



Growth Management Citizens Committee Meeting 2

April 28, 2022





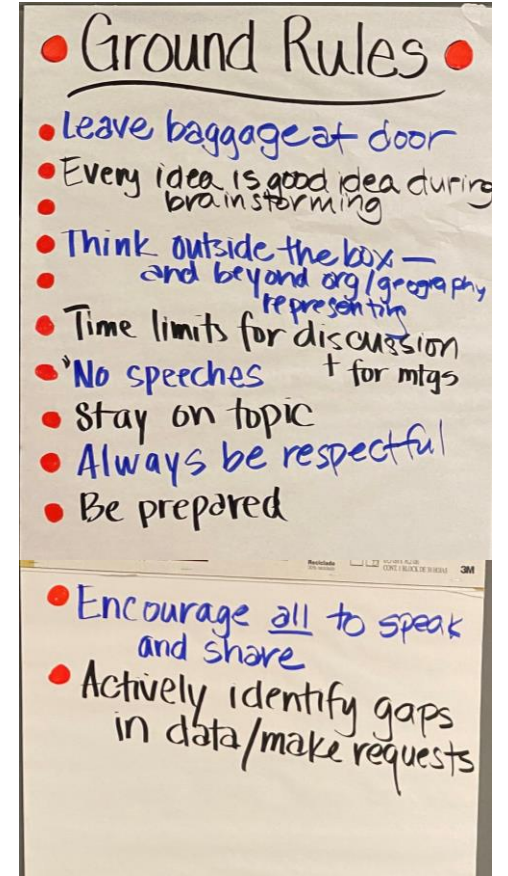
Call to Order & Roll Call



Approval of Minutes & Ground Rules

DRAFT GROUND RULES

- Encourage diversity of ideas; every idea is a good idea during brainstorming
- Avoid applying personal biases based on geography, organizational affiliation, etc. – think about the city as a whole
- Establish and follow general time limits for discussions items
- Keep comments brief and do not dominate the conversation
- Always be respectful
- Be prepared by reading materials and thinking about topics ahead of meetings
- Encourage all to speak - both primary and alternate members
- Actively search for ways to identify gaps in data and make requests based on those gaps





Public Comment



Welcome & Introductions



COMMITTEE PURPOSE

Promote balanced consideration of a range of perspectives on issues affecting the future growth and quality of life in Carlsbad and to identify the key elements of a new plan to manage growth in Carlsbad in a way that maintains an excellent quality of life while also complying with state law.



TODAY'S AGENDA

- Discussion Items
 - Committee Business
 - Growth Management Public Facilities Performance Standards
 - Growth Management in Other Cities
 - Committee Role
 - Community Engagement
 - Committee Dialogue
 - Committee Name
- Committee Member Requests for Agenda Items
- Public Comment (continued if needed)
- Adjourn





