City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE:	July 14, 2016
AGENDA DATE:	July 21, 2016
PROJECT:	Average Unit-Size Density Incentive Program
TO:	Planning Commission
FROM:	Planning Division, (805) 564-5470, extension 4569 Renee Brooke, AICP, City Planner Debra Andaloro, Principal Planner

I. PURPOSE OF THE HEARING

Pursuant to City Council direction on May 24, 2016, staff requests that the Planning Commission review and discuss the Average Unit-Size Density (AUD) Incentive Program. In particular, staff requests that the Planning Commission review the policy objectives in the General Plan and Zoning Ordinance related to the AUD Incentive Program and consider whether the stated objectives are being met and/or if minor ordinance amendments should be considered.

II. BACKGROUND

Land Use Element (2011)

One of the primary goals of the 2011 General Plan Update was to "encourage smaller rental and workforce units close to transit, and easy walking and/or biking distance to commercial services and recreational opportunities." Page 11 of the Land Use Element further states that, "the purpose of an Average Unit-Size Density Incentive Program is to encourage smaller, more affordable units through established unit sizes, while allowing flexibility for larger units, which help subsidize the cost of the smaller units." Exhibit A provides the full text of Land Use Element pages 10-11.

Further, the 2011 Land Use Element Policies LG5 and LG6, and applicable related implementation actions, describe the location of future residential growth as follows:

LG5. Community Benefit Housing. While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, should include affordable housing and open space benefits.

Possible Implementation Actions to be considered:

LG5.1 Affordable Housing. Develop standards and project level findings to encourage the development of Community Benefit Housing defined as:

- Rental housing;

- Housing affordable to low, moderate, or middle income households;
- Employer sponsored workforce housing;
- Limited equity co-operative housing;
- Affordable housing downtown for downtown workers; and/or
- Transitional housing, single residential occupancy, and other housing for special needs populations including seniors, physically or mentally disabled, homeless, and children aging out of foster care.

LG5.2 Open Space. Develop on and off site open space standards for incorporation into the development review process to include:

- Access to adequate public open space within a ½-mile radius; and/or
- Dedication of sufficient useable open space on-site; and/or
- A contribution made toward future parks through in-lieu fees.

LG6. Location of Residential Growth. Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street.

Possible Implementation Actions to be considered:

LG6.1 Average Unit-Size Density Incentive Program. Amend the Zoning Ordinance to incorporate an Average Unit-Size Density Incentive Program in multi-family and commercial zones based on smaller unit sizes and higher densities adjacent to transit and commercial uses and to implement Housing Element policies for higher densities for affordable and/or Community Benefit projects.

LG6.2 Average Unit Density Components. The program developed under LG6.1 shall be in effect for 8 years from implementing ordinance adoption or once 250 units have been developed in the High Density areas, whichever occurs sooner. The program will include the following components:

a. The 250 unit limitation shall apply to projects developed in the High Density and/or Priority Housing Overlay;

b. All units within a project developed at either the High Density or Priority Housing Overlay will be included in the 250 unit maximum;

c. The minimum parking requirement for projects using the Average Unit-Size Density Incentive Program is 1 space per unit; and

d. A report to Council will be made to analyze the effectiveness of the program as part of the Adaptive Management Program for the General Plan, and as the trial period is approaching its end, the Council will consider whether to extend or modify the program. In absence of Council review before the trial period expires, the allowed residential density will default to the Variable Density standards allowed under SBMC 28.21.080. F as it existed in 2011.

LG6.3 Priority Housing Overlay. Encourage the construction of rental and employer housing and limited equity co-operatives in select multi-family and commercial zones where residential use is allowed by providing increased density (over Average Unit-Size Density Incentive Program).

LG6.7 Housing for Downtown Workers. Encourage affordable housing projects by expediting and facilitating downtown housing construction that includes provisions prioritizing downtown workers to the extent legally possible.

Zoning Ordinance Amendment (2013)

Amending the Zoning Ordinance to implement the above General Plan policies was a high priority and completed in July 2013. Exhibit B provides the full text of Chapter 28.20 of the Zoning Ordinance (Average Unit-Size Density Incentive Program), which contains the following statement of purpose:

> *The Average Unit-Size Density Incentive Program carries out a key program directed by the 2011 General Plan. The Program facilitates the construction of smaller housing units by allowing increased density and development standard incentives in selected areas of the City. Housing types that provide housing opportunities to the City's workforce are encouraged and facilitated by the program. The Average Unit-Size Density Incentive Program will be in effect for a trial period of either eight years or until 250 residential units have been constructed in the areas designated for High Density residential [as defined in SBMC §28.20.060(B)] or the Priority Housing Overlay [as defined in SBMC §28.20.060 C)], as shown on the City's Average Unit-Size Density Incentive Program Map, whichever occurs earlier.* (SBMC §28.20.010)

Housing Element (2015)

Adopted in 2015, the General Plan Housing Element provides further policy guidance with respect to affordable and workforce housing in the City. Housing Element policies H10 – H17 are provided as Exhibit C.

Workforce Housing

Although not specifically defined in the General Plan or Zoning Ordinance, the term "workforce housing" is typically used to refer to units for households that are overqualified for subsidized affordable housing, yet cannot afford the average market-rate housing. In the city of Santa Barbara, households in the Middle to Upper-Middle Income categories based on a percentage of the Area Median Income (AMI), as shown below, generally fall within that range and are the target households for "workforce housing."

Income Category	Percentage of Area Median Income
Very Low-income	50% or below
Low-income	50% - 80%
Moderate Income	80% - 120%
Middle Income	120% - 160%
Upper-Middle Income	160% - 200%

The U.S. Department of Housing and Urban Development (HUD) determines the AMI for areas throughout the nation, and updates the figure approximately yearly. The applicable local area is Santa Barbara County (HUD does not provide a median income specifically for the City of Santa Barbara), which has a median income of $77,100 for a household of four. As shown in the following table, the

AMI varies based on the number of persons in the household. This is based on the rationale that a larger household requires a higher income to maintain a minimum standard of living.

Income Categories *(effective 3/28/2016)*					
	1 Person	**2 Persons**	**3 Persons**	**4 Persons**	**5 Persons**
Low Income	$0 - $47,150	$0 - $53,900	$0 - $60,650	$0 - $67,350	$0 - $72,750
Moderate Income	$47,151 - $64,764	$53,901 - $74,016	$60,651 - $83,268	$67,351 - $92,520	$72,751 - $99,922
Middle Income	$64,765 - $86,352	$74,017 - $98,688	$83,269 - $111,024	$92,521 - $123,360	$99,923 - $133,229
Upper-Middle Income	$86,353 - $107,940	$98,689 - $123,360	$111,025 - $138,780	$123,361 - $154,200	$133,230 - $166,536

III. DISCUSSION

AUD Incentive Program Applications

The Zoning Ordinance amendment to establish the AUD Incentive Program was adopted in July 2013. By July 2014, 10 development applications totaling 311 proposed units were in process under the new AUD Incentive Program. Of those, 89 units were in the High Density or Priority Housing Overlay categories. By July 2015, the number of applications increased to 22, totaling 511 proposed units. Of those, 250 units were in the High Density or Priority Housing Overlay categories. By July 2016, the number of applications rose to 49 applications, totaling 996 proposed units, 627 of which are in the Priority Housing Overlay or High Density Residential categories. These two categories combined comprise the 250 unit trial period for the AUD Incentive Program. Exhibit D is a list of AUD Incentive Program project applications in process as of June 30, 2016. Additional information about these projects will be provided for the joint City Council / Planning Commission meeting in the fall.

Adaptive Management Program

An important component of the 2011 General Plan is the Adaptive Management Program (AMP). The intent of the AMP is to ensure that the General Plan is being implemented effectively and towards achievement of its vision of a sustainable Santa Barbara, and to provide an opportunity for timely policy and implementation action adjustments, rather than infrequent, major reactive updates. Annual AMP reports have been prepared each year since 2013 for the joint meetings of the City Council and Planning Commission. To date, the AMP reports have not recommended any objective, policy, or implementation action adjustments. Staff expects the 2016 AMP report will focus on a discussion as to whether the AUD Incentive Program is on track to result in generating workforce housing in the City, its stated objective.

To date, only four residential units proposed under the AUD Incentive Program have received a certificate of occupancy. Those units were built in the Medium High Density Residential range of 15-27 units/acre. No units in the High Density Residential or Priority Housing Overlay have yet been granted occupancy. Therefore, staff, the public, and decision-makers are lacking objective data upon which to determine if the program is meeting its intended objectives. Given that 224 units are currently under construction, or very near commencing construction, in the areas designated for High Density

Residential or within the Priority Housing Overlay, staff estimates that the initial trial period for the program would be reached in approximately 24 to 30 months.

Without objective data to guide this discussion, staff has compiled a preliminary list of generalized outcomes of the AUD Incentive program thus far, and finds that it has been successful in:

- Redeveloping sites with under-utilized non-residential development into housing, thereby reducing the City's non-residential footprint
- Providing additional residential units and potentially improving the jobs/housing ratio
- Generating development applications for new rental housing
- Generating designs with smaller housing units
- Adding jobs and revenue through increased development and construction activity
- Streamlining the development, environmental and design review processes for rental projects.

At the same time, staff and the design review boards have experienced challenges with some AUD Incentive Program projects. These challenges generally involve issues related to:

- Size, bulk and scale, and compatibility with existing development and historic resources
- Whether or not the units being proposed will serve as workforce housing due to design and/or affordability
- Supply and demand of on- and off-street parking resources

Potential Adjustments to the AUD Incentive Program

The public input and Planning Commission discussion at this July 21st meeting will help inform staff and the City Council as to whether or not the AUD Incentive Program is meeting its intended objectives. As stated above, based on the projects that have been proposed since adoption of the AUD Incentive Program in 2013, the following issues have been identified and staff believes warrant public input and Planning Commission discussion:

- *Size, bulk and scale, and compatibility with existing development and historic resources.* Staff believes that, while a relatively small number of projects proposed under the AUD Incentive Program have generated concern in this regard, the existing design review process, required Planning Commission conceptual review for larger AUD Incentive Program projects, and the ability for the Architectural Board of Review or Historic Landmarks Commission to refer any project to the Planning Commission for comments, provides adequate oversight to ensure that projects are carefully reviewed. If any additional tools were deemed warranted, staff would advocate for development of Multi-Unit/Mixed-Use Design Guidelines, which does not require an adjustment to the AUD Incentive Program or any other Zoning Ordinance amendment.
- *Whether or not the units being proposed will serve as workforce housing.* Given that only four units developed under the AUD Incentive Program have been constructed and occupied, objective data is not available to determine if housing units produced under the program will provide workforce housing (affordable to households with an income equal to 120% - 200% AMI). However, it is reasonable to expect that rents for these new units will be higher than comparable existing rental units, many of which are over 30 years old. Aspects of the AUD Incentive Program ordinance that most likely influence affordability of units are physical development standards related to allowed density, unit size, building height, parking, and outdoor

living space. Because objective data on affordability of Program units is not yet available, staff recommends that this issue continue to be monitored closely.

- *Supply and demand of on- and off-street parking resources.* The current parking minimum of one space per unit has effectively reduced the land area necessary for parking and allowed realization of the increased densities provided in the Program at much lower development costs. Since the AUD Incentive Program does not limit the number of bedrooms, some project proposals have included larger units with multiple bedrooms, and only provided one parking space per unit. Therefore, staff would recommend studying a slight increase in the parking requirement based on project location (R-3/R-4 Zones vs. Priority Housing Overlay), unit size and/or bedroom count to better accommodate increased car ownership with larger units and encourage development of smaller units.

