



HOUSING ELEMENT ADVISORY COMMITTEE

Agenda

Monday, June 22, 2020
Faraday Center, Room 173A
1635 Faraday Avenue Carlsbad, CA 92008
3:00 p.m.

Per State of California Executive Order N-29-20, and in the interest of public health and safety, we are temporarily taking actions to prevent and mitigate the effects of the COVID-19 pandemic by holding Housing Element Advisory Committee meetings electronically or by teleconferencing.

The Housing Element Advisory Committee meeting will be accessible electronically to all members of the public seeking to observe and address the committee.

The Housing Element Advisory Committee meeting can be watched via livestream or replayed on the city website at www.carlsbadca.gov.

You can participate in the meeting by e-mailing your comments to the Planning Division at planning@carlsbadca.gov prior to commencement of the agenda item. Your comments will be transmitted to the Housing Element Advisory Committee at the start of the agenda item.

If you desire to have your comment read into the record at the Housing Element Advisory Committee meeting, please indicate so in the first line of your e-mail and limit your e-mail to 500 words or less.

These procedures shall remain in place during the period in which state or local health officials have imposed or recommended social distancing measures.

CALL TO ORDER

ROLL CALL

Table with 4 columns: Member, Represents, Member, Represents. Rows list committee members and their representative roles.

APPROVAL OF MINUTES

Minutes of the Housing Element Advisory Committee meeting of May 27, 2020

PUBLIC COMMENT

*If you desire to comment about an item not listed on the agenda, please e-mail your comments to the Planning Division at planning@carlsbadca.gov before the public comment portion of the agenda begins. The city will read comments as requested up to a total of 15 minutes. All other comments requested to be read by the city will trail until the end of the meeting. As a reminder, if you desire to have your comment read into the record, **please indicate so in the first line** of your e-mail and limit your e-mail to 500 words or less.*

In conformance with the Brown Act, no committee action can occur on items presented during Public Comment.

NEW BUSINESS

Item No.		Action
1.	Regional Housing Needs Allocation – Draft Housing Sites Identification*	Discussion

COMMITTEE MEMBER COMMENTS

STAFF/CONSULTANT COMMENTS

CONTINUATION OF PUBLIC COMMENT

This portion of the agenda is set aside for continuation of public comments, if necessary, due to exceeding the total time allotted in the first public comment section.

NEXT SCHEDULED MEETING

July 8, 2020
Faraday Center
1635 Faraday Avenue
Carlsbad, CA 92008

ADJOURNMENT

*Next to an agenda item indicates an attachment

**Next to an agenda item indicates the item will be provided separately.



HOUSING ELEMENT ADVISORY COMMITTEE

Minutes

May 27, 2020

CALL TO ORDER: 1:00 p.m.

ROLL CALL: Committee member Luna, Barnett, Novak, Perez, Streicher, Weis, Proulx (absent). Committee member Sachs joined the meeting at 1:01 p.m. Committee member Evans joined the meeting at 1:04 p.m.

APPROVAL OF MINUTES:

Correction by Perez, motion by Streicher, seconded by Weis to approved the committee meeting minutes of May 13, 2020, as amended. Motion carried 8/0/1 (Proulx absent).

PUBLIC COMMENTS:

None.

NEW BUSINESS:

Chair Luna directed everyone's attention to the screen where a PowerPoint presentation for tonight's new business items would be displayed.

1. Regional Housing Needs Allocation – Overview, initial housing sites inventory, and potential strategies and assumptions

Consultant Rust presented Agenda Item 1. Agenda Item 1 was discussed in four subtopic categories including; RHNA Overview, Housing Site Inventory, Meeting RHNA, and Addressing Remaining Needs.

Consultant Rust discussed subtopic one, RHNA Overview. Mr. Rust discussed the sixth cycle housing element and its projected planning period. Additionally, Mr. Rust discussed SANDAG's numbers including the City's target number for the upcoming housing element. Income categories were discussed including the difference in breakdowns between the upcoming housing cycle and the current housing cycle.

Mr. Rust responded to committee questions and comments on subtopic one, RHNA Overview.

Committee member Barnett clarified the City's current target number and whether we have achieved the current target set by SANDAG.

Committee member Perez clarified the current allocated number for very low income housing units and whether the City successfully hit the target with projects including Robertson Ranch and The Preserve.

Consultant Rust moved on to subtopic two, Housing Site Inventory. Mr. Rust discussed site suitability in regards to both physical and jurisdictional site constraints. Mr. Rust provided examples and maps of site constraints including steep slopes, transmission corridors, flood zones, and airport land use computability zones.

Mr. Rust responded to comments and questions to subtopic two, Housing Site Inventory.

Committee member Perez shared a GIS Mapping tool from SANDAG illustrating flood zones. Committee member Perez clarified if these GIS maps were similar and relevant to the information that Mr. Rust was sharing regarding flood zones.

Committee member Evans requested clarification on the process of looking at site constraints and whether developers and agencies look at these constraints layered on top of one another.

Committee member Perez requested more information on the history and process of approval for projects such as The Preserve and Quarry Creek as it was built in a flood vulnerability zone. Mr. Perez remarked that understanding this history could be useful for looking at potential sites for the upcoming housing cycle.

Committee member Weis provided some clarification on Quarry Creek and concurred with committee member Perez in regards to sites still having potential despite site constraints and engineering difficulties.

Chair Luna requested more information on how heavily site constraints such as flood zones are being weighed in relation to one another.

Consultant Rust continued the discussion on subtopic two, Housing Site Inventory. Mr. Rust discussed the difference between vacant and underutilized sites and its implications on housing site selection. Additionally, Mr. Rust discussed the potential of changing zone and land use designations to help meet RHNA numbers and shared maps of current vacant and underutilized sites that are under consideration. Furthermore, Mr. Rust discussed additional constraints such as minimum lot size and infrastructure and discussed development potential in regards to extending density limits.

Mr. Rust responded to additional committee questions and comments on subtopic two, Housing Site Inventory.

Committee member Streicher clarified whether a site next to Senor Grubby's in the Village qualified as an underutilized site. Mr. Streicher requested more information on whether the City can put requirements on properties for future use or if it is up to the property owner.

Committee member Weis requested more information on whether there is a formal design review or process in place so that city planners can have a better understanding on what sites are potentially coming down the line. Mr. Weis further clarified what the trigger is in terms of what sites count for this upcoming housing cycle.

Chair Luna clarified the process of entitlements and permitting in response to committee member Weis.

Committee member Evans requested a master list of projects that includes a breakdown of projects that have and have not been approved, have permits, and are currently underway.

Committee member Perez concurred with Committee member Evans and requested something similar to Appendix B in the City's current housing element.

Committee member Barnett commented that there is potential for looking at underutilized office spaces due to Covid-19 however, it is too early to tell and move forward with that.

Committee member Streicher concurred with committee member Barnett in regards to it being too premature to look at underutilized commercial sites. Mr. Streicher acknowledged that there is still potential since the planning period will extend through 2029.

Committee member Barnett requested some type of medium such as an interactive map to better be able to look at potential housing sites and their respective neighborhoods.

Committee member Perez requested if something similar to SANDAG's mapping tool could be created for the committee.

Committee member Barnett requested clarification on the amount of low-income units in the Carlyle Carlsbad Village housing development.

Consultant Rust requested committee feedback on higher densities such as 40 du/acre.

Committee member Barnett acknowledged that higher density projects can look less impactful depending on how they are built.

Committee member Weis shared his concern regarding parking and traffic congestion associated with higher density projects.

Consultant Rust moved on to subtopic three, Meeting RHNA. Mr. Rust discussed planned projects such as Aviara, West Oaks, and Marja Acres. Additionally, Mr. Rust discussed the City's inclusionary housing program and accessory dwelling units.

No comments or questions were made at this time.

Consultant Rust moved on to subtopic four, Remaining Needs. Mr. Rust discussed the gap in housing units, and four approaches to potentially help close the gap. The four approaches discussed included: increasing density in specific residential designations; redesignation of residential areas to higher density designations; mixed-use development; and redesignation of non-residential properties.

Mr. Rust requested committee comments and feedback.

Committee member Barnett clarified the number of units that the City is currently short on for the sixth housing cycle.

Committee member Weis commented that he likes the idea the idea of mixed-use as it brings in jobs and revenue. Mr. Weis acknowledged that there will likely have to be several of the four approaches used.

Committee member Novak commented that there will likely be opportunity in redesignation of non-residential properties post Covid-19 which may be something to further consider.

Committee member Sachs inquired if there is a process in place to better know which sites have been previously evaluated in order to save time and effort in the future when looking at potential housing sites.

Committee member Evans inquired if the committee would like to come together and look at potential housing sites in order to better understand where potential housing sites are located.

Committee member Weis asked for clarification on the difference between the first and second approach that Mr. Rust outlined.

Committee member Streicher commented that each approach is going to have to be looked at in a more specific context in order to really weigh which options makes sense to implement.

Committee member Perez commented that taking a mixed approach may be necessary when looking at potential traffic scenarios and overall LOS (level of service). Mr. Perez commented that certain parts of the City are already seeing high LOS and approaches are going to have to be analyzed on a project specific level.

Committee member Barnett reiterated the concern for parking congestion when considering housing sites.

Chair Luna acknowledged that there will likely need to be a mix of approaches in order to find a practical and balanced solution. Chair Luna inquired about next steps and data the committee can expect for the next meeting.

Committee member Weis requested clarification on whether a property owner is notified if the City does a zone or land use change.

COMMITTEE MEMBER COMMENTS:

Chair Luna asked for clarification on how the public currently has the ability to share comments during the HEAC meetings.

STAFF/CONSULTANT COMMENTS:

Consultant Weatherby commented that due to social distancing as a result of Covid-19, the committee cannot come together to take a tour of potential housing sites. Ms. Weatherby acknowledged that the committee and City staff will need to continue with remote methods to analyze potential housing sites.

CONTINUATION OF PUBLIC COMMENT:

None.

NEXT REGULATORY SCHEDULED MEETING:

June 10, 2020. 3 p.m.

ADJOURNMENT:

Motion by Evans. Seconded by Sachs. Motion carried 8/0/1 (Proulx absent).

The meeting was adjourned at 3:05 p.m.

Jenna Shaw
Minutes Clerk



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Meeting Date: June 22, 2020

Item No.

1

To: Housing Element Advisory Committee Members

From: Scott Donnell, Senior Planner

Staff Contact: Scott Donnell, Senior Planner
Scott.donnell@carlsbadca.gov, 760-602-4618

Subject: Regional Housing Needs Allocation – Draft Housing Sites Identification

Recommended Action

Receive information on the draft housing sites identified to meet RHNA allocation; discuss and comment on identified sites.

Executive Summary

For the past few months, the Housing Element Advisory Committee has received information on the need for housing in Carlsbad to accommodate projected growth. The state regularly forecasts the need for housing in each region (such as San Diego County) based on population projections, and then each region distributes this projected need to each city and unincorporated county area. This is referred to as the Regional Housing Needs Allocation (or Assessment), or simply "RHNA." An overview of RHNA was provided at the committee's March meeting, while an overview of site selection strategies and constraints was provided at the committee's May 27th meeting.

Like all California jurisdictions, Carlsbad must identify sites or properties to accommodate its share of the RHNA for the upcoming sixth housing cycle. This cycle begins in 2021 and ends in 2029. These sites must accommodate residential units and allow densities (number of homes per acre) the state has determined suitable for households of different income levels.

The California Office of Housing and Community Development (HCD) sets forth rules and regulations pertaining to the development of housing elements. Requirements stipulate that a jurisdiction's housing element must identify specific sites or parcels that are available for residential development in order to meet that jurisdiction's assigned RHNA. This includes:

- Vacant sites zoned for residential development
- Vacant sites not zoned for residential development but that allow residential development
- Underutilized sites that are zoned for residential development but are capable of being developed at a higher density
- Sites that are not zoned for residential development but can be rezoned for residential use

To facilitate committee discussion and comment, staff and the Housing Element Update consultant will present an initial draft of the sites identified to meet the city's share of the 2021-2029 housing need. In addition, the presentation will include information on:

- Proposed residential development projects
- Vacant and underutilized sites
- Changes to General Plan designations, zoning, development standards, and/or infrastructure capacity required to facilitate future residential development
- Inclusionary housing units
- Accessory Dwelling Units (ADUs)

Furthermore, an exhibit to this staff report is the "HEAC Housing Site Review Package." This package consists of a draft of detailed maps of the entire city, identifying sites that will or may contribute to helping the city meet its RHNA obligations. As a draft, package information is subject to change. It is also provided for review, consideration, and discussion purposes only.

For additional information, please refer to the city's RHNA and ADU informational bulletins, previous committee agendas and reports, and other resources on the Housing Plan Update webpage, www.carlsbadca.gov/housingplan.

Public Notification

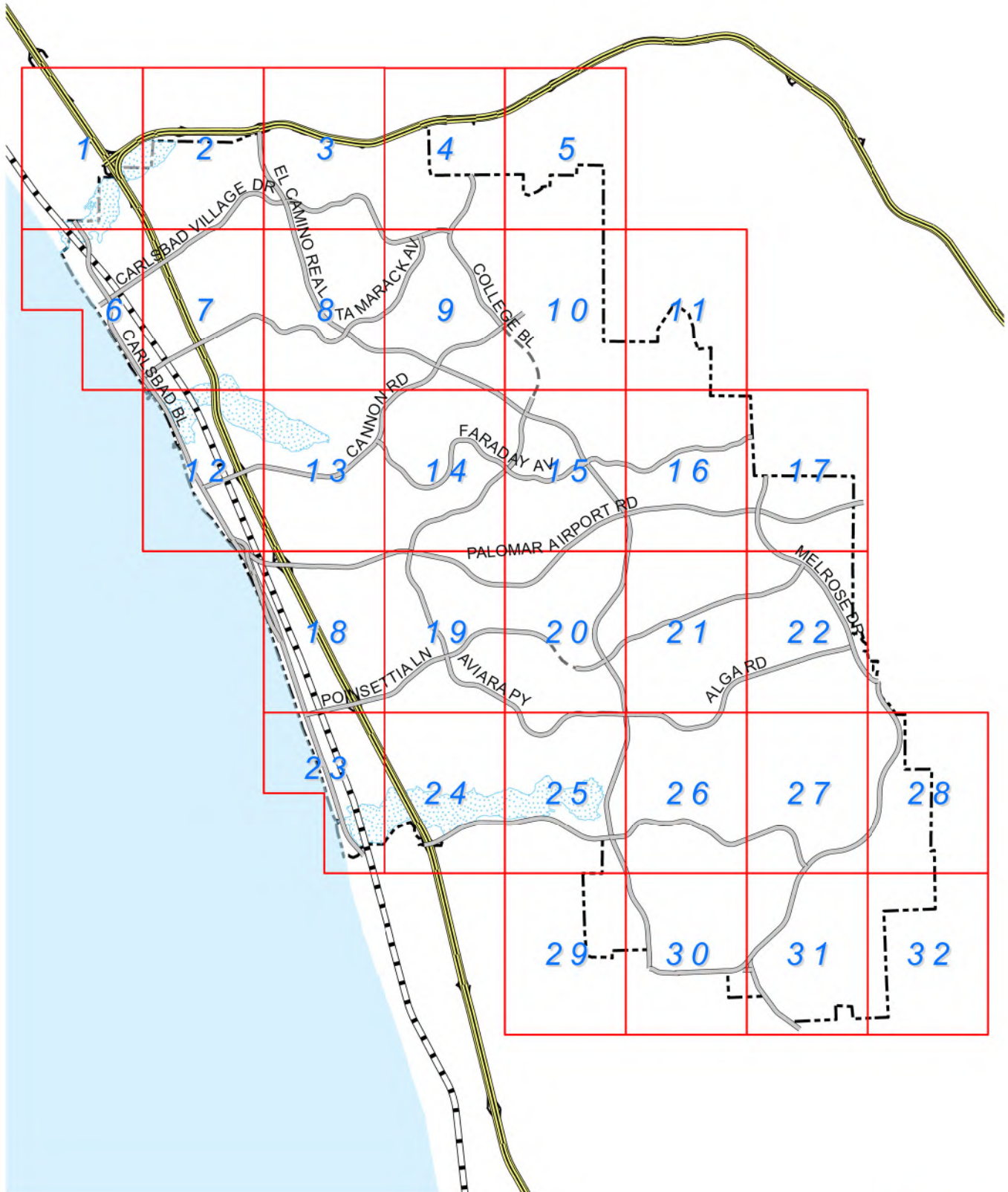
This item was noticed in accordance with the Ralph M. Brown Act and was available for viewing at least 72 hours prior to the meeting date.

