

FAR Program Major Questions #1 - 5

Hearing Body Opinions Summary

	Staff	Steering Committee	ABR	HLC	PC
Have an FAR program?	Yes	Yes	Yes	Yes	Yes
FAR program applies only to projects with two-story components (rather than to one-story homes as well)?	Yes	Yes	Yes	Yes	Yes
Major Question #1: FAR standards/regulations to be included in FAR Program?	Yes	Yes	No	No	Yes
Major Question #2: FAR standards (instead of guidelines) for up to 15,000 square foot lots?	Yes	No	No	No	Yes
FAR guidelines (instead of standards) for lots over 15,000 square feet?	Yes	Yes	Yes	Yes	Yes
Major Question #3: FAR chart acceptable, for example, max. FAR for 6,000 square foot lot 0.45? (This allows for a 2,700 s.f. home, including garage, on a 6,000 square foot lot.)	Yes	Yes	Yes	Yes	Yes
Major Question #4: Should there be a second story guideline for the maximum size of the second story of homes to be 1,000 square feet for lots up to 15,000 square feet? Note: The HLC did not discuss this specific concept.	Yes	No	No	Option not reviewed, no opinion.	Yes
If FARs implemented as regulations/standards, then have a PC Modification process for projects proposed to be over the maximum FAR?	Yes	Yes	Yes	Yes	Yes
Major Question #5: If FARs implemented as regulations/standards, and PC modifications are allowed for projects over 100% of the FAR, are findings for PC Modifications as proposed in Update Package adequate? Or, if the FAR program is implemented as guidelines, is the same set of findings correct for ABR approvals of projects over 100% of the maximum FAR?	Yes	Yes	No: prefers to include exemplary design finding	Yes	Yes

FAR Program Implementation Details Major Questions

Hearing Body Opinions Summary

	Staff	Steering Committee	ABR	HLC	PC
FAR Implementation details: Additional submittal requirements for projects over 85% of the maximum, including 20 closest homes report and immediately adjacent homes streetscape silhouettes.	Yes	Yes	Yes	Yes	Yes
FAR Implementation details: A supermajority (66%) vote to be required of voting ABR members for projects over 100% of the maximum FAR. Voting members required to have visited the site.	Yes	Yes	Yes	Yes	Yes
Major Question #6. FAR Implementation details: FAR regulations/standards to apply to all zones where at least two single family homes are adjacent to the project?	No, recommend guidelines instead.	Yes	Yes	Yes	Yes
Major Question #7. FAR Implementation details: FAR regulations to apply to two-units if in a single-family zone?	Yes	Yes	Yes	Yes	Yes
FAR Implementation details: Discount portions of some basement square footage so it does not fully count toward FAR calculations?	Yes	Yes	Yes	Yes	Yes
FAR Implementation details: Not count covered outdoor living spaces in FAR program?	Yes	Yes	Yes	Yes	Yes
FAR Implementation details: measure with net square feet (instead of gross square feet)?	Yes	Yes	Yes	Yes	Yes
FAR Implementation details: allow one covered and one uncovered parking space (rather than requiring two covered parking spaces) if FAR is <100% of max. & uncovered space is behind main residence?	Yes	Yes	Yes	Yes	Yes
FAR Implementation details: include garages in FARs?	Yes	Yes	Yes	Yes	Yes

