



HOUSING ELEMENT ADVISORY COMMITTEE

Agenda

Wednesday, August 12, 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 July 8, 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.	Confirmation of Site Selection Methodologies Proposed to Meet the City's Housing Obligations Prior to Initiating Public Input on Individual Sites*	Discussion/Direction
2.	CEQA Process Primer	Discussion
3.	General Plan Maintenance Primer	Discussion
4.	Proposal to Change HEAC Meeting Time	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

September 9, 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

July 8, 2020

CALL TO ORDER: 3:01 p.m.

ROLL CALL: Committee members Luna, Proulx, Barnett, Evans, Novak, Perez, Sachs, Streicher, Weis. (9/0/0)

APPROVAL OF MINUTES:

Motion by Committee Member Sachs, seconded by Committee Member Streicher to approve the committee meeting minutes of June 22, 2020. Motion carried 9/0/0.

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. Regional Housing Needs Allocation – Draft Housing Sites Identification Approach

Consultant Rust discussed the City's housing needs and the housing affordability levels of each income category on the Regional Housing Needs Allocation (RHNA) table. Additionally, Mr. Rust discussed housing and jurisdictional constraints for site selection, and the seven sources for housing units to satisfy the City's RHNA numbers. Mr. Rust emphasized that the City needs to demonstrate an ability to accommodate RHNA and provide a buffer to accommodate "no net loss" of housing units. Mr. Rust used maps to show specific sites that identify potential sources of housing and how these sources can be used to satisfy RHNA.

Mr. Rust opened this agenda item for discussion with regards to RHNA allocation and site identification.

Chair Luna asked if these numbers will be taken to the City Council.

City Planner Donnell noted that this presentation is for information purposes and is intended to be used to prioritize site selection.

Committee Member Barnett raised concerns that many of the identified sites on the presented maps are in the same quadrants and are not spread out evenly throughout the city.

Consultant Weatherby presented a spreadsheet listing the seven sources of housing where each committee member can rank their preference for each source option presented.

Committee Member Streicher inquired about the housing sources and asked how many accessory dwelling units (ADUs) currently exist.

Mr. Rust clarified that some vacant lots were dropped out of the housing analysis for various reasons and gave a figure on how many ADUs exist.

Chair Luna pointed out that ADUs are processed at a ministerial level.

Committee Member Evans stated that she visited some of the identified sites and some that are identified as vacant don't look that way.

Committee Member Weis approved of the idea of converting industrial sites to residential and notes that there is not much of that identified in his quadrant.

Committee Member Perez asks for clarification on areas designated R-30 and notes that there might be sites missing in certain areas. Mr. Perez asks if each quadrant could be looked at more closely.

Ms. Weatherby shared a map of the City with all currently identified potential sites.

Committee Member Proulx asked for clarification on sites identified as current planning projects.

Mr. Donnell clarified that the term "current planning projects" refers to projects that are currently in the planning process or projects that are already under construction. Mr. Donnell notes that affordable housing is included in some of the current planning projects.

Committee Member Proulx raised concerns regarding traffic and asked if there are any discussions to widen roads to accommodate traffic increase.

City Planner Neu noted that the goal of the General Plan is to not overbuild the circulation network, with the focus being to shift to away from cars and to other modes of transportation.

Committee Member Perez noted that traffic in the northeast quadrant is high and discussions regarding the further widening of El Camino Real are currently taking place.

Committee Member Evans noted that portions of El Camino Real have been widened and the streets are still busy.

Mr. Neu stated that increasing housing opportunities near job sites will hopefully alleviate traffic.

Committee Member Weis pointed out that the southwest quadrant doesn't have many big lots and there are many underutilized lots that are good candidates to reach RHNA goals.

Committee Member Novak said that she supports industrial conversion and is less supportive of ADUs.

Committee Member Evans noted that redesignation from industrial to residential would be good but there isn't enough inventory to reach RHNA goals.

