



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 2, 2011  
**TO:** Mayor and Councilmembers  
**FROM:** Planning Division, Community Development Department  
**SUBJECT:** American Institute Of Architects Presentation On Design Charrette

### RECOMMENDATION:

That Council receive a presentation from the American Institute of Architects (AIA) on the recent Design Charrette held to explore higher residential densities at three select sites in the City.

### DISCUSSION:

The AIA has requested to make a presentation to Council on the Design Charrette that was held on July 16 and 23, 2011 (see Attachment). The *Plan Santa Barbara (PlanSB)* Ad Hoc Subcommittee encouraged the AIA to conduct this charrette to demonstrate what the Subcommittee's most recently discussed residential densities might look like should they be adopted. Specifically, these densities range from 28-36 dwelling units per acre (du/ac) for market rate, multi-family projects, to 49-63 du/ac for rental, equity co-ops, and employer housing projects.

The local chapter of the AIA collaborated with the local chapter of the American Planning Association as well as the Community Environmental Council and several local developers to conduct this charrette. Three sites were chosen in the City: De La Vina/Figueroa, Cota/Salsipuedes and Milpas/Ortega areas. For each area at least two designs developed, one for market and one for rental. Eight teams, of 3-4 designers each, worked on the three sites.

The design "program" for these mixed-use (residential and commercial) projects specified the dwelling units per acre as well as the average unit size, consistent with the proposed *PlanSB* Average Unit Density program. The parking requirements varied between 1-2 spaces per unit and 1 space per 500 square feet for commercial. All of the other development and design requirements were consistent with current standards. All of the projects were also subjected to an economic analysis to determine financial feasibility.

**ATTACHMENT(S):** AIA Request to make a presentation to Council  
**PREPARED BY:** John Ledbetter, Principal Planner  
**SUBMITTED BY:** Paul Casey, Assistant City Administrator/Community Development Department Director  
**APPROVED BY:** City Administrator's Office



July 19, 2011

Members of City Council  
City of Santa Barbara  
735 Anacapa Street  
Santa Barbara, CA 93101

Re: AIASB Sponsored Design Charrette

Madam Mayor and Honorable City Council Members:

As you know, the Santa Barbara chapter of the American Institute of Architects along with several other organizations including the American Planning Association, the Community Environmental Council and the Architectural Foundation of Santa Barbara, is sponsoring a community design charrette referred to as "Housing Santa Barbara."

The purpose of the charrette is to help the public and decision makers better understand the aesthetic and economic impacts of the residential land use proposals being considered in Plan Santa Barbara.

About 60 design and development professionals and members of the community have been generously giving of their time, energy and creativity in aid of this endeavor. The first phase of the charrette took place on July 16, 2011. It was an exciting and successful event with many creative architectural solutions. The second phase will take place on July 23, 2011 from 9:00 AM to 1:00 PM at Santa Barbara Junior High School. The public is invited to attend and provide feedback.

The purpose of this letter is to formally request an opportunity to present the findings and final results of the charrette to the full City Council and the public on Tuesday August 2. We believe that the information generated by the charrette process will be very helpful as the Council moves toward final adoption of Plan Santa Barbara.

Sincerely,

Ellen Bildsten, AIA  
President of AIA Santa Barbara

Detlev Peikert, AIA  
Chair, Charrette Organizing Committee