

(R-2023-xx)

RESOLUTION NUMBER R-\_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING SITE DEVELOPMENT  
PERMIT NO. 2292338 AND PLANNED DEVELOPMENT  
PERMIT NO. 2292339 FOR ALL PEOPLES CHURCH -  
PROJECT NO. 636444.

WHEREAS, LIGHT ON A HILL, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit and a Site Development Permit to develop a church on vacant property that would include a 900-seat sanctuary, with accessory office, Sunday school classrooms and gymnasium/multi-purpose room for All Peoples Church (Project); and

WHEREAS, the Project site is located at 5555 College Avenue and is legally described as Portion of Lot 67 of Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, as described in Grant Deed Recorded November 3, 1975 as Document 75-306249 in the Navajo Community Plan area. The Project site is in the RS-1-7 Base Zone, and within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence Area (Montgomery Field - Review Area 2), Sustainable Development Area, Parking Standards Transit Priority Area, Parking Impact Overlay (Campus), and Very High Fire Hazard Severity Zone; and

WHEREAS, on September 28, 2023, the Planning Commission of the City of San Diego considered Site Development Permit No. 2292338 and Planned Development Permit No. 2292339, and pursuant to Resolution No. XXXX-PC voted to recommend the City Council of the City of San Diego (City Council) approve the Permits; and

WHEREAS, under Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public

hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, 2023, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same;

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate; NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2232338 and Planned Development Permit No. 2232339.

**I. PLANNED DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0605]**

**A. Findings for all Planned Development Permits:**

**1. The proposed development will not adversely affect the applicable land use plan.**

The proposed development is located on College Avenue, south of Del Cerro Boulevard in the RS-1-7 zone, within the Navajo Community Plan (NCP) area. The site is designated for single-family residential development within the community plan, which will be amended with this project to add the designation of a "Church" use at this location through amending NCP Figure 24: Other Community Facilities Map. The underlying designation of single-family residential will remain.

The project site is a 5.99-acre parcel located northeast of the interchange of Interstate 8 (I-8) and College Avenue of the NCP area. The site is predominately surrounded by single-family housing, neighborhood commercial, and I-8. North of the project site are single-family homes, neighborhood commercial and multi-family apartments. South of the project site is I-8 and San Diego State University. West and east of the project are single-family homes. The neighborhood commercial offers a grocery store (Windmill Farms), eating establishments, and convenient shopping services for the surrounding residents. Metropolitan Transit Service (MTS) Bus Routes 14 and 115 runs along the site's western boundary and provides service to the San Diego State University (SDSU) Transit Center located at College Avenue and Hardy Avenue.

The proposed project will develop the 5.99-acre site with:

- An approximately 54,476 SF sanctuary/multipurpose building to accommodate 900 seats with the following accessory uses: Sunday school classrooms, offices and a multipurpose room/gym.
- A 71,010 SF two level parking garage with 203 spaces
- Surface parking for 153 spaces
- Site utilities and landscaping
- Offsite improvements to College Avenue to create a median break and a signalized intersection for the main driveway, the installation of new bicycle lane signage and striping, and the construction of a 12-foot shared (i.e., pedestrians and bicycles) contiguous sidewalk south of the project driveway and a 5-foot non-contiguous driveway north of the project driveway within the parkway
- On-site water quality basins to treat storm water runoff and a sewer/storm water connection to existing City facilities.
- Deviations to exceed the building height limit from 30 feet to 53 feet; to reduce side yard setbacks from 84 feet to 14 feet (as measured by the San Diego Municipal Code, the width of the site is approximately 1,052 linear feet by 154 linear feet depth); to exceed the maximum wall height in the side yard setback from 6 feet to 20 feet; and to reduce the required long-term bicycle storage from 17 spaces to 3 spaces.

