



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 30, 2016
AGENDA DATE: September 6, 2016
PROJECT: Average Unit- Size Density Incentive Program
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 5564
Renee Brooke, AICP, City Planner *RLB*

I. PURPOSE OF THE HEARING

Pursuant to City Council direction on May 24, 2016, staff requests that the Planning Commission review and continue to 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.

On July 21, 2016, the Planning Commission received a staff presentation and public comment, and began discussing the Average Unit-Size Density (AUD) Incentive Program (Attachments 1, 2 and 3 provide background information and minutes of that meeting). The purpose of the September 6, 2016 meeting is to continue that discussion and advise staff and the City Council as to the ability of the existing AUD Program to meet policy objectives, and/or provide recommendations to City Council regarding any necessary adjustments to the AUD Program.

II. DISCUSSION

Due to limited time for staff to prepare additional material for this follow-up discussion, this staff report primarily directs the Planning Commission and public to materials provided for the July 21, 2016 Planning Commission meeting. Updated information for pending and approved AUD Program project applications is provided below, as well as additional information regarding the affordability of workforce housing, and the role of design review boards in reviewing projects proposed under the AUD Program. Additional information, including a general summary of the Planning Commission's preliminary suggested revisions to the AUD Program, is not available in time for inclusion in this staff report, but will be presented by staff on September 6, 2016.

AUD Incentive Program Applications

The Zoning Ordinance amendment to establish the AUD Incentive Program was adopted in July 2013. As of August 1, 2016, the City has received a total of 50 applications for projects using the AUD Program. The 50 projects comprise 1,000 proposed housing units, 627 of which are located in the Priority Housing Overlay or High Density Residential categories and count toward the initial trial period of the AUD Program (either eight years or until 250 units have been constructed in the areas designated for High Density Residential or the Priority Housing Overlay). The

remaining 373 units are Affordable (205 units) or located in the Medium High Density Residential areas (168 units). Attachment 4 provides a list of AUD Incentive Program project applications in process as of August 1, 2016.

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. The 2016 AMP report will focus on a discussion as to whether the AUD Program is on track to result in generating workforce housing in the City, its stated objective. Staff anticipates releasing that AMP report in late September 2016.

Workforce Housing

One of the primary objectives of the AUD Program is to provide “workforce housing,” which typically refers to units affordable to households in the Middle and Upper Middle Income categories (these terms are further discussed in Attachment 2). Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development (HUD) and the California Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. The table below provides that information for residents of the City of Santa Barbara within the Middle and Upper Middle Income categories, based on household size. This data, updated annually, will be used to determine if the AUD Program is producing workforce housing.

	Middle Income (120-160% AMI)	Upper Middle Income (160-200% AMI)	30% Gross Monthly Income Towards Rent ¹
1-Person Household	\$64,765 - 86,352	\$86,353 - 107,940	\$1,619 - 2,698
2-Person Household	\$74,017 - 98,688	\$98,689 - 123,360	\$1,850 - 3,084
3-Person Household	\$83,269 - 111,024	\$111,025 - 138,780	\$2,081 - 3,469
4-Person Household	\$92,521 - 123,360	\$123,361 - 154,200	\$2,313 - 3,855

¹Income range includes lower end of Middle Income to upper end of Upper Middle Income

Since only six units (comprised of two projects, both located in the Medium High Density Residential area) proposed under the AUD Program have received Certificates of Occupancy, it is too soon to evaluate whether or not the AUD Program is meeting this intended objective. Staff will continue to monitor this aspect of AUD Program units that are built and occupied, and provide up-to-date information in the 2016 AMP Report, and future AMP reports.

Proximity to Transit, Services, and Recreational Opportunities

An additional objective of the AUD Program is to locate smaller rental and workforce units close to transit, and easy walking and/or biking distance to commercial services and recreational opportunities. As part of the 2016 AMP Report, staff intends to provide this data with respect to pending and approved AUD Program units, and evaluate whether or not the AUD Program is meeting this objective.

