

# TOWN CENTER SPECIFIC PLAN/GENERAL PLAN LAND USE DESIGNATION CHANGE

- Applicant: City Ventures
- Initiation Request for Assessor's Parcel  
Number 381-051-18





LEAVESLY

RIVERWALK DR

YMCA

PARK CENTER DR

ANNIE LN

BRAVERMAN DR

ROCHELLE AV

ROCHELLE LN

BART WY

FRANK WY

FRANK LN

CLAUDIA LN

EVE WY

EVE LN

JIM LN

LELA LN

CLAUDIA AV

MAVIN DR

N MAGNOLIA AV

PRIVATE R

Town Center  
Community Park

COUNTY PROPERTY 2

PARK CENTER DR (FUTURE)

Walker Trails

RIVER PARK DR

San Diego River

COTTONWOOD AV

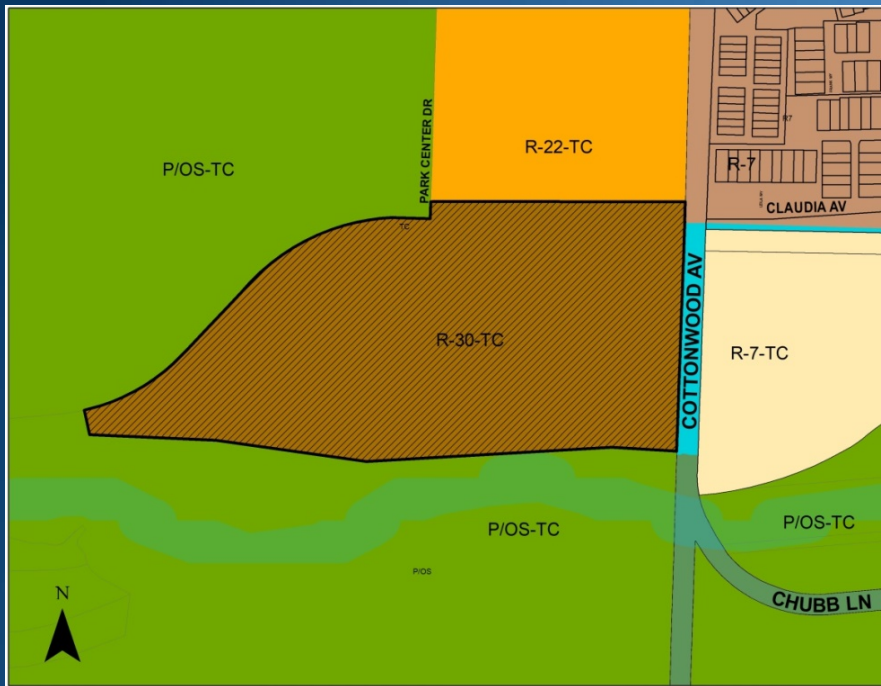
CHUBB LN

N

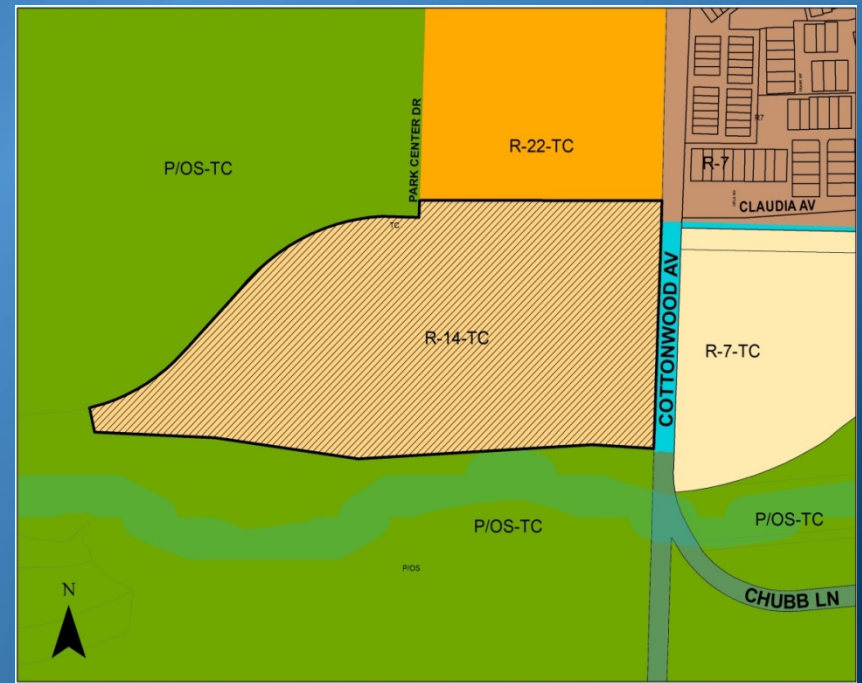


SANDAG SANDAG

Existing Zoning:  
R-30-TC (Town Center Urban Residential)  
30 Dwelling Units Per Acre