The City of San Diego's General Plan Land Use Community Plan and Street System Map (Figure LU-2) identifies the site as Residential, which encompasses a wide range of recommended densities, referencing the refinement of ranges to be specified within each community plan. The adopted NCP land use designation is Single-Family Residential (5-9 du/acre). The NCP's overriding objective is to retain the residential character of the area, provide adequate community services, establish guidelines for the utilization of canyons and hillsides, and enhance the environment of the area as a pleasant, livable, walkable community. A well-balanced community is shaped by providing essential services. The NCP's "Other Community Facilities" Element addresses various facilities available to the Community. Figure 24: Other Community Facilities, identifies sites for churches, fire station, library, hospital, flood plain boundary, and San Diego Gas and Electric Co. Easement. The Figure identifies 12 existing church uses with the underlying land use designation and zone of single-family residential.

As recommended in the NCP Residential Element policies, the project design is sensitive to the existing neighborhood as it has been situated in the topographic low point of the site near the College Avenue/I-8 westbound off-ramp and set back from the adjacent, lower profile residential and commercial structures to the east and north; would feature extensive landscaping, including screening along the common property line with the nearby residential yards to conceal and soften views of facilities, walls and rooftops.

The project would produce a positive visual appearance through its comprehensive design from public vantage points along local roads/freeway that surround the site;

and it would screen or conceal parking areas and on-site retaining walls with landscaping or structures from public vantage points along local roads/freeway. As such, the project design implements Community Environment Element policies through sensitive building design and massing, and landscaping improvements along College Avenue.

The City's *Transportation Study Manual* (TSM dated September 29, 2022) lists eight screening criteria for assessing whether a detailed Vehicle Miles Traveled (VMT) analysis is required. The project is forecast to generate approximately 280 weekday Average Daily Trips (ADT), which is below the City's screening criteria for a small project of less than 300 ADT. Therefore, the project was screened out from conducting a full VMT analysis and is presumed to have a less than significant transportation impact.

The project also complies with NCP's Circulation Element policies with the implementation of College Avenue frontage improvements, upgraded sidewalk facility, pedestrian linkages into the site, and striping to create a bike lane. In addition, a new traffic signal will be installed at the primary entry driveway for the project.

The project will install cool green roofs, low-flow fixtures/appliances and a low-flow irrigation system, electrical vehicle charging stations, designated and secure bicycle parking spaces, designated parking spaces for low-emitting, fuel-efficient, and carpool/vanpool vehicles, and implement a solid waste recycling plan to ensure compliance with the General Plan Conservation Element and the Climate Action Plan. The project landscape plan also results in a net increase of trees to facilitate the City's Climate Action Plan goals for greenhouse gas emissions reduction and the enhancement of carbon sequestration.

Environmental Impact Report (EIR) Project No. 636444/SCH No. 202110394 was prepared for the project disclosed potentially significant impacts in the areas of short-term construction noise, biological resources, cultural resources, and tribal cultural resources. All impacts will be fully mitigated to below a level of significance. Mitigation measures will be assured through a condition of approval of the development permit.

Therefore, the addition of a religious facility within the Navajo Community Plan at this location will not adversely affect the applicable land use plan.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

The project has been designed in compliance with the Land Development Code which is portion of the San Diego Municipal Code and all applicable regulations to avoid detrimental impacts to the health, safety and welfare of residents, workers and visitors as well as adjacent development and people. These requirements include the safe design of streets and sidewalks as well as grading and drainage that provides for control and treatment of stormwater. Development of this project shall

comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit Order No. R9-2013-0001, or subsequent order. Permit conditions require that best management practices (BMPs) and ongoing BMP maintenance will be implemented with the commencement of grading activities.

The project permit also contains specific conditions to ensure compliance with the regulations of the San Diego Municipal Code (SDMC), including those adopted to protect the public health, safety, and welfare. Permit requirements include submitting an updated geotechnical report to address the construction plans; assuring plans for the revegetation and hydro-seeding of all disturbed lands and required brush maintenance, and the design and construction of all required public water and sewer facilities. Conditions of approval address construction activities, the shielding of lighting, the attenuation for noise, and the appearance and placement of landscape and buildings. Construction of the project will be pursuant to the applicable Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes. All Land Development Codes governing construction and continued operation of the development will apply to prevent the potential for future adverse impacts once development has occurred.

The Environmental Impact Report (EIR) (Project No. 636444/SCH No. 202110394) prepared for the project identified potentially significant impacts in the areas of biological resources, historical resources, temporary construction noise, and tribal cultural resources. Mitigation has been identified to reduce all identified impacts below a level of significance. Mitigation will be assured as a condition of approval of the permit.

