



HOUSING ELEMENT ADVISORY COMMITTEE

Agenda

Wednesday, April 8, 2020
Faraday Center, Room 173A
1635 Faraday Avenue Carlsbad, CA 92008
6 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

APPROVAL OF MINUTES

Minutes of the Housing Element Advisory Committee meeting of March 11, 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. A total of 15 minutes is provided so members of the public can address the committee on items that are not listed on the agenda. Speakers are limited to three (3) minutes each. If there are more than five (5) speakers, the remaining speakers will be heard at the end of the agenda.

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

NEW BUSINESS

1.Considerations for Developing the Housing Element



HOUSING ELEMENT ADVISORY COMMITTEE

Agenda

2. Goals/Policies for Site Selection*
3. Site Selection Strategies*
4. Criteria and Considerations of other Agencies
5. Draft Stakeholder List*

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 REGULARLY SCHEDULED MEETING

May 13, 2020, 6 p.m.
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

March 11, 2020

CALL TO ORDER: 6:02 p.m.

ROLL CALL: Commissioners Barnett, Luna, Novak, Perez, Proulx, Sachs, Streicher, Weis
Commissioner Evans (absent)

APPROVAL OF MINUTES:

Motion by Chair Luna, seconded by Vice-Chair Proulx to approve the committee meeting minutes of Feb. 12, 2020, as amended. Motion passed 8/0/1 (Evans 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. Land Use 101 and information resources

Senior Planner Donnell overviewed city land use documents to provide a background for the housing element update. He discussed topics such as development of the Carlsbad Community Vision, contents of the General Plan, the structure and hierarchy of land use documents, the role of CEQA for this project, and the Growth Management Plan. The presentation also included examples of different housing densities and relevant information resources on the City's website.

Mr. Donnell responded to committee questions and comments.

2. Carlsbad Housing Element – Existing Document

Consultants Rust and Weatherby addressed the second agenda item. Mr. Rust discussed Housing Element contents and relevant components such as past housing cycle outcomes, changes to state housing legislation, assessment of housing needs, and site inventory and analysis, including constraints to housing. Ms. Weatherby provided three housing case studies within the city and discussed their current status.

Mr. Rust and Ms. Weatherby responded to committee questions and comments.

Committee member Perez requested a case study presentation on Quarry Creek, also known as The Preserve. He noted the high cost of housing there.



HOUSING ELEMENT ADVISORY COMMITTEE

Minutes

3. Regional Housing Needs Assessment (RHNA) Overview

Senior Planner Donnell overviewed RHNA, the methodology behind formulating RHNA numbers, the role of the state and the San Diego Association of Governments (SANDAG), and the process that goes into finalizing RHNA numbers. Additionally, he discussed SB 375, upcoming RHNA numbers for Carlsbad and other jurisdictions, and the relationship between income categories and density levels.

Mr. Donnell responded to committee questions and comments.

4. Updating the Housing Element – Timeline

Consultant Rust discussed the overall project timeline for the housing element update, including his firm's (Mintier Harnish) current siting analysis work. As the spring and summer approach, he noted project efforts will shift focus on the remaining parts of the Housing Element document, such as constraints, policies and programs, courses of action, identified objectives, CEQA analysis, and final plan production.

Mr. Rust responded to committee questions and comments.

Chair Luna noted an informational presentation on the Housing Element update to the Planning Commission would be helpful.

Community Development Director Murphy mentioned a City Council workshop on the update may be appropriate.

5. Communication Plan

Communications Manager Lemons discussed the communication strategy the city has established for this upcoming project as well as the role that the committee members play in public outreach and engagement. She additionally addressed key public input milestones occurring this spring, summer and early next year. Community education was addressed, as were ways for the general public to become engaged and share input with committee members and the city. She also identified the variety of communication tools that may be used as part of the project, such as traditional and social media, and introduced an informational brochure and bulletins produced by the city. Ms. Lemons concluded by identifying potential stakeholders to involve in the project and ways committee members can help with communications.

Community Development Director Murphy briefly overviewed the informational bulletins. He asked committee members to provide topics that might warrant additional bulletins. Both he and Communications Manager Lemons invited committee comments and corrections on the information presented.

Committee member Novak requested a FAQ handout, including about accessory dwelling units.



HOUSING ELEMENT ADVISORY COMMITTEE

Minutes

Vice Chair Proulx requested a one-page handout with project website information.