Whether or not the Planning Commission concludes that minor adjustments to the AUD Incentive Program are necessary now to ensure that it either continues to meet, or better aligns with, the Program's objective to provide workforce housing, staff recommends discussion of the existing trial period of eight years or 250 units constructed, as it is anticipated the AUD Program would otherwise sunset in the next 24 to 30 months. If the AUD Incentive Program is not amended prior to expiration of the trial period, the allowed residential density will default to the Variable Density standards allowed under SBMC §28.21.080. F, as it existed in 2011. Staff has heard little support for returning to the previous Variable Density standards.

IV. NOTICING FOR MEETING

For this Planning Commission discussion, staff generated a mailing list from the City's permit tracking database, including property owners, agents, architects, contractors, neighbors and every individual who has requested notices for specific AUD projects. Notices were also sent to the mailing list used for the development of the AUD Ordinance. In total, over 400 notices were mailed.

Copies of this Planning Commission staff report were sent to members of the Architectural Board and Review and Historic Landmarks Commission. The staff report was also posted on the AUD Incentive Program webpage at www.SantaBarbaraCA.gov/AUD

V. NEXT STEPS

Planning Commission discussion and public input from the July 21st meeting will be incorporated into the 2016 AMP Report being prepared for the October 27, 2016 joint meeting of the City Council and Planning Commission.

If amendments to the AUD Incentive Program are identified that would make the program more effective in meeting its stated objectives, staff would present the scope of work to the Council for initiation at a hearing subsequent to the October 27, 2016 joint meeting. Such a request for initiation of an ordinance amendment would also include staff workload implications.

Exhibits:

A. 2011 Land Use Element Pages 10-11
B. Zoning Ordinance Chapter 28.20 Average Unit-Size Density Program (2013)
C. 2015 Housing Element Pages 90-95
D. AUD Incentive Program Project List as of June 30, 2016

The base density of the multi-family and commercial zones (where residential is allowed) has historically been and continues to be a range of 12 - 18 dwelling units per acre. However, one of the main goals of the 2011 General Plan Update is to encourage smaller rental and workforce units close to transit, and easy walking and/or biking distance to commercial services and recreational opportunities.

Land Use and Housing Element policies allow for increased densities under an Average Unit-Size Density Incentive Program; the details to be developed in an amendment to the Zoning Ordinance. The density incentives allow for a range of density for the Medium/High Density (15-27 dwelling units per acre) and the High Density (28-36 dwelling units per acre) depending on the average size of the units. The Priority Housing Overlay would allow a range of 49 – 63 dwelling units per acre in select areas of the City to encourage rental, employer and co-op housing.

This incentive program would replace the City's Variable Density ordinance in effect at the time of the General Plan Update. This three tier density incentive program, as outlined below, will be implemented on an 8 year "trial basis" after ordinance adoption, or until the construction of 250 units, whichever occurs first. If the Average Unit-size Density Program is allowed to sunset, then the Zoning Ordinance would default to the City's existing Variable Density program based on number of bedrooms in effect as of December 2011 (see Average Unit-Size Density Incentive Program Map on page 13).

EXHIBIT A

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

The purpose of an Average Unit-Size Density Incentive Program is to encourage smaller, more affordable units through established unit sizes, while allowing flexibility for larger units, which help subsidize the cost of the smaller units. Under this program, there are two multi-family land use designations: Medium-High Residential and High Residential and an additional Priority Housing Overlay. When combined with other uses, such as commercial or office, these residential uses are characterized as mixed-use.

For mixed-use designations, the non-residential portion of a project is calculated independent of the residential density. The amount of non-residential square footage is regulated through the Development Plan Ordinance, and the overall scale and design of the proposed structure (both residential and non-residential) is regulated by Municipal Code and Design Review Process (height, setbacks, parking, etc.), including findings of neighborhood compatibility.

The multi-family residential and mixed-use land use designations calculate residential densities based on average unit sizes. For example, in the Medium High Density designation the range could be from 1,450 square feet project average for the lowest densities to 805 square feet for the highest densities. In the High Density designation, the range could be from 1,245 square feet project average for the lowest densities to 970 square feet for the highest densities. In addition, the Priority Housing Overlay could allow additional units above the High Density incentive program if built at 600 square feet.

For each land use designation the target unit size is approximately 1,000 square feet, sufficient to accommodate two bedrooms. In 2009, two bedroom units were the most highly demanded unit type on the market, given the City's historically low 2.35 persons per household demographic (compared to 2.72 for the county and 2.92 for the state), and the financial advantages of joint tenancy or home/office use.

The permitted densities under this incentive program are both minimums and maximums per the respective designation. Larger sized units are permitted within each "average unit size" category, although a corresponding number of smaller units are then required in order to achieve the "average size". Single family homes and multi-family projects that develop at the base density of 12 - 18 dwelling units per acre are exempted from the minimum requirement and are not subject to unit size limitations.

Therefore, the residential density for any given project under this program is calculated by the number of average size units that can fit into the building envelope (or volume of space) that is established by development review standards including design review considerations. The smaller the average size unit, the greater the density up to a maximum of either 27 du/ac under the Medium High Density designation, 36 du/ac under the High Density designation, or 63 du/ac under the Priority Housing Overlay.

Additional density incentives are also available for all affordable projects, on a project-by-project basis consistent with the City's Affordable Housing Policies and Procedures.

H7.2 Special Needs Housing. Encourage community services groups, non-profits, and the faith-based community to create special needs housing.

H7.3 New Housing Opportunities. Work with community service providers to expand their scope of services to include housing through new construction or acquisition and rehabilitation of existing dwelling units.

H7.4 Priority Status. Encourage the Housing Authority of the City of Santa Barbara to continue to give priority status to disabled people with the greatest housing needs.

H7.5 Accessibility Funding. Explore ways to fund accessibility improvements for dwelling units that will be made available for disabled persons who are eligible to receive HUD Section 8 certificates.

H7.6 At-Risk Affordable Disabled Units. Ensure that affordable units occupied by disabled tenants at risk of converting to market rates are maintained as affordable, to the extent feasible.

H8. **Accessible Housing for Disabled.** Accessibility for the disabled shall be required in new residential development and in housing to be rehabilitated.

Possible Implementation Actions to be Considered

H8.1 Accessibility Review. Continue the ongoing review of residential development plans for accessibility for the disabled.

H8.2 Accessibility Guidelines. Distribute guidelines to builders that explain Federal and State laws regarding accessible units. Provide specific ideas and examples (such as no steps, wider doors and hallways and larger bathroom areas).

H8.3 Accessible Housing. Adhere to either the Fair Housing Act or the California Building Code, whichever is more stringent, in order to provide accessible housing.

H9. **Accessible Housing Programs.** Support the creation of new programs to aid the disabled to secure accessible housing.

Possible Implementation Actions to be Considered

H9.1 Accessible Housing Incentives. Implement policies that give incentives for disabled accessible units to be included in market-rate projects.

H9.2 Case Management. Seek funding for case managers to support the disabled in independent living situations.

New Housing Development Policies

H10. **New Housing.** Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.

Possible Implementation Actions to be Considered

H10.1 Early Project Consultation. Continue to offer and encourage early staff predevelopment consultations for residential development of opportunity sites and mixed use projects.

H10.2 Property Profiles. Continue to offer property profile services in the Planning Division that explain development potential and constraints for parcels in the City. Property profile services generally involve the review of archive, street and planning files, and the preparation of a letter report containing information regarding the property's permit history and development potential.

H10.3 Building Reuse. Encourage residential reuse of existing nonresidential buildings, for both ownership and rental affordable housing.

H10.4 Housing at Shopping Centers. Promote and encourage the development of mixed-use for ownership and rental housing at shopping centers such as La Cumbre Plaza shopping center, with an emphasis on affordability, by coordinating and/or partnering with property owners and housing developers.

H11. **Promote Affordable Units.** The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.

Possible Implementation Actions to be Considered

H11.1 Affordable and Workforce Housing. Explore options to promote affordable and workforce housing, including revising the variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, and reducing parking standards with tenant restrictions.

H11.2 Priority Housing Overlay. Encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street area by providing incentives such as:

- Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Incentive Program.
- Higher Floor Area Ratios (FAR) when such standards are developed.
- More flexibility with zoning standards, (e.g., reduced parking standards).
- Expedited Design Review process.
- Fee waivers or deferrals.

H11.3 Inclusionary Housing. Amend the Inclusionary Housing Ordinance to:

a. Consider a 15 - 25 percent inclusionary affordable housing provision in new residential ownership developments for affordable housing to accommodate workforce (middle) income earners:

- Temporarily suspend the inclusionary housing requirements or in-lieu fees during times of economic downturn if development costs are prohibitive.

b. Amend the payment of in-lieu fees to include the following considerations:

- Eliminate or reduce inclusionary housing in-lieu fees based on preferred development, such as affordable or special needs housing projects; and
- Adjust the inclusionary housing in-lieu fee rate based on unit size (i.e., lower fees for smaller units).

c. Require a Housing Mitigation Fee Program for commercial development.

H11.4 Density Standards. Develop density standards that permit greater densities for projects that provide a greater percentage of price-restricted ownership units than required by the inclusionary housing ordinance.

H11.5 Bonus Density. Continue to provide bonus density units above levels required by State law, to be reviewed on a case-by-case basis.

H11.6 Private Sponsors. Continue to solicit proposals for low-, moderate-, and middle income projects from private sponsors and develop programs to assist in their implementation.

H11.7 Infill Housing. Continue to assist the development of infill housing including financial and management incentives in cooperation with the Housing Authority and private developers to use underutilized and small vacant parcels of land for new extremely low, very low, low and moderate income housing opportunities.

H11.8 Opportunity Sites. Assist, coordinate or partner with builders for the development of affordable housing projects by identifying in-fill and opportunity sites in the commercial zones, on public lands and under-developed R-2, R-3 and R-4 sites in the Available Land Inventory of Housing Element.

H11.9 Sweat Equity Projects. Continue to support special procedures for development, permitting, construction and early occupancy of "sweat equity" projects.

H11.10 Large Rental Units. Encourage the construction of three bedroom and larger rental units for low-, moderate-, and middle income families, including the Housing Authority, in efforts to develop and/or acquire three+ bedroom units.

H11.11 Condominium Conversions. Continue to implement the Municipal Code's Condominium Conversion Ordinance to provide opportunities for entry-level home ownership in a variety of locations while maintaining a supply of rental housing for extremely low, very low, low and moderate income persons.

H11.12 Surplus Land. Inventory all land in the City owned by County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities, and actively pursue dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies.

H11.13 Housing Opportunities. Look for housing opportunities on City-owned land or over private and public parking lots.

H11.14 Public Facilities. Pursue acquisition of the National Guard and Army Reserve sites in order to develop affordable housing, park, school or other public benefit facilities.

H11.15 Financial Assistance. Apply for, or support others in applying for, all available public and private funding and financial assistance for affordable housing projects.

H11.16 Property Transfer Tax. Increase property transfer tax to provide funding for price-restricted affordable and workforce housing in order to broaden the funding base.

H11.17 Alternative Revenue Sources. Explore alternative sources of revenue for Affordable Housing to replace the Redevelopment Agency tax increment financing since it was dissolved in 2012.

H11.18 Extend Redevelopment Project Area. Continue to explore and pursue potential legislative amendments or other opportunities for replacement of the Redevelopment Agency and its funding mechanism for affordable housing and other community benefit projects.

H11.19 Parcel Consolidation. Encourage the consolidation of small and underutilized parcels for the development of affordable housing, if appropriate based on neighborhood compatibility.

