



Housing Element Advisory Committee Meeting

August 12, 2020

Agenda

1. Confirmation of Site Selection Methodologies Proposed to Meet the City's Housing Obligations Prior to Initiating Public Input on Individual Sites
2. CEQA Process Primer
3. General Plan Maintenance Primer
4. Proposal to Change HEAC Meeting Time

1. Confirmation of Site Selection Methodologies Proposed to Meet the City's Housing Obligations Prior to Initiating Public Input on Individual Sites

RHNA by Income Categories

SANDAG

171,685

Income Categories	%	Units
Very Low	24.7%	42,332
Low	15.5%	26,627
Moderate	17.3%	29,734
Above Moderate	42.5%	72,992
TOTAL	100.0%	171,685

Carlsbad

3,873

Income Categories	%	Units
Very Low	33.8%	1,311
Low	20.2%	784
Moderate	19.3%	749
Above Moderate	26.6%	1,029
TOTAL	100.0%	3,873

Original Housing Unit Sources

- 1 Planned Projects:** indicates sites on which the city is processing or has approved proposals to develop property. Some may be partially under construction.
- 2 ADUs:** includes both Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs)
- 3 Vacant (Residential):** indicates undeveloped, residentially-designated sites.

Original Housing Unit Sources

- 4 Redesignation: Industrial -> Residential:**
Change select industrial / other nonresidential designation to high density residential.
- 5 Redesignation: Commercial -> Residential:**
Change select commercially-designated sites to include some residential or be changed to a residential designation.
- 6 Redesignation: Increase Density:**
Change select residential sites to higher density.

Original Housing Unit Sources

- 7 Underutilized:** describes a site that has a land use designation that allows residential development and is capable of being developed at a higher density (for residential sites) or for residential use (currently not used for residential)

In the new Housing Element, will need to describe and explain the factors that make developing residential units feasible:

- Viability
- Ability within the planning period

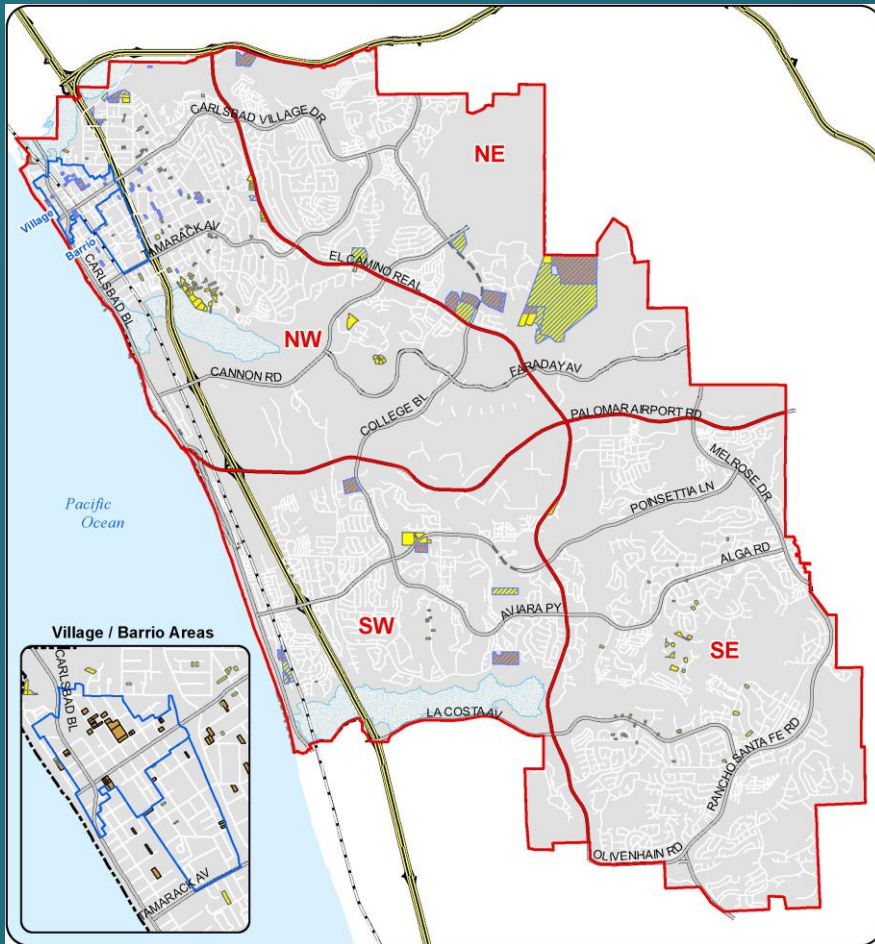
Original July 8th Rankings

COMMITTEE RANKINGS
1 Planned Projects
3 Vacant (Current GP)
4 (Industrial to Residential-30)
7 Underutilized
6 Increase Residential Density
5 Commercial to Residential -30
2 ADU's