Proposed Zoning:  
R-14-TC (Town Center Medium High Density Residential)  
14-22 Dwelling Units Per Acre



Project S  
Total Site A  
Total Units:

Density:  
Parking:  
Provided

To  
Com



- Notes:
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building footprints might change due to the final design elevation slope.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL SITE PLAN  
SANTEE 3  
SANTEE, CA

0 25 50 100  
CONCEPT STUDIES

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Cottonwood Ave

Walker Trails

**Project Summary**

- Total Site Area:** ± 22.12 Acres
- Total Units:** 365 Homes
- (75) 2-Story Townhomes
  - (152) 3-Story Interlocking Townhomes
  - (138) 3-Story Townhomes (High Density Prototype)
- Density:** 16.5 Homes per Acre
- Parking:** Provided:
- 753 Spaces
  - Garage: 652 Spaces
  - Head In: 28 Spaces (9' x 19')
  - Parallel: 73 Spaces (8' x 25')
  - Park Center Drive: 43 Spaces (8' x 25')

Town Center  
Community Park

Park Center Drive

Cottonwood Ave

Walker Trails



**Project Summary**

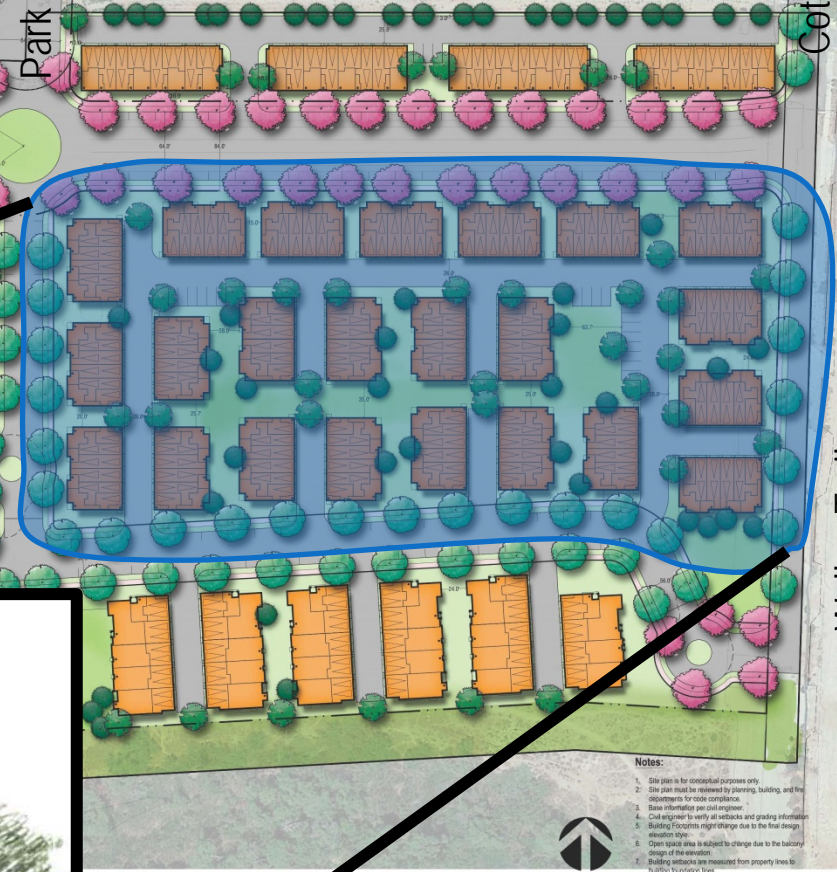
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Town Center  
Community Park

Park Center Drive

Gettonwood Ave

Walker Trails



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  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Space reserved for civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building footprints might change due to the final design elevation study.
  6. Open space areas are subject to change due to the final design of the project.
  7. Building setbacks are measured from property lines to building footprints lines.



