County of San Diego offers low-interest deferred payment loans of up to \$35,000 or 33 percent of the purchase price, whichever is less, for low-income first-time homebuyers. The loan funds may be used to pay downpayment and closing costs on the purchase of a new or re-sale home. Properties eligible for assistance include single-family homes, condominiums, townhomes and manufactured homes on a permanent foundation. The appraised value of the property may not exceed \$451,250. Participants must contribute a minimum of one percent of the purchase price from their personal funds. The total gross annual income of the entire household must not exceed 80 percent of the San Diego County area median income (AMI).

Affordable Housing Impact Fee

With the dismantling of local redevelopment agencies, the City no longer has the ability to rely on redevelopment set-aside funds for the development of affordable housing. However, the City has implemented an affordable housing impact fee for rental residential projects of five or more dwelling units. Affordable housing impact fees must be used exclusively to provide or assist with the continued provision of affordable housing in the city through acquisition, construction, development assistance, rehabilitation, financing, rent or other subsidies, provision of supportive services, or other methods, and for costs of administering programs that serve those ends. As an alternative to payment of this fee, developers may

set aside at least 15 percent of the rental units as affordable to very low or low income households if their proposal meets the requirements of the Costa Hawkins Act regarding permissible rent controls.

Density Bonus

The City of Solana Beach has adopted a density bonus ordinance (Section 17.20.050 of the zoning ordinance) that complies with the provisions of Government Code Section 65915 et seq. The density bonus ordinance allows developers to receive a residential density bonus when they agree to construct housing developments with units affordable to low- or moderate-income households. An applicant for a qualifying development may also submit a proposal for additional incentives or concessions that assist with the provision of affordable housing by resulting in identifiable, financially sufficient, and actual cost reductions.

Affordable (Inclusionary) Housing

Chapter 17.70 of the Solana Beach zoning ordinance specifies the City's affordable inclusionary housing requirements. Developers of for-sale residential projects providing five or more dwelling units, or five or more lots for sale for residential purposes, shall construct and set aside 15 percent of all units or lots for sale to very low or low income households at sales prices affordable to such persons or families. As an alternative, the development may provide an affordable accessory living unit (ALU) for each for-sale affordable unit otherwise required, provide rental affordable units rather than for-sale affordable units, construct and operate an affordable housing development on other property within the city for occupancy by low or very low income households, or acquire existing housing units within the city for occupancy by very low or low income households.

Replacement Housing Fund

Pursuant to a settlement agreement, the City has set aside a replacement housing fund, but the City will require additional funding sources to meet its replacement housing obligations.

C. Energy Conservation Opportunities

The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality, reduction of greenhouse gas emissions, and lower energy costs.

The City is taking strides to conserve energy and thus reduce dependence on fossil fuels. The City's policies relating to energy include encouragement of the use of alternate energy systems, urban design that maximizes opportunities for solar energy use and energy conservation, and promotion of energy conserving standards and requirements for new construction.

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 requirements through implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

SDG&E offers an Energy Savings Assistance program to income-qualified households to:

- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of the appliances are eligible for free repairs or replacement.

Examples of free home improvements offered by SDG&E include: attic insulation; door weatherstripping and caulking; low-flow showerheads and faucet aerators; water heater blankets; energy-efficient lighting; and assistance in selecting energy-efficient appliances. The City helps publicize this program on its website.

In addition, as part of the current General Plan Update, the City is preparing a Climate Action Plan to identify greenhouse gas reduction measures and climate adaptation practices suitable for Solana Beach. The City has already made significant strides to reduce greenhouse gas emissions by:

- Signing the US Conference of Mayors Climate Protection Agreement;
- Adopting an ordinance to reduce the use of plastic bags in Solana Beach stores;
- Participating in the Cool Cities Program;
- Becoming a member of the Local Governments for Sustainability network and the San Diego Regional Climate Protection Initiative;
- Approving a voluntary Living Forest Carbon Offset Fund Program;
- Providing incentives to encourage owners and builders to voluntarily seek certification under the GreenPoint Rated (residential) or LEED (commercial) programs;
- Carrying out an extensive recycling program aimed at both municipal operations and the community at large; and
- Working with both the Clean and Green Committee and Ad Hoc Committee on Environmental Sustainability to reduce the city's energy use and carbon footprint. These committees are currently in the process of pursuing development of an energy efficiency program and a Solar Financing District for the City.

IV. Constraints

In planning for the provision of housing, potential constraints to the development, maintenance, and improvement of housing must be analyzed, and jurisdictions must take appropriate steps to relieve them, where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Actual or potential constraints to the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints are discussed below.

A. Governmental Constraints

Governmental constraints can limit the operations of the public, private, and non-profit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. Governmental constraints include land use controls, building codes, on- and off-site improvements, processing and permit fees, site improvement costs, growth management measures, and inclusionary housing requirements.

1. Land Use Plans and Regulations

General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Solana Beach General Plan Land Use Element provides for six residential land use designations. Residential uses are also permitted within the commercial zones when integrated into a mixed-use development (Refer to Table IV-1.)

**Table IV-1
General Plan Residential and Mixed-Use Land Use Categories**

Residential Land Use Categories	Density (DUs/ac)	Acres	% of Total City Acreage	Max. Units
Estate	0-2	288.8	13.1	577
Low Density	3	234.6	10.7	796
Low-Medium Density	4	327.8	14.9	1,311
Medium Density	5-7	164.3	7.5	1,150

**Table IV-1
General Plan Residential and Mixed-Use Land Use Categories (Continued)**

Residential Land Use Categories	Density (DUs/ac)	Acres	% of Total City Acreage	Max. Units
Medium-High Density	8-12	84.3	3.8	1011
High Density	13-20	130.3	5.9	2,606
General Commercial	20	108.2	4.9	2,164
Light Commercial	12	2.2	0.1	26
Special Commercial	20	34.2	1.6	684
Total	n/a	1,374.7	62.5%	10,325

Source: City of Solana Beach General Plan

The City of Solana Beach General Plan allows more than enough units to accommodate the 6,540 existing units and the 340 needed to accommodate the City's fair share. Adequate sites with appropriate densities have been identified to permit the construction of the 340 housing units adopted by SANDAG for the 2010-2020 RHNA, as shown in Appendix B.

Densities range from about 1 unit per acre in the Estate category to a maximum of 20 units per acre in the High Density and Commercial categories. These densities are typical for many communities in San Diego County.

Specific Plans

North Rios and Tangaroa Estates Specific Plans

In 1997, the North Rios Specific Plan was adopted to rezone agricultural land to low-density residential. The intent of the Specific Plan was to create a compatible and complimentary land use adjacent to the existing residential neighborhood and to produce aesthetically pleasing design elements for sustainable neighborhood planning. The Specific Plan allowed for the development of approximately 10 acres owned by Isao and Midori Nakatani and Rios Drive Associates, located at the northeast corner of Rios Avenue and Patty Hill Drive in the City of Solana Beach. The subject land is located approximately 300 feet south of the San Elijo Lagoon.

The Tangaroa Estates Specific Plan allowed for the residential development of nine lots located east of Rios Avenue on the northern edge of the San Elijo Lagoon. The Specific Plan satisfied the terms of Resolution No. 96-94, dated September 3, 1996, which amended the City's General Plan Land Use and approved rezoning of the subject property from a combination of Agricultural (A) and Open Space/Recreational (OS/R) to a combination of Low Residential (LR/SP) and Open Space/Recreational (OSR/SP).

Together, these specific plans apply to only 33 units and are completely built out.

Highway 101 Corridor Specific Plan

The Highway 101 Corridor Specific Plan is a plan for the physical development and redevelopment of the Highway 101 roadway area that significantly defines Solana Beach. Highway 101 has grown over the decades to serve as a vital commercial corridor for the region. With extensive community participation, the adopted plan envisions revitalization of the Plaza, Beach Park, and the Highway 101 corridor as the heart or downtown of Solana Beach.

The Specific Plan identifies the types, intensity, location, standards, criteria and implementation measures for future development and conservation of the 163-acre project area. It was originally adopted by Ordinance No. 303, effective June 19, 2003 and later amended by Ordinance No. 346, effective July 28, 2006.

With most of the land area built out, the future development and redevelopment of this vital commercial corridor is essential to the long term economic stability of the community. The urban design concepts for the area are intended to focus on pedestrian access, create a distinctive but rustic and natural setting, encourage a variety of architectural styles to enhance the eclectic character of the community, frame and preserve views, minimize the dominance of traffic and asphalt parking areas, and establish distinct business districts.

The provision of residential development with commercial development is encouraged in integrated mixed-use developments. Residential dwellings are permitted on the upper floors, in basements, and on the rear 50 percent of the ground floor. Alternatively, residential dwellings may be permitted in any portion of the building (or buildings) pursuant to a development review permit, provided that the total residential development does not exceed 40 percent of gross allowable floor area.

The development standards provide incentives to incorporate residential uses into commercial developments by providing for a higher floor area ratio (FAR) for mixed-use developments as well as reduced parking. The standard FAR is 1.0 while the FAR for mixed-use is 1.2. Within the Plaza District, retail and office uses that are integrated into a mixed-use development are required to provide 3.2 parking spaces per 1,000 square feet while retail and office uses that are not incorporated into a mixed-use development are required to provide 3.35 parking spaces per 1,000 square feet. Similarly, restaurants that are integrated into a mixed-use development are required to provide seven parking spaces per 1,000 square feet while stand-alone restaurants are required to provide 7.5 spaces per 1,000 square feet. In addition, the City is currently in the process of making streetscape improvements to the Highway 101 Corridor. These improvements, which include such features as decorative lighting and street furniture, additional pedestrian crosswalks, public art, and enhanced landscaping, are anticipated to attract residential uses to the area by contributing to a more pedestrian and bicycle friendly environment.

The following tables generally summarize the development standards outlined in the Specific Plan. Refer to the Highway 101 Corridor Specific Plan for full content.

**Table IV-2
Highway 101 Corridor Specific Plan
Residential Development Standards**

Development Standard	Residential Low Medium and Medium	Residential Medium High
Minimum Lot Area	10,000SF	6,000SF
Setbacks		
Front	25'	20'
Side	10'	5'
Rear	25'	25'
Height	25'	30'

**Table IV-3
Highway 101 Corridor Specific Plan
Commercial Development Standards**

Development Standard	Light Commercial	Special Commercial	General Commercial
Minimum Lot Area	6,000SF	6,000SF	6,000SF
Setbacks			
Front	15'	10'	0'
Side (Interior)	10'	0'	0'
Side (Street)	10'	10'	0'
Rear	15'	0'	0'
FAR	1.0	1.0	1.2
Height	25' / 2 stories	35' / 2-3 stories	35' / 2-3 stories

**Table IV-4
Highway 101 Corridor Specific Plan
Mixed-Use Development Standards**

Development Standard	Special Commercial	General Commercial
Minimum Lot Area	10,000SF	6,000SF
Setbacks		
Front	10'	0'
Side (Interior)	0'	0'
Side (Street)	10'	0'
Rear	0'	0'
FAR	1.2	1.2
Height	35' / 2-3 stories	35' / 2-3 stories

**Table IV-5
Highway 101 Corridor Specific Plan
Office/Professional, Public/Institutional, and Open
Space/Recreation Development Standards**

Development Standard	Office/ Professional	Public/ Institutional	Open Space/ Recreation
Minimum Lot Area	6,000SF	n/a	n/a
Setbacks			
Front	25'	25'	25'
Side (Interior)	10'	5'	5'
Side (Street)	5'	5'	5'
Rear	15'	25'	5'
FAR	1.0	2.0	0.7
Height	35' / 2 stories	30' / 2 stories	15' / 1 stories

**Table IV-6
Highway 101 Corridor Specific Plan
Plaza District Parking Requirements**

Land Use	City-wide	Plaza District Non-Mixed-Use Development	Plaza District Mixed-Use Development
Retail/ Office	5/KSF 4/KSF	3.35/KSF	3.2/KSF
Restaurant	10/KSF	7.5/KSF	7/KSF
Hotel	1/Room	0.75/Room	0.75/Room
Multi-Family Residential	1.7/Unit	1.25/Unit	1.25/Unit

Note: KSF = 1,000 Square Feet

Zoning

The City regulates the type, location, density, and scale of residential development through the Zoning Ordinance and Zoning Map. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Ordinance also helps to preserve the character and integrity of existing neighborhoods. The Zoning Ordinance and Zoning Map set forth residential development standards for each zoning district.

The seven zoning districts that allow residential units as a permitted use are as follows:

ER1	Estate (1 du/ac)
ER2	Estate (2 du/ac)
LR	Low Residential (3 du/ac)
LMR	Low Medium Residential (4 du/ac)
MR	Medium Residential (5-7 du/ac)
MHR	Medium High Residential (8-12 du/ac)
HR	High Density Residential (13-20 du/ac)

A summary of the development standards for the seven major zoning districts permitting residential development is provided in Table IV-8. Refer to the Section 17.20.030 of the City’s zoning ordinance for full content. These development standards are reasonable to protect the public health, safety and welfare and maintain the quality of life, and are not considered to be constraints to the development of housing. Based on the City’s experience, these standards do not prohibit projects from achieving the allowable residential densities. Current pending applications for residential and mixed-use projects are proposing maximum unit yields. See Appendix B for further information.

**Table IV-7
Generalized Development Standards for Residential Zones**

Zone	FAR ¹	Setbacks ²				Bldg. Height
		Front ^{5,8}	Side	Street Side ⁸	Rear ⁷	
ERI	0.6 for first	35'	15'	10'	50'	25'
ER2	5,000SF; plus 0.3	25'	10'	10'	40'	25'
LR	for 5,000-	25'	10'/5' ³	10'	25'	25'
LMR	20,000SF; plus	25'	10'/5' ³	10'	25'	25'
MR	0.15 for >20,000SF	25' ⁶	10'/5' ³	10'	25'	25'
MHR	0.75	25'	10'/5' ³	10'	25'	25' ⁴
HR	0.75	25'	5'	10'	25'	25' ⁴

1. Each primary dwelling unit shall be a minimum of 650SF in size.
2. Additional setback standards for coastal and inland bluffs, as well as the canyon rim in the Canyon Drive vicinity apply.
3. See Zoning Map for specific setback.
4. May be increased to 30' by City Council review.
5. Lots less than 100 feet in depth or fronting on public rights of way greater than 55 feet in width have 20 foot front yard setbacks.
6. Staggered/incremental setbacks for lots on west side of Pacific Avenue exist.
7. Where any lot has a depth of less than 90 feet, the minimum required rear yard shall be 15 feet.
8. All required front and street side yards shall be measured from the edge of the ultimate right-of-way.

A summary of the residential development permitted by Section 17.12.020 of the City’s zoning ordinance is provided in Table IV-8, below.

**Table IV-8
Permitted Residential Development by Zoning District**

Residential Use	Zone														
	ER1	ER2	LR	LMR	MR	MHR	HR	C	SC	LC	OP	PI	LI	A	OS
Single-Family Dwellings	P	P	P	P	P	P	P	E	E	E	E	E	E	P	PL
Two-Family Dwellings (Duplex)	E	E	E	E	P	P	P	PL	PL	PL	E	E	E	E	E
Multiple-Family Dwellings	E	E	E	E	P	P	P	PL	PL	PL	E	E	E	E	E
Residential/ Mixed-Use Buildings	E	E	E	E	E	E	E	PL	PL	PL	E	E	E	E	E
Residential Care Facilities (6 or fewer persons)	P	P	P	P	P	P	P	P	P	E	E	E	E	E	E

**Table IV-8
Permitted Residential Development by Zoning District (Continued)**

Residential Use	Zone														
	ER1	ER2	LR	LMR	MR	MHR	HR	C	SC	LC	OP	PI	LI	A	OS
Residential Care Facilities (7-12 persons)	C	C	C	C	C	C	C	C	C	E	E	C	E	E	E
Residential Care Facilities (13 or more persons)	CC	CC	CC	CC	CC	CC	CC	CC	CC	E	E	CC	E	E	E
Family Day Care Homes (6 or fewer persons)	P	P	P	P	P	P	P	P	P	E	E	E	E	E	E
Group Residential Facilities	E	E	E	E	E	C	C	CC	E	E	E	E	E	E	E
Senior Citizen/ Congregate Care Housing	E	E	E	E	CC	CC	CC	E	E	E	E	E	E	E	E
Mobile Home and Manufactured Housing (individual lots)	PL	PL	PL	PL	PL	PL	PL	E	E	E	E	E	E	PL	E
Mobile Home Parks	CC	CC	CC	CC	CC	CC	CC	E	E	E	E	E	E	E	E
Guest Houses	PL	PL	PL	E	E	E	E	E	E	E	E	E	E	PL	E
Accessory Living Units	PL	PL	PL	PL	PL	C	C	E	E	E	E	E	E	PL	E
Caretaker Units	E	E	E	E	E	E	E	PL	PL	PL	PL	C	PL	E	CC
Home Occupations	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	E	E	E	PL	PL
Live/Work Uses	E	E	E	E	E	E	E	C	C	E	E	E	E	E	E

P= Permitted; PL= Permitted subject to limitations; C= Subject to a conditional use permit issued by Community Development Director; CC= Subject to a conditional use permit issued by the City Council; E= Not permitted

Table IV-8 abbreviates the zoning districts as presented below:

- ER1** Estate (1 du/ac)
- ER2** Estate (2 du/ac)
- LR** Low Residential (3 du/ac)
- LMR** Low Medium Residential (4 du/ac)
- MR** Medium Residential (5-7 du/ac)
- MHR** Medium High Residential (8-12 du/ac)
- HR** High Density Residential (13-20 du/ac)
- C** General Commercial
- SC** Special Commercial
- LC** Limited Commercial
- OP** Office Professional

PI	Public/Institutional
LI	Light Industrial
A	Agricultural
OS	Open Space/Recreation

The zoning ordinance provides for a variety of housing types including single-family homes (both attached and detached), multi-family (both rental and condominiums), mixed-use, manufactured housing, accessory dwelling units, and live/work units. Low-income housing can be accommodated in all residential districts.

As identified in Table IV-8, residential uses are permitted in the City’s General, Special, and Light Commercial zones. The provision of residential development with commercial development is encouraged in a mixed use integrated development. Residential dwellings are permitted on the upper floors, in basements, and on the rear 50 percent of the ground floor. Alternatively, residential dwellings may be permitted in any portion of the building (or buildings) pursuant to a development review permit, provided that the total residential development does not exceed 40 percent of gross allowable floor area. Residential dwellings approved pursuant to a development review permit shall be compatible with the intent of the commercial zones to preserve and enhance street level pedestrian oriented commercial frontages.

The maximum residential density allowed within the General Commercial and Special Commercial zones is 20 dwelling units per acre. The maximum residential density within the Light Commercial zone is 12 dwelling units per acre.

A summary of the commercial development standards is provided in Table IV-9, below. Refer to Chapter 17.28 of the City’s Municipal Code for full content.

**Table IV-9
Generalized Development Standards for
Commercial Zones¹**

Zone	FAR	Setbacks ²				Bldg. Height ³
		Front	Side	Street Side	Rear	
C	1.2	0'	0' ⁴	0'	0' ⁴	35'
SC	1.0/1.2 ⁵					35'/25' ⁶
North and South Cedros		0'	0'	5'	0'	
All Other Streets		10'	0'	5'	0'	
LC	1.0	10'	0' ⁴	10'	0' ⁴	25'

¹The Highway 101 Corridor Specific Plan has established superseding standards.

