



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 4th 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

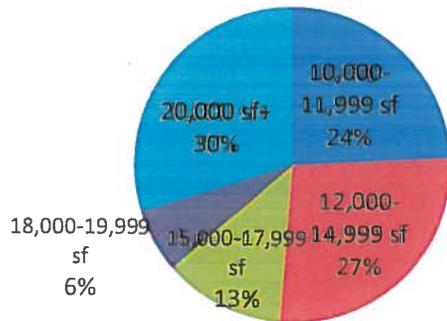
SUBMITTED BY: Bettie Weiss, Acting Community Development Director/City Planner

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 |
| Total | 990 | 281 | 342 |

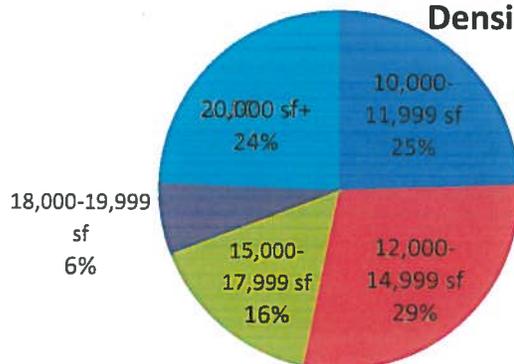
Lot Sizes - Citywide (High Density)



LOT SIZES - Opportunity Sites*

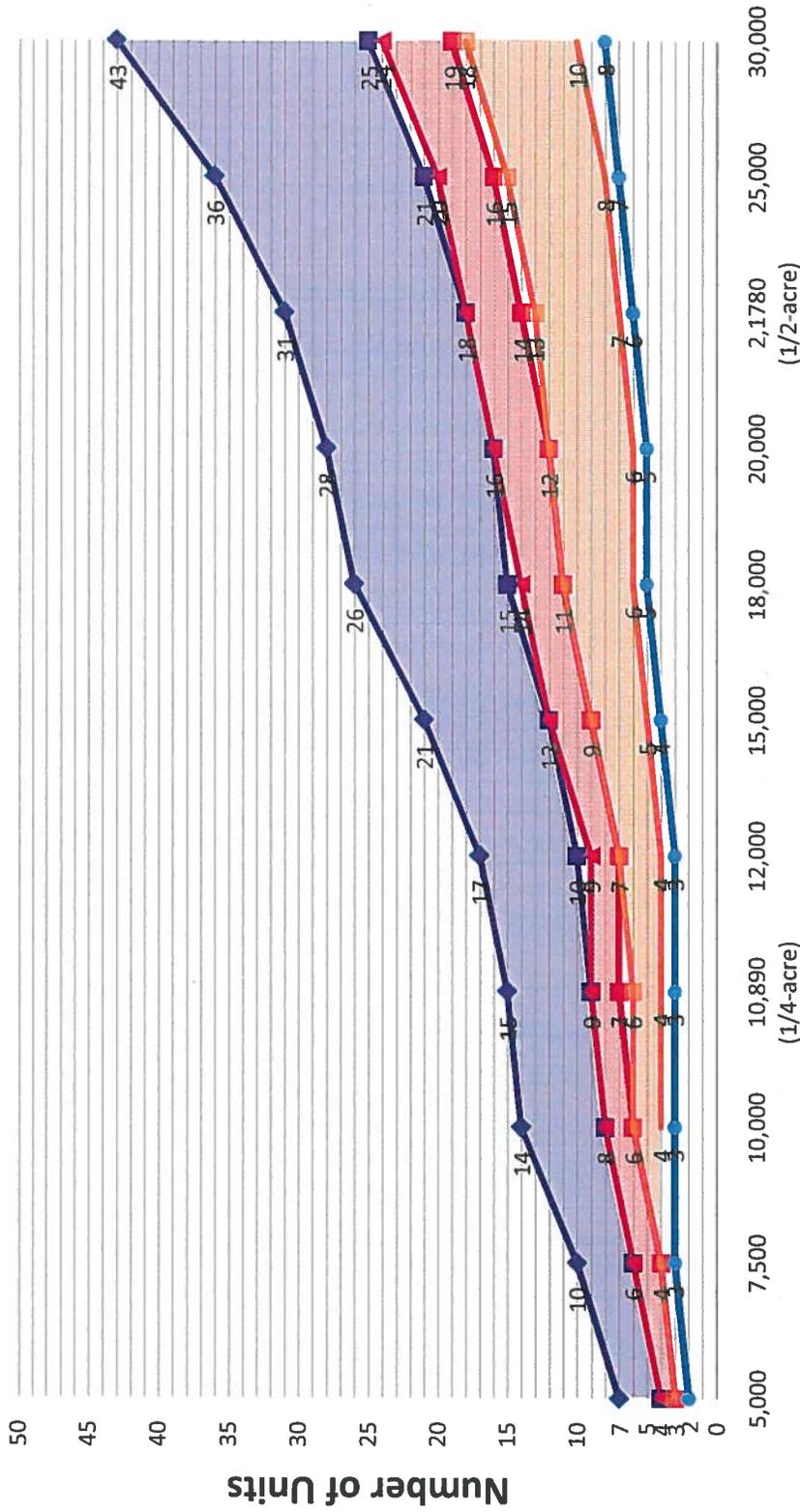
| Lot Size (square feet) | Medium-High | High |
|------------------------|-------------|-----------|
| 10,000 – 11,999 | 59 | 23 |
| 12,000 – 14,999 | 57 | 27 |
| 15,000 – 17,999 | 34 | 15 |
| 18,000 – 19,999 | 8 | 6 |
| 20,000 + | 80 | 23 |
| Total | 238 | 94 |