CONCEPT STUDIES

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ARCHITECTS · PLANNERS · DESIGNERS

**WHA.**

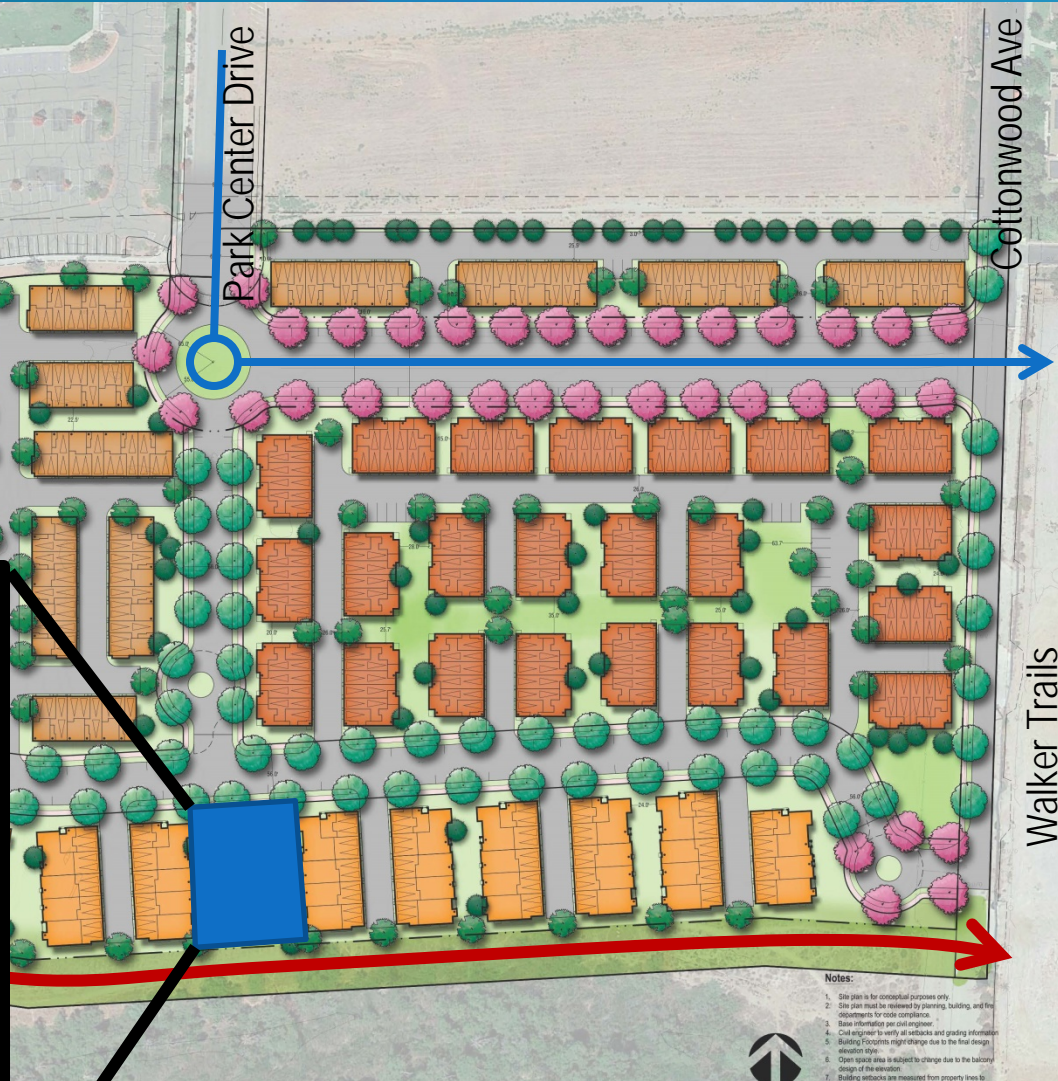
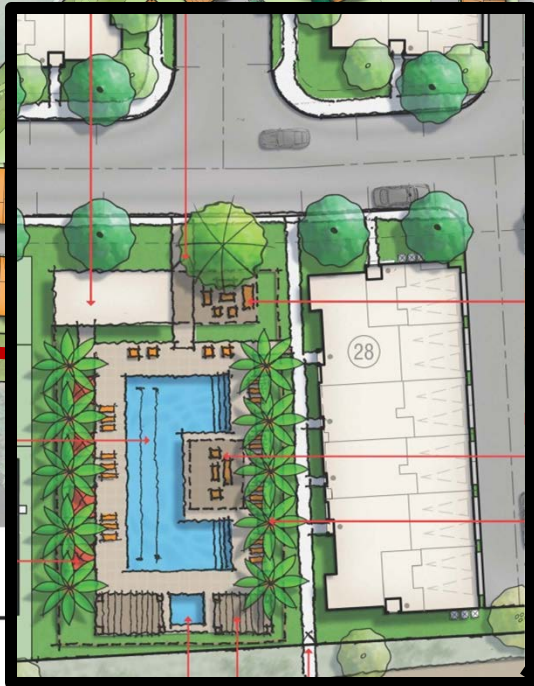
ORANGE COUNTY, LOS ANGELES, BAY AREA