Exhibit

1. HEAC Housing Site Review Package

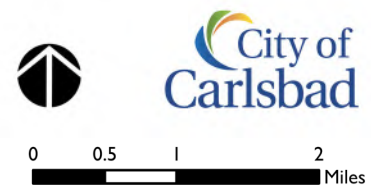
HEAC Housing Site Review Package

The following maps are **draft** sites for the Housing Element Update. These are provided for HEAC review, consideration, and discussion.



MAP INDEX

Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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INDEX

Key:

The following terms are used to identify sites throughout this map book. These terms, their application, as well as the sites they identify are subject to revision and refinement and are provided only for review, consideration, and discussion purposes.

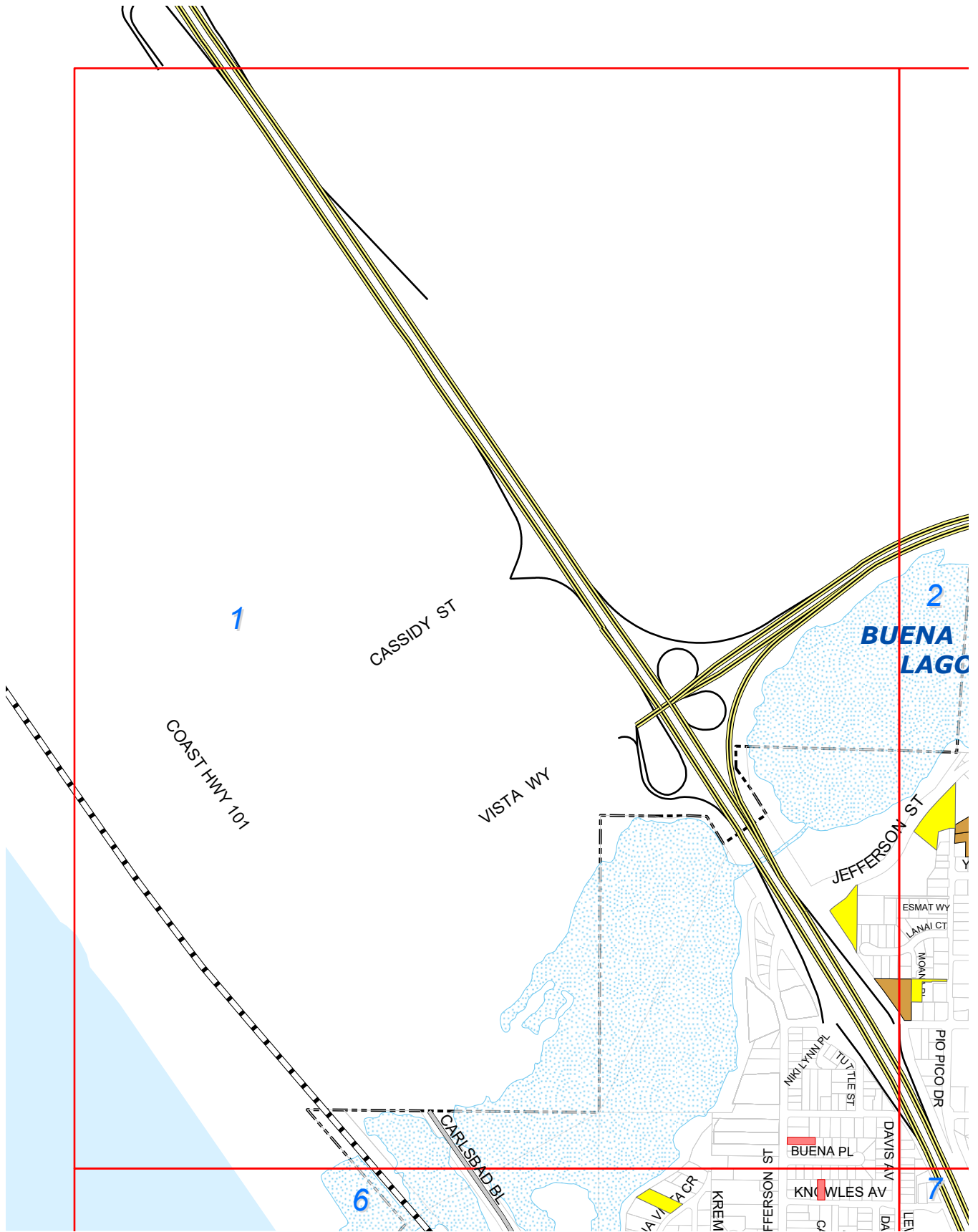
“Current planning projects” indicates sites on which the city is processing or has approved proposals to develop property. Some of the sites may be under construction.

“Vacant (Residential)” indicates undeveloped, residentially-designated sites.

“Underutilized” indicates sites that could have the potential for more development, including residential development.

“Commercial -> Residential” indicates undeveloped, commercially-designated sites that could include some residential development.

“Industrial/Other -> Residential” indicates generally undeveloped sites with an industrial or other non-residential designation that could be considered for residential development.



- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

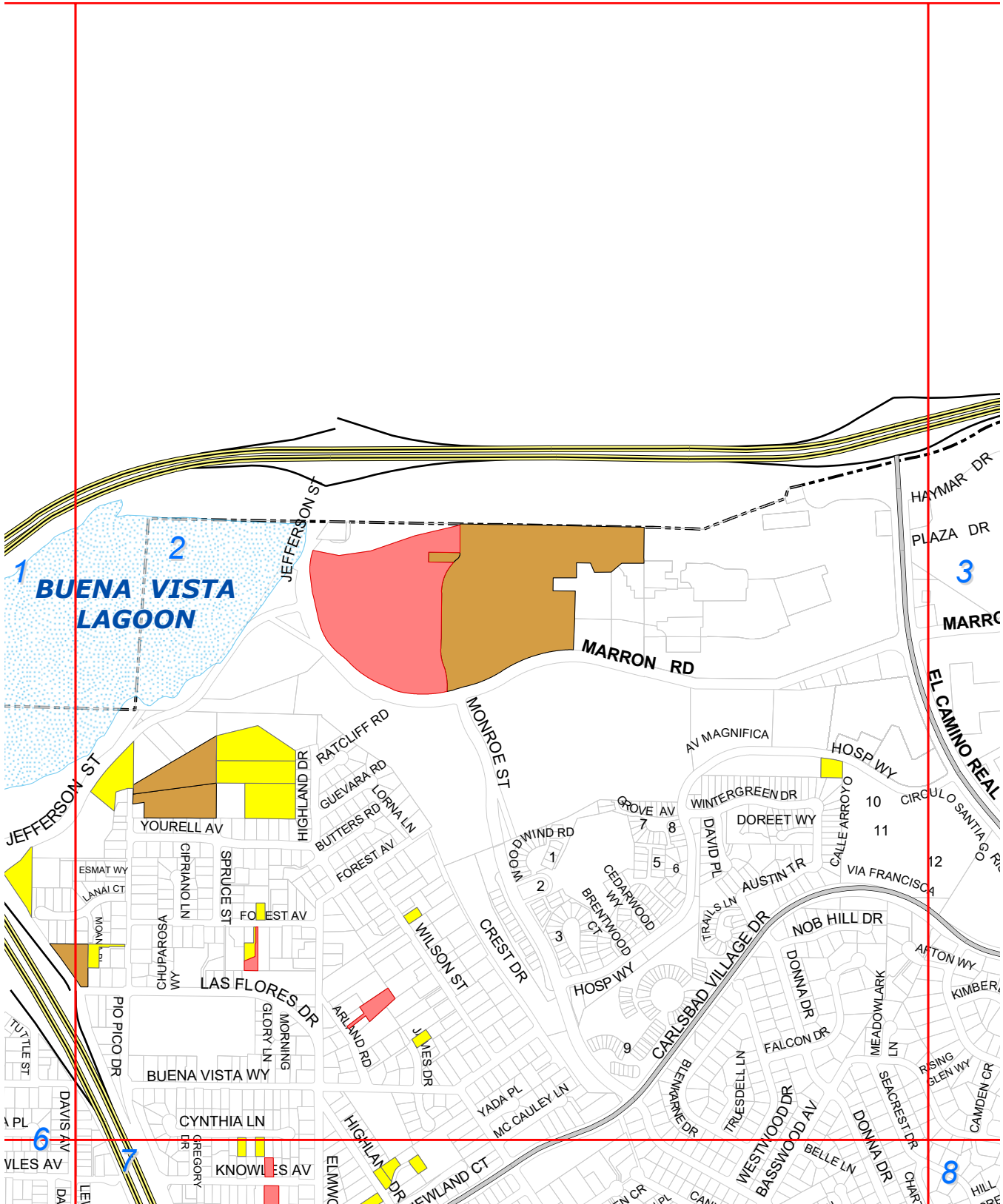


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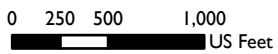
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Map 1



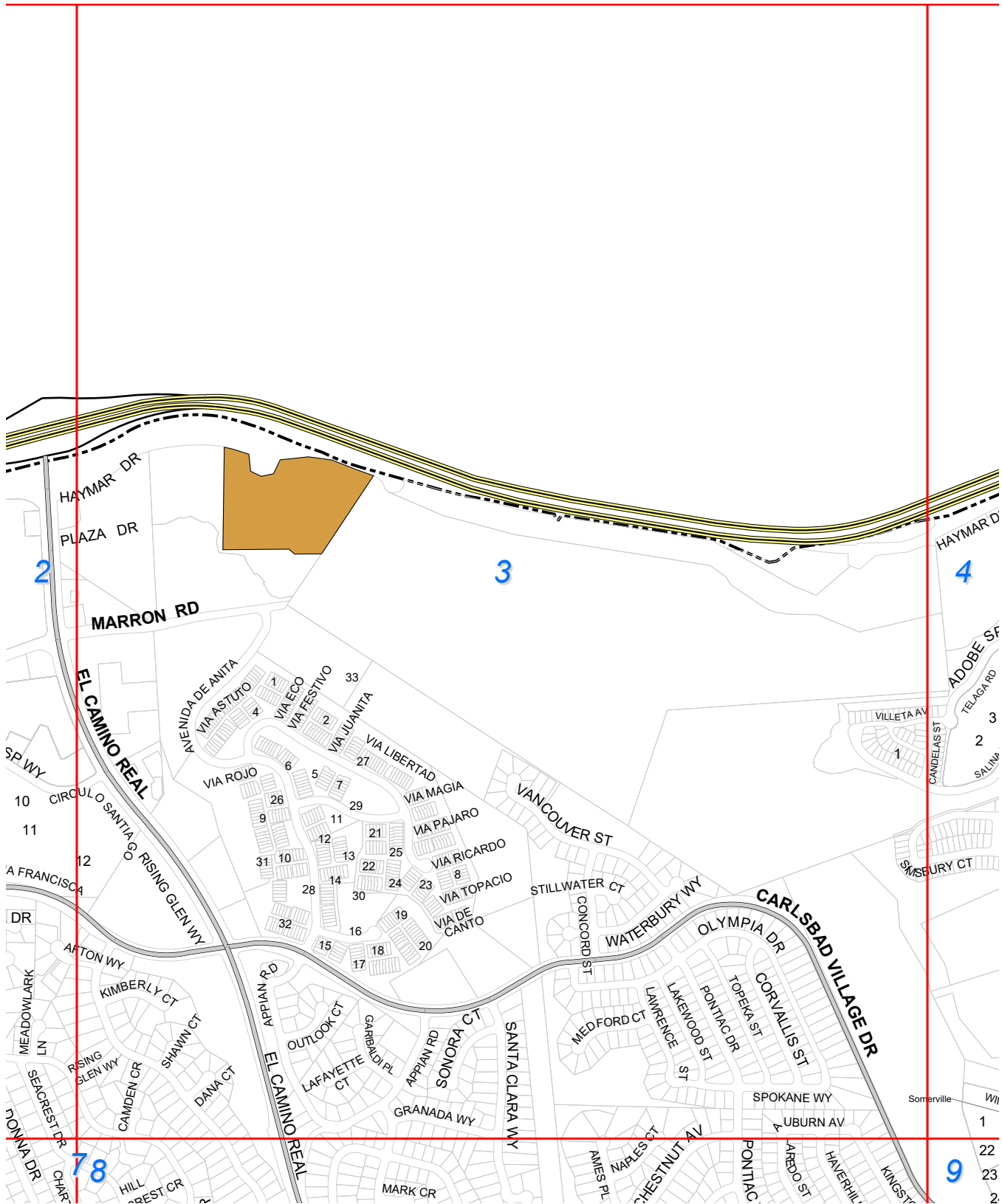
- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

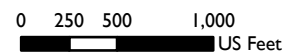
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Map 2



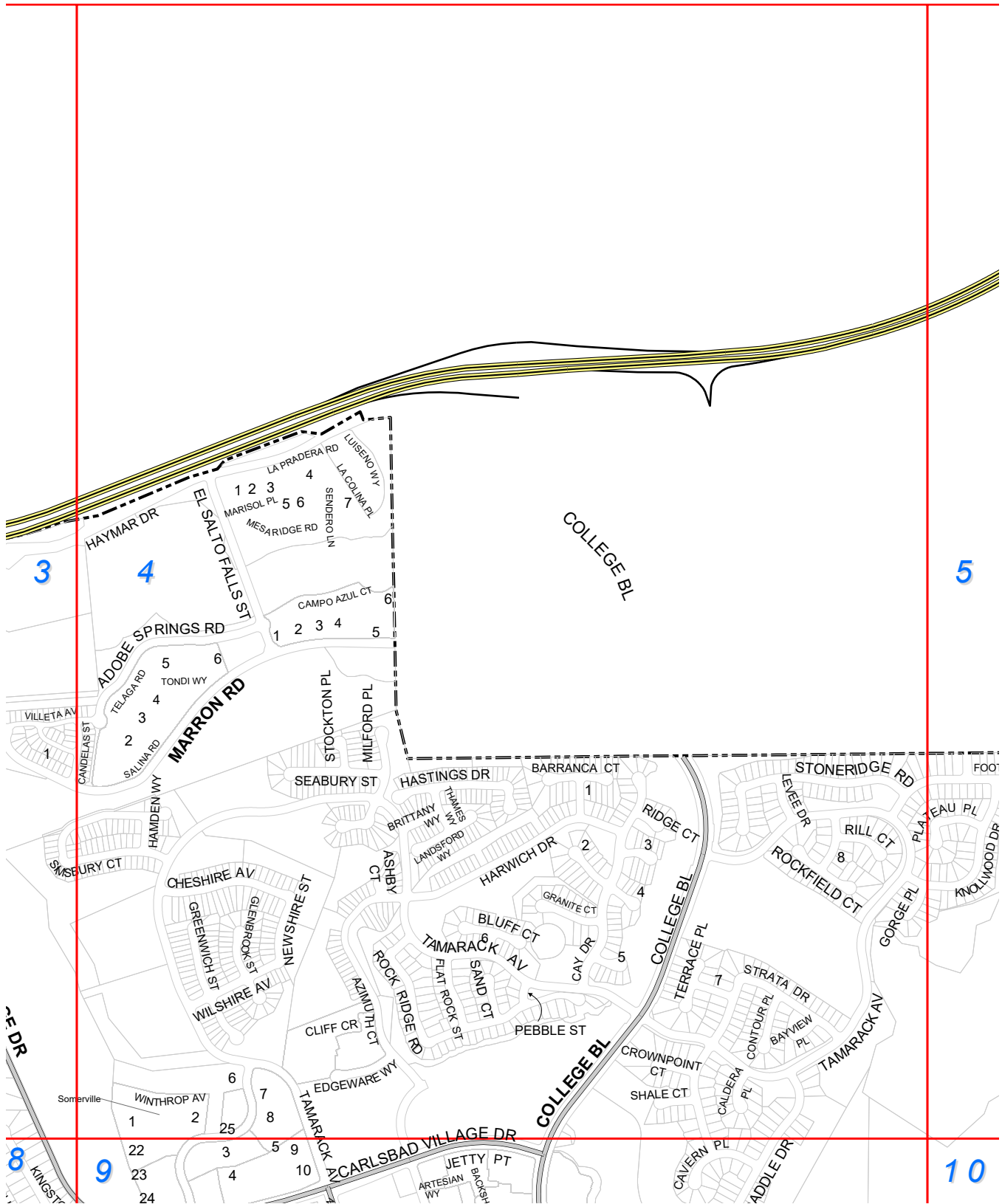
- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020



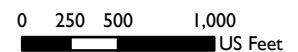
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Map 3