Committee Member Sachs asked if expanding mobile home parks would be an effective way of expanding affordable housing. She also asked about evaluating the impacts of locating housing and whether the city has a senior housing designation. Mr. Donnell stated that mobile home parks were allowed in Carlsbad, but that there haven't been any new or expanded mobile home parks proposed in recent years. He also noted project impacts would be evaluated before a property were designated for a certain use and that the city doesn't have an overlay for senior housing. However, the housing element could include programs regarding senior housing. Committee Member Streicher mentioned that some housing quadrants are much more impacted than others and is concerned about traffic congestion.

Committee Member Weis mentioned that his quadrant is very walkable and many of these housing units will encourage walkability. Mr. Weis was favorable to the idea of using underutilized sites for housing.

Committee Member Evans noted that it would be beneficial to redesignate commercial to residential in the Village area so more people could walk to work.

Committee Member Perez asked if El Fuerte Street could be extended.

City Planner Donnell clarified that there is no plan to extend El Fuerte Street from Faraday Avenue to College Boulevard and extending it would conflict with a conservation area.

Committee Member Proulx asked if the ranking process will be used to identify specific sites. Ms. Weatherby noted that the ranking sheet will be used to rank preferences for housing sources.

Chair Luna commented that the ranking of housing sources is only to gauge the preferences of the committee.

Committee Member Weis stated that sites identified as vacant and planned projects are important for the city to reach their numbers because they are already going to be used for residential.

Committee Member Weis asked why they should consider vacant and planned projects if the ranking is a strategy for site selection and vacant and planned projects are already going to be residential. Committee Member Novak concurred.

Committee member Perez asked about the planned projects, particularly the one that will complete the Poinsettia Lane gap. Mr. Donnell noted this project contains units that will be under construction after June 30, 2020, or the beginning of the sixth housing cycle.

Chair Luna called for the committee member rankings on the site selection strategy for satisfying RHNA, based on the numerical order of the seven sources listed on slide 18 of the PowerPoint presentation for agenda item 1:

- Committee Member Weis: 6, 7, 4, 1, 2, 3, 5
- Committee Member Streicher: 4, 5, 3, 2, 1, 7, 6
- Committee Member Sachs: 1, 3, 4, 5, 6, 7, 2
- Committee Member Perez: 3, 7, 4, 5, 6, 1, 2
- Committee Member Novak: 1, 3, 4, 6, 7, 5, 2
- Committee Member Evans: 5 (only source she voted on)
- Committee Member Barnett: 1, 3, 7, 6, 4, 2, 5
- Vice Chair Proulx: 1, 4, 7, 6, 3, 5, 2
- Chair Luna: 1, 4, 3, 2, 7, 6, 5

Ms. Weatherby noted that due to technical difficulties, she was unable to present the results of the members' votes.

Mr. Rust mentioned that the preferences of the committee will be used to brief the council and to inform the consultant team if there are any specific sites that need to be looked at. Mr. Rust further mentioned that there will be a traffic assessment based on the ranking and the sites that have been identified.

2. Scheduling Update

Consultant Weatherby updated the committee on the timeline and schedule of the Housing Element, noting that the City is still on target to meet the April 2021 deadline.

3. Public Engagement Update.

Communication and Engagement Director Ray explained that the City is still in the early stages of public outreach.

Communications Manager Lemons showed a video that will be used to provide awareness of the Housing Element. Ms. Lemons added that an online survey will be included as well.

Committee Member Barnett approved of the video and said it shows an easily followed step-by-step approach. Mr. Barnett commented that the video starts off a little fast.

Committee Member Barnett left the meeting at 4:49 p.m.

Committee Member Streicher mentioned that the video needs more diversity, audio quality needs to be improved, and the video should mention that the Housing Element will meet the housing needs of the people.

Committee Member Evans asked how the public will be notified that the video exists. Ms. Lemons clarified that the video will be shared across social media channels and will be mentioned via direct mailing and email blasts.

Committee Member Novak stated that the video is well done for a first draft. Ms. Novak mentioned that the video needs to emphasize that the Housing Element will meet the requirements from the state while keeping the character of Carlsbad.