Other Criteria for AUD Program Evaluation

The Planning Commission Housing Subcommittee met several times in the last year to brainstorm and discuss criteria to properly evaluate the AUD Program over time. In addition, the Planning Commission, City Council, and the public have expressed a desire for clear criteria upon which to evaluate the ability of the AUD Program to meet its stated objectives. Although most projects approved under the AUD Program are required to submit to staff results of an annual survey, with questions related to monthly rent or purchase price, HOA dues (if applicable), periods of vacancy, household size, location of employment, and number of automobiles owned, we do not expect to begin receiving those survey results until at least December 2017. Therefore, is staff's intent to include as much relevant and readily available data as possible in the 2016 AMP Report to aid in our evaluation of the AUD Program, including, but not limited to: average unit size; bedroom count; number of on-site parking spaces; building height; floor-to-lot area ratio (FAR), and; at-grade open space area. If sites had a prior approved project proposed under the Variable Density program, staff will provide similar data for those projects, for comparison purposes.

The Role of Design Review Boards

Generally, rental housing units do not require review or specific approvals from the Planning Commission and instead are reviewed by either the Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC). AUD projects on sites in excess of 15,000 square feet and located in the High Density Residential or Priority Housing Overlay are reviewed by the Planning Commission for comments only, and development projects proposed on sites that are highly visible to the general public may be referred to the Planning Commission for comments by either the ABR or HLC at their discretion, pursuant to Santa Barbara Municipal Code Sections 22.68.050 and 22.22.133, respectively.

Since adoption of the AUD Ordinance in 2013, the ABR and HLC have expressed some concerns regarding their comfort level, ability, and readiness to review AUD projects against the Project Compatibility Criteria used by the design boards to review all other projects. In particular, the ABR and HLC could benefit from having additional information and tools to aid in their review of projects for appropriate size, bulk, scale and compatibility with existing development and historic resources, justifying requests for additional open space or increased setbacks, and ensuring that adequate amenities are provided for livability of the units.

Staff began working with a subcommittee of the HLC on August 17th to address some of their concerns specific to AUD projects being proposed in El Pueblo Viejo Landmark District. Staff anticipates adding members of the ABR and continuing work with this subcommittee to identify additional tools and methods for the HLC and ABR to review AUD projects, including additional

Planning staff support and application submittal requirements. Staff can report on our progress at the October 27, 2016 joint meeting of the City Council and Planning Commission.

III. NEXT STEPS

Public input and Planning Commission discussion and recommendations from the July 21, 2016 and September 6, 2016 meetings will be incorporated into the 2016 AMP Report being prepared for the October 27, 2016 joint meeting of the City Council and Planning Commission. Staff anticipates releasing the 2016 AMP Report in late September.

Attachments:

1. Planning Commission Minutes of July 21, 2016 Meeting
2. Planning Commission Staff Report, dated July 14, 2016 (with Exhibits A - C)
3. Powerpoint Slides presented by staff at the July 21, 2016 Planning Commission meeting
4. AUD Incentive Program Project List as of August 1, 2016



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

July 21, 2016

CALL TO ORDER:

Chair Campanella called the meeting to order at 1:03 P.M.

I. ROLL CALL

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

STAFF PRESENT:

Debra Andaloro, Principal Planner
Beatriz Gularte, Senior Planner
Rosemary Dyste, Project Planner
Rob Dayton, Principal Transportation Planner
Irma Unzueta, Project Planner
N. Scott Vincent, Assistant City Attorney
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

B. Announcements and appeals.

Ms. Gularte made the following announcements:

1. The Planning Commission meetings of August 4, 2016, and August 18, 2016, are cancelled.
2. The Planning Commission's decision on 1417 San Miguel Avenue will be heard on appeal by City Council on Tuesday, July 26, 2016.

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. July 7, 2016

2. PC Reso No. 017-16
1925 El Camino de la Luz – FMND

Commissioner Higgins requested clarification of the format used for the minutes. Planning Commission Secretary Julie Rodriguez responded that the format is to record the action of the Commission, which is often a motion, with inclusion of a summary sentence for any Commissioner found in the minority position of the motion.

MOTION: Lodge/Thompson

Approve the minutes and resolution.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Jordan). Absent: 0

- D. Comments from members of the public pertaining to items not on this agenda.

Chair Campanella opened the public hearing at 1:06 P.M. and the following comments were made:

1. Denise Spangler Adams, Montecito Vista, spoke to the land development agreement made by the City after the Sycamore Fire that required land owners within the Montecito Vista development to maintain twenty six conditions that were to run with the land. All original property owners have these conditions. As properties have been sold, these conditions are not being made known to new property owners, which is a concern due to the development being in a high fire area. She request that the Planning Commission improve communication so that all future owners understand the responsibilities of the conditions that run with the property.
2. Lee Moldaver, Citizens Planning Association (CPA), intended to speak about CPA's Annual Meeting at the Pico Adobe on Saturday, July 23, 2016. Instead, he was inspired to share a tribute to Sue Higman and provided recollections of her contributions to CPA.