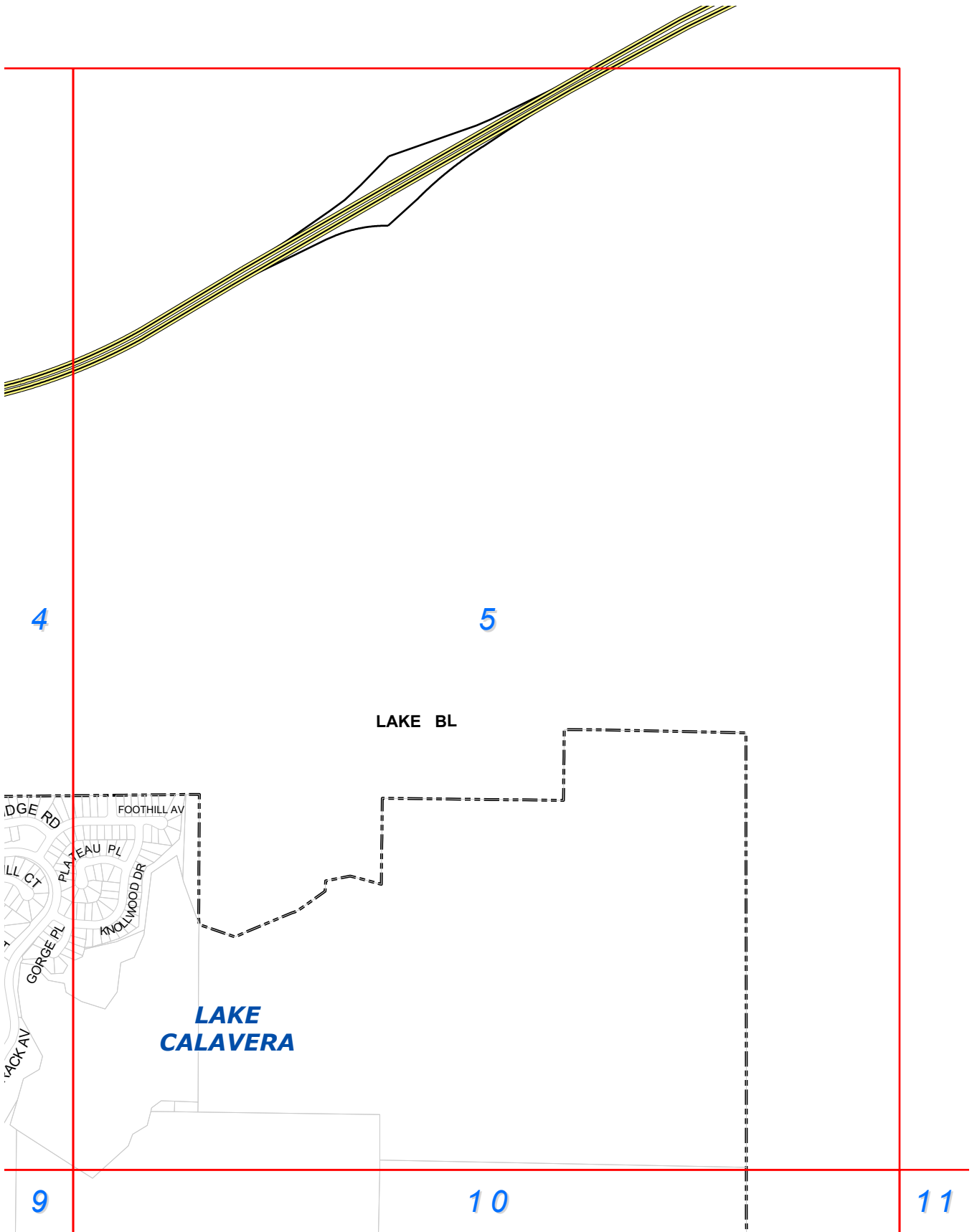
- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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Map 4



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

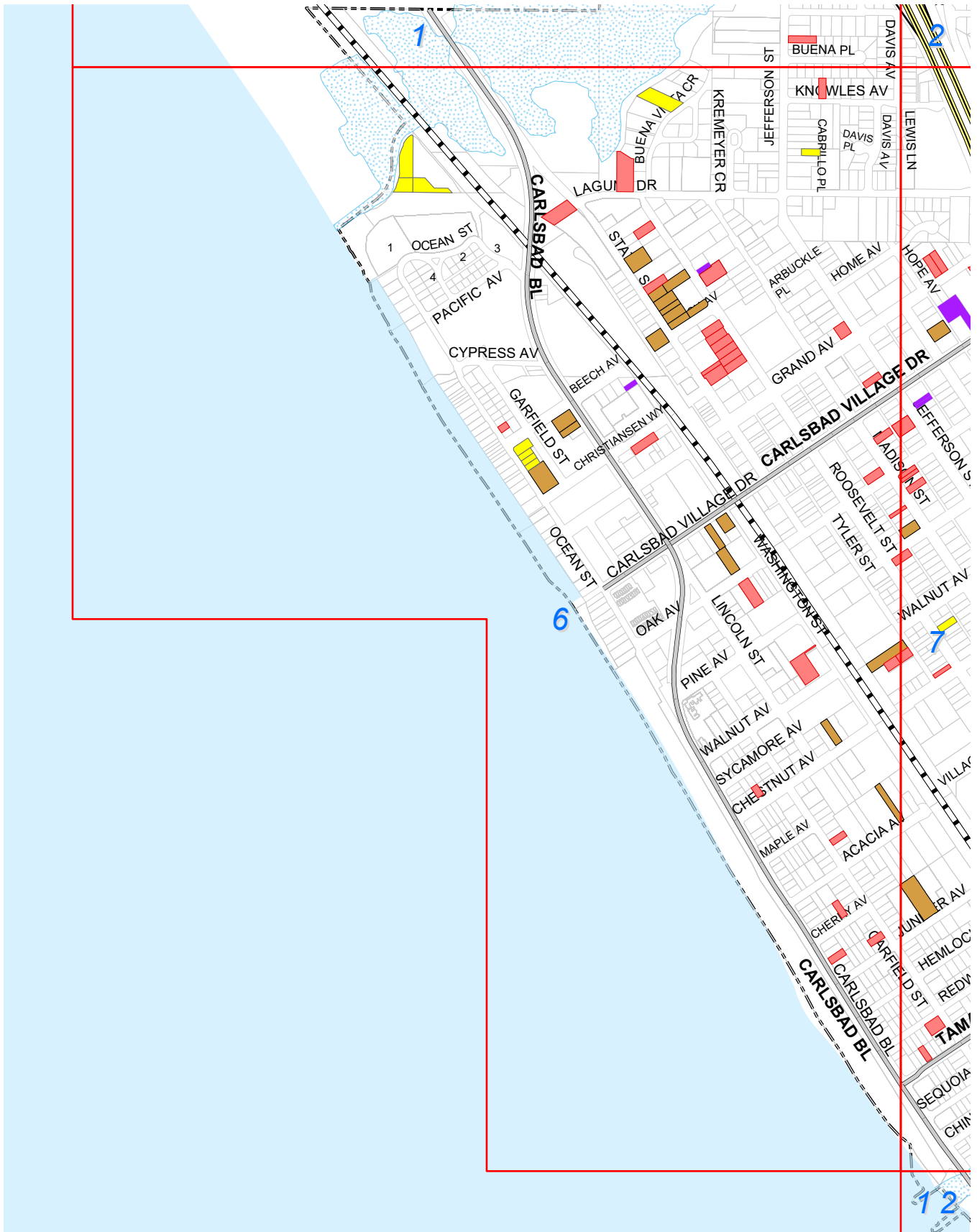
Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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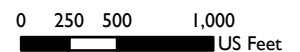
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Map 5



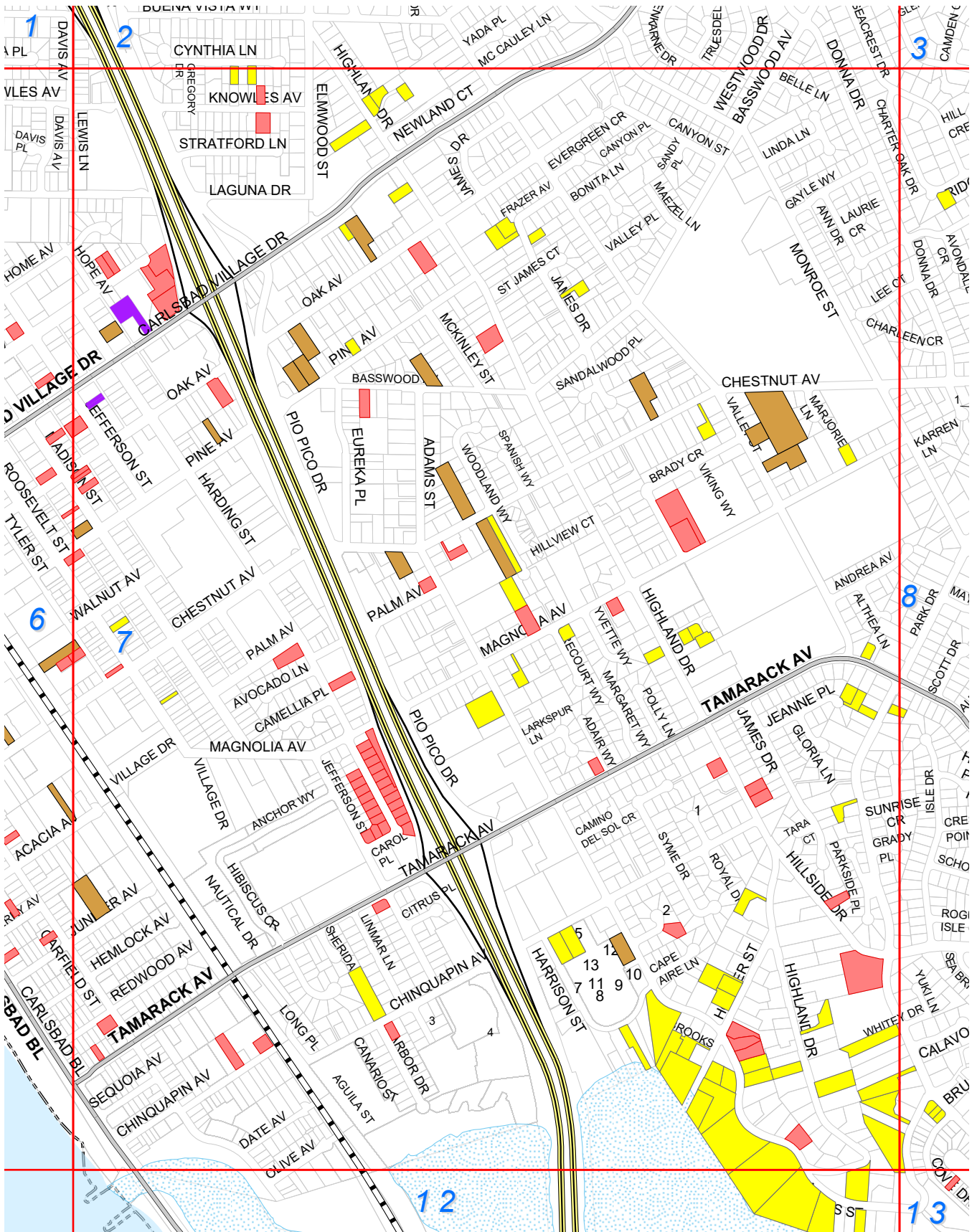
- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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Map 6



- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

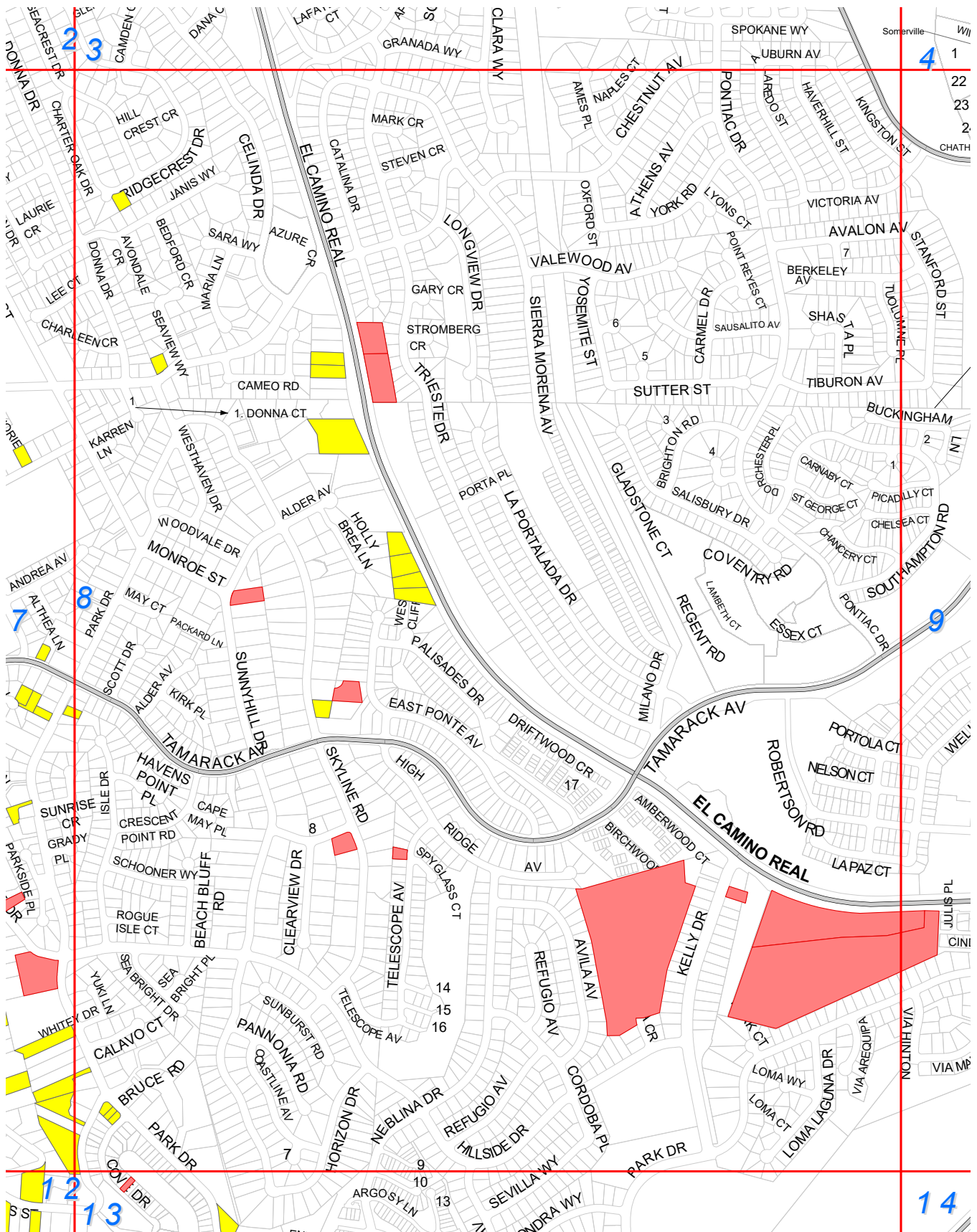


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Map 7



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

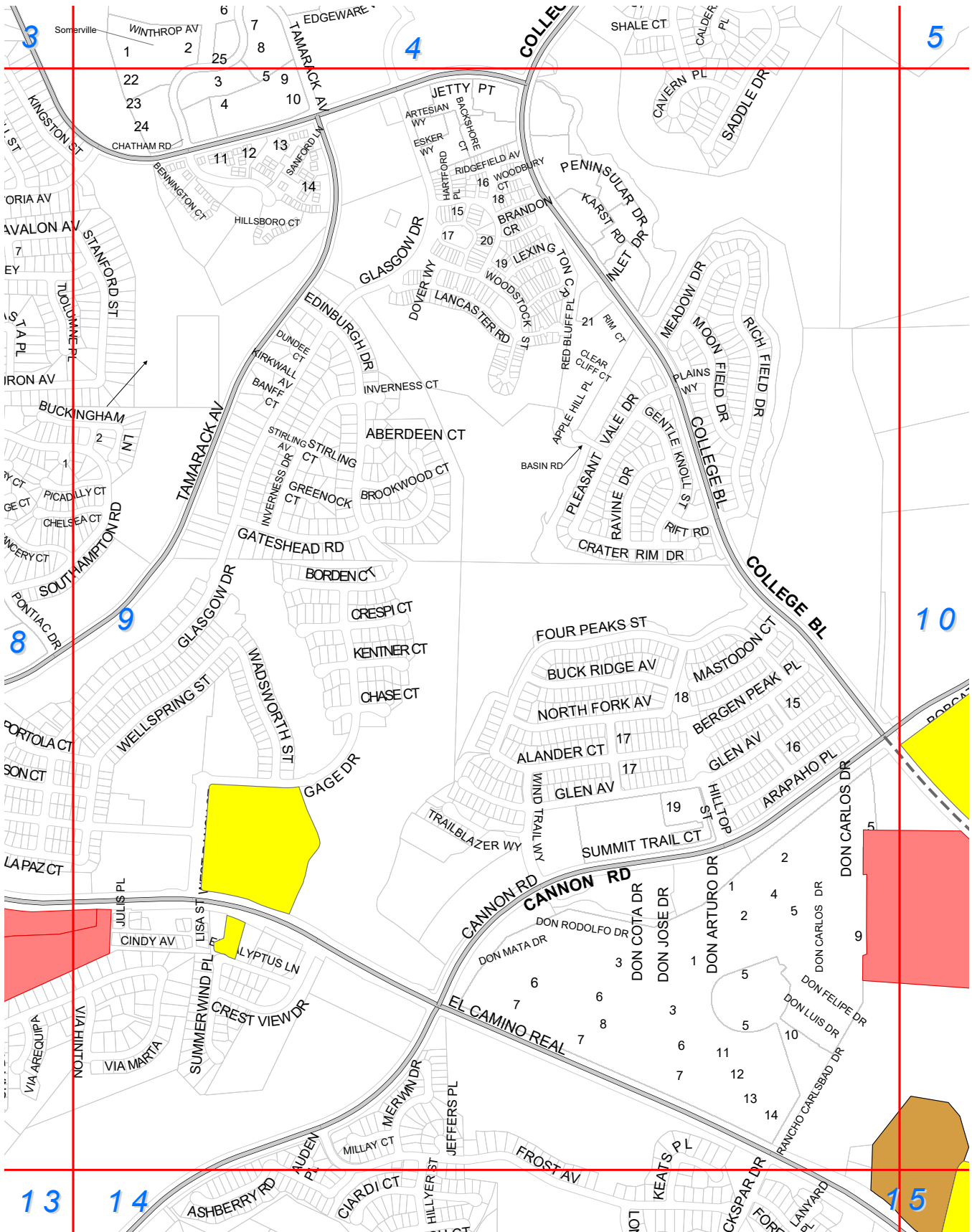


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Map 8



- Current Planning Projects
- Vacant (Residential)
- Commercial -> Residential
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

