



February 6, 2019

Paula Perotte, Mayor  
Roger Aceves, Councilmember  
Stuart Kasdin, Councilmember  
James Kyriaco, Councilmember  
Kyle Richards, Councilmember  
130 Cremona Drive, Suite B  
Goleta, California

Re: Development Impact Fees, Nexus Study and Development Impact Fee Ordinance

Dear Mayor Perotte and Councilmembers,

The Santa Barbara Association of REALTORS® (SBAOR) represents roughly 1,200 REALTORS® and our mission includes engaging in real estate related community issues affecting our members and/or their clients. We urge the City Council to reduce the proposed Development Impact Fees associated with construction of single-family dwellings and accessory dwelling units. We understand that large subdivisions can potentially create impacts that can be mitigated by development impact fees, but by applying high development impact fees to individual project and accessory dwelling units you would be creating a significant financial disincentive.

It is important to note that development impact fees for accessory dwelling units should not be burdensome, but according to the fee schedule it is proposed that accessory dwelling units would be over \$50,000. This is excessive and burdensome because it restricts the ability of homeowners to create accessory dwelling units. Per State law:

“It is the intent of the Legislature that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance.”

Please do not accept the proposed development impact fee schedule for construction of single-family dwellings and accessory dwelling units. Thank you for your consideration on this matter.

Sincerely,

Thomas Schultheis  
2019 President



---

**From:** Stuart Kasdin

**Sent:** Wednesday, February 6, 2019 2:21 PM

**To:** Deborah Lopez <dlopez@cityofgoleta.org>; Michelle Greene <mgreene@cityofgoleta.org>

**Subject:** FW: Development Impact Fees for ADU's

---

**Stuart Kasdin, PhD**

Council Member

City of Goleta | 130 Cremona Drive, Suite B | Goleta, CA 93117

805-961-7539 | [skasdin@cityofgoleta.org](mailto:skasdin@cityofgoleta.org)

---

**From:** Laura Ronchietto [lronchietto@hotmail.com]

**Sent:** Wednesday, February 06, 2019 2:20 PM

**To:** Paula Perotte; Kyle Richards; Roger Aceves; Stuart Kasdin; James Kyriaco

**Subject:** Development Impact Fees for ADU's

Dear Mayor and Council Members,

The new DIF ordinance gives the Goleta City Council wide latitude to specify Beneficial Project Categories.

Instead of following Santa Barbara County policies, here in the City of Goleta, we have an opportunity to create more progressive policies that make a real difference in fulfilling the affordable housing needs of our community.

The city of San Luis Obispo does not apply Development Impact Fees to all ADU's. The city of Vacaville does not apply DIF fees for existing garage conversions, and applies reduced fees to detached ADU conversions and construction.

For some Goleta homeowners like myself and other single income families, the Development Impact Fees are a barrier to providing this type of housing.

Especially as a parent of young children, my intent is to provide a much needed long term affordable rental in accordance with the intent of the state law.

Another benefit of creating housing in existing construction is that it will not change the character of the city or impact any of our green space.

I would like the city to waive all DIF's for garage conversions as is done in other progressive communities as previously mentioned.

Thank you for your time and consideration.

Message submitted from the <Goleta, CA> website.

**Site Visitor Name:** Steve Fort

**Site Visitor Email:** [stevef@sepps.com](mailto:stevef@sepps.com)

I am emailing as a Board member of the Coastal Housing Coalition. We urge the City Council to give strong consideration to reducing the impact fees associated with construction of single family dwellings and accessory dwelling units. We understand that large subdivisions have the potential to create impacts that can be mitigated by impact fees, but applying such large impact fees to individual projects and accessory dwelling units (which are intended by the State to address our urgent housing needs) creates a significant financial disincentive.

Please give thought to our housing crisis as you consider these fees.

Sincerely,  
Steve Fort  
Coastal Housing Coalition

**From:** Michelle Bednash <[mbednash@gmail.com](mailto:mbednash@gmail.com)>

**Date:** February 6, 2019 at 12:26:37 PM PST

**To:** <[pperotte@cityofgoleta.org](mailto:pperotte@cityofgoleta.org)>

**Subject:** Beneficial Projects

Dear Mayor Perotte,

In regards to today's City Council meeting, I would like to request that the Council consider waiving all Development Impact Fees for existing garage conversion ADU's under the guise of a Beneficial Project.

This is done in other progressive communities to conform with the intent of the state law to promote more affordable housing. In San Luis Obsipo, for example, there are no city fees for developing ADUs.

Our intent is to convert our existing garage into a long term rental. As a single income family living in Goleta, the impact fees as they stand present an obstacle to developing this affordable housing. I think the benefit to the community outweighs the loss of the development impact fees, and helps residents of our city as well.

As the mother of a Dos Pueblos senior going to a local college next year, I am well aware of the exorbitant cost of housing in this area, and am committed to be part of the solution to create a better more affordable community for all.

Thank you for your time.

Michelle Bednash

**From:** Michelle Bednash [mbednash@gmail.com]  
**Sent:** Wednesday, February 06, 2019 12:29 PM  
**To:** Stuart Kasdin  
**Subject:** Beneficial Projects

Dear Council member Kasdin,

In regards to today's City Council meeting, I would like to request that the Council consider waiving all Development Impact Fees for existing garage conversion ADU's under the guise of a Beneficial Project.

This is done in other progressive communities to conform with the intent of the state law to promote more affordable housing. In San Luis Obsipo, for example, there are no city fees for developing ADUs.

Our intent is to convert our existing garage into a long term rental. As a single income family living in Goleta, the impact fees as they stand present an obstacle to developing this affordable housing. I think the benefit to the community outweighs the loss of the development impact fees, and helps residents of our city as well.

As the mother of a Dos Pueblos senior going to a local college next year, I am well aware of the exorbitant cost of housing in this area, and am committed to be part of the solution to create a better more affordable community for all.

Thank you for your time, and for meeting with me last week to discuss this.

Michelle Bednash