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August 9, 2017

Mayor John W. Minto
City of Santee
10601 Magnolia Avenue
Santee, CA 92071

RE: Modifications to Parking Regulations and CEQA Exemption

Honorable Mayor:

On behalf of Housing You Matters, a broad based, nonpartisan, San Diego County based, coalition focused on finding solutions to lower the cost of building new homes, we strongly advise against the City of Santee's proposed modifications to Chapter 17.24 "Parking Regulations" and CEQA exemption per CEQA Guidelines Sections 15061(b)(3) and 15305.

As you should be well aware, San Diego County has a **housing affordability and homeless crisis**. This often results in overcrowding in existing housing to support high rental costs. This overcrowding is due to lack of housing supply NOT a lack of parking. The need for land used for parking spaces decreases the amount of housing units produced on that parcel(s). How does reducing supply of housing availability help solve the affordability problem?

Requiring increased parking only adds costs to development projects which, in turn, gets passed on to the renter or owner. In an expensive market increased parking requirements will have detrimental impacts. If the City of Santee moves forward with these policies you are adding more stress to the crisis which impacts our economy, social equity and the long range prosperity of our region.

Also, in 2015, Governor Brown signed AB 744 which prevents local jurisdictions from imposing vehicular parking requirements higher than those established by the legislation, upon the request of a developer, provided that the project includes enumerated percentages of affordable housing and is located near designated public transit. For Santee this would be all the land adjacent to your TOD Trolley Square.

By accommodating cars with increased parking spaces, you are encouraging driving rather than alternative transportation solutions like transit, car sharing, walking and riding bikes. If the City of Santee moves forward with these policies you are promoting the increase of CO² levels in the air when the State of California Senate Bill 32 has mandated lowering emissions of CO² by 40% by 2030.

Adoption of the modified parking standards would result in increased traffic, greenhouse gas emissions, and housing costs. We encourage you to please take a pause and study the impacts before proceeding.

Thank you,



Mary Lydon, Executive Director
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619.252.0295

cc: City Council Members
City Manager
Director of Development Services