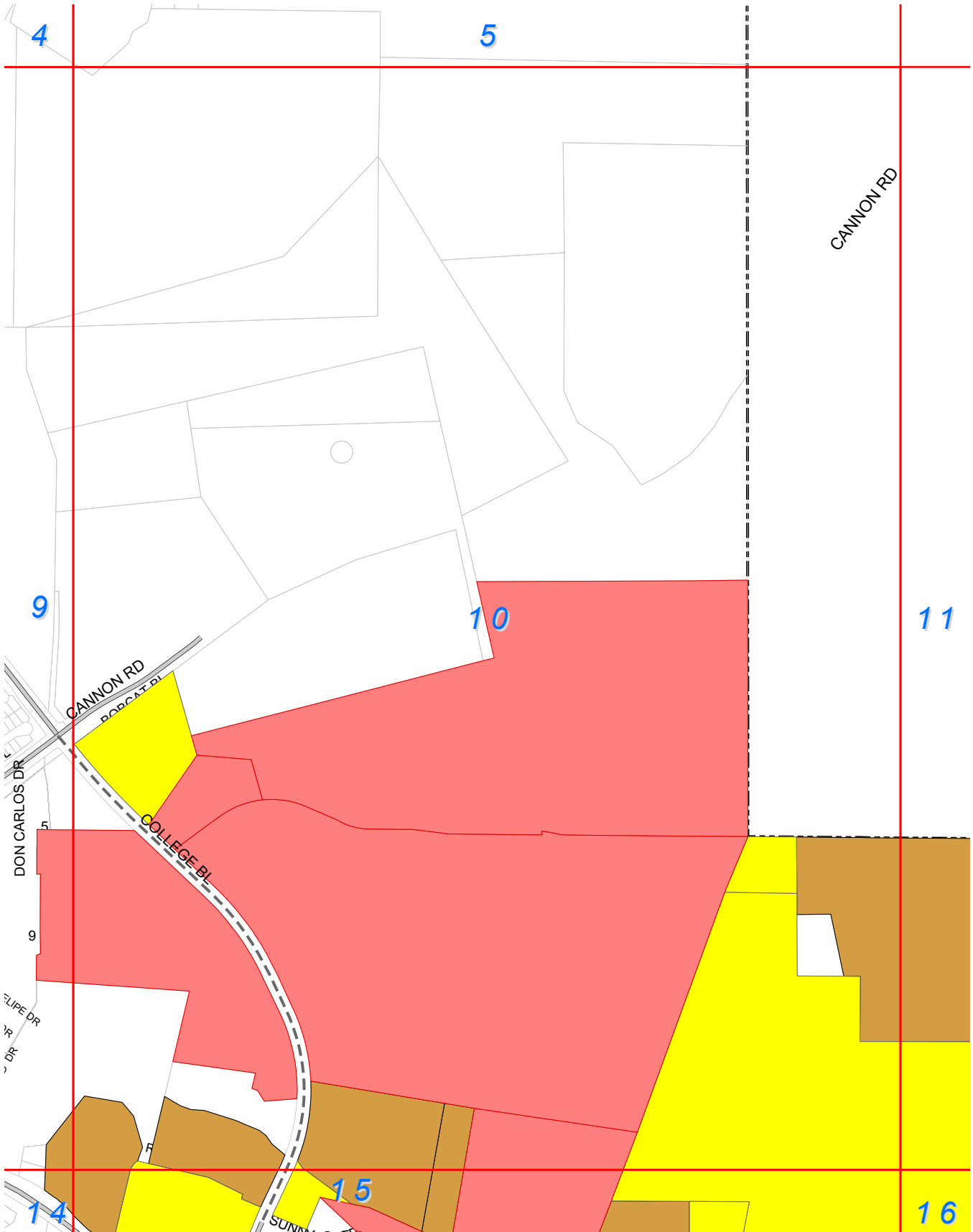


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Map 9



- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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Map 10

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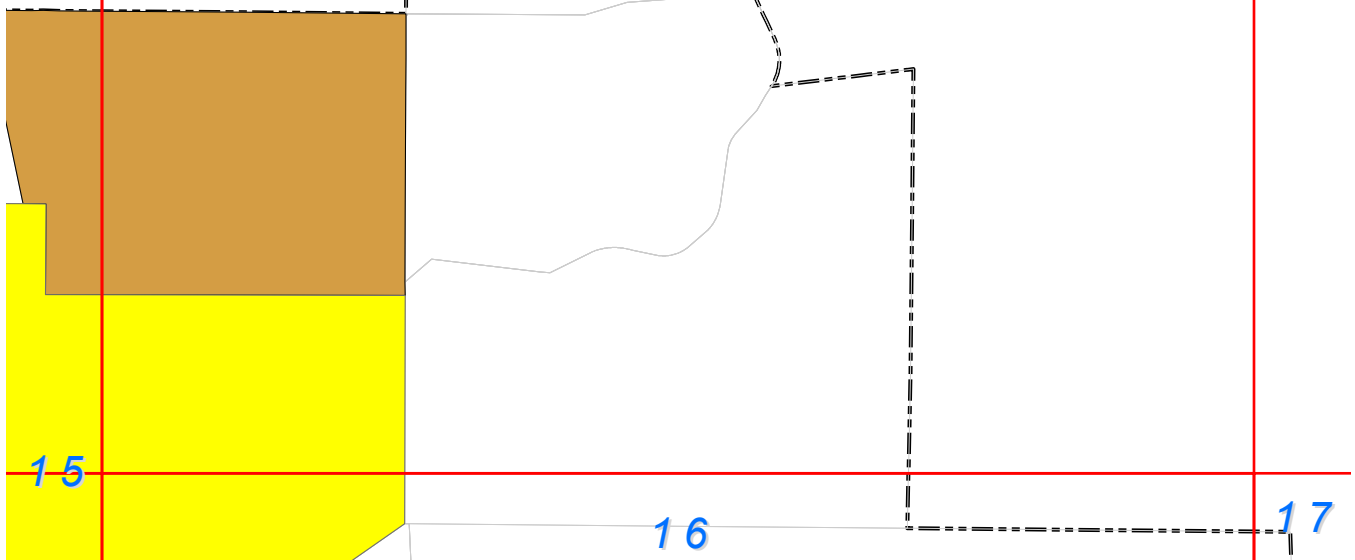
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- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

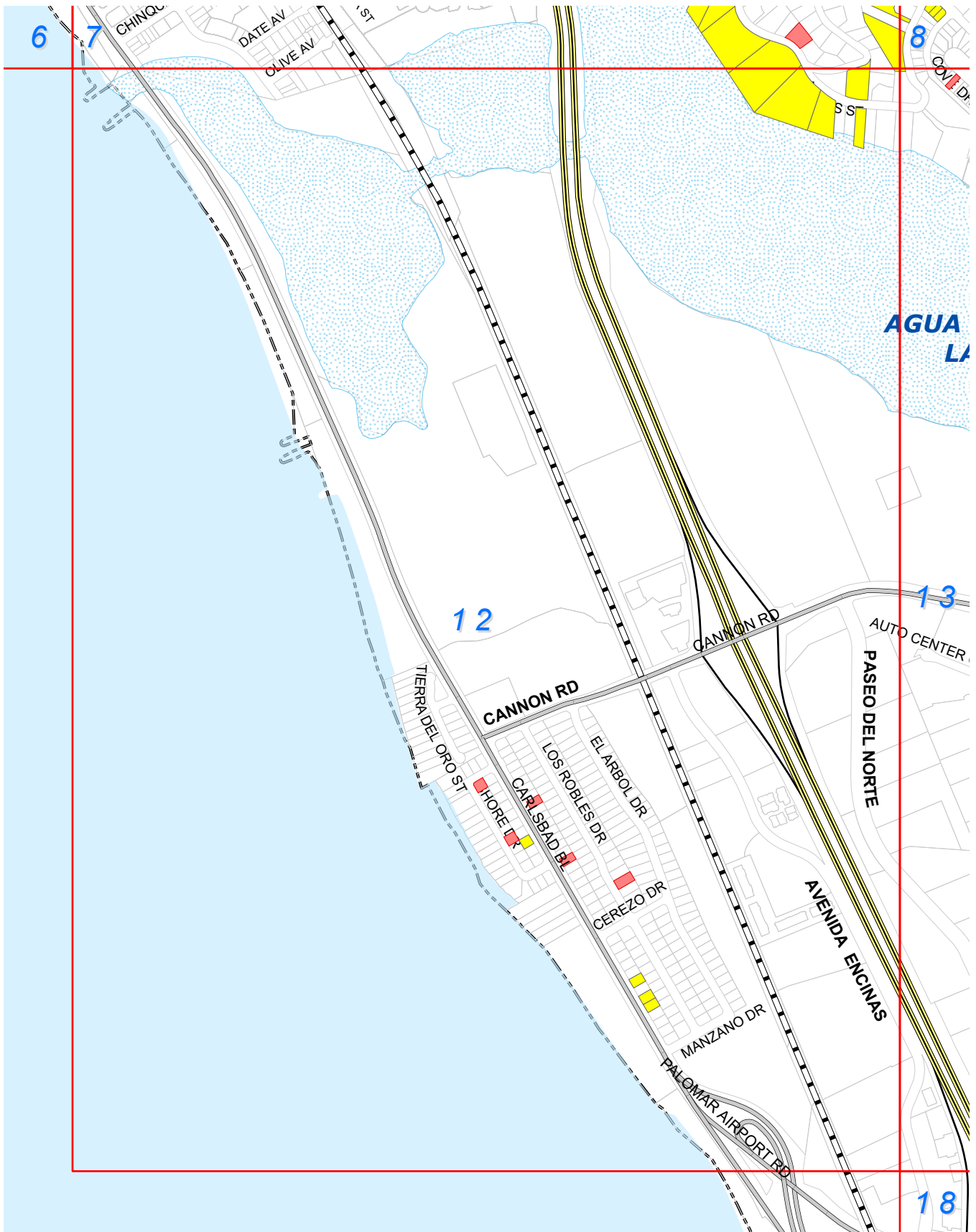
Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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Map 11



- Current Planning Projects
- Vacant (Residential)
- Commercial -> Residential
- Industrial/Other -> Residential
- Underutilized

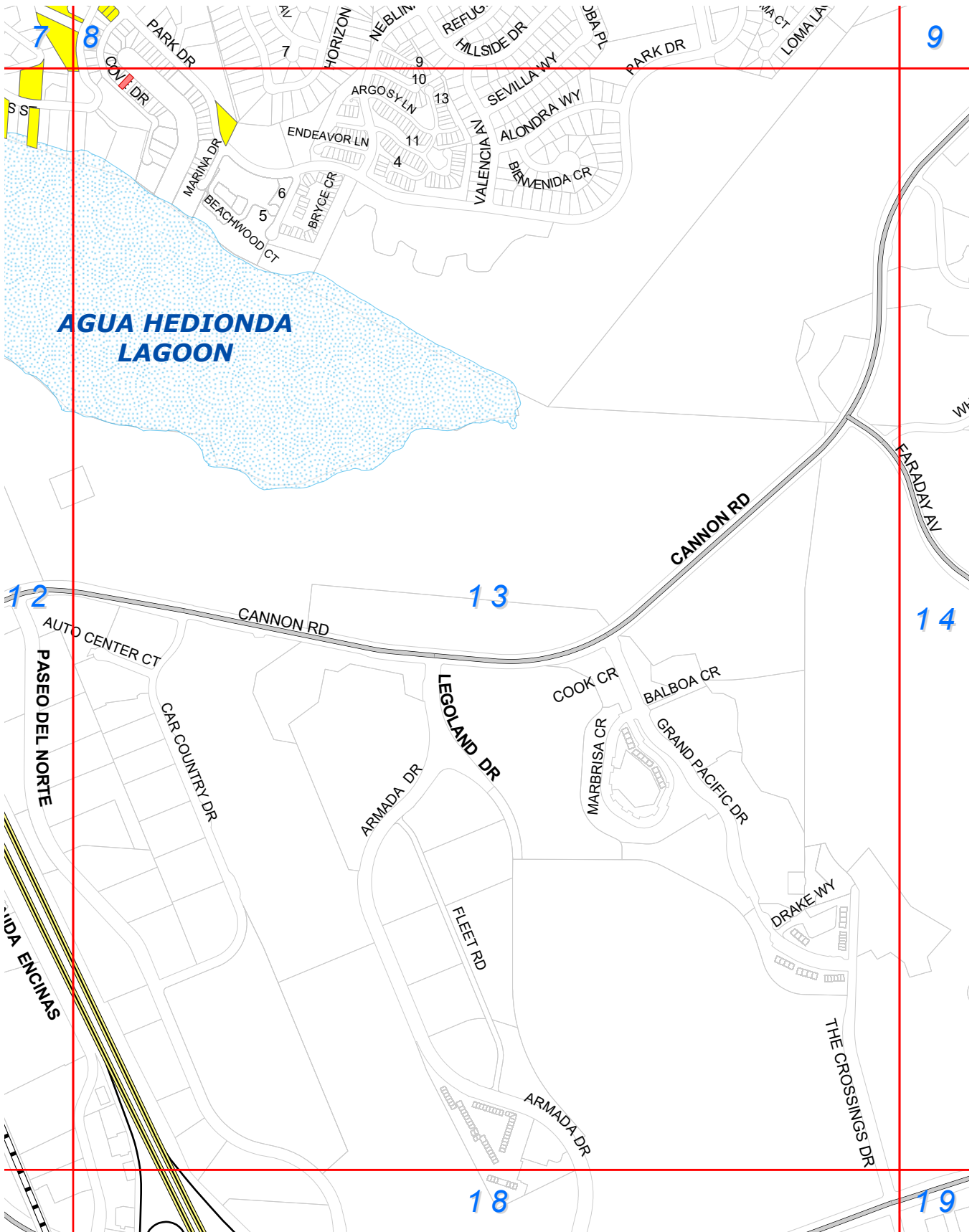
Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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Map 12



- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

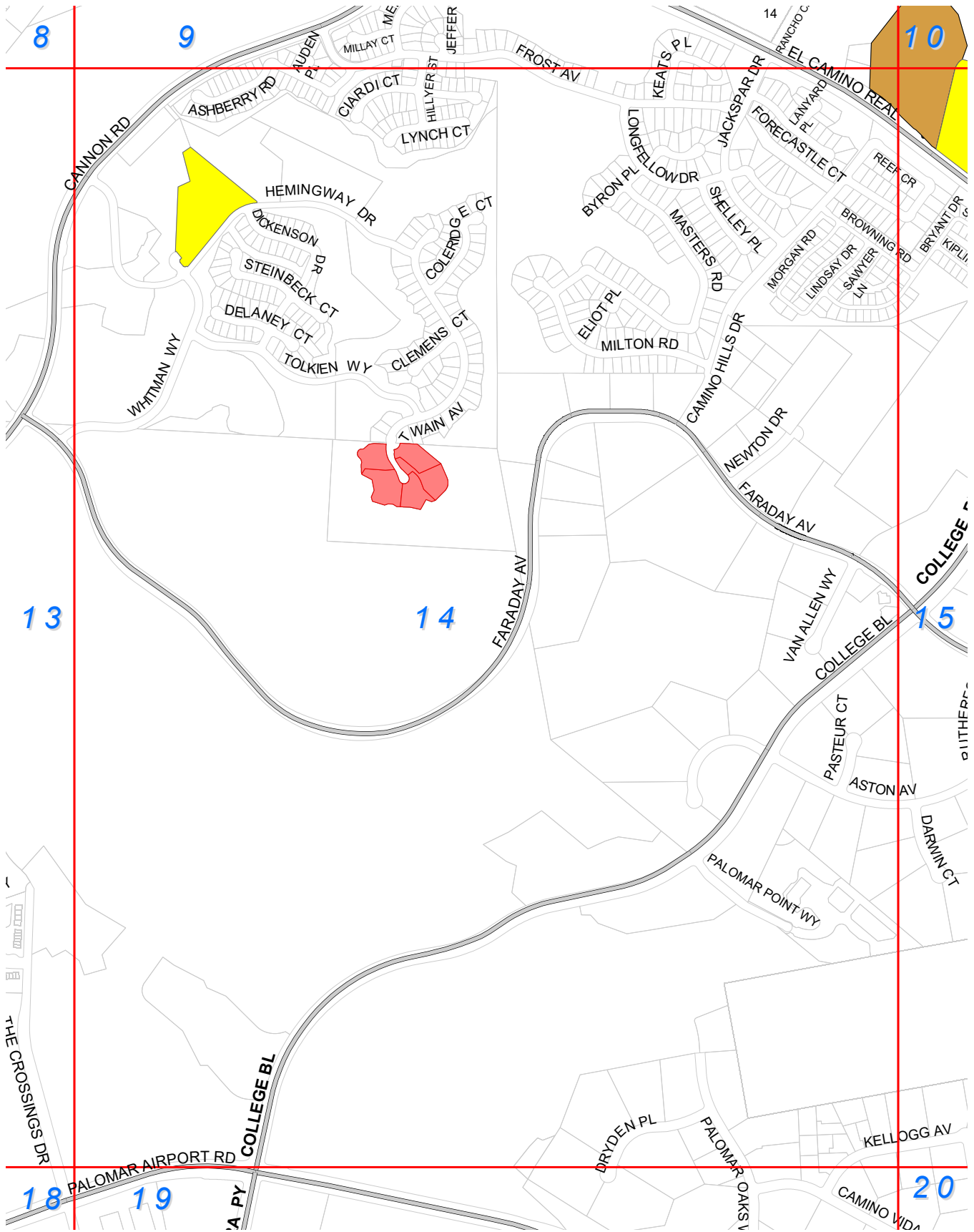


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Map 13



- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

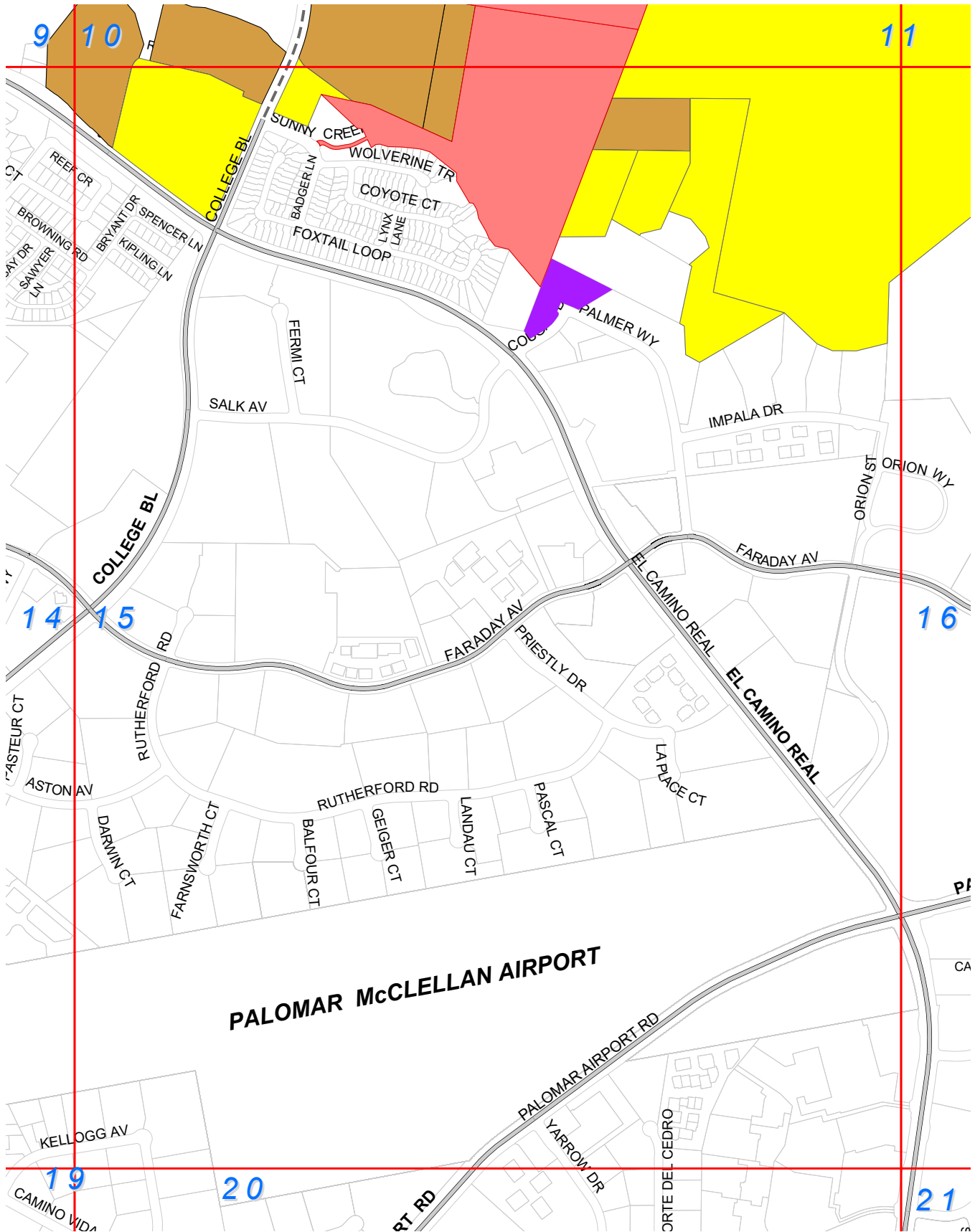


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Map 14



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

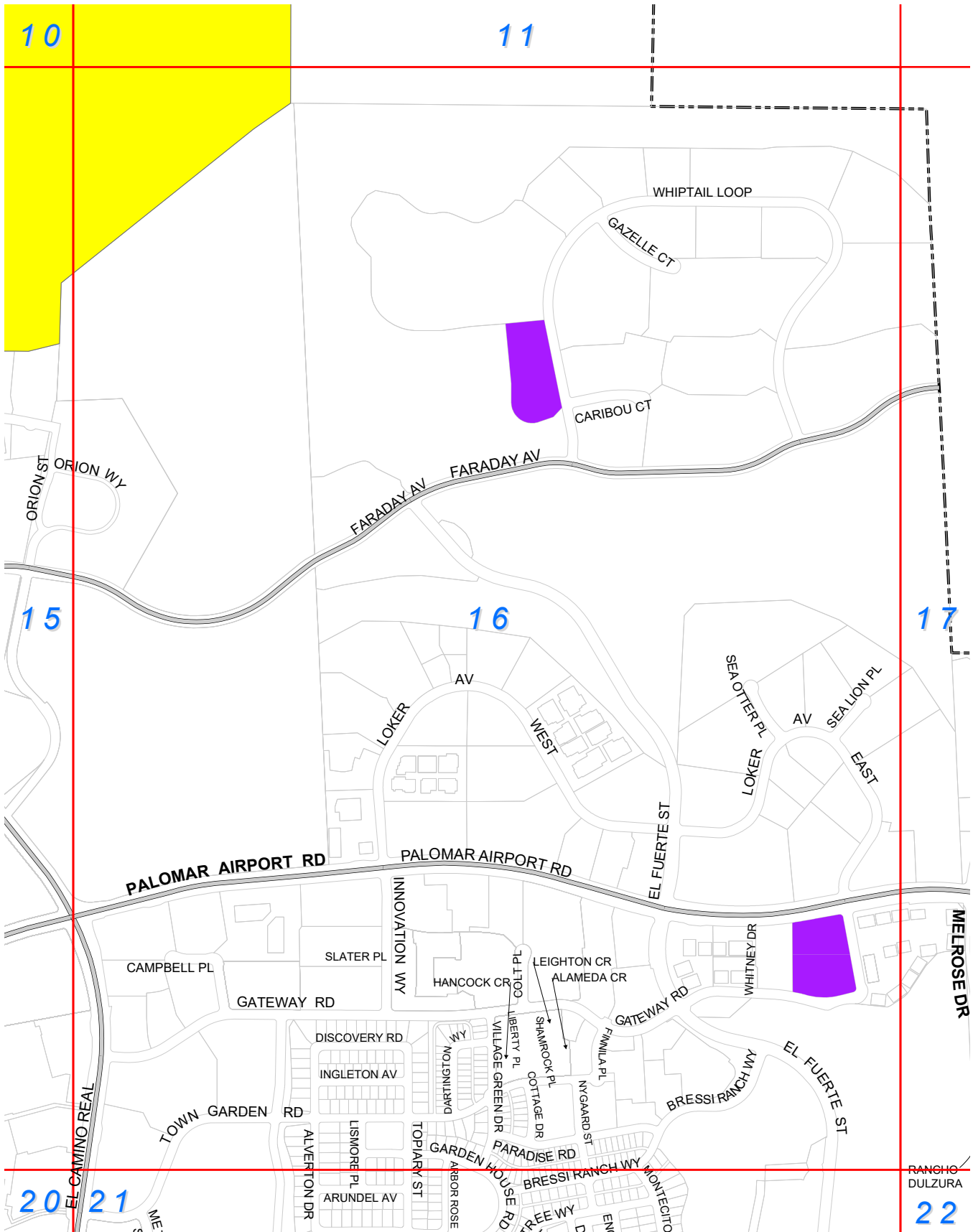
Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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Map 15



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

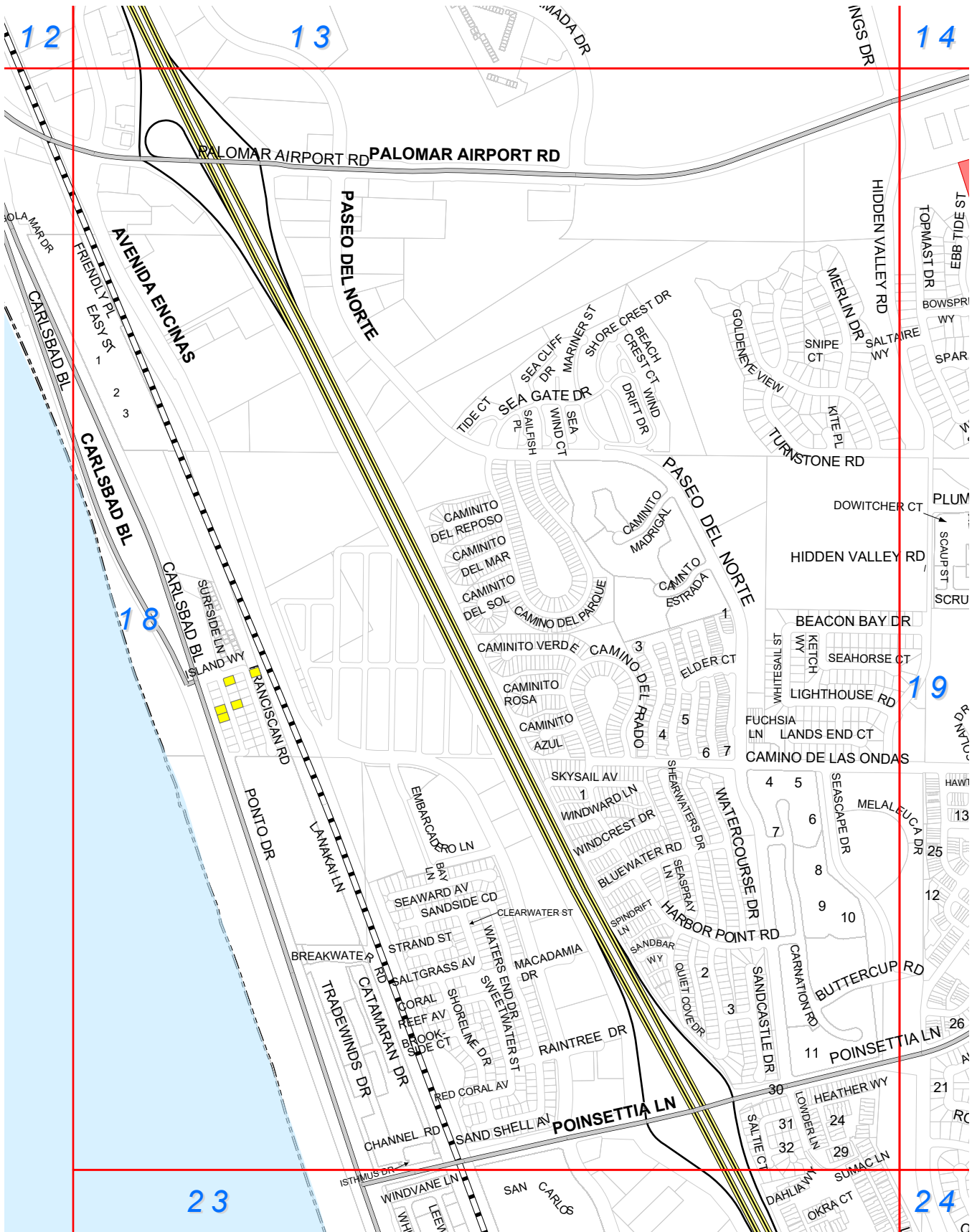


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Map 16



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

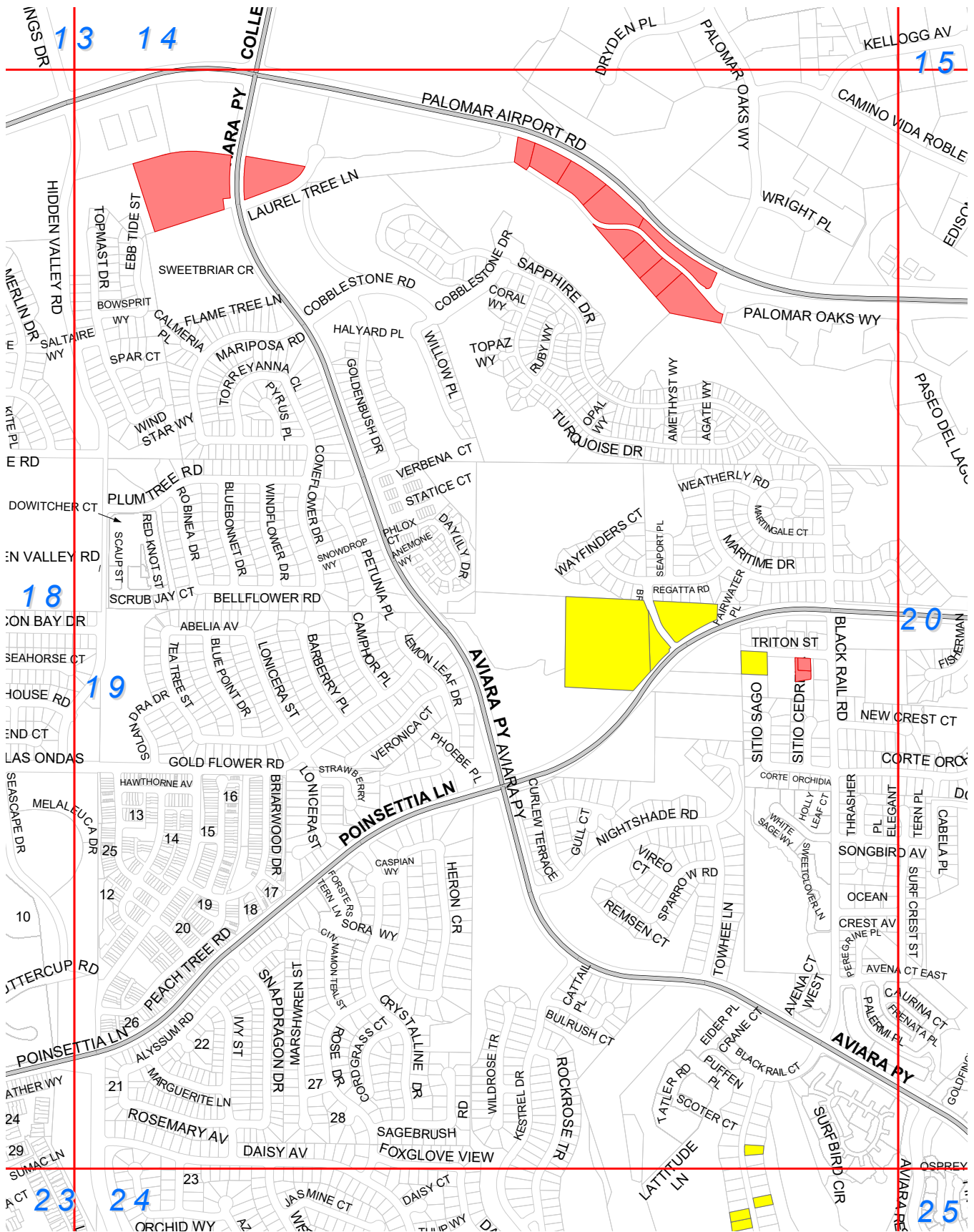


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Map 18



- Current Planning Projects
- Vacant (Residential)
- Commercial -> Residential
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