Housing Services Manager De Cordova discussed affordability of accessory dwelling units and how the city has surveyed owners to help determine this.

Committee members expressed interest in further discussion the stakeholder list. Committee member Weis suggested contacting the group of Southwest Quadrant homeowners' association leaders.

6. Future Housing HEAC Meeting Topics

Consultant Weatherby briefly discussed future HEAC meeting topics and how the list of topics was developed. Topics shared were for meetings April through August. A discussion on extra meetings if needed also took place.

As committee facilitator, Consultant Weatherby indicated she would provide her contact information to committee members.

COMMITTEE MEMBER COMMENTS:

None.

STAFF/CONSULTANT COMMENTS:

Senior Planner Donnell requested feedback on how to make these meetings better (room setup, microphones, etc.).

Committee members requested a better configuration of the meeting room to better see the PowerPoint presentations.

CONTINUATION OF PUBLIC COMMENT:

None.

NEXT REGULATORY SCHEDULED MEETING:

April 8, 2020.

ADJOURNMENT:

Motion to adjourn by Luna, seconded by Perez. Motion passed 8/0/1 (Evans absent).



HOUSING ELEMENT ADVISORY COMMITTEE

Minutes

8:28 p.m.

Jenna Shaw
Minutes Clerk



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Meeting Date: April 8, 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: Agenda item 2 – Goals/Policies for Site Selection

Recommended Action

Provide input on the site selection goals and policies for the Housing Element Update.

Executive Summary

State housing law (Government Code 65583) requires Housing Elements to “identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

To ensure that identified housing sites are in keeping with the General Plan, goals and policies can guide the development of the sites inventory. Staff seeks the committee’s input on goals and policies that are appropriate for this Housing Element Update. To assist the committee, the following list highlights the goals and policies (and the overarching goals they fall under) that pertain to site selection as contained in Section 10.7 of the current Housing Element.

Preservation

- 10-P.4 Seek to reduce or eliminate net loss of existing mobile home rental opportunities available to lower and moderate-income households.
- 10-P.5 Aim to retain and preserve the affordability of mobile home parks.
- 10-P.9 Provide a reasonable number of rental units acquired by the city or Housing Authority for rehabilitation purposes to be affordable to households in the extremely and/or very low-income range.

Housing Opportunities

- 10-G.2 New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

- 10-P.10 Ensure the availability of sufficient developable acreage in all residential densities to accommodate varied housing types to meet Carlsbad's 2010-2020 Regional Housing Needs Assessment (RHNA), as discussed in Section 10.3 (Resources Available).
- 10-P.11 Ensure that housing construction is achieved through the use of modified codes and standards while retaining quality design and architecture.
- 10-P.12 Provide alternative housing opportunities by encouraging adaptive reuse of older commercial and industrial buildings.
- 10-P.13 Encourage increased integration of housing with nonresidential development where appropriate.
- 10-P.14 Encourage the use of innovative techniques and designs to promote energy conservation in residential development.

Housing Implementation

- 10-G.3 Sufficient new, affordable housing opportunities in all quadrants of the city to meet the needs of current lower and moderate income households and those with special needs, and a fair share proportion of future lower and moderate income households.
- 10-P.15 Pursuant to the Inclusionary Housing Ordinance, require affordability for lower income households of a minimum of 15 percent of all residential ownership and qualifying rental projects. For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects exempt).
- 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.
- 10-P.18 Adhere to City Council Policy Statement 43 when considering allocation of "excess dwelling units" for the purpose of allowing development to exceed the



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Growth Management Control Point (GMCP) density, as discussed in Section 10.3 (Resources Available). With limited exceptions, the allocation of excess dwelling units will require provision of housing affordable to lower income households.

- 10-P.21 Ensure that incentive programs, such as density bonus programs and new development programs, such as density bonus programs and new development programs are compatible and consistent with the city's Growth Management Program.
- 10-P.23 Consistent with state law, establish affordable housing development with priority for receiving water and sewer services when capacity and supply of such services becomes an issue.

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.



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Meeting Date: April 8, 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: Agenda item 3 – Site Selection Strategies

Recommended Action

Receive a report on the reasonable capacity assumptions in the current Housing Element and discuss and provide committee input as appropriate.