²In the South Cedros Avenue district, a minimum 15-foot rear or side yard shall be required where any portion of the rear or side yard abuts a residentially zoned property. If permitted, each story above two (one in the Stevens Avenue district) shall be set back an additional five feet from the required setback of the story below it. In the North Cedros Avenue district and the Stevens Avenue district, a minimum 10-foot rear or side yard shall be required where any portion of the rear or side yard abuts a residentially zoned property. Architectural features, such as eaves, steps, balconies, and stairways, may not project more than five feet into any required setback area. In the South Cedros Avenue district, upper level architectural relief, such as raised elements, slightly offset upper levels, and/or artificial or real windows, etc., is required; and front setback of 10 feet from face of curb to building, with a three-foot wide parkway and a seven-foot-wide sidewalk.

³Up to 15 percent of the roof plane may exceed a height of 35 feet to allow for architectural projections of exceptional quality and merit.

⁴A minimum 10 foot rear or side yard shall be required where any portion of the rear or side yard abuts a residentially zoned property. Each story above two shall be setback an additional five feet from the required setback of the story below it.

⁵FAR is increased to 1.2 for mixed-use projects in the Highway 101 Corridor Specific Plan area.

⁶Height limit is 35' within the Steven's Avenue district and north of Lomas Santa Fe and 25' south of Lomas Santa Fe.

These development standards are not considered to be a constraint to the establishment of residential uses in commercial zones. The City is currently in the process of reviewing two applications for mixed-use developments within the General Commercial zone. In addition, the City is working with the North County Transit District on a mixed-use development proposal adjacent to the transit station.

Special Needs Housing

Persons with special needs include those in residential care facilities, emergency shelters, transitional and supportive housing, housing for persons with disabilities, elderly housing, farmworker housing, and single room occupancy units. The City's provisions for these housing types are discussed below.

Residential Care Facilities

Residential care facilities are defined as any family home, group care facility, or similar facility, with or without food services(s) and kitchen facilities, for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual including, but not limited to, alcoholism or drug abuse recovery facilities, congregate living facilities, community care facilities, or intermediate care facilities for the disabled, which are licensed by the State of California, excluding housing for the elderly, nursing and convalescent homes. Consistent with state law, small residential care facilities that serve six or fewer persons are permitted by right in all residential zones. Residential care facilities that serve seven to twelve persons are allowed with the Community Development Director's approval of a conditional use permit in all residential zones; residential care facilities with thirteen or more persons require approval of a conditional use permit by the City Council. The City has no concentration requirements for residential care facilities and imposes the same parking requirements as required for similar uses in the zone. The City will be amending its zoning ordinance to ensure that the definition of a residential care facility is distinct from that of transitional or supportive housing.

Emergency Shelters

Senate Bill 2 requires local governments to identify one or more zones that will allow for emergency shelters (year round shelters for the homeless) without a conditional use permit or other discretionary action. The identified zone(s) must have sufficient capacity to accommodate at least one year-round emergency shelter and accommodate the city's unsheltered homeless population.

The statute permits the City to apply objective development regulations to emergency shelters related to the maximum number of beds, off-street parking, the size and location of waiting and intake areas, the provision of onsite management, the proximity to other emergency shelters, length of stay, lighting, and security.

The City of Solana Beach's zoning ordinance does not explicitly address emergency shelters. Therefore, the City will amend its zoning ordinance within one year of adoption of the Housing Element to allow emergency shelters by right in the General Commercial zone. The General Commercial zone is the most appropriate zone for an emergency shelter since it allows for similar uses, is close to public transportation, and provides convenient access to services and retail uses. There are approximately 4.6 acres of vacant land in the General Commercial zone, with the smallest lot sized at around 6,800 square feet. This is more than sufficient to establish an emergency shelter that can accommodate the estimated homeless population of seven persons in Solana Beach. In addition, there are numerous opportunities for redevelopment within this zone.

Transitional and Supportive Housing

Senate Bill 2 also requires that transitional and supportive housing be treated like any other residential use in the same zone. Transitional housing is rental housing for stays of at least six months where the units are re-circulated to another program recipient after a set period. It may include supportive services to allow individuals to gain necessary life skills in support of independent living. Supportive housing has no limit on the length of stay, provides onsite or offsite services, and is occupied by a target population such as low income persons with mental disabilities, people with substance abuse or chronic health conditions, or people with developmental disabilities. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health.

Currently, the City of Solana Beach zoning ordinance does not list transitional and supportive housing as separate residential uses. Consistent with state law, the zoning ordinance will be revised to specifically treat transitional and supportive housing as standard residential uses permitted in all zones where residential uses are permitted.

Housing for Persons with Disabilities

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely on public transportation to travel to necessary services and shops.

The City has conducted a review of its zoning laws, policies, and practices and has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities or impede the availability of housing to such individuals. The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

The City is also in the process of updating its General Plan to include policies that encourage universal design standards to create environments that are usable to the greatest extent possible by everyone, regardless of age, ability, or situation.

Section 17.08.030 of the City's zoning ordinance defines family as, "two or more persons living together as a bona fide single housekeeping unit." This definition does not limit the number of unrelated adults in a household and is consistent with the California Supreme Court's decision in *Adamson v. City of Santa Barbara*, which does not allow limits on the number of unrelated persons who live together as a single housekeeping unit.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straightforward. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities. The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities.

The City will continue to take actions to accommodate the approval of housing for persons with disabilities, ADA retrofit efforts, ADA compliance and/or other measures through the implementation of Title 24 as well as provide flexibility in the development of housing for persons with disabilities. The City has established the following procedures for obtaining reasonable accommodation pursuant to ADA:

- **Ensure Reasonable Accommodations.** Individuals with disabilities can telephone the City, send an email, write a letter, stop by City offices, or appear at a City meeting to request special accommodation or variance from the requirements of the City zoning or building codes due to a disability. The City has variance and encroachment permit processes to accommodate special structures or appurtenances, such as handicapped access ramps or lifts, needed by persons with disabilities. The City recently granted a reasonable accommodation to its affordable housing policies to allow a severely disabled person to reside with a caregiver.
- **Variance Permit Procedure.** The City can grant variances from zoning standards to accommodate the legitimate needs of persons with disabilities. Applications involving variances can be advertised as a public hearing and heard by the Director of Community Development. A request for a variance to accommodate handicapped access needs can be handled in four weeks or less. The Community Development Director's decision to approve such a variance may be appealed to the City Council at a public hearing. The City has worked closely with all applicants, but has never received a variance application for ADA issues. The City will be revising its procedures to eliminate the need to obtain a variance to grant reasonable accommodations (See Program 6D in Chapter 5).
- **Encroachment Permit Procedure.** Encroachment permits for structures within public rights-of-way also are handled administratively by the Public Works Department. Such permits are typically approved in less than 30 days for minor encroachments of the type needed for disabled accessibility. The Public Works

Director's decision to deny an encroachment permit may be appealed by the applicant to the City Council, which must conduct a public hearing and make a final decision within 45 days of an appeal.

- **Residential Retrofitting.** The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 1998 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure the application of building code requirements does not create a constraint. The City's Zoning Ordinance has been reviewed for Chapter 11 compliance and has been found to be compliant.
- **Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.** The City implements and enforces Chapter 11 of the California Code, which is very similar to ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.
- **Building Codes.** The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities.

Housing for the Elderly

Senior citizen/congregate care housing developments are subject to a Conditional Use Permit issued by the City Council in the MR, MHR, and HR zones. The zoning ordinance allows a 25 percent density bonus as an incentive to construct senior citizen/congregate care housing. In addition, such developments have fewer parking requirements. They are subject to the regulations included in Section 17.20.040 (E) of the City's zoning ordinance, which are intended to protect health, safety, and welfare. Those regulations are summarized as follows:

- The parcel upon which the senior group housing facility is to be established shall conform to all standards of the underlying zone.
- The senior group housing shall conform with all local, state, and federal requirements.
- The main pedestrian entrance to the development, common areas, and the parking facility shall be provided with handicapped access.
- Indoor common areas and living units shall be handicap adaptable and be provided with all necessary safety equipment (e.g., safety bars, etc.), as well as emergency signal/intercom systems as determined by the Director.
- Adequate internal and external lighting, including walkways, shall be provided for security purposes.
- Common recreational and entertainment activity areas of a size and scale consistent with the number of living units shall be provided. The minimum size shall equal 100 square feet for each living unit.
- Common laundry facilities of sufficient number and accessibility, consistent with the number of living units and the Uniform Building Code, shall be provided.

- Off-street parking shall be provided in the following manner:
 - o One covered parking space for each dwelling unit for the exclusive use of the senior citizen residents plus one space for every five units for guest parking.
 - o Three parking spaces for every four dwelling units for employee and guest use for congregate care residences.
 - o All off-street parking shall be located within 150 feet of the front door of the main entrance.
 - o Adequate and suitably striped paved areas for shuttle parking. Shaded waiting areas shall be provided adjacent to the shuttle stops.
 - o Design standards relating to handicapped parking, access, surfacing, striping, lighting, landscaping, shading, dimensional requirements, etc. shall be consistent with the standards outlined in The City of Solana Beach Off-Street Parking Design Manual.
 - o Senior citizen/congregate care parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including but not limited to medical offices, shopping areas, mass transit, etc.
- All parts of all structures shall be within 150 feet of paved access for single-story and 50 feet for multistory.

The Density Bonus provisions outlined in Section 17.20.050 of the Solana Beach zoning ordinance also specify that Senior Citizen Housing Developments, as defined by Section 51.3 of the Civil Code, are permitted to receive density bonuses or equivalent financial incentives pursuant to State Government Code Section 65915.

Farmworker Housing

As discussed in Chapter II, the City of Solana Beach does not have major agricultural areas, and only 11 part-time seasonal agricultural workers were found to be residing in the City. The City's overall efforts to provide and maintain affordable housing opportunities will help to provide housing for any farmworkers that may choose to reside in the city.

Single-Room Occupancy Units

Single-room occupancy units, or SROs, are one-room units intended for occupancy by a single individual. They are similar to studios or efficiency units. Although the zoning ordinance does not specifically identify this housing type as a permitted use, it falls within the category of multi-family housing. Subject to the same development standards as multi-family dwellings, SROs would be allowed by right in the MR, MHR, and HR zones, and permitted subject to limitations in the C, SC, and LC zones. The zoning ordinance will be amended to include clarifying language that specifies that SROs are considered a multi-family use.

Accessory Living Units

Accessory living units, which are a tool in facilitating affordable housing, are permitted by-right (subject to limitations) in the ER, LR, LMR, and MR districts. The passage of AB 1866 requires cities to use a ministerial process to consider accessory dwelling units in an effort to facilitate the production of affordable housing statewide. Accessory dwelling units must also comply with Section 17.20.040 (D) of the City's zoning ordinance; those development standards are summarized as follows:

- A detached primary dwelling unit shall exist on the lot or premises.
- The lot on which an accessory living unit is proposed shall have a minimum area of 6,000 square feet, not including any commonly owned area.
- The accessory living unit shall be attached to or contained within the primary dwelling in such a manner as to avoid the appearance of the add-on unit. For the purposes of this regulation, "attachment" shall include second story additions to (a) the principal structure, (b) an attached garage, or (c) a detached garage. The accessory living unit shall be architecturally integrated with the structure to which it is attached. The entrance to an accessory living unit shall not be visible from the street adjacent to the front yard setback.
- The maximum allowed area of the accessory living unit shall be 640 square feet. The minimum allowed area of the accessory unit shall be 350 square feet.
- The total floor area of all structures shall not exceed the maximum floor area (FAR) for the site.
- The owner of the property must continually occupy either the main dwelling unit or the accessory living unit. For purposes of this section, "owner" includes a lessee if the leasehold includes both the main dwelling and accessory living unit.
- One off-street parking space shall be provided for the accessory living unit and all off-street parking deficiencies shall be corrected.
- Any construction of an accessory living unit shall conform to all property development regulations of the zone in which the property is located as well as all fire, health, safety and building provisions of this title.
- The City may offer incentives to encourage development of accessory dwelling units. If owners of accessory units elect to file a 30-year deed restriction to rent the unit to lower income households, the City will consider waiving fees and reducing parking and development standards or providing other incentives consistent with the Costa Hawkins Act.

Eight accessory living units were constructed in Solana Beach from 2003 to 2010.

Off-Street Parking Requirements

The City's parking requirements for residential uses vary by residential type. Single-family dwellings require 2 parking spaces per unit. Multi-family dwellings require 1 parking space per studio unit, 1.5 spaces per one bedroom unit, and 2 spaces for two or more bedroom units, in addition to guest parking. The parking requirements, specified in Section 17.52.040 of the City's zoning ordinance, are summarized in Table IV-10, below.

**Table IV-10
Residential Parking Requirements**

Use	Number of Spaces Required
Single-family dwellings	2 spaces
Two-family dwellings, multiple family dwellings, and mobile homes	For rental apartments - a minimum of 50 percent of required parking spaces shall be covered
Studios	1 space per unit
One Bedroom	1.5 spaces per unit
Two or More Bedrooms	2 spaces per unit
Mobile Home Parks	2 covered spaces per unit within an enclosed garage which may be tandem, and 1 uncovered guest space for each 4 units
Group Residential	1 space for each resident in accordance with total permitted occupancy plus 1 guest space for each 4 residents of permitted occupancy
Accessory Living Units	1 space in addition to those required for primary residence
Caretaker Units	2 spaces in addition to those required for primary use
Residential Day Care	2 spaces in addition to those required for primary residence
Residential Care Facilities	The use should comply with all property development regulations of the underlying zone, including parking, unless a variance is granted in conjunction with the Conditional Use Permit for facilities serving 7 or more persons

The required parking is typical for most cities in San Diego County and is not considered to be a constraint on the production of affordable housing because applicants of affordable housing developments may request reduced parking requirements as a density bonus concession. The City Council also has the ability to grant reduced parking for senior housing through the Conditional Use Permit process. In addition, in all zones, applicants may request a reduction in the total number of required off-street parking spaces if the parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. This is also accomplished through the Conditional Use Permit process.

Density Bonus

The City of Solana Beach has adopted a density bonus ordinance (Section 17.20.050 of the zoning ordinance) that complies with the provisions of Government Code Section 65915 et seq. Under the City's ordinance, a density bonus of 20 percent is available to senior housing developments as defined by Section 51.3 of the California Civil Code and a density increase of up to 35 percent over the otherwise maximum allowable residential density is available to

developers who agree to construct housing developments with units affordable to low- or moderate-income households. An applicant for a qualifying development may also submit a proposal for up to three additional incentives including, but not limited to, the reduction of zoning ordinance requirements, approval of mixed-use development in conjunction with the multi-family residential project, or any other regulatory incentives or concessions which result in identifiable, financially sufficient, and actual cost reductions. An applicant may also request a density bonus and/or incentives for land donation, child care, and condominium conversions.

Affordable (Inclusionary) Housing

Chapter 17.70 of the Solana Beach zoning ordinance specifies the City's affordable inclusionary housing requirements. Developers of for-sale residential projects providing five or more dwelling units, or five or more lots for sale for residential purposes, shall construct and set aside 15 percent of all units or lots for sale to very low or low income households at sales prices affordable to such persons or families. As an alternative, the development may provide an affordable accessory living unit (ALU) for each for-sale affordable unit otherwise required, provide rental affordable units rather than for-sale affordable units, construct and operate an affordable housing development on other property within the city for occupancy by low or very low income households, or acquire existing housing units within the city for occupancy by very low or low income households.

For rental residential projects of five or more dwelling units, prior to the issuance of a building permit for each market-rate rental dwelling unit, affordable housing impact fees shall be paid to mitigate the rental residential project's impact on the need for affordable housing in the city. As an alternative, the developer may enter into a development agreement with the City pursuant to Government Code Sections 65864 et seq. to provide rental affordable units rather than paying the affordable housing impact fee.

In August 2010, Keyser Marston Associates prepared an "Economic Study of Affordable Housing Need" for the City and concluded that the City's affordable housing requirements were not a significant additional constraint on residential development. The analysis noted that Solana Beach's inclusionary program was adopted in 1994, that residential development had proceeded at a reasonable rate since 1994, that land prices had long adjusted for the inclusionary requirement, and that developers who assembled sites in Solana Beach were aware that the inclusionary requirements must be taken into account in determining project economics. The report noted that a more important constraint is the absence of large developable sites because the City is largely built out.

Mobilehomes/Manufactured Housing

State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also requires that a mobile home park be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

In the City of Solana Beach, manufactured housing and mobile homes are allowed in all residential zones as a permitted use provided the following requirements, outlined in Section 17.20.040 (B) of the zoning ordinance, are met:

- The structure has been certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) and has not been altered in violation of applicable codes.
- The structure is occupied only as a single-family detached residential dwelling.
- The structure is attached to a permanent foundation system in compliance with the provisions of Section 18551 of the state of California Health and Safety Code.
- The structure is covered with an exterior material customarily used on conventional dwellings. The exterior material shall extend to the ground, except that when a skirt or solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
- The structure has a roof pitch of not less than two inches vertical rise for each 12 inches of horizontal run and consists of shingles or other material customarily used for conventional dwellings.
- Prior to installation of a mobile home on a permanent foundation system, the owner or a licensed contractor shall obtain a building permit from the department of community development. To obtain a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the Health and Safety Code.

Mobile home parks are allowed as a conditional use within all residential zones and the agricultural zone. The City of Solana Beach currently has no mobilehome parks.

Condominium Conversions

In order to reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the City only considers requests for the conversion of existing rental property when the vacancy rate exceeds 6 percent. In addition, Chapter 17.69 of the City's zoning ordinance provides for the following:

- All tenants must receive notices consistent with State law.
- Relocation assistance equal to one month's rent shall be supplied to any residential tenant who relocates from the building after receipt of notice from the subdivider, except when the tenant has given notice of his intent to vacate prior to receipt of the notification from the applicant.
- The project must conform to all current development standards and requirements including parking requirements, setbacks, requirements for recreational facilities, and other zoning standards.
- All residential conversion projects shall comply with or be conditioned to meet the current building standards and requirements.
- As part of the application submittal, a building evaluation report is required to be submitted to the planning department.

- For a development consisting of 10 or more dwelling units, 10 percent of the units shall be reserved in perpetuity for sale or rental to qualified very low and low-income households.
- For a development consisting of less than 10 dwelling units, the applicant shall pay a fee in an amount established by City Council resolution in lieu of reserving units.

2. Building Codes and Enforcement

The City of Solana Beach adopted and enforces the Title 24 California Building Code, which ensures that all housing units are built to specified standards. The code is determined by the International Conference of Building Officials and the State of California. The only significant local amendments that the City has adopted are: (1) requiring multi-family housing to be sprinklered and (2) requiring Class A roof materials due to high fire hazard. Both of these amendments are necessary to ensure public safety.

Code enforcement is conducted by the City and is based on systematic enforcement in areas of concern and on a complaint basis throughout the city. The Code Enforcement Division works with property owners and renters to assist in meeting state health and safety codes. Since 2010, there have been 77 total code enforcement cases. There have only been two code violations for affordable housing units in the past two years. Both have been processed and cleared. Building permits were needed for the windows that were being replaced in the units.