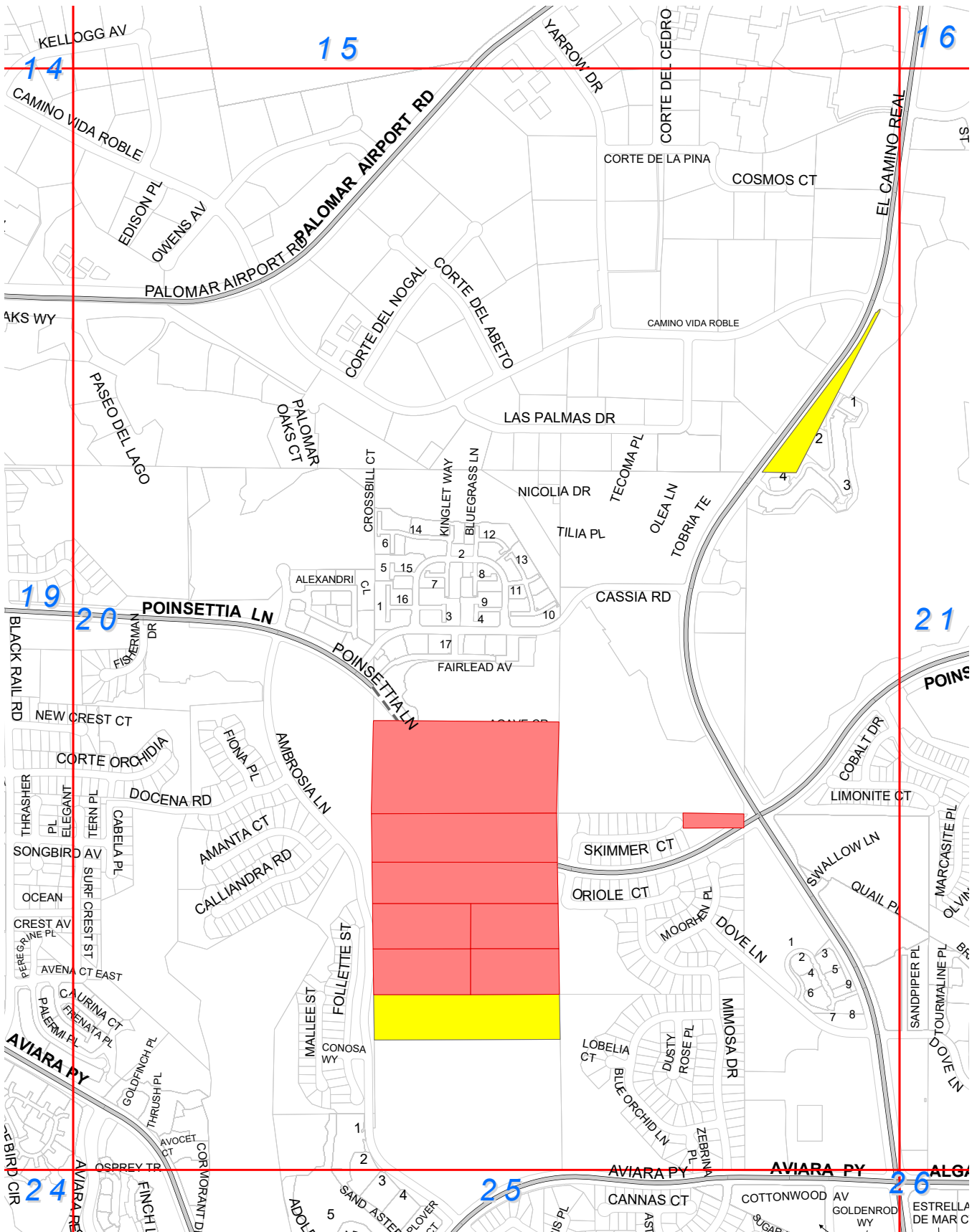


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Map 19



- Current Planning Projects
- Vacant (Residential)
- Commercial -> Residential
- Industrial/Other -> Residential
- Underutilized



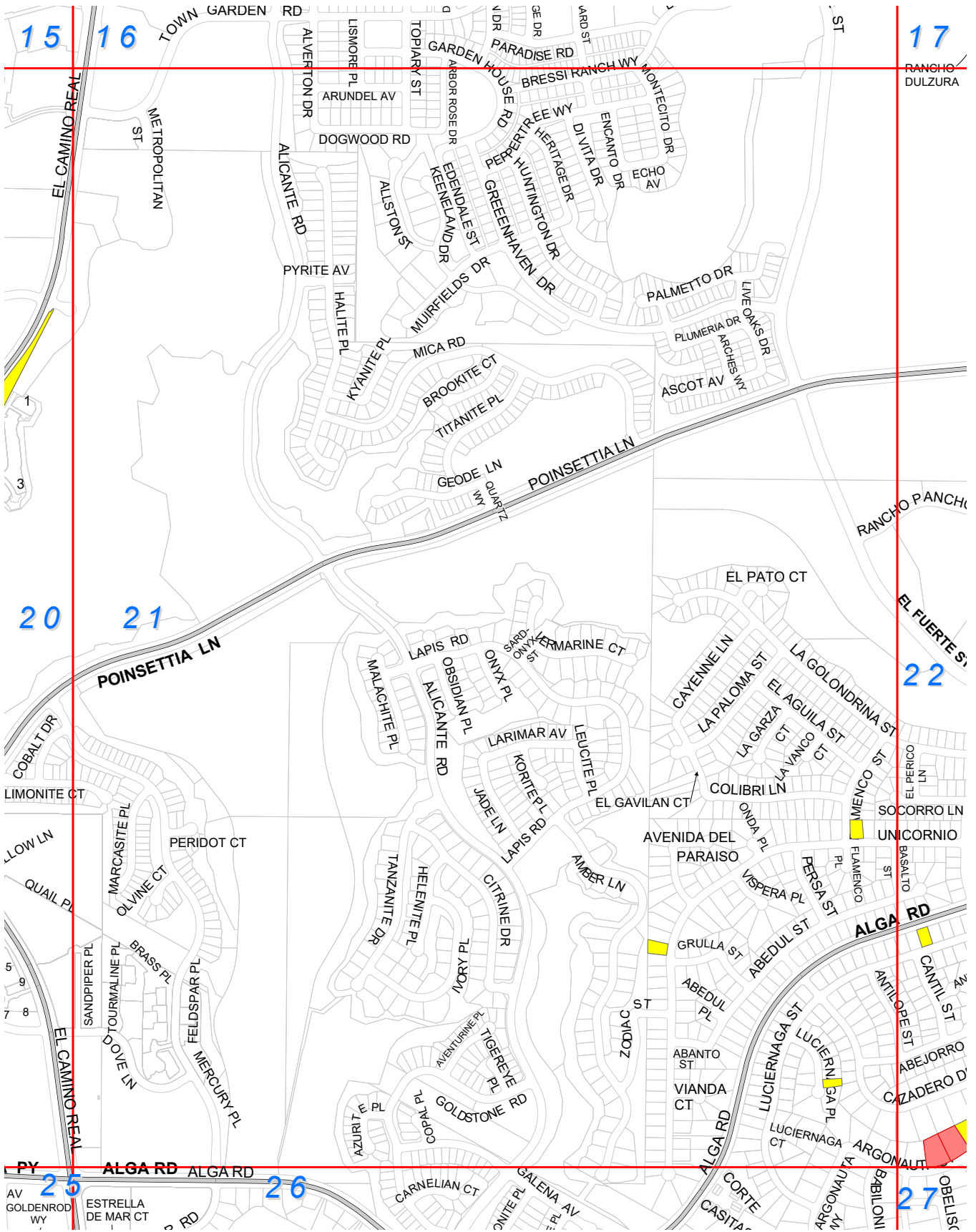
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Sources: City of Carlsbad, 2020; Mintier Harnish 2020

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Map 20



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized



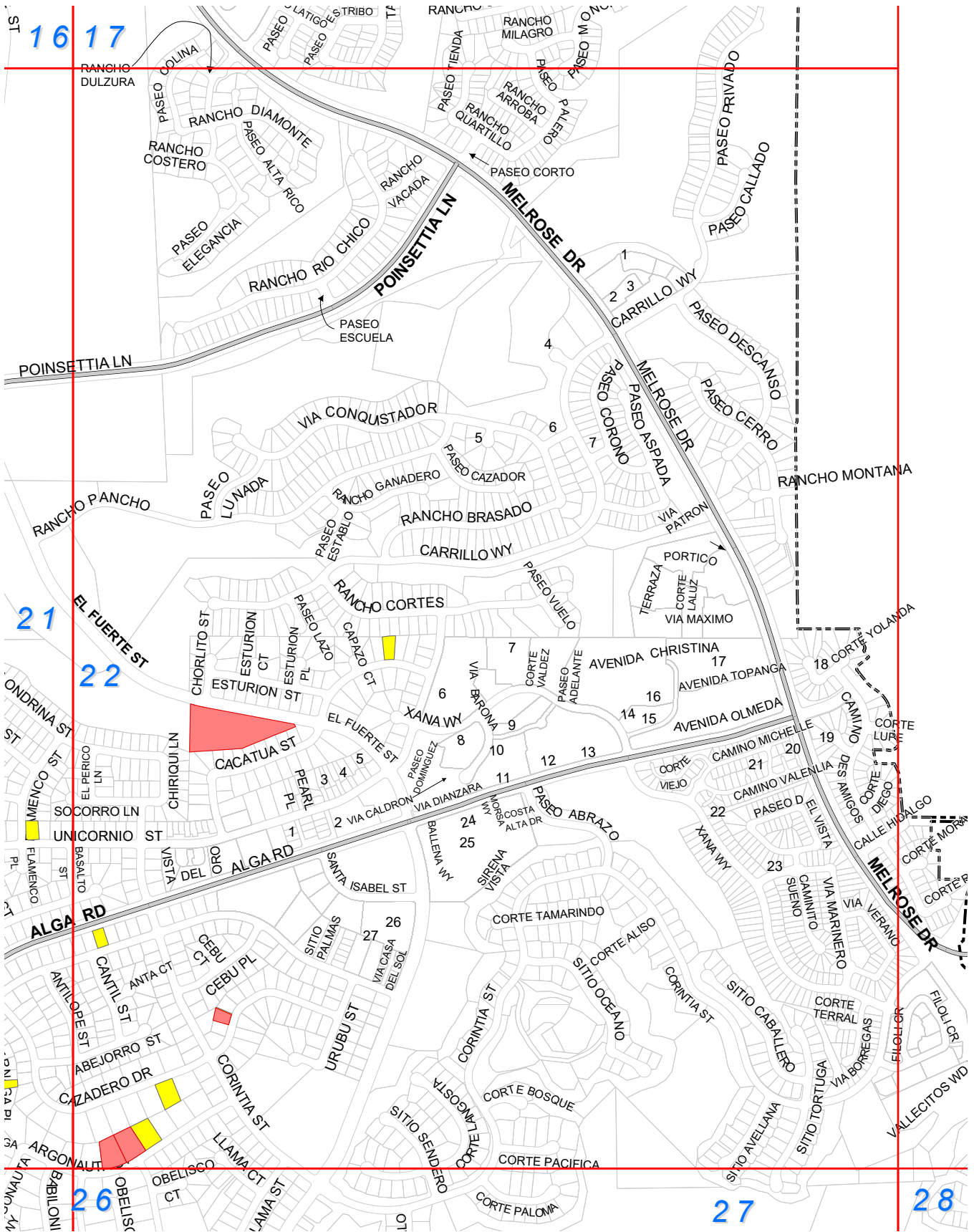
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Sources: City of Carlsbad, 2020; Mintier Harnish 2020

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Map 21



- Current Planning Projects
- Vacant (Residential)
- Commercial -> Residential
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