Site Strategies	Luna	Proulx	Barnett	Evans	Novak	Perez	Sachs	Streicher	Weis
1. Planned Projects	1	1	1	5	1	3	1	4	6
2. ADU's	4	4	3		3	7	3	5	7
3. Vacant (Current GP)	3	7	7		4	4	4	3	4
4. Industrial to Residential-30	2	6	6		6	5	5	2	1
5. Commercial to Residential-30	7	3	4		7	1	6	1	5
6. Increase Residential Density	6	5	2		5	6	7	7	3
7. Underutilized	5	2	5		2	2	2	6	2

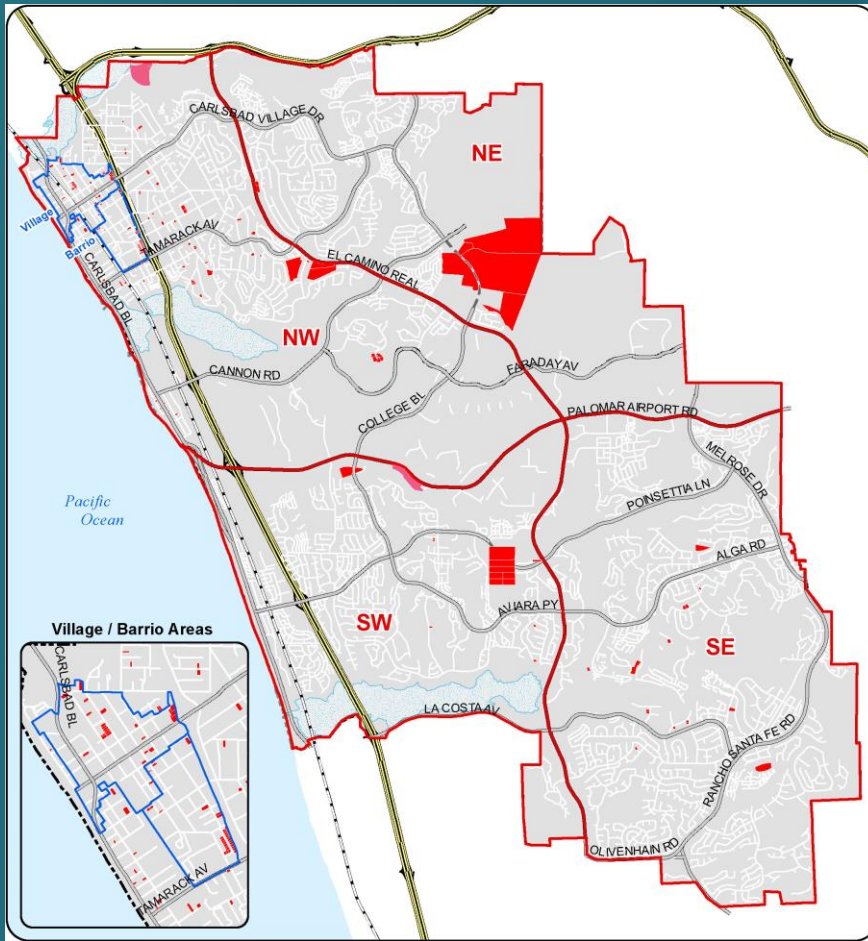
Assumed Housing Unit Sources

- 1 **Current Planned Projects**
- 2 **ADUs**
- 3 **Vacant (Residential)**
- 4 **Underutilized**



