

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ESTABLISHING REQUIREMENTS FOR INSTALLATION OF STORY POLES FOR CERTAIN PROJECTS PROPOSED UNDER THE AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

WHEREAS, the City Council recognizes that visual aids assist decision-makers, staff, applicants, and the general public in the review of development projects to determine consistency with the City of Santa Barbara General Plan, Local Coastal Program, and applicable design guidelines; to make environmental determinations and findings for discretionary land use entitlements; to evaluate the size, bulk, and scale of development projects; to evaluate a project's neighborhood compatibility; and to analyze any potential project impacts to important public scenic views;

WHEREAS, the City Council recognizes that story poles, as one form of visual aid, inform decision-makers, staff, and the general public as to the general size, height, and scale of improvements proposed for a site;

WHEREAS, the City Council held a public hearing on December 13, 2016, to direct staff regarding a proposed work program for items related to implementation of the Average Unit-Size Density Incentive Program; and

WHEREAS, on December 13, 2016, the City Council directed staff to return with a policy to require the installation of story poles for certain projects proposed under the Average Unit-Size Density Incentive Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. Story poles shall be installed for projects proposed under the Average Unit-Size Density Incentive Program that meet any one of the following criteria:

- A. Projects with four stories, and located outside of El Pueblo Viejo Landmark District;
- B. Projects with three stories or that measure 30 feet or more in height (whichever is lower) when proposed in a residential neighborhood (R-3 or R-4);
- C. Projects with three stories or that measure 30 feet or more in height (whichever is lower) when proposed in a location where three-story buildings do not currently exist within 300 feet of the project site;

- D. Projects of any height proposed within 150 feet of a designated Historic Resource;
- E. Projects that require Planning Commission comments pursuant to SBMC §28.20.080;
- F. Projects that are referred by the Historic Landmarks Commission or Architectural Board of Review to the Planning Commission for comments pursuant to SBMC §22.22.133 and §22.68.050, respectively; or
- G. At the discretion of the HLC or ABR in other instances that warrant the installation of story poles due to the project's potential to substantially exceed the height of surrounding buildings or block or reduce important public scenic views, or if the majority of the HLC or ABR is having difficulty finding the project consistent with the Project Compatibility criteria of SBMC §22.22.145 or §22.68.045, respectively.

SECTION 2. Notwithstanding the above, the Historic Landmarks Commission or the Architectural Board of Review may exempt a project from requirements stated in Section 1 upon making one of the following findings:

- A. The proposed structures are clearly consistent in terms of size, bulk, and scale with other buildings in the surrounding neighborhood.
- B. The proposed structures is the same height as or smaller than existing buildings in the neighborhood.
- C. The proposed structures will not involve blockage or substantial reduction of an important public scenic view.
- D. The proposed structures will not be on or project above a topographic ridgeline.
- E. The existing condition of the site (dense vegetation, existing buildings, etc.) does not allow for adequate story pole installation. In this case, one or more of the other types of visual aids will be required.

SECTION 3. Story poles for Average Unit-Size Density Incentive Program projects subject to the requirements above shall be installed on the development site after the initial project Concept Review by the Architectural Board of Review or Historic Landmarks Commission, and prior to the Architectural Board of Review or Historic Landmarks Commission's consideration of Project Design Approval of the project. In the case of projects that require Planning Commission comments or projects that are referred to the Planning Commission by the Architectural Board of Review or Historic Landmarks Commission, the story poles shall be installed on the development site prior to the Planning Commission hearing and the Architectural Board of Review or Historic

Landmarks Commission shall be advised as to when the story poles are installed so they may observe the story poles at the same time.

SECTION 3. This Resolution is intended to supplement, and not conflict with, existing visual aid procedures contained in the Historic Landmarks Commission General Design Guidelines and Meeting Procedures and the Architectural Board of Review General Design Guidelines and Meeting Procedures. In instances where there is a conflict between this Resolution and any existing visual aid procedures, the conflict shall be resolved in favor of requiring story poles as provided in this resolution unless the Architectural Board of Review or Historic Landmarks Commission grant an exception pursuant to Section 2.