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

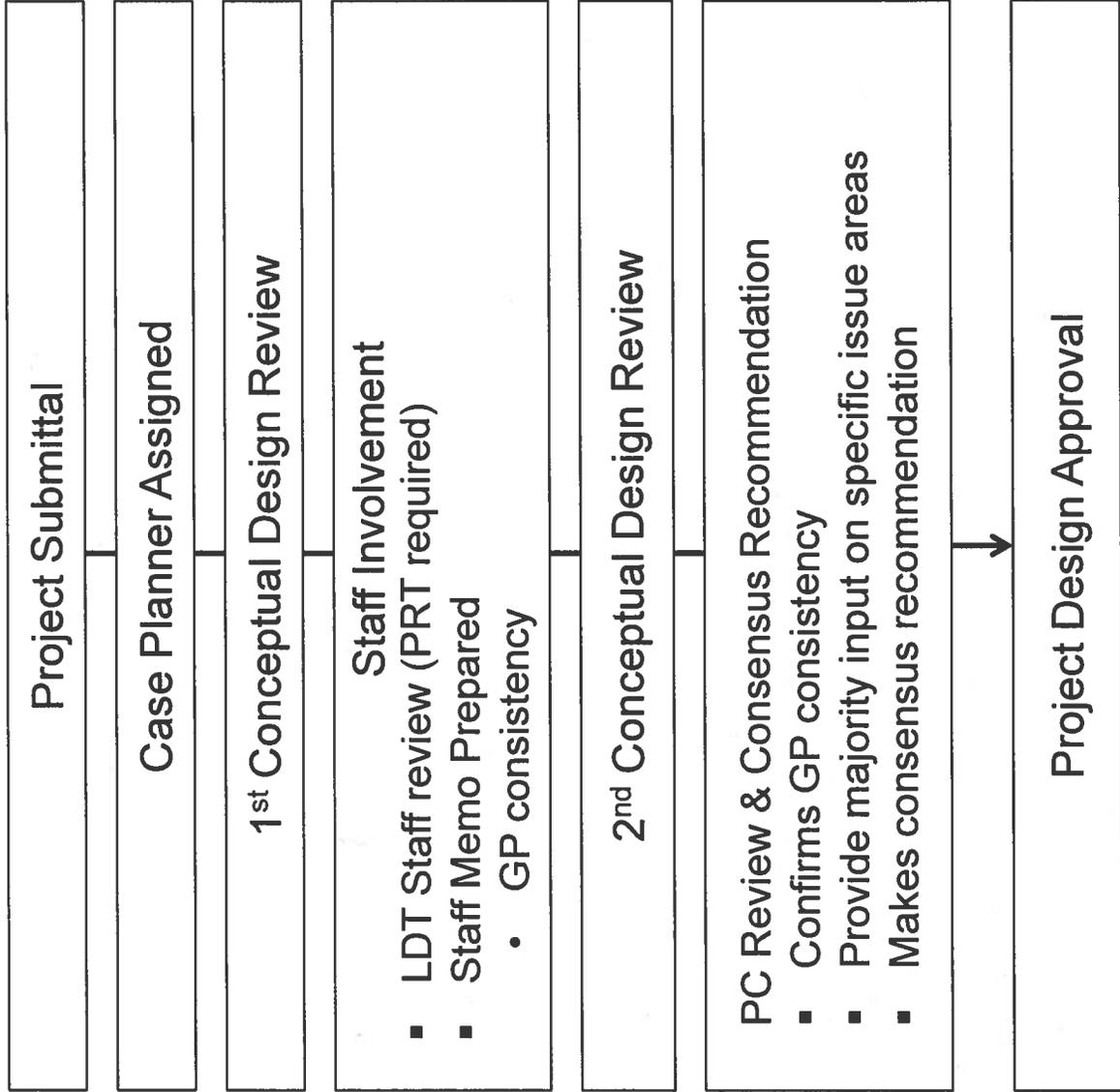


Lot Size (square feet)