FAR Program Major Questions #1 – 5

Community Organization Opinions Summary

	Groups Pro-FAR *	Groups Anti-FAR Standards**
Have an FAR program?	Yes	No Yes, if guideline program only : AIA
FAR program applies only to projects with two-story components (rather than to one-story homes as well)?	No, apply to 1 & 2 story homes.	Yes: CWHOA No, apply to 1 and 2 story homes: AIA No official opinion at this time: SBAOR
Major Question #1. FAR standards/regulations to be included in FAR Program?	Yes	No
Major Question #2: FAR standards (instead of guidelines) for 7,500 to 15,000 square foot lots?	Yes	No
FAR guidelines (instead of standards) for lots over 15,000 square feet?	Yes: ANA, LWV No, prefers standards for all lots: RA No opinion: MTPG, LMNA	Yes No FAR program for >15k sq. ft.: CWHOA
Major Question #3: FAR chart acceptable, for example, max. FAR for 6,000 square foot lot 0.45? (This allows for a 2,700 s.f. home, including garage, on a 6,000 square foot lot.)	No, smaller numbers: LMNA & RA: 0.38 FAR 2,280 net s.f. ANA, CPA, LWV: 0.38 FAR 2,280 gross s.f. MTPG: 0.40 FAR 2,400 gross s.f.	No, if standards, then larger numbers: AIA: 0.50 FAR 3,000 net s.f. SBAOR: 0.50 FAR 3,000 net s.f. CWHOA: 0.58 FAR 3,500 net s.f.
Major Question #4: Should there be a second story guideline for the max. size of the second story of homes to be 1,000 sq.ft. for lots up to 15,000 square feet? Note: The HLC did not discuss this specific concept. If FARs implemented as regulations/standards then have a PC Modification process for projects proposed to be over the maximum FAR?	Yes: MTPG No official opinion at this time: ANA, LWV, LMNA, RA Yes: MTPG No, prefers variance only: CPA, LMNA No, prefers no way to exceed max. FAR: ANA, LWV	No No official opinion at this time: SBAOR
Major Question #5: If FARs implemented as regulations, and PC modifications are allowed for projects over 100% of the FAR, are findings for PC Modifications as proposed in Update Package adequate? Or, if the FAR program is implemented as guidelines, is the same set of findings correct for ABR approvals of projects over 100% of the maximum FAR?	Yes: ANA, MTPG No: LMNA, LWV	No, not fair or flexible findings: CWHOA No official opinion at this time: AIA, SBAOR

* Allied Neighborhood Association (ANA), Citizens Planning Association (CPA), La Mesa Neighborhood Association (LMNA), League of Women Voters (LWV), Marine Terrace Preservation Group (MTPG), Riviera Association (RA), Westside Study Group (WSG) and individuals. WSG opinion only shown for FAR application in all zones, other opinions are unknown for WSG. There are also other Pro-FAR individuals with different opinions than those listed in this column.

** Santa Barbara American Institute of Architects Chapter (AIA), City-Wide Homeowner's Association (CWHOA), Santa Barbara Association of Realtors (SBAOR) and individuals. There are also other Anti-FAR individuals with different opinions than those listed in this column.

FAR Program Implementation Details Major Questions

Community Organization Opinions Summary

	Groups Pro-FAR *	Groups Anti-FAR Standards**
FAR Implementation details: Additional submittal requirements for projects over 85% of the maximum, including 20 closest homes report and immediately adjacent homes streetscape silhouettes.	Yes	No: opposed 20 closest homes report requirement.
FAR Implementation details: A supermajority (66%) vote to be required of voting ABR members for projects over 100% of the maximum FAR. Voting members required to have visited the site.	Yes	No
Major Question #6. FAR Implementation details: FAR regulations/standards apply to all zones where at least two single family homes are immediately adjacent to the project?	Yes No, prefer application to all s.f. homes in all zones, regardless of adjacencies: LMNA	No, only appropriate as guidelines: AIA No: SBAOR, CWHOA
Major Question #7. FAR Implementation details: FAR regulations/standards to apply to two-units if in a single-family zone?	Yes: LWV, ANA, LMNA No official opinion at this time: MTPG, CPA, RA	No, only appropriate as guidelines: AIA No: CWHOA, SBAOR
FAR Implementation details: Discount portions of some basement square footage so it does Not fully count toward FAR calculations?	Yes: MTPG, ANA, LWV No official opinion at this time: CPA, RA, LMNA	Yes: CWHOA, SBAOR Yes, but per Building Code: AIA
FAR Implementation details: Not count covered outdoor living spaces (e.g. covered second story decks) in FAR program?	Yes: MTPG No, count otdr. lving. spc.: ANA, LWV, LMNA No official opinion at this time: CPA, RA	Yes
FAR Implementation details: measure with net square feet (instead of gross square feet)?	No, use gross: ANA, LWV, CPA, MTPG, LMNA No official opinion at this time: RA	Yes
FAR Implementation details: allow one covered and one uncovered parking space (rather than requiring two covered parking spaces) if FAR is <100% of max. & uncovered space is behind main residence?	No official opinion at this time.	Yes
FAR Implementation details: include garages in FARs?	Yes	No: SBAOR, CWHOA Yes, only if FARs increased: AIA

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