



## CITY OF SANTA BARBARA

### ORDINANCE COMMITTEE REPORT

**AGENDA DATE:** May 6, 2014

**TO:** Council Ordinance Committee

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Average Unit-Size Density Incentive Program Review Process

#### **RECOMMENDATION:**

That Ordinance Committee forward a recommendation to City Council for parameters requiring Planning Commission review of Average Unit-Size Density Incentive Program rental projects.

#### **DISCUSSION:**

##### Background

On March 4, 2014, the City Council voted 5 to 2 to refer to the Ordinance Committee for further consideration the Planning Commission's role in reviewing certain rental projects using the Average Unit-Size Density (AUD) Incentive Program and directed the Ordinance Committee to identify the parameters for requiring Planning Commission review of said projects.

Currently, Planning Commission review and action is only required for ownership housing projects proposed under the AUD program, as they require a Tentative Subdivision Map. All other AUD projects may be referred to the Planning Commission for comments by either the Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC), pursuant to Santa Barbara Municipal Code Sections 22.28.050 and 22.22.133, respectively. Applicants may also voluntarily seek comments from the Planning Commission on any project.

##### Recommended Parameters

At the March 4<sup>th</sup> meeting, the City Council determined that Planning Commission review of AUD rental projects would be conceptual only and would not be appealable. The Council also stated that only projects in the High Density Residential or Priority Housing Overlay areas would be subject to mandatory Planning Commission review.

The purpose of the Ordinance Committee's review is to determine an appropriate numerical "trigger" (lot size and/or number of units) for which AUD projects receive a Planning Commission (PC) concept review prior to formal action by either the ABR or

HLC. Previous discussions with the Planning Commission and Council indicate that the trigger should be objective, rather than subjective, to provide greater certainty to applicants of the project review process.

The intent of the High Density Residential and Priority Housing Overlay land use designations is to act as an incentive for the development of smaller rental and workforce units in areas close to transit and within easy walking or biking distance to commercial services and recreational opportunities. Therefore, staff recommends against creating a threshold based solely on the number of units proposed, as it may encourage applicants to propose less units than they otherwise would just to avoid a Planning Commission concept review. Staff recommends that the numerical trigger be based on project lot size. Other considerations include:

- Avoid setting the threshold so low that almost all High Density or Priority Housing residential projects require Planning Commission concept review;
- Avoid setting the threshold so low that similarly sized projects in the Medium High Density areas are exempt from Planning Commission review; and
- Avoid establishing a threshold such that projects in areas already determined to be more appropriate for high density development are subject to a more onerous review process than those in lower density areas.

Staff has done additional research on lots designated as High Density or Priority Housing Overlay (refer to Attachment 1), including those identified as Opportunity Sites in the Housing Element, and has calculated the number of units that could be constructed on lots of various sizes (refer to Attachment 2). Based on that research and the factors listed below, Staff recommends that AUD rental projects on sites of 15,000 square feet or larger receive a Planning Commission concept review:

- Lots of 15,000 square feet or more represent approximately 51% of all lots within the High Density and Priority Housing Overlay designations – seemingly an appropriate amount of projects to trigger additional scrutiny;
- Lots of that size or larger better lend themselves to alternate site designs, building massing and densities than smaller lots; and
- In order to develop under the AUD program on a 15,000 square-foot lot, the project must contain at least nine dwelling units, and could contain up to 21 units.

Staff also recommends that the Land Development Team review all projects that require Planning Commission comments (i.e. project sites  $\geq 15,000$  sf) through the Pre-Application Review Team (PRT) process so that a coordinated staff review can benefit the design review boards and occur prior to the Planning Commission review.

A flowchart of the proposed review process is provided as Attachment 3.

Next Steps

The Ordinance Committee recommendation will be considered by Council and staff will confirm Council's support of the program parameters prior to preparing the full ordinance and holding a hearing at the Planning Commission.