- ◆ 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

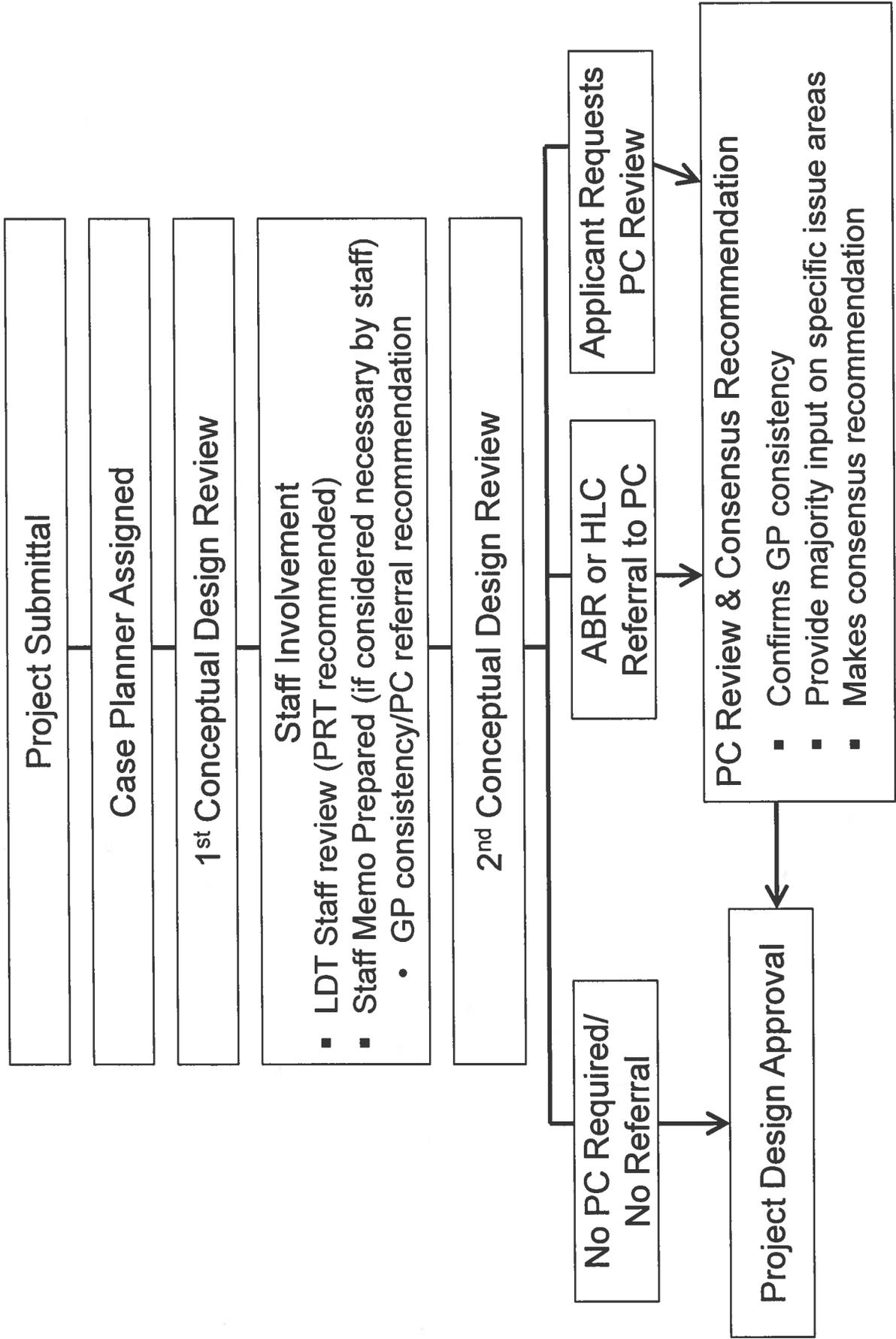
DRAFT Average Unit Size Density Program Process