3. Permit Processing Procedures

The processing time for permits varies in Solana Beach based upon the scope and type of project and the applicant's compliance with the City's ordinances and completeness of applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Projects needing discretionary review typically involve significant grading activity or buildings over 500 square feet in size. On average, permit processing for discretionary projects takes between two and four months. Administrative approval takes between several days to two or three weeks. A significant portion of the permit processing in the City is associated with single-family remodels.

Projects that take a longer time to secure final approval generally have significant environmental impacts or involve general plan amendments or rezonings. The developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modification to resolve problems.

For a discretionary development review permit, the City automatically proceeds with a development proposal hearing at the next scheduled City Council meeting once four requirements are met: (1) the proposed development is consistent with the General Plan and all applicable requirements, including special regulations, overlay zones, and specific plans; (2) the proposed development complies with the development criteria; (3) environmental review as required by CEQA is completed; and (4) all required permits and approvals, including Variances, Conditional Use Permits, comprehensive Site Plans, etc.,

are processed concurrently with the development review permit. Once the criteria are met, the City continues to apply the State of California Streamlining Act requirements to ensure continued timely and predictable permit processing. The process is further expedited in the City of Solana Beach because the City has no Planning Commission; the Council acts as the Planning Commission and; thereby, reduces the steps in the process and removes uncertainty of Planning Commission-City Council policy interpretations.

Solana Beach is located entirely within the state's coastal zone and all Coastal Development Permits must be heard by the State Coastal Commission. The City is in the process of preparing a Local Coastal Program (LCP), which will consist of a Land Use Plan (LUP) and Local Implementation Plan (LIP), which together will meet the Coastal Act requirements for a comprehensive planning and regulatory program. On March 7, 2012, the Coastal Commission approved the City's first LCP/LUP. The LCP/LUP represents a collaborative planning effort initiated by the City and developed over the course of many years with the participation of various interests, including environmental groups and property owners. The next step is for the City Council to ratify the LCP/LUP. In addition, the LIP still needs to be approved by both the Coastal Commission and the City Council.

Once both the LCP/LUP and LIP are ratified, permit authority to review and approve development in Solana Beach will be transferred to the City, which will apply the requirements of the LCP/LUP and LIP in reviewing new development proposals. The Coastal Commission will still act on appeals from local government coastal permit decisions and review and approve any amendments to the previously certified LCP/LUP and LIP.

The general process for obtaining an administrative building permit in Solana Beach is as follows:

- One set (1) of building plans are initially reviewed by the Planning Department. Once the planning department has reviewed and noted required revisions or comments, the plans are marked to proceed with plan check. The applicant is advised to submit four (4) additional sets to the Building Department, which is managed by Esgil, an independent firm that provides plan check services to the City of Solana Beach. The Engineering, Environmental and Fire Departments conduct their reviews at the same time. The plans are reviewed for compliance with both the City's Municipal Code and applicable State laws.
- The Building Department plan check process may require plan revisions and subsequent rechecks until the plans are determined to meet all California Building Codes.
- The final set of plans must then be resubmitted to the City of Solana Beach for a "Re-Stamp." This Re-Stamp is required to allow each department the opportunity to review the final plan to confirm that required revisions were made, and to evaluate whether changes required by a different department did not create additional comments. Once the building permit plans have been placed in stamp out, the City sets no longer than ten days to sign off. Generally, the Re-Stamp proceeds more quickly than the initial review.

The City operates a permit and processing counter with daily hours and provides extensive technical assistance to project proponents to ensure that their applications are complete and correct. In this manner, the City is able to provide a high degree of certainty and process proposals within seven to eight weeks.

The City does not require a use permit for, nor does it have any additional permit or processing requirements for higher density, multi-family, and mixed-use proposals in comparison to single-family residential development.

4. Development Fees and Improvement Requirements

Within the San Diego region, a variety of fees are charged to new developments. These fees include, but are not limited to, development impact fees, permit issuance fees, engineering and public works fees, and subdivision processing fees. Each of these fees is used to pay for the necessary local infrastructure needed to support the development and cover the cost of processing the permits.

Development impact and permit issuance fees are used to support a variety of functions including checking submitted plans, paying local facilities management fees, special road assessments, and public service related fees for other agencies such as school districts, water districts, and utility providers. Engineering and public works fees perform a similar function. Subdivision processing fees are used to cover the City's administrative costs incurred through the processing of subdivision applications and plans. Table IV-11, on the following page, summarizes the most common planning and development fees. These fees are comparable to the fees required by other jurisdictions and, in many cases, are substantially less than other North County coastal jurisdictions.

**Table IV-11
Planning and Development Fees (2012)**

Permit Fees	
Pre-Application Review	\$1,546 (50% is credited against future fees if the project goes forward)
Conditional Use Permit	\$9,300
Variance	\$2,163
General Plan Amendment	\$10,000 deposit
Rezoning Review/Specific Plan	\$10,000 deposit
Zoning Text Amendment	\$5,000 deposit
Development Review Permit	Residential \$3,030 / Others \$6,058 Projects with EIR \$10,000 deposit
Major Subdivision Tentative Map	\$10,858
Major Subdivision Final Map	\$5,777
Minor Subdivision Tentative Map	\$8,674
Environmental Review: In-House Initial Study – Exempt	\$291 + any additional costs
Environmental Review: Non-Exempt, with Negative Declaration, or with EIR	Cost + 15%
Structure Development Permit (for structures exceeding 16' in height)	\$744 – not charged in conjunction with a Development Review Permit

**Table IV-11
Planning and Development Fees (2012) (Continued)**

Public Improvement Plans	Between 3% and 5% of construction valuation Minimum fee is \$1,020
Grading Plans	Between 3% and 5% of construction valuation Minimum fee is \$1,020
Encroachment Permit – Street Cut	\$611
Encroachment Permit – Standard	\$261
Building Plan Check & Inspection	Based on construction valuation
Fire Building (Non-Sprinkler) Plan Check Review	\$70
Fire Sprinkler Plan Check & Inspection	Between \$45 and \$600 depending on the # of heads
Impact/Capacity Fees	
Regional Transportation Congestion Program (RTCIP) Fee	Single-Family: \$3,623 per unit Multi-Family: \$2,889 per unit
Park Development Fees	Flat Fee (Vacant Lot) \$600
Public Facilities Fee	1% of project valuation
Public Art Fee	0.5% of project valuation
Sewer Initial Hook Up Fee	\$4,500 per EDU
Sante Fe Irrigation District Capacity Fee	\$4,492 to \$873,327 depending on meter size
School District Fees: Solana Beach Elementary	Residential - \$1.41 / sq.ft. Commercial - \$0.22 per sq.ft.
San Dieguito Union High	Residential - \$1.68 per sq.ft. Commercial - \$0.27 per sq. ft.
Affordable Housing Impact Fee	\$25.28 per sq. ft.

Source: City of Solana Beach, 2012

An analysis of permit costs and fees a housing developer can expect to pay was conducted using information from a local developer that is currently processing a new housing project in Solana Beach. The analysis shows that the cost of permits and fees is approximately six percent of the total project cost. Based on information from developers and a comparison of the City's fees to other jurisdictions, Solana Beach's fees are not considered a constraint to housing development.

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). Minimum street widths have already been established as part of the Circulation Element. There are no new streets identified in the Circulation Element since the City largely is built out. The existing widths would not impact any proposed residential and non-residential development because any improvements would occur within the existing ROW footprint. These improvements add little to the cost of housing; the costs associated with the provision of services are necessary for the health and safety of the public.

5. Growth Management Measures

In the General Election of 2000, Solana Beach's voters passed Proposition T, which requires voter approval to change, alter, or increase General Plan land use categories. Proposition T amended the General Plan to specify that without approval by a majority of voters in the City, no General Plan Amendment, including a Specific Plan adoption or changes, shall be adopted which would 1) change, alter, or increase the General Plan Residential Land Use Categories, or 2) change any land use designation to any other, except changes to land already designated residential and which clearly result in a reduction in intensity or density of said land use designated as residential.

This provision does not apply to amendments necessary to comply with state or federal law, or which are necessary to implement or obtain certification of the Local Coastal Program. Proposition T does not interfere with rights to obtain density bonuses (which do not require a general plan amendment), or limit rights or other entitlements available under affordable housing law.

Proposition T does not act as a constraint to housing production or to the dispersal of low and moderate income housing opportunities throughout the city because the City's entire RHNA can be accommodated under the existing General Plan's Land Use policies. Solana Beach can meet its regional share goals through higher density mixed-use development in its existing multi-family residential and commercial designated areas.

B. Non-Governmental Constraints

A number of private sector factors contribute to the cost of housing: land costs, construction costs, financing, and environmental constraints, all of which affect the availability of affordable housing. The following is a discussion of these factors and their impact on affordable housing development.

1. Land Costs

High land costs are a significant constraint to the development of affordable housing in the city. Land values fluctuate with market conditions and the recent downturn in the housing market has affected land values negatively. However, land values within the North County coastal cities continue to remain significantly higher than in other areas of San Diego County. Based on the current sales prices of vacant lots in Solana Beach, the cost of land ranges from approximately \$66.22 to \$103.51 per square foot¹. In October, 2012, the median cost of a single-family home was \$412 per square foot and the median cost of a condominium was \$348 per square foot².

¹ Sales prices retrieved December 3, 2012 from <http://www.realtor.com> and www.luxurysocalrealty.com.

² Median sales prices retrieved December 3, 2012 from <http://www.dqnews.com/Charts/Monthly-Charts/SDUT-Charts/ZIPSDUT%20PPSQ.aspx>.

Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total price. Solana Beach contains residentially zoned property that permits up to 20 dwelling units per acre, which is considered an adequate density to permit affordable housing development.

2. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Solana Beach are not substantially different than most other cities in San Diego County and the State of California. Based on information from local developers, construction costs are approximately \$105 per square foot.

3. Cost and Availability of Financing

The recent crisis in the mortgage industry has affected the availability and cost of real estate loans, although the long-term effects are unpredictable. The credit “crunch” resulted when “sub-prime” lenders made it possible for low-income families or others who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurs with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expires (often three years) and the interest rate converts to market. Because ARMs often offer “teaser” initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, in the current market with declining values, homeowners may owe more than the resale value of their home, making refinancing impossible. As a result of these conditions, there has been a significant rise in foreclosure rates. In addition, changes in mortgage underwriting standards is likely to have greater impacts on low-income families than other segments of the community because banks have become much more cautious about offering ARMs and subprime loans. Even though interest rates are at historic lows, it has become much more difficult to obtain a loan because of stricter lending standards and requirements for qualified buyers.

Table IV-12 summarizes Home Mortgage Disclosure Act data to analyze mortgage lending patterns in San Diego County. The data indicates that, in general, a higher percentage of applications from higher income groups are approved and a higher percentage of applications from lower income groups are denied.

**Table IV-12
San Diego County Mortgage Lending Rates (2010)**

App. Income Group	Total Apps.	Loans Originated	Approved But Not Accepted	% Approved	Apps Denied	% Denied
Less than 50% AMI	1,262	627	127	59.7%	319	25.3%
50-79% AMI	3,574	2,149	272	67.7%	642	18.0%
80-99% AMI	2,522	1,583	218	71.4%	376	14.9%
100-119% AMI	2,337	1,575	181	75.1%	290	12.4%
More than 120% AMI	14,440	9,678	1,046	74.3%	1,741	12.1%

Source: Mortgage Home Disclosure Act Aggregate Table 5-2: Disposition of Applications for Conventional Home Purchase Loans

V. Housing Plan

This chapter identifies the City's goals, policies, housing programs, and quantified objectives for the 2013-2020 Housing Element cycle.

A. Goals and Policies

Goal H-1.0: The adequate provision of a range of safe and decent housing opportunities that will meet Solana Beach's share of the existing and future housing needs of the region.

Policy H-1.1 Maintain sufficient land designated and zoned for housing to achieve a mix of single-family and multi-family development that will accommodate the housing needs established by the Regional Housing Needs Assessment Plan.

Policy H-1.2 Encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

Policy H-1.3 Maintain a reasonable balance between rental and ownership opportunities.

Policy H-1.4 Encourage the consolidation of smaller parcels to facilitate more effective multi-family residential development.

Policy H-1.5 Encourage development of housing for local workers to meet the needs of the workforce and their families and to generate economic activity.

Policy H-1.6 Encourage accessory living units as a way to provide additional affordable housing opportunities in existing single-family neighborhoods.

Goal H-2.0: Maintenance, preservation, and enhancement of community and neighborhood character and the quality of residential neighborhoods and commercial areas.

Policy H-2.1 Promote high quality design and appropriate size, bulk, and scale to ensure that new housing projects blend in with the existing community and enhance neighborhood character.

Policy H-2.2 Review residential and mixed-use projects for elements that discourage crime (crime prevention through environmental design techniques).

Policy H-2.3 Encourage mixed-use and transit, bicycle, and pedestrian-oriented development which works to establish a "sense of place" and complements existing community character.

Policy H-2.4 Reduce barriers to homeownership and promote public awareness of the various means available to become a homeowner.

Policy H-2.5 Encourage the integration of affordable housing throughout the residentially-designated areas of the city and avoid an over-concentration of lower-income units.

Goal H-3.0: Minimized constraints in the development, improvement, preservation, and maintenance of housing for all income levels.

Policy H-3.1 Support applications for financial assistance for the development and/or purchase of housing affordable to extremely low income, very low income, low income, and moderate-income households.

Policy H-3.2 Facilitate affordable housing through advocacy, education, and support.

Policy H-3.3 Take into consideration where housing is planned or likely to be built when preparing plans for capital improvements and expand or improve infrastructure and public facilities to support new residential development and ensure adequate facilities, as needed.

Policy H-3.4 Explore incentives, bonuses, and flexibility in standards and requirements that could benefit affordable housing development, such as density bonuses, flexible development standards, reduced permit fees, and streamlined permit processing.

Policy H-3.5 Encourage remodeling, maintenance, repair, and rehabilitation of existing housing to meet special needs, prevent deterioration, and ensure that housing is kept in a safe and sanitary condition.

Policy H-3.6 Strive to preserve the existing affordable housing stock and seek to replace affordable units that may be lost as a result of redevelopment.

Policy H-3.7 Grant priority water and sewer service to housing with units affordable to lower income households.

Goal H-4.0: Equal access to housing opportunities for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.

Policy H-4.1 Seek to accommodate housing for residents with special needs through appropriate zoning standards and permit processes.

Policy H-4.2 Strive to maintain a reasonable balance between senior and family housing.

Policy H-4.3 Ensure equal access to housing by providing reasonable accommodation for persons with disabilities consistent with Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) requirements.

Policy H-4.4 Support and enforce anti-discrimination laws and practices.

Policy H-4.5 Encourage new development and redevelopment to utilize universal design standards to create environments that are usable to the greatest extent possible by everyone, regardless of age, ability, or situation.

Policy H-4.6 Support efforts to provide services that facilitate aging in place such as senior transportation, recreational activities, and other means to help older adults connect to the services they need to live independently in their own homes.

Goal H-5.0: A diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.

Policy H-5.1 Utilize diverse media, technology, and communication methods to convey information to the public.

Policy H-5.2 Promote opportunities for public feedback that utilize internet technology (e-mail, websites) in addition to traditional forms of communication in order to better identify issues, submit comments, and exchange dialogue.

Policy H-5.3 Expand efforts to reach out to and provide meaningful involvement opportunities for low-income, minority, disabled, children and youth, and other traditionally underrepresented citizens in the public participation process and utilize communication methods that convey complex ideas in an easily understandable format.

Policy H-5.4 Initiate outreach efforts as early as possible in the decision-making process to allow sufficient time for public review and comment.

Policy H-5.5 Periodically review the effectiveness of the procedures and strategies used to solicit public input and develop outreach processes and methodologies tailored to the needs of the community.

Goal H-6.0: Increased energy conservation and waste reduction in new and existing residential and mixed-use development.

Policy H-6.1 Work with energy providers, such as San Diego Gas and Electric (SDG&E), to promote energy conservation programs and incentives.

Policy H-6.2 Encourage the use of building placement, design, and construction techniques that minimize energy consumption.

Policy H-6.3 Promote the use of green building practices in new and existing development to maximize energy efficiency and conservation.

Policy H-6.4 Consistent with the California Public Utilities Commission's California Long Term Energy Efficiency Strategic Plan, strive to achieve zero net energy use for new residential development by 2020 and zero net energy use for new commercial development by 2030.

Policy H-6.5 Require affordable housing developments that receive public subsidies to obtain Leadership in Energy and Environmental Design (LEED) certification.

Policy H-6.6 Require construction projects to recycle construction debris and promote the use of recycled materials as part of new construction or renovations, including the reuse of existing building shells/elements.

B. Programs

Implementation programs describe actions or techniques that carry out policy. They also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment, unless the activity is ongoing. The timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Program 1: Encourage Mixed-Use Development

A. Continue to identify potential sites for mixed-use development

Program Description

Due to the built-out nature of Solana Beach, there are very few vacant/underutilized residentially-zoned parcels in the City. The City is reliant upon vacant/underutilized commercial sites that can accommodate mixed-use development as a way to facilitate additional housing opportunities and permits mixed-use developments in all commercial zones. This housing element has identified approximately eight percent of the mixed-use sites in the City as likely to accommodate residential development. On an ongoing basis, the City will continue to identify potential sites that are suitable for mixed-use development and will work with the community and property owners to identify these sites. These sites could include, but not necessarily be limited to:

1. Older commercial centers needing revitalization;
2. Sites that facilitate pedestrian, bicycle, and transit oriented development, especially those along transit routes;
3. Sites where planned infrastructure would enable infill or additional residential development to occur;
4. Sites where public investments could be used to complement mixed-use development, especially projects containing affordable housing.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: The City has already identified adequately zoned and available sites for the current planning period. This is an on-going program to continue to monitor development trends and update the adequate sites analysis as additional potential sites become viable for mixed-use development.

Timeline for Implementation: Ongoing.

Funding Source: General Fund.

B. Facilitate mixed-use development

Program Description

The City revised its mixed-use development standards in 2006 to help facilitate mixed-use development. For example, mixed-use projects are permitted a greater floor area ratio (FAR) than non-mixed use projects. In addition, as appropriate, the City will continue to support applications for financing and/or funding for mixed-use projects. At this time, the City does not believe that additional revisions to its development standards are needed; however, it will continue to consult with developers to ensure that its development standards encourage mixed-use development. To the extent possible, the City will also identify possible actions to shorten the permitting process for mixed-use development such as through the use of CEQA exemptions for infill projects.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Continue to consult with developers to ensure that the City's mixed-use development standards facilitate mixed-use projects. Compare the City's expectations for mixed-use development to the feedback gathered from developers to evaluate the effectiveness of mixed-use developments standards. Make revisions to the standards to encourage and facilitate mixed-use development, as appropriate. Work to implement procedures that will allow for CEQA streamlining for eligible projects pursuant to SB375 and other CEQA exemptions.

Timeline for Implementation: Ongoing. In conjunction with Program 1C, the City will hold two workshops with for-profit and non-profit developers during this Housing Element period to evaluate its mixed-use development standards and the opportunities for mixed-use in the city.

Funding Source: General Fund.

