City of Santa Barbara
Planning Division

Transmittal Memo

DATE: May 4, 2006

TO: Planning Commission
Architectural Board of Review
Historic Landmarks Commission

CC: Mayor and Council

FROM: Jaime Limón, Design Review Supervisor JL
Heather Baker, AICP, Project Planner HB

SUBJECT: SFDG/NPO Update Package Transmittal Memo

Staff is pleased to transmit a Staff Report regarding the Single Family Design Guidelines/Neighborhood Preservation Ordinance (SFDG/NPO) update process. The Staff report provides an overview of the NPO update process, a brief history of completed steps, a summary of the major proposed changes to ordinances and guidelines, and identification of key issues to consider. The Staff Report contains the "SFDG/NPO Update Package" in three attachments, described below. The Update Package documents are a product of extensive Staff and the NPO Update Steering Committee work as well as extensive public comment.

SFDG/NPO Update Package

1. **Summary of Recommended Municipal Code Changes (blue cover).** This Summary describes proposed changes for the Neighborhood Preservation Ordinance as well as other parts of the Municipal Code. Revised code updates will first be available at the Ordinance Committee review stage as the project nears adoption.

2. **Draft Updated Architectural Board of Review Guidelines (pink cover).** The ABR Guidelines cover project architectural and landscape design standards, ABR meeting practices, Design Review project routing, and application and noticing procedures. Only portions of the ABR Guidelines with proposed changes are included in this Update Package for review.

3. **Draft Updated Single Family Design Guidelines (beige cover).** The Guidelines are meant to be used by both single family home developers and the Architectural

Board of Review. The Guidelines provide a framework of ideas to help applicants achieve neighborhood compatibility, sensitive site design and aesthetically pleasing structures. The Architectural Board of Review and Planning Commission can also reference the Guidelines to help determine if a project is consistent with required Neighborhood Preservation Ordinance findings.

City of Santa Barbara
California

STAFF REPORT

REPORT DATE: May 4, 2006

TO: Planning Commission
Architectural Board of Review
Historic Landmarks Commission

CC: Mayor and Council

FROM: Planning Division, (805) 564-5470
Jaime Limón, Design Review Supervisor JL
Heather Baker, AICP, Project Planner HB

SUBJECT: **Single Family Design Guidelines and Neighborhood Preservation Ordinance Update Package Overview-Background & History**

RECOMMENDATION:

A. That Council, Planning Commission, Architectural Board of Review, and Historic Landmarks Commission: Attend the May 13th, 2006 Open House to view exhibits, listen to Staff presentation and public comments, and as time permits, ask initial questions regarding the SFDG/NPO Update.

B. That Planning Commission, Architectural Board of Review, and Historic Landmarks Commission hold separate public hearings regarding the Draft SFDG/NPO Update Package (PC on 6/1/06, ABR on 5/22/06, and HLC on 5/30/06) and:

1. Consider Draft Updates to the Single Family Design Guidelines (SFDG) and Neighborhood Preservation Ordinance (NPO);

2. Discuss key issues; including which lot sizes FAR standards would apply to;

3. Comment if any changes are necessary and appropriate; and

4. Recommend the Draft SFDG/NPO Update Package to City Council for adoption.

I. BACKGROUND/UPDATE PROCESS

The purpose of this staff report is to provide an overview of the Neighborhood Preservation Ordinance (NPO) update process, a brief history of completed steps, and a summary of major proposed changes. Key issues raised during the NPO Update process are also discussed in this Staff Report to highlight topics where consensus decisions were reached and identify issue areas where additional discussion may still be necessary. Staff discussion on some of these key issues is also provided along with comment on the NPO update and its original goals and expected outcomes. Additional detailed

information is available in the attachments to this Staff Report.

History

The NPO was adopted in late 1991 and expanded the purview of the Architectural Board of Review (ABR) (and in some cases the Planning Commission) to include the review of proposed single-family residences based on certain size thresholds. The NPO also established and mapped the Hillside Design District and required review in these districts. The NPO was designed to essentially apply to two-story large single-family residential projects on Infill or Hillside lots. In the Hillside District, the NPO was designed to apply to single-family residential and one-story duplex projects on lots with over a 20% slope and/or projects proposing 250 cubic yards of grading or more.

Over the past decade, a number of challenges have arisen with the implementation of the NPO. Staff and many community members are eager to resolve issues associated with single-family development, which the original NPO was adopted to address. In particular, the lack of specific standards to assist in determining neighborhood compatibility has led to lengthy public ABR hearings, disagreements between the public and the ABR, and appeals of ABR decisions. The current NPO exempted from design review some substantial two-story home additions meeting miscellaneous design criteria. Some community members are concerned that these projects, which are not reviewed by the ABR, are incompatible with their respective neighborhoods.

Steering Committee Creation

In January 2004, City Council approved an NPO Update Work Program, authorized some consultant funding and appointed a Steering Committee to assist Staff in the update of the Neighborhood Preservation Ordinance and Single Family Residential Design Guidelines. Over the past two years, Planning Staff has led discussions, worked with the Steering Committee and conducted an extensive public review process in order to better understand some of the various complex issues involved with the review and processing of Single Family Residential type projects.

Temporary ABR Ordinance Adopted

Applications for second story additions increased in 2005. The increase in applications appeared to be related to discussions regarding establishment of Floor Area Ratio (FAR) standards at the NPO update Steering Committee meetings. Some of the applications appeared to have been filed to avoid potential future more restrictive review standards for home sizes. In August 2005, given that the NPO Update was taking longer than was originally expected, Staff provided a progress report on the NPO Update to City Council. At that time, Staff recommended the immediate adoption of the temporary Ordinance as a reasonable interim approach to regulating tall and large development proposals in residential neighborhoods. In September 2005, City Council agreed with Staff's recommendation and adopted a temporary Ordinance to ensure that certain tall and large single-family residential development did not remain exempt from ABR.