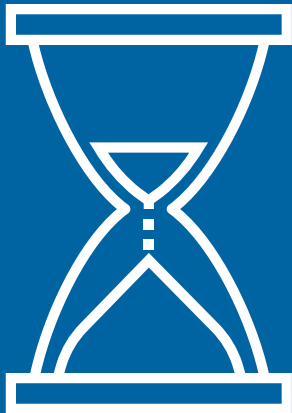
1. Committee Business



Growth Management & Performance Standards Presentation

BACKGROUND

- Mid-1980s - period of rapid growth
- Concerns about adequate public facilities



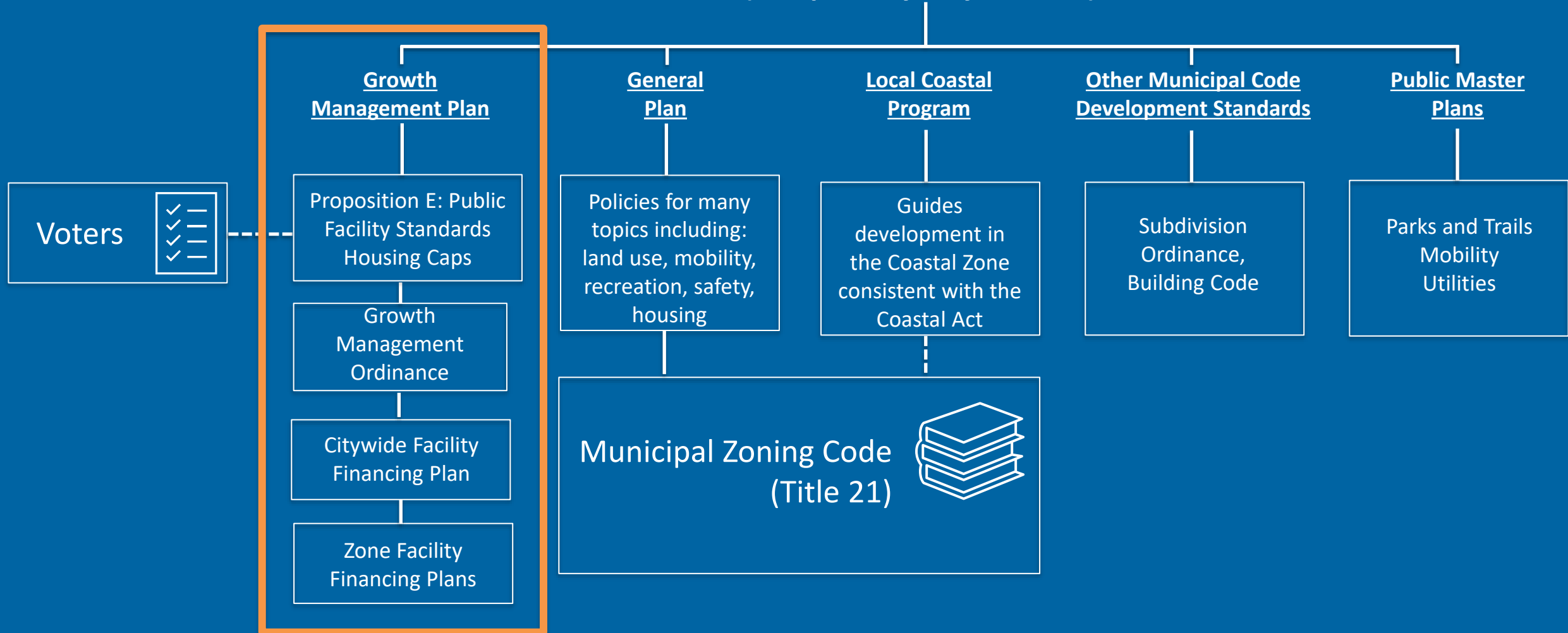
Census	Pop.	%
1960	9,253	—
1970	14,944	61.5%
1980	35,490	137.5%
1990	63,126	77.9%
2000	78,247	24.0%
2010	105,328	34.6%
2020	114,746	8.9%

GROWTH MANAGEMENT CHRONOLOGY

Summary of Growth Management Milestones

Date	Document	Description
June 1986	Ordinance No. 9810	Urgency ordinance to establish growth management controls
July 1986	Ordinance No. 9808	Added Chapter 21.90 to the Zoning Ordinance, establishing the growth management ordinance
July 1986	Resolution No. 8657	Established the boundaries for 25 local facilities management zones
September 1986	Citywide Facilities and Improvements Plan	City Council approved the CFIP to establish facility performance standards
November 1986	Proposition E	Approved by voters; established residential dwelling caps and growth management control point densities
1987 – 2013	Local Facilities Management Plans	LFMPs prepared and approved for the 25 LFMP zones
February 1990	Council Policy Statement No. 43	Established the “excess dwelling unit bank” policy regarding the number and criteria for allocation of Proposition E “excess” dwelling units.

Examples of Key City Documents that Guide and Manage Growth (Adopted by City Council)