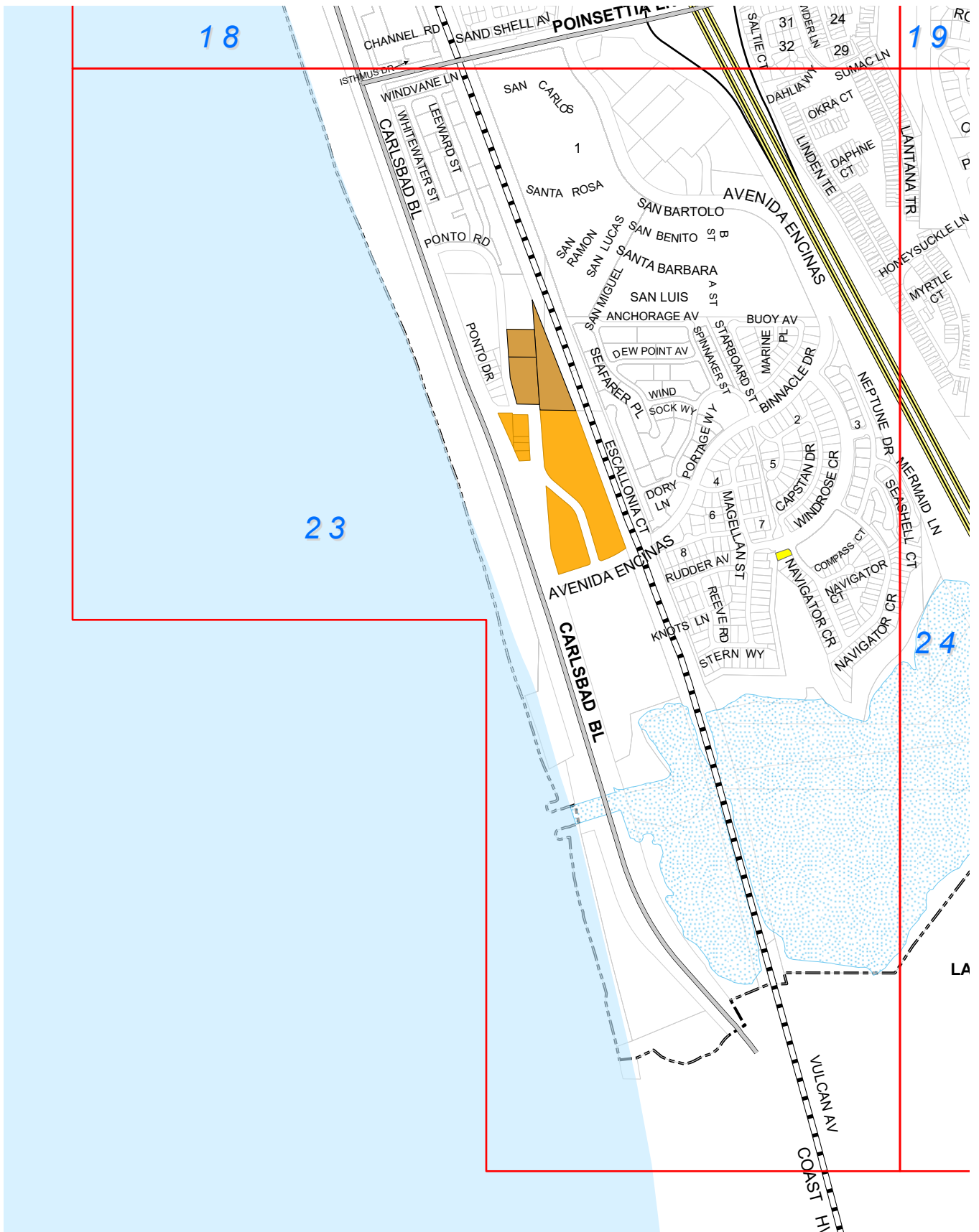


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Map 22



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

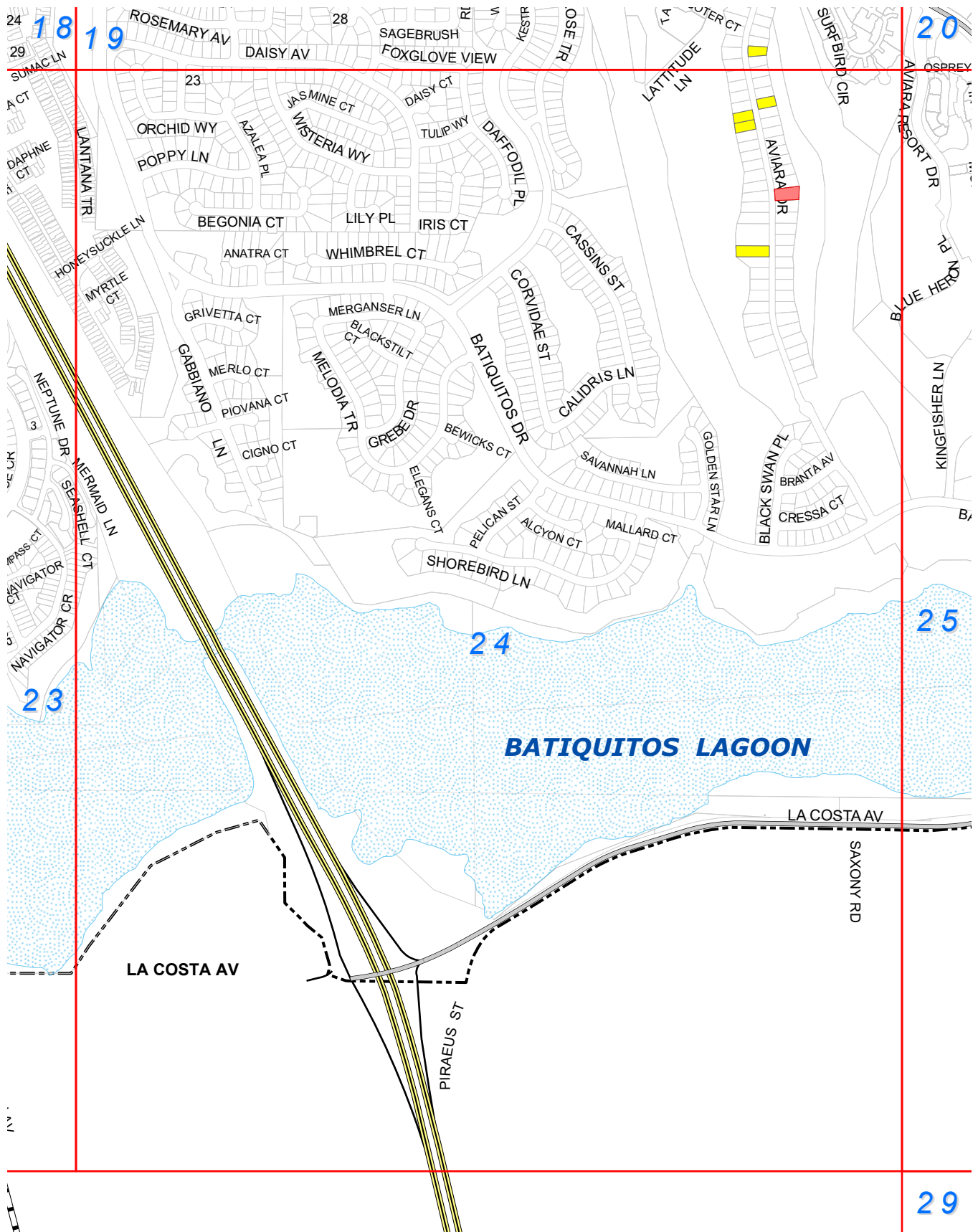
Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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Map 23



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

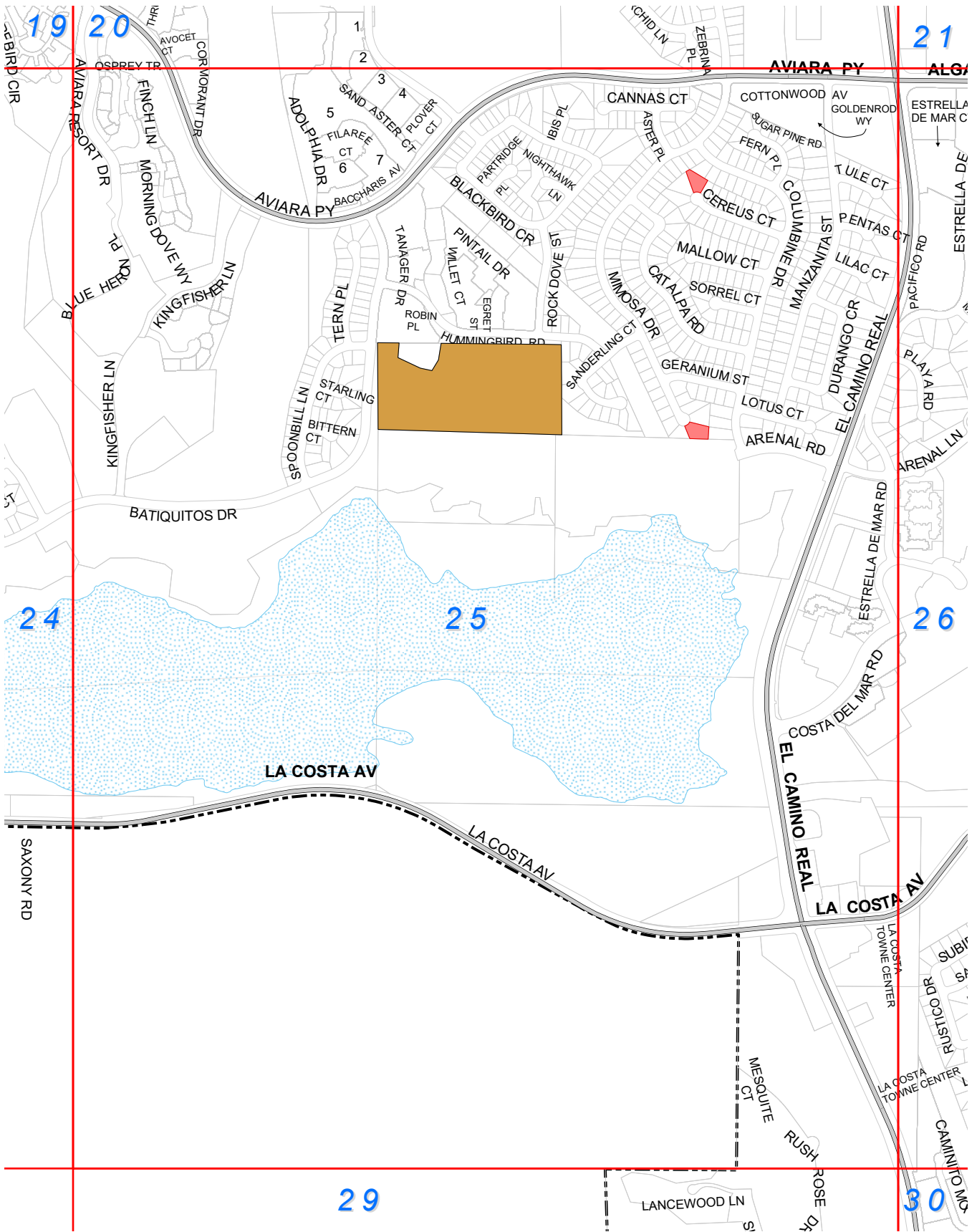


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Map 24



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

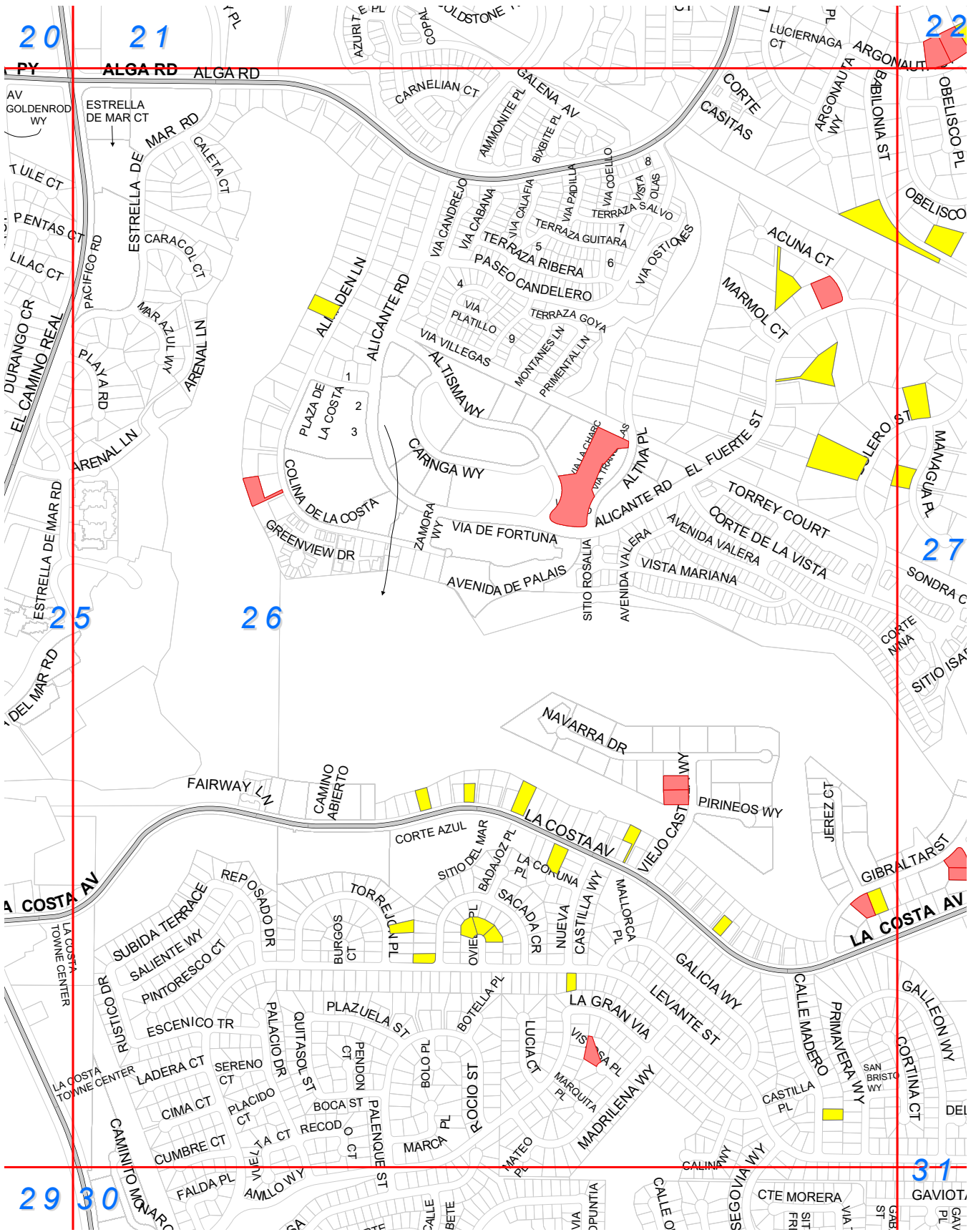


City of
Carlsbad

0 250 500 1,000
US Feet

DRAFT

Map 25



- Current Planning Projects
- Vacant (Residential)
- Commercial -> Residential
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

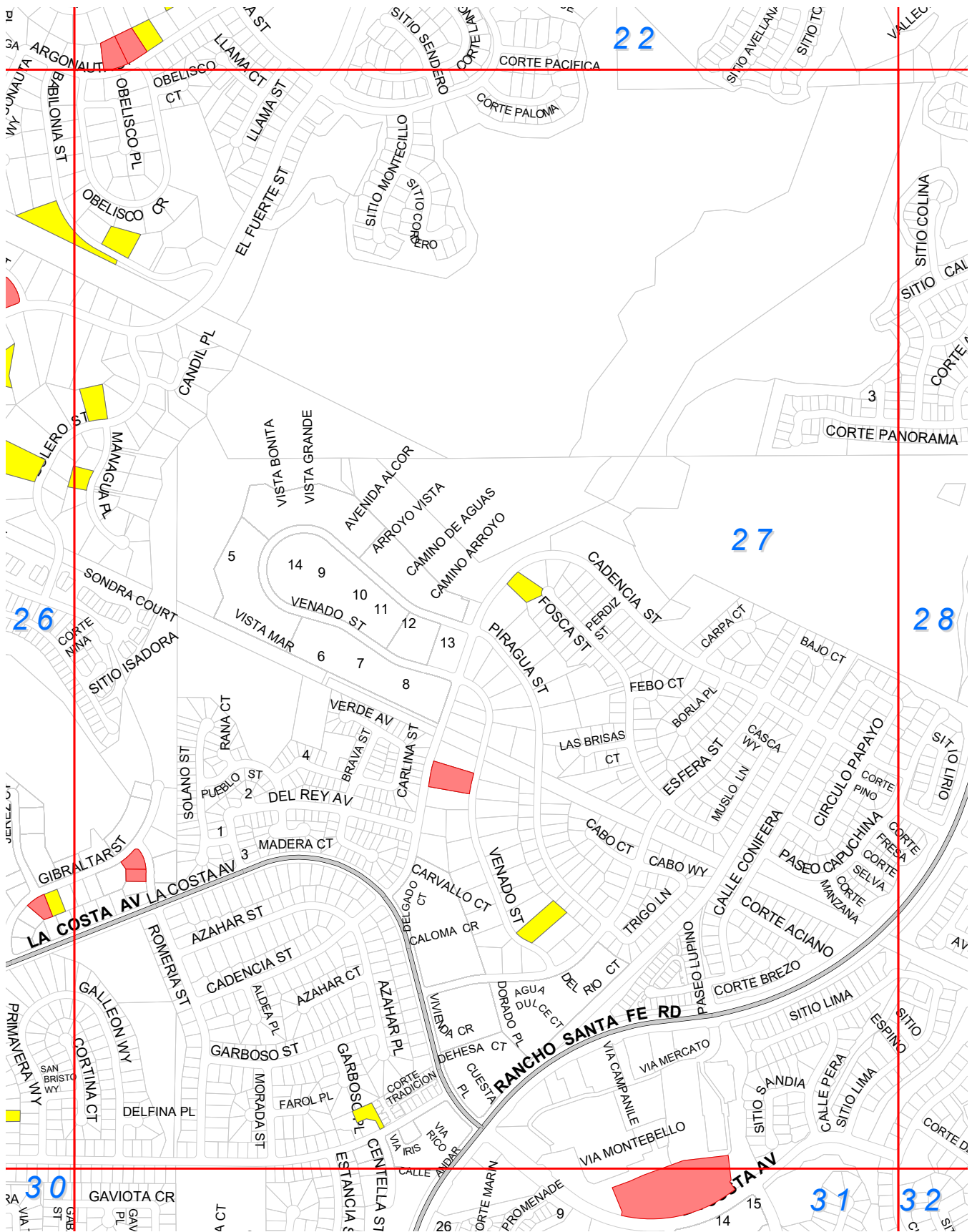


City of
Carlsbad

0 250 500 1,000
US Feet

DRAFT

Map 26



- Current Planning Projects
- Vacant (Residential)
- Commercial -> Residential
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