C. Increase awareness of the potential for mixed-use development

Program Description

The City will continue to work to increase developer awareness of the potential for mixed-use development. The City will continue to pursue both for-profit and non-profit developers to determine the best method to implement this program. Options may include (but would not be limited to) conducting workshops with developers, meeting with the Building Industry Association, making the suitable sites inventory available on the City's website, and/or training staff members to meet with individual developers to promote the City's mixed-use program. Additionally, the City will continue to provide technical support to developers proposing mixed-use projects.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: The City will ensure that developers are aware of the mixed-use development opportunities in the city.

Timeline for Implementation: Ongoing. In conjunction with Program 1B, the City will hold two workshops with for-profit and non-profit developers during this Housing Element period.

Funding Source: General Fund.

D. Federal and State Programs

Program Description

The City will regularly review potential federal and state housing financing and subsidy programs for their potential availability to Solana Beach. If the programs could be reasonably thought to be available to Solana Beach, the City would work with the appropriate developers and non-profits to support feasible funding application(s). This program also will entail the provision of City staff assistance to developers of housing for lower income housing and assessing the potential to match their projects to applicable federal and state programs. Included in this assistance would be pre-application meetings and helping the applicant with identifying potential approaches to address design and site requirements.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Review State and federal affordable housing programs for grant opportunities that can facilitate housing development in Solana Beach.

Timeline for Implementation: Assist with a minimum of four financing applications within the planning period, as resources and opportunities are available.

Funding Source: General Fund.

Program 2: Encourage Accessory Living Units

Program Description

The City's goal is to encourage the development of affordable accessory living units, equitably distributed throughout the entire City, without placing undue constraints on the developers of these units. Accessory living units provide housing at below market prices within existing neighborhoods. The City currently has an accessory living unit ordinance, and the City will continue to encourage the development of accessory living units.

Therefore, the City will continue to explore methods to facilitate development. The City is committed to providing incentives that could include, but would not be necessarily limited to, continuing to assess development standards and implementing a faster permit approval process for these units. The City will also distribute information to the public regarding the accessory living unit program at the permitting counter and other public venues. In addition,

the City will evaluate the progress that it makes from 2013 to 2020 in order to assess the program's effectiveness and take appropriate action to enhance program effectiveness, if necessary.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Distribute information to the public regarding the accessory living unit program at the permitting counter and other public venues, assess program effectiveness, and continue to monitor development standards and the permitting process. Seven additional accessory dwelling units are expected to be approved between 2013 and 2020 based on past trends.

Timeline for Implementation: On-going.

Funding Source: General Fund.

Program 3: Density Bonus Program

Program Description

The City will continue to implement its density bonus ordinance to facilitate developer use of this program, and to comply with state law. The City will develop educational materials regarding the State's density bonus law.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Develop an educational hand-out regarding the State's density bonus law.

Timeline for Implementation: Complete written materials within 12 to 18 months of adopting the Housing Element.

Funding Source: General Fund.

Program 4: Affordable (Inclusionary) Housing Program

Program Description

The City will continue to implement its affordable housing ordinance, which requires that housing developers of five or more units provide a percentage of the total units in the development for very low and low income households. The number of affordable units required is 15 percent. In for-sale projects, units can be provided on or off-site, through new construction or acquisition and rehabilitation of existing units. Rental projects must pay an affordable housing impact fee unless the developer offers to provide affordable rental units consistent with the Costa Hawkins Act. Because the entire City of Solana Beach is located within the coastal zone, the Affordable Housing Ordinance also satisfies the requirement of Government Code Section 65590(d) that new housing developments within the coastal zone provide housing for low or moderate income households.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Continue to enforce the City’s Affordable Housing Ordinance for new developments. Utilize any Affordable Housing Impact Fees to provide affordable housing through new construction or conversion from market-rate housing.

Timeline for Implementation: On-going.

Funding Source: Affordable Housing Impact Fees and application fees.

Program 5: Replacement Housing

Program Description

The Coastal Act does not require the City to replace affordable housing demolished or converted in the coastal zone because less than 50 acres of land in the City are vacant, privately owned, and available for residential use (Government Code Section 65590(b)(3)). Table II-18 in Chapter 2 shows that only 21 acres of vacant land remain in the City. However, the City desires to retain affordable housing in the coastal zone, and the City’s Affordable Housing Program, described in Program 4, is intended to meet the City’s obligation to provide housing for low and moderate income households in the coastal zone.

Under the terms of a settlement agreement in *Haro v. City of Solana Beach*, the City committed to replacing 13 units of affordable housing. To date, the City has replaced three units and is working with the Hitzke Development Corporation to replace the remaining ten units. Former redevelopment agency funds have been set aside to meet this obligation.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Replacement of ten very low income units per the *Haro* settlement.

Timeline for Implementation: Replacement of affordable units per the *Haro* settlement by the end of the planning period.

Funding Source: Former redevelopment agency Funds; Affordable Housing Impact Fees; developer financing; federal and state subsidies if available.

Program 6: Address and Mitigate Constraints to Housing Development

State law requires that cities address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

A. Monitor Affordable (Inclusionary) Housing Ordinance

Program Description

The City of Solana Beach’s inclusionary housing program requires that housing developers of five or more units provide a percentage of the total units in the development for very low and low income households. To facilitate the continued use of this program, the City will continue to monitor its effectiveness and provide incentives to the developers of affordable inclusionary housing units, as needed. Such incentives could include discounted city fees,

an expedited application process, or other assistance. The City will continue to monitor this program to identify any potential constraints and make adjustments to the ordinance if necessary to facilitate successful implementation of this program.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Monitor the effectiveness of the Inclusionary Housing Ordinance in achieving additional affordable housing units.

Timeline for Implementation: On-going.

Funding Source: General Fund.

B. Monitor Permit Processing Procedures

Program Description

The processing time for permits varies in the City of Solana Beach, based upon the scope and type of project and the applicant's compliance with the City's ordinances and completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively.

In Solana Beach, permit processing times do not act as a significant constraint to housing development. On average, projects requiring administrative approval are processed within a period of several days to three months, while those requiring discretionary approval may have processing times between two and four months. Projects that take longer usually have significant environmental impacts and require Environmental Impact Reports (EIRs).

The City will continue to monitor its permit processing procedures over the housing element period to ensure that they are not acting as a constraint to the development of housing. If the City finds that its procedures are overly burdensome on residential projects, it will consider making revisions to the permitting process to mitigate potential constraints. An example of a potential revision might include developing a priority processing system for multi-family residential or mixed-use projects involving land identified in the suitable sites inventory.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Monitor permit processing procedures.

Timeline for Implementation: On-going.

Funding Source: General Fund.

C. Public Education

Program Description

The City shall initiate a public education program to provide information that describes the benefits of affordable housing and the myths and realities of affordable housing through such means as public presentations, newspaper articles, and information posted on the City's website.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Publish/post a new story or information or conduct a presentation once a year.

Timeline for Implementation: On-going with initial efforts starting within six to eight months of adoption of the Housing Element.

Funding Source: General Fund.

D. Constraints for Persons with Disabilities/Transitional and Supportive Housing

Program Description

The City will continue to take actions to accommodate the approval of group homes, ADA retrofit efforts, ADA compliance and/or other measures through the implementation of Title 24 as well as amend its procedures to provide more flexibility in the development of accommodations for persons with disabilities by eliminating the need for a variance.

The City will continue to facilitate the development, maintenance and improvement of housing for persons with disabilities. Also, the City will continue to ensure the City's zoning does not constrain the development of housing for persons with disabilities or residential care facilities. In addition, it will amend its zoning ordinance to treat transitional and supportive housing as residential uses subject to the same requirements as any other residential use in the same zone.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Consistent with SB2, amend the City's zoning ordinance to treat transitional and supportive housing as residential uses subject to the same requirements as any other residential use in the same zone in which it is proposed and amend the definition of residential care facility to delineate the difference between residential care facilities and transitional or supportive housing. Revise the reasonable accommodation procedures to eliminate the need for a variance and continue to monitor zoning and land use rules and regulations to ensure that they do not constrain the development of housing for persons with disabilities.

Timeline for Implementation: Amend the zoning ordinance and reasonable accommodations procedures within one year of adoption of the Housing Element.

Funding Source: General Fund.

E. Facilitate Housing for the Extremely Low Income

Program Description

AB2634 requires quantification and analysis of existing and projected housing needs of extremely low income households (earning 30 percent or less of the area median income) and identification of how zoning encourages and facilitates housing for this income group. In addition to transitional and supportive housing, single-room occupancy (SRO) units, which are one-room units intended for occupancy by a single individual, can often accommodate lower income households. They can be characterized as studios or efficiency units. The City permits studios/efficiency units in its multi-family zones and will amend its zoning ordinance to clarify that SROs are considered a multi-family use. In addition, the City will encourage and facilitate the development of housing for extremely low income households through a variety of activities such as holding workshops with housing developers, providing financial or in-kind technical assistance or land write-downs, providing expedited permit processing, identifying grant or funding opportunities, applying for or supporting applications for funding on an on-going basis, and offering a reduced fee schedule.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Amend the City's zoning ordinance to clarify that SROs are considered studios or efficiency units, which are permitted in multi-family zones. Hold at least two workshops with housing developers to inform them of opportunities to provide extremely low income housing. Apply for or support applications for funding. Establish a reduced fee schedule for applications that include extremely low income housing.

Timeline for Implementation: Amend the zoning ordinance and establish reduced fees within one year of adoption of the Housing Element. In conjunction with Programs 1B and 1C, hold two workshops with housing developers during this Housing Element cycle. Apply for or support applications for funding on an on-going basis.

Funding Source: General Fund.

F. Priority Water and Sewer Service for Affordable Housing

Program Description

SB 1087 requires water and sewer providers to establish specific procedures to grant priority service to housing with units affordable to lower income households. It also requires local governments to immediately forward adopted housing elements to water and sewer providers. The City will immediately forward the adopted Housing Element and any subsequent amendments to the Santa Fe Irrigation District. The City will also develop priority service procedures for its sewer service.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Immediately following adoption, provide the Santa Fe Irrigation District with a copy of the Housing Element. Adopt priority sewer service for affordable housing.

Timeline for Implementation: Forward the adopted Housing Element to the Santa Fe Irrigation District within 30 days of adoption. Adopt priority sewer service policies for affordable housing within 18 months of Housing Element adoption.

Funding Source: General Fund.

G. Housing Element Consistency and Monitoring

Program Description

The Housing Element was drafted by the City and assessed for consistency with other elements of its General Plan and coastal policies throughout the process. This assessment reviewed: the goals and policies in the Housing Element for consistency with the General Plan goals and policies; the key elements of the general plan, including the Land Use Element, the Circulation Element, and the Open Space and Conservation elements for consistency with their respective parts of the Housing element; the constraints section of the Housing element with the general plan implementation strategies as well as current City policies and procedures, including redevelopment, permitting procedures, and public works fees and procedures; and other data and demographic sources. Although some of the information in the Housing element is more current, the Housing element is consistent with other important planning and policy procedures of the City, especially the general plan.

The City will continue to monitor the Housing Element as part of its annual general plan implementation report. This includes monitoring the Housing Element for consistency with any amendments made to the Safety, Conservation, and/or Land Use Elements pursuant to AB162 and the required annual review of floodplain maps. If sites identified in the Housing Element as suitable for housing are subsequently identified as inappropriate due to changes in the flood maps, additional sites may need to be identified.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: A housing element that is consistent with the rest of the General Plan and other important planning and policy procedures.

Timeline for Implementation: On-going.

Funding Source: General Fund.

H. Employee Housing Act Compliance

Program Description

Review the City's regulations for compliance with the Employee Housing Act, particularly sections 17021.5 and 17021.6 of the Health and Safety Code regarding farmworker housing. Make amendments to the City's regulations as necessary.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Ensure compliance with the Employee Housing Act.

Timeline for Implementation: Complete the review and any necessary amendments within one year of adoption of the Housing Element.

Program 7: Emergency Shelter Housing Site Identification

Program Description

State law requires that cities identify a zone or zones where emergency shelters (homeless shelters) are permitted without a discretionary permit. Additionally, they must encourage and facilitate their development. To ensure compliance with this requirement, the City will modify its zoning ordinance to permit emergency shelters in its General Commercial zone and develop objective standards for their development.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Amend the zoning ordinance to allow emergency shelters by right in the General Commercial zone and develop objective standards for their development.

Timeline for Implementation: Complete zoning ordinance amendments within one year of adoption of the Housing Element.

Funding Source: General Fund.

Program 8: Illegal Unit Conversion

Program Description

The City had a large number of accessory living units that were constructed or converted illegally (without required permits) and did not meet City codes upon incorporation. Many of these units provide affordable housing opportunities that may not otherwise be available. In response to this issue, the City developed a program for illegal unit conversion. This program allows homeowners with illegally established accessory dwelling units on their property to apply for legalization.

It allows the illegal units to exist in perpetuity provided that the units:

- Comply with the current Uniform Building Code and meet City zoning and development standards to the maximum extent feasible;
- Meet the minimum dwelling unit size standards; and

The City will continue to operate this program while it explores the feasibility of implementing an amnesty program for the remaining illegal units in the city.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Continue to implement the illegal unit conversion program. Research the feasibility of implementing an amnesty program.

Timeline for Implementation: Determine whether an expanded amnesty program is feasible within four years of adoption of the Housing Element.

Funding Source: General Fund.

Program 9: Preserve Existing At-Risk Units

Program Description

Based upon research conducted during the update to the Housing Element, it was determined that there are only two existing affordable housing units at risk of converting to market rate during the current and next Housing Element cycles.

The City will contact the owners of properties with affordable units at risk of converting to market rate to learn of their plans and explore the possibility of purchasing these developments through HUD or a non-profit corporation, actively seeking out non-profit housing organizations that could assist in the preservation of the at-risk units, and applying for financial assistance from sources such as CDBG and HOME funds to attempt to offer financial incentives to extend the terms of the affordability restrictions. Once a non-profit is identified, the City will assess the non-profit corporations' capacity to acquire and manage, assist or support funding applications, and provide tenant counseling.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Continue to monitor units at risk of conversion, identify non-profit housing organizations capable of assisting with the preservation of at-risk units, and identify available funding sources. Prevent the one at-risk unit from converting to market rate.

Timeline for Implementation: On-going, prior to 2019 conversion date.

Funding Source: General Fund.

Program 10: Section 8 Rental Assistance

Program Description

The City will continue to work with the San Diego County Housing Authority to administer the Section 8 Rental Assistance Program, and will support the County's applications for additional Section 8 allocations. This program provides rental assistance to eligible very low and low income households. The subsidy represents the difference between the rent that exceeds 30 percent of a household's monthly income and the actual rent charged.

The City will provide flyers in both English and Spanish notifying residents and landlords of the availability of Section 8 rental assistance. The City will also seek out project-based Section 8 vouchers to assist with the operational income of affordable housing projects.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Assist developers in applying for project-based Section 8 rental assistance as opportunities arise and continue to work with the County of San Diego Housing Authority regarding the administration of the Section 8 Rental Assistance Program.

Timeline for Implementation: On-going.

Funding Source: General Fund.

Program 11: Capital Improvements Program

Program Description

To ensure the adequate delivery of public services and facilities, the City annually prepares and adopts as part of its annual budget process a multi-year program of capital improvements. The program does not focus on new major infrastructure improvements since the City is already 99 percent developed. The primary focus of the program is repair and maintenance activities.

Implementing Agency: City of Solana Beach Engineering and Public Works Department and Community Development Department.

Objectives: Update the Capital Improvement Program on an annual basis.

Timeline for Implementation: On-going.

Funding Source: General Fund.

Program 12: Condominium Conversion Policy

Program Description

A primary goal of the City is to preserve existing rental housing. Therefore, the City will consider requests for the conversion of existing rental housing of ten or more units to condominium units only when the rental vacancy rate exceeds 6 percent. The rental vacancy rate shall consider occupied rental housing, rented but not yet occupied units, vacant for rent units, and rental units unoccupied but having received a certificate of occupancy. In the event that a conversion request is granted, the project is subject to the affordable (inclusionary) housing ordinance, which requires that 15 percent of the units be set aside as affordable.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Continue to implement the ordinance.

Timeline for Implementation: Ongoing.

Funding Source: General Fund.

Program 13: Residential Code Enforcement

Program Description

The City's code enforcement program involves several components. The housing stock in need of improvement is identified by complaints made to the City and periodic reconnaissance surveys to review housing conditions. Obvious code violations are quickly acted on by the staff. The staff also works with individual property owners to address problems and discuss any financial assistance that may be available. The City will expand its residential code enforcement program by making complaint forms available in Spanish and including additional information on the City's website.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Expand the program to make complaint forms available in Spanish and available to download on the City's website. The City will monitor and review code enforcement activity on an annual basis and identify all housing complaints by type, action taken, and results achieved.

Timeline for Implementation: Post complaint forms in Spanish and update the website within six months to one year of adopting the Housing Element. Monitoring activities are on-going.

Funding Source: General Fund.

Program 14: Residential Rehabilitation

Program Description

The County of San Diego's Department of Housing and Community Development provides funds for the rehabilitation of owner occupied single family units, mobile home units, and multi-family rental units for lower income residents of the county. This program is available to residents of Solana Beach. As the housing stock in Solana Beach ages, the need for rehabilitation programs will increase. In response, the City of Solana Beach provides information regarding the residential rehabilitation program. The residential rehabilitation program addresses a wide range of rehabilitation needs. These include minor repairs as well as substantial structural, heating, electrical, or plumbing modifications, as well as technical assistance with applying for loans, housing inspections, and construction inspections.

The City provides materials and makes them available at the Planning Department (Permitting Counter) and other appropriate public venues. In addition the City promotes the program with appropriate applicants as part of the development review process.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Continue to provide informational materials to promote this County program.

Timeline for Implementation: On-going.

Funding Source: General Fund.

Program 15: Mortgage Credit Certificate (MCC)

Program Description

Homeownership can be an asset to maintaining a healthy community. The Mortgage Credit Certificate (MCC) program assists low and moderate income first time home buyers. Under this program, which is administered by the County of San Diego, qualified first-time home buyers are able to take a federal income tax credit of up to 20 percent of the annual interest paid on their mortgage. This frees up more capital to buy the home. The City of Solana Beach will continue to distribute information on the MCC program.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Continue to provide informational materials regarding this County program.

Timeline for Implementation: On-going.

Funding Source: General Fund.

Program 16: Distribute Fair Housing Information

Program Description

The City of Solana Beach supports fair housing laws and statutes. To promote equal opportunity, the City will continue to participate in the Fair Housing Council of San Diego's (FHCS) Fair Housing Program. The City will stay informed of the current fair housing complaint process, continue to distribute the FHCS's information on fair housing, and refer fair housing questions and housing discrimination claims to the FHCS. The City will distribute and make available informational material at both the Building and Planning Department counters and identify other venues (e.g., libraries and other public venues) and opportunities to distribute the information. The City will also maintain a record of fair housing inquiries, referrals for fair housing assistance, and complaints filed.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Continue to provide informational materials regarding fair housing.

Timeline for Implementation: On-going.

Funding Source: General Fund.

