



City of Santa Barbara Planning Division

PLANNING COMMISSION SPECIAL MEETING MINUTES

OCTOBER 23, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:02 P.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners John P. Campanella, Sheila Lodge, and June Pujo.

Absent: Commissioners Bartlett and Jordan (1:11 P.M.).

STAFF PRESENT:

John Ledbetter, Principal Planner
Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Irma Unzueta, Project Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of October 9, 2014

MOTION: Thompson/Lodge

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 2 (Campanella, Pujo) Absent: 2 (Bartlett, Jordan)

B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

C. Announcements and appeals.

None.

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

Chair Schwartz opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

III. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:05 P.M.

Commissioner Jordan arrived at 1:11 P.M.

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 forwarded 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.

Contact: Irma Unzueta, Project Planner
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Phone: (805) 564-5470, ext. 4562

Irma Unzueta, Project Planner, gave the Staff presentation. John Ledbetter, Principal Planner, and Rob Pearson, Housing Authority of the City of Santa Barbara, were available to answer any of the Commission's questions.

Chair Schwartz left the dais at 2:02 P.M. and returned at 2:05 P.M.

Chair Schwartz opened the public hearing at 2:20 P.M.

Mickey Flacks summarized some of the financial contributions made by people who live in public housing that in turn contribute to the community. Her recommendations included: 1) making the Workshop presentation, or similar offering, available to the public to increase awareness of what is a Housing Element; 2) Suggested that H11.3.d. not suspend inclusionary units or in-lieu fees but that they be required of any multi-family development; 3) The draft Housing Element is missing a requirement for large employers of low wage workers to provide direct housing for employees or provide funds for others to build housing and suggested that it be written into the Element; and 4) Cautioned on continued use of the term 'workforce housing' and asked that middle income housing be defined.

With no one else wishing to speak, the public hearing was closed at 2:30 P.M.

Chair Schwartz called for a recess at 3:11 P.M and reconvened the meeting at 3:27 P.M.

Commissioners identified the following:

1. The expiration of the Average Unit-Size Density Incentive Program AUD program during the 2015 Housing Element planning period was seen as a constraint. Also mentioned as a constraint is the postponement of implementing the AUD Program in the Coastal Zone pending certification of the Local Coastal Program (LCP). Some Commissioners expressed a desire to see more public outreach regarding the AUD program.
2. Some Commissioners would like to see the Housing Element more balanced in addressing above-moderate housing in Implementation Action H.12. Commissioner Campanella stated that it is difficult to produce middle income housing unless employers become a part of the solution.
3. Some Commissioners requested that the enrollment numbers for UCSB and SBCC be included in the College and University Housing section, and that it reflect that college students impact rental housing availability and cost. Also, that the increase in foreign language schools and international students contributes to the decrease in rental housing available to local residents. This is considered a housing constraint. Commissioner Schwartz recommended changing "university and college students 'can' impact to 'do' impact the rental housing market".
4. Commissioner Lodge commented on the increasing number of single-family owner-occupied homes lost to short-term vacation rentals and second homes and asked that a statement be included in the HEU to note this change as a constraint.
5. Commissioner Pujo recommended that Implementation Action H11.3 Inclusionary Housing include 'd' as a part of 'a' and include 'temporarily' before 'suspend' in 'd'.
6. Under H15.1 Secondary Dwelling Ordinance, Commissioner Pujo would like to see a bullet added that includes overall guidelines for architectural design compatibility with existing development and neighborhood and that the recommended timeframe in the work program change from 6 or more years to 3-5 years.
7. Commissioner Pujo would like a follow-up lunch meeting on SB1087 related to priority water and sewer hook-ups in development of lower income housing and how the City is addressing this requirement. Commissioner Schwartz asked to include how this applies during drought conditions. Both Commissioners asked that CEQA guideline changes regarding Vehicle Miles Travelled (VMT) also be discussed at a follow-up lunch meeting.

MOTION: Thompson/Jordan

Assigned Resolution No. 026-14

Recommend to City Council 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 carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Bartlett)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:47 P.M.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Thompson reported on the Single Family Design Board meeting of October 20, 2014.
- b. Commissioner Lodge reported on the Historic Landmarks Commission meeting of October 22, 2014.
- c. Commissioner Lodge reported on the Park and Recreation Commission meeting of October 22, 2014.
- d. Commissioner Schwartz reported on the Wolf Museum of Exploration and Innovation.

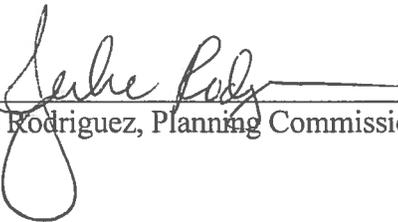
3. Report from the Chair

- a. Chair Schwartz reported that the next Planning Commission meeting will be on November 6, 2014.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 4:52 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