Executive Summary

State housing law (Government Code 65583) requires Housing Elements to “identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

The City’s current Housing Element utilized nine strategies, known as reasonable capacity assumptions, as a framework for the identification of potential housing sites. Staff will overview these assumptions and comment on them as to their relevancy to the Housing Element Update. While some aspects of these assumptions are beyond the committee’s purview to recommend change (such as assumptions regarding steep slopes and other environmental constraints), committee awareness, discussion and appropriate input on the assumptions is important. To assist the committee, the attached exhibit is an excerpt of the reasonable capacity assumptions from Section 10.3, Resources Available, in the current Housing Element. The nine assumption categories are as follows:

1. Environmental Constraints
2. Multiple Land Use Categories
3. “Underutilized” Sites
4. Parcel Size (outside the Village and Barrio)
5. Existing Units to Remain
6. General Plan Land Use Designation and Corresponding Zoning District
7. Assumed Density
8. Residential on Commercial Sites (Mixed Use)
9. Infrastructure Availability



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

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. Excerpt from the General Plan Housing Element, Section 10.3, Resources Available, pages 10-51 to 10-53

Summary

Table 10-25 summarizes the city’s progress toward meeting the RHNA based on the data in Table 10-24. Overall, the city has a remaining RHNA of 1,240 lower income and 8 880 moderate income units; the city must demonstrate the availability of residential sites at appropriate densities to accommodate these units.

TABLE 10–25: PROGRESS TOWARD MEETING THE RHNA

	HOUSEHOLD INCOME				TOTAL
	VERY LOW	LOW	MODERATE	ABOVE MODERATE	
Completed/Under Construction	46	53	62	1,766	1,927
Approved	0	266	120	347	733
Total	46	319	182	2,113	2,660
RHNA	912	693	1,062	2,332	4,999
RHNA Remaining	866	374	880	219	2,339

Source: City of Carlsbad, 2016.

Assumptions for Sites Inventory

This section describes assumptions for how the sites inventory was determined, particularly as it relates to sites appropriate for lower income households. This includes reasonable capacity, appropriate densities (General Plan land use designations), site conditions, and locations. Unique site conditions exist in certain areas, namely the Village and Barrio; these are discussed below.

Reasonable Capacity Assumptions

Reasonable capacity is calculated for each site based on environmental constraints, site size, and the minimum permitted density.

- **Environmental Constraints.** Deductions are made for site constraints, which include steep slopes, water bodies, and San Diego Gas and Electric transmission corridors.
 - 50 percent of the land area on 25-40 percent natural slopes are assumed to be available for development
 - Natural slopes greater than 40 percent are excluded from capacity calculations
 - Areas within the 100-year flood zone are excluded from capacity calculations
- **Multiple Land Use Categories.** The acreage of any unentitled or underutilized parcel with more than one General Plan designation (e.g. R-15/L) is appropriately adjusted so unit yields are based only on the portion of acreage reflective of the residential designation.
- **“Underutilized” Sites.** These are sites not developed to their full potential, such as an older residence on a large lot designated for multi-family

residential. The city considers a property underutilized if its improvement value is less than its land value, with values as determined by the San Diego County Assessor.² Other factors considered and reflected in the city’s sites selection include absentee ownership and the condition/age of the structure on the property (greater than 55 years).

- **Parcel Size (outside the Village and Barrio).** With the exception of parcels in the Village and the Barrio area, which have the highest densities allowable, all sites that have been assumed to have additional development potential for lower and moderate income housing are at least 0.24 acre in size—a threshold where infill development and redevelopment have occurred in recent years, as shown in Table 10-26.
- **Existing Units to Remain.** Any existing units on underutilized parcels are also deducted before determining unit yields, resulting in a “net” unit value.³
- **General Plan Land Use Designation and Corresponding Zoning District.** Allowed density is based on the General Plan land use designation and its corresponding minimum density, as described in the sites inventory and the “Relationship between Affordability and Density” subsection below. The zoning district specifies other site regulations such as parking and lot coverage requirements.