H12. **Above Moderate Affordable Housing.** Provide incentives for the private sector development of new housing opportunities affordable to households earning more than 120% of the Area Median Income, but not more than 200% of the Area Median Income.

Possible Implementation Actions to be Considered

H12.1 Above Moderate Housing. Encourage the development of housing for first time home buyers, including moderate and middle-income households.

H12.2 Large Employers. Encourage large employers to mitigate affordable housing impacts.

H13. **Non-Subsidized Rental Housing.** Preserve and promote non-subsidized affordable rental housing.

Possible Implementation Actions to be Considered

H13.1 Preserve Rentals. Explore ways to avoid condominium conversions, or alternatively, the creation of cooperative tenant ownership of previous rentals.

H13.2 Condominium Conversions. Amend section 28.88.120B of the Municipal Code to require all condominium conversions to conform to the density requirements of the General Plan.

H13.3 Rental Units. Allow the reconstruction or rehabilitation of existing rental apartments at non-conforming General Plan densities and zoning standards. The loss of some rental units may be considered to meet building code requirements.

H14. **Sustainable Housing.** Ensure that new market-rate residential development is consistent with the City's sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities.

Possible Implementation Actions to be Considered

H14.1 Market Rate Housing. Market-level housing projects in the multi-family or commercial zones (including mixed-use) shall be encouraged to:

- Construct unit sizes consistent with averages and maximums set out under the City's Average Unit-Size Density Incentive Program; and

- Have access to adequate public open space within a ½-mile radius, a dedication of sufficient useable open space on-site, a contribution is made toward future parks through in-lieu fees, or a combination of any of these.

H14.2 Resource Conservation. Establish criteria and standards for resource use in relation to density in the project review process, to encourage reduced resource footprint projects. Residential projects that exhibit a significantly lower resource per capita footprint would be allowed bonus density providing the building remains smaller than allowed by zoning.

H14.3 Market-Rate Incentives. Prepare design standards and codify incentives for market rate developers to build smaller, "affordable-by-design" residential units that better meet the needs of our community.

H15. **Secondary Dwelling Units.** Further encouraging second units (granny units) in single family zones shall be pursued with neighborhood input to gauge level of support, but prohibited in the High Fire Hazard Zones to the extent allowed by the State laws applicable to second units. Second units may be most appropriate within a short walking distance from a main transit corridor and bus stop.

Possible Implementation Actions to be Considered

H15.1 Secondary Dwelling Unit Ordinance. Amend the Secondary Dwelling Unit Ordinance to provide more site planning flexibility and affordable-by-design concepts such as:

- Changing the existing size limitations to remove percentage of unit size and allowable addition requirements, and allowing a unit size range (300 – 700 s.f.);
- The square footage of the secondary dwelling unit shall be included in the floor-to-area ratio (FAR) for the entire property and shall be consistent with the Neighborhood Preservation Ordinance FAR;
- Eliminating the attached unit requirement;
- Eliminating or adjusting affordability requirements;
- Allowing tandem parking and easing other parking requirements on a case-by-case basis;
- Allowing one water, gas, and electric meter and a single sewer line, or reviewing requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units; and
- Developing guidelines and prototypes of innovative design solutions.

H16. **Expedite Development Review Process.** Assist affordable housing sponsors to produce affordable housing by reducing the time and cost associated with the development review process while maintaining the City's commitment to high quality planning, environmental protection and urban design.

Possible Implementation Actions to be Considered

H16.1 Affordable Housing Projects. Continue to give priority to affordable housing projects on Staff, Committee and Commission agendas.

H16.2 Affordable Housing Facilitator. Continue to have a Staff-level Affordable Housing Facilitator with clearly established roles and responsibilities as defined by City Council.

H16.3 CEQA Exemption. Continue to use the CEQA infill exemption for Affordable Housing projects as appropriate.

H16.4 Coordinated Project Review. Address issues of coordination between the Architectural Board of Review (ABR), the Historic Landmarks Commission (HLC), the Staff Hearing Officer (SHO) and the Planning Commission (PC). Identify areas where additional staff authority could be given for administrative approvals.

H16.5 Infill Project Guidelines. Work with AIA, ABR and HLC members to develop guidelines and examples for small infill projects (adding 1-3 units). Consider allowing projects consistent with the guidelines to be reviewed as Consent items when appropriate.

H16.6 Water Meters. Allow new apartment developments to be served by a single water meter for interior uses with sub-meters for each unit, as appropriate, or review requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units.

H16.7 Expedited Review. Continue working with the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC), and City departments to expedite the review of Affordable Housing Projects. As appropriate, establish joint sub-committees of design review boards and Planning Commission to offer early, consistent and timely input and problem solving during the review process.

H16.8 Multi-Family Design Guidelines. Develop multi-family residential design guidelines and standards to address unit size, setbacks, open space, landscaping, building size, bulk and scale, and site planning (e.g., pedestrian-friendly design, front porches facing the street or courtyard, and parking located out of sight).

H17. **Flexible Standards.** With the New Zoning Ordinance (ZNO) Update consider changes to development standards to be more flexible for rental, employer sponsored workforce housing, affordable housing projects, and limited equity co-operatives, where appropriate.

Possible Implementation Actions to be Considered

H17.1 Parking Requirements. Consider incremental changes to the Zoning Ordinance parking requirements such as:

- Reducing parking requirements for projects that develop under the Average Unit-Size Density Incentive Program to 1 space minimum per unit;
- Allowing tandem parking;
- Providing more flexibility for constrained sites (e.g., allowing for more than one maneuver, use of car stacking devices or other space saving measures);
- Eliminating guest parking requirements for housing in the Downtown commercial area; and
- Rounding down when calculating parking requirements.

H17.2 Zoning Standards. Consider amending the Zoning Ordinance to change how, where and the extent of outdoor living space, yard and setback requirements for housing in commercial zones.

C. **ARCHITECTURAL APPROVAL.** All buildings used for nonresidential purposes shall be subject to the approval of the Architectural Board of Review, or the Historic Landmarks Commission if the property is located within El Pueblo Viejo Landmark District or another landmark district or if the structure is a designated City Landmark. (Ord. 5459, 2008; Ord. 4851, 1994; Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.090 Other Requirements.

The City Council may impose other requirements as may be deemed necessary to preserve the residential character of the neighborhood including the mailing of notices to property owners and the holding of a public hearing. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.100 Off-Street Parking.

Off-street parking shall be provided as required in Chapter 28.90 of this title. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.110 Signs.

Signs shall be permitted in this zone only as prescribed in the Sign Ordinance of the City of Santa Barbara. (Ord. 3710, 1974; Ord. 3117, 1966.)

Chapter 28.20

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

Sections:

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28.20.010 Purpose.

The Average Unit-Size Density Incentive Program carries out a key program directed by the 2011 General Plan. The Program facilitates the construction of smaller housing units by allowing increased density and development standard incentives in selected areas of the City. Housing types that provide housing opportunities to the City's workforce are encouraged and facilitated by the program. The Average Unit-Size Density Incentive Program will be in effect for a trial period of either eight years or until 250 residential units have been constructed in the areas designated for High Density residential [as defined in SBMC §28.20.060(B)] or the Priority Housing Overlay [as defined in SBMC §28.20.060(C)], as shown on the City's Average Unit-Size Density Incentive Program Map, whichever occurs earlier. (Ord. 5630, 2013.)

28.20.020 Definitions.

For purposes of this Chapter 28.20, the following words or phrases shall have the respective meanings assigned to them in the following definitions unless, in a given instance, the context in which they are used indicates a different meaning:

A. Affordable Housing. Residential units that are sold or rented at values defined as being affordable by the City of Santa Barbara's Affordable Housing Policies and Procedures, as such policies and procedures may be approved by the City Council from time to time.

B. Average Unit Size. The total of the net floor area of each of the residential units in a project and divided by the number of residential units in that project.

C. Community Benefit Housing. Residential development that has a public benefit including the following housing types:

1. Priority Housing;
2. Housing affordable to low, moderate, or middle income households as defined in SBMC Chapter 28.43; and

3. Transitional Housing, affordable efficiency dwelling units (as described in Section 28.87.150 of this Code), and supportive housing which supports special needs populations such as housing for seniors, the physically or mentally disabled, the homeless, or children aging out of foster care.

D. Employer-Sponsored Housing. Residential units which are developed, owned, maintained, and initially sold or rented to employees of a local Employer (or group of employers) where each residential unit is occupied as a primary residence (as defined by federal income tax law) by a household that includes at least one person who works in the south coast region of Santa Barbara County.

E. Net Floor Area. For purposes of this Average Unit-Size Density Program, net floor area is the area in square feet of all floors confined within the exterior walls of a residential unit, but not including the area of the following: exterior walls, vent shafts, courtyards, garages, carports, common areas not controlled by the occupant of an individual residential unit, and any areas with a ceiling height of less than five (5) feet above the finished floor. In addition, the area occupied by stairs or an elevator shaft within the exterior walls of a residential unit shall be counted only on one floor of the residential unit.

F. Limited-Equity Housing Cooperative. A corporation organized on a cooperative basis that meets the requirements of state Civil Code § 817 and which restricts the resale price of the cooperative's shares in order to maintain a specified level of affordability to any new shareholder.

G. Local Employer. A person, business, company, corporation or other duly formed legal entity which employs persons whose primary place of employment is located within the South Coast region of Santa Barbara County.

H. Priority Housing. Priority Housing includes the following three categories of housing: 1. Employer-Sponsored Housing; 2. Limited-Equity Housing Cooperatives; and 3. Rental Housing.

I. Project Site. All lots included within a project proposed in accordance with the Average Unit-Size Density Incentive Program.

J. Rental Housing. Housing developed and maintained as multiple dwelling units on the same lot for occupancy by separate households pursuant to a lease or other rental agreements where all dwelling units are owned exclusively by the same legal entity.

K. Supportive Housing. As defined in state Health and Safety Code Section 50675.14(b)(2).

L. Transitional Housing. That type of Supportive Housing that is re-circulated to other eligible program participants as specified and defined in state Health and Safety Code Section 50675.2(h). (Ord. 5671, 2014; Ord. 5630, 2013.)

28.20.030 Permitted Zones for the Program.

The Average Unit-Size Density Incentive Program as established herein is a density incentive program available in the following zones of the City: R-3, R-4, HRC-2, R-O, C-P, C-L, C-1, C-2, C-M, and OC Zones, as shown on the City of Santa Barbara Average Unit-Size Density Incentive Program Map attached hereto as Exhibit A. The fact that a lot may be subject to an overlay zone, including, but not limited to, the S-D-2 or S-D-3 Overlay Zones, does not preclude the application of the Average Unit-Size Density Incentive Program on that lot if the Average Unit-Size Density Incentive Program is otherwise allowed in the base zoning of that lot. Development Projects developed in accordance with the provisions of the Average Unit-Size Density Incentive Program shall comply with the development standards specified in this Chapter 28.20. (Ord. 5630, 2013.)

28.20.040 Program Duration.

A. Initial Program Period. The Average Unit-Size Density Incentive Program shall have an initial duration of eight years after the effective date of the ordinance codifying this Chapter or until 250 new residential units under this program are constructed (as evidenced by the issuance of a Certificate of Occupancy) within the areas of the City designated for High Density Residential or the Priority Housing overlay (as shown on the City of Santa Barbara Average Unit-Size Density Incentive Program Map attached to this Chapter as Exhibit A), whichever occurs sooner.