Therefore, with the approved design and required conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare.

3. **The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.06602(b)(1) that are appropriate for this location and will results in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the LDC.**

To achieve the project objectives of developing a church use that creates a positive sense of character and community, the project proposes minor deviations as allowed by the Land Development Code. The deviations will be:

- i. An increase in height to 53-feet above grade for the church structure where 30 feet is the maximum height in the RS-1-7 zone.
  1. 88% of the building is 30 feet in height, while the remaining 12% is 48 feet to the top of the three tower elements of the roof and 53 feet to the top of the cross at one point.

- ii. A reduction in the side yard setback next to the Interstate 8 freeway of 14 feet where 82-feet is required.
  - 1. The site is an irregularly shaped lot with a natural slope from an elevation of 452 feet above sea level at the north property line, down to 354 feet above sea level adjacent to the south property line. As measured by the San Diego Municipal Code, the site is approximately 1,052 linear feet in width by 154 linear feet in depth.
- iii. An increase in the maximum retaining wall height in the side yard setback from 6 feet to 20 feet.
  - 1. The irregularly-shaped, with a natural slope from 453 feet above sea level at its narrowest dimension in the north, to 375 feet above sea level at its widest dimension in the south adjacent to the Caltrans right-of-way, was modified by the addition of a retaining wall so that the new church could be built at the widest and lowest point of the site.
- iv. A decrease in the required long-term bicycle storage from 17 spaces to 3 spaces.
  - 1. SDMC Section 142.0530 (2) requires that long-term bicycle spaces be provided at 5% of the total required parking and states that the spaces are intended for use by employees; however, the parking supply is calculated on the maximum usage of the 900-seat sanctuary, whose attendees will likely use the 17 short-term bicycle spaces, but not the long-term bicycle spaces. The project anticipates 20-30 employees, and therefore 3 long-term bicycle spaces have been provided.

The project proposes grading the site with approximately 16,500 cubic yards of cut and 39,000 cubic yards of fill with the maximum depth of fill outside the building of approximately 28 feet, and under the building of 10 feet.

Development of the site incorporates sensitive grading practices to utilize the natural slope of the site, with the new church and parking structure located at the lowest point of the site. Adjacent single-family homes to the east, are developed on pads at elevations of 449 feet above sea level adjacent to the north property line, down to approximately 418 feet above sea level adjacent to the south property line. Therefore, the grade differential between the existing residences and the proposed church will be approximately 18 feet at the parking structure and up to 25 feet above the church building.

Therefore, the shape of the project site, the existing to-remain easements, and the natural topography of the site, will be utilized to minimize deviations and will result in a more desirable project than if strict adherence to the development regulation was complied with to develop a larger footprint development.

II. **SITE DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0505]**

1. **Findings for all Site Development Permits:**

- a. **The proposed development will not adversely affect the applicable land use plan.**

See Finding I.1.a. under "Planned Development Permit" above.

- b. **The proposed development will not be detrimental to the public health, safety, and welfare.**

See Finding 1.2.a under "Planned Development Permit".

- c. **The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

To achieve the project objectives of developing a church use that creates a positive sense of character and community, the project proposes minor deviations as allowed by the Land Development Code. The deviations will be an increase in height to 53-feet above grade for the church structure (48 feet to the top of the three tower elements of the roof and 53 feet to the top of the cross) where 30-feet is the maximum height in the RS-1-7 zone; a reduced side yard setback next to the Interstate 8 freeway of 14 feet where 82-feet is required; an increased height for a retaining wall in the side yard setback from 6 feet to 20 feet; and reduction from the required long-term bicycle storage from 17 spaces to 3 spaces.

The site is an irregularly shaped lot with a natural slope from an elevation of 452 feet above sea level at the north property line, down to 354 feet above sea level adjacent to the south property line. As measured by the San Diego Municipal Code, the width of the site is approximately 1,052 linear feet by 154 linear feet depth. The project proposes grading the site with approximately 16,500 cubic yards of cut and 39,000 cubic yards of fill with the maximum depth of fill outside the building of approximately 28 feet, and under the building of 10 feet.