CITYWIDE FACILITIES AND IMPROVEMENTS PLAN

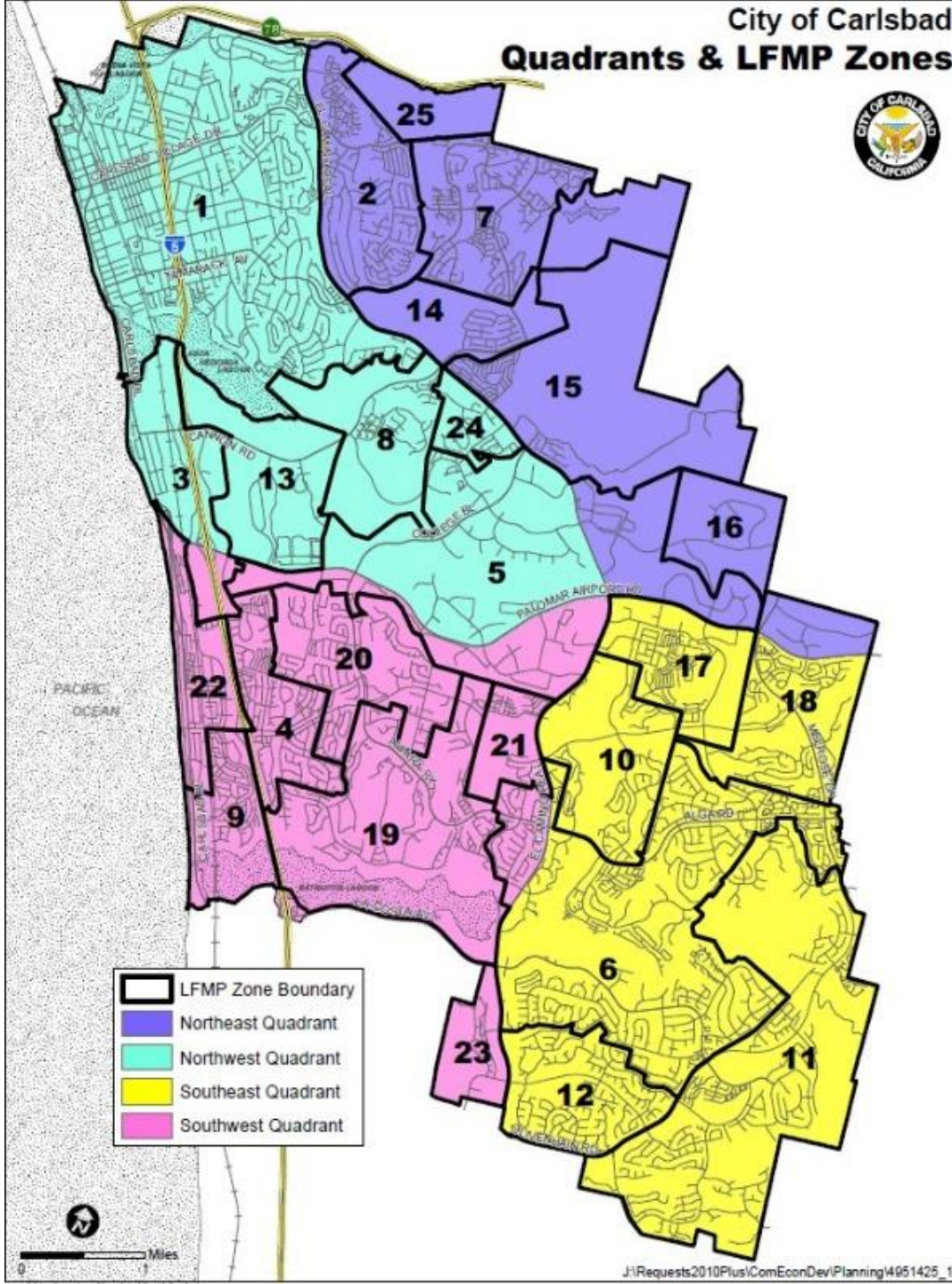


- Sets standards for 11 public facilities
 - City admin. buildings
 - Circulation
 - Open space
 - Libraries
 - Parks
 - Fire response
 - Drainage
 - Sewer collection
 - Schools
 - Emergency water storage
 - Wastewater treatment



LOCAL FACILITIES MANAGEMENT ZONES

- 25 local facility zones
- Local Facility Management Plans required



POPULATION



- Population factor
- Demand for facilities
- Persons per dwelling = 2.358
- Current population = approx. 112,683

LIBRARIES

CITY ADMIN. BUILDINGS



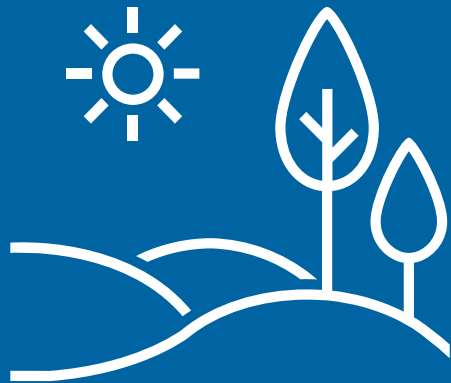
- Based on population

Per 1,000 population:

800 sq. ft. (of library space) and
1,500 sq. ft. (of city admin. bldgs.)

Must be scheduled for construction within a five-year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified.

PARKS



- Based on population

Per 1,000 population within a park district (quadrant):
3 acres of community park or special use area

Must be scheduled for construction within a five-year period beginning at the time the need is first identified. The five-year period shall not commence prior to Aug. 22, 2017.