Goals of NPO Update

The following list represents some of the goals initially outlined as part of the first phase of the NPO Update:

- Address issues associated with the NPO since it was adopted.
- Improve the effectiveness and efficiency of the ABR review process.
- Create fewer circumstances where ABR appeal hearings are needed to achieve appropriate project design.
- Simplify Ordinance requirements.
- Ensure a clear and efficient design review application process; to assure that ABR standards, guidelines and review are sufficient to ensure compatible neighborhood designs.
- Provide for a revised review process that does not severely impact ABR hearing times and that expanded purview does not create a backlog of applications waiting to get on agendas.
- Provide the ABR with additional tools for design analysis.
- Improve and clarify unclear design terminology (e.g. height, bulk, scale).
- Consider the use of Floor to Lot Area Ratios (FARs) to develop an improved level of regulatory certainty.
- Develop a better understanding of what constitutes neighborhood compatibility with clear approval standards and concise Design Guidelines.
- Re-establish a community-wide consensus on neighborhood compatibility issues and preferred designs through the completion of a Neighborhood Visual Survey process.
- Improve project noticing standards.
- Strengthen Good Neighbor Policies in areas relating to privacy or private view impacts.

Expected Project Outcomes

The following lists expected outcomes as part of the NPO Update included in an initial work program report accepted by City Council in February of 2005:

- Application triggers revised
- Permit routing methods by incentive options
- NPO Municipal Code simplified
- Public noticing standards reviewed
- Hillside Design District boundaries reviewed
- Piecemeal development discouraged
- Time limits established for NPO findings
- Potential to expand projects eligible for administrative staff approval

Steering Committee Review

The NPO Steering Committee met and discussed 11 Issue Paper topics over the course of two years in order to ascertain and develop a better understanding of some of the issues outlined for discussion. Public hearings on the various topics and proposals were held at approximately 31 Steering Committee meetings. The Steering Committee also established working subcommittees on topics: hillside application routing, private views, special FAR findings to exceed maximum, and for the Single Family Design Guidelines. The Steering Committee is to be commended for their detailed efforts and hard work for the community. Further, several members of the public followed the work of the committee and attended most meetings to offer input.

Special Neighborhood/Community Outreach

Staff has made presentations to several neighborhood groups, neighborhood associations, Realtor Groups and the AIA. The SFDG/NPO Update was kicked off with a large community meeting where, a Visual Preference Survey (VPS) was completed and photographs of various home additions were presented through a series of public workshops in selected neighborhoods throughout the City. As part of this early outreach to neighborhoods, over 300 survey responses were received on the various questions regarding single family residential development concerns and photographic examples of homes and additions that had been recently constructed in their neighborhoods. These VPS photographs of home designs were evaluated, rated and discussed to ascertain what neighbors preferred in their respective neighborhoods. The completion of the visual rating exercise made it apparent that there appears to be more review needed on second story development that can pose more impacts to neighborhoods and cause more concern among neighbors.

II. PROPOSED SFDG/NPO UPDATE CHANGES AND KEY ISSUES

The outcome of Steering Committee discussions of major SFDG/NPO Update changes and highlighting key issues is summarized in the following section. Generally, the Steering Committee and Staff have carried forward or addressed original goals of the SFDG/NPO Update and had many points of agreement. Some issue discussions resulted in divided votes and at times a minority opinion was requested to be forwarded. A discussion and staff analysis section is provided on these key issues to further explain areas where further discussions may be necessary. It is within these key discussion issue areas where Staff recommendations may differ from the Steering Committee recommendations.

The proposed scope of SFDG/NPO Update changes can be grouped into the following three major categories: Municipal Code Ordinance Amendments, Single Family Design Guideline Amendments, and ABR Guideline Amendments.

A. Municipal Code Amendments

The following Municipal Code amendments are proposed to be codified as new zoning standards.

Establish Floor to Lot Area Ratio Zoning Ordinance Standards to Limit Two-Story Single Family Home Size in all zones throughout City (see FAR Table, Exhibit 1). Special consideration can be given to grant FAR exceptions with higher review standards through a Planning Commission Modification application process.

Discussion: The Steering Committee carefully reviewed various options available to regulate the size &/or footprint of homes. Various Zoning regulatory options were discussed in detail. Some mechanisms were discussed and rejected. The Subcommittee eventually agreed that an FAR Ordinance standard appeared to be the necessary tool to ensure that that the City had a measurable standard for the ABR to review and if necessary deny additions and homes that many consider excessive for their neighborhoods. The FAR discussion was the most contentious issue that Staff and the Steering Committee encountered with much public comment directed towards this issue at several meetings. The Steering Committee and public comment was divided as to which level of FAR standard should apply or if FARs should be adopted at all. Some Steering Committee members advocated for a strict FAR Ordinance standard while others advocated a more flexible approach. Since there appeared to be a wide divide, a two tiered approach was developed to allow an FAR range beginning at 85% and up to an FAR maximum of 100% based on specific design criteria. Some of the key decisions involved with FARs were the following:

- FARs for only to two or more story homes (i.e. FARs not applicable to one-story homes);
- Use of net square footage totals rather than gross square footage totals for FAR calculations;
- Allow below grade basement/cellars to not be fully counted as FAR square footage;
- Establish FAR Ordinance standards for small lots and guidelines for larger lots;
- Create a third FAR tier to allow homes over the 100% maximum FAR with a Planning Commission modification process with additional findings (see below); and
- FAR Ordinance standards apply only to lots of 7,500 square feet or less. Earlier discussion began with the FAR Ordinance standard to apply to lots of 15,000 square feet or less.
- Apply FAR Ordinance standards to duplexes (two attached residential units, additional units (second units) and secondary dwelling units ("granny units") where FARs for single family home projects apply, but not to R-2 accessory units, multi-family units or condominiums.

The final vote by the Steering Committee to reduce the FAR Ordinance standard to apply only to lots less than 7,500 square feet is not supported by Planning Staff because neighborhood lot size variation is typically much higher than 7,500 square foot lots. Applying FARs to only lots under 7,500 square feet would mean that less than 60% of most Infill neighborhood parcels would be subject to FAR requirements (see attached table and maps).