Program 17: Energy Conservation

Program Description

The City of Solana Beach is committed to conserving energy and being a sustainable community. It has implemented several programs that promote energy conservation and continues to explore additional opportunities to reduce the community's impact on climate change. For example:

- The City recently adopted an ordinance to reduce single use plastic bags in grocery stores, retailers, and restaurants.
- The City will continue to implement the Solana Beach Green Building Incentive, which offers expedited permit processing for green building applications, permit fee reimbursement for projects that receive GreenPoint Rated certification, and public recognition.
- The City will continue to provide information on the City's website regarding steps residents can take to increase their energy efficiency and SDG&E rebate/voucher programs available to Solana Beach residents and businesses.
- The City will develop an energy efficiency program for the community and continue to monitor pertinent legislation which would make it easier to implement solar installations.
- The City will continue to utilize the Ad-Hoc Subcommittee on Environmental Sustainability to work closely with the Clean and Green committee to develop additional energy conservation and sustainability programs.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Complete the development of the energy efficiency program.

Timeline for Implementation: Implement the energy efficiency program during the housing element cycle.

Funding Source: General Fund.

Program 18: Public Participation

Program Description

The City must make a diligent effort to achieve public participation of all economic segments of the community. As part of the annual review of the housing element, the City will evaluate the effectiveness of its public communication strategies.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Keep track of public noticing and participation procedures and as part of the annual review of the housing element, identify and implement effective public communication strategies.

Timeline for Implementation: On-going.

Funding Source: General Fund.

Program 19: Affordable Housing on City-Owned Property

Program Description

Three sites identified in the adequate sites inventory are City-owned properties that are viable for affordable housing. Two sites are existing parking lots and the third is occupied by City Hall. One site (Site 2) is the subject of an active development application for ten very low income units (Hitzke Development). The City will be issuing requests for proposals (RFP) for the development of the other two sites (Sites 3 and 4). To encourage development of these sites, the City will offer incentives such as a reduced fee schedule, land write-downs, and expedited permit processing.

Implementing Agency: City of Solana Beach Community Development Department.

Objectives: Issue RFPs to develop affordable housing on the City-owned sites identified in the suitable sites inventory (Sites 3 and 4).

Timeline for Implementation: Issue an RFP for Site 3 by year four of this Housing Element cycle. Issue an RFP for Site 4 by year five of this Housing Element cycle.

Funding Source: Affordable Housing Impact Fees; developer financing; federal and state subsidies, if available.

C. Quantified Objectives

Housing element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the current housing element cycle. The following table summarizes the City of Solana Beach’s quantified objectives for the 2010-2020 housing element cycle. These objectives will be difficult to achieve given resource constraints. Nonetheless, the City will make every effort to meet its housing needs.

**Table V-1
Quantified Objectives
Solana Beach (2010-2020)**

Income Level	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low Income	43	3	
Very Low Income	42	2	
Low Income	65		1
Moderate Income	59		
Above Moderate Income	131		
Total	340	5	1

Additionally, there are housing programs and services available to Solana Beach residents that the City does not administer. For example, approximately 28 Solana Beach residents receive Section 8 rental assistance through the County of San Diego. These households pay an affordable rental rate while residing in market rate rental housing. These types of programs and services were not included in the quantified objectives, as the City does not directly provide support.

1. New Construction

While the City desires to meet its entire lower income housing need, with the loss of redevelopment housing funds and reductions in state and federal housing programs, it is highly unlikely that adequate subsidies will be available to meet this need. Nonetheless, the City will make every effort to meet its lower income housing needs. Regarding moderate and above-moderate income units, while these may be more feasibly constructed, meeting this objective will depend on a recovery of the housing market, which has been severely depressed since 2008.

2. Rehabilitation

As the City's housing stock ages, the need for housing rehabilitation to preserve neighborhood quality will continue to increase. Therefore, the City will continue to promote the rehabilitation programs offered by the County of San Diego. However, no activity occurred in this program during the last Housing Element cycle. To supplement this program, the City will rely on its code enforcement program to ensure that necessary rehabilitation and repair is completed.

3. Preservation/Conservation

There is one affordable unit at risk of converting to market rate over the next ten years. The City will work to identify funding resources and non-profit organizations available to preserve or replace this unit.

Appendix A: Evaluation of 2005-2010 Housing Element

This section analyzes the City's accomplishments during the 2005-2010 Housing Element cycle. This is done by evaluating the City's progress towards meeting Coastal Zone requirements and by evaluating the City's success in meeting its goals and program objectives. The evaluation is a key component in the determination of goals and programs to be included in the 2013-2020 Housing Element.

A. Evaluation of Progress towards Meeting Coastal Zone Requirements

Section 65583 of the Government Code requires that coastal jurisdictions document the following:

- The number of new housing units approved for construction within the coastal zone after January 1, 1982.
- The number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone.
- The number of existing residential dwelling units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982, in the coastal zone.
- The number of residential dwelling units for persons and families of low or moderate income that have been required for replacement either onsite, elsewhere within the locality's jurisdiction within the coastal zone, or within three miles of the coastal zone within the locality's jurisdiction.

Because the City was incorporated in 1986, information is not available for units produced between 1982 and 1986. The following information was obtained from the County of San Diego Department of Housing and Community Development and from City records.

1986-1991

1. New construction: 86
2. New low and moderate income housing: 1
3. Demolished/converted low and moderate income housing: 4
4. Replacement low/moderate income housing: 0

1991-1999

1. New construction: 51
2. New low and moderate income housing: 4
3. Demolished/converted low and moderate income housing: 13
4. Replacement low/moderate income housing: 0

1999-2004

1. New construction: 37
2. New low and moderate income housing: 5
3. Demolished/converted low and moderate income housing: 0
4. Replacement low/moderate income housing: 5

2005-2011

1. New construction: 82
2. New low and moderate income housing: 9
3. Demolished/converted low and moderate income housing: 0
4. Replacement low/moderate income housing: 0

B. Evaluation of 2005-2010 Goals and Programs

This section describes the City’s progress in meeting the goals and policies of the 2005-2010 Housing Element. The results of this analysis are important to this element because they were used to revise and update the proposed programs for 2013-2020 as described in Chapter V.

The primary goals of the City of Solana Beach in the 2005-2010 Housing Element were to 1) Encourage the adequate provision of a range of housing opportunities that will meet Solana Beach’s share of existing and future housing needs in the region while maintaining and preserving community and neighborhood character and the quality of residential neighborhoods and commercial areas; and 2) Minimize governmental constraints in the development, improvement, and maintenance of housing. To this end, the City strived to maintain a reasonable balance between rental and ownership housing opportunities, and between senior and family housing, and encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

The 2005-2010 Housing Element contained a series of programs related to new construction, rehabilitation, preservation, and housing assistance. The following table reviews progress in the implementation of each of these action items and the following text reviews the effectiveness of each program and the continued appropriateness of each item for the 2013-2020 Housing Element.

**Table A-1
Evaluation of Program Accomplishments
Under Solana Beach’s 2005-2010 Housing Element**

Program	Objective(s)	Timeframe	Accomplishments
1. Encourage Mixed-Use Development	Inventory potential sites, focus on 1-2 sites depending on their size and unit potential, initiate planning and regulatory procedures to have the sites available before the end of the housing cycle; hold regularly scheduled workshops regarding mixed-use opportunities and actions to facilitate mixed-use; conduct an analysis of potential constraints.	Ongoing	Draft inventory completed; Workshop held 11/13/2008; City owned site identified at APN 298-211-81-00 for proposed housing/ mixed-use development of 10 very low units, an ENA with developer for the project was approved by Council on 7/3/2010 and predevelopment loan on 1/26/2011. A project application has been received and is in process of review.
2. Encourage Accessory Living Units	Prepare promotional materials; evaluate progress and assess program’s effectiveness.	Ongoing	Promotional materials were prepared and distributed within 18 months of adoption of the Housing Element; 6 accessory living units have been constructed from 2003-2011.
3. Density Bonus Program	Update ordinance and implement.	6/27/2005	City amended density bonus ordinance on 1/14/2009 and 3/23/11 to be consistent with State law. Density bonus request received for Hitzke development.
4. Affordable (Inclusionary) Housing Program	Continue to implement program.	Ongoing	3 inclusionary units have been constructed from 2003 to 2011. Inclusionary Fee Study was completed and Affordable Housing Impact Fee was adopted 2/23/2011. Ordinance adopted 3/10/11 to respond to decision in Palmer v. City of Los Angeles.
5. Redevelopment and/or Replacement Housing	Identify funding strategy for use of funds for lower income housing and adopt strategy by year 3.	Adopt strategy by 8/24/2009	City set aside 3 units with RDA funds in June 2005; Redevelopment 5 year implementation plan was adopted 1/13/2010; Agency entered into ENA and predevelopment loan agreement for proposed development of 10 very low income units to meet replacement housing obligation – refer to Program 1.

**Table A-1
Evaluation of Program Accomplishments
Under Solana Beach's 2005-2010 Housing Element (Continued)**

Program	Objective(s)	Timeframe	Accomplishments
6. Address and Mitigate Constraints to Housing Development	Review inclusionary housing program; monitor permit processing procedures; clarify transitional housing and temporary shelters are eligible uses within residential care facilities; establish a formal reasonable accommodation procedure; monitor the Housing Element as part of the annual general plan implementation report.	Review inclusionary housing ordinance by 6/31/2007; monitor permit processing and make code revisions by 7/31/2006; ongoing monitoring	Affordable Housing Impact Fee and Inclusionary Ordinance amendments adopted; Permit processing ongoing; transitional housing considered permitted use within residential care facility definition; SBMC definition of family conforms to Fair Housing Law; reasonable accommodations are provided; annual reports are filed on time.
7. Homeless Shelter/ Transitional Housing Site Identification	Monitor process to ensure current process does not unduly discourage or deter placement of shelters and transitional housing.	Ongoing	City reviewed process and determined that transitional housing is permitted within the residential care category. The City participates in the Regional Shelter Program that provides seasonal shelter.
8. Illegal Unit Conversion	Allow homeowners with illegally established accessory living units to apply for legalization.	Ongoing	No applications for conversion have been received.
9. Preserve At-Risk Units	Monitor determination by private property owners to place affordable units at risk.	Ongoing; monitor at risk units possible owner decision in 2010	6/23/2009 Solana Highlands Apts. owner notified tenants and public agencies of expiring covenant. The property owner was not interested in preserving the agreement. Since that time, a conceptual redevelopment plan has been prepared for the site, which would increase the number of units to at least 260 and result in 32 affordable units.
10. Section 8 Rental Assistance	Contract with San Diego County Housing Authority to administer the Section 8 Rental Assistance Program.	Ongoing	Continued to coordinate with County HCD to implement and administer Section 8 Rental Assistance.
11. Capital Improvements Program	Prepare and adopt capital improvements to repair and maintain public facilities.	Ongoing	Continued to implement City's CIP program, annual budget adopted each year.
12. Condominium Conversion Policy	Consider requests for the conversion of existing rental property only when the vacancy rate exceeds 6 percent.	Ongoing	No applications for conversion have been received.

**Table A-1
Evaluation of Program Accomplishments
Under Solana Beach’s 2005-2010 Housing Element (Continued)**

Program	Objective(s)	Timeframe	Accomplishments
13. Residential Code Enforcement	Respond to complaints made to the City and conduct periodic reconnaissance surveys to check on housing conditions; work with individual property owners to address problems and discuss financial assistance that may be available.	Ongoing	Code enforcement efforts are ongoing. Since 2010, there have been 77 total code enforcement cases. There have only been two code violations for affordable housing units in the past two years. Both have been processed and cleared. Building permits were needed for the windows that were being replaced in the units.
14. Residential Rehabilitation	Provide information on County services/HCD programs and promote the program to appropriate applicants as part of the development review process.	Ongoing	No application has been received.
15. Mortgage Credit Certificate (MCC)	Distribute information on the MCC program.	Ongoing	No application has been received; MCC handout is distributed at the permitting counter at City Hall.
16. Distribute Fair Housing Information	Continue to participate in the Fair Housing Council Program and distribute information; refer questions and claims to the Fair Housing Council of San Diego (FHCSA).	Ongoing	The City distributes brochures at the library and City Hall and participates in Council Program. A Housing Fair was held in September 2008 at a city park. No complaints have been received or referred to FHCSA.

1. Encourage Mixed-Use

The program to encourage mixed-use has been successful. Since the City has developed this program, it has held workshops to increase developer awareness of the potential for mixed-use development and has identified several opportunities for mixed-use within the City. Mixed-use is permitted and encouraged in the Highway 101 Corridor Specific Plan Area as well as the Commercial, Light Commercial, and Special Commercial zones. In 2006, the City revised its mixed-use development standards to incentivize mixed-use. For example, mixed-use projects have reduced parking requirements, larger FARs, and smaller setbacks than non-mixed-use projects. In addition, the City conducted a preliminary study regarding the redevelopment potential for mixed-use along Stevens Avenue, which currently contains light industrial, special commercial, and commercial uses. In January 2011, the City entered into a predevelopment loan agreement for a mixed-use project with 10 very low income units, which is currently being processed. This program should be continued in the 2013-2020 Housing Element with continued efforts to monitor mixed-use development standards and increase developer awareness of opportunities. The City should also continue to monitor and update its adequate sites inventory as sites are developed and additional properties become viable for mixed-use development.

2. Encourage Accessory Living Units

The City has been successful at encouraging the development of accessory living units. Accessory living units account for the majority of new low income units constructed within the City in the last seven years. This program should be continued in the 2013-2020 Housing Element and the City should take steps to increase public awareness by providing informational materials at the permitting counter.

3. Density Bonus Program

The City has updated its density bonus ordinance consistent with State law. No additional changes to the State Density Bonus Law are anticipated during this planning period; however, the City should continue to monitor State law in case future changes are made to the law that require revisions to the City's ordinance. In addition, the City should encourage participation in the density bonus program through the development of educational materials.

4. Affordable (Inclusionary) Housing Program

The Affordable Housing Program has been successful. Three units were constructed under this program and the City has implemented an Affordable Housing Impact Fee for residential rental projects, which must be used to provide or assure the continued provision of affordable housing in the city through acquisition, construction, development assistance, rehabilitation, financing, rent or other subsidies, provision of supportive services, or other methods, and for costs of administering programs that serve those ends. This program should be continued in the 2013-2020 Housing Element.

5. Redevelopment and/or Replacement Housing

The Redevelopment Agency provided financial assistance for the construction of three affordable units and affordability covenants/restrictions were recorded during the 2005-2010 Housing Element cycle. The City also adopted a five-year implementation plan in January of 2010 which included an aggressive affordable housing program.

However, redevelopment agencies were dissolved across California on February 1, 2012, resulting in the loss to the City of approximately \$200,000 per year in funds designated for affordable housing purposes. The predevelopment loan agreement remains an enforceable obligation and pursuant to a settlement agreement, the City has set aside a replacement housing fund, but the City will need to obtain other sources of funds to complete its replacement housing obligation. The City will continue to attempt to meet its agreed-upon replacement housing obligations.

6. Address and Mitigate Constraints to Housing Development

The City continues to monitor and mitigate constraints to housing development. Pursuant to SB2, changes to the zoning ordinance are required to specifically treat transitional and supportive housing the same as any other residential development in the same zone in

which it is proposed and to identify a zone or zones where an emergency shelter may be allowed without a discretionary permit. In addition, according to the public questionnaire that was distributed during the development of the 2013-2020 Housing Element Update, neighborhood opposition was identified as a major constraint to the development of affordable housing. Therefore, this program should be expanded to include an educational component.

7. Homeless Shelter/Transitional Housing Site Identification

Although the City participates in the Regional Shelter Program, this only addresses seasonal homeless needs. SB2 requires that the City identify a zone or zones where a year-round homeless shelter may be established by right with sufficient capacity within that zone or zones to accommodate at least one year-round shelter that can accommodate the city's need. This program should be continued in the 2013-2020 Housing Element Update in order for the City to amend its zoning ordinance to permit homeless shelters by right in the General Commercial zone.

8. Illegal Unit Conversion

At one time, the city had a large number of accessory living units that were constructed or converted illegally (without required permits), and did not meet City codes upon incorporation. In response, the City developed this program which allows homeowners with illegally established accessory living units on their property to apply for legalization. It allows the units to exist in perpetuity provided that the units:

- Comply with the current Building Code and meet City zoning and development standards to the maximum extent feasible;
- Meet the minimum dwelling unit size standards; and

No applications for conversion were received during the 2005-2010 Housing Element cycle. The previous Housing Element indicated that the number of units that could potentially take advantage of this program have declined because most have complied with the program or converted. Rather than expending resources to determine how many illegal units are still in existence, the City is considering an amnesty program for those units.

9. Preserve At-Risk Units

One deed restricted affordable housing unit is at-risk of converting to market rate housing during the 2013-2020 Housing Element cycle, which is located in the Helix Avenue project. This unit is eligible to return to market rate in 2019. One other project – Solana Highlands – had an affordability covenant that expired in 2010. The City made an effort to preserve the units, but the property owner was not interested. Solana Highlands is now the subject of a pending redevelopment project. No formal application has been submitted to the City, but the property owner has been working with the City on a concept plan to redevelop the site to its maximum unit potential and set aside 32 affordable units. The City should continue to monitor affordable units that are at risk of converting and continue to contact the property owners of such units in an effort to preserve them. The City may actively seek out non-profit

housing developers that could assist in the preservation of at-risk units, and provide support for applicants who seek financial assistance from CDBG and HOME funds or State housing funds, for example.

10. Section 8 Rental Assistance

The City of Solana Beach contracts with the San Diego County Housing Authority to administer the Section 8 Rental Assistance Program. This program provides rental assistance to eligible very low and low income households. The subsidy represents the difference between the rent that exceeds 30 percent of a household’s monthly income and the actual rent charged. As of the preparation of this document, there are 28 Section 8 recipients and 69 waiting list applicants within the City of Solana Beach (refer to Table A-2). This program should be continued in the 2013-2020 Housing Element.

**Table A-2
Section 8 Vouchers
Solana Beach (2012)**

	Elderly	Small Family (4 members or less)	Large Family (5 or more members)	Total	
Voucher Leased	22 ¹	28	0	28	
	Elderly	Disabled	Family	Single	Total
Waiting List Applicants	10	32	20	7	69

1. All 22 elderly households also happen to be small family households.
Source: County of San Diego Department of Housing and Community Development, 2012

11. Capital Improvements Program

The City of Solana Beach annually prepares a program of capital improvements. Because the City is almost completely built-out, the program does not focus on new major infrastructure improvements; instead, the primary focus of the program is on repair and maintenance activities. The City continued to prepare its annual capital improvements program during the 2005-2010 Housing Element cycle. This program should be continued in the 2013-2020 Housing Element cycle.

12. Condominium Conversion Policy

To preserve existing rental housing, the City of Solana Beach only considers requests for the conversion of existing rental housing of ten or more units to condominiums when the rental vacancy rate exceeds six percent. The rental vacancy rate shall take into account occupied rental housing, rented but not yet occupied units, vacant for rent units, and rental units unoccupied but having received a certificate of occupancy. In the event that a conversion request is granted, the City shall require that 10 percent of the housing units be reserved for occupancy by very low and low income households or that a fee be paid in-lieu of the reservation of affordable units. In addition, the permittee shall provide relocation assistance equal to one month’s rent to any residential tenant who relocates from the

building to be converted. This program has been successful in that no existing units have been converted to condominiums during this Housing Element cycle. This program should be continued.