- ATTACHMENT(S):**
1. Lot Size Table
  2. Density Calculations
  3. AUD Planning Commission Process Flowchart
  4. AUD Map

**PREPARED BY:** Allison De Busk, Project Planner

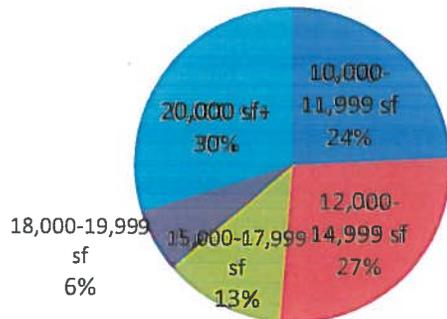
**SUBMITTED BY:** Bettie Weiss, Acting Community Development Director/City Planner

**APPROVED BY:** City Administrator's Office

### LOT SIZES - Citywide

Lot Size (square feet)	Medium-High	High	Priority Housing Overlay
10,000 – 11,999	280	68	86
12,000 – 14,999	196	76	87
15,000 – 17,999	129	35	47
18,000 – 19,999	47	18	19
20,000 +	338	84	103
<b>Total</b>	<b>990</b>	<b>281</b>	<b>342</b>

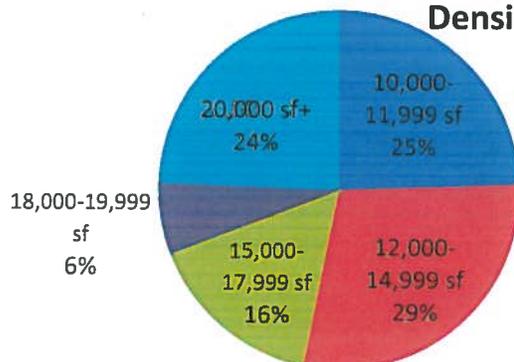
Lot Sizes - Citywide (High Density)