B. Exclusion of Low and Very Low Housing Units. Housing projects that are affordable to low-income and very low-income households, as defined in the City's Affordable Housing Policies and Procedures, will not count towards the 250 unit Program limit established in subsection A above.

C. Pending Applications. Any application for new development that is deemed complete prior to the expiration of the Program term established in subsection A or the issuance of the certificate of occupancy for the 250th residential unit (whichever occurs sooner) may continue to be processed and potentially approved under the Average Unit-Size Density Incentive Program. (Ord. 5630, 2013.)

28.20.050 Status of R-3 and R-4 Residential Density.

Notwithstanding the provisions of SBMC Section 28.21.080 of this Title, for the duration of the Average Unit-Size Density Incentive Program established in Section 28.20.040(A) above, the following incentive program is available regarding the residential density of new development projects in zones of the City which otherwise would apply the R-3 residential density:

A. Average Unit-Size Density Incentive Program. Projects developed in accordance with the provisions of the Average Unit-Size Density Incentive Program established in Section 28.20.060 hereof are exempt from the standard R-3 residential density provisions specified in Subsections B through E of Section 28.21.080 of this Title.

B. Variable Density. The variable density provisions specified in Subsection F of Section 28.21.080 of this Code shall be suspended for the period of time the Average Unit-Size Density Incentive Program established by this Chapter is available. Projects developed or approved in accordance with the terms of variable density prior to the effective date of this Chapter shall remain legal conforming land uses. During the suspension of Subsection F of SBMC Section 28.21.080, alterations and additions to variable density projects are permitted provided the alterations or additions do not add new residential units or add bedrooms to existing residential units in excess of the number of bedrooms that could have been developed on the real property under the Variable Density Program.

C. Development of Affordable Housing. Projects that meet the affordability criteria of the State Density Bonus Law or the City's Affordable Housing Policies and Procedures may continue to propose development pursuant to the density incentives established in Section 28.87.400 of this Title. (Ord. 5630, 2013.)

28.20.060 Average Unit Size Density Incentives.

The Average Unit-Size Density Incentive Program offers project applicants dwelling unit density incentives as alternatives to the base residential densities specified for the particular City zones in which the program is available. The Average Unit-Size Density Incentive Program consists of three density tiers which may apply based upon the City's General Plan land use designation for the lot and the nature of the development being proposed as follows:

A. Medium-High Density. The Medium-High density tier applies to those lots with a City General Plan land use designation of Medium High Density Residential. The Medium-High density tier allows the development of projects at residential densities ranging from fifteen (15) to twenty-seven (27) dwelling units per acre. The maximum average unit size within the Medium-High density tier varies from 1,450 square feet of floor area to 905 square feet of floor area, depending upon the number of units per acre being developed, as specified in the Average Unit-Size Density Incentive Program Table attached to this Chapter as Exhibit B and incorporated by this reference as though fully set forth herein.

B. High Density. The High Density tier applies to those lots with a City General Plan land use designation of High Density Residential. The High Density tier allows the development of projects at residential densities ranging from twenty-eight (28) to thirty-six (36) dwelling units per acre. The maximum average unit size within the High Density tier varies from 1,245 square feet of floor area to 970 square feet of floor area, depending upon the number of units per acre being developed, as specified in the Average Unit-Size Density Incentive Program Table attached to this Chapter as Exhibit B.

C. Priority Housing Overlay. The Priority Housing Overlay applies to lots within the City with a City General Plan land use designation of High Density Residential and lots zoned C-M (regardless of the General Plan land use designation) as shown on the City of Santa Barbara Average Unit-Size Density Incentive Program Map attached to this Chapter as Exhibit A. The Priority Housing Overlay allows the development of projects at residential densities ranging from thirty-seven (37) to sixty-three (63) dwelling units per acre. The maximum average unit size within the Priority Housing Overlay varies from 970 square feet of floor area to 811 square feet of floor area, depending upon the number of units per acre being developed, as specified in the Average Unit-Size Density Incentive Program Table attached to this Chapter as Exhibit B. The Priority Housing Overlay is only available for Rental Housing, Employer-Sponsored Housing, or Limited-Equity Housing Cooperative. A project developed under the Priority Housing Overlay may have a mixture of Priority Housing categories (i.e., a portion of the project may be Rental Housing while another portion of the project may be Employer-Sponsored housing).

D. Process to Establish Priority Housing. For the purposes of this Chapter, the different forms of Priority Housing shall be established in the following manner:

1. Employer-Sponsored Housing. In order to qualify for the density incentives allowed under the Average Unit-Size Density Incentive Program, the applicant for a proposed Employer-Sponsored Housing project should typically propose a project which contains a range of dwelling unit sizes and which offers a range of rents or purchase prices, some of which are affordable to a household earning 200% of the Area Median Income or less at the time of the initial occupancy of the project. The owner of an approved Employer-Sponsored Housing project must record a written instrument against the real property, in a form acceptable to the City Attorney, by which the employer sponsor(s) that owns the real property agrees to limit the occupancy of each residential unit to a household who occupies the unit as their primary residence and which includes at least one person who is primarily employed at a place of employment located within the south coast region of Santa Barbara County for as long as the property is developed and maintained at the incentive densities.

2. Limited-Equity Housing Cooperative. In order to qualify for the density incentives provided under the Average Unit-Size Density Program, all of the dwelling units within the Limited-Equity Housing Cooperative must be affordable to households earning up to 250% of the Area Median Income measured at the time of purchase, as affordability is defined in the City's Affordable Housing Policies and Procedures, and a covenant containing this requirement (in a form acceptable to the City Attorney) shall be recorded against the real property to this effect.

3. **Rental Housing.** In order to qualify for the Priority Housing Overlay density incentives allowed under the Average Unit-Size Density Incentive Program, the owner of real property developed with Rental Housing must record a written covenant, in a form acceptable to the City Attorney, by which the owner agrees to maintain the rental housing use for as long as the property is developed and maintained at the incentive densities provided for in this Chapter.

E. Dwelling Unit Sizes. The unit sizes shown in the Average Unit-Size Density Incentive Program Table are the maximum average unit sizes allowed for the corresponding residential densities specified in the applicable density tier. Projects may be developed under the Average Unit-Size Density Incentive Program at a residential density that is greater than the base density for the zone in which the lot is located, but at a residential density that is less than the density range specified in the density tier assigned to the lot by its City General Plan land use designation. However, the average unit size of any project that is developed at a residential density which exceeds the SBMC Chapter 28.21 base density for the zone in which the lot is located through the application of the Average Unit-Size Density Incentive Program may not exceed the maximum average unit size for the applicable residential density tier as specified in the Average Unit-Size Density Incentive Program Table attached to this Chapter as Exhibit B. (Ord. 5630, 2013.)

28.20.065 Average Unit Size and Inclusionary Housing Projects.

If a project developed in accordance with the Average Unit-Size Density Incentive Program of this Chapter is required to comply with the City's Inclusionary Housing Ordinance (SBMC Chapter 28.43), and if the owner of the Project elects to provide the inclusionary units on-site as part of the project (as opposed to paying the allowed in-lieu fee allowed by SBMC Chapter 28.43), the increased number of dwelling units to which the owner is entitled under SBMC Chapter 28.43 shall also comply with the maximum average unit size for the base density of the project under the Average Unit-Size Density Incentive Program. (Ord. 5630, 2013.)

28.20.070 Additional Development Incentives.

A. Development Standards Generally. In order to further encourage the development of projects in accordance with the provisions of this Average Unit-Size Density Incentive Program, the development standards listed in this Section 28.20.070 are allowed for those projects developed and maintained in accordance with the Average Unit-Size Density Incentive Program. Except as otherwise specified in this Section, projects developed in accordance with the provisions of the Average Unit-Size Density Incentive Program shall otherwise comply with the development standards applicable to the base zone in which the lot is located.

B. Market Rate Ownership Projects Within the S-D-2 Overlay Zone. Projects developed with market rate ownership units on lots with a City General Plan land use designation of Medium-High Density within the S-D-2 overlay zone shall comply with S-D-2 zone development standards as required by Section 28.45.008 of this Title.

C. Building Height. Projects developed and maintained in accordance with the Average Unit-Size Density Incentive Program shall conform to the building height standards specified within the zone in which the lot is located, except that Average Unit-Size Density Incentive Program projects in the R-3, R-4, HRC-2, R-O, C-P, C-L, C-1, S-D-2, and OC Zones may be built with up to four stories so long as such buildings do not exceed a maximum of 45 feet in building height; provided, however, that projects developed with market rate ownership units on lots with a City General Plan land use designation of Medium-High Density and subject to the S-D-2 overlay zone shall comply with S-D-2 zone building height and building story limitations of Section 28.45.008 of this Title.

D. Setbacks. Projects developed and maintained in accordance with the Average Unit-Size Density Incentive Program shall observe the following building setback standards:

1. R-O, C-P, C-L, C-1, C-2, C-M, and S-D-2 Zones. Projects developed in accordance with the Average Unit-Size Density Incentive Program in the R-O, C-P, C-L, C-1, C-2, C-M, and S-D-2 Zones shall observe the following building setback standards:

a. Front Setback.

i. State Street and First Blocks of Cross Streets. Projects on lots fronting State Street between Montecito Street and Sola Street, and lots fronting the first block east or west of State Street on streets that cross State Street between and including Montecito Street and Sola Street, shall not be required to provide a front building setback.

ii. Commercially-Zoned Lots Subject to the S-D-2 Overlay Zone. Projects developed on commercially-zoned lots within the S-D-2 overlay zone shall observe a front setback of ten (10) feet; provided, however, that projects on commercially zoned lots in the Medium-High Density designation and developed with market rate ownership units shall observe the front setback standards of the S-D-2 overlay zone required by Section 28.45.008 of this Title.

iii. All Other Lots. Projects on lots that do not front on the streets specified in Section 28.20.070(D)(1)(a)(i) shall observe the following front building setback standard: A uniform front setback of five (5) feet shall be provided except where that portion of the structure which intrudes into the required five (5) foot front setback is appropriately balanced with a front building setback area that exceeds the minimum five (5) foot front setback. The additional compensating setback area shall not be located farther from the adjacent front lot line than one half of the length of the front lot line.

b. Interior Setback Adjacent to Nonresidential Zone. No interior setback is required for those projects adjacent to a nonresidential zone; provided, however, that projects on commercially-zoned lots in the Medium-High Density designation within the S-D-2 overlay zone and developed with market rate ownership units shall observe the interior setback standards required by the applicable base zone.

c. Interior Setback Adjacent to Residential Zone. A uniform interior setback of six (6) feet shall be provided except for those projects where that portion of the structure which intrudes into the required six (6) foot interior setback is appropriately balanced with an interior setback area that exceeds the minimum six (6) foot interior setback; provided, however, that projects developed on commercially-zoned lots in the Medium-High Density designation within the S-D-2 overlay zone and developed with market rate ownership units shall observe the interior setback standards required by the applicable base zone.

