



HOUSING ELEMENT ADVISORY COMMITTEE

Agenda

Monday, November 30, 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

Housing Element Advisory Committee (HEAC)			
Member	Represents	Member	Represents
Carolyn Luna, HEAC Chair	Planning Commission representative	Brandon Perez	Traffic & Mobility Commission representative
Diane Proulx, HEAC Vice-chair	Northeast Quadrant resident representative	Sheri Sachs	Senior Commission representative
David Barnett	Northwest Quadrant resident representative	Carl Streicher	At-large resident representative
Joy Evans	Housing Commission representative	Daniel Weis	Southwest Quadrant resident representative
Terri Novak	Southeast Quadrant resident representative		

APPROVAL OF MINUTES

Minutes of the Housing Element Advisory Committee meeting of October 14, 2020

Minutes of the joint special Housing Commission/Housing Element Advisory Committee meeting of November 19, 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.	Discussion of the Draft 2021-2029 Housing Element Update*	Discussion/comment/direction

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

December 14, 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

October 14, 2020

CALL TO ORDER: 3:04 p.m.

ROLL CALL: Committee members Luna, Barnett, Evans, Novak, Perez, Streicher, Weis. Committee member Sachs joined the meeting at 3:07. Committee member Proulx joined the meeting at 3:21. (7/0/2).

APPROVAL OF MINUTES:

(Note: Approval of the minutes occurred at the end of the meeting, just prior to meeting adjournment.)

Motion by Perez, seconded by Barnett to approve the committee meeting minutes of September 9, 2020. Motion carried 7/0/2 (Evans, Sachs absent).

PUBLIC COMMENTS:

None.

NEW BUSINESS:

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

1. Sites Inventory

Administrative Secretary Flores read public comments into the record:

Bob Wilcox requested clarification on the RHNA target numbers, specifically regarding reaching the number of affordable units. Furthermore, Mr. Wilcox inquired whether housing developments will be dense enough so that approximately 40 to 50 percent of units will qualify as affordable for lower income people.

Consultant Rust presented Agenda Item 1. Mr. Rust provided a brief overview of the HEAC's rankings on the sites inventory methodologies. Mr. Rust continued with Agenda Item 1 discussing the updated housing density assumptions along with two new potential housing densities that are currently not permitted in the City. Mr. Rust presented maps showcasing all the potential housing sites. The maps identified each of the sites by a unique name and number.

Committee member Streicher asked for further consideration regarding the 30% RHNA Goal buffer.

Community Development Director Jeff Murphy emphasized the importance of having a buffer to have a cushion for future housing development.

Mr. Rust continued Agenda Item 1 discussing the difference between the HEAC, Staff, and the public's site inventory methodology rankings. Mr. Rust concluded with discussing the next steps in the sites inventory process including conducting the traffic model and continuing the drafting of the housing element document.

Mr. Rust responded to questions and comments.

Committee member Novak requested clarification on the difference between the public's site inventory methodologies compared to Staff and the HEAC's site inventory methodologies.

Committee member Sachs requested clarification on how to evaluate public input letters regarding specific housing sites.

Committee member Streicher requested more information on the public comment letter received regarding site 9.

Community Development Director Jeff Murphy clarified that the biggest difference between the public, Staff and the HEAC's site inventory methodologies is the ranking of industrial to residential.

Committee member Perez requested clarification on the process taking sites out of the site inventory.

Committee member Barnett expressed concern over taking large sites off the map such as site 9 while still maintaining a buffer.

Committee member Evans asked for clarification on further outreach strategies regarding the specific housing sites.

Committee member Weis expressed gratitude for the public comment letters coming in as it shows public outreach efforts are working. Mr. Weis further shared comments he has heard from the public regarding RHNA numbers and the overall sites inventory.

Committee member Luna requested clarification on what Mr. Rust would specifically like feedback on pertaining to the maps.

Committee member Barnett expressed favor to sites 1 and 2 but expressed concern regarding traffic. Mr. Barnett further stated that there is a lot of potential in the village area regarding underutilized sites.

Committee member Streicher emphasized the importance of the traffic study and the implications that it may have on overall site feasibility. Mr. Streicher requested further clarification on the capability of changing zoning for a lot that was initially intended for a different use.

Committee member Proulx expressed concern in the northeast quadrant regarding traffic and congestion.

Committee member Weis stated that he has no substantial objections to any of the housing sites.

Committee member Novak stated that sites 11 and 12 are viewed by members of her quadrant as ideal sites. Ms. Novak requested more information on the obstacles of rezoning industrial to residential.

Committee member Perez emphasized the importance of the outcomes of the traffic and mobility study. Mr. Perez expressed his concern over certain areas with traffic and congestion. Mr. Perez further emphasized the importance of being clear as to what the roadways and access points are to each housing site.

