

READ-IN MOTION BY SUPERVISORS KATHRYN BARGER

JULY 23, 2019

AND JANICE HAHN

**AMENDMENT TO ITEM 7 – HEARING ON PROJECT No. 2017-000213
(ALL DISTRICTS) FOR THE PERCENT FOR ART IN PRIVATE DEVELOPMENT
ORDINANCE**

The current housing crisis is being driven by affordability concerns and limited supply, among other factors. A broad mix of housing opportunities is needed. There are significant constraints to residential development, including high costs of permits and regulations, a lengthy entitlement process, expensive land, and considerable holding costs.

The proposed “Percent For Art” program is an important goal for achieving more civic and cultural art for the community, however, it must be done flexibly and efficiently so as not to stifle new development. Over the next decade, significant development will occur in County unincorporated areas. To ensure the County remains an attractive investment for additional residential growth, attention should be given to encourage flexible and innovative programs.

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BARGER _____

HAHN _____

Given the growing feedback from community groups on the residential components of the program, the County should consider an additional period of time for study and input on the effects the "Percent For Art" program will have on residential growth.

WE, THEREFORE MOVE, that the Board of Supervisors bifurcate and postpone the residential development component from the Percent For Art program for 60 days to allow for further study of the impacts such inclusion would have on the development of new residential units; and

Direct the Department of Arts and Culture, the Department of Regional Planning, and all relevant departments to report back to the Board in 60 days with the following:

1. Analysis on what the true cost of compliance will be for developers given the need to hire an art consultant;
2. A pathway for affordable housing credits for projects already proposing affordable housing including a potential pro rata application of the fee;
3. A more concise path to compliance for developers that enhances transparency in the process, including clarification that the program does not apply to existing entitled development in addition to homeless and transitional housing; and

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4. A full list of fees that the County assesses on residential development across all departments during both entitlement and building permit/land development stages, of varying project sizes.

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