TABLE 10–26: APPROVED MULTI-FAMILY PROJECTS ON SMALL SITES

PROJECT	SITE SIZE (IN ACRES)	UNITS	DENSITY (DU/AC)	APPROVAL DATE
Acacia Estates	0.32	4	13	2005
Tamarack Beach Lofts	0.22	4	18	2006
Chestnut 5 Condos	0.27	5	18.5	2008
Walnut Condos	0.80	15	18.8	2008
Seabreeze Villas	0.69	12	17.4	2011
La Costa Bluffs	1.56	24	15.4	2011
Vista La Costa	0.88	19	21.6	2012
201 Walnut Townhomes	0.78	14	17.9	2013
Beachwalk at Juniper	0.20	4	19.8	2013
Juniper Apartments	0.21	4	19	2015

² Many economic development experts use an improvement-to-land value of 2.0 or less for identifying underutilized properties for mixed use development. The city’s use of a ratio of less than 1.0 represents a relatively conservative assumption.

³ When developing the RHNA, SANDAG has already included a replacement factor – an estimated number of existing units that may be demolished to make way for new construction. Therefore, the RHNA is a gross production requirement. The city’s sites inventory accounts for a net production capacity by discounting the existing units on site. Therefore, again, the city’s estimate of capacity is more conservative compared to the RHNA.

- **Assumed Density.** Each of the city’s residential land use designations specifies a density range that includes a minimum density, maximum density, as well as a Growth Management Control Point (GMCP) density (the GMCP density ensures residential development does not exceed the number of dwellings permitted in the city per the city’s Growth Management Plan). In the sites inventory, the minimum density is the assumed “reasonable” density for the purposes of accommodating housing affordable to lower and moderate income households.
- **Residential on Commercial Sites (Mixed Use).** The General Commercial, Local Shopping Center and Regional Commercial land use designations represent the city’s mixed use districts that permit residential uses as part of a mixed use development. Capacity on these sites is assumed at a minimum of 15 units per acre on 25 percent of the developable site area (the other 75 percent is assumed for non-residential uses). These sites are listed in Appendix B (Table B-5) of the inventory since they support the General Plan vision and are good residential sites for moderate income households. However, the General Plan does not designate residential capacity to these sites (an excess dwelling unit allocation is required) and they are not necessary to meet the RHNA; therefore, these sites are only included in the Appendix B as additional possible residential sites.
- **Infrastructure Availability.** Sites are only included if necessary infrastructure is available or planned. Any exceptions are described below.

Reasonable Capacity in the Village

The Village is the densest district in Carlsbad with the best access to shopping, services, and public transit. Because of this accessibility, it represents a good opportunity for the development of affordable housing for a range of income levels.

In addition to the general assumptions above, in the Village, the minimum parcel size included in the sites inventory is 0.13 acre, which is the minimum deemed feasible for multi-family development; the average size is 0.40 acre. This relatively smaller parcel size is appropriate in the Village because:

1. Village development standards such as reduced setbacks and parking requirements, and increased lot coverage, are relatively flexible and in some cases less stringent than similar standards for properties elsewhere.
2. Planned residential densities are higher in the Village, a minimum of 18 or 28 units per acre (maximum of 23 or 35 units per acre), depending on the district, allowing at least two units on a 0.13-acre site.
3. The Village land use designations permit mixed-use development, in which residences are likely to be smaller apartments or condominiums on the upper floors. While the city encourages mixed-use projects in the Village, development of stand-alone high-density residential projects is

Agenda Item 5
Draft Stakeholder List for Housing Element Update

Advocacy Organizations

1	Affirmed Housing	24	Neighborhood Housing Association
2	Alpha Project	25	North County Health Project Inc.
3	Alpha Project Casa Base	26	North County Lifeline Inc.
4	BIA	27	North County Solutions-Change
5	Boys and Girls Club Carlsbad Bressi	28	North County YIMBY
6	Boys and Girls Club Carlsbad Village	29	Operation HOPE - North County
7	Brain Injured Veterans Association (BIVA)	30	People for Ponto (Develop Ponto Right)
8	Bread of Life Rescue Mission	31	Salvation Army
9	Brother Benno Foundation	32	San Diego Interfaith Housing Corporation
10	Catholic Charities La Posada	33	Solutions for Change
11	Chicano Federation	34	South Bay Community Services
12	Community HousingWorks	35	Stand Up for Kids
13	Community Resource Center	36	Townspeople
14	Dreams for Change	37	United Way
15	Habitat for Humanity	38	Veterans Association of North County
16	Home Start Inc	39	Women's Resource Center
17	Homeless Veterans of San Diego	40	YMCA San Diego County
18	Interfaith Community Services		Agriculture
19	Interfaith Community Services' Hawthorne Veteran and Family Resource Center	1	Aviara Parkway Farms Inc
20	MAAC Project	2	Carlsbad Aquafarm
21	Mercy Housing California	3	Carlsbad Strawberry Company
22	MITE/North Coastal Regional Recovery	4	Mellano & Company
23	MVPvets	5	Oasis Nursery & Landscaping
		6	Rudavlis Orchids
		7	San Diego County Farm Bureau

