



## HOUSING ELEMENT ADVISORY COMMITTEE

# Agenda

Wednesday, May 27, 2020  
Faraday Center, Room 173A  
1635 Faraday Avenue Carlsbad, CA 92008  
1:00 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](http://www.carlsbadca.gov).

You can participate in the meeting by e-mailing your comments to the Planning Division at [planning@carlsbadca.gov](mailto: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 May 13, 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](mailto: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 – overview, initial housing sites inventory, and potential strategies and assumptions	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**

June 10, 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 13, 2020

**CALL TO ORDER:** 3:04 p.m.

**ROLL CALL:** Committee member Luna, Proulx, Barnett, Evans, Novak, Sachs, Streicher, Weis, Committee member Perez joined the meeting at 3:19pm.

**APPROVAL OF MINUTES:**

Motion by Streicher, seconded by Sachs to approve the committee meeting minutes of April 8, 2020. Motion passed 8/0/1 (Perez 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. Review of Housing Element Goals and Policies (cont'd from 4/8)**

Consultant Weatherby reviewed the Housing Element goals and policies that were discussed during the previous HEAC meeting. Ms. Weatherby discussed the three overarching housing goals that pertain to site selection. Additionally, Ms. Weatherby acknowledged two policy recommendations that she has received so far from committee members including mixed housing and workforce housing.

Ms. Weatherby opens up this agenda item for discussion in regards to goals and policies that are important to prioritize for the committee members.

No recommendations from committee members were received at this time.

**2. Status update on Housing Element Programs**

Consultant Weatherby addressed the second agenda item. Ms. Weatherby briefly discussed the purpose of the Housing Element Annual Progress Report and the need for addressing current progress on housing programs and policies. Ms. Weatherby provided examples of programs that have shown progress and slower progress than others.

Ms. Weatherby responded to comments and questions.

Committee member Sachs requested more information on City-Initiated Development and whether the current state of the program is typical.

Committee member Evans requested more information on how the general public including new residents can access housing information within the City.

Committee member Proulx requested more information on Loan Banking and how utilized the program is within the City.

Committee member Weis inquired about current housing projects in the City and whether those housing units would contribute to this upcoming Housing Element RHNA targets.

Committee member Barnett requested more information on new mixed-use apartment complexes in downtown Carlsbad and whether those will count for upcoming Housing Element RHNA targets.

**3. Site Selection Strategies in relation to overall General Plan goals and policies/Carlsbad “smart growth” concept sites**

Senior Planner Donnell presented Agenda Item 3. Mr. Donnell discussed the importance of taking into account other General Plan elements when considering potential housing sites. Mr. Donnell emphasized the importance of consistency and coordination across all General Plan elements and ensuring housing sites are compatible with each element. Additionally, Mr. Donnell discussed the idea of Smart Growth and presented SANDAG’s Smart Growth Map illustrating good examples of Smart Growth currently in place in the City.

Administrative Secretary Flores read public comments received from the following individuals into the record:

Diane Rivera concurred with committee member Evans regarding accessibility of housing information and opportunities to both new and current Carlsbad residents.

Senior Planner Donnell responded to committee questions and comments.

Chair Luna requested clarification for the group on the difference between a goal and a policy.

Committee member Streicher inquired about potential site restrictions due to heavy rainfall and flooding and the implications of that on housing site selection.

Committee member Barnett inquired about housing policies and whether there are ones that are weighted more heavily than others.

Committee member Perez commented on the relationship and implications that housing site selection has on the mobility element. Additionally, Perez requested more information on SANDAG sites in relation to the Noise/Quiet Zone. Mr. Perez requested more information on Corey Creek and the process that housing development went through including challenges and lessons learned.

Committee member Evans reiterated her concern for accessibility of City information regarding housing information and opportunities for both newcomers and residents.

Committee member Sachs inquired about Covid-19 and the implications it may have on the Housing Element process and site selection.

Committee member Barnett commented on the implications of Covid-19 in the commercial sector and acknowledged that developers may take Covid-19 into account with building design.

#### **4. One-page handout/FAQ**

Senior Planner Donnell presented this agenda item. Mr. Donnell held a follow up discussion regarding the one-page handout and FAQ sheet.

Mr. Donnell requested comments and feedback on the one-page handout.

Committee member Barnett suggested having a more descriptive and clear subtitle stating "Housing Element".

Committee member Proulx suggested reversing the first and second paragraphs and making the second paragraph more clear in regards to it stating "Housing Element".

Committee member Streicher suggested to have a "for more information and further comment" section at the bottom in bold.