OPEN SPACE



- Based on Local Facility Management Zone

15% of the total land area in the local facility management zone (excluding environmentally constrained non-developable land):

Set aside for permanent open space concurrent with development

SCHOOLS



- Based on Local Facility Management Zone

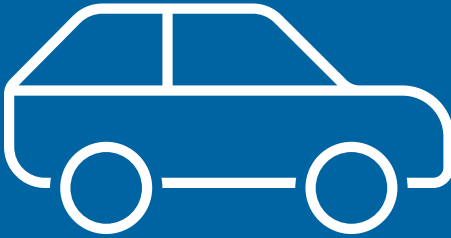
School capacity to meet projected enrollment within the local facility management zone as determined by the appropriate school district.

Must be provided prior to project occupancy.



FIRE RESPONSE

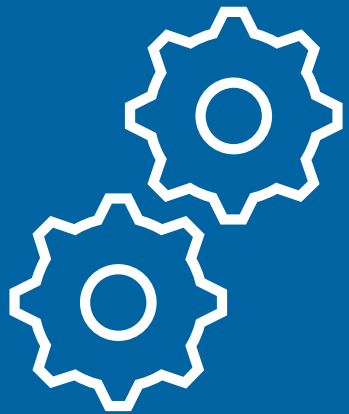
- No more than 1,500 homes outside a five-minute response time



CIRCULATION

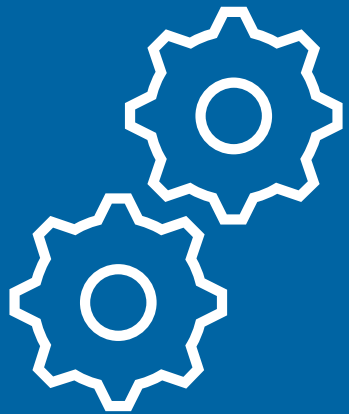
- Livable streets network for all users – vehicles, pedestrians, bicycles, transit
- Level of Service D for all modes
- Multi-modal level of service standard

WASTEWATER TREATMENT AND SEWER COLLECTION



- Wastewater treatment – adequate for at least five years
- Sewer collection system – trunk-line capacity to meet demand and provided concurrent with development

DRAINAGE AND WATER DISTRIBUTION



- Drainage – facilities provided concurrent with development
- Water distribution system – line capacity to meet demand and provided concurrent with development (average 10-day storage)



FAILURE TO MEET A STANDARD

- Development stops if standards not met
- State law – facility standards can't stop development of housing



MORE INFORMATION TO COME...

- Future committee meetings
- Closer look at public facility standards and challenges



Growth Management in Other Cities

TODAY'S PRESENTATION

- Growth Management Overview
- Financing Measures
- Selected Case Studies
- Carlsbad Takeaways

CARLSBAD FRAMEWORK



- The Growth Management Plan focuses on adequate public facilities and limiting residential growth
- Other city programs guide and regulate growth, including the General Plan and Zoning Ordinance



WHAT IS GROWTH MANAGEMENT?

- Use of techniques to determine the amount, type, and rate of development, and to channel that growth into designated areas.
- Carlsbad's program focuses on concurrency, or providing needed facilities for new development at the time they are needed.

GROWTH MANAGEMENT APPROACHES



- Focused view: control the rate of growth and mitigate fiscal and environmental impacts
- Broader view: address broader goals through transit-oriented development, smart growth, triple bottom line (environment, economy and equity), community health, or sustainable development planning approaches
- Facilities financing is an important component of both approaches

IMPLEMENTATION TOOLS



Zoning and other land use regulations



Subdivision regulations



Special districts



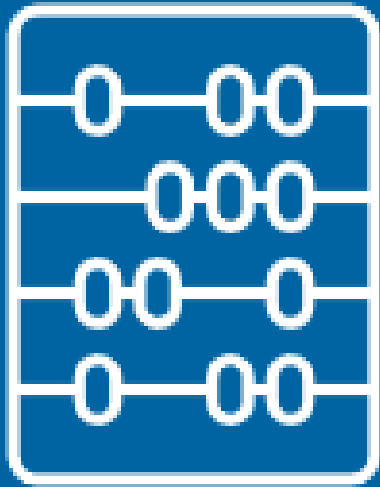
Incentives



Monitoring



FINANCING MEASURES



Impact fees



Subdivision dedications/exactions



Development agreements

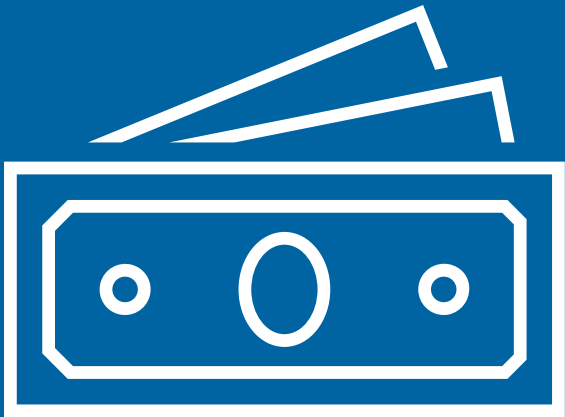


Facilities districts and user fees



Bonds and broad-based taxes

FOCUS ON IMPACT FEES



- Important source of funding due to state and voter limitations on other funding sources
- Mitigation Fee Act establishes requirements
- New development can only pay for impacts of new growth
- Fees methodology can be based on standards or master plans