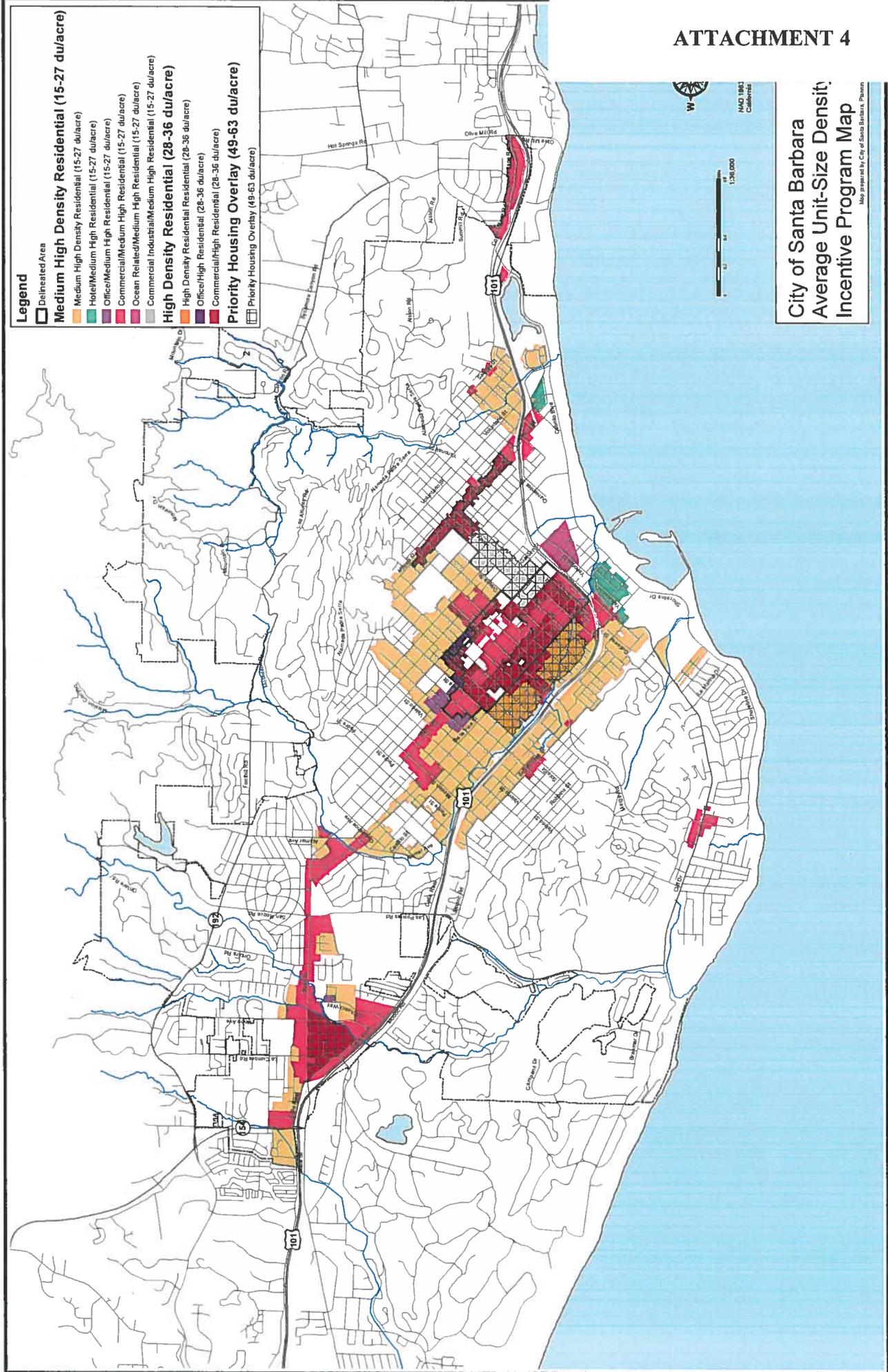
High/Overlay Density project site of 15,000 square feet or more (Not Condominiums)



DRAFT Average Unit Size Density Program Process

All Others (Not Condominiums)





- Legend**
- Delineated Area
 - Medium High Density Residential (15-27 du/acre)
 - High Density Residential (28-36 du/acre)
 - Priority Housing Overlay (49-63 du/acre)
 - Priority Housing Overlay (49-63 du/acre)

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City of Santa Barbara
 Average Unit-Size Density
 Incentive Program Map
Map prepared by City of Santa Barbara, Phoenix



Average Unit-Size Density Incentive Program (AUD) Project Review Process



Ordinance Committee
May 6, 2014

The background of the slide features a blue-tinted image. On the left, two cyclists are riding past a sign that says 'MISSION'. In the center, there is a large mission building with two bell towers. On the right, there is a building with arches and a sign that says 'LOPEZ TREATY'.

Meeting Objectives

- ◆ Determine parameters for required Planning Commission involvement in AUD project review process
- ◆ Provide recommendation to City Council

Background

- ◆ Joint CC/PC Work Session 09/12/13
- ◆ HLC Discussion 10/23/13
- ◆ ABR Discussion/Training 10/28/13
- ◆ HLC Discussion/Training 11/06/13
- ◆ PC Discussion 12/12/13
- ◆ PC Discussion 12/19/13
- ◆ City Council Discussion 03/04/14
 - Referred to Ordinance Committee 05/06/14

Direction for Required Planning Commission Review

(Only Applies to Rental Projects)

- ◆ High Density or Priority Housing Overlay Areas
- ◆ Conceptual Comments Only
 - Not Appealable
- ◆ What size project in the trigger?



“Trigger”

- ◆ What is the appropriate trigger?
 - # of Units
 - Lot Size ← staff recommendation
- ◆ What is the appropriate lot size?
 - 10,000 sq. ft. lot (mentioned at City Council meeting)
 - 15,000 sq. ft. project site ← staff recommendation
 - 20,000 sq. ft. project site



Rationale

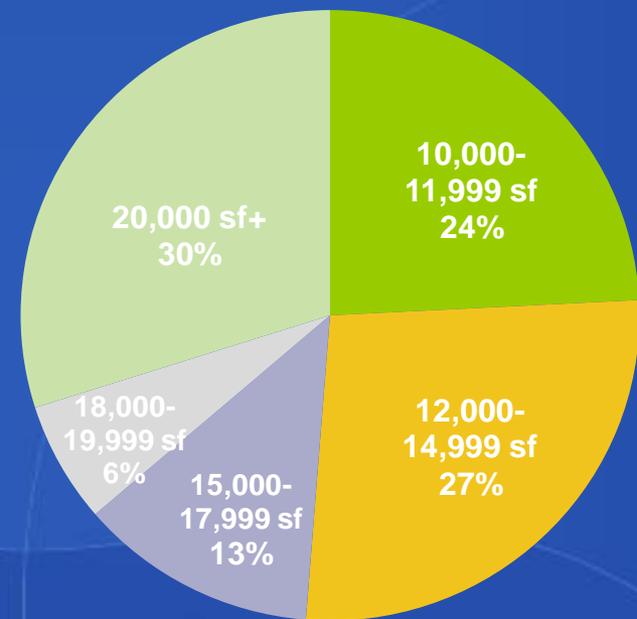
- ◆ Not so low that almost all projects require PC concept review.
 - Lots $\geq 15,000$ sf = ~51% of all High Density and Priority Housing Overlay lots— seemingly an appropriate amount of projects to trigger additional scrutiny.
- ◆ Not so low that review process for most High Density projects is more onerous than for Medium-High Density projects.
 - On a 15,000 sf lot in High Density area, an AUD project must contain at least 9 dwelling units (21 units max. in Overlay)
- ◆ Lots $\geq 15,000$ sf generally have more options re: site design/ building massing/ density than smaller lots.