Committee member Sachs requested more information on how property site 4 could have low-income units.

Committee member Luna requested more information as to how to further filter out potential housing sites.

Committee member Weis stated that if HEAC were to drop site 9, he would like to see the committee backfill it some other way. Committee member Streicher concurred.

Chair Luna proceeded to collect committee feedback on each of the sixteen housing sites identified on the maps. With committee consensus, she requested the committee recommend whether to include or not include each site in the sites inventory. Committee members recommendations were as follows:

- Sites a majority of committee members recommended including in the sites inventory:
 - Site 1 (NC Plaza)
 - Site 2 (The Shoppes)
 - Site 4 (Avenida Encinas car storage)
 - Site 5 (Crossings Lot 5)
 - Site 7 (Salk Ave Parcel)
 - Site 10 (Cottage Row Apartments)
 - Site 11 (Bressi Colt Place ind. site)
 - Site 12 (Bressi Gateway Road ind. site)
 - Site 13 (Raceway/Forum ind. sites)
 - Site 14 (Zone 20 cluster)
- Sites a majority of committee members recommended not including in the sites inventory:
 - Site 6 (Darwin Ct parcel)
 - Site 8 (Cougar Dr ind. site)
 - Site 9 (Carlsbad Oaks North ind. sites)
 - Site 15 (ECR at Camino Vida Roble)
 - Site 16 (Calle Barcelona)

The committee did not make a recommendation on Site 3 (Zone 15 cluster) as it did with the other sites. However, no majority opposition was expressed regarding the site.

3. HEAC Calendar

Due to time constraints of some of the HEAC members, Chair Luna announced Agenda Item 3, HEAC calendar, would be addressed prior to Agenda Item 2, Housing Plan Goals, Policies, and Programs.

Consultant Weatherby presented Agenda Item 3. Mrs. Weatherby discusses potential dates for the November and December meetings. Dates for the next meetings will be November 19th, November 30th, and December 14th.

2. Housing Plan Goals, Policies, and Programs

Consultant Weatherby discussed the first portion of Agenda Item 2. Mrs. Weatherby provided a brief overview of the current housing policies and programs and identified the city's four main housing goals. Furthermore, Mrs. Weatherby presented a breakdown of each goal and their applicable goals and policies.

Senior Planner Scott Donnell discussed potential changes to policies/programs that may need to be made in the next housing element cycle. Policies and programs that may need to be changed include at-risk housing, repairs to owner-occupied homes, inclusionary policies and fees, and affordable housing trust fund.

Consultant Rust discussed recent legislation that has been passed since the adoption of the last housing element. Furthermore, Mr. Rust discussed accessory dwelling units (ADU's) and the city's goal towards incorporating more ADU's.

Consultant Rust responded to questions and comments.

Committee member Proulx acknowledged that there are several easy ways to implement more ADU's.

Committee member Streicher stated that there are several ways to approach ADU's including through home refinancing, home loans, use of Housing Trust Fund proceeds toward ADU construction and committing more city resources toward ADU permitting and inspection.

Chair Luna echoed committee member Streicher and acknowledged that addressing financing, applications, and permit processing times can help reduce barriers to ADU's.

Committee member Weis requested more information on how many ADU's were built in the last year. Furthermore, he requested more information on the demographics behind the ADU's that have been built in the City.

Committee member Streicher offered to share relevant resources he has with the committee.

Chair Luna requested staff send the committee the city's ADU informational bulletin and recently adopted ADU ordinance.

COMMITTEE MEMBER COMMENTS:

None.

STAFF/CONSULTANT COMMENTS:

None.

CONTINUATION OF PUBLIC COMMENT:

None.

NEXT SCHEDULED MEETING:

November 19, 2020. 3:00 pm.

ADJOURNMENT:

Motion by Proulx, seconded by Weis. Motion carried 7/0/2 (Evans, Novak absent).

The meeting was adjourned at 5:57 p.m.

Jenna Shaw

Jenna Shaw
Minutes Clerk



Joint Special Meeting of the Housing Commission &
Housing Element Advisory Committee

Minutes

November 19, 2020

CALL TO ORDER: 3:00 pm.

ROLL CALL: Housing Commission members Nguyen-Cleary, Cole, Manzano (3/0/2 Cortes-Torres, Evans Absent).

Housing Element Advisory Committee members Luna, Barnett, Novak, Perez. Committee member Streicher joined the meeting at 3:05 pm. (5/0/4 Evans, Proulx, Sachs, Weis Absent).

APPROVAL OF MINUTES:

N/A.

PUBLIC COMMENTS:

None.

NEW BUSINESS:

Housing Commissioner Nguyen-Cleary directed everyone's attention to the screen where a PowerPoint presentation for today's new business items would be displayed.