13. Residential Code Enforcement

The residential code enforcement program involves several components. The housing stock in need of improvement is identified by complaints made to the City and periodic reconnaissance surveys to check on housing conditions. Obvious code violations are acted upon quickly by staff. The staff also works with individual property owners to address problems and discuss any financial assistance that may be available. Since 2010, there have been 77 total code enforcement cases. The City has only had two code cases in the last two years on affordable housing units and both were handled and cleared. These were minor violations involving building permits needed for window replacement. This is an on-going program that should be continued in the 2013-2020 Housing Element.

14. Residential Rehabilitation

The County of San Diego's Department of Housing and Community Development administers the Home Repair Loan/Grant Program for the City of Solana Beach. The program assists single-family homeowners or mobile homeowners with residential rehabilitation and repair. To be eligible to participate in the program, a household's annual gross income must be at or below 80 percent of San Diego County's area median income. As the housing stock in Solana Beach ages, the need for rehabilitation programs will increase. The City of Solana Beach provides materials regarding this program at the permitting counter and other appropriate public venues. In addition, the City promotes the program with qualifying applicants as part of the development review process. No Solana Beach residents have participated in this program since 2004. This program should be continued in the 2013-2020 Housing Element.

15. Mortgage Credit Certificate

Homeownership can be a key to maintaining a healthy community. The Mortgage Credit Certificate (MCC) program assists low and moderate income first time homebuyers. Under this program, which is administered by the County of San Diego, qualified first-time homebuyers are able to take a federal income tax credit of up to 20 percent of the annual interest paid on their mortgage. With less being paid in taxes, the homebuyer's net earnings increase, enabling him or her to more easily qualify for a mortgage loan. The City of Solana Beach distributes information regarding the MCC program. There has been no activity in this program. This program should be continued with a greater effort by the City to provide information about the program to its residents.

16. Distribute Fair Housing Information

The City of Solana Beach supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's (FHCS) Fair Housing Program. The City distributes information on fair housing and refers fair housing

questions and housing discrimination claims to the FHCSO. In addition, a housing fair was held in a Solana Beach park in 2008. No complaints have been received or referred to FHCSO. The City should continue to distribute fair housing information and host housing fairs.

C. Quantified Objectives

Housing Element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the housing element cycle. The following table summarizes the City of Solana Beach’s achievements towards meeting its quantified objectives for the 2005-2010 Housing Element cycle.

**Table A-3
Quantified Objectives
Solana Beach (2005-2010)**

Income Level	New Construction		Rehabilitation		Conservation		Preservation	
	Obj.	Act.	Obj.	Act.	Obj.	Act.	Obj.	Act.
Very Low	37	0	0	0	11	28	0	0
Low	30	9	5	0	11	0	0	0
Moderate	25	0	0	0	0	0	0	0
All Other Incomes	39	122	0	0	0	0	0	0
Total	131	131	5	0	22	28	0	0

Note: Obj. = objective, Act. = actual
Source: City of Solana Beach Community Development, 2012

1. New Construction

The new construction quantified objectives exceeded the RHNA allocations in the very low and low income categories, matched the RHNA allocation for the moderate income category, and was less than the RHNA allocation for the above moderate income category.

- The RHNA allocation for above moderate income units was 53. The total number of above moderate income units permitted was 122.
- The total RHNA allocation for moderate income units was 25 and no units were permitted.
- The total RHNA allocation for low income was 22 and nine low income units were permitted.
- The total RHNA for very low income was 30 and no units were permitted.

The total number of new construction units achieved matched the total objective for new construction. However, the units fell short of the objectives for the very low, low, and moderate income categories. Because of high costs and small sites, housing developments in Solana Beach have difficulty competing for the limited funds available to subsidize lower income housing. The City has provided substantial assistance to the Hitzke project, used density bonuses to encourage affordable housing, required lower income units in all new

developments of five or more units, and adopted an Affordable Housing Impact Fee. However, despite the City's best efforts, it was not able to meet its objectives for affordable housing.

2. Rehabilitation

As the housing stock ages, the City recognizes the need for housing rehabilitation to preserve neighborhood quality. The City continued to promote the rehabilitation and repair programs offered by the County of San Diego; however, this emphasis did not result in any rehabilitation activities.

3. Conservation

Currently, the City has 28 residents receiving Section 8 vouchers. The City continues to participate in the County's program, ensuring that these opportunities are not lost.

4. Preservation

No units were at risk of converting to market rate during the 2005-2010 Housing Element cycle. However, Solana Highlands did convert to market rate when its covenant with the Housing Authority of the County of San Diego expired in 2010. That property owner is now cooperating with the City on a redevelopment proposal that would bring the site up to its maximum unit potential and set aside 32 units as affordable. There is one affordable unit at risk of converting to market rate during the 2013-2020 cycle and the City should continue its preservation efforts.

Appendix B: Residential Land Inventory

Housing Element Law requires a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community. This section evaluates the potential residential development that could occur based on the Solana Beach General Plan and Zoning Ordinance.

A. Regional Share Goals

The San Diego Association of Governments (SANDAG) has identified Solana Beach's share of regional housing needs for 2010-2020 in the Regional Housing Needs Assessment, which was adopted on October 28, 2011. Government Code Sections 65583 and 65583.2 require each city and county to identify sites within its jurisdiction that are available to meet its share of the region's housing needs.

**Table B-1
Regional Share
Solana Beach (2010-2020)**

Income Category	Goal	Percent of Total
Extremely Low Income (\leq 30%AMI)	43	13%
Very Low Income (31-50%AMI)	42	12%
Low Income (51-80%AMI)	65	19%
Moderate Income (81-120%AMI)	59	17%
Above Moderate Income (>120%AMI)	131	39%
Total	340	100%

AMI = Area Median Income
Source: SANDAG Regional Housing Needs Assessment Plan, 2011

The RHNA is an 11-year planning goal. Housing units built, under construction, or approved from January 1, 2010 onward can be credited towards meeting the City's RHNA. These units can be subtracted from the City's share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated. Since January of 2010, ten units have been constructed including one low income accessory dwelling unit and nine above moderate units. The remaining RHNA for the low income category is 64 and the remaining RHNA for the above moderate income category is 122.

B. Adequate Sites

Solana Beach's evaluation of adequate sites includes an inventory of potential sites that are currently zoned to allow multi-family residential and/or mixed-use residential and commercial development. The analysis for each site includes the assessor's parcel number (APN); address (if available); current general plan designation; current zoning designation; overlays (if applicable); allowable density range; lot/site size; realistic dwelling unit potential; existing use; identification of pending development (if applicable); availability of existing and

planned infrastructure capacity; and a general description of environmental constraints. In addition to these multi-family and mixed-use sites, a list of vacant properties that are anticipated to be developed with single-family residences based upon the allowable density and zoning designation is included as well as an estimate of the number of accessory living units that may be constructed during the planning period based on past trends.

The City's land inventory was developed with the use of a combination of resources including the SANDAG's GIS database, field surveys, and review of the City's Land Use Element and Zoning Ordinance. The inventory includes both small and large residentially and non-residentially zoned parcels which are substantially vacant, underutilized, or have the potential to be redeveloped with more intense residential uses. The following inventory includes a map of the city, which identifies where the multi-family residential and mixed-use suitable sites are located, as well as a summary of each site with aerial imagery and site photos. Vacant properties that have the potential to develop with a single-family residence are identified in Table B-2. An overall summary of the inventory is included in Table B-3.

**Figure B-1
Adequate Sites Inventory Map**



SITE 1

Characteristics:

Address: 701 South Nardo Avenue

APN: 298260330

Lot Size: 13 acres

Land Use Considerations:

General Plan: High Density Residential

Zoning: High Density Residential (13 – 20 du/ac)

Overlay(s): None

Existing Use: Solana Highlands Apartments (194 units)

Pending Development: See notes

Development Potential: 260 dwelling units

Existing and Planned Infrastructure Capacity:

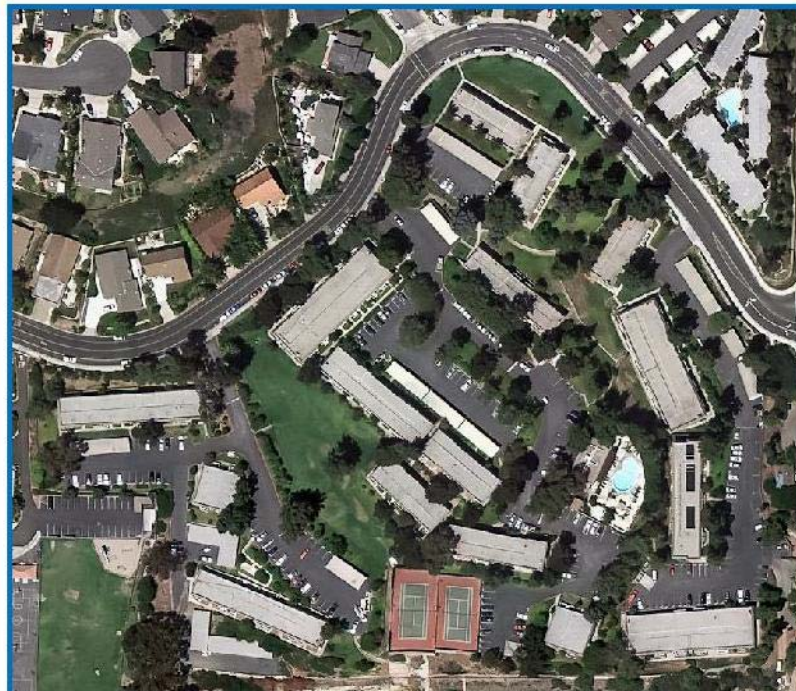
Adequate.

Environmental Constraints:

None anticipated.

Notes:

Preliminary interest has been expressed by the property owner to redevelop this site with 260 one- and two-bedroom units. This would result in a net increase of 66 dwelling units.



SITE 2

Characteristics:

Address: 0 South Sierra Avenue (no situs address)

APN: 298211810

Lot Size: 14,721 sq. ft. or 0.338 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use at 20 du/ac)

Overlay(s): Highway 101 Corridor Specific Plan

Existing Use: City-owned parking lot

Pending Development: CUP/DRP/SDP 17-11-05; Applicant: Hitzke. Mixed-use development with 10 very low income housing units.

Development Potential:

The applicant is requesting a 35% density bonus, or 10 dwelling units. The City desires a mixed-use development on the site and will not permit a commercial-only development.

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.



SITE 3

Characteristics:

Address: 635 South Highway 101

APN: 298211085

Lot Size: 56,535 sq. ft. or 1.298 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): Highway 101 Corridor Specific Plan; Scenic Areas Overlay on east portion

Existing Use: City Hall

Pending Development: None, but the City intends to issue a request for proposals to develop the site (See Program #19 in Chapter 5).

Development Potential:

14 dwelling units (assumes 1.29 acres at 20 du/ac)

19 dwelling units with 35% density bonus

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.

Notes:

Assumes the vacant west portion of property, which is currently a surface parking lot, would be developed with residential units and a parking structure to provide parking for both City Hall and the new residential units. The combined development would result in a horizontal mixed use development.



SITE 4

Characteristics:

Address: 140 South Sierra Avenue

APN: 298010630

Lot Size: 43,560 sq. ft. or 1 ac

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial—Allows Mixed Use @ 20 du/ac

Overlay(s): Highway 101 Corridor Specific Plan

Existing Use: Paved City parking lot

Pending Development: None, but the City intends to issue a request for proposals to develop the site (See Program #19 in Chapter 5).

Development Potential:

20 dwelling units (assumes mixed use at 20 du/ac)

27 dwelling units with 35% density bonus

Existing and Planned Infrastructure Capacity:

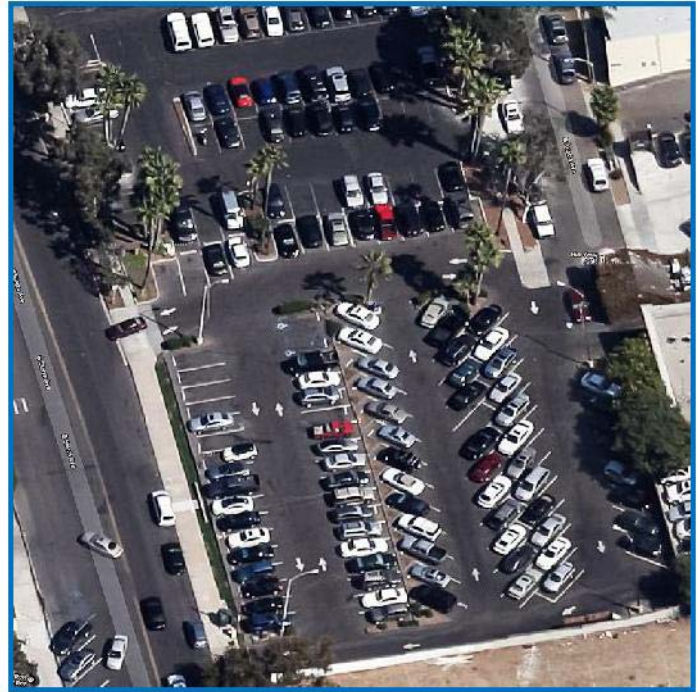
Adequate.

Environmental Constraints:

None anticipated.

Notes:

City parking lot could be developed with a mixed use development that provides residential units and a parking structure that replaces the existing public parking and also provides for parking for the mixed use development.



SITE 5

Characteristics:

Address: 105 North Cedros – NCTD Station

APN: 263352040

APN: 263352070

APN: 263352050

APN: 263352030 (1.08 Acres)

APN: 263352060

APN: 263342020 (1.77 Acres)

Combined Lot Size of Property: 5.67 ac. (of a 9.29 ac. site). Parcel size information is only available for APNs 26335203 and 26334202. The lot size information provided for this site is based on Record of Survey No. 16694 filed with the County on August 18, 2000.

Land Use Considerations: SANDAG has identified this site as a Smart Growth Opportunity Area.

General Plan: Special Commercial

Zoning: Special Commercial (allows Mixed Use @ 20 du/ac)

Overlay(s): Highway 101 Corridor Specific Plan

Existing Use: Train station (building & platform), open space, and parking lot

Pending Development: No application at this time, but the City has signed a MOU with the property owner (NCTD) to explore mixed-use development on the site. NCTD is currently evaluating the site and is in the process of developing a plan for it within the context of other properties it owns up and down the rail line. The City is committed to this site and is continually following up with NCTD to encourage and facilitate its development in a manner consistent with the City’s goals and expectations.

Development Potential:

113 dwelling units (assumes 5.67 acres @ 20 du/ac)

152 dwelling units with 35% density bonus

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

The site is only accessible from North Cedros Avenue, so limited access is a potential constraint.



SITE 6**Characteristics:**

Address: 329 S.
Highway 101

APN: 298052060 (1.0
Acre)

Address: 343 S.
Highway 101

APN: 298052140

Address: 128 Dahlia Drive
APN: 298052070

Address: 120 Dahlia Drive
APN: 298052080

Address: 112-114 Dahlia
Drive

APN: 298052130

Combined lot size of development site: 83,025 sq. ft. or 1.799 ac. Parcel size information is only available for APN 29805206. Prior to 2011, the site was regulated by the state. The lot size information provided for this site is based on a land survey done by a survey firm in August 2011 and submitted to the City as part of the proposed project for the site in a Topographic Survey and Existing Conditions Plan.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): Highway 101 Corridor Specific Plan; Scenic Areas Overlay on east portion

Existing Use: Combination of vacant trailer park, vacant commercial buildings, and occupied commercial buildings

Pending Development: DRP 17-11-32; Applicant: American Assets – Pending application for mixed use development, including 36 dwelling units, commercial development, and a parking structure.



Development Potential:

36 dwelling units (assumes 1.799 ac. @ 20 du/ac)

Existing and Planned Infrastructure Capacity:

Adequate with conditions

Environmental Constraints:

Potential soils clean-up required.



SITE 7

Characteristics:

Address: 238 North Cedros (through-lot to North Rios)
APN: 263341070
Lot Size: 20,226 sq. ft. or 0.464 ac.

Land Use Considerations:

General Plan: Special Commercial, Medium High Residential
Zoning: Special Commercial on west half (allows mixed use @ 20 du/ac); Medium High Residential on east half (allows 8-12 du/ac)
Overlay(s): Highway 101 Corridor Specific Plan on west half; Scaled Residential Overlay on east half
Existing Use: Single-family residential on west half; vacant on east half
Pending Development: DRP/SDP/MEC 17-12-21; Applicant: Sheres & Wardell— Pending application for mixed use development with commercial and 1 residential unit on west half and 2 residential units on east half.

Development Potential:

The zoning on this property is divided between Special Commercial and Medium High Residential (Highway 101 Specific Plan). The property is required to be developed accordingly, although the development can be integrated. This assumes half the property (0.232 ac.) develops per the MHR zone @ 8-12 du/ac or 2 dwelling units; the other half (0.232 ac.) develops as mixed use at 20 du/ac or 4 dwelling units. 3 units are currently proposed.



Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.

SITE 8

Characteristics:

Address: 700 block of Ida Avenue (no situs address)

APN: 298162370

Lot Size: 0.94 ac.

Land Use Considerations:

General Plan: Medium High Residential

Zoning: Medium High Residential (8-12 du/ac)

Overlay(s): None

Existing Use: Vacant

Pending Development: DRP/SDP/SUB 17-07-08;
Applicants: Barbara and Jan Ausdemore – Pending application for an 8-unit detached residential condominium development. This development has the potential for additional units if the inclusionary housing requirement is satisfied onsite.

Development Potential:

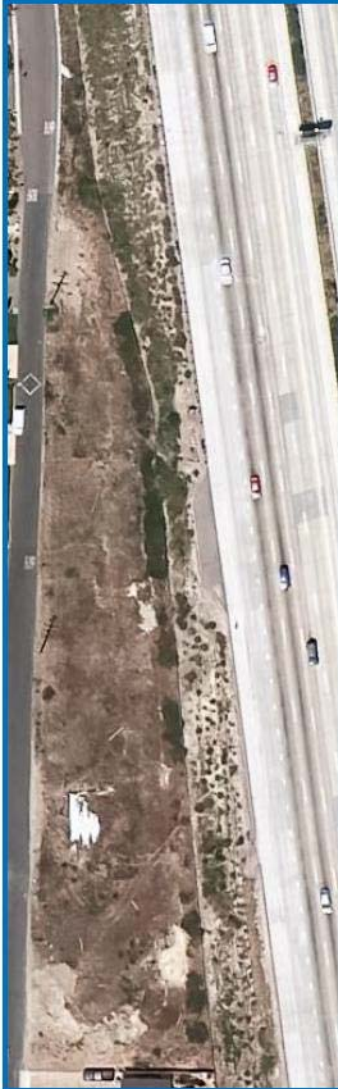
7 to 11 dwelling units (assumes 0.937 ac. @ range of 8 to 12 du/ac)

Existing and Planned Infrastructure Capacity:

Adequate with conditions

Environmental Constraints:

Site abuts I-5 Freeway; noise walls will be required by Caltrans. California Department of Fish and Game recommends mitigation of loss of non-native grassland, which provides foraging habitat for raptors. These mitigation measures will not preclude the planned development from occurring on this site within the planning period.



SITE 9

Characteristics:

Address: 823 Vera Street

APN: 298134050

Lot Size: 20,008 sq. ft. or 0.459 ac.