For consistent FAR application within neighborhoods, a larger lot size application of the Ordinance appears necessary to Staff. If FARs are applied to lots 10,000 square feet and less, then 20 out of

the 25 generally flat General Plan delineated neighborhoods would have at least 80% of the parcels subject to FARs. Staff recommends FARs be applied at least up to 10,000 square foot lots, as this appears to be a more consistent, logical, effective, and "fair" approach to applying FAR regulations.

Further discussion of Steering Committee and Staff FAR proposals is expected at ABR, HLC, PC and City Council, focused on what level of FAR standard is needed to control large two or more story homes and how to fairly apply the FAR standard.

Establish Special FAR Modification Approval Standards for Projects Seeking FAR's over 100% of Maximum FAR. A new Zoning Modification category is proposed to allow for projects to seek Planning Commission approval for a zoning modification for a project proposing more than 100% of the maximum FAR. A new modification review process with approval findings has been created to ensure these types of FAR modifications are only considered in special unique circumstances. A mechanism is also established to allow for non-conforming as to FAR properties that are over the proposed FAR maximums to be allowed to propose small additions of up to 100 square feet with only ABR approval.

Discussion: The Steering Committee had several discussions and received extensive public comment as to whether there should be a variance or modification process established to allow properties to exceed the proposed new FAR Ordinance standard. Although Staff supported a modification process to request relief of FAR Ordinance standards; Staff did not recommend that the FAR Ordinance standard apply only to lots under 7,500 square feet. In this recommendation, the Steering Committee essential deferred FAR application responsibility back to the ABR for the majority of parcels in the City as a guideline. Further discussion of this FAR modification proposal and the standards for approval is expected at ABR, HLC, PC and City Council, focused on who should have authority to grant approval of a modification to the maximum FAR standard and which size lots the FAR Ordinance standard should apply to.

Strengthen and Expand NPO Findings. Update NPO Findings, including strengthened findings regarding privacy, landscaping, noise, and lighting issues associated with the Good Neighbor Guidelines.

Discussion: The Steering Committee voted to revise and strengthen the NPO Findings required for project approval. Specifically, the current Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting are required to be generally complied with for project approval in a new NPO Finding. Staff will be interested in monitoring whether this additional finding will significantly lengthen discussion of Good Neighbor Guideline concerns at ABR meetings and lead to more neighbor appeals of ABR decisions based on claims of non-compliance with the new finding. Further discussion of this NPO finding proposal and the level of consideration that the Boards should give on possible impacts to privacy and other topics may occur at ABR, HLC, PC or City Council.

Also, the Steering Committee discussed at length whether findings should include reference to private view protection and concluded it is better not to address private views in required findings. Rather, the Steering Committee and Staff recommend simply providing optional information to the public in the Single Family Design Guidelines regarding considering neighbors' private views.

Basement Square Footage Calculations for Floor to Lot Area Ratios: Staff proposes that for projects proposing modest or no amount of fill adjacent to basement walls, portions of the floor area of the basement will not be counted in the floor to lot area ratio for the project as follows:

- If the vertical distance of one side of the building from grade to ceiling does not exceed four feet (4'), 25% of the basement story floor area will not be counted.
- If the vertical distance of two sides of the building from grade to ceiling do not exceed four feet (4'), 50% of the basement story floor area will not be counted.
- If the vertical distance of three sides of the building from grade to ceiling do not exceed four feet (4'), 75% of the basement story floor area will not be counted.

Note: Cellar square footage never counts, as cellars are by definition, less than four feet above ground.

Square Footage Discussions Background: The Steering Committee discussed at length which items should be counted as square footage in floor to lot area ratio calculations. The original goal of the Steering Committee was to count square footage relative to the visual volume it might represent. Following this logic, the portions of basements which are significantly above ground contribute to the apparent volume of structures. Although walled courtyards, covered upper-story decks might also contribute to the apparent volume of a structure, the Steering Committee discarded the option of counting these miscellaneous types of square footage. The Steering Committee chose to simplify square footage measurements for easier application and make sure that outdoor living spaces would not inadvertently be discouraged. Wall thickness was originally included in the Floor to Lot Area Ratio calculations. However, Staff also wanted to ensure a simpler calculations process in keeping with current calculation methods and make sure that thick walls would not be discouraged, and so recommended removing wall thickness from the square footage calculations.

Basement Square Footage Proposal Formulation: Some public commenters expressed dissatisfaction with counting all basement square footage for basements five feet above ground on any side of a building. Requests were made to consider "discounting" some of the square footage of partial or "daylight" basements which do not have all walls exposed. In response, after Steering Committee meeting had concluded, Staff reviewed the definitions of basements and cellars and created the proposal above for review by hearing bodies. The measurement mark above ground is proposed to be at four feet rather than five feet to create consistency in measurement points for cellars and basements. The proposal creates a system for not counting portions of basement floor area dependent on the height of the basement above ground for each side of a building. The proposal may appear somewhat complex, however, it also appears fair and logical to Staff. Staff would prefer simple application processing and requirements, however, it appears that complexity in this case can provide additional "fairness" and perhaps encourage more square footage to be

located below the ground of buildings where the square footage visual impact would not be as great.

Further discussion of this proposal may occur at ABR, HLC, PC or City Council.

Expand Hillside Design District Boundaries to include most 20%+ slope properties through revised NPO Hillside Design Area boundary maps.

Revise ABR Review Triggers to consider previous projects completed within the last two years as a basis for ABR review.

Additional Miscellaneous Updates. See the attached "Summary of Municipal Code Changes" with a blue cover for a comprehensive listing of proposed Municipal Code changes.

B. ABR Guideline Changes

The ABR Guidelines cover ABR meeting practices, Design Review project routing, and application and noticing procedures. Generally, ABR Guideline changes relate to changes in the way Design Review applications are processed. For example, the ABR Guidelines describe which projects receive Design Review at what level (Staff, Consent or Full Board), how the application is noticed and processed, and meeting procedures. Many of the procedures described in the ABR Guidelines are related to the Municipal Code. The ABR Guidelines are written to be an easy-to-understand reference tool for the ABR and public.