CASE STUDIES OVERVIEW



- Case studies were reviewed to learn from other jurisdictions' growth management programs
- Some cities and regions focus on open space preservation, transit-focused development, and regional coordination
- Other jurisdictions, like Carlsbad, focus on facilities financing and timing of development
- Since Carlsbad has an up-to-date general plan that addresses broader planning issues, the case studies focus on public facilities

California Case Studies

City of Novato

- Requires adequate facilities
- Analysis and monitoring
- Environmental review process
- Fair share payments

City of San Diego

- Changed focus from new growth to infill and redevelopment
- Transition from facilities benefit assessments to impact fees
- New parks fee reflects systems approach

San Luis Obispo

- Limits housing supply to one percent per year
- Requires phasing schedules
- Exempts affordable, downtown and ADU housing
- Housing cap permitted due to agricultural county

Other Case Studies

Metro-Portland, OR

- State law requires urban growth boundary to control urban expansion
- Regional transportation agency (Metro) administers
- Protects farms and forests, promotes efficient use of land and public facilities

Boulder, CO

- Concentrate urban development in the city and preserve rural character outside
- Defines development areas based on adequate urban facilities
- Informs provision of service decisions

Fort Collins, CO

- Uses Growth Management Area to manage growth outside city limits and direct new growth inward
- Requires adequate public facilities before development
- Calls for annual updates to multiyear CIP, a variety of funding sources and affordable housing assistance

Other Case Studies, continued

State of Washington

- State law requires cities and counties to develop comprehensive plans
- Includes urban growth boundaries, regional planning, CIPs, indicators and support for urban infill
- Requires plan updates every 8 years
- King County success story
Includes a TDR plan with Seattle

Montgomery County, MD

- Ties granting of development permits to infrastructure capacity
- Smart Growth Act created Priority Funding Areas to provide infrastructure funding for designated infill lands

State of Florida

- Concurrency was central part of 1985 Growth Management Act
- State and local infrastructure to be provided concurrent with local permit approvals
- Funding to come from state tax programs and impact fees
- Funding was not adequate and Act essentially repealed in 2011