2. R-3 and R-4 Zones. Projects on lots developed in accordance with the Average Unit-Size Density Incentive Program in the R-3 and R-4 Zones (except for market rate ownership projects within the S-D-2 overlay zone) shall observe the following building setbacks:

a. Front Setback. A front setback of not less than the indicated distance indicated below shall be provided between the front lot line and all buildings, structures, and parking areas on the lot as follows:

i. One or two story buildings or structures: ten (10) feet
ii. Three or more story buildings or structures:
(1) Ground floor portions: ten (10) feet
(2) Second story portions: ten (10) feet
(3) Third or more story portions: twenty (20) feet
(4) Parking: As required by Sections 28.21.060.A.3 and 28.21.060.A.4 of this Title.

b. Interior Setback. An interior setback of not less than the distance indicated below shall be provided between the interior lot line and all buildings, structures, and parking on the lot as follows:

i. One or two story buildings or structures: six (6) feet
ii. Three or more story buildings or structures:
(1) Ground floor portions: six (6) feet
(2) Second story portions: six (6) feet
(3) Third or more story portions: ten (10) feet
(4) Garages, carport or uncovered parking: As required by Section 28.21.060.B.3. of this Title.

c. Rear Setback. A rear setback of not less than the indicated distance shall be provided between the rear lot line and all buildings, structures, and parking on the lot as follows:

i. Ground floor portions: six (6) feet
ii. Second story portions: ten (10) feet
iii. Third or more story portions: ten (10) feet
iv. Garage, carport, or uncovered parking: three (3) feet.

3. HRC-2 and O-C Zones. Lots developed in accordance with the Average Unit-Size Density Incentive Program in the HRC-2 and OC Zones shall observe the setback standards required by the applicable base zone.

E. Distance Between Buildings on the Same Lot.

No main building (as defined in SBMC Section 28.04.145) shall be closer than ten (10) feet to any other main building on the same lot; provided, however, that projects on lots in the Medium-High Density designation subject to the S-D-2 overlay zone and developed with market rate ownership units shall observe the building separation standards required by the applicable base zone.

F. Parking.

As an alternative to the residential parking requirements specified in Subsections G and H of Section 28.90.100 of this Title, projects developed under the Average Unit-Size Density Incentive Program may observe the following residential parking requirements; provided, however, that projects on lots in the Medium-High Density designation subject to the S-D-2 overlay zone and developed with market rate ownership units shall observe the parking requirements required by the applicable base zone:

1. Residential Units. A minimum of one covered or uncovered parking space shall be provided for each residential unit.

2. Bicycle Parking. A minimum of one covered and secured bicycle parking space shall be provided for each residential unit.

3. Guest Parking. Guest parking is not required.

4. Other Parking Standards. Other than the residential parking requirements specified in Subsections G and H of Section 28.90.100, projects developed under the Average Unit-Size Density Incentive Program shall observe the parking standards specified in Chapter 28.90 of this Title.

G. Outdoor Living Space.

Projects developed in accordance with the Average Unit-Size Density Incentive Program shall provide outdoor living space in accordance with the provisions of the R-3/R-4 Zone as stated in Section 28.21.081 of this Title with the following exceptions:

1. All projects on lots in the Medium-High Density designation within the S-D-2 overlay zone and developed with market rate ownership units shall observe the Outdoor Living Space requirements specified by the applicable base zone.

2. All projects in commercial zones electing to provide outdoor living space pursuant to the Private Outdoor Living Space Method specified in Subsection A of SBMC Section 28.21.081 are required to provide both the Private Outdoor Living Space specified in SBMC Section 28.21.081(A)(1) and the Common Open Area specified in SBMC Section 28.21.081(A)(3). Projects developed under the Average Unit-Size Density Incentive Program which elect to provide outdoor living space pursuant to the Private Outdoor Living Space Method of SBMC Section 28.21.081(A)(1) may, but are not required to, provide the Open Space specified in SBMC Section 28.21.081(A)(2).

3. All projects in commercial zones electing to provide outdoor living space pursuant to the Common Outdoor Living Space Method specified in Subsection B of SBMC Section 28.21.081 shall provide common outdoor living space in accordance with Subsection B of that Section. In addition, for projects developed in accordance with the Average Unit-Size Density Incentive Program, the required common outdoor living space may be located at either grade or on any floor of the building(s), notwithstanding SBMC Section 28.21.081(B)(4) to the contrary. (Ord. 5630, 2013.)

28.20.080 Planning Commission Review of Rental Housing Projects.

A. Planning Commission Review. The Planning Commission shall review all rental housing projects proposed in accordance with the provisions of the Average Unit-Size Density Incentive Program when both of the following criteria are satisfied:

1. Any lot within the project site has a High Density Residential land use designation or the project is being proposed under the Average Unit-Size Density Incentive Program Priority Housing Overlay, and
2. The project site has a combined net lot area of 15,000 square feet or greater.

B. Review by Pre-Application Review Team. All Average Unit-Size Density Incentive Program projects subject to Planning Commission review pursuant to this Section 28.20.080 shall be reviewed by the Pre-Application Review Team as provided in Section 27.07.070 of this Code.

C. Timing of Review. The Planning Commission review pursuant to this Section 28.20.080 shall occur after the initial concept review by the Architectural Board of Review or Historic Landmarks Commission, as applicable. The project applicant may elect to have additional concept reviews by the applicable design review body, prior to the review by the Planning Commission. If an Average Unit-Size Density Incentive Program project requires a discretionary approval by the Planning Commission pursuant to any other provision of this Code, then the review required pursuant to this Section 28.20.080 may be combined with the hearing for the other discretionary approval required for the project.

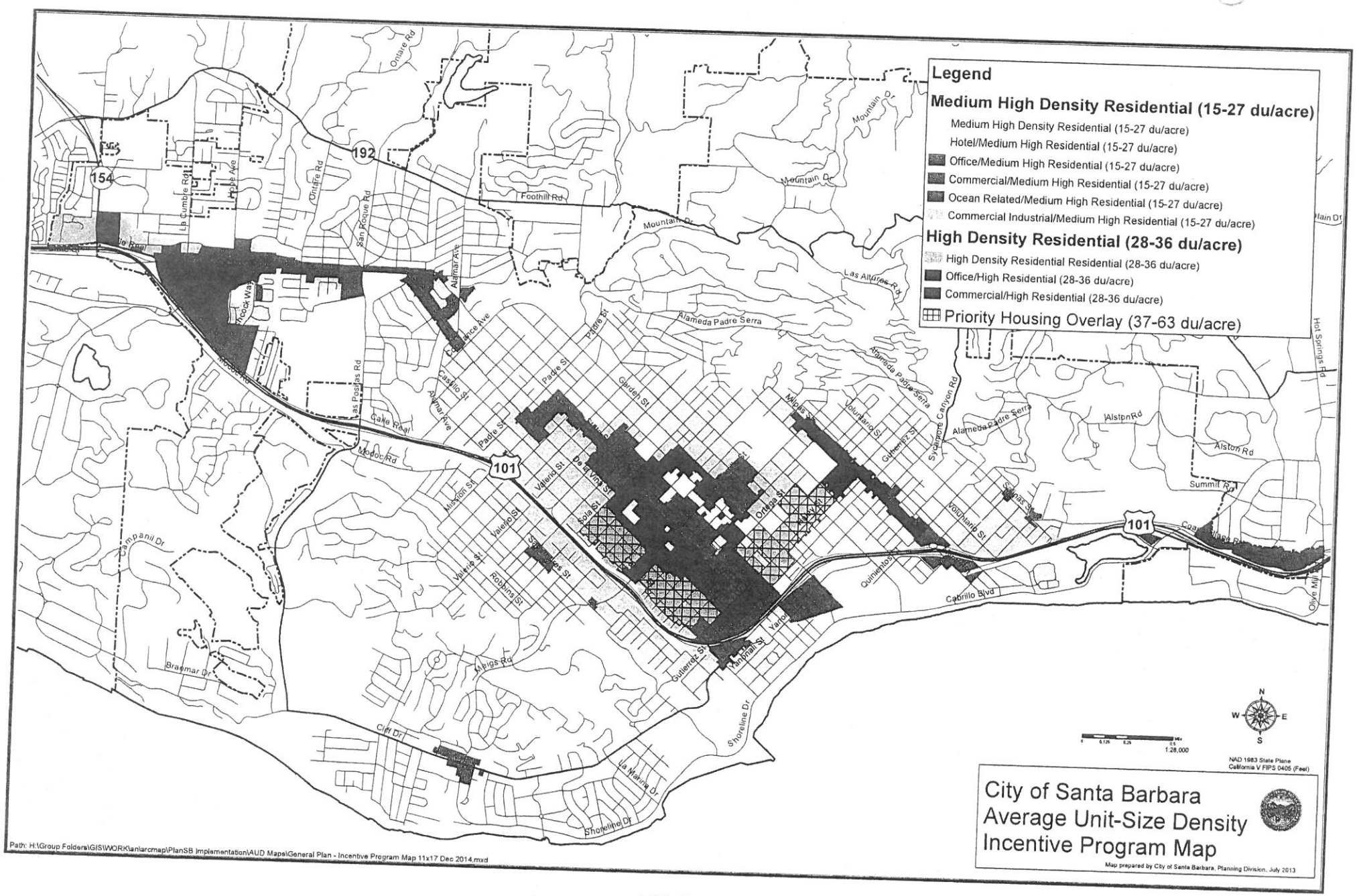
D. Hearing Procedures. The Planning Commission shall conduct its review at a public hearing noticed in accordance with Section 28.87.380 of this Code. The Planning Commission shall receive a written report from the Pre-Application Review Team concerning the proposed design and improvement of the project and the project's consistency with the City's General Plan. The Planning Commission shall provide comment and recommendation by majority vote regarding the proposed design and improvement of the project and the project's consistency with the City's General Plan. The Planning Commission comments and recommendations are intended for use by the applicable design review body in their deliberations.

E. Communication to Design Review Body. Following the Planning Commission review hearing, the Community Development Department staff shall communicate the Planning Commission's comments and recommendations to the applicable design review body.

F. Additional Planning Commission Review. If a project is subject to Planning Commission review pursuant to this Section 28.20.080, the Historic Landmarks Commission cannot elect to refer the project to the Planning Commission pursuant to Section 22.22.133, and the Architectural Board of Review cannot elect to refer the project to the Planning Commission pursuant to Section 22.68.050. However, the project applicant may request an additional concept review of the project by the Planning Commission. (Ord. 5671, 2014.)

AVERAGE UNIT-SIZE DENSITY (AUD) INCENTIVE PROGRAM TABLE

Medium-High Density (15-27 du/ac)		High Density (28-36 du/ac)		Priority Housing Overlay (37-63 du/ac)	
Maximum Average Unit Size SF	Density du/ac	Maximum Average Unit Size SF	Density du/ac	Maximum Average Unit Size SF	Density du/ac
1,450	15	1,245	28	970	37
1,360	16	1,200	29	970	38
1,280	17	1,160	30	970	39
1,210	18	1,125	31	970	40
1,145	19	1,090	32	970	41
1,090	20	1,055	33	970	42
1,040	21	1,025	34	970	43
1,005	22	995	35	970	44
985	23	970	36	970	45
965	24			970	46
945	25			970	47
925	26			970	48
905	27			969	49
				960	50
				941	51
				935	52
				917	53
				901	54
				896	55
				880	56
				874	57
				859	58
				845	59
				840	60
				827	61
				825	62
				811	63


Legend
Medium High Density Residential (15-27 du/acre)
Medium High Density Residential (15-27 du/acre)
Hotel/Medium High Residential (15-27 du/acre)
Office/Medium High Residential (15-27 du/acre)
Commercial/Medium High Residential (15-27 du/acre)
Ocean Related/Medium High Residential (15-27 du/acre)
Commercial Industrial/Medium High Residential (15-27 du/acre)
High Density Residential (28-36 du/acre)
High Density Residential Residential (28-36 du/acre)
Office/High Residential (28-36 du/acre)
Commercial/High Residential (28-36 du/acre)
Priority Housing Overlay (37-63 du/acre)
City of Santa Barbara
Average Unit-Size Density
Incentive Program Map
Map prepared by City of Santa Barbara, Planning Division, July 2013
NAD 1983 State Plane
California V FIPS 0405 (Feet)
1:28,000
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rev. 12/31/13