Only portions of the ABR Guidelines with proposed changes are included in the attached SFDG/NPO Update Package for review. Part I is generally new material and so "tracked changes" are not showing. Parts II and III of the Guidelines are printed with "track changes" showing, so that proposed changes can be seen with underlining of new material and strike-outs where existing guideline material is proposed for deletion.

Require Design Review for All Two-Story Projects. Revise current application review trigger to require Design Review of all second story addition projects, increasing the scope of two-story project review beyond the Interim Ordinance.

Discussion: The Steering Committee voted to eliminate several current exceptions that allow some (small and not tall) second story projects to be exempt from design review. The expected impacts of referring all types of two or more story projects for Design Review will be further examined and Staff has indicated that there may be some impacts to ABR meetings as a result of the expanded purview of these projects. Further discussion of expanded ABR purview is expected at ABR, HLC, PC and City Council, focused on what impacts these new proposed changes to review triggers may have on agendas, ABR meetings, workloads, and other resources.

Eliminate Existing Planning Commission (PC) Review Triggers. Revise current application review trigger to eliminate PC triggers for homes in excess of 6,500 square feet and grading in excess of 500 cubic yards, instead, these projects are to be routed solely to the ABR.

Special Submittal Requirement Options for Projects Over 85% of Maximum FAR. For projects on lots less than 7,500 square feet, additional submittal requirements are specified, such as additional illustrations and data regarding how the project would relate to the site. Staff also recommends the submittal requirements can be applicable for any size to lot when neighborhood compatibility is a major concern, such as when projects are over 85% on any size lot. Staff or ABR would determine if the additional information is required to help determine NPO findings consistency on a case by case basis.

Discussion: The Steering Committee voted to create a two tiered FAR Ordinance standard/guideline which requires additional submittal requirements for application seeking larger FAR size homes for lots under 7,500 square feet. Planning Staff will delineate a specific process for when additional submittal requirements are imposed on applications for Design Review projects as part of the implementation of the NPO/SFDG Update. The new regulations may appear to complicate the review process and discussion of the overall process simplicity is expected at ABR, HLC, PC and City Council.

Expand Administrative Approval Categories. Expand project types eligible for Staff Administrative approvals including minor additions (<500 sf) to residences which meet specific approval standard criteria, including a Green Building design incentive.

Discussion: The Steering Committee agreed to allow smaller additions of a specific type and size to be reviewed by Staff. Staff explained that the proposed expanded purview of the ABR for all new two-story projects may overwhelm the ABR and requires that certain types of minor projects be referred to Planning Staff. It was decided that it was preferred to require some type of review rather than no Design Review for these smaller two-story home addition projects. Some concerns were expressed regarding ensuring Planning Staff assigned to complete these reviews receive sufficient training or certification by the ABR to ensure these projects are reviewed effectively. Further discussion is expected regarding how the new Administrative Staff Review decisions can be appealed or suspended and how neighbors are advised of pending staff decisions. Staff's recommendation on this issue is that the Administrative Review approval process remain simple and not be subject to additional complex noticing requirements. Review of this Administrative Staff approval process is expected at ABR, HLC, PC and City Council. Staff training and resource impacts will be evaluated at future hearings (ABR and Finance Committee).

All Reroof and Terracing Projects Subject to Design Review in Hillside Design District. Revise application review trigger to require ABR review of all Building permit reroof and terracing projects in Hillside Design Districts, regardless of slope.

Discussion: The Steering Committee agreed to expand the types of projects that Staff or the ABR may review. Staff explained that the proposed expanded purview of the ABR for these minor projects was to make review of projects in the Hillside Design District more consistent. However, resulting impacts to the ABR and requires further careful evaluation. As with other proposals, concerns were expressed regarding ensuring that Planning Staff is not overloaded with too many projects to review. Further discussion is expected at ABR, HLC, PC and City Council to evaluate the appropriate level of review for these projects and to determine if the proposed expanded purview may impact workloads.

Additional Miscellaneous Updates. See the attached "Architectural Board of Review Guidelines" updated excerpts with a pink cover for a comprehensive listing of proposed Design Review processing changes.

Administrative Review Standards Expanded. Amendments and updates to the ABR Guidelines primarily identify increased scope of Administrative Review standards and explain new meeting or application processing requirements. Administrative Staff Review standard criteria are specified in greater detail.

Discussion: The Steering Committee agreed to expand the amount and types of projects eligible for Administrative approval if clear written standards were developed. Some concerns were expressed regarding ensuring Planning Staff is not overloaded with too many projects to review. The Staff approval process may allow more projects to be expedited if sufficient staff is available and trained to review these applications within the expected turnaround timeframes. Further discussion is expected at ABR, HLC, PC and City Council to evaluate the appropriate level of review for these projects and to determine if the proposed expanded purview may impact workloads.

FAR Guidelines Referenced. New proposed FAR ABR Guideline to limit size of two-story single family homes in all zones throughout City for some lot sizes.

New Story Pole Guidelines are included.

Discussion: The Steering Committee concluded story poles are beneficial for neighbors to properly evaluate certain types of development proposals. The Steering Committee structured story pole requirements to include a range in levels of story poles that the ABR can direct to be erected. Staff has some concerns regarding the additional cost that can be imposed on an applicant if full level story poles are routinely requested at the ABR level by the neighbors. Staff may further clarify under which scenarios (view blockage, privacy impacts) neighbors can request and ABR can require that applicants erect full story poles as part of the implementation process. Further discussion may occur at ABR, HLC, PC and City Council to evaluate if these new story pole guidelines should only apply to certain types of projects and if story poles primarily benefit neighbors concerned about private view blockage.

Landscaping Photograph Examples Added. New photographs are in Part II: Landscaping.

C. Single Family Design Guideline Changes

The Single Family Design Guidelines (SFDG) were first adopted in 1992. The Steering Committee reviewed the first comprehensive draft update of this document, published February 2006. Changes were made to the February 2006 draft in response to Steering Committee comments and further Staff progress on graphic illustrations. For example, some graphics in the document will be changed to higher quality or different images to more clearly illustrate guidelines. Graphics which are being worked on by Staff are marked with a "construction" sign, shown at left. The final document will have standard divider sheets and card-stock covers. This updated draft document is designed to respond to discussions and improve the original Single Family Design Guidelines as follows:

Additional Photographs and More Drawings to illustrate guidelines and design techniques. Please note that Staff is still seeking additional positive examples of two-story home photographs to include in the Updated SFDG. Addendums to the SFDG with new photograph options may be distributed after this staff report is distributed. Staff is encouraging City residents to actively participate in the selection of good example photographs.

