

# City of Goleta

## Draft 2023-2031 Housing Element Planning Commission Meeting

*Presentation By:*

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May 23, 2022

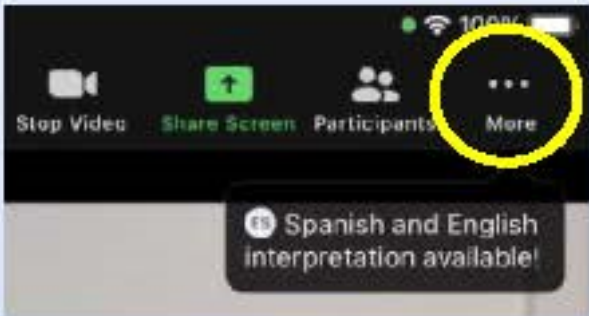


# Access Interpretation / Acceder a la Interpretación (Image by/Imagen de Jesús Aguilar)




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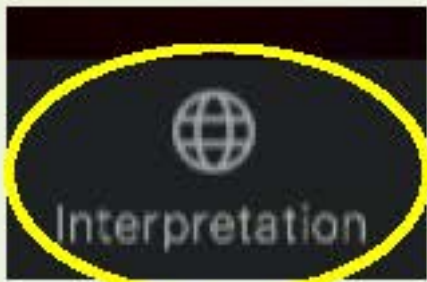


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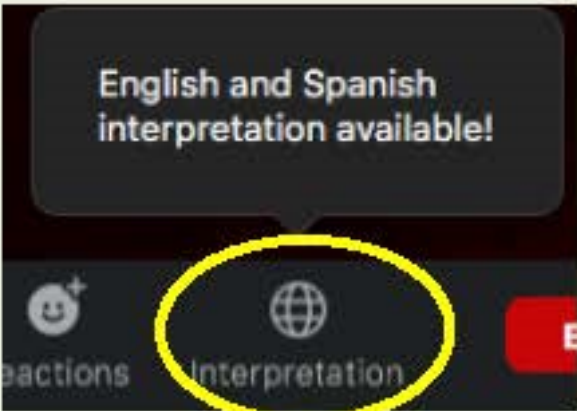


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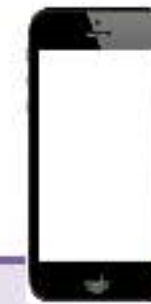

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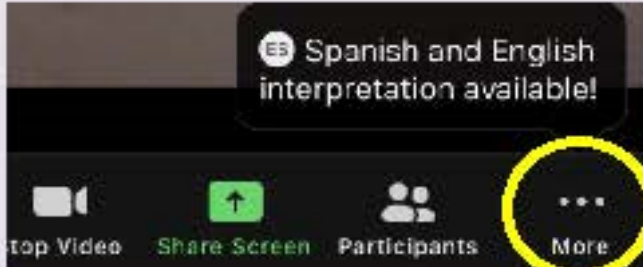


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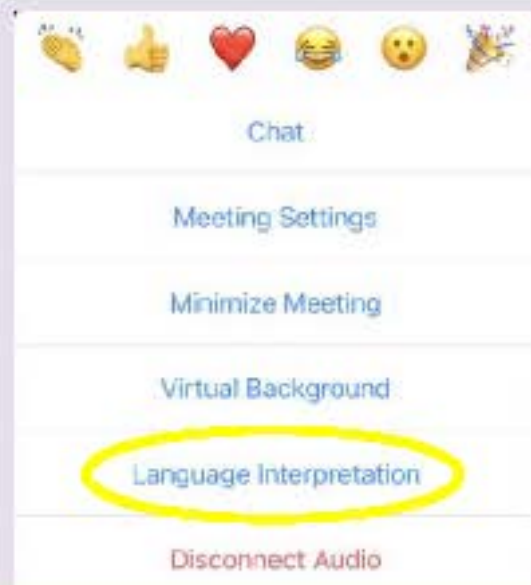