Committee Member Sachs asked if there will be a Spanish version of the video. Ms. Ray stated that production of a Spanish version of the video was not anticipated.

Committee Member Perez asked if the video will include captioning options.

Committee Member Luna mentioned that the video needs more diversity and to address the fact that the Housing Element is intended to both improve Carlsbad and satisfy State requirements.

Consultant Weatherby stated that the stakeholder list is comprehensive and will be used to send out email blasts. Ms. Weatherby asked the committee to review the list and add stakeholders to it as needed.

Committee Member Proulx asked if the stakeholders list can be done alphabetically.

Committee Member Perez asked if Native American tribes are included on the stakeholder list. Ms. Weatherby clarified that Native American tribes are not included on the stakeholder list, but they will be notified as part of the California Environmental Quality Act (CEQA) process.

Chair Luna mentioned that many of the Homeowner's Associations on the stakeholders list are managed by the same property managers.

Committee Member Weis mentioned that it is difficult to navigate the city website and requests that the HEAC page be more readily available.

Committee Member Evans agreed and speculated that this might be why there have been no public comments yet.

Ms. Rey mentioned that information received from this committee will be incorporated into the survey.

Committee Member Proulx left the meeting at 5:19.

Ms. Lemons discussed the outreach plan during COVID-19 and what strategies will be implemented to engage with community members.

Committee Member Sachs asked if public engagement meetings will be conducted via a webinar format. Ms. Lemons confirmed that public engagement meetings will be online.

Ms. Lemons reviewed the public engagement timeline and the three key milestones of public input: online survey, virtual scoping meeting, and virtual public workshop.

Chair Luna mentioned that a common complaint from the public is that they don't want housing built near them.

Ms. Ray mentioned that public engagement will underscore what the Housing Element brings to the community, and that public outreach fosters input and understanding from the community.

Committee Member Streicher asked if this committee could get input from the Mayor and City Council. Committee member Weis shared this sentiment. City Planner Neu mentioned staff intends to check-in with the City Council in August or September to receive direction regarding strategies to pursue. That direction will be shared with this committee.

Committee Member Perez said that the traffic and mobility commission is very interested to see what happens in this committee and are looking to get information.

Chair Luna mentioned that committee liaisons can help get items scheduled on commission agendas if certain items need to be discussed.

COMMITTEE MEMBER COMMENTS:

None

STAFF/CONSULTANT COMMENTS:

Ms. Weatherby showed the ranking spreadsheet ("site selection strategy ranking") of the housing sources based on each committee member's ranking that occurred as part of the agenda item 1 discussion. The spreadsheet presented the rankings of each committee member individually and the rankings of the committee as a whole.

City Planner Donnell stated that HEAC has a website and mentioned how the general public and committee members can navigate to it.

CONTINUATION OF PUBLIC COMMENT:

Administrative Secretary Flores read into the record a public comment received from Diane Rivera about mapping affordable housing by quadrant and determining how much housing would be necessary to satisfy the lower income housing need if only 15 percent of all projects units were counted toward satisfying the need.

NEXT REGULATORY SCHEDULED MEETING:

August 12, 2020, at 3 p.m. Motion by Streicher to conduct the meeting on August 12. Motion seconded by Streicher. Motion carried 7/0/2 (Barnett and Proulx absent).

ADJOURNMENT:

The meeting was adjourned at 5:41 p.m.

Jason Montague
Minutes Clerk



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Meeting Date: August 12, 2020

Item No.

1

To: Housing Element Advisory Committee Members

From: Don Neu, City Planner

Staff Contact: Don Neu, City Planner
Don.neu@carlsbadca.gov, 760-602-4612

Subject: Confirmation of site selection methodologies proposed to meet the city's housing obligations prior to initiating public input on individual sites.

Recommended Action

Receive information and provide recommendations and input on the proposed site selection methodologies that will ultimately be used to identify possible housing sites.