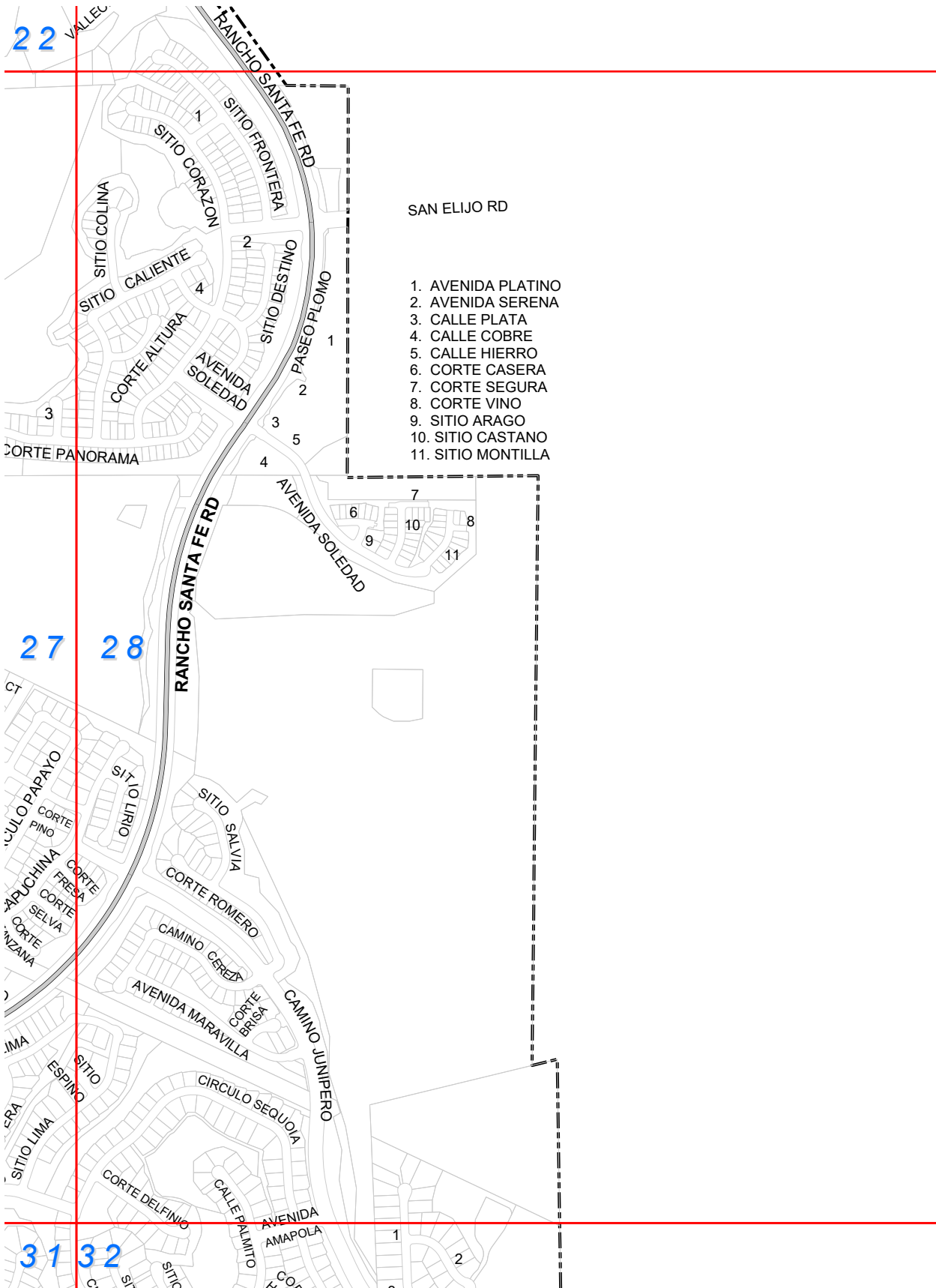


City of
Carlsbad

0 250 500 1,000
US Feet

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Map 27



1. AVENIDA PLATINO
2. AVENIDA SERENA
3. CALLE PLATA
4. CALLE COBRE
5. CALLE HIERRO
6. CORTE CASERA
7. CORTE SEGURA
8. CORTE VINO
9. SITIO ARAGO
10. SITIO CASTANO
11. SITIO MONTILLA

- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

DRAFT

Map 28

24

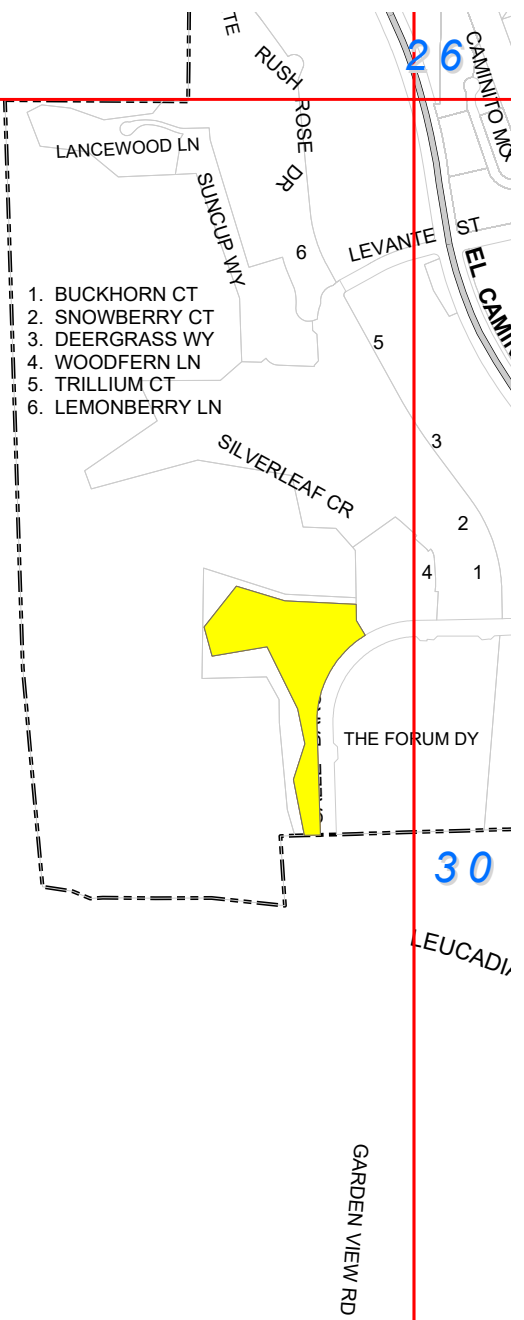
25

26

29

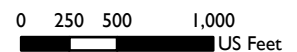
30

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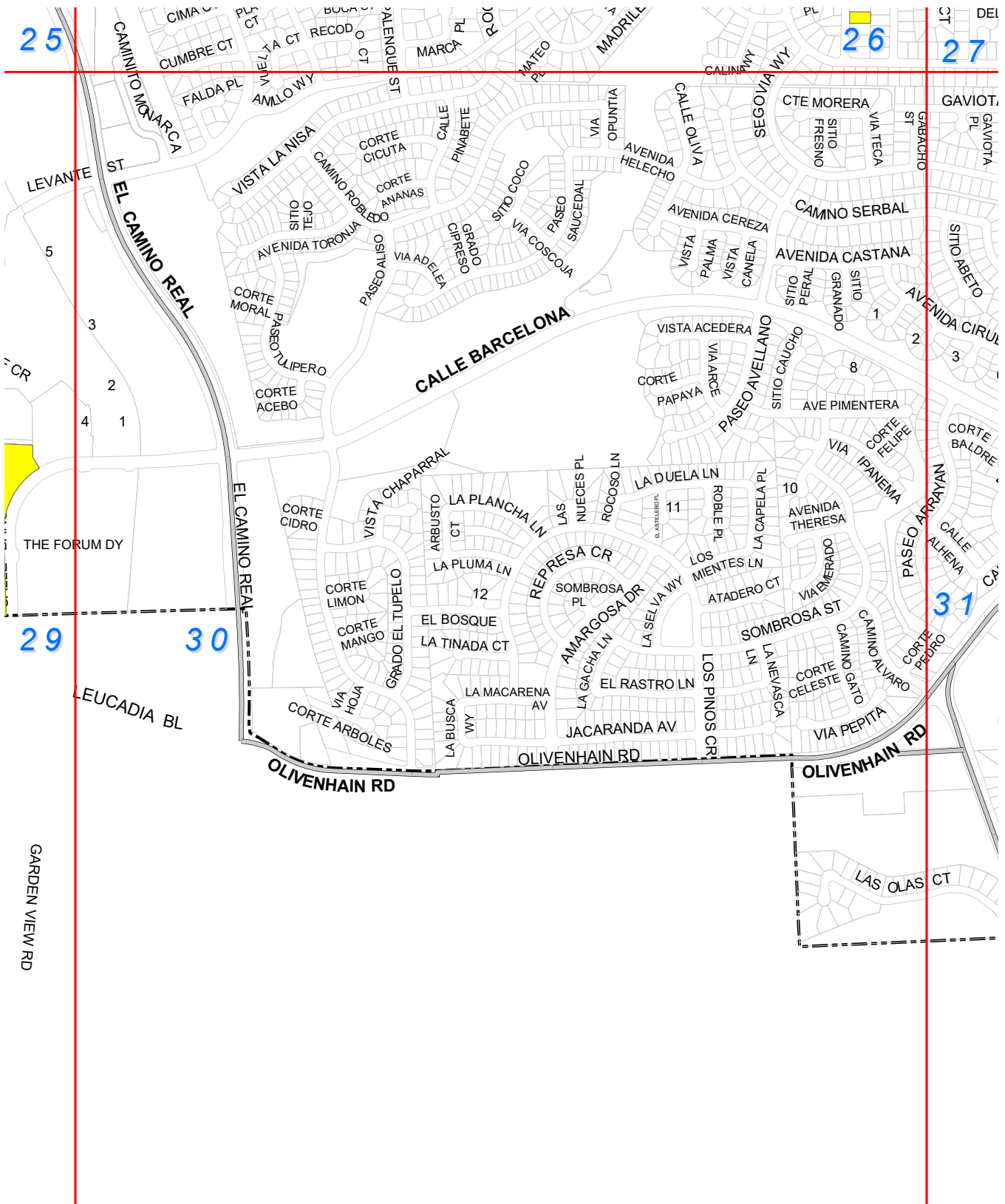
- Current Planning Projects
- Vacant (Residential)
- Underutilized
- Commercial -> Residential
- Industrial/Other -> Residential

Sources: City of Carlsbad, 2020; Mintier Harnish 2020



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Map 29



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

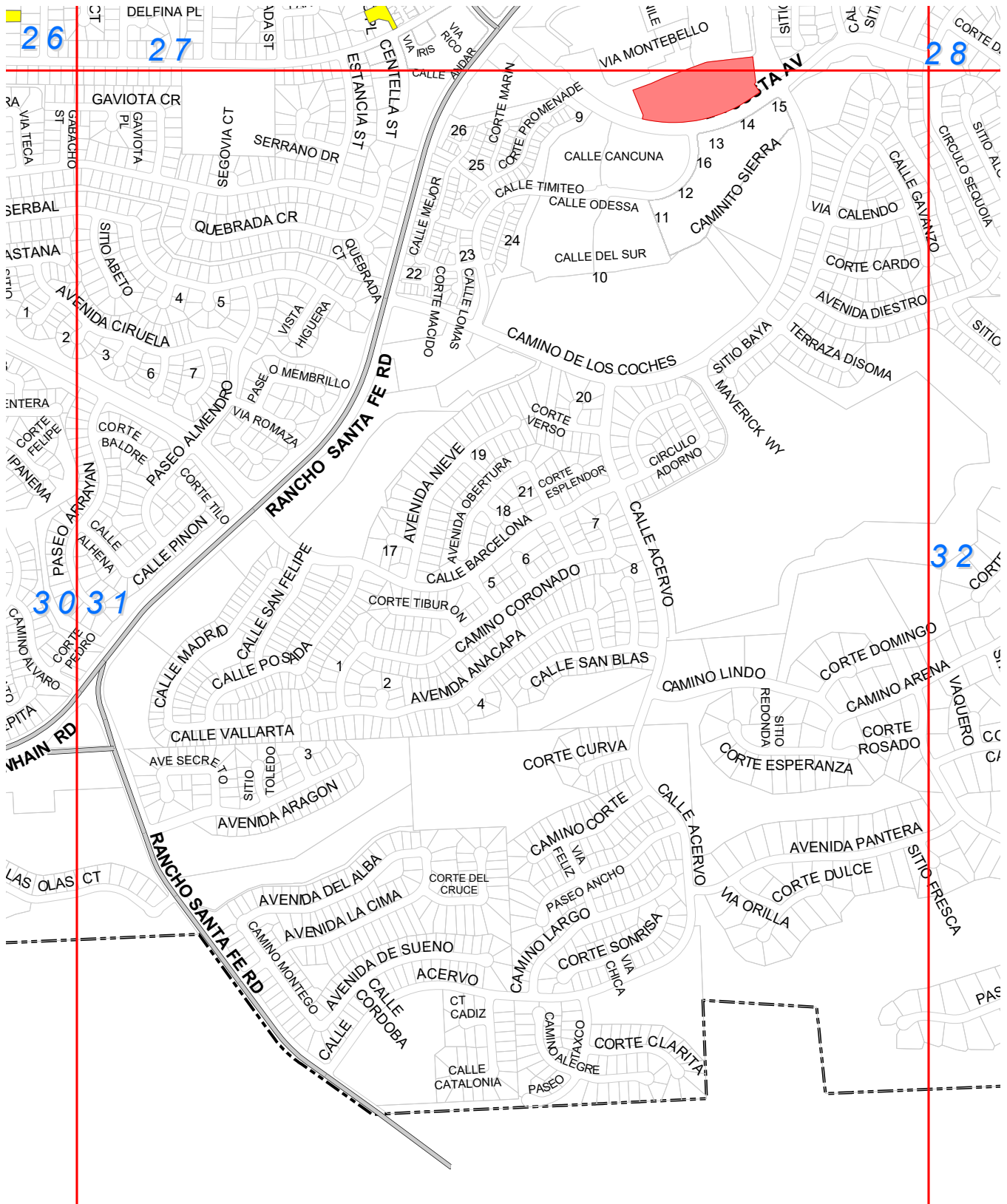


City of
Carlsbad

0 250 500 1,000
US Feet

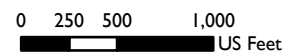
DRAFT

Map 30



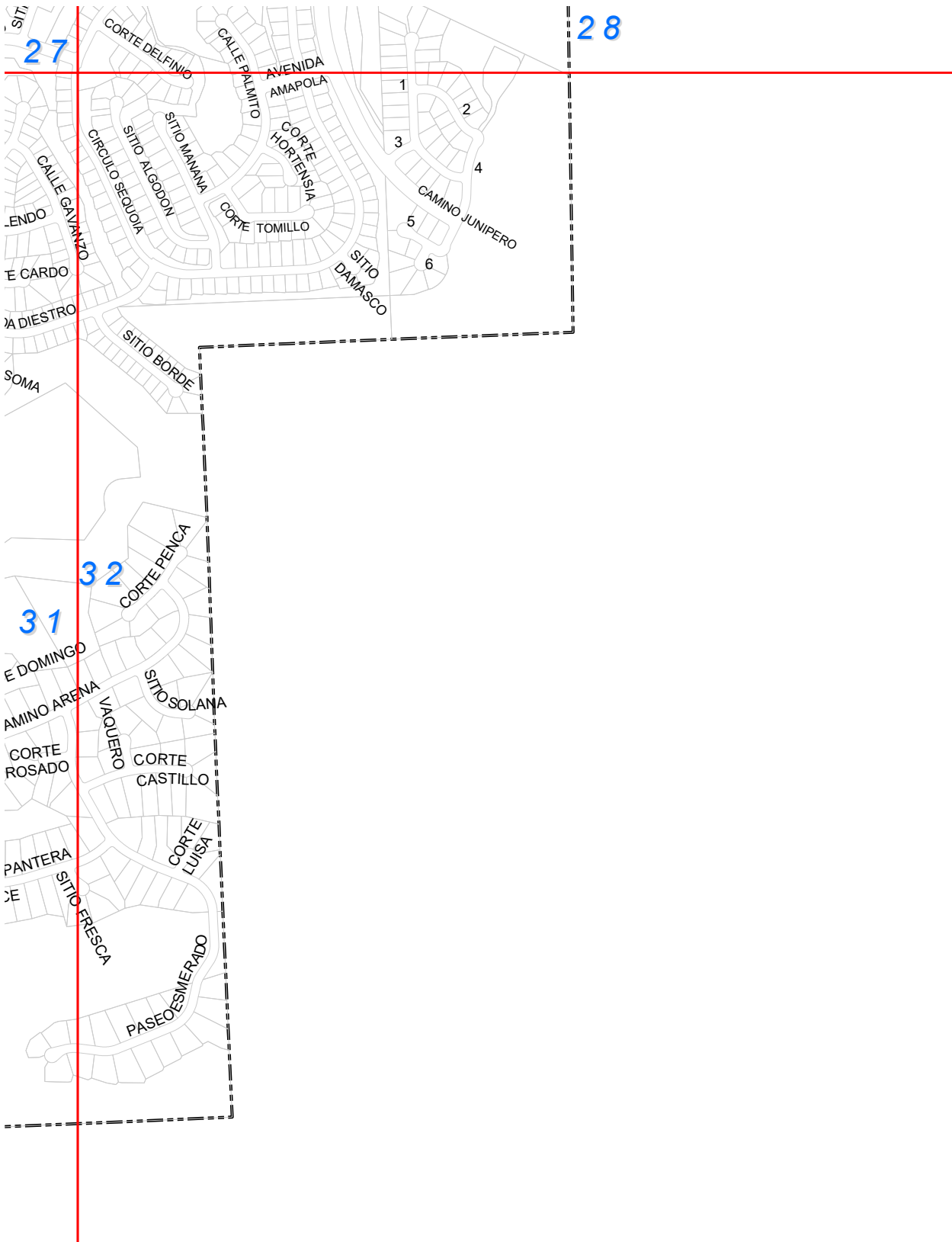
- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020





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Map 31



- Current Planning Projects
- Commercial -> Residential
- Vacant (Residential)
- Industrial/Other -> Residential
- Underutilized

Sources: City of Carlsbad, 2020; Mintier Harnish 2020

0 250 500 1,000
US Feet

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Map 32