



HOUSING ELEMENT ADVISORY COMMITTEE

Agenda

Monday, December 14, 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 November 30, 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.	Draft 2021-2029 Housing Element Update*	Discussion/comment/direction

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

N/A

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

November 30, 2020

CALL TO ORDER: 3:01 p.m.

ROLL CALL: Committee members Luna, Barnett, Evans, Novak, Perez, Streicher, Weis. (8/0/2 Proulx, Sachs absent). Proulx joined the meeting at 3:16 pm.

APPROVAL OF MINUTES:

Motion by Luna, seconded by Streicher to approve the committee meeting minutes of October 14, 2020 and November 19, 2020. Motion carried 5/0/4 (Proulx, Sachs absent; Evans and Weis unable to vote due to absence at the November 19 meeting).

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. Discussion of the Draft 2021-2029 Housing Element Update

Senior Planner Scott Donnell introduced Agenda Item 1 before transitioning to Consultant Rust. Mr. Rust provided a brief overview of the special joint meeting that was held on November 19, 2020 with the City's Housing Commission. Mr. Rust provided additional information on the overall process of the Housing Element and recapped future HEAC and Housing Commission meeting dates. Furthermore, Mr. Rust reviewed how to read and review the programs and policies outlined in the Draft Housing Element and reviewed the four primary goals of the Housing Element. Mr. Rust provided further information on each of the programs that fall under the four primary housing goals.

Mr. Rust responded to questions and comments.

Chair Luna requested clarification on the funding regarding the Objective Design Standards program.

Committee member Novak requested clarification on how to interpret the overall planning period and what the planning period is for this project. Furthermore, Ms. Novak requested more information on how certain timeframes were developed for each program.

Chair Luna guided the Committee to pages 10-192 and 10-193 regarding the growth management plan and the inclusionary housing ordinance and their timeframes and objectives.

Committee member Streicher requested clarification on what the HEAC's overall role is when it comes to reviewing the programs and policies.

Committee member Evans expressed concern about connecting people with housing and helping people do that. She inquired why future housing sites on page 10-90 do not have addresses and contact information listed in the Housing Element. She requested this information be provided.

Chair Luna inquired whether there is a program where specific verbiage can be added on how to access information on housing. Mr. Rust indicated the city could look into programs regarding public participation. She also encouraged committee members to provide input on the programs in Section 10.7 of the element if they feel something is lacking.

Committee member Novak requested where you can find traffic information and impacts as a result of certain actions such as increasing housing densities. Mr. Rust referenced another element of the General Plan, the Mobility Element, for relevant information.

Committee member Weis requested clarification on the next deliverables that HEAC will receive. In reply, Mr. Rust discussed Appendix B to the Housing Element, a document to be delivered to the HEAC. Furthermore, Mr. Weis stated that he has no questions or concerns regarding the programs and policies. Mr. Weis further commented on the Ponto parcel and stated that a lot of the comments received from the public are not necessarily in the scope of the HEAC. Mr. Weis requested further clarification on what is in the HEAC's scope regarding the Ponto property. Staff provided a response, presenting information on the HEAC's purview, current land use designations, implications of removing the property from the sites residential inventory, and other city opportunities planned to discuss the property.

Committee member Streicher requested clarification on whether the sites inventory has already included a backlog of potential properties in case a property were to be taken out. Community Development Director Murphy noted the current status of the sites inventory and input from property owners. Furthermore, Mr. Streicher requested clarification on the new proposed densities that will be included in the Housing Element and reemphasized the importance of having higher density properties be very specifically planned in the community. Mr. Streicher requested language to be added into the Housing Element that addresses limitations to developing higher density developments. The majority of the committee did not concur based on a show of hands as requested by Chair Luna.

Chair Luna referenced the HEAC to page 10-8 of the element which addresses all of the other elements in the General Plan. Ms. Luna acknowledged that other elements in the General Plan will act as "checks and balances" in regards to issues and concerns relating to traffic, high density development, and potential environmental impacts.

Committee member Barnett stated some editorial comments that could be changed including redefining acronyms under each table throughout the policies and programs section. Furthermore, Mr. Barnett proposed to have the four goals reiterated on page 10-165. Committee members concurred. Also, Mr. Barnett recommended having an FAQ as an appendix.

Vice Chair Proulx recommended having an FAQ link rather than an FAQ sheet as an appendix in order to accommodate any updates in the eight-year planning period. Mr. Murphy suggested a companion document to the Housing Element to provide this information.

Chair Luna stated that in regards to the Ponto property, she is comfortable with leaving the current land use designation and density and to have the Local Coastal Plan and the City Council address it. Ms. Luna requested a show of hands for any committee member or members that would like to consider changing the property's designation. No committee members raised their hands.

COMMITTEE MEMBER COMMENTS:

Committee member Novak requested information on how to be most helpful and ready for the December 14th HEAC meeting. Mr. Murphy reviewed upcoming meetings of the Housing Commission and HEAC and suggested specific aspects for HEAC members to consider.

Committee member Perez requested clarification on whether the City is still accepting public comments pertaining to the Housing Element Update.

STAFF/CONSULTANT COMMENTS:

None.

CONTINUATION OF PUBLIC COMMENT:

None.

NEXT REGULARLY SCHEDULED MEETING:

December 14, 2020. 3:00 pm.

ADJOURNMENT:

The meeting was adjourned at 4:31 p.m.



Jenna Shaw
Minutes Clerk



HOUSING ELEMENT ADVISORY COMMITTEE

Staff Report

Meeting Date: December 14, 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: Draft 2021-2029 Housing Element Update

Item No.

1

Recommended Action

Provide input on the Draft 2021-2029 Housing Element Update and direct staff to submit the document to the State of California Department of Housing and Community Development for review.

Executive Summary

On November 19, 2020, a joint special meeting was held between the City's Housing Commission and HEAC. The goal of the meeting was to concurrently present a draft of the Housing Element Update to the Housing Commission and HEAC. The purpose of the introduction was to orient the Housing Commission and HEAC to the structure and content of the document.

Following the joint special meeting, subsequent meetings were held before the HEAC on November 30, 2020, and the Housing Commission on December 3 2020. The purpose of these additional meetings was to provide the committee and the commission with the opportunity to review the document, receive public comment, and discuss and give feedback on the draft document, paying particular attention to the Housing Plan goals, policies and programs (Section 10.7 of the element).

Since release of the first draft of the Housing Element Update on November 16 and in response to the feedback provided at the joint special and subsequent meetings, the city has revised the Draft Housing Element. Staff will provide the revised element separately from this staff report and will overview the revisions at the December 14 meeting. The revised element will identify all changes proposed through highlighting.

The HEAC is requested to review the Draft Housing Element as revised and for a final time. Again, the committee is encouraged to review the revised document, receive public comment, and discuss and give any additional feedback, paying particular attention to the goals, policies and programs.

Secondly, the committee, if it deems appropriate, is requested to direct staff to submit the draft to the State of California Department of Housing and Community Development (HCD) for initial state review. This review is mandated by state housing law. The draft submitted would be based on any further committee comments received.

Upon this direction, the HEAC will complete its work. No further committee review, action, or meetings will be necessary.

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.

Attachments

1. Revised Draft Housing Element Update (to be distributed separately)