Executive Summary

Along with presentations on RHNA and site selection criteria, the committee has started to discuss approaches to identify sites that have the potential for producing housing to help satisfy the city's RHNA obligations. During the July 8 HEAC meeting, the HEAC members individually ranked the approaches, or site selection strategies, for the identification of housing sites (see Exhibit 1). These rankings were intended to update City Council on the HEAC's work and the site selection strategies preferred by the committee.

Since the meeting, staff has further refined the sites inventory and the approaches for sites identification. This refinement of the methodologies warrants further committee discussion and a re-evaluation of its rankings, which is why the matter is being brought back to the committee for further consideration. A City Council workshop has been scheduled for August 27, 2020, to discuss the Housing Element Update, including confirmation of the site selection methodologies. HEAC's recommendations on the draft methodologies will be presented to the Councilmembers at that workshop. For additional information on this topic, please refer to Housing Plan Update webpage, www.carlsbadca.gov/housingplan.

Background

As previously reported, pursuant to state law, cities and counties in California are required to update their respective Housing Element. The Housing Element is designed to provide a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing for varying income-levels within the community for the next eight-year period, which will cover April 2021 through April 2029. For this housing period, which the state refers to as the sixth housing cycle, the city's share of the Regional Housing Needs Assessment (RHNA) is 3,873 housing units, broken down by income-level. The city must demonstrate to the State Department of Housing and Community Development (HCD) that it has adequate land capacity to accommodate the assigned RHNA units.

City’s Housing Allocation (Gross)

On July 10, 2020, the San Diego Association of Governments (SANDAG) Board of Directors adopted the final Regional Housing Needs Assessment Plan for the San Diego region. The plan accepted HCD’s determination of 171,685 housing units needed in the region. Based on a SANDAG-developed methodology, those units were allocated to the 18 cities and the unincorporated county. The City of Carlsbad’s share of the RHNA allocation for the sixth housing cycle is as follows:

2021-2029 RHNA ALLOCATION BY INCOME				
Very Low	Low	Moderate	Moderate +	Total
1,311	784	749	1,029	3,873

When compared to the city’s RHNA allocation for the fifth (current) housing cycle (2013-2021), which is reflected in the chart below, the city was assigned 27% (1,126) fewer total housing units for this upcoming housing cycle.

2013-2021 RHNA ALLOCATION BY INCOME				
Very Low	Low	Moderate	Moderate +	Total
912	693	1,062	2,332	4,999

Upon closer review, this reduction occurred in categories reserved for moderate and above-moderate (“moderate +” in the chart) income families, which is typically associated with single-family and lower density development. When comparing RHNA units assigned to the low and very-low income categories for the two cycles, the city was assigned a 31% (490) increase in assigned housing units, which is typically associated with higher density development such as apartments and condominiums.

City’s Housing Allocation (Net)

Once the RHNA has been assigned, the first step in updating a Housing Element involves assessing the existing element to determine if the plan already has capacity to accommodate all or a portion of the assigned housing units. The chart below shows the number of housing units, by income category, that staff estimates can be carried over to the new housing plan. This is only an estimate as HCD has final say as to whether a site(s) can be counted for future housing. This determination is made once a draft of the Housing Element is submitted for review. Further, note that the very low and low-income categories are combined and represented by “V/Low” in the chart.

SOURCE	UNITS BY INCOME LEVELS		
	V/Low	Moderate	Moderate +
RHNA (gross)	2,095	749	1,029
Current General Plan	(466)	(129)	(496)
Planned Projects (no rezone) ¹	(404)	(21)	(1,409)
Accessory Dwelling Unit	(185)	(476)	0
RHNA (net)	1,040	123	(876)
RHNA (net) w/ Buffer²	1,354	235	---

¹ Includes planned projects, three of which propose a state density bonus or local density increase that will result in an additional 57 V/Low units and 226 moderate + units above the density allowed under current zoning.

² State HCD recommends that a buffer be built into the plan in the event a site does not get built to the density planned. Staff assumed a buffer based on 15% of the RHNA. HCD recommends a buffer of 15 to 30% of the assigned RHNA (gross).