Lot Sizes - Citywide

| LOT SIZE (sq. ft) | Medium -High | High | Priority Housing Overlay* |
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| TOTAL | 990 | 281 | 342 |

* Includes all the High and some Medium High Density (C-M zoned) Areas

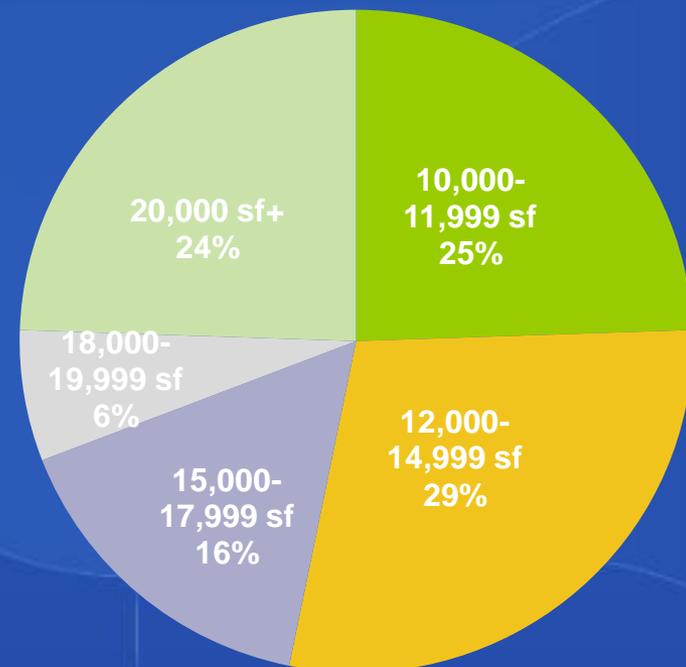
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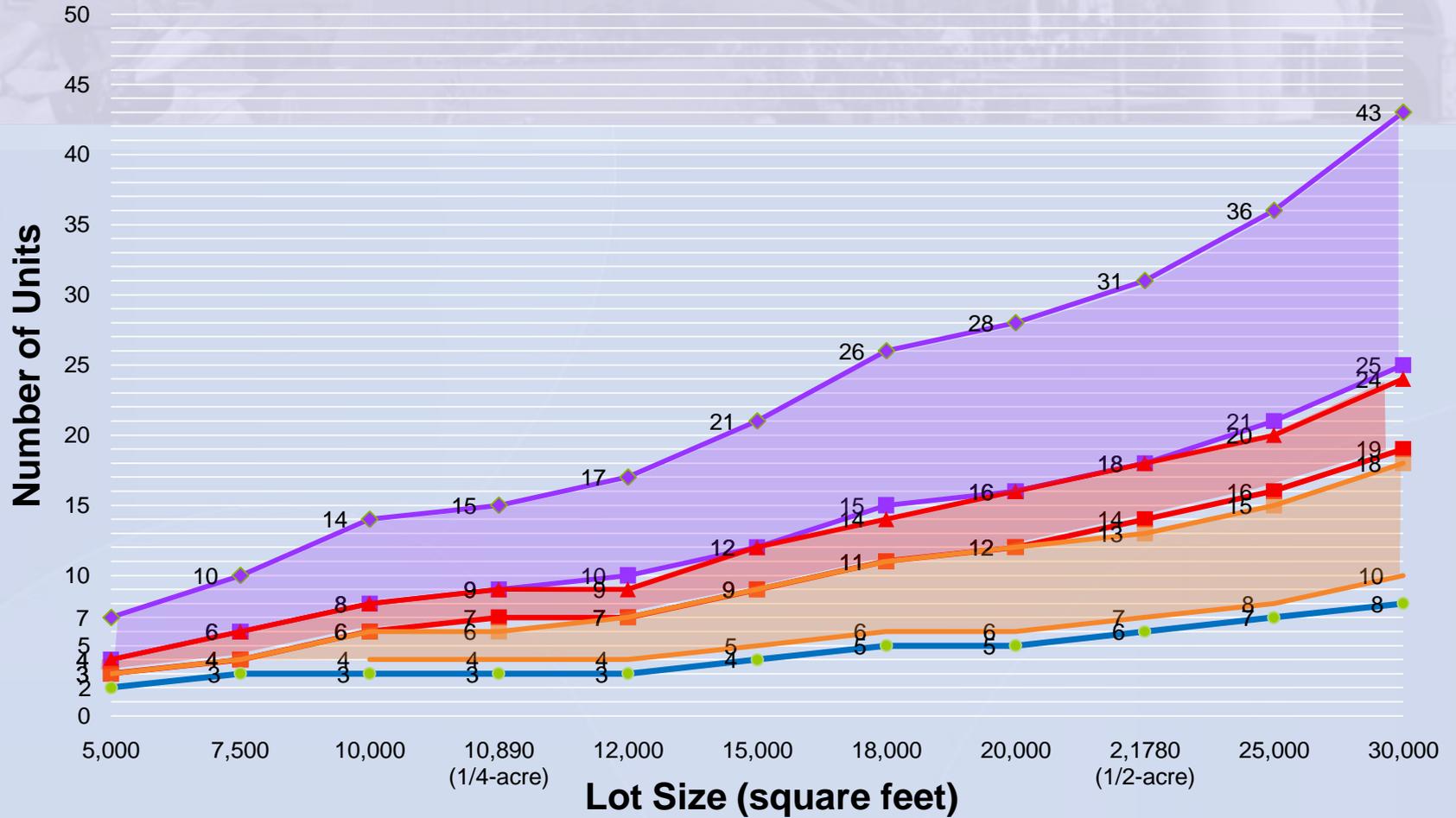
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Lot Sizes - Opportunity Sites (High Density)