The natural slope of the site and with sensitive grading practices the new church and parking structure will be developed at the lowest point of the site. Adjacent single-family homes to the east, are developed on pads at elevations of 449 feet above sea level adjacent to the north property line, down to approximately 418 feet above sea level adjacent to the south property line. Therefore, the grade differential of the two adjacent uses will be approximately 18 feet at the parking structure and up to 25 feet above the church building.

Therefore, the shape of the project site, the existing to-remain easements, and the natural topography of the site, will be utilized to minimize deviations and will result

in a more desirable project than if strict adherence to the development regulation was complied with to develop a larger footprint development.

**2. Supplemental Findings – Environmentally Sensitive Lands**

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The site is an irregularly shaped lot with a natural slope from an elevation of 452 feet above sea level at the north property line, down to 354 feet above sea level adjacent to the south property line. As measured by the San Diego Municipal Code, the width of the site is approximately 1,052 linear feet by 154 linear feet depth. The project proposes grading the site with approximately 16,500 cubic yards of cut and 39,000 cubic yards of fill with the maximum depth of fill outside the building of approximately 28 feet, and under the building of 10 feet.

The undeveloped site is outside the City's Multiple Species Conservation Program (MSCP) preserve, the Multi-habitat Planning Area (MHPA). Vegetation communities including Diegan coastal sage scrub, non-native grassland, disturbed habitat, eucalyptus woodland, and ornamental are present on the site. No waters of the U.S., waters of the State, or City wetlands are present on site.

Development of the site incorporates sensitive grading practices to utilize the natural slope of the site, with the new church and parking structure located at the lowest point of the site. Adjacent single-family homes to the east, are developed on pads at elevations of 449 feet above sea level adjacent to the north property line, down to approximately 418 feet above sea level adjacent to the south property line. Therefore, the grade differential between the existing residences and the proposed church will be approximately 18 feet at the parking structure and up to 25 feet above the church building.

A Biological Technical Report has been prepared to analyze the disturbance and the impact on the flora and fauna. It identified an impact to 3.1 acres of Diegan coastal sage scrub and 0.8 acres of non-native grassland. Mitigation for this impact is proposed to be in the form of payment into the City's Habitat Acquisition Fund as required in the Mitigation, Monitoring and Reporting Program (MMRP) for the project. Compliance with the MMRP is required as a condition of the permit.

The project site was recently reviewed and approved for single-family residential development, and the current project to develop a religious assembly use on the site is similar in disturbance projections. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive land.

- b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project has been designed in compliance with the Land Development Code and other regional, State, and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of residents, workers, and visitors as well as adjacent development and people. These requirements include the safe design of streets and sidewalks as well as grading and drainage that provides for control and treatment of stormwater to reduce erosional forces. The construction will adhere to recommendations from a Geotechnical Engineer both in grading and construction. The religious structure will be buffered from the natural vegetation on the slope to the east by vehicle parking and fire access. All flood and fire hazards will be addressed during construction review and permitting.

Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

- c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

Development of the site incorporates sensitive grading practices to utilize the natural slope of the site, with the new church and parking structure located at the lowest point of the site. Adjacent single-family homes to the east, are developed on pads at elevations of 449 feet above sea level adjacent to the north property line, down to approximately 418 feet above sea level adjacent to the south property line. Therefore, the grade differential between the existing residences and the proposed church will be approximately 18 feet at the parking structure and up to 25 feet above the church building.

The site is not within, nor is it adjacent to, the City's Multiple Species Conservation Program (MSCP) preserve, the Multi-habitat Planning Area. The site is adjacent to City-owned open space, but no impacts to that site would result from the proposed project. Development of the site would impact 3.1 acres of Diegan coastal sage scrub and 0.8 acres of non-native grassland through removal. Mitigation for these impacts is proposed to be in the form of payment into the City's Habitat Acquisition Fund.

- d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The site is not within, nor is it adjacent to, the City's Multiple Species Conservation Program (MSCP) preserve, the Multi-habitat Planning Area or the Vernal Pool Habitat Conservation Plan (VPHCP). No vernal pools exist on or adjacent to the project site. Development of the site would impact 3.1 acres of Diegan coastal sage scrub and 0.8

acres of non-native grassland through removal. Mitigation for these impacts is proposed to be in the form of payment into the City's Habitat Acquisition Fund.

Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan.

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

Landscaping and irrigation associated with proposed development may result in increased runoff. Runoff due to irrigation is often associated with increased erosion, sedimentation, and pollution, which can significantly impact water quality. However, all runoff water from the project would be collected and treated on-site in water quality (BMP) basins and discharged into the City storm water system. Based on the project's drainage and water quality design features, no significant impacts resulting from drainage or impaired water quality would occur, and no mitigation would be required.

Located approximately ten miles east of local beaches and the shoreline, the development is not located in the Coastal Zone or an area that contributes to sand supply through natural erosion and drainage. Hydrology for the site is designed to comply with stormwater and drainage requirements and does not alter or adversely impact the upstream and downstream conditions of the San Diego River. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The proposed development of a vacant 5.99-acre site with an approximately 54,476 SF church will occur immediately north of Interstate 8 on College Avenue in the NCP area. The project will include a sanctuary/multipurpose building to accommodate 900 seats, accessory uses of Sunday school classrooms, offices, a multipurpose room/gym, a 71,010 SF, two level parking structure and surface parking, landscaping and other improvements. The project would also include on-site water quality basins to treat storm water runoff and a sewer/storm water connection to existing City facilities.

The following mitigation measures have been formulated to satisfy the requirements of the City's Subarea Plan (City 1997a), ESL Regulations, and Biology Guidelines (City 2018). The mitigation ratios used in this report follow the City's ESL categorized five-tier system for impacts to sensitive upland communities as outlined in the Biology Guidelines:

- Tier I: There are no Tier I communities on site.

- Tier II: Coastal sage scrub and coastal sage scrub/chaparral ecotone (1:1 to 1.5:1)
- Tier IIIA: There are no Tier IIIA communities on site.
- Tier IIIB: Non-native grasslands (0.5:1 to 1:1)
- Tier IV: Disturbed, agricultural, and eucalyptus (0:1) While there are Tier IV communities on site, mitigation is not required for impacts to them.

Mitigation for impacts to Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed are proposed to be mitigated at a ratio of 1:1 where the impact occurs outside the MHPA, and the mitigation occurs inside the MHPA. Mitigation for impacts to non-native grassland are proposed to be mitigated at a ratio of 0.5:1 (for habitat not occupied by the burrowing owl) where the impact occurs outside the MHPA, and the mitigation occurs inside the MHPA.

The project proposes to provide 3.5 acres of mitigation and would accomplish this through payment into the City's Habitat Acquisition Fund, which the City uses to acquire habitat critical for biodiversity preservation and the success of the MSCP. According to the Biology Guidelines (City 2018), the Habitat Acquisition Fund is intended to be used for the mitigation of impacts to small (generally less than five acres), isolated sites with lower long-term conservation value. The project's impacts that require mitigation total 3.9 acres, and the site is surrounded by existing urban development (i.e., it has low long-term conservation value).

Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**III. California Government Code Section 65863(b) Findings**

This project does not propose housing, nor does it propose to change the underlying zone, but with this proposed development, no housing will be built on residentially zoned land that has been identified for the potential for the development for a net potential of 49 housing units based on the underlying RS-1-7 Zone and the size of the property. While there is no reduction in development potential or rezone of the underlying base zone for the property site, the below findings are included as part of the permit approval.

**A. California Government Code Section 65863(b)(1) Written Findings:**

**1. The reduction is consistent with the adopted general plan, including the housing element.**

See Finding I.1.a. under "Planned Development Permit" above. As discussed in more detail below in the adequate site analysis, the City will still have an additional capacity of 48, 599 housing units for moderate and above moderate income housing units without the housing unit capacity on the site for this project. The potential reduction is consistent with both the General Plan, including the Housing Element.

2. The remaining sites identified in the housing element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

The [Housing Element Adequate Sites Inventory](#) identified 174,673 potential housing units of which 72,191 are available for lower income housing, meaning housing units that are affordable (rent-restricted) to households of extremely low, very low, or low income. The remaining 102,482 housing units would be available for moderate and above moderate income households.