Associations & Land Trusts

- 1 Agua Hedionda Lagoon Foundation
- 2 Batiquitos Lagoon Foundation
- 3 Carlsbad Land Trust
- 4 Palomar Forum Business Park
- 5 Carlsbad Gateway Center
- 6 Carlsbad Village Association
- 7 Carlsbad Village Association
- 8 Carlsbad Chamber of Commerce

Healthcare

- 1 ActivCare Living Inc
- 2 Bressi Ranch Medical Plaza
- 3 County Health and Human Services
- 4 Encinitas Medical Center
- 5 Greenleaf Care
- 6 Kaiser Permanente Carlsbad Medical Offices
- 7 NCHS Carlsbad Health Center
- 8 North County Health Services
- 9 Palomar Medical Center Escondido
- 10 Rady Childrens Specialist
- 11 San Diego County Department of Environmental Health
- 12 Scripps Memorial Hospital Encinitas
- 13 Targazyme
- 14 Temecula Valley Emergency Medical Group
- 15 Tri-City Hospital District

HOAs & Property Management

- 1 4 Points Management
- 2 5th Avenue Property Management
- 3 5th Avenue Property Management Inc
- 4 Arborlake Homeowners Association
- 5 Arrow Real Estate
- 6 Association Management Group
- 7 Aviara Master Association
- 8 Barbara McLain Properties
- 9 Benchmark Property Management
- 10 Bernardo Santa FE HOA
- 11 Bluffs HOA
- 12 Border Community Homes LLC
- 13 Bressi Ranch Community Association
- 14 Brookfield Residential
- 15 Cal West Management
- 16 Cannon Real Estate | Carlsbad Property Management
- 17 Carlsbad Property Management-Corner Stone-Property Management in North County
- 18 Carlsbad Surfside Villas HOA
- 19 Carlsbad Village Association
- 20 Chamberlain Property Management
- 21 Corona La Costa HOA
- 22 DAS Property Management
- 23 Feel Good Property Management
- 24 Four Square Properties
- 25 Golden Key Properties

26	GRG Management Co.	53	The Prescott Companies
27	Jockey Club Homeowners Association	54	Tiburon Carlsbad Homeowners Association
28	Keystone Pacific	55	Trinity Property Management
29	La Costa Oaks Community Association	56	Twin Oaks Valley Ranch
30	La Vina HOA	57	Village Park Manor HOA
31	Madison Square Properties	58	Walters Management
32	McLain Properties		
33	MGR property management		Housing, Development and Realty Interests
34	Mission View Estates HOA	1	Allgire Builders Inc.
35	N. N. Jaeschke, Inc.	2	Archstone
36	North County Premier Property Management	3	B.A. Worthing Inc.
37	North San Diego Property Management	4	Brehm Communities LLC
38	Pacific Property Management	5	Bridge Housing Corporation
39	Pilot Property Management	6	Camino Hills
40	Preferred Property Managers	7	Carlsbad Chamber of Commerce
41	Prescott Management	8	Casa Aldea Carlsbad LP
42	Professional Community Management	9	Chelsea Investment Corporation
43	Property Advantage	10	Colrich Residential Construction
44	Property Advantage, Inc.	11	Colrich Residential Construction
45	Property Alliance	12	Con-AM Development
46	Rancho Carillo HOA	13	Cornerstone Communities
47	Rancho Carlsbad Owner's Association	14	Cushman & Wakefield
48	Rancho Santa Fe Vista HOA	15	Davidson Builders
49	Real Property Management	16	Encinas Creek Apartments LLC
50	Santa Fe Ridge	17	Epsten Grinnell & Howell APC
51	Siena Mission Santa Fe HOA	18	Four Square Properties
52	Silverado Community Management	19	Guardian Capital
		20	Harding Street Neighbors LP

