



City of Santa Barbara

HOUSING TASK FORCE (HTF)

MINUTES

MAY 24, 2017

1:00 P.M.

David Gebhard Public Meeting Room
630 Garden Street

SantaBarbaraCA.gov/HousingTaskForce

Housing Task Force Meetings for 4/12/17 and 5/24/2017 on Audio File:

<http://civicaweb.santabarbaraca.gov/gov/brdcomm/dm/htf/audio.asp>

CALL TO ORDER: Chair White called the meeting to order at 1:00 p.m.

ROLL CALL:

Bendy White, *Chair*
John Campanella, *Vice Chair*
Cathy Murillo
Jason Dominguez
Sheila Lodge (Absent)
Michael Jordan
Don Olson

STAFF PRESENT:

George Buell, Com. Dev. Director
Rob Dayton, Transportation Planning & Parking Manager
Dan Gullett, Supervising Transportation Planner
David Rowell, Housing Project Planner

CHANGES TO THE AGENDA: None

GENERAL BUSINESS:

A. Approval of the minutes of the Housing Task Force meeting of April 12, 2017.

Motion: Jordan/Murillo

Approve the Minutes as presented
Motion carried by unanimous voice vote

B. Announcements: Nexus and Economic Feasibility Studies Update- David Rowell
Request for Studies and funding appropriation is expected to go to Council on July 11, 2017.

C. Comments from members of the public pertaining to items not on this agenda:

- Tom Becker: expressed his inability to obtain answers or accurate information from City (specifics were not provided);
- Alex Pujo: discussed the idea of using the State mandate for Accessory Dwelling Units and allowing for more than one unit and adding an affordability requirement to address the housing crisis;
- Shannon Clark Batchev: opposed the 100 unit annual restriction on AUD and the need for more housing;

- Christel Barros: proposed removing Flamingo Mobile Home Park from AUD (handout).
- Anna Marie Gott: requested the inclusion of vacation rentals in Economic Feasibility Study;
- Rob Fredericks: proposed a ban of vacation rentals in AUD;
- Naomi Green: proposed using any impact fees for the community, such as Ortega Park and public transportation.

SUBJECT ITEMS

I. Presentation by Transportation Staff on HTF Objective #2:

“Investigate adjustments to parking requirements based on location, bulk, size, and scale and desired outcomes such as: smaller units, units with fewer bedrooms, parking in-lieu fees, or other benefits in exchange for parking requirement reductions”

Rob Dayton and Dan Gullett discussed the historical parking City requirements and potential parking adjustments to the AUD Program.

White: Without a list of modifications to AUD from the HTF, the City will revert to variable density.

Campanella: Questioned why 700 square feet was selected as the cut-off to modify the parking requirement outside of the Central Business District? We should have data to review.

Dominguez: Given the level of changes we are discussing maybe it is time to consider a new General Plan.

Chair White opened public comment at approximately 2:06 P.M.

Public Comment:

- Tom Becker: Wants the City to assist in the development of ownership housing;
- Matt LaBrie: Parking Committee would like to engage in discussions regarding parking in the central business district;
- Anna Marie Gott: proposed parking restrictions based on income level and restrictions of tenants, and also discussed homes being converted to vacation rentals in AUD;
- Keith Rivera: discussed the trade-off of increased parking requirements and impact on the number of units in a project;
- Cathie McGammon: in favor of parking requirements increased outside of the Central Business District, in favor of unbundled parking and in-lieu fees, will submit her comments in writing;
- Joanna Kaufman, Coalition for Sustainability: discussed the shift in transportation needs with bike and transit;
- Cameron Gray: supports more residential development in and building housing for the future;
- Eve Sanford, SB Bike Coalition: supports car light initiatives such as zip-cars and public transportation, in-lieu fees;
- Trish Allen: support of increased density in Central Business District and in-lieu fees;
- Lisa Plowman: supports zip-cars and unbundling, against increase in parking requirements;

- Maggie Campbell: supports use of downtown parking at night and mixed use in the Central Business District;
- Brian Cearnal: opposed vacation rentals in AUD and changing parking requirement in high priority overlay.

With no one else wishing to speak, public comment was closed at 2:43 P.M.

Motion: Murillo/Jordan

Recommend that Council:

Protect neighborhoods and maximize parking options Citywide

- Exclude AUD projects from the Residential Parking Program
- Require unbundled parking to allow residents to choose the parking they need
- Monitor and expand car share as warranted

Motion carried by unanimous voice vote

Motion: Murillo/Campanella

Recommend that Council:

Increase parking incentive for housing within the Central Business District

- Consider Parking Maximum or Parking In Lieu Fee
- Manage Downtown Parking facilities to allow residential use.

Motion carried by unanimous voice vote

Motion: Murillo/Campanella

That Staff return to the Housing Task Force with further research on:

Decreased parking incentives outside Central Business District to encourage smaller units and units with fewer bedrooms.

- >1 space-units <700 sq. ft.
- >1.5 spaces - units > 700 sq. ft.
- >1.5 spaces - 2 bedrooms

The motion passed by the following vote:

Ayes: 4 Noes: 2 (White, Dominguez) Abstain: 0 Absent: 1 (Lodge)

(Note: The HTF previously approved a motion recommending that Council adopt the following parking standard for AUD development outside the CBD: 2 parking spaces for units with 3 or more bedrooms.)

ADJOURNMENT: Chair White adjourned the meeting at 3:17 P.M.

Next meeting June 7, 2017 1:00 P.M. David Gebhard Public Meeting Room