1. Introduction to Draft 2021-2029 Housing Element Update

City Planner Scott Donnell gave a brief overview of the meeting agenda and goals. Additionally, Mr. Donnell provided a brief overview of the roles of the Housing Commission and the HEAC in the Housing Element update process. Mr. Donnell provided information on how the Draft Housing Element has been developed and the different bodies that have contributed in helping to prepare the Draft Housing Element.

Consultant Rust continues with Agenda Item 1 and briefly discusses the Housing Element Update process and overall timeline. Mr. Rust discusses the various sections of the document and gives a brief description of what is included in each section. Within each section, Mr. Rust discussed certain topics

such as public outreach, site inventory methodologies, densities, environmental constraints, the overall sites inventory, and policies and programs.

Administrative Secretary Flores read public comments into the record:

Jane Naskiewicz expressed her concern about building the Ponto Property on Avenida Encinas and is against development on this site.

Michele Staples expressed concern over potential downzoning on the Ponto site and noted corrections to be made to the Appendices of the Draft Housing Element.

Luca Brammer encouraged the use of ADU's and expressed interest in a potential program for permit ready ADU's.

Mr. Rust responded to questions and comments.

Housing Commissioner Manzano requested clarification on the RHNA numbers compared to the projected population increase in the sixth housing cycle planning period.

Housing Commissioner Cole requested clarification on the quantified objectives and how specific those need to be.

Housing Commissioner Nguyen-Cleary requested more information on how and why the RHNA targets were set for this cycle and acknowledges that there has been an increase in lower income categories compared to past targets. Additionally, Mr. Nguyen-Cleary requests more information on the goals, policies, and programs that have since been developed to help increase lower-income units and create additional alternative housing opportunities. Furthermore, Mr. Nguyen-Cleary expressed his interest in encouraging affordable by design development.

Committee member Streicher advocated the use of ADU's to help achieve increasing affordable units.

Housing Commissioner Manzano requested more information on programs that may help workers in the City to access housing in the City.

2. Upcoming Housing Element Review and Meeting Schedule

Mr. Rust presented Agenda Item 2 and discussed the upcoming meetings for both the HEAC and the Housing Commission. Furthermore, Mr. Rust presented additional public outreach efforts that will be taken to help inform the public on how they can submit public comments and solicit input. Mr. Rust concludes by presenting key important dates that will take place in early 2021.

COMMISSION/COMMITTEE MEMBER COMMENTS:

Committee member Barnett asked if it is possible to have an interactive Table of Contents built into the Housing Element.

Committee member Luna emphasized how many opportunities are available for the public to solicit input and comments.

Housing Commissioner Nguyen-Cleary clarified whether there will be a new draft before the December 3rd Housing Commission meeting. He encouraged Housing Commissioners to watch the Nov. 30 HEAC meeting online to help prepare for Housing Commission discussion at their Dec. 3 meeting.

STAFF/CONSULTANT COMMENTS:

None.

CONTINUATION OF PUBLIC COMMENT:

None.

NEXT SCHEDULED MEETINGS:

HOUSING COMMISSION MEETING

Dec. 3, 2020, 6 p.m. (via Zoom)
Council Chambers
1200 Carlsbad Village Drive
Carlsbad, CA 92008

HEAC MEETING

Nov. 30, 2020, 3 p.m. (via Zoom)
Faraday Center
1635 Faraday Avenue
Carlsbad, CA 92008

ADJOURNMENT:

The meeting was adjourned at 4:28 p.m.

Jenna Shaw

Jenna Shaw

Minutes Clerk



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Meeting Date: November 30, 2020

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: Discussion of the Draft 2021-2029 Housing Element Update

Item No.

1

Recommended Action

Provide input on the Draft 2021-2029 Housing Element Update.

Executive Summary

On November 19, 2020, a special joint meeting between the Housing Commission and HEAC was held to present the Draft 2021-2029 Housing Element and to enable both the Housing Commission and HEAC to concurrently receive an introduction to the draft plan. The purpose of the introduction was to orient the Housing Commission and HEAC to the structure and content of the document. Commission and committee members asked several clarifying questions and provided some initial comments on the draft Housing Element, with an understanding that a fuller discussion of the document would occur at subsequent meetings on November 30 (HEAC), December 3 (Housing Commission), and December 14 (HEAC).

This meeting provides HEAC the opportunity to review the document, receive public comment, and discuss and give feedback, paying particular attention to the Housing Plan goals, policies and programs (Section 10.7 of the element). Staff and consultants will work to make revisions based on feedback and direction received before the HEAC's last meeting on December 14, 2020. It is then anticipated that the HEAC will be able to consider all comments and feedback received and consider authorizing the submittal of the draft Housing Element to the Department of Housing and Community Development (HCD) for initial state review.

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.