### LOT SIZES - Opportunity Sites\*

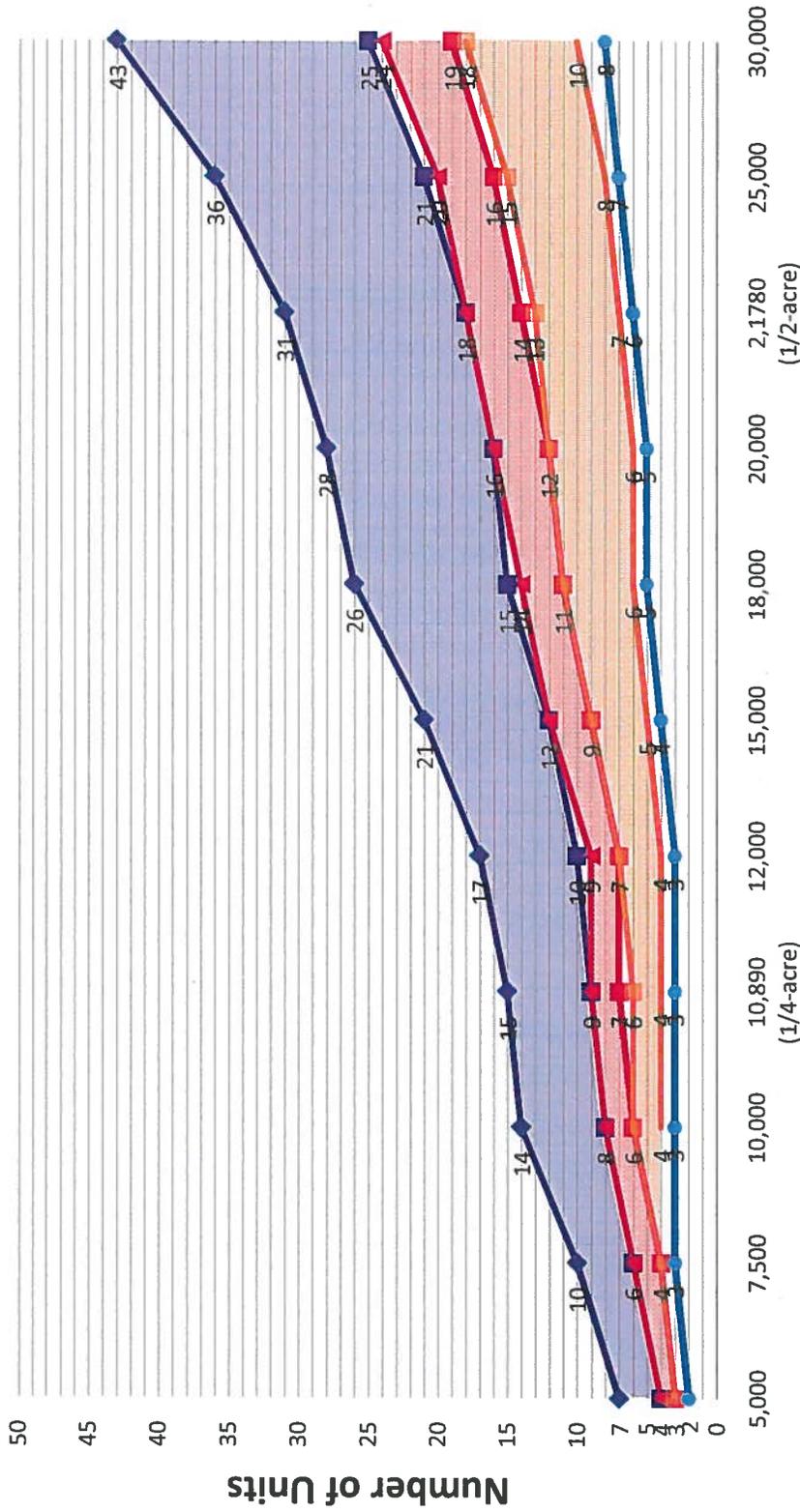
Lot Size (square feet)	Medium-High	High
10,000 – 11,999	59	23
12,000 – 14,999	57	27
15,000 – 17,999	34	15
18,000 – 19,999	8	6
20,000 +	80	23
<b>Total</b>	<b>238</b>	<b>94</b>

Lot Sizes - Opportunity Sites (High Density)



\* An Opportunity Site is defined as those parcels determined to be feasible and desirable for residential redevelopment within the current planning period. A complete description and methodology is provided in the Housing Element.