- Current General Plan**

Relying as much as possible on the current plan is beneficial because residential development planned under an existing housing plan has already been vetted with the community and analyzed under CEQA. Also, the more units that can be carried over from the current plan to the new plan reduces the need to find other properties to rezone/up zone. The number of units reflected under this category represents vacant or underutilized sites. Underutilized sites represent those not developed to their full potential and signify opportunities for additional housing.
- Planned Projects (no rezone)**

Per state law, development projects that are in the entitlement processes as of June 30, 2020 and anticipated to be constructed by the end of the eight-year cycle, can be counted towards the RHNA obligations for the housing plan. The units listed in this section are associated with development projects that are either approved (entitled but not built) or pending. The pending projects do NOT propose a rezone and based on current allowed General Plan densities. The exception is noted in the chart above for a few projects proposing increased densities through means other than a rezone (i.e., state density bonus). The units realized through planned projects are being identified separately as they represent a realistic view of the type and density that can or may be achieved on those respective sites. Should the projects not get approved/built, the city can still count the sites (underlying zoning) as part of its housing inventory.
- Accessory Dwelling Unit**

In recent years, the state legislature has relaxed laws to promote the production of accessory dwelling units, which they see as a viable affordable housing choice. To help meet its RHNA

obligations, HCD is allowing jurisdictions to assume a unit count that is three to five times average past production. HCD has advised Carlsbad to base its ADU production estimates on permitting data from 2015 and 2016, or the years just prior to passage of the first round of such encouraging legislation. The city’s annual average ADU production rate for 2015 and 2016 was 25 units. For this housing cycle, staff assumed a rate that was three times the average, or 75 ADUs per year.¹ This assumption likely will need support in the way of proposed Housing Element programs that, for example, promote ADU awareness and education. Furthermore, ADU construction is not linked to a specific quadrant and could occur anywhere in the city’s residential areas. Their development also does not count toward Growth Management Plan dwelling unit caps.

Methodologies to Meet Housing Allocation

With housing unit targets established, there are several options that the city can consider in order to meet its RHNA obligations. A chart identifying the methodologies is provided below. Included in the chart is HEAC’s July prioritizations for reference. Exhibit 2 describes each of the six methodologies developed by staff since the HEAC’s July meeting.

Site selection strategies for satisfying RHNA	
Considered by the HEAC on July 8	Developed by staff since July 8
1. Planned projects ¹	1. Assume mid-range densities
2. ADUs (@ 3x previous) ¹	2. Up-zone residential properties
3. Vacant (current GP) ¹	3. City-owned properties
4. Industrial to residential	4. Commercial to residential
5. Commercial/Other to residential	5. Industrial to residential
6. Increase residential density	6. Planned projects (proposing rezone)
7. Underutilized	

¹Methodologies used to determine RHNA net figures.

Discussion

At this time, staff would like to review with the committee the information provided in this report, which will be presented to City Council later in August. Staff also requests additional discussion from committee members on their methodology rankings. For example, committee members are encouraged to emphasize why they ranked one approach higher over another and why certain approaches were placed as a greater priority. In order to bring a joint recommendation to City Council, City Staff and consultants encourage the HEAC to find a consensus on the best housing approach or approaches.

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.

¹ HCD permits a jurisdiction to count toward its RHNA obligations the units it estimates will be produced over a nearly nine-year projection period. In the San Diego region, this period began June 30, 2020 and will end April 15, 2029.