Average Unit Density Cases

	Existing Units	Total Units	Net New Units*	New Units** - All Zones	*New Units - Multi Family Residential Zones*	*New Units - Commercial Zones*
AUD Affordable						
Pending	1	17	16	17	*17*	
Approved	0	148	148	148		*148*
Building Permit Issued	0	40	40	40		*40*
Subtotal:	**1**	**205**	**204**	**205**	***17***	***188***
AUD Medium High Rental Units						
Pending	34	75	41	53	*27*	*26*
Approved	18	59	41	46	*46*	
Building Permit Issued	5	16	11	12	*12*	
Certificate of Occuopancy	2	6	4	4	*2*	*2*
Under Appeal	2	4	2	2	*2*	
Subtotal:	**61**	**160**	**99**	**117**	***89***	***28***
AUD Medium High Ownership Units						
Approved	1	4	3	3	*3*	
Subtotal:	**1**	**4**	**3**	**3**	***3***	
AUD High Density Rental Units						
Pending	11	44	33	42	*9*	*33*
Building Permit Issued	0	33	33	33		*33*
Subtotal:	**11**	**77**	**66**	**75**	***9***	***66***
AUD High Density Ownership Units						
Pending	0	4	4	4	*4*	
Subtotal:	**0**	**4**	**4**	**4**	***4***	
AUD Priority Housing Rental Units						
Pending	14	294	280	294	*19*	*275*
Approved	6	163	157	163		*163*
Building Permit Issued	0	89	89	89		*89*
Subtotal:	**20**	**546**	**526**	**546**	***19***	***527***
Grand Total:	94	996	902	950	*141*	*809*

The AUD Program has an initial duration of eight years or until 250 new units under the Program have been constructed in the High Density Residential or Priority Housing Overlay areas, whichever occurs first. Any application for new units that is deemed complete prior to the expiration of the Program may continue to be processed under the AUD Incentive Program. The below units count toward the 250 unit total - Once 250 units of these are completed with a Certificate of Occupancy the initial Program ends. * Net new units are the difference between total units and existing units on site of project **New units are newly built units that does not include conversion of existing units but does inlude the replacement of demolished units.

Pending	25	342	317	340	*32*	*308*
Approved	6	163	157	163		*163*
Building Permit Issued	0	122	122	122		*122*
Grand Total:	**31**	**627**	**596**	**625**	***32***	***593***

EXHIBIT D

Status

Pending

Case Address	Case Number	APN	Zone	AUD type
813 E CARRILLO ST	MST2015-00602	029-251-016	R-3	AUD Affordable

Existing units	Total Units	Net New Units	New Units:
1	17	16	17

Case Description:

Proposal for a project under the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 1,428 square foot 2-story house and construction of 16 affordable studio units in three 2- and 3-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a 2- and 3-story, 589 square foot community center, 387 square foot, 2-story manager's unit with attached 1-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. Seventeen parking spaces are required, with eight proposed. Staff Hearing Officer approval of Zoning Modifications is requested to allow a reduction in the number of required parking spaces, a reduction in the number of required bicycle parking spaces, and to exceed the maximum number of units per acre. The average unit size is 357 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.

Pending	**AUD Affordable**	**1**	**17**	**16**	**17**

Case Address	Case Number	APN	Zone	AUD type
601 SAN PASCUAL ST	MST2013-00019	037-101-014	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
2	4	2	2

Case Description:

Revised proposal for four units under the Average Unit-size Density (AUD) Incentive Program. The two existing one-story single-family units will remain. The project includes two new 1,020 square foot two-story single-family units with attached 245 square foot one-car garages to be located at the rear of the lot. The existing 355 square foot two-car garage will be demolished. The project includes a new driveway from Cota Street, six new uncovered parking spaces, and landscaping.

Case Address	Case Number	APN	Zone	AUD type
316 W MICHELTORENA ST	MST2016-00125	027-212-026	R-4	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
16	21	5	12

Case Description:

Proposal for 21 units to be developed under the Average Unit Density (AUD) program on a 35,263 square foot lot. This includes demolishing seven units, retaining 9 units, and constructing 12 new units located on two separate parcels. Both properties will be merged through a Voluntary Lot Merger. The project is proposed as six buildings, with 21 units with 21 parking spaces. The unit mix comprises 13 one-bedroom and 8 two-bedroom units, with an average unit size of 767 square feet. The project includes 614 square feet of accessory structures, reconfigured driveways, and new landscaping.

Case Address	Case Number	APN	Zone	AUD type
414 & 420 E. CARRILLO ST	MST2016-00174	029-302-023	C-2	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
0	21	21	21

Case Description:

Proposal for a new mixed-use project using the Average Unit Density Incentive Program [AUD]. The proposal includes a voluntary lot merger of 414 and 420 E. Carrillo Street, the demolition of a 4,903 square foot building at 414 E. Carrillo Street, and the construction of a new four story mixed-use building including 21 residential rental apartments and a 1,000 square foot addition of commercial floor area. An existing 11,700 square foot commercial building will be maintained. The residential unit mix will include six studio units, six, 1-bedroom units, and nine, 2-bedroom units, with an average size of 768 square feet. The proposed density on the combined parcels totaling 34,981 square feet will be 27 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/Medium High Residential 15-27 dwelling units per acre. There will be a total of 57 parking spaces including 37 spaces in a ground floor parking garage and 20 uncovered spaces in a surface lot. There will be 3,145 square feet of landscaping. Staff Hearing Officer review is requested for a zoning modification to provide less than the required number of parking spaces. A shared parking analysis will be provided.

Case Address	Case Number	APN	Zone	AUD type
502 VERA CRUZ LN	MST2016-00272	031-201-024	C-M	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
0	5	5	5

Case Description:

Proposal for PRT of a new Medium High Density AUD project in the C-M zone on a 10,146 square foot lot with a density of 22 dwelling units per acre. The project is proposed as 4 buildings with five (5) units and 6 covered and 1 uncovered parking spaces. The units include five 2-bedroom units with an average unit size of 1,000 square feet to be built in 4 buildings of 1, 2, and 3 stories with a maximum height of 32.5 feet high. The existing 4,496 square foot non-residential industrial buildings are to be demolished.

Case Address	Case Number	APN	Zone	AUD type
1220 & 1222 SAN ANDRES ST	MST2016-00211	039-151-010	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
5	12	7	12

Case Description:

Proposal for a new project using the Average Unit Density Incentive Program (AUD) and a voluntary lot merger of the parcels at 1220 and 1222 San Andres Street (APNS 039-151-010 and -011). The proposal includes the demolition of an existing duplex and three single-family dwellings totaling 4,831 square feet, and construction of seven new buildings comprising five duplexes and two single-family dwellings, for a total of 12 new dwelling units. Six buildings will have two stories and one building will have three stories. The unit mix will include 10, 3-bedroom units, one, 2-bedroom unit, and one, 1-bedroom unit, with an average size of 1,044 square feet. The proposed density on this 29,291 square foot merged parcel will be 20 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential, 15-27 dwelling units per acre. There will be 18 uncovered and three covered parking spaces, for a total of 21 spaces, and 12 covered and secured bicycle parking spaces. Grading excavation and fill of 1,196 cubic yards will be balanced on site. Also proposed is the removal of nine trees. Total development on site will be 13,313 square feet. This project will address zoning violations identified in Zoning Information Report ZIR2016-00211 and Enforcement cases ENF2014-000621 and ENF2016-00718.

Case Address	Case Number	APN	Zone	AUD type
1120 & 1122 INDIO MUERTO ST	MST2016-00197	017-291-027	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
11	12	1	1

Case Description:

Revised project description, see MST2014-00051. Proposal to convert a three-car garage on Building C to a new studio unit and one-car garage. Also add a new 2nd story bedroom and two car garage to Building E. Total number of units on site will be 12, total number of parking spaces will be 19. Thsi project is now under the Average Unit Size Density Program Medium High Density with an average unit size of 1,229 sq. ft..

Pending	**AUD Medium High Rental Units**	**34**	**75**	**41**	**53**

Case Address	Case Number	APN	Zone	AUD type
418 N MILPAS ST	MST2015-00614	031-311-033	C-2	AUD High Density Rental Units

Existing units	Total Units	Net New Units	New Units:
8	31	23	31

Case Description:

Proposal to construct a 4-story mixed-use development consisting of 31 apartments and a 114 room hotel. The proposal includes amenties including a breakfast area, banquet hall, pool, fitness room, and landscaped patios. 145 parking spaces will be provided on and below grade.

Case Address	Case Number	APN	Zone	AUD type
610 CASTILLO ST	MST2016-00179	037-113-032	R-4	AUD High Density Rental Units

Existing units	Total Units	Net New Units	New Units:
2	10	8	9

Case Description:

Proposal for 10 rental residential units to be developed under the Average Unit Density (AUD) program on an 18,750 square foot lot. This includes demolishing an existing single-family residence (610 Castillo St.), constructing eight new residential units, and retaining two existing single-family residences (612 and 618 Castillo St.) located on separate parcels. Both properties will be merged through a Voluntary Lot Merger. The eight new units will be developed in four new buildings consisting of one triplex, two duplexes, and one new single-family residence. The resulting 10 units will have an average unit size of 1,130 square feet and will result in 15,652 square feet of development, including garages. 20 covered parking spaces are proposed. The project requires a Concept Review by Planning Commission for the AUD development at high density (28-36 du/acre) and on a lot greater than 15,000 square feet in size.

Case Address	Case Number	APN	Zone	AUD type
715 BOND AVE	MST2015-00198	031-231-015	C-2	AUD High Density Rental Units

Existing units	Total Units	Net New Units	New Units:
1	3	2	2

Case Description:

This is a revised project description. Proposal for a new multifamily development using the Average Unit Density Incentive Program (AUD). The project includes a 1,577 square foot, one-story addition to an existing 1,136 square foot, one-story single-family dwelling, resulting in a 3-unit apartment building. An existing carport and shed foundation will be removed, the existing driveway will be replaced with permeable pavers, and three uncovered parking spaces will be provided at the rear. Also proposed are new decks and six covered bicycle parking spaces. The unit mix will comprise two, one bedroom units and one, three bedroom unit, with an average of 518 square feet. The proposed density on this 5,000 square foot parcel will be nine dwelling units on a parcel with a General Plan land use designation of Commercial/High Residential, 28 - 36 dwelling units per acre in the Priority Housing Overlay. There will be no grading. One ____ foot tall _____ tree is proposed to be removed from within the front setback. Staff Hearing Officer review is requested to provide less than the required Private Outdoor Living Space.

Pending	**AUD High Density Rental Units**	**11**	**44**	**33**	**42**

Case Address	Case Number	APN	Zone	AUD type
810 CASTILLO ST	MST2016-00228	037-032-020	R-4	AUD High Density Ownership Units

Existing units	Total Units	Net New Units	New Units:
0	4	4	4

Case Description:

Proposal for a new residential development of approximately 4,543 square feet using the Average Unit Density Incentive Program (AUD). The proposal includes the construction of four, 4-story condominium units with one attached, covered parking space for each unit. The unit mix will include two, 1-bedroom units, and two, 2-bedroom units, with an average size of 1,130 square feet. All four units will have either a balcony or deck or both. The proposed density on this 10,737 square foot vacant lot adjacent to Mission Creek is 17 dwelling units per acre on a parcel with a General Plan land use designation of High Density Residential, 28-36 dwelling units per acre in the Priority Housing overlay. No grading excavation is proposed. Two trees are proposed to be removed. This project requires Planning Commission approval of a Tentative Subdivision Map and a modification.