Neighborhood Compatibility Concept Explanation Improved. Improve explanations of "compatibility", "neighborhood", "size", "bulk", and "scale" and how to visualize grading quantities. More detailed information to explain how to design homes compatible with their neighborhood is included.

Good Neighbor Guidelines Clarified and Tips Added. Added additional Good Neighbor Guidelines and illustrations. Also, extensive communication "Tips for Managing Conflict" have been included in the draft updated SFDG to encourage positive neighbor discussions regarding potential projects.

Hillside Apparent Height, Stepping and Grading Additional Guidance. For hillside areas more information is provided regarding the importance of balancing "stepping" development down a hill with program size and minimizing grading for hillside home development. The new guidelines address apparent heights of structures on hillsides. Also, included are guidelines to suggest limiting total grading quantity to less than 700 cubic yards of grading for hillside development.

Floor to Lot Area Regulations Explanation Included. An explanation of a proposed Floor to Lot Area Ratio house size limitations and guidelines program was added.

Sustainability. Sustainability concepts such as permeable paving, a brochure regarding the City's BuiltGreen Program and residential bicycle parking encouragement are included.

Landscaping Guidelines Moved to ABR Guidelines. Removed most landscaping guidelines to avoid duplicative documents; refer the reader to the *Architectural Board of Review Guidelines Part II: Landscaping.*

Trash and Space Allocation Information. Development on constrained sites can often lead to problems with appropriate trash and recycling space allocation. The new information can help homeowners plan for enough space for convenient trash and recycling receptacles in their yards while meeting Ordinance requirements.

Reflection of Municipal Code Changes. New Municipal Code recommended changes are reflected in the draft updated SFDG. Items include revised NPO findings, retaining wall height guidelines, and grading quantity guidelines.

III. NEXT STEPS

Draft Ordinance Adoption Schedule

Review, discussion and public comments regarding draft Ordinance proposals are expected to be received at ABR, HLC, Planning Commission and City Council Ordinance Committee meetings planned beginning in May of this year. A tentative meeting schedule is as follows:

Open House ABR, HLC, PC, City Council	**May 13th** Saturday
Architectural Board of Review	**May 22nd** Monday
Historic Landmarks Commission	**May 30th** Wednesday
Planning Commission	**June 1st** Thursday
Architectural Board of Review	**June 12th** Monday
City Council	*to be scheduled (July)*
Ordinance Committee	*to be scheduled (July)*
City Council Final Action	*to be scheduled*

Staff, working with the City Attorney's Office, will prepare draft Ordinance amendments for review after additional input is received from the ABR, HLC, PC, City Council and the public at several scheduled public hearings. Draft Ordinances are not expected to be available until later this summer after sufficient progress is made to better define the types of amendments that the City will propose for adoption. Instead, a list of Municipal Code proposed changes is included in the attached SFDG/NPO Update Package (blue cover).

Review After Adoption

The Steering Committee felt it was important to recognize the implementation of FAR limitations as a unique form of new regulations. An NPO/SFDG review focused on FARs by all pertinent review bodies is recommended to be held three years after the updated NPO/SFDG is adopted. As part of the review, public hearings would be held by each review body and one large public outreach meeting is recommended on a Saturday. The review would determine if FAR limits have been applied successfully in addressing neighborhood compatibility issues for the lot sizes they apply to and whether some adjustments are necessary. The review would suggest whether or not the FARs regulatory system should be expanded to other lot sizes or discarded for the City of Santa Barbara. The review might also suggest whether smaller or larger maximum FAR figures are appropriate to address neighborhood compatibility issues as well as provide reasonable flexibility for residents to expand homes.

Budget/Financial information

Planning Staff will provide a report update on potential budget implications as the process moves forward. Staff will provide specific recommendations on whether any staffing or resource adjustments are needed or if possible changes to the make-up of the ABR are necessary in order to implement the proposed SFDG/NPO Update package as finally developed.

IV. CONCLUSION/RECOMMENDATION

Staff has reviewed the entire SFDG/NPO Update package as a whole to evaluate if the final recommendations and decisions of the Steering Committee can achieve the expected outcomes. Staff understands that the first phases of the NPO update have taken longer than was originally anticipated, however, it is generally agreed that the level and quantity of discussions were necessary to:

- Better inform the Steering Committee and public regarding complex issues involved with the NPO and the City's discretionary review process; and
- Allow discussion of options to solve difficult review problems

It was also clearly evident that citizens and community groups had strong opinions on the best methods to regulate or not regulate the size of homes. The community expressed a wide range of opinions and commentary on the appropriate role the City has in protecting private property rights or residential neighborhoods from overdevelopment. The Steering Committee listened to concerns expressed by many regarding how to preserve the character of neighborhoods and selected the use of FARs as a tool to assist the ABR in making decisions on size, bulk and scale. There is not yet a community wide agreement on the correct FAR home size standard that should apply to private homes. The Steering Committee recommended an FAR standard and guideline program which appears to address at least some of the concerns of all the commenting parties, but does apparently does not completely satisfy any of the parties. In other words, the Steering Committee FAR proposals are based on Staff recommendations from data and analysis and also based on responses to concerns expressed in public comment. Staff recommends this component remain a part of the SFDG/NPO Update package if

adjusted to provide for a more consistent and fair review process for development applications. Staff has some specific concerns as outlined in the staff report regarding several key issues; including: the need to apply FARs to a greater range of lot sizes, a possible need for simplification of the proposed regulations, and possible impacts to Staff and ABR workloads.