Exhibits

1. July 8, 2020 Committee member rankings on RHNA site selection strategies
2. Site selection strategies developed by staff since the July 8 HEAC meeting

**Housing Element Advisory Committee
Site Selection Strategy Ranking
July 8, 2020**

	Luna	Proulx	Barnett	Evans	Novak	Perez	Sachs	Streicher	Weis	COMMITTEE RANKING
1	1	1	1	5	1	3	1	4	6	1
2	4	4	3		3	7	3	5	7	3
3	3	7	7		4	4	4	3	4	4
4	2	6	6		6	5	5	2	1	7
5	7	3	4		7	1	6	1	5	6
6	6	5	2		5	6	7	7	3	5
7	5	2	5		2	2	2	6	2	2

OPTIONS:

- 1 Planned Projects
- 2 ADUs (@ 3X previous)

- 3 Vacant (current GP)
- 4 Industrial to R-30 designation

- 5 Commercial/Other to R-30 designation
- 6 Increase Residential Density
- 7 Underutilized

1. Assume Midrange Densities for high residential densities

The General Plan assigns residential properties a range of densities that can be constructed. For example, the R-30 land use designation allows a residential density range of 23-30 du/ac. Under the current Housing Element, staff assumed that developers would develop at the lower density range (minimum, or 23 du/ac).

This methodology suggests that 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.

- *Benefits*

- No change in zoning required; approach successfully applied to the city's Housing Element for the fourth housing cycle (2005-2013).

- *Drawbacks*

- Site and/or design constraints may frustrate the ability to achieve midrange density

2. Up-zone existing residentially zoned properties

The current General Plan assigns more than enough sites to meet our above-moderate income category. One methodology is to up zone vacant or underutilized residential properties that have lower zoned densities to accommodate higher density development. Under this methodology, the existing designations of the vacant and underutilized sites would change as follows:

- R-4 (0-4 du/ac) to R-23 (15-23 du/ac); or R-30 (23-30 du/ac)
- R-15 (8 to 15 du/ac) to R-23 (15-23 du/ac); R-30 (23-30 du/ac); or, R-35 (30-35 du/ac)
- R-23 (15-23 du/ac) to R-30 (23-30 du/ac); R-35 (30-35 du/ac); or, R-40 (35-40 du/ac)

Those properties affected by this methodology are primarily concentrated in the Northeast Quadrant near El Camino Real and College Boulevard (Sunny Creek/Local Facility Management Zone 15) and in the Southwest Quadrant, including the Ponto area.

- *Benefits*

- Affects existing residential zoned properties; helps balance the types (income levels) of housing to be built in the city; additional density could make infrastructure completion more feasible (LFMZ 15).

- *Drawbacks*

- To achieve a density of 35 or 40 du/ac, building size will likely need to be four to five stories; introduces higher density development in lower density neighborhoods; and, while this methodology increases low income unit counts, it decreases above moderate unit counts.

3. 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. Examples include the city-owned industrial/office lots on College Boulevard near Palomar Point Way and the (parking lot at) The Shoppes @ Carlsbad. It should be noted that on June 15, 2020, Brookfield Properties, the

current owners of the Shoppes @ Carlsbad, informed the city of their interest in repurposing the shopping center to allow a mixed-use development.

- *Benefits*

- Vacant, city-owned property; results in a higher density project with higher percentage of dedicated affordable units; provides housing near job centers and transit corridors.

- *Drawbacks*

- Residential use inconsistent with 2017 Real Estate Strategic Plan; property is not always convenient to neighborhood goods and services

4. Convert commercial properties to high density residential

While the city must plan for commercial and retail growth to serve the additional housing growth, 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. Specifically, the vacant commercially-designated portion of property on the northeast corner of College Boulevard and El Camino Real (known as the Walmart site), a cluster of small, vacant parcels in the Ponto area, and a commercial site partially improved with a parking lot along Calle Barcelona opposite The Forum Carlsbad shopping center.

- *Benefits*

- Sites are generally close to jobs and neighborhood goods and services.

- *Drawbacks*

- Removal of land designated for commercial services could result in loss of tax revenue; neighborhood conveniences and could potentially cause increase in VMT for surrounding vacant residential lots.

5. Convert select industrial properties to higher density residential

Under the current general plan, there are several industrial lots that have remained vacant since their original grading 10-13 years ago. Many of the sites are east and west of Melrose Drive and one underutilized site along Cougar Drive and Palmer Way just east of El Camino Real. Together, the sites total almost 50 acres. Another methodology to achieve RHNA targets is to rezone some of these industrial lots to allow high density residential development. This option would re-designate certain properties from Planned Industrial to a high density residential designation, thereby generating units that can count towards our very low- and low-income RHNA allocations.