Density Calculations



- ◆ Priority Housing Overlay (High = 63 du/ac)
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- Medium High (Low = 15 du/ac)
- Base Density



Staff's Recommended Parameters

Planning Commission Review Required For Rental Units When:

- High Density or Priority Housing Overlay Area

AND

- Project Site = 15,000 square feet or more



Average Unit-Size Density Incentive Program (AUD) Project Review Process



Ordinance Committee
May 6, 2014



AUD Project Review Table

| | General Plan Land Use Designation | | | | | | |
|----------------------------|-----------------------------------|----------------|--|----------------|--|--|--|
| | Medium High | | High | | Priority Housing Overlay | | |
| | Rental | Ownership | Rental | Ownership | Rental | Employer-Sponsored | Limited Equity Housing Cooperative |
| PC Review Required? | NO | YES - Decision | YES, if lot $\geq 15,000$ sf – Comments only | YES - Decision | YES, if lot $\geq 15,000$ sf – Comments only | YES, if lot $\geq 15,000$ sf – Comments only | YES, if lot $\geq 15,000$ sf – Comments only |

AUD Project Review Table

Current Process

| | General Plan Land Use Designation | | | | | | |
|---------------------|-----------------------------------|-----------------|--------|-----------------|--------------------------|--------------------|---------------------------------|
| | Medium High | | High | | Priority Housing Overlay | | |
| | Rental | Owner-ship | Rental | Owner-ship | Rental | Employer-Sponsored | Ltd. Equity Housing Cooperative |
| PC Review Required? | NO | YES Decision | NO | YES Decision | NO | NO | NO |

Proposed Process

| | General Plan Land Use Designation | | | | | | |
|---------------------|-----------------------------------|-----------------|-----------------|-----------------|--------------------------|--------------------|---------------------------------|
| | Medium High | | High | | Priority Housing Overlay | | |
| | Rental | Owner-ship | Rental | Owner-ship | Rental | Employer-Sponsored | Ltd. Equity Housing Cooperative |
| PC Review Required? | NO | YES Decision | YES Comments | YES Decision | YES Comments | YES Comments | YES Comments |