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# Public Meeting Agenda

## ❖ Suggested Format

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- Staff Presentation
  - Commissioner Questions
  - Public Comment
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- Action on Recommendation



# Presentation Topics

- Background
- Issues Discussed May 9<sup>th</sup>
- Next Steps and Contact Information
- Action on Recommendation



# Background

- The Housing Element is a required part of the General Plan
- 2023-2031 update required by State law (“6th cycle”)
- State oversight & Housing Element “certification”
- Extensive public outreach to date
- Draft 2023-2031 Housing Element Published May 2, 2022
  - Existing Housing Element utilized, with relevant updates made
  - 30-Day Public Review
- Planning Commission considered Draft 2023-2031 Housing Element on May 9, 2022





# Short-Term Vacation Rentals (STVRs)

- Regulated by GMC Chapter 5.08, no specific limitations based on land use
- New subprogram HE 1.7 proposed - Requires the City to monitor the impact of STVRs on the existing housing stock and consideration of changes to the City's STVR regulations, if needed, based on the annual monitoring
- Concern expressed about deferring action to further regulate STVRs



# Short-Term Vacation Rentals (STVRs)

**HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock.** The City shall actively monitor the use of short-term vacation rentals (STVRs) in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals. Monitoring shall include tracking permitted and unpermitted STVRs. The City shall actively address any identified unpermitted STVRs through the monitoring efforts to ensure all STVRs are operating in accordance with a City-issued STVR permit. Annual monitoring reports to City Council will summarize the monitoring and compliance efforts and provide details on the operations of the existing STVRs, including information such as whether the STVR is owner-occupied, if a corporation is operating the STVR, and what type of STVR is on site (entire unit, guesthouse, or bedroom). The City shall consider additional regulations to address identified issues regarding impacts of STVRs on residential neighborhoods and the City's existing housing stock. Potential regulations that will be considered include but are not limited to: STVR rental caps (Citywide or by area of the City), separation requirements between STVRs, owner-occupant requirements, different regulations based on the type of STVR (entire unit, guesthouse, or bedroom), and limits on the number of STVRs owned and/or operated by one person or entity.

Time Period: Report annually to City Council; post license information on the City website throughout the planning period; consider changes to the City's short-term vacation rental regulations in 2024~~if needed based on annual monitoring~~

Responsible party: Finance Department, Planning and Environmental Review Department



# Primary Residences

- Concern regarding corporate or outside investors purchasing units in the City and from owners using limited City housing stock as second homes
- New proposed subprogram:

**HE 1.8 Research Impact of Underused Housing Stock.** The City shall research the use of existing housing stock for purposes other than a primary residence. Based on this research, the City shall identify methods to address any issues identified during the research and take appropriate action where legally possible.

Time period: Report to City Council in 2024; consider changes to the City's regulations, if needed and legally permissible, based on report

Responsible party: Planning and Environmental Review Department





# Incentives for New Housing Development

- Reducing Fees
- Relaxing Development Standards
- Expanding Areas Where Multiple-Unit Development is Allowed
- Simplifying the Permit Process



# Other Topics of Discussion

- Accessory Dwelling Unit Tracking
  - No changes proposed.
- Regulation of Rental Conditions
  - Could be considered with Tenant Protection Ordinance
- Transit-Oriented Development
  - Defined in General Plan Glossary



# Next Steps

- City Council Housing Element Review (June 28, 2022)
- Transmittal to HCD for 90 Day Review (July – September 2022)
- Housing Element Revisions (October – November 2022)
- Public Hearings – Planning Commission (December 2022)
- Public Hearings – City Council (January 2023)
- Adopted Housing Element Transmittal to HCD (by February 15, 2023, the statutory deadline)



# Contact and More Information

Webpage:

<https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>

Email:

[HousingElement@CityofGoleta.org](mailto:HousingElement@CityofGoleta.org)



# Commissioner Questions

## Public Input





# Recommendation

Adopt Resolution No. 22-\_\_\_, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Submittal of the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for Review”

Include any additional changes in motion.