- Vacant/Underutilized

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- Planned Projects

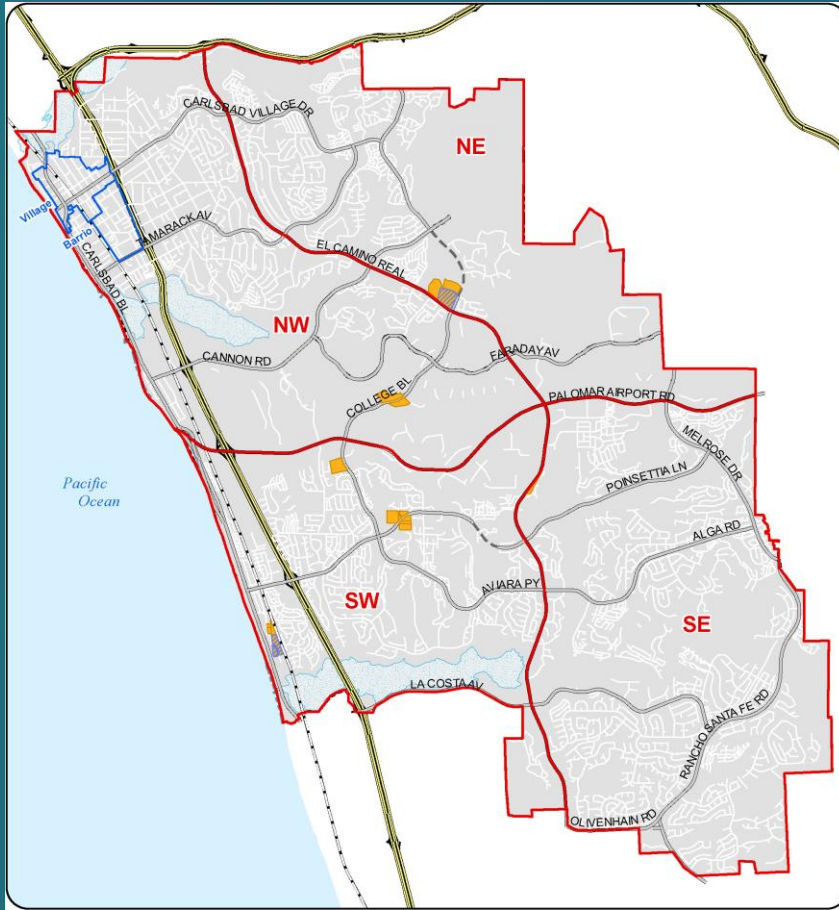
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Updated Site Selection Methodologies

- Assume Mid-Range Densities
- Up-zone Residential Properties
- City-owned Properties
- Commercial → Residential
- Industrial → Residential
- Planned Projects (proposing rezone)

Updated Site Selection Methodologies

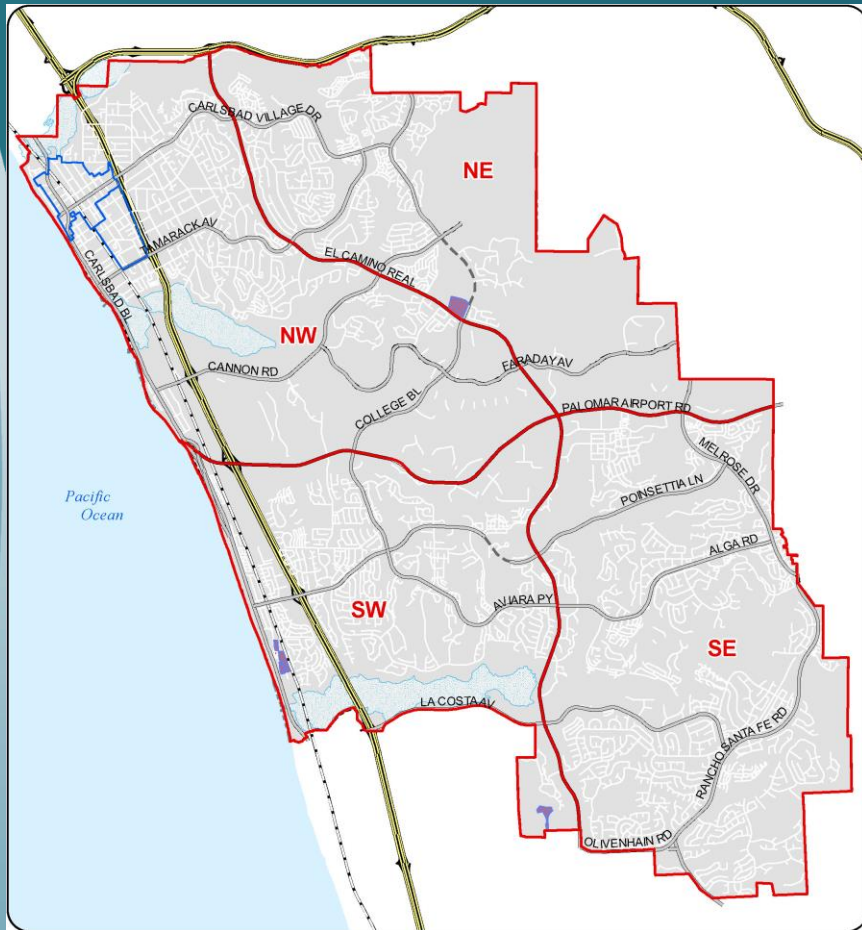
- Assumed Mid-Range Densities
 - By requiring developers to build at the middle of the residential density range instead of at the minimum (26.5 vs. 23 du/ac), the city could generate additional units that could be applied towards our very low and low-income RHNA allocations