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Town Center  
Community Park



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1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information provided by engineer.
  4. Civil engineer to verify all setbacks and grading information.
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  6. Open space area is subject to change due to the balance design of the elevation.
  7. Building setbacks are measured from property lines to building footprint face.

CONCEPTUAL SITE PLAN  
SANTÉE 3  
SANTÉE, CA



0 25 50 100

CONCEPT STUDIES

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**WHA.**  
ORANGE COUNTY, LOS ANGELES, BAY AREA





# HOUSING ELEMENT

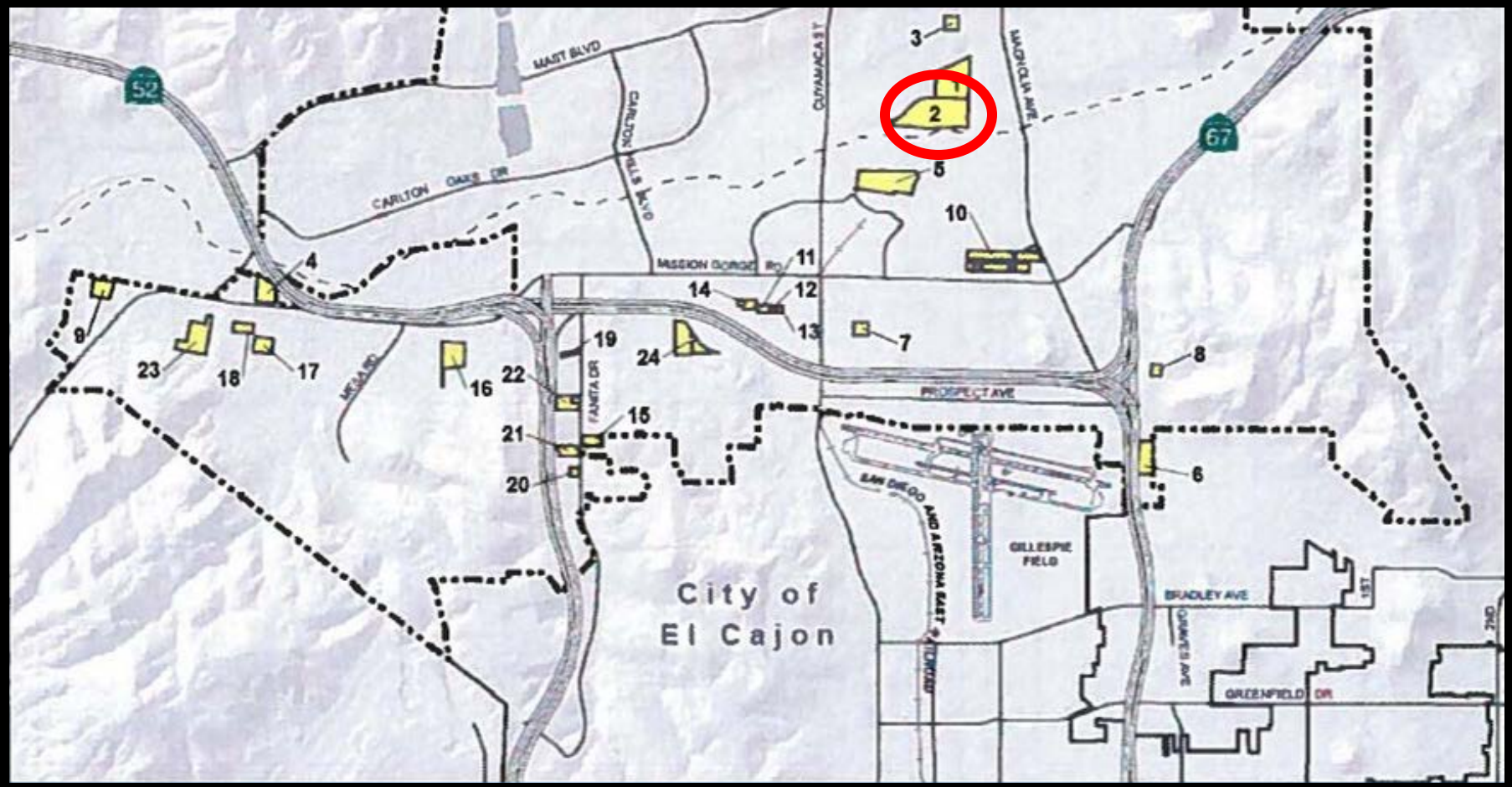
## CITY OF SANTEE

### HOUSING ELEMENT 2013-2021



ADOPTED APRIL 10, 2013





**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
<i>Very Low Income Sites</i>								
1	381-051-12	High Density Residential / R-22	26	12.27	318.99	318	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du/a. <del>Very low income by default.</del>	Vacant
2	381-050-62	Town Center/ R-30-TC	30	20.21	600.90	600	County of San Diego owned lot. Minimum and maximum allowable density is 30 du/a. Very low income by default. Undeveloped site. No improvements.	Vacant
<i>Very Low Income Sites Sub-total</i>				<i>32.48</i>	<i>919.89</i>	<i>918</i>		
<i>Low Income Sites</i>								
3	381-032-08	High Density Residential / R-22	26	1.15	29.86	29	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du/a. Low income by default. Consolidation potential. Located adjacent to another vacant R-22 site.	Vacant