The Adequate Sites Inventory by income category is as follows:

<u>Income Category</u>	<u>Net Potential Housing Units</u>
<u>Lower Income</u>	<u>72,191</u>
<u>Moderate and Above Moderate Income</u>	<u>102,482</u>
<b><u>TOTAL</u></b>	<b><u>174,673</u></b>

The City's regional housing need allocation (RHNA) in the [SANDAG RHNA Plan](#) was 108,036 housing units which the City will need to permit during the 6<sup>th</sup> Housing Element Cycle between 2021-2029 to meet the RHNA allocation.

In 2021 and 2022, the first two years of the 6<sup>th</sup> Housing Element Cycle, the City has permitted 10,428 housing units ([Housing Element Annual Progress Report](#) Table B, Pg 55). This means the City will need to permit 97,608 housing units by 2029.

The RHNA Allocation housing units by each income category as follows:

<u></u>	<u>RHNA Allocation</u>	<u>Issued Permits (2021-2022)</u>	<u>RHNA Remaining</u>
<u>Very Low Income</u>	<u>27,549</u>	<u>645</u>	<u>26,904</u>
<u>Low Income</u>	<u>17,331</u>	<u>438</u>	<u>16,893</u>
<u>Moderate Income</u>	<u>19,319</u>	<u>61</u>	<u>19,258</u>
<u>Above Moderate Income</u>	<u>43,837</u>	<u>9,284</u>	<u>34,553</u>
<b><u>TOTAL</u></b>	<b><u>108,036</u></b>	<b><u>10,428</u></b>	<b><u>97,608</u></b>

The site of the project was identified as a potential site for housing development in the Housing Element Adequate Sites Inventory with the potential for 49 housing units, none of which were identified as lower income housing units. Therefore, the removal of the site would result in 49 fewer potential housing units in the Adequate Sites Inventory. None of these housing units would be available for lower income housing.

With the approval of this project, there will be 102,433 housing units (102,482 housing units minus the 49 housing units identified on the project site) available for moderate and above moderate income units in the Adequate Sites Inventory. To meet the RHNA Allocation, the City will need to permit 53,791 moderate and above moderate housing units (19,258 housing units plus the 34,533 housing units). The Adequate Sites Inventory would still have an additional capacity of 48,599 housing units (102,433 housing units minus the 53,834 housing units) for moderate and above moderate income housing units without the residential capacity at this project site.

In the past two years, the City has adopted two community plan updates that have added additional capacity for homes in the City. The City also expanded the applicability of its housing incentive programs which includes Complete Communities Housing Solutions and the Affordable Dwelling Unit Home Density Bonus through the adoption of the Sustainable Development Area. These plans and program expansions were not included in the Adequate Sites Inventory, and demonstrates how the City continues to add capacity beyond the inventory during the Housing Element Cycle.

This finding identifies the remaining sites identified in the Housing Element and demonstrate they are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

**B. California Government Code Section 65863(b)(2) Written Findings:**

- 1. Remaining sites identified in the housing element are adequate to meet the requirements of California Government code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.**

See Finding III.A.2 above. There will be 102,433 housing units (102,482 housing units minus the 49 housing units identified on the project site) available for moderate and above moderate income units in the Adequate Sites Inventory when this permit is approved. To meet the RHNA Allocation, the City will need to permit 53,791 moderate and above moderate housing units (19,258 housing units plus 34,533 housing units) from. The Adequate Sites Analysis would still have an additional capacity of 48,599 housing units (102,433 housing units minus 53,834 housing units)

for moderate and above moderate income housing units without the residential capacity at this project site.

The City has identified remaining sites identified in the housing element that are adequate to meet the requirements of California Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the Housing Element to accommodate that need by income level.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, based on the findings hereinbefore adopted by the City Council, that Site Development Permit No. 2292338 and Planned Development Permit No. 2292339 are granted to Light on a Hill, LLC, a California Limited Liability Company, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution, and contingent upon final passage of Resolution No. R- XXXXXX approving amendments to the General Plan and the Navajo Community Plan.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
Name  
Deputy City Attorney

XXX/xx  
09/XX/2023  
Or. Dept: DSD  
Doc.No.XXXXXX