

COMMUNITY DEVELOPMENT DEPARTMENT**24. Subject: Work Program For The Average Unit-Size Density Incentive Program (640.01)**

Recommendation: That Council:

- A. Confirm a work program for items related to implementation of the Average Unit-Size Density Incentive Program;
- B. Initiate amendments to Title 28 of the Santa Barbara Municipal Code related to the Average Unit-Size Density Incentive Program; and
- C. Provide direction to staff regarding the membership, objectives, and expected duration of a Housing Task Force.

Documents:

- December 13, 2016, report from the Community Development Director.
- PowerPoint presentation prepared and made by Staff.
- December 9, 2016, letter from Santa Barbara Association of Realtors SBAOR, Alec Bruce.
- December 12, 2016, letter from Allied Neighborhoods Association.
- December 13, 2016, letter from League of Women Voters of Santa Barbara.
- December 13, 2016, letter from Bungalow Haven Neighborhood Association, Citizens for a Livable Neighborhood and Oak Park.
- December 13, 2016, map from Sheila Lodge.

Speakers:

- Staff: City Planner Renee Brooks; Principal Transportation Planner Rob Dayton; Assistant City Attorney Scott Vincent; Community Development Director George Buell.
- Members of the Public: Lindsey Baker, League of Women Voters; Mickey Flacks; Anna Marie Gott, Citizens for a Livable Neighborhood, Oak Park Mesa Protection Alliance; Sheila Lodge; Mark Sheridan; Alex Pujo; Bob Hart, Santa Barbara Association of Realtors.
- Historic Landmarks Commission: Commissioner Anthony Grumbine.
- Architectural Board of Review: Board Member Scott Hopkins.
- Coastal Housing Collation: Lisa Plowman; Ellen Bildsten.
- Planning Commission: Commissioner John Campanella.

Motion:

Councilmembers Dominguez/Hotchkiss to direct staff to come back to Council with a Citywide pause/moratorium for all new applications for building permits for a period of six months.

(Cont'd)

24. (Cont'd)

Amendment Motion:

Councilmembers Dominguez/Hotchkiss to direct staff to come back to Council with a proposal for a temporary Citywide AUD pause/moratorium for new applications for building permits for a period of six months.

Vote on Amendment Motion:

Majority voice vote (Noes: Councilmembers Hart and Murillo).

Motion:

Councilmembers Murillo/Rowse to form a Housing Task Force which would consist of three City Council members (Murillo/Dominguez/White); three Planning Commission members, to be chosen among themselves, and one member of the City of Santa Barbara Housing Authority, to be chosen among themselves.

Vote:

Unanimous voice vote.

Motion:

Councilmembers White/Hotchkiss to incorporate into the proposed Infill Design Guidelines, currently being formalized by City design review bodies, the following items: 1) story poles to be required for projects of five units or more; 2) for all projects of five units or more to be sent to the Planning Commission for comments; and 3) for all three bedroom units to have a requirement of two parking spots.

Councilmember White withdrew his motion.

Substitute Motion:

Councilmembers White/Hotchkiss for Staff to bring to the Planning Commission's consideration of the following items to be included in the proposed Infill Design Guidelines: 1) the maximum of two bathrooms per unit; 2) projects of five units or more to be sent to the Planning Commission for comments; and 3) three bedroom units to have a requirement of two parking spaces.

Vote on Substitute Motion:

Majority voice vote (Noes: Councilmembers Hart and Murillo).

Motion:

Councilmembers White/Hotchkiss to require story poles for all AUD projects of five units or greater.

Councilmember Hotchkiss withdrew his second.

Motion failed for lack of a second.

(Cont'd)

24. (Cont'd)

Motion:

Councilmembers White/Rowse for Staff to bring back a recommendation in February on a policy to require story poles for certain AUD projects.

Vote:

Majority voice vote (Noes: Councilmembers Hart and Murillo).

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

- Councilmember Hart reported his attendance at the Airport Commission and shared recent passenger counts which are up thirteen percent for the month of November.
- Councilmember Dominguez reported his attendance at the Milpas Holiday Parade and the City of Santa Barbara Parade of Lights.
- Councilmember White reported his attendance at the recent Cachuma Operation and Maintenance Board where the board issued its response to the State Water Rights Order.
- Councilmember Murillo reported her attendance at the following events: 1) the Rental Housing and Mediation Board meeting; 2) the Housing Authority Commission meeting; 3) the TVSB Christmas party; 4) a Westside, "Walk In the Dark" community event; and 5) the Oversize Vehicle Ad Hoc Committee meeting.
- Mayor Schneider reported her attendance at the Milpas Holiday Parade and the City of Santa Barbara Parade of Lights.

RECESS

The Mayor recessed the meeting at 6:25 p.m. in order for the Council to reconvene in closed session for Agenda Item No. 25, and she stated that no reportable action is anticipated. She also adjourned the meeting in memory and honor of Mike Mosas, a former City of Santa Barbara Fire Captain who worked for the City for twenty-eight years.

CLOSED SESSIONS

25. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Santa Barbara Channelkeeper v. City of Santa Barbara*, USDC Case No. CV-1103624 JHN (AGRx).

Scheduling: Duration, 15 minutes; anytime.

Report: None anticipated.

(Cont'd)