



# HOUSING

AUTHORITY OF THE  
CITY OF SANTA BARBARA

808 Laguna Street / Santa Barbara  
California / 93101

Tel (805) 965-1071  
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October 8, 2001

2300-2150.22

Susan Reardon, Associate Planner/Development/Environmental Review  
City of Santa Barbara, Community Development/Planning Department  
630 Garden Street, PO Box 1990  
Santa Barbara, CA 93102-1990

RE: 335 WEST CARRILLO/922 CASTILLO - 42 UNIT APARTMENT COMPLEX

Dear Susan Reardon:

The following items are in response to Planning Commission requirements in Resolution No. 036-00, dated August 17, 2000, as noted by plan review for completion prior to issuance of a building permit for this project:

**Item II.A.2.** Owner shall assign to the City of Santa Barbara exclusive right to extract water... This document has been executed by the Housing Authority and has been returned to the City.

**Item II.A.6.** All tenants shall be restricted to have no more than one vehicle per unit... This document has been previously submitted. An additional copy of the document is included as an attachment herein.

**Item II.A.7.** Owner shall obtain from Housing and Redevelopment Staff an affordability document... This document has been executed by the Housing Authority and has been returned to the City.

**Item II.A.8.** To the extent allowed by law, Owner shall require that any prospective tenant who is gainfully employed, be employed by a "downtown employer"... This document has been executed by the Housing Authority in the form of Conditions, Covenants and Restrictions, and has been returned to the City.

**Item II.A.9.** Provide the specific off-site parking agreement to the City Attorney for review and approval... This document has been prepared by the Housing Authority's General Counsel and forwarded to the City Attorney. The City Attorney has forwarded the document to the appropriate City Department for their review and approval.

**Item II.B.10.** In the event that tenant spaces become unused due to lack of vehicle ownership, the number of unused spaces shall be made available for guest parking and communicated with appropriate signage. This is a condition that the Housing Authority will abide by with its routine property maintenance. A sign will be posted at the entrance of the garage indicating reserved parking in stalls marked "tenant only", guest parking only in stalls marked "guest".

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**Item II.B.12.** The Owner shall work with the Transportation Planning and Alternative Transportation Division of Public Works on the initiation of a Residential Parking Permit Program... The Housing Authority has communicated with the appropriate City Staff in this regard and shall cooperate with the Department to the greatest extent feasible.

**Item II.B.16.** Construction parking shall be provided...

a. The Housing Authority is confident that adequate construction parking is available on the site. Planning is such that the parking structure could be completed early in the construction process that would provide more than adequate construction parking. In the alternative, the Housing Authority has property in the 600 block of Castillo and Bath streets to provide for non-essential construction vehicles.

b. The Housing Authority is confident that there is adequate on-site storage for materials and equipment.

**Item II.B.22.** The applicant shall explore with the City the possibility of installing basketball hoops in the ... Carrillo Street commuter parking lot... The Housing Authority does not support the installation of basketball hoops at unsupervised locations such as this. However, the Housing Authority will explore the possibility of the application and will install hoops prior to issuance of the Certificate of Occupancy if determined to be feasible and requested by the City.

Should any of these items not be complete prior to issuance of the Building permit, the Housing Authority respectfully requests that the City not withhold issuance of the permit. The Housing Authority will work diligently to complete the items in a timely manner. No items shall remain outstanding upon issuance of the Certificate of Occupancy.

Thank you for your consideration of this matter. Please contact me at 897-1062 if you have any questions or comments in this regard.

Sincerely,

HOUSING AUTHORITY OF THE  
CITY OF SANTA BARBARA



SKIP SZYMANSKI

Director of Property and Development

cc: Robert G. Pearson, Executive Director  
Patrick Housh, Peikert Group Architects  
Rob Dayton, Transportation Planning and Alternative Transportation Division  
Eric Hvolbøll, General Counsel

## VEHICLE OWNERSHIP LIMITATION AGREEMENT

Family Name: \_\_\_\_\_ Computer # \_\_\_\_\_

Address: \_\_\_\_\_ Lease # \_\_\_\_\_

As residents of the Housing Authority of the City of Santa Barbara ("Housing Authority"), we agree to comply with vehicle guidelines as stated below:

**Number of Vehicles:** I/we understand that the Housing Authority is required to restrict resident owned vehicles at the complex. THEREFORE, I/WE AGREE TO LIMIT THE OWNERSHIP OF VEHICLES TO ONE OR NO VEHICLES\* PER RESIDENCE, DEPENDING UPON THE AVAILABLE PARKING SPACE AT THE COMPLEX. I/WE AGREE TO NOT PARK VEHICLES ON THE STREETS SURROUNDING THE COMPLEX.

I/WE EXPRESSLY CONSENT TO THE INDEPENDENT DETERMINATION OF HOUSEHOLD VEHICLE OWNERSHIP BY THE HOUSING AUTHORITY BY ANY MEANS, INCLUDING A SEARCH OF DEPARTMENT OF MOTOR VEHICLE RECORDS.

**Parking Permit:** To keep valid Housing Authority parking permit displayed in clear view and attached to the inside of the rear window on same side as the driver sits.

**Number of Permits:** NO MORE THAN ONE PERMIT PER RESIDENCE. In certain complexes with limited parking spaces, if space is severely limited, no vehicle ownership will be allowed and your name may be added to a waiting list for the next available parking space. \* (The "no vehicle" ownership restriction applies to 816 Vine Avenue when vehicle ownership by current residents exceeds 3 vehicles collectively at the complex, and 1012-1024 East De la Guerra Street when vehicle ownership by current residents exceeds 12 vehicles collectively at the complex.)

**Parking:** To abide with the particular parking requirements at my/our complex, this means parking only vehicles with permits in authorized resident parking areas, not parking in spaces marked "visitors", and not parking any vehicles on the street. I/we understand my vehicle permit is good only for my complex, and that when visiting another Housing Authority complex, I/we will park in spaces reserved for visitors or on the street. Relatives and other visitors will park in Visitor spaces or on the street.

**Registration:** To keep California vehicle registration current and to supply evidence of such registration to the Housing Authority on an annual basis.

**Change/Sale of Vehicle:** If I/we sell or change vehicles for any reason, I/we will remove the parking sticker from the vehicle beforehand. I/we will also report this to the Maintenance Office so records can be updated. If I/we change vehicles or obtain one, a copy of the registration must be given to Housing Management and, if necessary, to the Maintenance Office if a parking permit is to be issued.

By signing below, I/we as well as other family, members who may drive agree to all conditions stated above. I/we further understand that violations may be cause for parking fines and are also cause for termination of my/our lease.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

This form is to be used as an attachment to the Lease Agreement for the following properties:

610 – 616 West Carrillo Street  
511-515 West Victoria Street  
1012-1024 East De La Guerra  
616 West Mission  
2721 Miradero Drive  
1831 De La Vina  
425-431 E. Ortega/705 Olive

82 North La Cumbre Road  
816 Vine Avenue  
511-515 W. Victoria  
401-404 Transfer Avenue  
1910 San Pascual  
1027 E. Ortega  
335 W. Carrillo/922 Castillo