KEY TAKEAWAYS

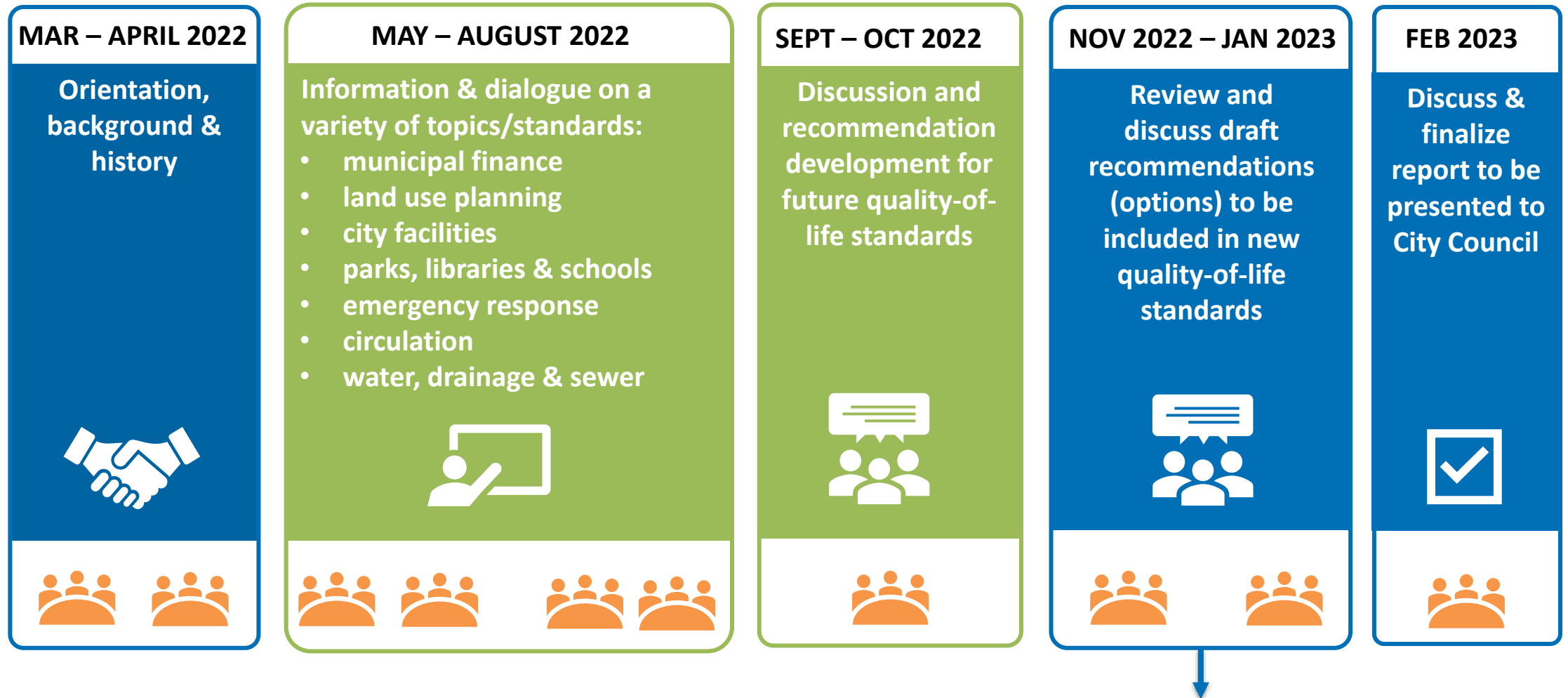


- Carlsbad Growth Management Plan focuses on facilities standards and financing
- Impact fees are an important funding source that can be designed to meet multiple goals
- Regular monitoring, and alignment with city and regional investments can contribute to concurrency goals
- Toolbox approach may be used to provide a flexible menu of quality of life implementation measures



Committee Role

Committee Process

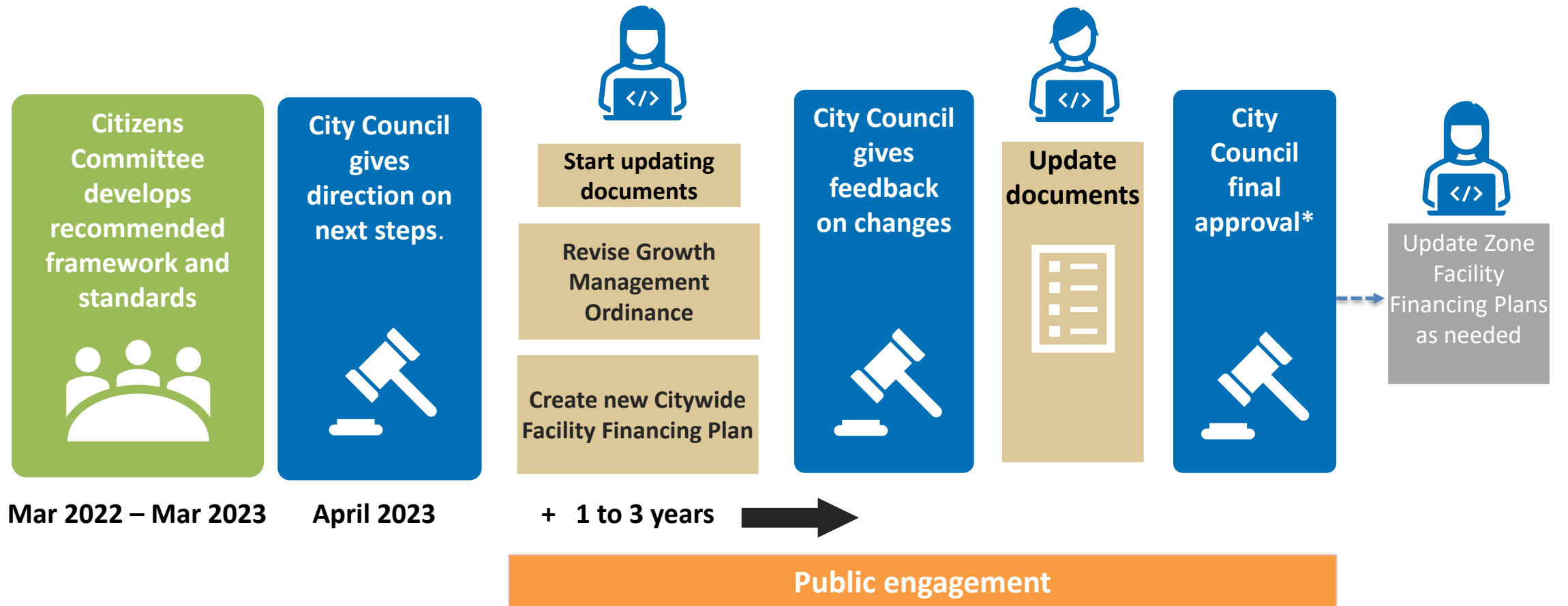


Committee meetings are open to the public and livestreamed.