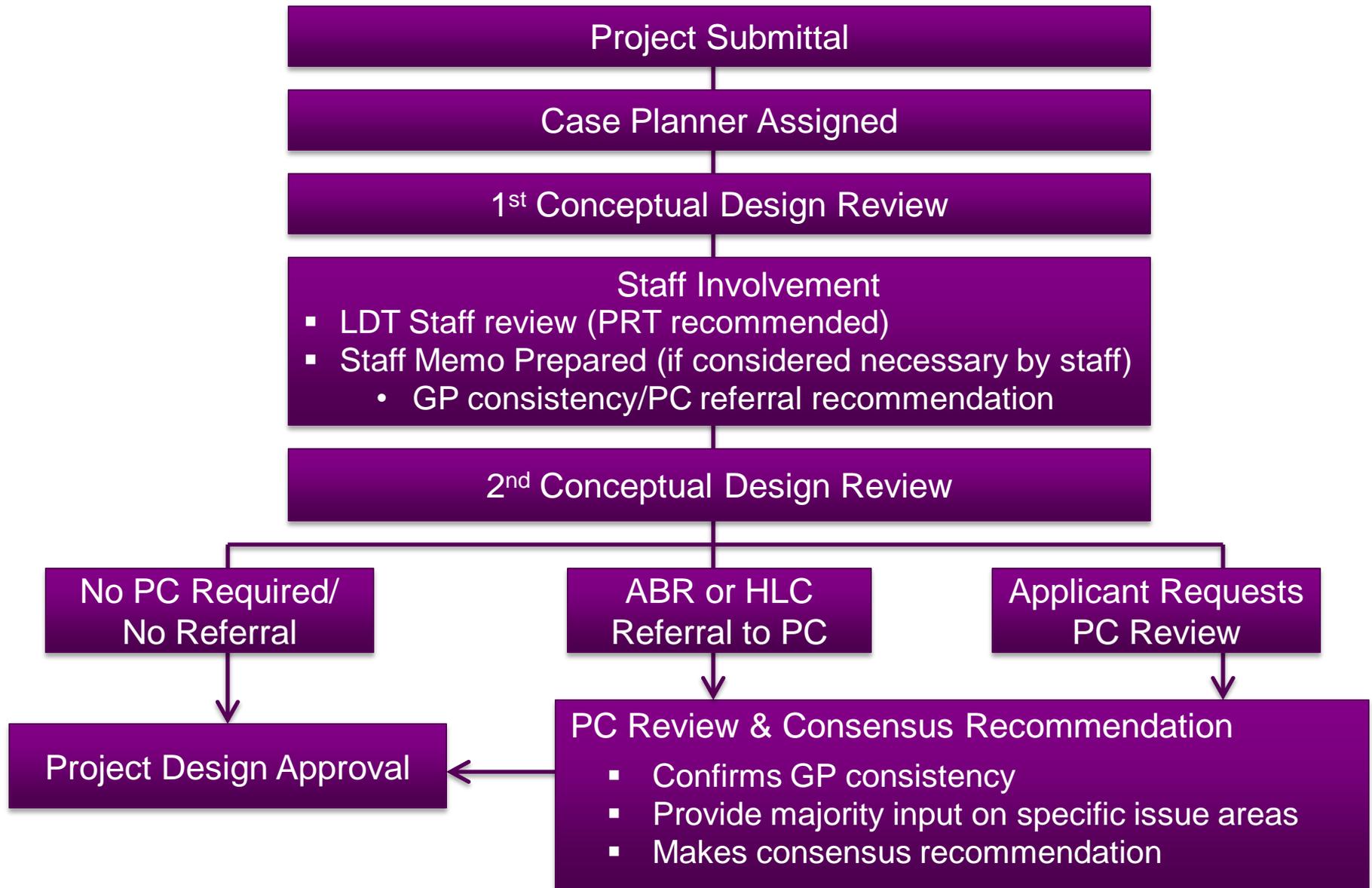
***DRAFT* Average Unit Size Density Program Process**