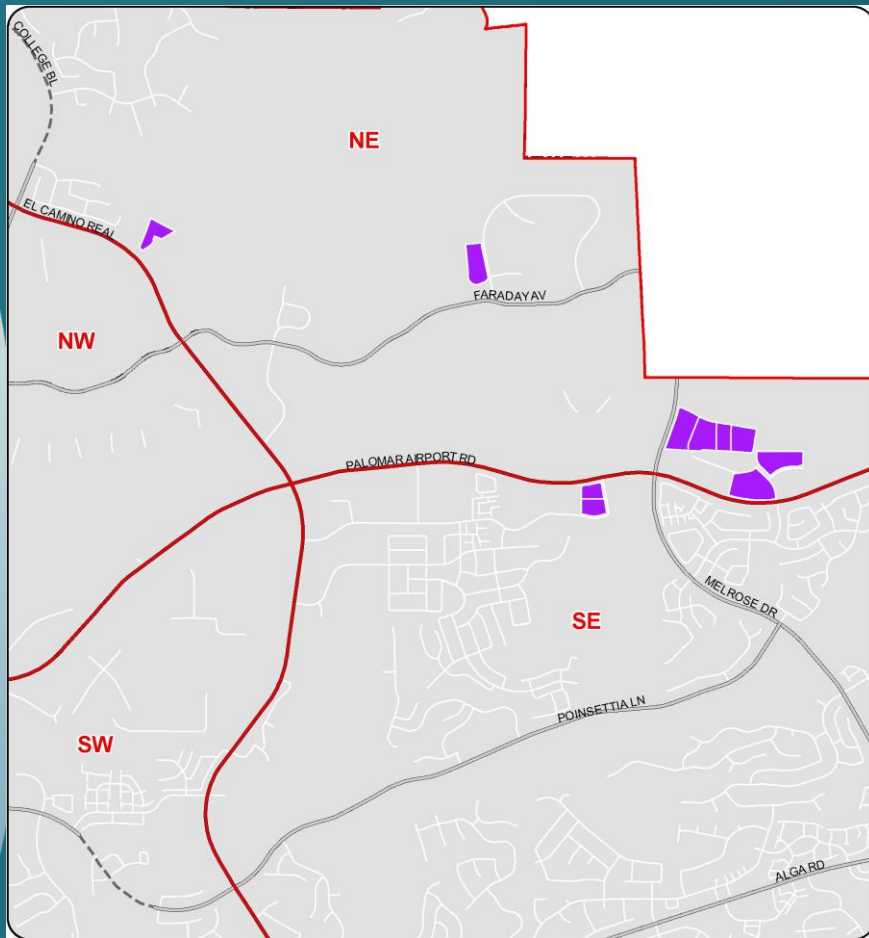
- Up-Zone Residential Properties
 - Up-zone vacant or underutilized residential properties that have lower zoned densities to accommodate higher density development



- City-Owned Properties
 - The city currently owns or holds interest in a few properties that could be rezoned to allow for future lower income housing
 - Ex: Industrial/office lot on College Boulevard near Palomar Point Way
 - Ex: The parking lot at The Shoppes @ Carlsbad



