



Housing Element Advisory Committee Meeting

May 13, 2020

Agenda

1. Review of the Housing Element Goals and Policies (cont'd from 4/8)
2. Status Update on HE Programs
3. Site Selection Strategies in Relation to Overall General Plan/Carlsbad "Smart Growth" Sites
4. One-page handout/FAQ
5. State letter on GMP Moratorium Provision

Review of Housing Element Goals and Policies (Discussion)

Housing Goals and Site Selection

- There are three overarching goals that can guide the development of the sites inventory
 - Preservation
 - Housing Opportunities
 - Housing Implementation



Received Recommendations

- There have been two recommendations received from committee members thus far:
 - Mixed-use
 - Workforce housing

Status Update on HE Programs (Informational)

Progress

- Mixed Use (Program 2.3)
 - In 2019, the city reviewed six mixed-use projects including four located in the Village area
- Inclusionary Housing Ordinance (Program 3.1)
 - In 2019, the city issued permits for a total of 47 inclusionary dwelling units (seven projects)

Limited or No Progress

- Rehabilitation of owner-occupied housing (Program 1.4)
 - In 2019, the city assisted one household
- City-Initiated Development (Program 3.4)
 - The city did not report any housing-related projects in the 2019 Annual Progress Report that were identified as city-initiated development

Site Selection Strategies in relation to the overall
General Plan
&
Carlsbad “Smart Growth” Sites
(Informational)

Site Selection and General Plan Goals

- General Plan elements relevant to site selection:
 - Land Use & Community Design
 - Noise
 - Sustainability
 - Housing
- Consistency among elements
- Consistency with Carlsbad Community Vision



Guiding Themes

- Enhance and protect the city's character
- Promote a diversity of compatible land use uses throughout town
- Locate higher density uses close to services, jobs, transportation
- Comply with noise and safety restrictions
- Promote energy efficiency and conservation

Multi-family and Mixed-use Housing

- Promote compatible infill development
- Encourage residential mixed in with commercial, where appropriate
 - Village
 - Barrio
 - Westfield (The Shoppes at Carlsbad)
 - Sunny Creek commercial
 - Other commercial areas



Housing Element Policy 10-P.17

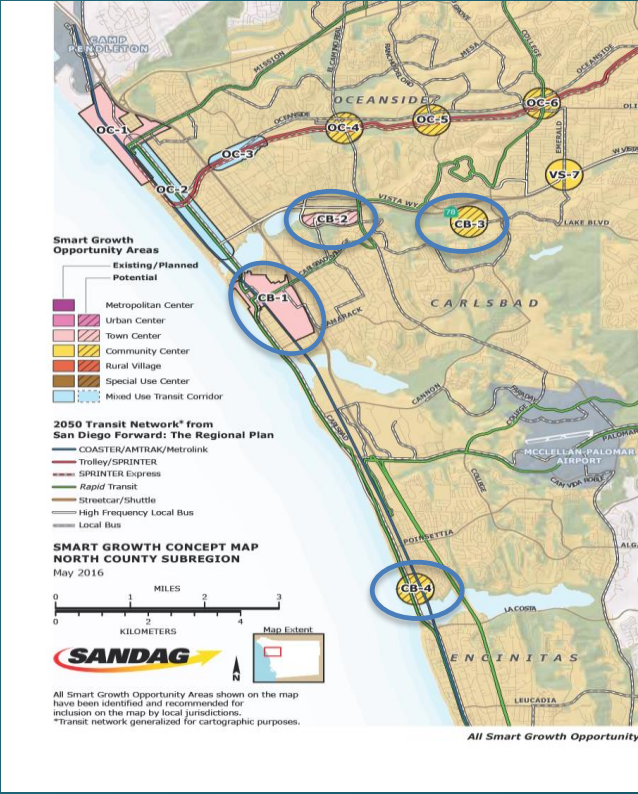
Any proposed General Plan Amendment request to increase site densities for purposes of providing affordable housing, will be evaluated relative to the proposal's compatibility with adjacent land uses and proximity to employment opportunities, urban services or major roads, and other policies applicable to higher density sites that are identified in the General Plan Land Use and Community Design Element.

The goals and policies of the General Plan are a guide to locating housing in Carlsbad.



SANDAG Smart Growth Concept Map

- Smart growth: Growth close to services, jobs, facilities
- 2016 SANDAG Smart Growth Concept Map
 - Four sites identified in Carlsbad
 - Sites supported by General Plan goals and policies



All Smart Growth Opportunity



One-page Handout/FAQ (Discussion)

State Letter on GMP Moratorium Provision (Informational)

- Zone 15
- GMP standard
- SB 330
- HCD