Land Use Considerations:

General Plan: Medium High Residential

Zoning: Medium High Residential (8-12 du/ac)

Overlay(s): None

Existing Use: Single-family residence and detached garage

Pending Development: None

Development Potential:

3 to 4 dwelling units (assumes 0.459 ac.
@ range of 8 to 12 du/ac)

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

Due to the slope of site, grading issues may be a potential constraint.



SITE 10

Characteristics:

Address: 700 Stevens Avenue

APN: 298131220

Lot Size: 12,954 sq. ft. or 0.297 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): None

Existing Use: Vacant

Pending Development: None

Development Potential:

5 dwelling units (assumes 0.297 ac. @ 20 du/ac for mixed use)

7 dwelling units (with 35% density bonus)

Existing and Planned Infrastructure Capacity:

Adequate

Environmental Constraints:

Lot slopes down from street. South property line is adjacent to La Colonia Park.



SITE 11

Characteristics:

Address: 0 Stevens Avenue (no situs address)

APN: 298131280

Lot Size: 6,118 sq. ft. or 0.14 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): None

Existing Use: Vacant

Pending Development: None

Development Potential: 2 dwelling units (assumes 0.14 ac. @ 20 du/ac for mixed use)

Existing and Planned Infrastructure Capacity:

Parcel does not have frontage on Stevens Avenue.

Environmental Constraints:

Lot slopes down from street.

Notes:

Ideally, this property would be combined with the vacant parcel to the west and/or south (see Sites 10 and 12, respectively). Lack of frontage on Stevens Avenue makes this site more attractive for residential development than commercial development.





SITE 12

Characteristics:

Address: 0 Stevens Avenue (no situs address)

APN: 298131270

Lot Size: 8,254 sq. ft. or 0.189 ac.

Land Use Considerations:

General Plan: Commercial

Zoning: Commercial (allows mixed use @ 20 du/ac)

Overlay(s): None

Existing Use: Vacant

Pending Development: None

Development Potential:

3 dwelling units (assumes 0.189 ac. @ 20 du/ac for mixed use)

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

Minor down-sloping of lot from street.

Notes:

See Site 13.



SITE 13

Characteristics:

Address: 0 Valley Avenue

APN: 298282070

Lot Size: 9,673 sq. ft. or 0.222 ac.

Land Use Considerations:

General Plan: High Residential

Zoning: High Residential (13-20 du/ac)

Overlay(s): Floodplain Overlay (east portion)

Existing Use: Vacant

Pending Development: None

Development Potential: 3 to 4 dwelling units (assumes 0.222 ac. at range of densities)

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

A portion of site is located within the Floodplain Overlay, but this will not preclude the site from achieving its maximum density.





SITE 14

Characteristics:

Address: 0 Genevieve Street (no situs address)

APN: 298132320

Lot Size: 9,038 sq. ft. or 0.207 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): None

Existing Use: Paved parking lot

Pending Development: None

Development Potential: 4 dwelling units (assumes 0.207 ac @ 20 du/ac)

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.



SITE 15

Characteristics:

Address: 618 Valley Avenue

APN: 298132310

Lot Size: 15,139 sq. ft. or
0.348 ac.

Land Use Considerations:

General Plan: General
Commercial

Zoning: General Commercial
(allows mixed use @ 20 du/ac)

Overlay(s): None

Existing Use: Commercial
building and paved parking lot

Pending Development: None

Development Potential:

6 dwelling units (assumes
0.348 ac. at 20 du/ac)

8 dwelling units (with 35%
density bonus)

**Existing and Planned
Infrastructure Capacity:**

Adequate.

Environmental Constraints:

None anticipated.





SITE 16

Characteristics:

Address: 636 Valley Avenue

APN: 298133020

Lot Size: 11,818 sq. ft. or .271 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): None

Existing Use: Single-family residence

Pending Development: None

Development Potential:

5 dwelling units (assumes .271 ac. @ 20 du/ac)

7 dwelling units (with 35% density bonus)

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.



SITE 17

Characteristics:

Address: 235 South Highway 101

APN: 298010180

Lot Size: 10,485 sq. ft. or 0.241 ac.

APN: 298010190

Lot Size: 7,857 sq. ft. or 0.180 ac.

Total acreage: 0.421 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): Highway 101 Corridor Specific Plan; Scenic Areas Overlay on east portion

Existing Use: Commercial (Bike Revolution), constructed in 1952

Pending Development: None

Development Potential:

8 dwelling units (assumes 0.421 acres @ 20 du/ac)

11 dwelling units (with 35% density bonus)



Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.





SITE 18

Characteristics:

Address: 435 North Highway 101

APN: 263053200

Lot Size: 9,478 sq. ft. or 0.218 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): Highway 101 Corridor Specific Plan; Scenic Areas Overlay

Existing Use: Car wash

Pending Development: None

Development Potential: 4 dwelling units (assumes 0.218 acres @ 20 du/ac)

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.



SITE 19

Characteristics:

Address: 0 Acacia (no situs address)

APN: 263304110

Lot Size: 8,416 sq. ft. or 0.193 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): Highway 101 Corridor Specific Plan

Existing Use: Vacant

Pending Development: None

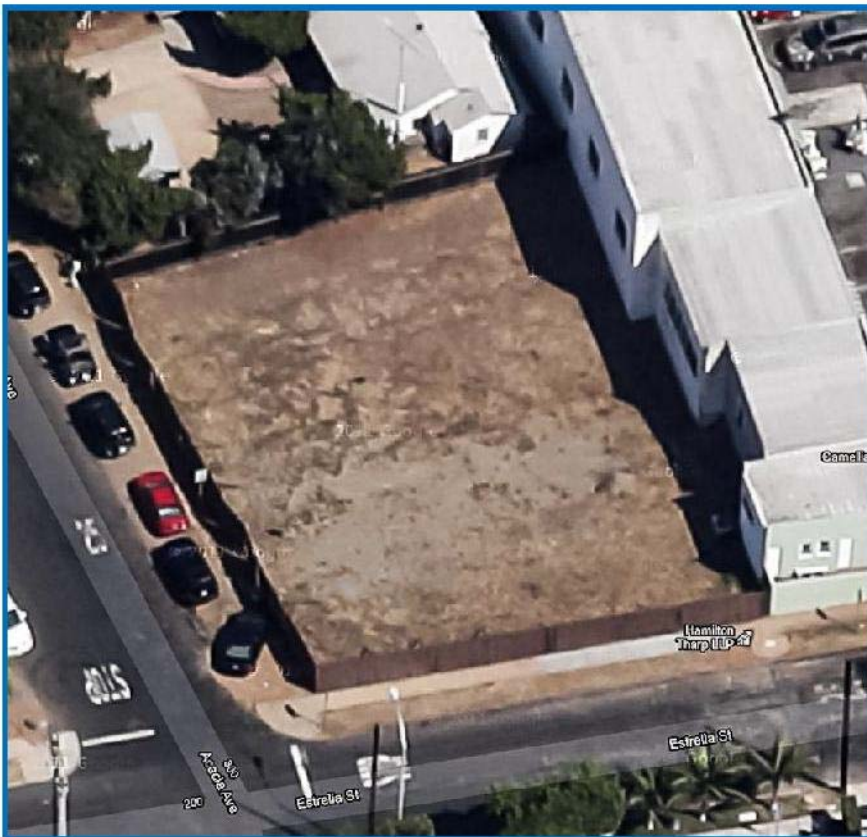
Development Potential: 3 dwelling units (0.193 acres @ 20 du/ac)

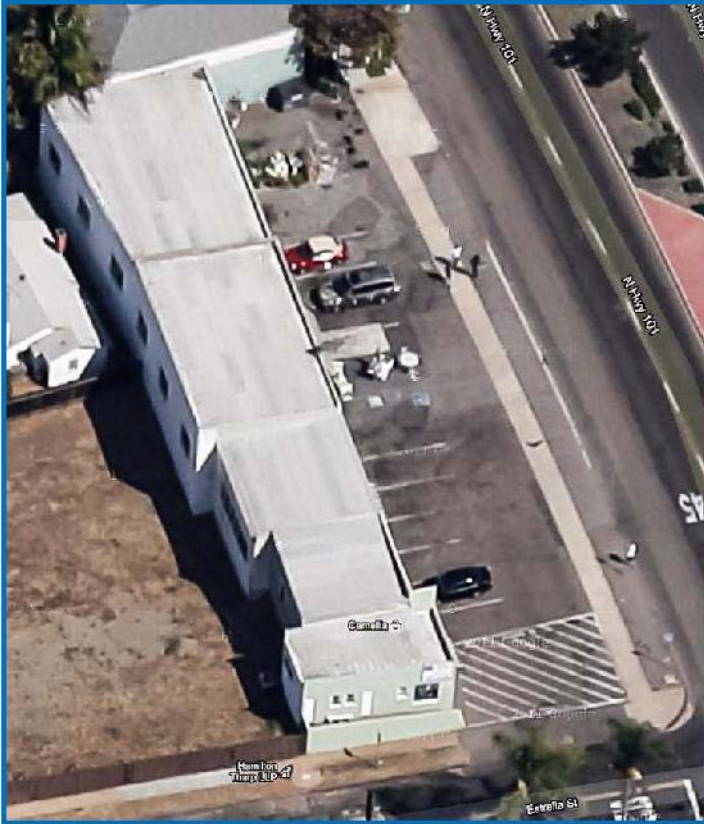
Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.





SITE 20

Characteristics:

Address: 301 North Highway 101

APN: 263304090

Lot Size: 3,249 sq. ft. or 0.075 ac.

Address: 312 Acacia Avenue

APN: 263304100

Lot Size: 4,633 sq. ft. or 0.106 ac.

Land Use Considerations:

General Plan: General Commercial

Zoning: General Commercial (allows mixed use @ 20 du/ac)

Overlay(s): Highway 101 Corridor Specific Plan; Scenic Areas Overlay

Existing Use: Retail

Pending Development: None

Development Potential: 3 dwelling units (0.181 acres @ 20 du/ac)*

Existing and Planned Infrastructure Capacity:

Adequate.

Environmental Constraints:

None anticipated.

Notes:

*Assumes the two parcels are developed as one site.



Table B-2
Vacant Sites with Potential to Develop with a Single-Family Residence

ID	APN	Address	Acres	GP Category/Density - Dwelling Units/ Acre (Du/Ac)	Zone
1	26302115	0 Circle Dr East	0.144	Medium Residential (5-7)	MR
2	26304124	707 Pacific Ave North	0.179	Medium Residential (5-7)	MR
3	26310203	757 N. Granados Ave	0.226	Low Residential (3)	LR
4	26316060	437 Marview Lane	0.172	Low Residential (3)	LR
5	26316064	431 Marview Lane	0.315	Low Residential (3)	LR
6	26318115	580 Marview Lane	0.325	Low Residential (3)	LR
7	26318116	483 Marview Lane	0.159	Low Residential (3)	LR
8	26318202	0 Ford Ave	0.334	Low Residential (3)	LR
9	26322111	580 Canyon Dr	0.334	Low Residential (3)	LR
10	26331113	0 Pacific Ave	0.118	Medium Residential (5-7)	MR
11	26331114	0 Pacific Ave	0.121	Medium Residential (5-7)	MR
12	26340219	0 Nardo Ave South	0.263	Low Residential (3)	LR
13	26340404	0 Granados Ave South	0.226	Low-Medium Residential (4)	LMR
14	29807242	190 Rios Ave South	0.318	Low Residential (3)	LR
15	29807609	438 Rosa St	0.285	Low Residential (3)	LR
16	29808139	238 Nardo Ave	0.398	Low Residential (3)	LR
17	29808140	0 Nardo Ave	0.396	Low Residential (3)	LR
18	29808386	130 Granados Ave	0.558	Low-Medium Residential (4)	LMR
19	29808387	134 S. Granados Ave	0.230	Low-Medium Residential (4)	LMR
20	29809213	511 Rios Ave South	0.423	Low Residential (3)	LR
21	29809214	521 Rios Ave South	0.395	Low Residential (3)	LR
22	29809215	533 Rios Ave South	0.398	Low Residential (3)	LR
23	29809325	474 Rios Ave South	0.446	Low Residential (3)	LR
24	29809326	520 Rios Ave South	0.233	Low Residential (3)	LR
25	29809429	0 Nardo Ave	0.247	Low Residential (3)	LR
26	29809430	0 Nardo Ave	0.251	Low Residential (3)	LR
27	29809432	0 Granados Ave South	0.344	Low Residential (3)	LR
28	29812126	0 Nardo Ave South	0.349	Low Residential (3)	LR
29	29812165	460 Nardo Ave	0.319	Low Residential (3)	LR
30	29812166	0 Nardo Ave	0.289	Low Residential (3)	LR
31	29816225	0 Castro St	0.207	Medium Residential (5-7)	MR
32	29821240	none found	0.135	Medium-High Residential (8-12)	MHR
33	29821241	none found	0.126	Medium-High Residential (8-12)	MHR
34	29827012	0 Highland Dr	0.541	Medium-High Residential (8-12)	MHR
35	29827018	Beach Front Dr	0.207	Medium Residential (5-7)	MR
36	29827035	684 Via del la Valle	0.507	Medium Residential (5-7)	MR
37	29829140	909 Jeffrey Rd	0.578	Estate (0-2)	ER-2
38	29836021	1204 N. Genevive St	1.059	Estate (0-2)	ER-2
39	29838101	0 Highland Dr	0.465	Estate (0-2)	ER-2
40	29839007	723 Avocado Pl	0.506	Estate (0-2)	ER-2
41	29813311	834 Vera Street	0.147	Medium-High Residential (8-12)	MHR

Table B-3 includes a summary of the adequate sites inventory.

**Table B-3
Adequate Sites Inventory Summary**

Site	APN	GP/ Zone	Allowable Density (Du/Ac)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ- mental Constraints
1	298260330	HDR	13-20	13.0	66 ¹	Apartment complex	Yes	None anticipated
2	298211810	GC	20	0.338	10 ²	Parking lot	Yes	None anticipated
3	298211085	GC	20	1.298	14	City Hall	Yes	None anticipated
4	298010630	GC	20	1.0	20	Parking Lot	Yes	None anticipated
5	263352040 263352050 263352060 263352070 263352030 263342020	SC	20	5.67	113	Train station/ Parking lot/ Open space	Yes	Grading, Noise, Traffic, Aesthetics
6	298052060 298052140 298052070 298052080 298052130	GC	20	1.799	36	Vacant buildings/ Commercial	Yes	TBD – potential issues include noise, air quality, traffic, and soil hazards
7	263341070	SC/ MHR	20/12	0.464	3	Single family home/Vacant	Yes	None anticipated
8	298162370	MHR	8-12	0.937	8	Vacant	Yes	Noise/biology
9	298134050	MHR	8-12	0.459	3	Single family home/Vacant	Yes	Slope/grading
10	298131220	GC	20	0.297	5	Vacant	Yes	Slope/proximity to park
11	298131280	GC	20	0.14	2	Vacant	Yes	Lack of street frontage
12	298131270	GC	20	0.189	3	Vacant	Yes	Lack of street frontage
13	298282070	HDR	13-20	0.222	3	Vacant	Yes	Floodplain
14	298132320	GC	20	0.207	4	Parking lot	Yes	None anticipated
15	298132310	GC	20	0.348	6	Commercial/ Parking lot	Yes	None anticipated
16	298133020	GC	20	0.271	5	Single family home	Yes	None anticipated
17	298010180	GC	20	0.241	8	Commercial	Yes	None anticipated
18	263053200	GC	20	0.218	4	Car wash	Yes	None anticipated

**Table B-3
Adequate Sites Inventory Summary (Continued)**

Site	APN	GP/ Zone	Allowable Density (Du/Ac)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ- mental Constraints
19	263304110	GC	20	0.193	3	Vacant	Yes	None anticipated
20	263304090 263304100	GC	20	0.181	3	Retail	Yes	None anticipated
Vacant sites with the potential to develop with a single-family residence (from Table B-2)					41	Vacant	Yes	None
Accessory Living Units					7		Yes	None
Net Loss ³					-3			
Total					364			

¹ The potential number of dwelling units for Site 1 represents the maximum potential net increase over the existing 194 units based on the property owner's preliminary proposal, not the total potential number of units allowed at the maximum allowable density.

² Exceeds maximum density due to a 35% density bonus.

³ Net loss accounts for the fact that redevelopment of Sites 7, 9, and 16 would result in a loss of an existing single-family unit on each site.

C. Realistic Capacity Assumptions

The City utilized the maximum density to determine realistic unit capacity for mixed-use projects and the low end of the range of allowable densities for residentially-zoned properties, except for sites where a development application is in process for more units. To verify that the maximum density is achievable, the City considered and evaluated the implementation of its current development standards (e.g. setbacks, building height, parking, etc.) to determine approximate density and unit yields. As an example, on an approximately 9,400 square foot site, the imposition of 10-foot front and street side yard setbacks, a 35-foot building height, 1.2 FAR, and parking still allows for maximum residential density (20 du/ac) to be achieved with a typical site plan design for four residential units in addition to retail space. In addition, the City reviewed actual built and proposed yields for past and current development applications over the last ten years for both small and large scale residential projects. In general, projects in the medium to medium-high density residential zones tend to build-out at the lower end of the density range and projects within the high density residential and commercial zones tend to build out at the higher end of the density range (refer to Table B-4). Few projects propose lower densities than permitted; however, those that do are usually located on sites that are constrained by steep slopes or have access issues. With the possible exception of Site 5, the sites identified in the inventory are not encumbered by such constraints. Sites may also develop at lower densities due to market demand, inability to obtain financing, or other non-governmental constraints. The conservative approach to the realistic capacity analysis and the surplus capacity identified should account for sites that might not build out to the maximum unit potential.

For the purposes of this inventory, the potential units that could be achieved through a density bonus were not included in the realistic unit capacity column of Table B-3, except for Site 4, which is the subject of an affordable housing development application that is currently being processed through the City and seeking a 35 percent density bonus. However, the potential yield with a maximum density bonus of 35 percent was included in the inventory for illustrative purposes for sites that can accommodate more than five units and are not currently the subject of an active or pending development proposal. The City's inclusionary housing ordinance requires developments of five or more units to set aside at least 15 percent of those units as affordable (rental projects have the option of paying an in-lieu fee). Developments that provide affordable housing are also eligible to apply for a density bonus consistent with the State density bonus law. It is likely that some of these sites may develop with a density bonus, but to be conservative, those units are not included.

Table B-4
Sample Proposed/Approved Capacities of Actual Projects

Project Name	Acreage	Zone	Range of Allowed DUs	Proposed or Approved Units	Resulting DUs/Ac
Hitzke	0.338	GC (20 du/ac)	7	10 w/ density bonus	29
American Assets	1.799	GC (20 du/ac)	36	36	20
Sheres & Wardell	0.464	SC (20 du/ac)	6	3	6.5
Solana Highlands	13.00	HDR (13-20 du/ac)	169-260	260	20
LMC Investment	0.20	HDR (13-20)	2-4	3	15
Ausdemore	0.937	MHR (8-12 du/ac)	7-11	8	8.5
North Cedros	2.18	MHR (8-12 du/ac)	17-26	25	11.5
Davies	0.32	MHR (8-12 du/ac)	2-3	3	9
Rios Grande	0.50	MHR (8-12 du/ac)	4-6	4	8
McNally	0.22	MHR (8-12 du/ac)	2	2 (plus 1 accessory unit)	9
Schooler/ Jacobson	0.24	MHR (8-12 du/ac)	2	2	8.3
Kelly	1.01	MR (5-7 du/ac)	5-7	3	3
Friehauf	0.33	MR (5-7 du/ac)	1-2	2	6

Source: City of Solana Beach, 2012

1. Multi-Family Residential Sites

There is a potential for a net gain of 79 residential units on sites 1, 8, 9, and 13. All of these sites are zoned for medium to high density residential development and are either vacant or underutilized. A potential redevelopment project may occur on Site 1, which could result in a net increase of 66 units. Site 8 is the subject of an active development proposal for an 8-unit detached residential condominium development. As of the writing of this document, the affordable housing ordinance requirements for that site have not yet been satisfied. One possibility is that the affordable units may be proposed onsite to meet the requirements.