# Density Calculations

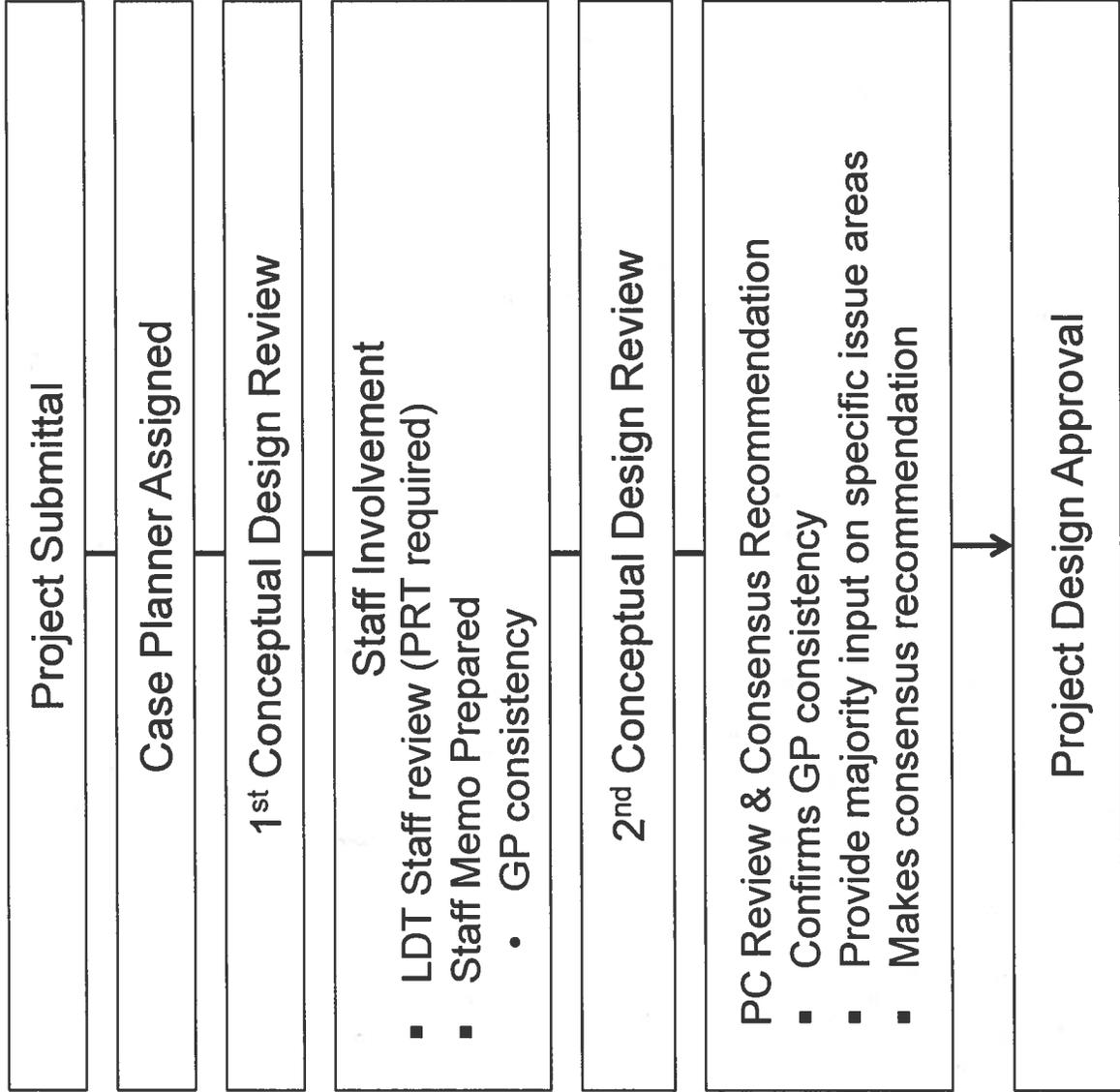


## Lot Size (square feet)

- ◆ Priority Housing Overlay (High = 63 du/ac)
- ◆ Priority Housing Overlay (Low = 49 du/ac)
- ◆ High (High = 36 du/ac)
- ◆ High (Low = 28 du/ac)
- ◆ Medium-High (High = 27 du/ac)
- ◆ Base Density