Draft Stakeholder List for Housing Element Update

April 8, 2020

Page 4

21	HG Fenton	49	Rancho Costera LLC
22	Holly Springe Development LLC	50	San Diego Apartment Association
23	Housing Development Partners	51	San Diego Housing Federation
24	Housing Development Partners	52	Shopoff Realty Investments, L.P.
25	Jamboree Housing	53	Shopoff Realty Investments, LP
26	Kato Family Ltd Partnership	54	Solamar Mobile Estates
27	KB Home Coastal Inc.	55	Southern California Rental Housing Association
28	Kimco Realty	56	Standard Pacific Homes
29	La Costa Bluffs	57	Summerhill Apartment Communities
30	Lakeshore Gardens Mobile Home	58	The Cantarini Ranch
31	Land Advisors Organization	59	The Dinerstein Companies
32	Lennar	60	Tyler Court Senior Apartments
33	Lennar Homes of California	61	Urban Housing Communities LLC
34	Lighthouse Ventures	62	Urban Housing Communities LLC
35	Lyll Enterprises, Inc.	63	USCD Rural Development
36	MAA Architects	64	Wakeland Housing & Development Corp.
37	Mandana Cal Co	65	Warmington Residential
38	Marja Acres LLC	66	Wermers Properties
39	McKellar McGowan Real Estate Dev	67	Western Pacific Housing
40	Meta Housing Corporation	68	WSL Dos Colinas R/E, LLC
41	MH Park Solutions		
42	MKS Residential		
43	Mullen Construction		
44	New Urban West		
45	New Urban West		
46	Nolen Communities		
47	Province Group		
48	Rancho Carlsbad Owners Association		
			Large Employers
		1	Viasat Inc -
		2	Legoland California LLC
		3	Life Technologies
		4	West Coast Home Health LLC
		5	Omni La Costa LLC
		6	Nortek Security Control LLC

Draft Stakeholder List for Housing Element Update

April 8, 2020

Page 5

7	Optumrx Inc	35	Hilton Cape Rey - Carlsbad
8	Hm Electronics Inc	36	Viasat Inc - 2502 Gateway
9	Park Hyatt Aviara	37	Glanbia Nutritionals Na Inc
10	Gia Laboratory	38	Genmark Diagnostics Inc
11	Genoptix Inc	39	Viasat Inc - 6197 ECR
12	Eastridge Workforce Solutions	40	Buffini And Company - 6349
13	Ionis Pharmaceuticals Inc	41	Viasat Inc - 2508 Gateway
14	Zodiac Pool Systems LLC	42	Viasat Inc - 6191 ECR
15	Nordson Corporation	43	Viasat Inc - 6161 ECR
16	Costco Wholesale Corporation No 462	44	Systems Machines Automation Components Corporation
17	Toyota Carlsbad	45	Viasat Inc - 6305 ECR
18	Toyota Carlsbad - Scion Carlsbad	46	Systems Machines Automation Components Corp
19	Jitterbug	47	Sheraton Carlsbad Resort And Spa
20	Genoptix Inc	48	Walmart - 4050
21	La Costa Glen Carlsbad	49	Respironics California LLC
22	Titleist And Foot-Joy Worldwide	50	Covidien LP
23	Breg Inc	51	Brookdale At Carlsbad
24	Community Interface Services	52	Brookdale Carlsbad
25	Gemological Institute Of America Inc	53	Viasat Inc - 6167 ECR
26	Nordson Asymtek	54	Glenbrook HC LLC
27	Kendal Floral Supply	55	Ortho Organizers Inc
28	Beckman Coulter Inc	56	Del Mar Recovery Solutions GP
29	Jc Usa Inc	57	Macy's West Stores Inc
30	Rq Construction LLC	58	Sea Spine Sales LLC
31	Rockstar San Diego	59	Sendx Medical Inc
32	24 Hour Fitness Inc No 90281	60	Ec Opco Las Villas Del Carlsbad LP
33	Crestone Group Baking Companies	61	Dave And Buster's
34	Amazon.Com Services Inc		