	381-032-07	High Density Residential / R-22	26	1.15	29.86	29	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du/a. Low income by default. Consolidation potential. Located adjacent to another vacant R-22 site.	Vacant
4	383-061-01 7950 Mission Gorge Rd.	High Density Residential / R-22	26	0.84	21.80	21	Small one-story single-family home in poor condition. Circa 1960s construction. Rezoned from GC to R-22 in January 2013. Privately owned with consolidation potential because it is located adjacent to two other underutilized lots that were also rezoned from GC to R-22. The site is also located in a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	383-061-03 7980 Mission Gorge Rd.	High Density Residential / R-22	26	1.87	97.8	97	Small one-store single-family home in poor condition and small one-story commercial building in fair condition. Most of the property is used for small animal raising and vehicle storage. Rezoned from GC to R-22 in January 2013. Single private owner of contiguous parcels with further consolidation potential because it is located adjacent to another other underutilized lots that was also rezoned from GC to R-22. The site is also located in a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	383-061-02 7970 Mission Gorge Rd.			1.89				
5	381-050-65*	Town Center/ R-22-TC	26	12.56	276.22	276	Undeveloped site. No improvements. Privately owned lot.	Vacant

**Senate Bill No. 166**

CHAPTER 367

An act to amend Section 65863 of the Government Code, relating to land use.

[Approved by Governor September 29, 2017. Filed with Secretary of State September 29, 2017.]

LEGISLATIVE COUNSEL'S DIGEST

SB 166, Skinner. Residential density and affordability.