It is anticipated that there will be significant public participation involved in the release of the final drafts and in the next phase of public comment period as part of the public meetings. Staff believes the SFDG/NPO Update proposal package is expected to achieve the majority of expected outcomes and incorporates the vision, goals and directives as first outlined to City Council in 2004. Staff believes the updated Draft SFDG document is an important improvement of the SFDG/NPO Update process and should prove to be an effective design tool. Staff looks forward to additional opportunities to review feedback from city residents, Boards, Commissions, City Council and to discuss potential solutions to achieve clear, fair, flexible and simplified SFDG/NPO regulations.

Recommendation

Consider the Draft Updated Single Family Design Guidelines and Neighborhood Preservation Ordinance proposed amendments; discuss key issues and make specific recommendations on those key issues; comment if any changes are necessary and appropriate; and recommend the SFDG/NPO Update Package to City Council for adoption.

ATTACHMENTS:

- Table illustrating lot size variation by neighborhood
- Maps illustrating single family home parcels less than 7,500, 10,000 and 15,000 square feet

SFDG/NPO Update Package

- Summary of Recommended Municipal Code Changes (blue cover)
  - Floor to Lot Area Ratio Table
  - Submittal Requirement Levels Table
- Draft Updated Architectural Board of Review Meeting Procedure and Landscape requirement Guidelines (pink cover)
- Draft Updated Single Family Design Guidelines (beige cover)

Parcels Developed with Single Family Homes within Lot Size Ranges by Neighborhood

	Infill* Neighborhood	Total SFR Parcels	<=7,500 Sq. Ft.	%	<=9,000 Sq. Ft.	%	<=10,000 Sq. Ft.	%	<=11,000 Sq. Ft.	%	<=12,000 Sq. Ft.	%	<=15,000 Sq. Ft.	%
1	Downtown	10	7	70.0	8	80.0	9	90.0	9	90.0	10	100.0	10	100.0
2	East Beach	10	8	80.0	9	90.0	9	90.0	9	90.0	9	90.0	9	90.0
3	East Mesa	1049	597	56.9	839	80.0	883	84.2	914	87.1	944	90.0	990	94.4
4	East San Roque	1051	562	53.5	825	78.5	912	86.8	963	91.6	996	94.8	1028	97.8
5	Eastside	1089	812	74.6	929	85.3	955	87.7	987	90.6	1030	94.6	1061	97.4
6	Hidden Valley	292	21	7.2	152	52.1	193	66.1	226	77.4	246	84.2	264	90.4
7	Hitchcock	243	126	51.9	196	80.7	214	88.1	219	90.1	224	92.2	237	97.5
8	Hope	452	152	33.6	323	71.5	364	80.5	396	87.6	417	92.3	436	96.5
9	Laguna	369	314	85.1	342	92.7	353	95.7	356	96.5	358	97.0	363	98.4
10	Lower East	101	93	92.1	98	97.0	98	97.0	98	97.0	101	100.0	101	100.0
11	Lower Riviera	583	273	46.8	350	60.0	387	66.4	415	71.2	439	75.3	483	82.8
12	Lower State	28	25	89.3	25	89.3	27	96.4	27	96.4	27	96.4	27	96.4
13	Lower West	187	164	87.7	182	97.3	182	97.3	183	97.9	186	99.5	187	100.0
14	Milpas	39	39	100.0	39	100.0	39	100.0	39	100.0	39	100.0	39	100.0
15	North State	2	1	50.0	2	100.0	2	100.0	2	100.0	2	100.0	2	100.0
16	Oak Park	510	385	75.5	449	88.0	470	92.2	486	95.3	501	98.2	508	99.6
17	Samarkand	499	124	24.8	312	62.5	381	76.4	420	84.2	458	91.8	483	96.8
18	San Roque	732	41	5.6	237	32.4	398	54.4	457	62.4	514	70.2	617	84.3
19	Upper East	543	162	29.8	239	44.0	276	50.8	319	58.7	338	62.2	411	75.7
20	Veronica Springs	47	7	14.9	42	89.4	45	95.7	47	100.0	47	100.0	47	100.0
21	West Beach	17	16	94.1	16	94.1	17	100.0	17	100.0	17	100.0	17	100.0
22	West Downtown	225	207	92.0	215	95.6	218	96.9	221	98.2	224	99.6	224	99.6
23	West Mesa	728	352	48.4	546	75.0	590	81.0	608	83.5	624	85.7	657	90.2
24	Westside	1457	1186	81.4	1294	88.8	1336	91.7	1372	94.2	1402	96.2	1418	97.3
	Total	10263	5674	55.3	7669	74.7	8358	81.4	8790	85.6	9153	89.2	9619	93.7