2. Commercial Sites

The General and Special Commercial zones allow for mixed-use development at a density of up to 20 dwelling units per acre. In response to the City's limited availability of vacant and underutilized residential land at densities suitable for supporting affordable housing, the City of Solana Beach encourages the provision of residential uses with commercial development in all commercial zones. The majority of the City's vacant and underutilized commercial land is located in close proximity to the transit station or along a bus route, which makes them a preferred location for housing development. The City's commercially zoned sites could accommodate substantially more residences than has been included in the site inventory; less than eight percent of the total commercial land in the City was included in this inventory. The sites included in the inventory are vacant or substantially underdeveloped, and are the most likely locations for mixed commercial/residential development because of their location. Some of the sites are the subject of pending development applications for mixed-use. Additional mixed-use development is anticipated in these areas based on developer interest; zoning incentives to develop mixed-use, such as reduced parking requirements and higher FARs; the City's Highway 101 streetscape improvement efforts, which may attract more residential uses to the area by creating a more vibrant pedestrian/bicycle friendly environment; the lack of vacant land in the City for residential development; and the high demand for housing in Solana Beach as indicated by low residential vacancy rates. Key sites for housing include Site 2, which is the subject of an active development proposal for the development of 10 affordable housing units with a 35 percent density bonus, Site 6, which is the subject of an active development proposal for 36 units including 15 percent affordable, and Site 5, where the City has signed a Memorandum of Understanding (MOU) with the North County Transit District (NCTD) and is working towards bringing forward a mixed-use development proposal containing 113 units for evaluation. These sites alone, which together can accommodate 159 units, meet the City's obligation to provide adequate sites zoned at 20 dwelling units per acre for lower income housing. In addition, pursuant to SB2, any of the General Commercial sites in this inventory are also suitable for an emergency shelter that can accommodate the City's homeless population of seven persons.

3. Accessory Living Units

Accessory living units (ALUs) are another option for the provision of lower income housing in cities with little land available for new residential development. Accessory living units provide housing for family members, students, the elderly, in-home care providers, persons with disabilities, or others. Existing units are rented to lower income households based on recorded covenants imposed prior to the *Palmer* decision. Based on building permit records, eight accessory living units were approved between 2003 and 2012. Considering this track record, the City anticipates that approximately seven units will be constructed between 2013 and 2020. This is reflected in Table B-2. Because the size of the units is limited, all are expected to continue to be rented to lower income households.

4. Single-Family Residences

Vacant sites that have the potential to develop with single-family residences can help to satisfy the RHNA requirements for above moderate income housing. These sites are identified in Table B-2. For the purposes of this analysis, it is assumed that each of these sites will develop with one single family residence, although some sites may have the capacity for two units. During the previous planning period, 92 single-family residential units were constructed – an average of 15 per year. The number of single family residences constructed during the current planning period is expected to decrease to approximately five per year due to less land available for single-family development.

D. Zoning Appropriate to Accommodate Lower-Income Households

High density residential and commercial zones (HR, GC, SC) are the most suitable for development of housing affordable to very low- and low-income households because they accommodate densities that create economies of scale and potentially lower construction costs. Government Code Section 65583.2(c)(3)(B) allows local governments to utilize a “default” numerical density standard for establishing adequate zoning to accommodate lower income housing. The City’s zoning for its high density residential and commercial zones is consistent with the 20 dwelling units per acre standard for suburban jurisdictions and therefore considered appropriate to accommodate housing for lower-income households.

Solana Beach has the capacity to accommodate 273 units on sites zoned for high density development and which are considered suitable for lower income housing (sites that only provided a net increase of one or two units were considered above moderate and sites that provided a net increase of three to five units were considered moderate income). In addition, the projected seven accessory living units are included in the table as affordable housing based on past experience and their small size. As demonstrated in Table B-5, the City has sufficient sites zoned appropriately to accommodate its remaining RHNA of 330 units.

**Table B-5
Comparison of Regional Growth Need
and Residential Sites**

Income Group	RHNA	Credits	Net RHNA Remaining	Minimum Density Guidelines	Site Inventory Capacity
Extremely Low	43	0	43	20 Du/Ac	HDR = 66
Very Low	42	0	42		MXU = 207
Low	65	1	64		ALU = 7
Moderate	59	0	59	15 Du/Ac	HDR = 3 MXU = 26 + Excess capacity from above
Subtotal	209	1	208		309

**Table B-5
Comparison of Regional Growth Need
and Residential Sites (Continued)**

Income Group	RHNA	Credits	Net RHNA Remaining	Minimum Density Guidelines	Site Inventory Capacity
Above Moderate	131	9	122	Less than 15 Du/Ac	MXU = 4 MHR = 10 SF = 41 + Excess capacity from above
Total	340	10	330		364

Note: HDR = high density residential, MXU = mixed-use, ALU = accessory living unit, MHR = medium-high density residential, SF = single-family

E. Development Considerations

1. Public Facilities and Services

Solana Beach is essentially built-out with only a few vacant properties remaining. The City currently has adequate public services and facilities to serve all new residential development that may occur. The sites are adjacent to existing public roadways and are served by the City's police department, the County Sheriff's Department, and private companies that provide phone, cable, gas, and electric service.

Water is provided to the City by the Santa Fe Irrigation District. The City's Engineering/Public Works Division maintains the sanitary sewer system. The Santa Fe Irrigation District's 2010 Urban Water Management Plan and the City's sewer master plan addresses service area needs based on ultimate build-out. At present, the City has adequate water supplies and sewer capacity to serve existing development as well as new residential development that is anticipated to serve projected increases in population.

State law requires that water and sewer providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. In 2006, the District passed Resolution 06-08 entitled *Adopting a Services Priority Policy for Lower Income Developments in Accordance with SB 1087*, which states that the District shall grant water and service priority to any proposed developments that include lower income households. The City will provide a copy of the adopted Housing Element to the Santa Fe Irrigation District immediately following adoption in accordance with Government Code Section 65589.7(a). The City will also continue to work with the Santa Fe Irrigation District and its own Public Works Department to ensure priority water and sewer service is provided to affordable housing developments.

2. Environmental Constraints

Site 13 in the adequate sites inventory is partially located within the Floodplain Overlay. This overlay zone establishes additional requirements and review considerations for projects within special flood hazard areas to ensure that the properties are reasonably safe from flooding. The necessity of these requirements is offset by the need for public safety and welfare, and thus the City does not consider them to be a constraint to housing development. As part of this analysis, the Federal Emergency Management Act (FEMA) floodplain limits were identified on this property and it was determined that the projected residential unit capacity could still be achieved.

Any other environmental constraints, such as those related to noise, traffic, air quality, environmental hazards, and biology are anticipated to be resolved through the environmental review process pursuant to the California Environmental Quality Act (CEQA). In Solana Beach, those areas planned for higher density are less subject to environmental constraints and hazards. Conversely, those areas that are more constrained are planned for lower density to lessen the potential for unacceptable impacts on the environment. Typical mitigation measures to address environmental impacts should not inhibit development from occurring on these sites within the current planning period.

3. Small Sites

Development of parcels allowing at least 50-80 dwelling units is desirable in terms of construction economies and effective use of State and federal grants. However, compact, built-out cities like Solana Beach often do not have a supply of larger lots suitable for residential development. There are very few remaining vacant lots in the city and the majority of vacant parcels are less than one acre in size. However, based on past trends, residential development on sites of one acre or less have been, and continue to be, a key component of the City's housing production (refer to Table B-4).

Small sites can support densities of 20 dwelling units per acre, more if a density bonus is sought. For example, Site 2 is 0.338 acres and is proposing ten affordable housing units in addition to approximately 1,300 square feet of commercial space. The residential component would include a mix of one-, two-, three, and four-bedroom apartments. The existing 31 public parking spaces would be retained above ground and additional parking would be provided in a semi-enclosed underground structure. This project results in a density of 29 dwelling units per acre.

Many of the city's small sites are zoned for mixed-use development. The development regulations are intended to maximize the residential density of these sites by providing reduced parking requirements and higher Floor Area Ratios (FARs) for mixed-use development (refer to Chapter 4 for additional information). The City also encourages lot consolidation to facilitate multi-family development and encourages affordable housing through such incentives as offering density bonuses, fee reductions or assistance in obtaining financing, funding and development assistance, and streamlined permit processing (refer to Chapter 5 for additional information). The City does not restrict lot consolidation from occurring and has had lot consolidation proposals come forward. For

example, Site 6 in the adequate sites inventory is the subject of a development application that is proposing the consolidation of lots to facilitate a mixed-use project with a total of 36 dwelling units.

4. Existing Development on Underutilized Sites

Solana Beach is an established community with limited development opportunities on vacant land. As such, vacant sites cannot accommodate the City's entire share of the regional housing need. The City must rely on underutilized properties to demonstrate sufficient capacity during the planning period. Market conditions such as high land and construction costs, combined with a limited supply of available and developable land and a high demand for housing in the community as indicated by low residential vacancy rates, suggest that conditions are favorable for redevelopment of existing underutilized sites. The City has identified 11 sites that are underutilized and available for redevelopment. Although these sites are developed with existing residential or commercial uses, the existing uses are not considered to be a constraint to new residential development due to their age, their poor or fair condition, the fact that the existing intensity of development is substantially lower than allowed by the zoning, and/or the developer interest that has been expressed in redeveloping the sites. The City has received applications for development on some of the sites and has been working with the property owners on initial concept plans on others. In addition, many of the underutilized sites are within commercial zones. As described in Section C.2, above, there are incentives for mixed residential/commercial development in these zones such as reduced parking requirements and higher FARs. In addition, the City's Highway 101 streetscape improvement efforts are anticipated to attract more residential uses to the area by creating a more vibrant pedestrian/bicycle friendly environment. Given these existing conditions and the zoning capacity for higher density residential, the City feels these sites are the most viable redevelopment opportunities to accommodate the housing need within the planning period. These underutilized sites have the capacity to yield up to 258 net dwelling units.

Appendix C: List of Organizations Notified

In addition to all other noticing, the following stakeholders received written notifications regarding the Housing Element update.

Hitzke Development Corporation Ginger Hitzke 251 Autumn Drive, Ste 100 San Marcos, CA 92069	Chelsea Investment Corporation 5993 Avenida Encinas Ste 101 Carlsbad, CA 92008	Barone Galasso & Associates 710 W Ivy San Diego, CA 92101
Affirmed Housing Group 13520 Evening Creek Drive North Ste 160 San Diego, CA 92128	Wakeland Housing and Development Corporation 1230 Columbia St Ste 950 San Diego, CA 92101	Las Palmas Housing 531 Encinitas Blvd Ste 206 Encinitas, CA 92024
BRIDGE Housing Corporation 2202 30th St San Diego, CA 92104	Community Housing Works 4305 University Ave Ste 550 San Diego, CA 92105	San Diego Community Housing Corporation 6160 Mission Gorge Rd Ste 204 San Diego, CA 92120
SVDP Management Inc 3350 E Street San Diego, CA 92102	Solutions Family Center 722 W California Ave Vista, CA 92083	City Heights CDC 4001 El Cajon Blvd Ste 205 City Heights, CA 92105
The Betty and Melvin Cohn Center 550 West Washington Avenue, Suite B Escondido, CA 92025	Coastal Service Center 2195 Oceanside Boulevard Oceanside, CA 92054	Jamboree Housing Corporation 17701 Cowan Avenue Ste 200 Irvine, CA 92614
LINC Housing Corporation 110 Pine Ave., Suite 500 Long Beach, CA 90802	MAAC Project 1355 Third Ave Chula Vista, CA 91911	Mercy Housing California 1500 South Grand Ave Ste 100 Los Angeles, CA 90015
National Community Renaissance 9065 Haven Ave Ste 100 Rancho Cucamonga, CA 91730	North County Solutions for Change 722 West California ave Vista, CA 92083	Pacific Southwest Community Development Corporation 16935 West Bernardo Dr Ste 238 San Diego, CA 92127
San Diego Habitat for Humanity 10222 San Diego Mission Rd San Diego, CA 92108	San Diego Interfaith Housing Foundation 7956 Lester Ave Lemon Grove, CA 91945	San Diego Youth Services 3255 Wing St San Diego, CA 92110
South Bay Community Services 430 F Street Chula Vista, CA 91910	Southern California Housing Collaborative 9201 Spectrum Center Blvd Ste 110 San Diego, CA 92123	Townspople Inc 4080 Centre St Ste 201 San Diego, CA 92123

List of Organizations Notified

Chicano Federation PO Box 5427 San Diego, CA 92165	Community Resource Center 656 Second St Encinitas, CA 92024	Regional Task Force on the Homeless 4699 Murphy Canyon Rd San Diego, CA 92123
Vista Hill Programs - Bridges Service Center 740 Lomas Santa Fe Dr Ste 200 Solana Beach, CA 92075	Paula Shaw Counseling 683 S Nardo Ave Solana Beach, CA 92075	Cynde Roth, LCSW 740 Lomas Santa Fe Dr Ste 200 Solana Beach, CA 92075
Gina Taffi, PhD 767 Academy Dr Solana Beach, CA 92075	San Diego Family Counseling 341 S Cedros Ave #D Solana Beach, CA 92075	Christauria Welland-Akong 990 Highland Dr #103 Solana Beach, CA 92075
Rustin Berlow, MD 415 S Cedros Ave Solana Beach, CA 92075	Utic James, PhD 462 Stevens Ave #108 Solana Beach, CA 92075	Del Mar Learning and Behavior Mark Cooper 243 N Highway 101 #22 Solana Beach, CA 92075
Jonathan Gale, PhD 990 Highland Dr #103 Solana Beach, Ca 92075	Business Liaison Member Carolyn Cohen PO Box 623 Solana Beach, CA 92075	Business Liaison Member Mark Tackabery 11455 El Camino Real Ste 200 San Diego, CA 92130
Business Liaison Member Peter House 663 W Circle Dr Solana Beach, CA 92075	Business Liaison Member Carl Turnbull 777 S Highway 101 Solana Beach, CA 92075	Business Liaison Member Sean MacLeod 444 S Cedros #295 Solana Beach, CA 92075
Business Liaison Member Bryan Fuller 243 N Highway 101 Solana Beach, CA 92075	Clean and Green Steven Goetsch 837 Santa Rosita Solana Beach, CA 92075	San Elijo Lagoon Conservancy Doug Gibson PO Box 230634 Encinitas, CA 92023
Army Corps of Engineers Susan Ming 915 Wilshire Blvd 15110 Los Angeles, CA 90017	California Coastal Commission Deborah Lee 7575 Metropolitan Dr Ste 103 San Diego, CA 92108	22nd Ag District Tim Fennell 2260 Jimmy Durante Blvd. Del Mar, CA 92014
NCTD Matthew Tucker 810 Mission Ave Oceanside, CA 92054	SD County Walt Ekard 1600 Pacific Highway Ste 209 San Diego, CA 92101	City of Del Mar Scott Huth 1050 Camino Del Mar Del Mar, CA 92014
City of Encinitas Gus Vina 505 S Vulcan Ave Encinitas, CA 92024	City of San Diego Jay Goldstone 202 C Street San Diego, CA 92101	Rancho Santa Fe Association Peter Smith PO Box A Rancho Santa Fe, CA 92067
SDG&E - Public Affairs Manager Amber Starbuck 8330 Century Park Ct San Diego, CA 92123	City of Encinitas - Fire Scott Henry 505 S Vulcan Ave Encinitas, CA 92024	San Diego Sheriff Sherri Sarro 175 N El Camino Real Encinitas, CA 92024

List of Organizations Notified

Affordable Housing Advocates Catherine Rodman 4305 University Ave Ste 110 San Diego, CA 92105	Assemblymember Marty Block PO Box 942849 Sacramento, CA 94249	Senator of California Christine Kehoe 2445 Fifth Ave San Diego, CA 92101
Assemblyman Martin Garrick 1910 Palomar Point Way #106 Carlsbad, CA 92008	Senator of California Mark Wyland 1910 Palomar Point Way #105 Carlsbad, CA 92008	Calbeach Jim Jaffee 738 Seabright Ln Solana Beach, CA 92075
California Dept Fish and Game Bill Paznokas 3883 Ruffin Rd San Diego, CA 92123	Solana Beach Civic and Historical Society Carol Childs 663 W Circle Dr Solana Beach, CA 92075	San Dieguito Union High School District Ken Noah 710 Encinitas Blvd Encinitas, CA 92024
Solana Beach School District Leslie Fausset 309 N Rios Solana Beach, CA 92075	Santa Fe Christian Schools Tom Bennett 838 Academy Dr Solana Beach, CA 92075	St. James Academy Donna Kruszona 623 S Nardo Ave Solana Beach, CA 92075
Santa Fe Montessori Nancy Sager PO Box 745 Solana Beach, CA 92075	Bridges Learning Center Susan Scott 380 Stevens Ave Ste #215 Solana Beach, CA 92075	Presbyterian Nursery Day School Pam Dvorak 120 Stevens Ave Solana Beach, CA 92075
Waste Management Lori Somers 2141 Oceanside Blvd Oceanside, CA 92054	Budget and Finance Commission Michael Whitton 320 San Lucas Dr Solana Beach, CA 92075	Budget and Finance Commission Gordon Johns 621 N Granados Ave Solana Beach, CA 92075
Budget and Finance Commission Anthony Craig 256 Barbara Ave Solana Beach, CA 92075	Budget and Finance Commission Jeffrey Anderman 637 Solana Glen Ct Solana Beach, CA 92075	Budget and Finance Commission Craig Nelson 15859 Highland Ct Solana Beach, CA 92075
Parks and Rec Commission Adam Paulsen 235 Barbara Ave Solana Beach, CA 92075	Parks and Rec Commission Lynn Salsberg 264 La Barranca Dr Solana Beach, CA 92075	Parks and Rec Commission Joy Brinker 613 Camino Santa Barbara Solana Beach, CA 92075
Parks and Rec Commission Lynne Truong 1045 Santa Queta Solana Beach, CA 92075	Parks and Rec Commission Susan McEachern 1440 Highland Dr Solana Beach, CA 92075	Parks and Rec Commission Eliane Lawless 624 E Solana Circle Solana Beach, CA 92075
Parks and Rec Commission Rick Fay 165 Del Mar Shores Terrace Solana Beach, CA 92075	View Assessment Commission Jack Hegenauer 431 Glenmont Dr Solana Beach, CA 92075	View Assessment Commission Georgia Wood 609 Sonrisa St Solana Beach, CA 92075

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Silverado Apartments
San Diego County Housing
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