- *Benefits*

- Virtually all sites being considered are vacant and unconstrained, thereby resulting in a high number of units; provides housing near job centers and transit corridors

- *Drawbacks*

- Increases vehicle miles traveled (VMT); potential for residential uses in industrial areas; not always convenient to neighborhood goods and services.

6. Consider other Planned Projects (proposed or potential rezone)

Not reflected in the planned projects in the section above are active proposals that could contribute to meeting the city's RHNA need. While each has formally filed development applications, they are not counted as part of the

planned projects above, however, because they seek land use changes or propose to residentially develop commercial land.

- *Benefits*

Actual applications reflecting housing type and density that can be achieved on site

- *Drawbacks*

Projects require a rezone; if projects are denied, city loses units.



Staff Report

Meeting Date: August 12, 2020

To: Housing Element Advisory Committee Members

From: Don Neu, City Planner

Staff Contact: Don Neu, City Planner
don.neu@carlsbadca.gov, 760-602-4612

Subject: CEQA Process Primer

Item No.

2

Recommended Action

Receive information on the CEQA process of the Housing Element Update.

Executive Summary

The California Environmental Quality Act (CEQA) is California's leading environmental law. Under CEQA, 20 environmental factors (i.e., Air quality, Biological Resources, Energy, Noise, Population & Housing) are analyzed for potentially significant environmental effects. According to the California Department of Fish and Wildlife, there are six primary purposes of CEQA:

- Disclose to the public the significant environmental effects of a proposed discretionary project, through the preparation of an appropriate environmental review document;
- Prevent or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring;
- Disclose to the public the agency decision-making process utilized to approve discretionary projects through findings and statements of overriding consideration, as necessary;
- Enhance public participation in the environmental review process through scoping meetings, public notice, public review, hearings, and the judicial process; and
- Improve interagency coordination through early consultations, scoping meetings, notices of preparation, and State Clearinghouse review.

Under CEQA, lead agencies (i.e., cities and counties) are required to study the potential environmental impacts of city-wide planning documents, such as a General Plan, as part of the adoption or update process of those documents (Pub. Resources Code §§ 21000). In 2015, the City of Carlsbad certified a Final Environmental Impact Report (EIR) for its General Plan, which had not been updated since the early 1990s. The type of EIR prepared and certified by the city is known as a "program EIR," or a type of environmental study appropriate for a large project such as the General Plan, which guides land use and its many facets (e.g., housing, transportation, parks) for the entire community.

CEQA Guidelines section 15168(c) states that subsequent activities (i.e., the Housing Element Update or other 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. If the

subsequent activity would have effects not examined in the program EIR, an initial study leading to further environmental review may be required.

For the Housing Element Update and General Plan Maintenance project (see agenda item 3 for information on the maintenance project), the city assisted by Rincon Consultants will assess the potential impacts of the proposed updates against the existing General Plan EIR, certified by the City of Carlsbad in 2015. It is anticipated that a Supplement to the 2015 General Plan EIR, pursuant to CEQA Guidelines Section 15163, will be required to address minor additions or changes that would be necessary to make the previous EIR adequately apply to the updated Housing Element and General Plan Maintenance components.

To accompany this staff report, Rincon Consultants will provide an overview of CEQA and the Housing Element Update for the committee's information.

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: August 12, 2020

To: Housing Element Advisory Committee Members

From: Don Neu, City Planner

Staff Contact: Don Neu, City Planner
Don.Neu@carlsbadca.gov, 760-602-4612

Subject: General Plan Maintenance Primer

Item No.

3

Recommended Action

Receive information on the General Plan Maintenance Project coinciding with the Housing Element Update.

Executive Summary

The General Plan is the primary comprehensive roadmap for guiding future development in counties and cities throughout California. California Government Code Section 65300 et seq. requires each county and city to adopt a general plan for its future development, as follows:

Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgement bears relation to its planning.