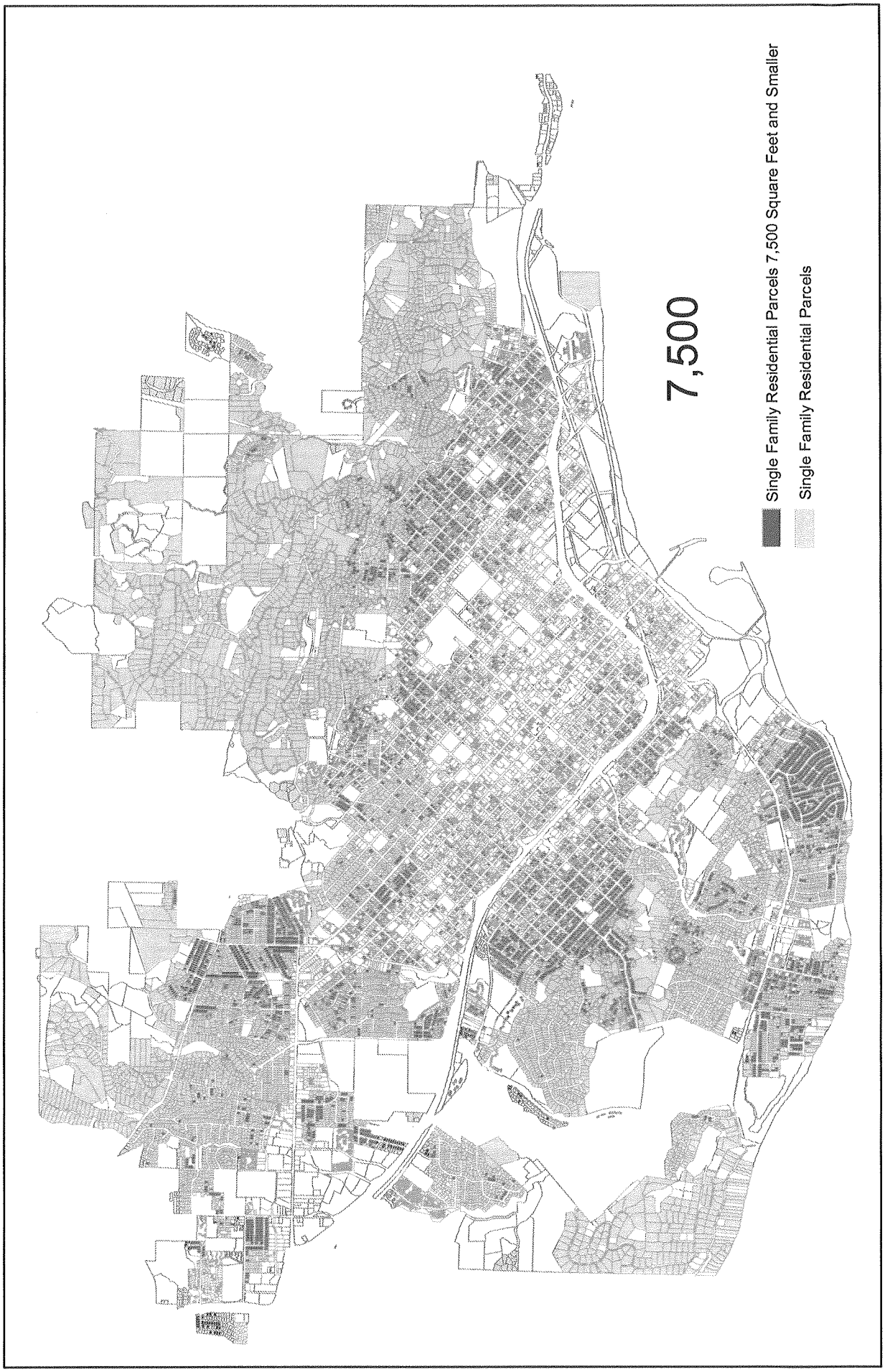
Shading indicates the fist listedslot size range within which 80% or more of a neighborhood's single family home parcels are included. 19 out of 24 Infill neighbohroods reach this point when up to 10,000 square foot lots are included. (Exceptions are Hidden Valley, Lower Riviera, Samarkand, San Roque and Upper East neighborhoods)

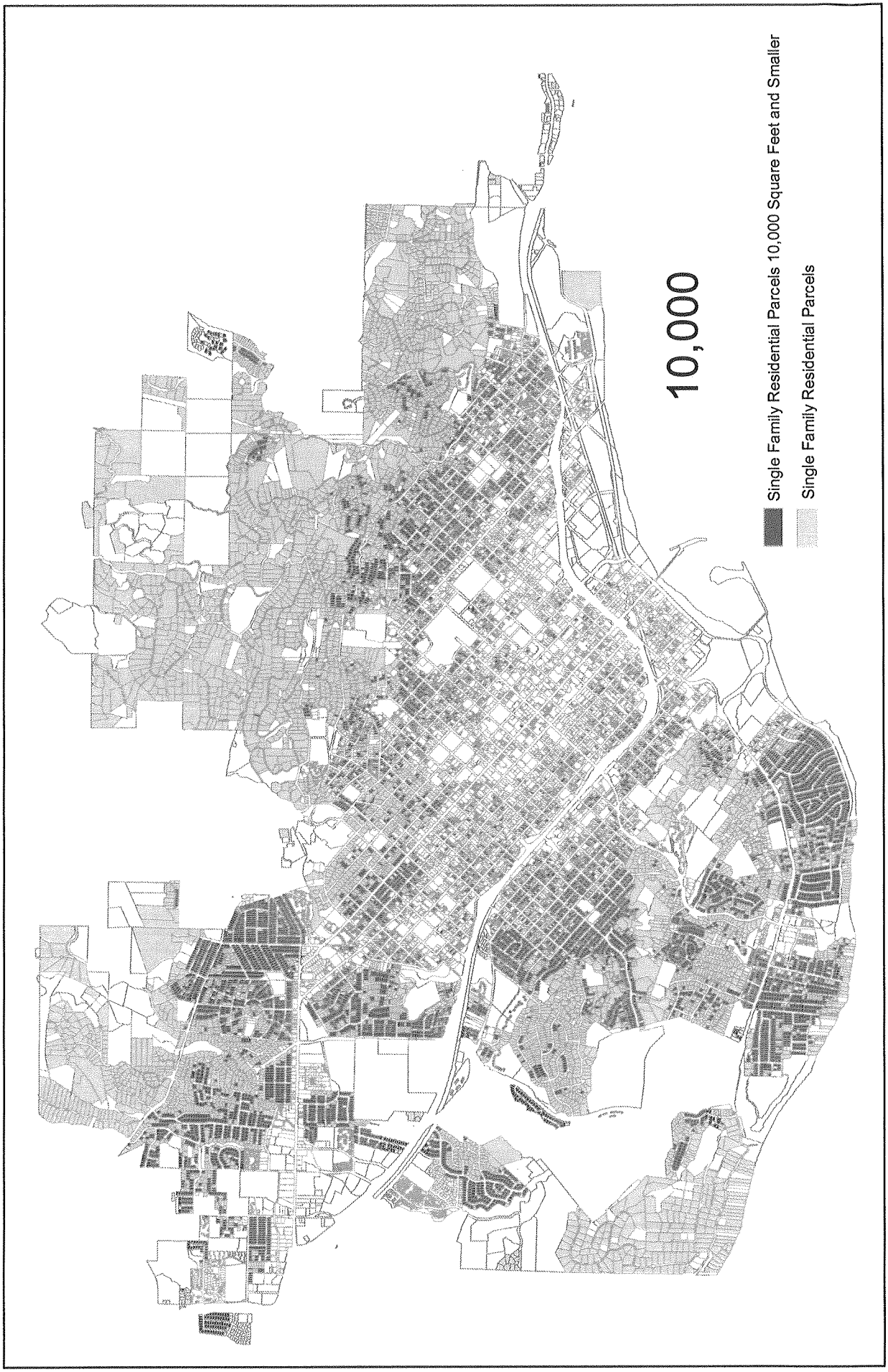
	Hillside* Neighborhood	Total SFR Parcels	<=7,500 Sq. Ft.	%	<=9,000 Sq. Ft.	%	<=10,000 Sq. Ft.	%	<=11,000 Sq. Ft.	%	<=12,000 Sq. Ft.	%	<=15,000 Sq. Ft.	%
1	Alta Mesa	1039	159	15.3	275	26.5	419	40.3	615	59.2	700	67.4	832	80.1
2	Bel Air	485	51	10.5	77	15.9	111	22.9	154	31.8	203	41.9	311	64.1
3	Campanil	299	7	2.3	39	13.0	59	19.7	68	22.7	76	25.4	92	30.8
4	Cielito	518	22	4.2	50	9.7	64	12.4	81	15.6	85	16.4	110	21.2
5	Eucalyptus Hill	640	24	3.8	42	6.6	55	8.6	74	11.6	95	14.8	191	29.8
6	Foothill	244	7	2.9	9	3.7	9	3.7	9	3.7	9	3.7	19	7.8
7	Riviera	731	44	6.0	85	11.6	124	17.0	145	19.8	166	22.7	263	36.0
	Total	3956	314	7.9	577	14.6	841	21.3	1146	29.0	1334	33.7	1818	46.0