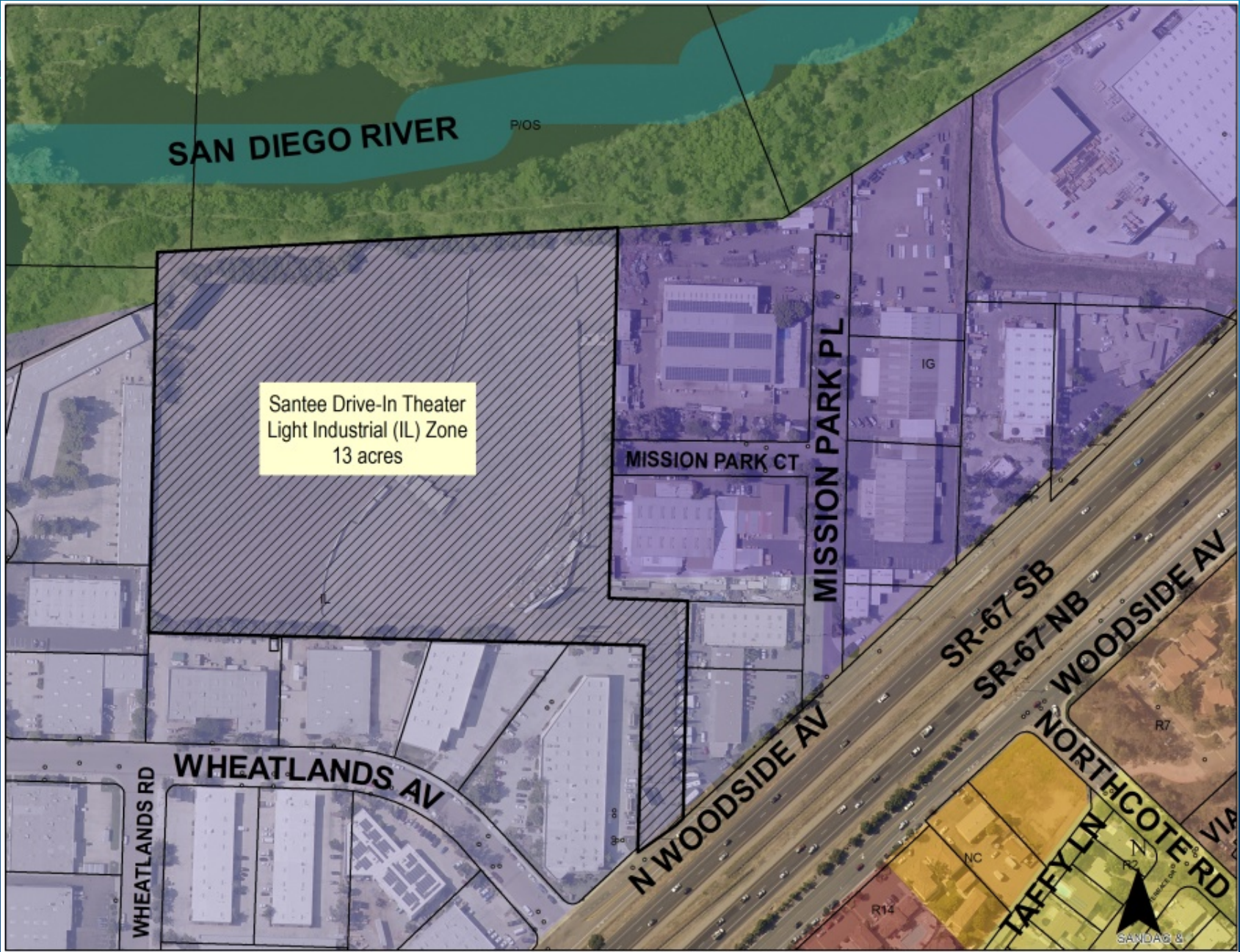
The Planning and Zoning Law requires a city, county, or city and county to ensure that its housing element inventory, as described, can accommodate its share of the regional housing need throughout the planning period. The law also prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need. The city, county, or city and county may reduce the residential density for a parcel if it identifies sufficient sites, as prescribed, so that there is no net loss of residential unit capacity.

This bill, among other things, would prohibit a city, county, or city and county from permitting or causing its inventory of sites identified in the housing element to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households. The bill also would expand the definition of "lower residential density" if the local jurisdiction has not adopted a housing element for the current planning period or the adopted housing element is not in substantial compliance, as specified. The bill would additionally require a city, county, or city and county to make specified written findings if the city, county, or city and county allows development of any parcel with fewer units by income category than identified in the housing element for that parcel. Where the approval of a development project results in fewer units by income category than identified in the housing element for that parcel and the remaining sites in the housing element are not adequate to accommodate the jurisdiction's share of the regional housing need by income level, the bill would require the jurisdiction within 180 days to identify and make available additional adequate sites. The bill would provide that an action that creates an obligation to identify or make available additional adequate sites and the action to



- SB 166 effective January 1, 2018
- Low income sites identified in a Housing Element are required to produce low income units
- If not, a replacement site is required within 6 months of project approval and subject to a General Plan Amendment







# Initiation Request

- Provide feedback
- Discussion tonight does not indicate eventual approval

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Santee

**Reporting Period** 1/1/2018 - 12/31/2018

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	914	10	0	5	0	0	0	0	0	15	899	
	Non-deed restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	694	37	0	37	0	0	0	0	0	74	614	
	Non-deed restricted		4	0	0	0	0	0	2	0			0
Moderate	Deed Restricted	642	1	0	0	0	0	0	0	0	1	547	
	Non-deed restricted		52	7	19	0	0	0	0	16			0
Above Moderate		1,410	63	73	19	133	175	5	50	128	109	755	655
Total RHNA by COG. Enter allocation number:		3,660	167	80	80	133	175	5	52	144	109	945	2,715
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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