Pending	**AUD High Density Ownership Units**	**0**	**4**	**4**	**4**

Case Address	Case Number	APN	Zone	AUD type
24 W GUTIERREZ ST	MST2016-00193	037-211-020	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
1	8	7	8

Case Description:

Proposal for pre-application review of a new Mixed Use AUD (Priority Overlay) project on a 6,725 square foot lot in the C-M Zone with a density of 52 du/acre. The project is proposed as a 3 story, 40 foot tall building, with 8 units and 400 square feet of commercial with 10 covered parking spaces. The units include two 1-bedroom and six 2-bedrooms with an average unit size of 935 square feet. Existing on the site is a single family home and carport that will be demolished.

Case Address	Case Number	APN	Zone	AUD type
711 BATH ST	MST2016-00240	037-073-010	R-4	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
2	9	7	9

Case Description:

Proposal for a PRT project is a new Priority Overlay AUD project on a 8,995 square foot lot in the R-4 Zone with a density of 44 du/acre. The project is proposed as a 3 story, 33 foot tall building, with 9 units and 10 parking spaces. The units include one (1) studio, four (4) 1-bedrooms and four (4) 2-bedroom units, with an average unit size of 589 square feet. Existing 2 unit structure and garage on site are to be demolished.

Case Address	Case Number	APN	Zone	AUD type
219 E HALEY ST	MST2016-00078	031-202-014	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
6	36	30	36

Case Description:

Proposal for the demolition of six existing residential units to be replaced with a three story mixed-use on a 25,113 SF lot. The building is comprised of 36 two bedroom, two bathroom units totaling 28,617 SF and two commercial spaces totaling 2,520 SF. A total of 31,137 SF are proposed onsite with 46 covered parking spaces. This project is developed under the Average Unit Density Incentive Program and is required to have Planning Commission Conceptual review. The average unit size is 795.

Case Address	Case Number	APN	Zone	AUD type
634 ANACAPA ST	MST2015-00300	031-151-001	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
1	30	29	30

Case Description:

Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. Staff Hearing Officer review is requested for a zoning modification to allow the project to exceed the allowed density.

Case Address	Case Number	APN	Zone	AUD type
825 DE LA VINA ST	MST2015-00213	037-041-024	C-2	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	21	21	21

Case Description:

The project is for a mixed-use development on a 14,750 square-foot vacant lot. The proposal includes 21 apartment units and 1,000 square feet of commercial square footage, with 27 parking spaces in a 17,835 square-foot, four-story building. The project is being proposed under the AUD Incentive Program - Priority Housing Overlay at 63 du/acre.

Case Address	Case Number	APN	Zone	AUD type
510 E ORTEGA ST	MST2015-00530	031-171-002	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
1	5	4	5

Case Description:

Proposal to demolish an existing 816 square foot single-family residence and detached garage and construct a three story five-unit apartment building under the Average Unit Density (AUD) Incentive Program. The project will consist of two studio units, two two-bedroom units, and one three-bedroom unit, all totaling 4,807 square feet, with an average unit size of 961 square feet. A total of five covered parking spaces will be provided in a ground level garage. All existing trees will be removed including a 30' tall Jacaranda in the front yard and six 8' to 12' fruit trees in the rear yard. No grading is proposed. The 5,000 square foot parcel is designated medium-high density, and is within the priority housing overlay area with a maximum average unit size of 970 square feet. This project addresses violations identified in Zoning Information Report ZIR2014-00421 and Enforcement Case ENF2014-00954.

Case Address	Case Number	APN	Zone	AUD type
1032 SANTA BARBARA ST	MST2016-00071	029-212-024	C-2	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
1	8	7	8

Case Description:

The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A modification is requested for the front balcony/deck to encroach in the five-foot variable setback off Santa Barbara St.

Case Address	Case Number	APN	Zone	AUD type
3891 STATE ST	MST2016-00147	051-022-035	C-2/SD-2	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	85	85	85

Case Description:

Proposal for a new mixed-use project using the Average Unit Density Incentive Program (AUD). The proposal includes the demolition of an existing two-story, 30,000 square foot commercial retail building and the construction of a new four-story mixed-use development including 85 residential units and 11,065 square feet of commercial floor area. The residential unit mix will include 12, 1-bedroom units, 68, 2-bedroom units, and 5, 3-bedroom units, with an average size of 811 square feet. The proposed density on this 1.36 acre parcel will be 63 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/High Residential 49-63 dwelling units per acre in the Priority Housing Overlay. There will be a total of 192 parking spaces, including 126 covered residential spaces and 66 covered commercial spaces. Grading excavation will comprise 22,250 cubic yards. There will be 7,625 square feet of landscaping on all levels, and a 12,995 square foot roof deck with swimming pool. Planning Commission review is required.

Case Address	Case Number	APN	Zone	AUD type
1115 GARDEN ST	MST2016-00170	029-162-013	R-O	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	4	4	4

Case Description:

The proposed project is using the Average Unit Density (AUD) Incentive Program Priority Overlay project on a 4,658 square foot lot with a density of 38 dwelling units per acre (du/ac). The project is proposed as a three (3) story building, with four (4) units with four (4) covered parking spaces. The units will include one 4-bedroom unit and three 2-bedroom units totaling 3,625 square feet with 800 square feet of covered carports. Existing on the site is an office building that will be partially demolished and converted to residential use. The project includes a roof deck above the third level. Staff Hearing Officer review is requested for a zoning modification to allow the private outdoor living space to be located within 10 feet of the front lot line.

Case Address	Case Number	APN	Zone	AUD type
113 W DE LA GUERRA ST	MST2015-00626	037-082-027	C-2	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	23	23	23

Case Description:

PRT submittal for an AUD mixed use project, The proposal includes 23 new residentail rental units, including five one-bedroom and 18 two-bedroom units and 2,138 square feet of commercial space. A total of 27 covered parking spaces are proposed, 23 residential spaces and 4 commercial spaces. The historic portion of the existing facade and tile roof of the 113 W De la Guerra building will be preserved. A lot merger between APN 037-082-003 and 037-082-027 is proposed. The proposed density for the project is 63 du/ac with an average unit size of 725 feet.

Case Address	Case Number	APN	Zone	AUD type
800 SANTA BARBARA ST	MST2015-00023	031-012-028	C-2	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	23	23	23

Case Description:

Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,174 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,383 square feet of commercial floor area and 23 residential units above a subterranean parking garage containing 29 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 56 dwelling units per acre and with an average unit size of 779 square feet.

Case Address	Case Number	APN	Zone	AUD type
414 CHAPALA ST	MST2016-00190	037-211-027	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	22	22	22

Case Description:

One-time Concept Review of a proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 4,000 square feet of commercial area, and 22 rental units on a 15,246 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising three studio units, 12 1-bedroom units, and seven 2-bedroom units, with an average unit size of 809 square feet. There will be a total of 31 parking spaces located within a ground-floor garage. The project requires a Concept Review by Planning Commission for the AUD development in the priority housing overlay and on a lot greater than 15,000 square feet in size.

Case Address	Case Number	APN	Zone	AUD type
325 W ANAPAMU ST	MST2016-00101	039-212-004	R-4	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
1	10	9	10

Case Description:

This is a revised project description: This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 5,646 square foot, two-story residential apartment building housing 10 rental units. Also proposed is a 3,263 square foot carport with 10 parking spaces, 10 covered bicycle parking spaces, and a 129 square foot trash enclosure. No grading is proposed. Under AUD, the average unit size is 565 square feet, with a maximum allowed of 901 square feet. The proposed residential density is 45.4 dwelling units per acre, with a maximum of 54 units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay.

Case Address	Case Number	APN	Zone	AUD type
125 E GUTIERREZ ST	MST2016-00056	031-271-012	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
1	10	9	10

Case Description:

One-time conceptual review. Proposal to construct a 10-unit, three-story rental apartment building under the Average Unit-Size Density Incentive Program (AUD). The building consists of 10 parking spaces at grade in a parking garage, five units on the second floor, five units on the third floor, and a roof deck providing open space on the third floor roof. The existing one-story, 1,100 square foot single family dwelling and detached 220 square foot garage will be demolished. The project is located on a 7,050 square foot site within the Priority Housing Overlay area.

Pending	**AUD Priority Housing Rental Units**	**14**	**294**	**280**	**294**

Total Units: Pending 434

Status

Approved

Case Address	Case Number	APN	Zone	AUD type
3869 STATE ST	MST2013-00282	051-022-037	C-2/SD-2	AUD Affordable

Existing units	Total Units	Net New Units	New Units:
0	58	58	58

Case Description:

Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.

Case Address	Case Number	APN	Zone	AUD type
251 S HOPE AVE	MST2014-00142	051-240-008	E-3/PD/SP-4/ SD-3	AUD Affordable

Existing units	Total Units	Net New Units	New Units:
0	90	90	90

Case Description:

Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,516 square feet (gross). The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and 5 bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); an Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. Council approved the Amendment to the Rancho Arroyo Specific Plan

Approved	**AUD Affordable**		**0**	**148**	**148**	**148**

Case Address	Case Number	APN	Zone	AUD type
1105 N MILPAS ST	MST2015-00609	029-192-013	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
5	6	1	1

Case Description:

Proposal to convert an existing five-unit multi-family apartment complex into a new six-unit Average Unit Density Incentive Program (AUD) project. One existing 1,423 square foot residential unit will be converted into two units on a 10,221 square foot parcel with a Medium-High Residential Density General Plan designation. The unit sizes will be 907 square feet for Unit E and 516 square feet for Unit F. The maximum allowed average unit size is 925 square feet, and the proposed maximum average unit size is 648 square feet. Site alterations include a new 3'-0" tall, 4'-0" linear foot long garden wall and six new covered and secured bicycle parking spaces. A total of six parking spaces will be provided, with two spaces in an existing garage and four uncovered spaces. No exterior alterations are proposed to the existing building and no new floor area is proposed.

Case Address	Case Number	APN	Zone	AUD type
1818 CASTILLO ST	MST2015-00500	027-012-023	R-4	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
2	7	5	7

Case Description:

Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a two-unit, two-story duplex and a 5-unit two- and partial three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two, 2-bedroom units and five, 3-bedroom units, totaling 6,609 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.

Case Address	Case Number	APN	Zone	AUD type
915 E ANAPAMU ST	MST2007-00331	029-201-003	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
1	24	23	24

Case Description:

This is a revised project description using the Average Unit Density Incentive Program [AUD] project. The proposal still includes 24 residential apartments comprising 20,275 sq. ft. of living area, 9,170 sq. ft. of subterranean garage area, and 1,504 sq. ft. of private garage space, for a total of 30,949 sq. ft. The unit mix includes 19, one-bedroom and five, two-bedroom apartments ranging from 649 to 1,411 sq. ft., with an average unit size of 833 square feet. The revisions to the project include changes to the floor plan, exterior fenestration of Building 1, building footprint, and building height. The parking garage size was increased to provide additional parking, including accessible parking spaces and added storage for residents. The building footprints of Buildings 2 & 3 have not changed. Building 2 has a reduced unit count, from three to two. There will be 2,970 cubic yards of grading excavation and 19 trees will be removed, with five trees to be relocated on site, 16 trees to remain, 35 new oak trees [seventeen on-site and 28 off-site], and 50 new ornamental trees. Under AUD, the proposed residential density is 27 dwelling units per acre, with an average unit size of 833 sq. ft. A maximum density of 27 dwelling units per acre is allowed on this 40,055 sq. ft. parcel with a Medium-High Density Residential General Plan Land Use Designation.