Committee member Novak requested adding representatives from each quadrant somewhere on the handout.

Committee member Weis suggested having the topic at hand be more clear by stating something similar to "Carlsbad Housing Element" somewhere on the handout.

Chair Luna suggested having the various commissions the Housing Element Update will go through somewhere on the handout.

Mr. Donnell requested comments and feedback on the FAQ sheet.

Committee member Barnett acknowledged how helpful it would be to keep an updated FAQ sheet going.

Committee member Streicher recommended implementing similar design from the FAQ sheet into the one-page handout.

Committee member Novak acknowledged how easy the questions are to read.

Committee member Evans suggested clarifying the topic at hand by stating something similar to "Carlsbad Housing Element" at the top of the FAQ sheet.

Committee member Streicher inquired about including information on the FAQ sheet regarding SB330 and other housing legislation that helps clarify the gravity of this Housing Element.

Committee member Evans inquired about how these materials will be distributed to the public.

Communications manager Sara Lemons suggested the potential of making an informational video to distribute through the public.

Committee member Sachs commented on the possibility of spreading the word through other commissions and agencies that committee members are involved in.

Committee member Weis commented on the high potential creating a video has on spreading the word.

Committee member Barnett suggested spreading the word through organization's newsletters that go out weekly.

Committee member Streicher acknowledged a few organizations that could be helpful in terms of sharing information.

Committee member Perez acknowledged this effort may require more of a grass roots approach and is happy to help assist. Additionally, he inquired about putting names/information on the handout page for the public to contact.

Committee member Evans inquired about an email subscription service that people can join to get weekly informational emails regarding the project.

Committee member Sachs inquired about information and/or deliverables that she could give to other commissions after each HEAC meeting.

**5. State of California letter regarding Growth Management Plan moratorium provision**

Senior Planner Donnell presented this agenda item. Mr. Donnell gave a brief discussion on the State's recent opinion surrounding growth management plans, moratoriums and the implications that may have on housing site selection. Mr. Donnell described Zone 15 within the City to provide an example of how housing moratoriums may impact potential housing sites and meeting RHNA targets.

Senior Planner Donnell responded to committee questions and comments.

Committee member Perez inquired about new updates from the last City Council meeting regarding the extension of College Boulevard.

**COMMITTEE MEMBER COMMENTS:**

None.

**STAFF/CONSULTANT COMMENTS:**

Senior Planner Donnell shared that there is a time conflict with the next HEAC meeting on May 27, 2020.

Chair Luna collected feedback from the committee members regarding a new time for the next HEAC meeting. The meeting time for May 27, 2020 is now at 1pm. Subsequent HEAC meetings will return to 3pm.

**CONTINUATION OF PUBLIC COMMENT:**

None.

**NEXT REGULATORY SCHEDULED MEETING:**

May 27, 2020. 1pm.

**ADJOURNMENT:**

The meeting was adjourned at 5:03pm. No vote was taken.

Jenna Shaw  
Minutes Clerk



## HOUSING ELEMENT ADVISORY COMMITTEE

# Staff Report

**Meeting Date:**

May 27, 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 – overview, initial housing sites inventory, and potential strategies and assumptions

### Recommended Action

Receive information on the Regional Housing Needs Allocation; discuss and comment on potential strategies and assumptions for meeting the city's allocation.

### 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.

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 foundation of state Housing Element law is based on the premise that density is a proxy for affordability. The idea being, the more housing units on a site (density) translates to lower land and construction costs per unit, which translates to lower rental/sale prices of those units (affordability). If existing residential sites are inadequate to accommodate its RHNA share, a city may need to change the land use designation of one or more properties to allow residential uses and/or higher densities.

Along with presentations on RHNA, the committee has also discussed the goals, policies and assumptions identified in Carlsbad's General Plan that provide a framework for identifying where new homes should go. This framework, for example, directs housing away from open space and environmentally constrained lands. More specifically, it also encourages new medium to higher density residences to locate near services, jobs, and transportation.



To facilitate committee discussion and comment, staff and the Housing Element Update consultant will again present an overview of RHNA and identify the city's share of the 2021-2029 housing need. In addition, the presentation will include:

- Information on income and housing affordability
- An initial housing sites inventory based on constraints and suitability
- Potential strategies or assumptions for increasing residential and development potential, such as through accessory dwelling units.

For additional information, please refer to the city's RHNA informational bulletin, previous committee agendas and reports, and other resources on the Housing Plan Update webpage, [www.carlsbadca.gov/housingplan](http://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.