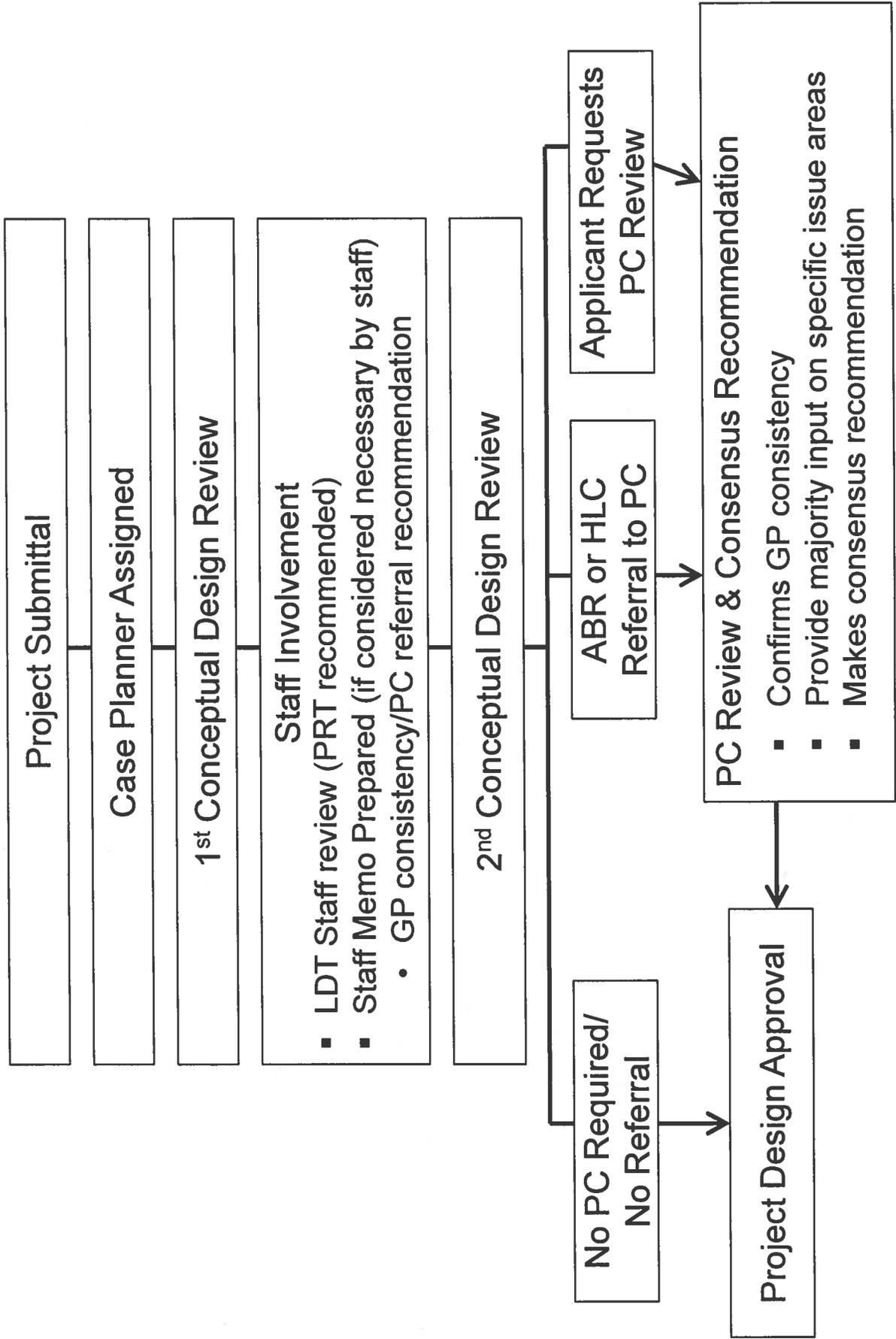
# **DRAFT Average Unit Size Density Program Process**