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



DRAFT Average Unit Size Density Program Process

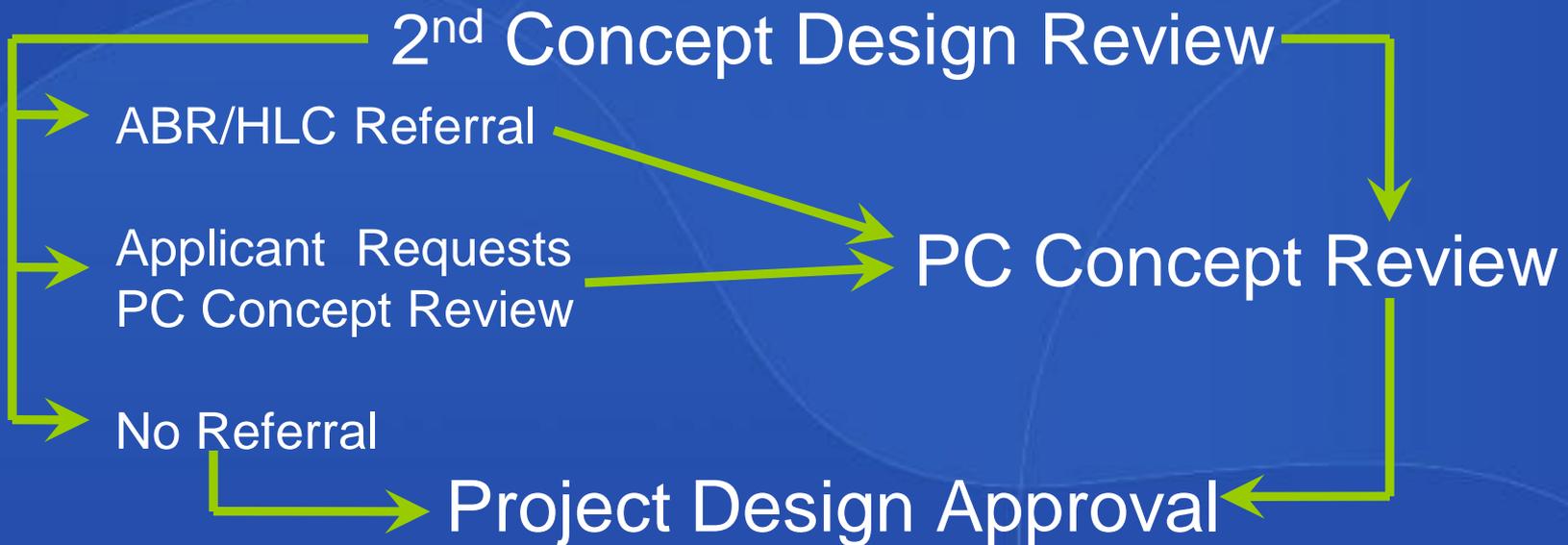
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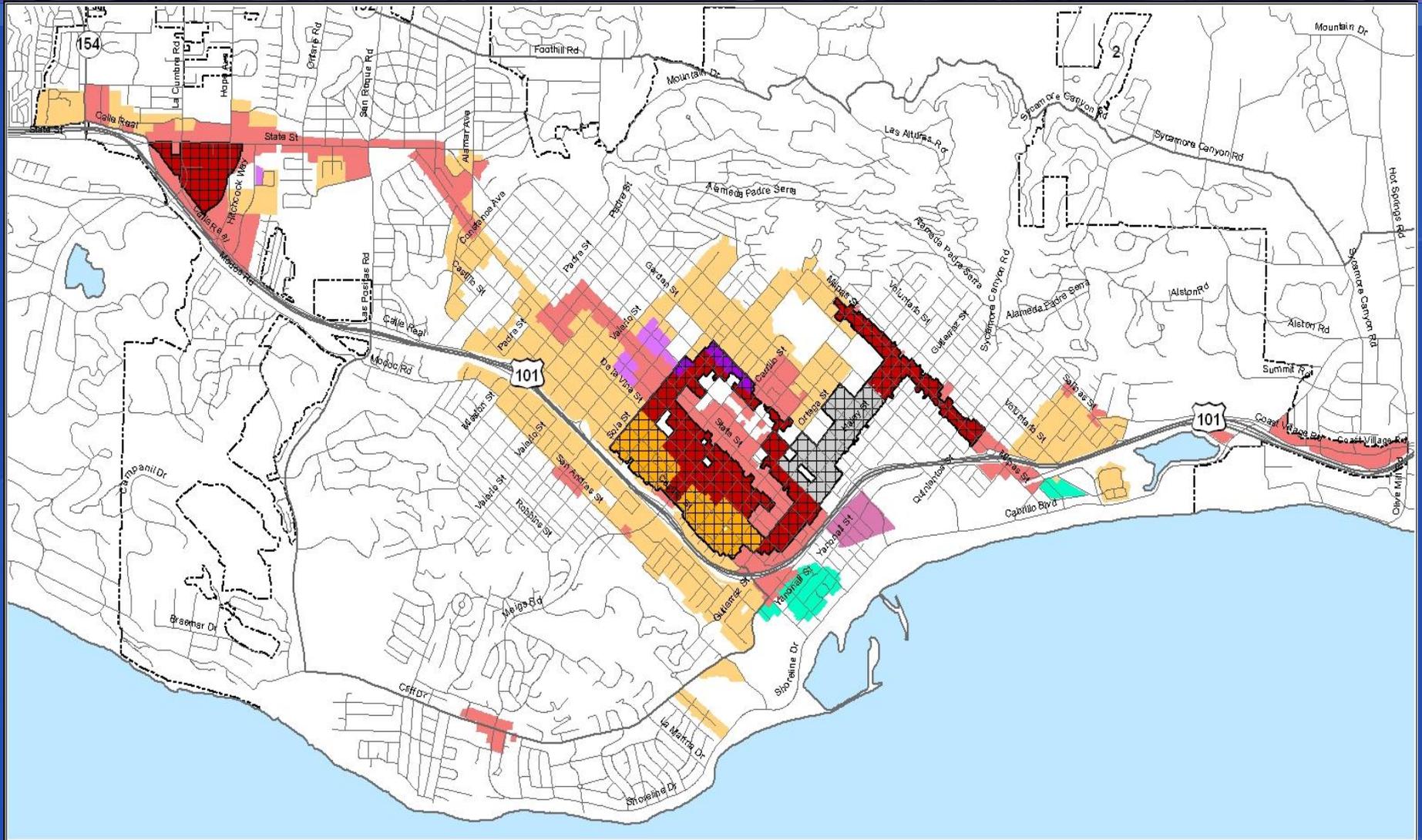
Project Site
<15,000 sf

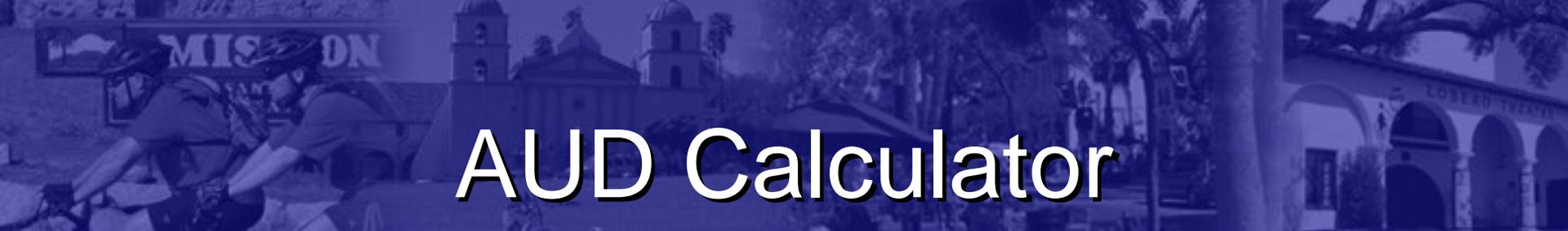
Project Site
≥15,000 sf

Case Planner Assigned
1st Concept Design Review
Staff Involvement



Average Unit-Size Density Program





AUD Calculator

AUD