



Public Comment Received for:

Item III: Proposed Zoning Ordinance Amendments for Housing Projects

From: [Community Development PC Secretary](#)
To: [Community Development PC Secretary](#)
Subject: Suggested revisions to AUD zoning
Date: Friday, January 28, 2022 1:01:46 PM

From: Steve Johnson [mailto:steve@stevej.com]
Sent: Friday, January 28, 2022 11:48 AM
To: Community Development PC Secretary <pcsecretary@SantaBarbaraCA.gov>
Subject: Suggested revisions to AUD zoning

EXTERNAL

Planning Commissioners,

I would like to comment on Discussion item III of the Feb 3, 2022 PC meeting.

AUD zoning needs revisions to produce more moderate-income housing.

A key requirement is to make AUD housing **less** appealing to above moderate income residents.

1. Do not allow enclosed parking in the AUD zone. Enclosed parking frequently gets converted to other uses, exacerbating on-street parking congestion.
2. Require owners of AUD rental housing to limit vehicle ownership/use of residents.
3. Require ground level storage units (for bicycles, surf boards, etc)
4. Discourage above moderate income amenities (9' ceilings, expensive finishes)
5. Require no parking for studios less than 300 sqft if the AUD project is located with a half mile of transit

Please refer to the attached photo as an example of parking problems with current AUD properties.

Vehicles park in the driveway, then must back out onto the street, creating a hazardous condition.

In addition, allow two “Special ADUs” to be proposed with AUD projects (rather than waiting for completion of the AUD project).

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From: logan_cimino@umail.ucsb.edu
To: [Community Development PC Secretary](#)
Subject: February 3, 2022 Public Comment - Proposed Parking Reforms
Date: Thursday, January 27, 2022 3:49:05 PM

EXTERNAL

Hello Santa Barbara Planning Commission and/or to whom this may concern,

My name is Logan Cimino and I am a UCSB student studying economics, geography, and history. Because of my experience and education in these disciplines, I wanted to share my unique perspective on parking requirements. After sifting through the proposed parking reforms that the Planning Commission has published in their staff report, I fully believe that these policies will benefit the city and thus should be implemented. Given Santa Barbara's oversupply in parking and overreliance on automobile travel, coupled with unaffordable rents and relative low-density environments, I believe that the city needs the proposed parking reforms. I particularly believe that removing the guest parking requirement and lowering minimum parking requirements for multi-unit developments is essential to our community's well-being. Santa Barbara as a whole has significant potential to become an even more walkable community and I truly think that the parking policy proposals will enable this potential to be realized. As a public transit rider, walker, and bicyclist, as well as an affordable housing activist, I am requesting the Planning Commission to follow through with these amazing reforms. Let's make Santa Barbara better together by advocating for multi-modal transportation, walkable environments, and less automobile dependency. Our community's members deserve this and I think that the proposed parking reforms are the first step to making this a reality :)

Thank you so much for taking the time to consider my comment and thank you for proposing policies that will strengthen our community's well-being and walkability!

All the best,
Logan Cimino

From: [Brian Miller](#)
To: [Community Development PC Secretary](#)
Subject: Comments regarding AUD amendments: Planning Commission meeting on January 7th.
Date: Saturday, January 29, 2022 2:22:00 PM

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EXTERNAL

Dear Commissioners,

I am curious to know if these new high-density allowances (AUD program) put in place, if any of these changes has actually created a better -more affordable housing/rental market for Santa Barbara? The AUD program coupled with the States mandates and ADU rules and regulations that circumvent the local design control criteria, are any of these programs actually making it easier for people of lower incomes (average income) be able to afford to buy or rent here? Is there been any **careful statistical study** performed since these new regulations -or the easing thereof, been put in place, showing they are actually succeeding in accomplishing their original intended purpose?

Or are we transforming our city into a low density, expensive community into a high-density expensive community where the local citizens are increasingly having less and less control over the development of their own city?

It appears to me these regulations have an unintended purpose where property developers and speculators can cash in being able to continue to charge high amounts (which is required to cover their costs in many instances) but with less control from the local community, where outside government agencies are now saying what can or cannot be developed with impunity? Where does this end? When our city becomes completely unrecognizable because outside forces are controlling how we are to develop without any sense of responsibility to our local aesthetic heritage, let alone being completely unable to actually control the market forces that determine the value of the real estate market?

Again, has there been a study with conclusive evidence that these programs are actually working, and what is the statistical standard being used to show that?

Appreciate your response,

Thank you,
Brian Miller
735 State Street #218
Santa Barbara CA

From: [Francesca Galt](#)
To: [Community Development PC Secretary](#)
Subject: staff reports item number 3 Feb. 3 2022
Date: Sunday, January 30, 2022 2:11:58 PM

EXTERNAL

Dear Planning Commission,

RE: Proposed Ordinance Amendments

Please consider (if possible) having a combination of set back versus open yard opportunities in each block. A variety of set back vs open yard requirements would help avoid the wind tunnel effect of solid blocks and might help keep our more small town neighborhood atmosphere.

If builders could choose where to use the required space (frontage or side) I think they could plan more livable streets with more privacy and better landscaping. The variety could have an all around positive effect.

Thank you for doing all the necessary work on this difficult and complex issue for the benefit of Santa Barbara. I think the state regulations are a disaster and still hoping they will be removed.

Sincerely,

Francesca Galt 980 Andante Rd SB 93105

From: [Jeff Havlik](#)
To: [Community Development PC Secretary](#)
Subject: AUD parking fantasies
Date: Sunday, January 30, 2022 2:14:17 PM

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EXTERNAL

One of the assumptions built into the AUD regulations is the fantasy that a two or three bedroom apartment only needs one off-street parking space. To see the deleterious effect of this ridiculous assumption just drive by the two AUDs approved on San Andreas street in the last two years. Every conceivable parking space on the property is crammed (which precludes emergency vehicle access), plus-every possible street parking spot is taken up for a block in either direction. Please revise to include realistic parking requirements.