Draft recommendations available for public review

STEPS IN THE PROCESS

Growth Management Program Update



* Ballot Initiative may or may not be included



Community Engagement



COMMUNICATION STRATEGY

- Engage community members through citizens committee meetings.
- Clearly communicate the purpose, need and scope of the project so community members understand why creating a new approach to managing growth is important and how they can engage in the process.



COMMUNICATION TOOLS

- Social media
- Traditional media
- Nextdoor
- City website
- Targeted emails
- City cable channel
- Citizens committee meetings

Community Development

- Getting Started
- Book an Appointment
- Fulfilling Services
- Building
- Code Enforcement
- Land Development Engineering
- Permits, Applications & Forms
- Reports
- Q & A
- Planning
- Growth Management
 - About Growth Management
 - Housing Laws
 - Committee
 - Common Questions

City Services > Community Development >

Growth Management

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Carefully managing growth and development is critical to maintaining the City of Carlsbad's excellent quality of life. In 1986, the Carlsbad City Council passed a growth management ordinance, which put conditions on how growth could occur, including requiring development pays its own way. That November, Carlsbad voters passed Proposition E, which affirmed the principles of the Growth Management Program and established caps on the number of housing units that could be built in Carlsbad.

Now, 35 years later, the major new planned residential developments in Carlsbad are mostly built, and new state laws have changed how future housing will be approved. As such, the city is entering a new phase where different tools will be needed to effectively manage growth.

What's next?

The city is now in the beginning stages of creating a new approach to managing growth in Carlsbad, starting with a citizens committee. The committee will meet through early 2023 to develop an overall framework that will then be presented to the City Council.

Email signup



Contact

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442-339-2712



ABOUT GROWTH MANAGEMENT



CITIZENS COMMITTEE



STATE HOUSING LAWS



COMMON QUESTIONS

Archived News



Two new citizens committees meeting this week
The city's two newest citizens committees are both meeting this week to help address two important topics.
04/22/2022 9:23 AM



Residents chosen for committee on growth, quality of life
This week, the Carlsbad City Council appointed 38 residents to serve on a community advisory committee that will help develop a new approach to managing growth in a way that protects Carlsbad's excellent quality of life.



City of Carlsbad [@carlsbadcagov](#) · Mar 28
#GetInvolved in #Carlsbad this week. The 1st Growth Management Citizens Committee mtg will be at 5 pm on 3/30 at Faraday. You can also livestream meeting by using this link loom.ly/aMJoBWo. Agenda and more info can be found here loom.ly/Oc6OCbw #LocalGov



Mar. 30, 2022 5 p.m.



City of Carlsbad [@carlsbadcagov](#) · Feb 4
Last chance to submit your application for a new advisory committee that will help ensure the city maintains an excellent quality of life ☀️ and remains financially healthy 💰 as city grows. Deadline 2/7. More loom.ly/1oo25Ug #LocalGov #GetInvolved #OurHomeOurFuture



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Growth and quality of life discussions kick off next week

A new citizens committee will work with the city to develop a new plan for managing future growth and maintaining our excellent quality of life. Its [first meeting](#) is Wednesday, March 30, starting at 5 p.m., at our Faraday Administration Center.

- For the past 36 years, the city has managed growth, requiring developers to pay for the infrastructure, parks and libraries needed to support new growth.
- In recent years the state has passed several new laws that make it difficult for cities to deny new housing.
- And, courts have ruled that cities may not impose limits on residential growth like the ones Carlsbad voters approved in the 1980s.

So, all this means we need to come up with new tools to make sure we are able to maintain our excellent quality of life and economic health while managing future growth in the city. The citizens committee is expected to meet for about a year to look at different options and ideas. Their final recommendations about what a new plan should consider will be presented to the City Council next year.

All meetings will be open to the public and [livestreamed](#) on the city's website. You are welcome to add your voice to the conversation during a public comment section of each meeting.