- Commercial → Residential
 - There are a few properties in the city that are currently zoned for commercial use that could feasibly be rezoned to accommodate higher density residential development:
 - Ex: The vacant commercially-designated portion of property on the northeast corner of College Boulevard and El Camino Real (known as the Walmart site)



- Industrial → Residential
 - Rezone some of these industrial lots to allow high density residential development
 - Ex: Sites east and west of Melrose Drive
 - Ex: one underutilized site along Cougar Drive and Palmer Way just east of El Camino Real

Updated Site Selection Methodologies

- Planned Projects
 - Not reflected in the planned projects are active proposals requiring land use changes that could contribute to meeting the city's RHNA need

Assume Mid Range Densities

Up-zone Residential Properties

City Owned Properties

Commercial → Residential

Industrial → Residential

Planned Projects

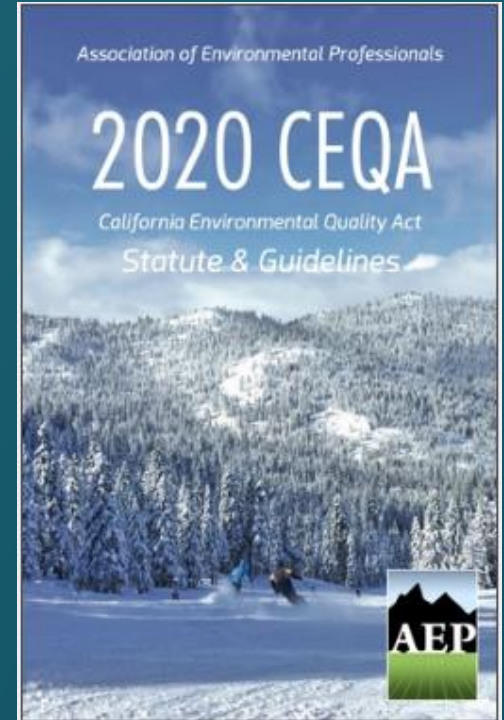
Recommended Action

- Discuss and provide recommendations and input on the 6 Site Selection Methodologies
- Rank the 6 Methodologies in order of preference by reaching a Group Consensus

2. CEQA Process Primer

Purpose of CEQA

- 1. Disclose potentially significant environmental impacts to the public
- 2. Prevent or minimize damage to the environment
- 3. Disclose to the public the agency decision making process
- 4. Enhance public participation
- 5. Improve interagency coordination



Environmental Issues Under CEQA

- Aesthetics
- Agriculture & Forestry
- Air Quality & GHG Emissions
- Cultural & Tribal Resources
- Energy Conservation
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Traffic
- Utilities & Service Systems
- Wildfire

Regulatory CEQA Requirements

- Pub. Resources Code § 21000
 - Cities and counties are required to study those potential environmental impacts as part of the adoption or update process
- CEQA Guidelines § 15168(c)
 - Subsequent activities (i.e., Housing Element Update, updates to the General Plan) under a program EIR, such as the General Plan EIR, must be examined in light of the program EIR to determine whether an additional environmental document must be prepared

