

CITY OF POWAY



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March 26, 2021

Chairman Andrew Vanderlaan
San Diego County Local Agency Formation Commission
9335 Hazard Way, Suite 200
San Diego, CA 92123

Subject: City of Poway Municipal Services Review Draft Report

Dear Chairman Vanderlaan,

Thank you for the opportunity to comment on the City of Poway Municipal Services Review (MSR) Draft Report. On behalf of the City of Poway, I would like to thank the San Diego County Local Agency Formation Commission (SDLAFCO) staff for the opportunity to review and provide comments on the early versions of the document. SDLAFCO staff has been responsive to our questions and receptive to our exchange of information.

As you know, the City of Poway incorporated in 1980. Known as "The City in the Country," Poway has largely developed as was first envisioned by our founders. The City has grown from an original population of 32,200 to nearly 50,000 residents today. As we have grown, we have also maintained our single-family neighborhoods, preserved and enhanced the hillsides and open space areas, implemented smart growth planning, and developed a high-tech business park that provides over 19,000 jobs for the San Diego Region.

The City of Poway is greatly appreciative that the Draft MSR reflects positively on Poway. The City agrees with the overall statements made in the Themes and Conclusions section and with the Recommendations. While the MSR makes reference to the low number of residential units developed during the reporting period, we would like to take this opportunity to update the LAFCO on the progress that has been made recently in the City of Poway in both market rate and affordable housing development.

In 2017, the City adopted the Poway Road Specific Plan (PRSP). Among other things, the PRSP changed the allowable density from 20 dwelling units per acre to a maximum of 35 units per acre and the maximum building height was increased from 35 feet to 45 feet. Since its adoption, the PRSP has resulted in the following two projects under construction and one project that will start construction later this year:

- Approved in 2017, the Poway Outpost project has three buildings on 1.58 acres that formerly contained the Poway Irrigation and Poway News Chieftain buildings. The project will contain 51 apartment units, 30,000 square feet of commercial space, 6,000 square feet of office space and a 5,000 square foot patio. The project is scheduled for completion in 2022.

- In 2019, the City entered into a Development and Disposition Agreement for the sale of seven former Redevelopment Agency-owned properties for the Poway Commons development. This development will include 96 for-sale condominium units and a 44-unit senior affordable apartment complex that includes a veterans preference for 15 of the units. Model for-sale units will open in the 2nd quarter of 2021 and move-ins will start in late June 2021. The affordable apartments will open in November of 2021.
- The Fairfield Residential project was approved by the City Council in 2020, and construction will start in the 3rd quarter of 2021. The development will consist of 212 multi-family residential rental units, 11,000 square feet of commercial space and 9,500 square feet of quasi-public open space that includes an area for children to play.

In addition to these three projects, there are two additional affordable housing projects and one market rate development in the works. The Villa de Vida apartment project will welcome residents within the next 60 days. This 54-unit project will be rented to low- and moderate-income adults with developmental disabilities who are capable of independent living. The City's Housing Authority also recently issued a Request for Proposals to affordable housing developers for an Authority-owned 2-acre site near Palomar Hospital. Authority staff is currently reviewing the proposals and expects to select a developer in the next three months. Lastly, in the most recent election, Poway residents approved The Farm development. The approval allows for the development of 161 single family units in north Poway. Construction is anticipated to begin in mid-2021 with the first homes available in late 2022.

Thank you again for the opportunity to work with the LAFCO staff and provide our comments and recommendations. If you should have any questions regarding the information above, please contact Craig Ruiz, Economic Development Administrator at (858) 668-4509 or cruiz@poway.org.

Sincerely,



Chris Hazeltine
City Manager

cc: Poway Mayor and City Councilmembers
Keene Simonds, Executive Officer, SDLAFCO