



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 026-14

#### CITY-WIDE

#### RECOMMENDATION TO CITY COUNCIL ON ADOPTION OF 2015 DRAFT HOUSING ELEMENT OCTOBER 23, 2014

### DRAFT 2015 HOUSING ELEMENT UPDATE (HEU)

Recent legislative changes extended housing element planning periods from five years to eight years. To comply with this change, the City is required to submit the 2015 Housing Element to the State Department of Housing and Community Development (HCD) for review by February 15, 2015. Because the existing Housing Element was recently certified by HCD in 2012, no policy changes are proposed.

The Draft 2015 Housing Element Update addresses the City's 2015-2023 planning period, and is prepared in compliance with State Housing Element law, including analysis of existing and projected community housing needs and identification of goals, policies and quantified objectives to meet those needs.

The Planning Commission considered the Draft 2015 Housing Element Update, received public comment, and is forwarding a recommendation to the City Council. The Draft 2015 Housing Element will be submitted to HCD for review prior to consideration for adoption by the City Council at a future meeting.

**WHEREAS**, the Planning Commission has held the required special public hearing on the above application, and Staff was present.

**WHEREAS**, One person appeared to speak on the update, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 16, 2014.
2. 2015 Draft Housing Element update and Appendixes, October 2014

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission recommended to City Council:

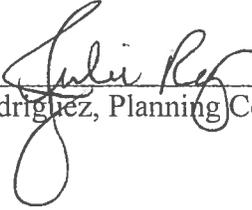
- I. Adoption of the 2015 Revised Housing Element, with staff corrections, and representing the consensus comments of the Commission:
  1. Amend the description of UCSB and City College to include current day population numbers. Include discussion related to foreign language students and their impact (as well as UCSB and SBCC) to rental housing availability and cost. Revise the College and University Housing section to reflect that students "do" rather than "can" impact the rental housing market.
  2. Provide a broader discussion in the middle income section and the importance of middle income units generated through the Average Unit-Size Density Incentive Program (AUD) for the city's overall housing program and include the 8-year, 250-unit test as a constraint.

3. Revise the inclusionary housing implementation action H11.3 to include 'd' as a part of 'a' and add 'temporarily' before 'suspend' in 'd'.
4. Add text to the Housing Element noting the increasing number of single family owner-occupied units being used as vacation rentals and/or second homes as a constraint.
5. Add bullet to Implementation Action H15.1 Secondary Dwelling Unit Ordinance that directs the development of overall guidelines for architectural design compatibility with existing development and neighborhood. Also revise the recommended timeframe in the work program from 6 or more years to 3-5 years.

This motion was passed and adopted on the 23rd day of October, 2014 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Bartlett)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

  
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Julie Rodriguez, Planning Commission Secretary

  
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Date