CEQA Guidelines § 15162

Checklist for Consistency Evaluation

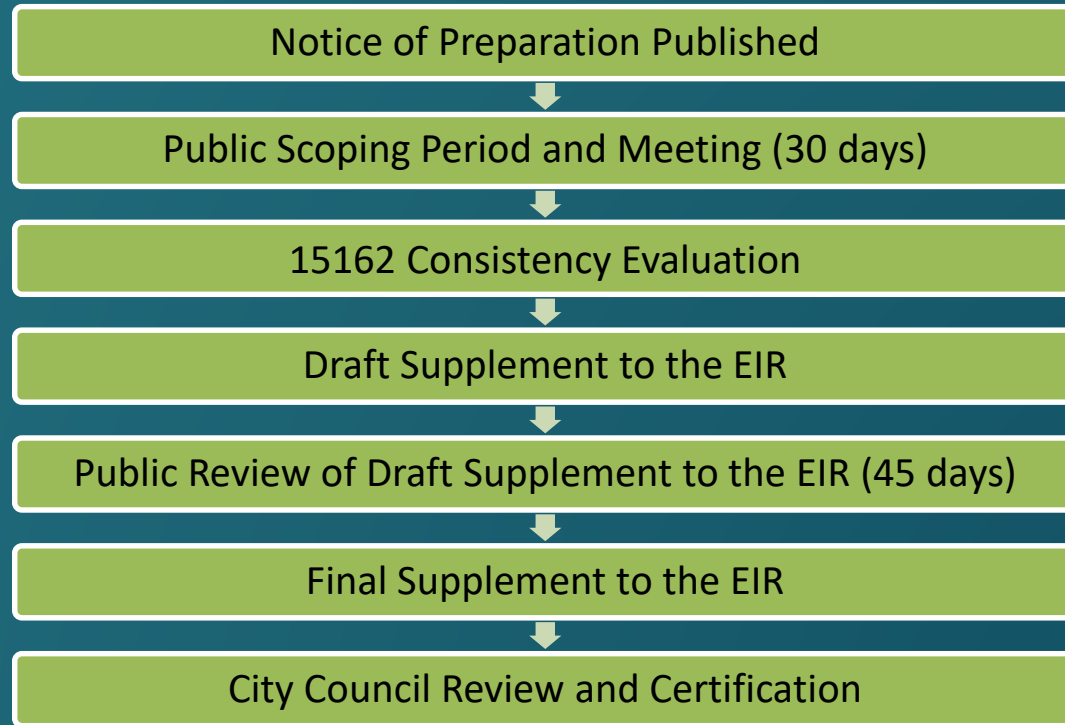
1 Aesthetics

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or None of the Conditions Described in §15162 Occurred? (§15163(a)(2))	Project within scope of EIR?
			Do the Proposed Changes Involve New or a Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving New or a Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would implementation of the Carlsbad General Plan:							
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	Yes	Yes
b. Substantially degrade the existing visual character or quality of Carlsbad and its surroundings?	Less than Significant	None	No	No	No	Yes	Yes
c. Result in new sources of light or glare in the area, that would adversely affect day- and night-time views?	Less Than Significant	None	No	No	No	Yes	Yes

CEQA Guidelines § 15163

- The City anticipates processing a Supplemental EIR
 - May be processed if minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation
 - Need only contain the information necessary to make the previous EIR adequate for the project as revised
 - Requires the same kind of notice and public review as was given to the previous EIR
 - May be circulated by itself without circulating the previous EIR

Anticipated CEQA Timeline



3. General Plan Maintenance Primer

Carlsbad General Plan

- The General Plan is a guidance document that provides a long-range vision for the development of Carlsbad.

Carlsbad General Plan

Mandatory Elements

1. Land Use
2. Circulation
3. Housing
4. Conservation
5. Open Space
6. Noise
7. Safety



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Carlsbad General Plan

Optional Elements in Carlsbad General Plan

1. Community Design (incorporated into Land Use)
2. Arts, Culture, History & Education
3. Economy, Business Diversity & Tourism
4. Sustainability



The Housing Element & General Plan

- The Housing Element and the rest of the General Plan have a reciprocal relationship
 - Goals and policies set forth in various General Plan elements guide the location, density, and aesthetic of housing
 - Vice versa; The Housing Element can necessitate change in other General Plan elements such as Land Use & Community Design

General Plan Consistency Requirements

- Government Code Section 65300.5
 - Requires that the goals, policies, and objectives and various accompanying analyses and text of the Housing Element must be reviewed in the context of the rest of the elements of the general plan.
- Government Code Section 65583(c)
 - Requires jurisdictions to identify the means by which consistency will be achieved and maintained with other general plan elements, including land use.

Legislative Requirements

- General Plan legislation changes often
- Carlsbad General Plan was approved in 2015 – more recent legislation will need to be incorporated at this time.
- Examples:
 - *SB 1000 (Leyva) Ch. 587 – Safety and Environmental Justice*
 - *AB 1771 (Bloom) Ch. 989 – Regional Housing Needs Assessment*
 - *SB 330 Housing Crisis Act of 2019*

Achieving Consistency

- Analysis of current goals, policies, and programs will be conducted
 - These findings will help shape overall update recommendations
- Updates to General Plan Elements may necessitate further consistency checks with other City plans
 - Ex: Update to the Land Use & Community Design Element may require updates to the City Zoning Ordinance

Potential Changes

- Potential changes required to maintain consistency:
- Land use categories
- Safety Element

4. Proposal to Change the HEAC Meeting Time