The Housing Element is one of the seven required elements of a jurisdictional General Plan. The city's General Plan contains optional elements as well. All elements are developed to complement one another, working together to provide a holistic framework to guide development and help to ensure negative impacts to the community are avoided and mitigated. Goals and policies throughout the General Plan aim to guide the location, amount, and type of development as well as protect sensitive resources from development impacts.

California law also requires the General Plan elements, including the Housing Element, to be internally consistent with respective goals and policies. 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. Additionally, 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. Requirements for General Plan consistency are set forth to reduce potential conflicts within land use and planning decisions, and to provide an overall cohesive guide towards future development in the City.

To maintain this consistency, updates to the Carlsbad General Plan will be identified in the coming months. To help identify these updates, an analysis of current programs and policies throughout the General Plan will be conducted. In the context of the Housing Element Update, this analysis is necessary as the update may contain new programs or policies that will trigger the need to change other elements. As an example, if a program of

the updated Housing Element Update calls for changing property from non-residential to residential, the Land Use Map of the General Plan Land Use and Community Design Element will need amendment.

Furthermore, potential updates to certain elements may necessitate consistency checks with additional city documents and plans such as the City's Zoning Ordinance, Climate Action Plan, Local Coastal Plan, Growth Management Plan, and Habitat Management Plan. These documents also will be amended as necessary.

This information and the presentation at the HEAC's meeting are provided for the committee's awareness only. Amendments to elements of the General Plan besides the Housing Element and potential changes to documents other than the General Plan are outside the committee's purview.

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.



Hofman Planning Associates

Planning

Fiscal Services

Coastal

Attachment 1

August 5, 2020

Mayor Matt Hall and City Councilmembers
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008

SUBJECT: Bressi Ranch Potential Affordable Housing Sites

Mayor and Councilmembers:

This letter is written to recommend inclusion of the site located on Gateway Road just east of the Pizza Port restaurant within Bressi Ranch (Map 16 of staff report) into the Housing Element as a residential site. This property is an ideal site for the location of affordable housing units necessary to meet the city's RHNA housing numbers for several reasons:

- The property is close to public transportation. The site is directly adjacent to the City's main east-west circulation corridor, Palomar Airport Road. Existing bus lines are readily available to carry passengers to both employment centers and regional transportation hubs including the Coaster and Amtrak stations.
- The property is located conveniently to a major commercial center within the Bressi Ranch Master Plan. This center contains markets, restaurants and other retail facilities that are within easy walking distance from this location.
- The property is nearby the city's premiere employment center, the Bressi Ranch Business and Industrial Park. The businesses within this center provide employment for all income levels and are within easy walking and biking distance from this site.
- With all the conveniences located in such close proximity to this site, the Vehicle Miles Traveled (VMT) from this site will be greatly reduced from other candidate sites. A residential development here would leave a low carbon footprint and better meet the city's Climate Action Plan goals.
- Bressi Ranch contains a very small percentage of the city's affordable housing stock so this site would provide a better balance of affordable housing throughout the city.
- The site is conveniently located to public and private schools.
- The location of this site in the northeast corner of Bressi Ranch allows excellent traffic circulation patterns that would minimize impacts to the more highly used streets and intersections.

The property is currently zoned industrial and is ranked as a third priority out of seven categories just under Planned Projects and Vacant lands with an existing residential designation. Since the property is located within the Bressi Ranch Master Plan, safeguards are in place to ensure that any residential use would maintain compatibility with the surrounding land uses. Currently, a bank and group of professional offices are located to the east, a restaurant to the west, open space to the south and Palomar Airport to the north.

This site is being looked at by two premier residential developers and, if selected, would begin processing development plans immediately. This would mean that more affordable housing units will be constructed in a relatively short time helping to fulfill city affordable housing goals. We strongly urge the City Council to select this site as an affordable housing location under the new Housing Element.

Sincerely,

A handwritten signature in cursive script that reads "Bill Hofman".

Bill Hofman
President