



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 010-09

CITYWIDE

RECOMMENDATION TO CITY COUNCIL ON INCLUSIONARY HOUSING ORDINANCE AMENDMENT

APRIL 2 2009

**APPLICATION OF STEVEN FAULSTICH, CITY HOUSING PROGRAMS SUPERVISOR,
REQUESTING THAT THE PLANNING COMMISSION MAKE A RECOMMENDATION TO
THE CITY COUNCIL REGARDING THE PROPOSED AMENDMENTS TO THE CITY'S
INCLUSIONARY HOUSING ORDINANCE (MST2008-00574)**

The project would amend the IHO to apply to projects with two to nine units. An in-lieu fee of \$17,800 per market rate unit included in the project would be charged when an affordable unit would not be provided as part of the project. The ordinance would also state that where two to four new units are proposed, the first unit would not be required to pay the in-lieu fee. The requirement for a lot area modification for inclusionary housing would be eliminated. Projects that provide 30% of the units as upper-middle income affordable units would be exempt from the ordinance. The in-lieu fee could be used for purchasing and reselling of existing middle and upper middle income housing, subsidizing the creation of middle and upper middle income housing, and ensuring compliance with middle and upper middle income housing policies and procedures.

The required Planning Commission action for this project is a recommendation to the City Council regarding the proposed Ordinance Amendment.

On March 19, 2009, the Planning Commission held an environmental hearing to receive Planning Commission and public comment on the Draft Mitigated Negative Declaration (MND) for the proposed amendment. The City Council will consider and adopt the Final Mitigated Negative Declaration when it considers the amendment to the IHO.

WHEREAS, the Planning Commission has held the required public hearings on the above application on March 19, 2009 and April 2, 2009, and the Applicant was present.

WHEREAS, 1 person appeared to speak in favor of the amendment, and 5 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Reports with Attachments: March 12, 2009 and March 26, 2009
2. Correspondence received in opposition to the amendment:
 - a. Cathie McCammon, Allied Neighborhood Association
 - b. Steven Johnson, via email
 - c. Paula Westbury, Santa Barbara
 - d. Alyson Spann, Santa Barbara Association of REALTORS at hearing.

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission recommended that the City Council not take any action on the Amendment until further analysis of the proposed

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changes is undertaken and completed through the General Plan Update process, including a study of incentives for new rental housing.

This motion was passed and adopted on the 2nd day of April, 2009 by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 4 NOES: 0 ABSTAIN: 1 (White) ABSENT: 2 (Jacobs, Jostes)

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.



Julie Rodriguez, Planning Commission Secretary



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.