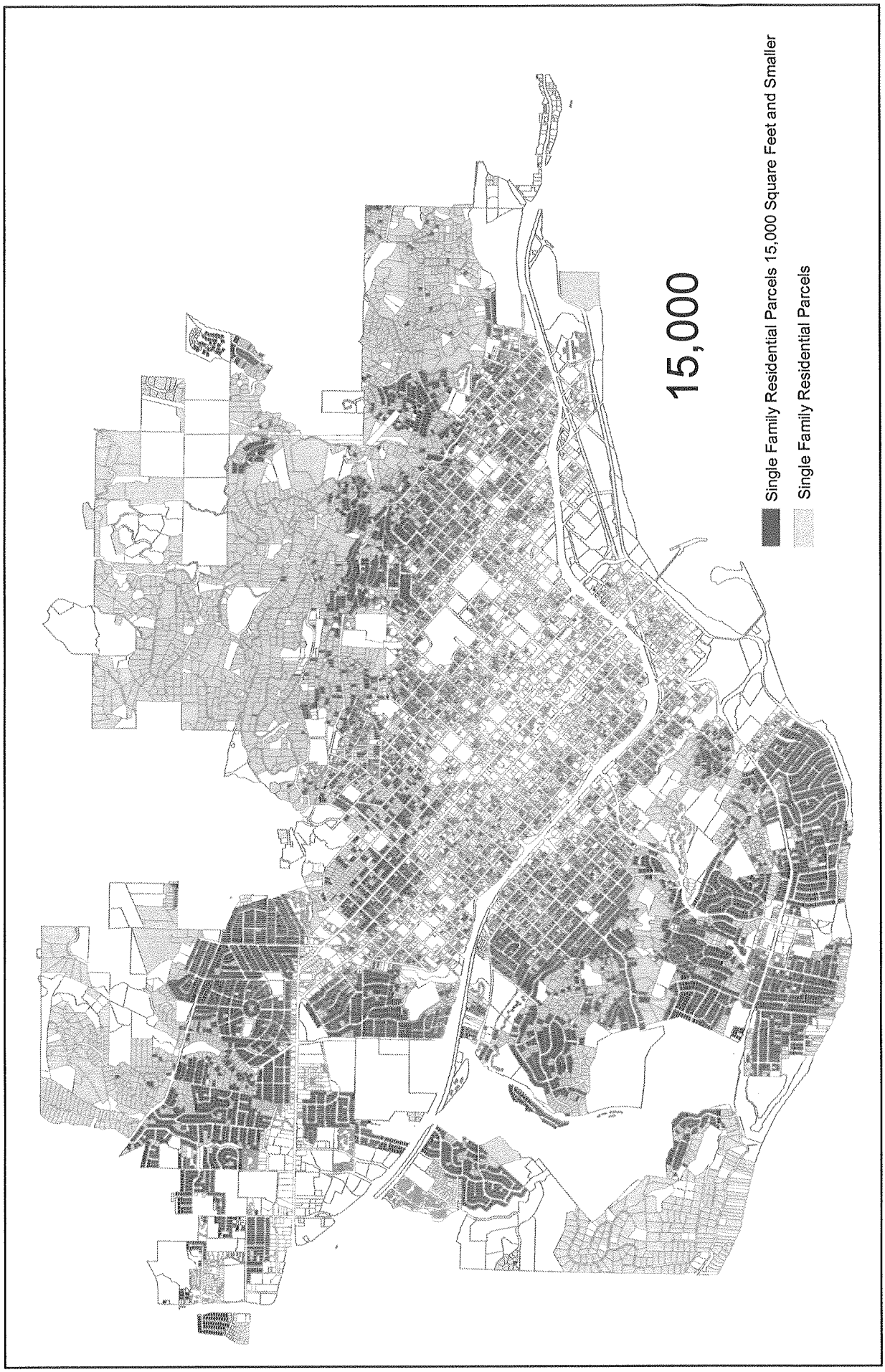
*These neighborhoods are generally Infill and Hillside, the Hillside Design District boundary does not follow neighborhood boundaries.

ATTACHMENT

ATTACHMENT


7,500
Single Family Residential Parcels 7,500 Square Feet and Smaller
Single Family Residential Parcels


10,000
Single Family Residential Parcels 10,000 Square Feet and Smaller
Single Family Residential Parcels


15,000
Single Family Residential Parcels 15,000 Square Feet and Smaller
Single Family Residential Parcels