ENVISION CARLSBAD



WHAT WE'VE HEARD

- Love Carlsbad the way it is
- Strong community pride
- Appreciate quality
- Lack understanding of laws, constraints, trade offs
- Suspicious of developers and government



INPUT OPPORTUNITIES

- Sustainability initiatives
- Traffic and mobility improvements
- Building design standards
- Parks & Recreation Master Plan Update



HOW YOU CAN HELP

- Share information
- Encourage community participation
- Seek input from through your circles
- Help ensure accurate information sharing



Committee Dialogue



COMMITTEE DIALOGUE

What topics do you feel are most important to address in the future?

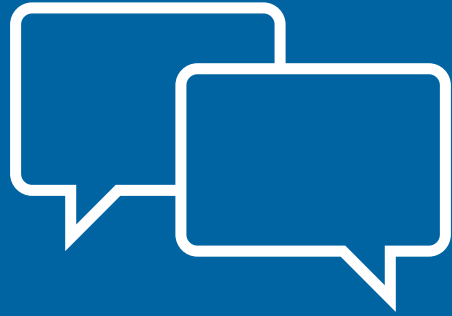
What should change about the current Growth Management Plan?

DISCUSSION & NEXT STEPS





Committee Name



COMMON TERMS SUBMITTED

- Future
- Tomorrow
- Carlsbad
- Quality of Life



OTHER THEMES

- Reflect future focus/ looking toward the future
- Desire to preserve quality of life
- Avoid using word "growth" - negative connotation for many
- Refrain from using dates so that plan viewed as living document

FUTURE/GROWTH

Our Future is Now

Forward Growth Success

Growth Think Tank

Ensuring Carlsbad's Future

Envision Carlsbad's Future

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CARLSBAD IN NAME

Carlsbad Tomorrow

Creating Carlsbad's Tomorrow

Committed to Carlsbad – Our Future is Now

Sustainable Carlsbad

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QUALITY OF LIFE

Future Quality of Life

The Palladium: Protecting Carlsbad's Quality of Life

Long Term Quality of Life Committee

Carlsbad FuturePlan – Preserving Our Quality of Life

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DATE/METRIC

Carlsbad 2050

Our Carlsbad 2.0

2050 Quality of Life Committee

ACRONYMS

CIVIC Carlsbad

Collaboration Investment Vitality Innovation Community

Carlsbad LIFE plan

Livability, Infrastructure, Facilities and Environment

Leading to an Inspiring Future for Everyone

Carlsbad FIRST

Focus on infrastructure, Resources and Sustainably for Tomorrow

Future Investments to Realize a Sustainable Tomorrow



ACRONYMS

SMART Plan

Sustainably Managing All Resources Together

Carlsbad's BEST Future

Building Everyone's Sustainable Tomorrow

Carlsbad FIRST

Focus on Infrastructure, Resources and
Sustainability for Tomorrow

Future/Growth

- Our Future is Now
- Forward Growth Success
- Growth Think Tank
- Ensuring Carlsbad's Future
- Envision Carlsbad's Future

Carlsbad in Name

- Carlsbad Tomorrow
- Creating Carlsbad's Tomorrow
- Committed to Carlsbad – Our Future is Now
- Sustainable Carlsbad

Quality of Life

- Future Quality of Life
- The Palladium: Protecting Carlsbad's Quality of Life
- Long Term Quality of Life Committee
- Carlsbad FuturePlan - Preserving Our Quality of Life

Date/Metric

- Carlsbad 2050
- Our Carlsbad 2.0
- 2050 Quality of Life Committee

Acronyms

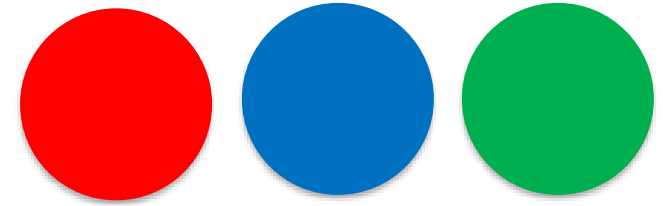
- Carlsbad's BEST Future
-Building Everyone's Sustainable Tomorrow
- SMART Plan
-Sustainably Managing All Resources Together
- Carlsbad FIRST
-Focus on Infrastructure, Resources and Sustainability for Tomorrow
- CIVIC Carlsbad
-Collaboration Investment Vitality Innovation Community
- Carlsbad LIFE Plan
-Livability, Infrastructure, Facilities and Environment

OTHER IDEAS OR THOUGHTS?





DOT EXERCISE!



To narrow down the ideas for discussion, each person has three dots. Place one dot on each of your preferred names.

DISCUSSION & DELIBERATION





Committee Member Requests for Future Agenda Items



Public Comment



Adjournment

Next Meeting:
May 26, 2022, 5 p.m.