Draft Stakeholder List for Housing Element Update

April 8, 2020

Page 6

62	Micro-Probe Incorporated	90	North Coast Medical Supply
63	Acutus Medical Inc	91	Carlsbad Technology Inc - 5922
64	North Coast Calvary Chapel	92	Zest Dental Solutions
65	Calvary Chapel Caffè	93	Djo LLC
66	Carlsbad By The Sea	94	Sound Technologies
67	Genmark Diagnostics Inc - 2210	95	Luxtera Inc
68	Medsphere Systems Corporation	96	Ken Grody Ford - Carlsbad
69	Maxlinear Inc	97	Yard House
70	Havas Edge LLC	98	San Diego Sign Company Inc
71	24 Hour Fitness No 927	99	Hoehn Honda Certified Used Cars
72	Agility Clinical Inc	100	The Olive Garden Italian Restaurant No 1120
73	Bj's Restaurant and Brewhouse	101	Viasat Inc - 2350 Campbell
74	Cobra Golf Incorporated	102	Prana Living LLC
75	Safc Pharma - 6211	103	Sprouts Farmers Market No 239 - 2618
76	Viasat Inc - 6183 ECR	104	Hoehn Honda
77	Safc Pharma - 6219	105	Hilton Resorts Corporation
78	Bob Baker Chrysler Jeep Dodge Fiat	106	Chopra Enterprises LLC
79	Ferguson Sm Inc	107	Ralphs Grocery Company No 175
80	3e Company	108	Pizza Port Brewing Company
81	Alphatec Spine Inc	109	Norte Inc
82	Spectrum Assembly Inc	110	Laird R and F Products Inc
83	SAFC Pharma - 6195	111	The Iris Group Inc
84	The Upper Deck Company	112	Bob Baker Volkswagen-Subaru
85	Tri-City Wellness Center	113	Accountemps-Office Team-Rx Finance and Accounting
86	Lexus Carlsbad - 5434	114	Capital Partners Services Corp
87	Versum Materials Us LLC - 1	115	Vons No 2065
88	Carlsbad Technology Inc - 5928	116	L And L Printers Carlsbad LLC
89	Lexus Carlsbad - 5444		

- 117 Aethercomm Inc
- 118 High Moon Studios LLC
- 119 Cisco Systems Inc
- 120 Jc Penney Co Inc No 566-0
- 121 Lowe's Home Centers LLC
- 122 Rubio's Restaurants Inc - 2200
- 123 Vons No 2724
- 124 Karl Strauss Brewery and Restaurant - Carlsbad
- 125 The Neurology Center of Southern California
- 126 Vanguard Industries West Inc
- 127 The Crossings at Carlsbad
- 128 Hay House Inc
- 129 Vons - 2142
- 130 Casa De Bandini
- 131 Hoehn Mercedes
- 132 Synergieyes Inc - 2236
- 133 Product Slingshot Inc
- 134 Obalon Therapeutics Inc
- 135 Fashionphile Group LLC - 6359
- 136 Sprouts Farmers Market-2634 Gateway
- 137 Starlight Corporation
- 138 King's Fish House
- 139 Gelson's Markets No 26
- 140 Miguel's Cocina
- 141 Gopro Media Inc

Land Use Planning Firms

- 1 Hofman Planning and Engineering
- 2 Planning Systems
- 3 Ladwig Design Group Inc
- 4 THT Design Consultant Group
- 5 KTG Group
- 6 Howes Weiler Landy
- 7 Jack Henthorn & Assoc.

Schools/Agencies/Tribal Governments

- 1 City of Oceanside
- 2 City of Encinitas
- 3 City of San Marcos
- 4 City of Vista
- 5 County of San Diego
- 6 Carlsbad Unified School District
- 7 Encinitas Union School District
- 8 San Dieguito Union High School District
- 9 San Marcos Unified School District
- 10 Pacific Ridge School
- 11 St Patrick's Catholic School
- 12 Mira Costa
- 13 CSUSM
- 14 SANDAG
- 15 San Luis Rey Band of Mission Indians
- 16 Rincon Band of Luiseno Indians

Transportation

- 1 North County Transit District
- 2 City Captain Transportation Carlsbad
- 3 Cheap Airport Transportation
- 4 CAV Inc.
- 5 Max Airport Transportation
- 6 Breeze Bus System

Utilities

- 1 SDGE
- 2 Leucadia Wastewater District
- 3 Carlsbad Municipal Water District
- 4 Olivenhain Municipal Water District
- 5 Vallecitos Water District
- 6 Spectrum
- 7 AT&T
- 8 Sierra Wireless
- 9 Waste and Recycling (City of Carlsbad)