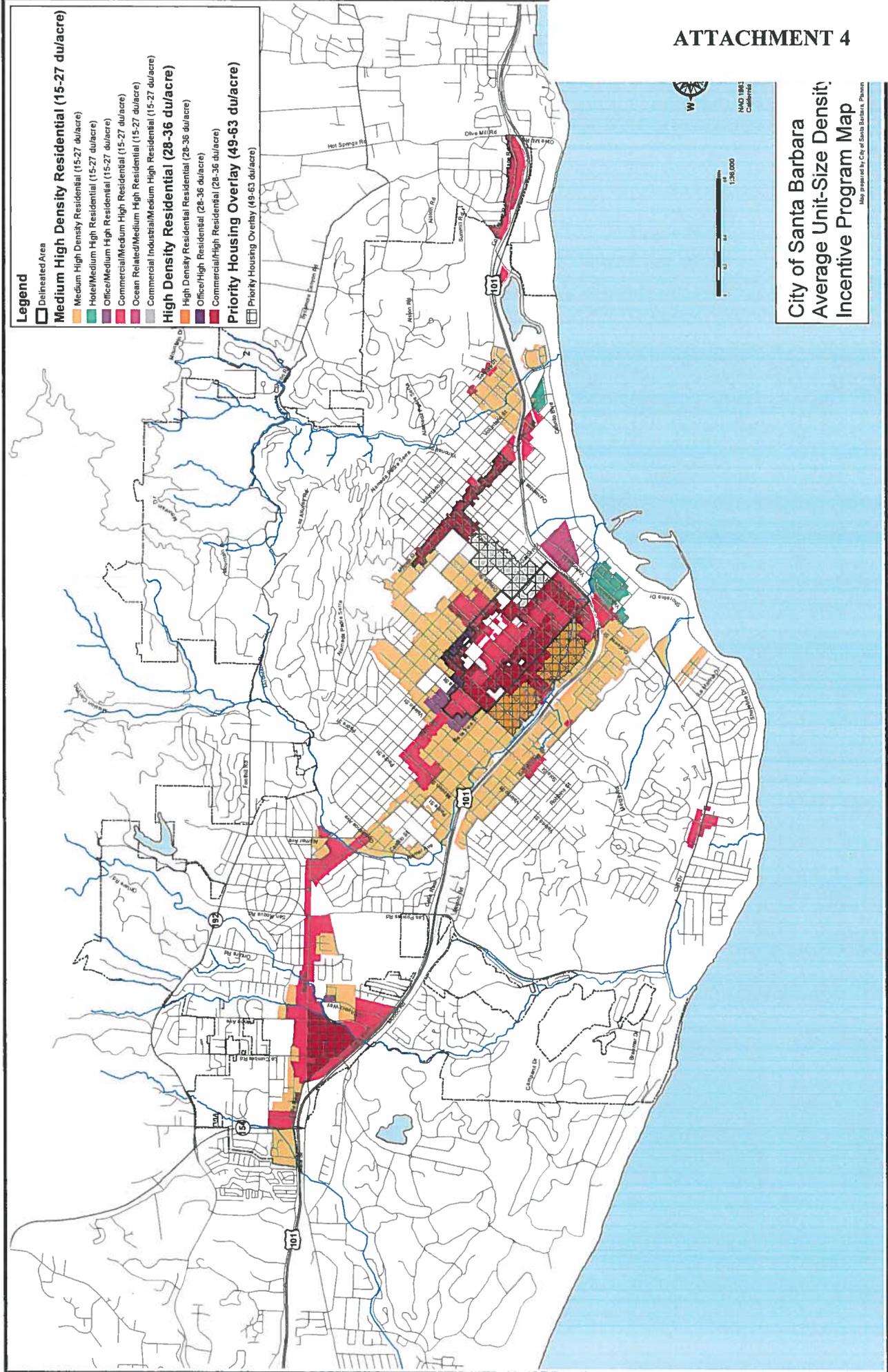
High/Overlay Density project site of 15,000 square feet or more (Not Condominiums)



# DRAFT Average Unit Size Density Program Process

## All Others (Not Condominiums)





- Legend**
- Delineated Area
  - Medium High Density Residential (15-27 du/acre)**
    - Medium High Density Residential (15-27 du/acre)
    - Hotel/Medium High Residential (15-27 du/acre)
    - Office/Medium High Residential (15-27 du/acre)
    - Commercial/Medium High Residential (15-27 du/acre)
    - Ocean Related/Medium High Residential (15-27 du/acre)
    - Commercial Industrial/Medium High Residential (15-27 du/acre)
  - High Density Residential (28-36 du/acre)**
    - High Density Residential (28-36 du/acre)
    - High Density Residential (28-36 du/acre)
    - Commercial/High Residential (28-36 du/acre)
  - Priority Housing Overlay (49-63 du/acre)**
    - Priority Housing Overlay (49-63 du/acre)

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 CALLENDER

**City of Santa Barbara  
 Average Unit-Size Density  
 Incentive Program Map**  
 Map prepared by: City of Santa Barbara, Planning