Case Address	Case Number	APN	Zone	AUD type
2118 OAK PARK LN	MST2016-00089	025-221-021	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
1	5	4	4

Case Description:

Proposal for four new dwelling units in two, 2-story duplexes to be constructed under the Average Unit Density Incentive Program [AUD]. The new buildings will be constructed behind an existing 838 square foot single-family dwelling, which will be remodeled. Two existing sheds will be demolished and eight fruit trees will be removed. Five uncovered parking spaces are proposed. The total new development on this 9,375 square foot parcel will be 3,847 square feet. Grading excavation of 40 cubic yards will be balanced on site. The average unit size will be 937 square feet with an average unit size maximum allowed of 965 square feet on a parcel with a Medium High Density [15-27 dwelling units per acre] land use designation.

Case Address	Case Number	APN	Zone	AUD type
130 S ALISOS ST	MST2015-00402	017-212-015	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
5	8	3	3

Case Description:

Proposal for new dwelling units, addition, and alterations using the Average Unit-Size Density Incentive Program (AUD) which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, 4-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C [Units 1-5] will remain unaltered, with the exception of a 194 first story addition to Unit 2 in Building B. New Building D [Unit 6] will be a two-story dwelling unit with a 561 square foot, 2-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second floor deck. New Building E [Units 7 & 8] will be a two-story duplex totaling 1,888 square feet with a 97 square foot second floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.

Case Address	Case Number	APN	Zone	AUD type
226 S VOLUNTARIO ST	MST2015-00566	017-252-013	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
3	5	2	3

Case Description:

Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex (Building A) and new 935 square foot, two story dwelling unit (Building B) under the Average Unit Density Incentive Program. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.

Case Address	Case Number	APN	Zone	AUD type
1810 SAN PASCUAL ST	MST2013-00261	043-163-010	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
1	4	3	4

Case Description:

Proposal for a new two-story 5,494 square foot four-unit apartment building with four attached carport parking spaces. The existing one-story single-family residence and garage on the 8,504 square foot lot will be demolished or relocated.

Approved	**AUD Medium High Rental Units**	**18**	**59**	**41**	**46**

Case Address	Case Number	APN	Zone	AUD type
1135 SAN PASCUAL ST	MST2013-00377	039-201-003	R-3	AUD Medium High Ownership Units

Existing units	Total Units	Net New Units	New Units:
1	4	3	3

Case Description:

Proposal to construct three new 1,294 square foot, 3-bedroom condominium units and three new 282 square foot one-car garages within a new two-story building. Also proposed is to rehabilitate an existing 1,152 square foot, one-story, 2-bedroom dwelling unit and existing detached garage, and add a 300 square foot ground floor bedroom addition. The existing 302 square foot one-car garage will remain unchanged. Also proposed is 921 square feet of first- and second-story decks and patios. Total development for the site will be 4,884 square feet of residential floor area. Approximately 125 cubic yards of grading will be balanced on site. This project requires Staff Hearing Officer review for a tentative subdivision map and zoning modification.

Approved	**AUD Medium High Ownership Units**	**1**	**4**	**3**	**3**

Case Address	Case Number	APN	Zone	AUD type
15 S HOPE AVE	MST2015-00010	051-040-058	C-2/SD-2	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	46	46	46

Case Description:

This is a revised project description. Proposal to demolish the existing 8,368 square foot non-residential building and construct 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprised of 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The project is proposed under the AUD Priority Housing Overlay at a density of 60 du/ac, and the average unit size is 794 square feet.

Case Address	Case Number	APN	Zone	AUD type
604 E COTA ST	MST2014-00220	031-222-001	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
4	29	25	29

Case Description:

This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,426 square foot [net], 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,028 square feet, with a net gain of 346 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 1,409 square feet on the first floor, 8,780 square feet on the second floor, and 7,077 square feet on the third floor, for a total of 17,266 square feet of new residential floor area. A total of 37 parking spaces and 34 bike parking spaces will be provided on the ground floor. The maximum height of the building is 43'-2". Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program [AUD], the proposed residential density is 63 dwelling units per acre, with a maximum of 63 units per acre [29 units] allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 595 square feet.

Case Address	Case Number	APN	Zone	AUD type
116 E COTA ST	MST2015-00627	031-201-003	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	15	15	15

Case Description:

This is a revised project description: Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 738 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. Under the Average Unit Density Incentive Program, the proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this 10,865 square foot parcel designated Medium-High Density and within the Priority Housing Overlay area.

Case Address	Case Number	APN	Zone	AUD type
711 N MILPAS ST	MST2015-00561	031-121-014	C-2	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
2	73	71	73

Case Description:

Proposal for a new four-story, 57,721 square foot mixed-use developed to be reviewed under the Average Unit Density Incentive Program (AUD). Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished. A total of 6,656 square feet of non-residential use is proposed as well as 51,065 square feet of residential use in 73 units. The unit mix will consist of 31 2-bedroom, 2-bath units, 31 1-bedroom, 1-bath units, and nine 2-bedroom, 1-bath units. A total of 100 parking spaces are required, with 94 proposed. There would be 77 bicycle parking spaces. The average unit size will be 700 square feet, of which the maximum allowed is 970 square feet. This 69,610 square foot site encompasses eight parcels which will be merged, with a General Plan Land Use designation of Commercial/High Residential of 28-36 dwelling units per acre in the Priority Housing Overlay District. Planning Commission review is requested for a zoning modification to provide less than the required parking as well as concept review under AUD.

Approved	**AUD Priority Housing Rental Units**	**6**	**163**	**157**	**163**

Total Units: Approved 374

Status

Building Permi

Case Address	Case Number	APN	Zone	AUD type
510 N SALSIPUEDES ST	MST2013-00212	031-222-018	C-M	AUD Affordable

Existing units	Total Units	Net New Units	New Units:
0	40	40	40

Case Description:

Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.

Building Permit Issued	**AUD Affordable**	**0**	**40**	**40**	**40**

Case Address	Case Number	APN	Zone	AUD type
312 RANCHERIA ST	MST2014-00567	037-231-010	R-4	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
0	7	7	7

Case Description:

Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.

Case Address	Case Number	APN	Zone	AUD type
1118 INDIO MUERTO ST	MST2015-00537	017-291-003	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
1	2	1	1

Case Description:

This project has been revised from a proposed 1,539 square foot single-family dwelling previously approved by the Single Family Design Board to a two unit, 2,046 square foot duplex under the Average Unit Density Incentive Program (AUD). Unit 1 will comprise two stories with three bedrooms and 1,371 square feet. Unit 2 will comprise a second story above the existing 413 square foot 2-car garage, with two bedrooms and 640 square feet. The proposal includes a 35 square foot ground floor addition to the garage, bringing the garage to 448 square feet, providing bicycle parking and one covered parking space for each unit. The average unit size will be 1,005 square feet which is the maximum allowed under the AUD program for this 3,960 square foot parcel with a Medium-High Residential Density of 15-27 dwelling units per acre. The existing 889 square foot single family dwelling was demolished under separate permit.

Case Address	Case Number	APN	Zone	AUD type
1623 DE LA VINA ST	MST2014-00546	027-171-010	R-4	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
1	3	2	3

Case Description:

Proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 825 square feet, Unit B at 735 square feet, and Unit C at 805 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 788 square feet.

Case Address	Case Number	APN	Zone	AUD type
810 E CANON PERDIDO ST A	MST2013-00456	031-042-003	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
3	4	1	1

Case Description:

Proposal to legalize the conversion of an existing 1,545 square foot, one-story duplex to a triplex under the Average Unit Density (AUD) Incentive Program. The project includes "as-built" interior remodel of the duplex and the legalization of an "as-built" illegal unit, which includes a new "as-built" 220 square foot upper loft floor area on this 11,250 square foot parcel. Also proposed is to permit the after-the-fact demolition of a two-car garage, approval of five new uncovered parking spaces, associated landscape changes, and removal of unpermitted structures located within the setbacks. An existing one-story 445 square foot single-family dwelling on site will remain unaltered. This application addresses violations identified in enforcement case ENF2013-00402. The project received an environmental finding for CEQA Guidelines Section 15183 Exemption.

Building Permit Issued	**AUD Medium High Rental Units**	**5**	**16**	**11**	**12**

Case Address	Case Number	APN	Zone	AUD type
1330 CHAPALA ST	MST2013-00169	039-131-001	C-2	AUD High Density Rental Units

Existing units	Total Units	Net New Units	New Units:
0	33	33	33

Case Description:

This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of nineteen mature trees, with twelve existing trees to be protected on site and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch."

Building Permit Issued	**AUD High Density Rental Units**	**0**	**33**	**33**	**33**

Case Address	Case Number	APN	Zone	AUD type
3885 STATE ST	MST2013-00411	051-022-012	C-2/SD-2	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
0	89	89	89

Case Description:

The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.

Building Permit Issued	**AUD Priority Housing Rental Units**	**0**	**89**	**89**	**89**

Total Units: Building Permit Iss 178

Case Address	Case Number	APN	Zone	AUD type	Status
522 GARDEN ST	MST2013-00464	031-211-023	C-M	AUD Medium High Rental Units	**Certificate of O**

Existing units	Total Units	Net New Units	New Units:
0	2	2	2

Case Description:

This is a revised project description: Proposal to construct a new three-story mixed-use building on a 3,320 square foot vacant lot. The project consists of two commercial tenant spaces of 247 and 221 square feet on the ground floor, an 884 square foot residential unit with a 481 square foot deck on the second floor, a 718 square foot unit with a 175 square foot deck on the third floor and a 692 square foot roof deck. Parking consists of two residential parking spaces and two bicycle parking spaces in a two-car garage, and two uncovered parking spaces for the commercial units. The project is proposed under the Average Unit-size Density Incentive Program with the average unit size of 718 square feet.

Case Address	Case Number	APN	Zone	AUD type
1023 CACIQUE ST A	MST2014-00503	017-213-014	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
2	4	2	2

Case Description:

Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior facade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.

Certificate of Occuopancy	**AUD Medium High Rental Units**	**2**	**6**	**4**	**4**

Total Units: Certificate of Occu 6

Status

Under Appeal

Case Address	Case Number	APN	Zone	AUD type
1320 OLIVE ST	MST2014-00569	029-091-034	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
2	4	2	2

Case Description:

This is a revised project description. Proposal for a new Average Unit Density (AUD) project involving the construction of a new 1,820 square foot, two-story duplex building, composed of a 544 square foot unit above a 400 square foot two (2) car garage, and an attached two-story 684 square foot unit. The project is located on a located on an 8,123 square-foot parcel. The existing lot is developed with an existing, 1,785 square foot, one-story duplex, comprised of a 1,250 square foot unit and a 535 square foot unit. The proposal will result in a total of four residential units and will provide a total of three (3) covered parking spaces and one (1) uncovered parking space for a total of four (4) parking spaces. Four covered and secured bicycle parking spaces are provided. Under base density a maximum of three (3) units are allowed, however under the Average Unit Density (AUD) Incentive Program the project proposes a total of four (4) units. The maximum allowed average unit size is 1,040 square feet; the proposed project average unit size is 753 square feet. The project proposes to demolish an existing two-car garage and shed, includes the removal of a 24" diameter bottle brush tree and an 8" diameter ornamental pear tree. The existing, 1,785 square-foot, one-story, duplex, located at the front of the parcel, will remain with no alterations. It is a contributing historic resource to the potential Bungalow Haven Historic District. This

Under Appeal	**AUD Medium High Rental Units**	**2**	**4**	**2**	**2**

Total Units: Under Appeal 4