With no one wishing to speak, the hearing was closed at 1:13 P.M.

III. DISCUSSION ITEM

ACTUAL TIME: 1:13 P.M.

AVERAGE UNIT DENSITY (AUD) INCENTIVE PROGRAM

Staff will discuss the Average Unit-Size Density (AUD) Incentive Program (Santa Barbara Municipal Code Chapter 28.20). The purpose of the meeting will be to review the AUD Incentive Program policy objectives in the General Plan and Zoning Ordinance and consider whether the stated objectives are being met and/or if minor ordinance amendments should be considered.

The AUD 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.

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Debra Andaloro, Principal Planner, gave the Staff presentation. Rosemary Dyste, Project Planner; Irma Unzuerta, Project Planner; and Rob Dayton, Principal Transportation Planner, were available to answer any of the Commission's questions.

Members of the Architectural Board of Review (ABR) and Historic Landmarks Commission (HLC) were invited to attend and provided the following comments:

1. Bill Mahan, Historic Landmarks Commission (HLC) Member, approved of Staff's report. He referenced HLC's challenges with 2 recent AUD projects: 800 Santa Barbara Street and 1032 Santa Barbara Street where they considered the projects to be too dense. A general rule of architecture is that "form follows function". If the function is to put as many units as possible in a building and the HLC has no say on the function, then the building starts to bulge and the HLC senses it when looking at the architecture's size, bulk and scale pushing out. He wishes that the ordinance provided more breadth with tools to give the HLC some discretion, such as with parking requirements. It is good if the developer and the reviewing body can be on the same wave length. Presently the AUD seems to give the Applicant the ability to make larger building, while the HLC is challenged with maintaining the size, bulk, and scale and resulting in a struggle between the Applicant and the reviewing body.
2. Judy Orias, HLC, was delighted to see that AUD is taking into account grocery store and bus service. One thing that is missing is consideration for children that will live in the AUD units. Parks and facilities for children need to be considered. Recently HLC saw a project that proposed a 4-bedroom unit and suggested to either limit the number of bedrooms in a unit or increase the parking. She is concerned with compatibility of proposed buildings with adjoining buildings, particularly in the El Pueblo Viejo. She suggested that consideration be given to the location and the possibility of children in the units; the number of bedrooms and the parking requirement; and design compatibility in the area. There needs to be flexibility in the AUD to allow projects to succeed in the quality of life for the people who will live in them. We also need to make sure that the units are for workforce housing.
3. Howard Wittausch, Architectural Board of Review (ABR), stated that the AUD projects fall into two parts. One part is in the commercial district on large lots adjacent to other buildings on large lots. The other part is projects proposed in neighborhoods zoned R-2 and R-3. Projects in commercial zones seem appropriate to those districts. In the neighborhood areas, the AUD projects are 4-stories, packed to the property lines, at grade-level parking, and usually adjacent to 1 or 2-story single family residences. Many neighbors appear at meetings objecting to the projects. ABR is

challenged to hear the neighborhood comments and not be influenced. He asked for consideration in reducing building height in neighborhood projects, not allowing the projects to be exempt from the setbacks, and from other architectural nuances that would allow ABR to review a project for size, bulk, and scale in that neighborhood. The way AUD projects are being developed is an intrusion to the neighborhoods and is shocking. In the neighborhoods, one project came to ABR that was more like a dormitory with 10 bedrooms, each of which constitutes a unit. Work force housing is not for families and not for children. Because the projects are so packed on the lot, the amount of open space, individually and collectively, is minimal.

Chair Campanella opened the public hearing at 2:01 P.M.

The following public comments were made:

1. Michael Noland, purchased a unit on West De la Guerra, adjacent to a proposed AUD development. He is concerned with the loss of sunshine, views, privacy, noise, and parking. This is near De la Guerra and Chapala Street where there is already no parking. He is concerned with the impact the project will have on his home and with the increased density. He does not want Santa Barbara to become like West Los Angeles.
2. Mark Sheridan, asked that all neighborhoods, not just El Pueblo Viejo, be protected. Asked that the AUD program take a pause and evaluate real data. He stated that Staff seems biased in support for the program and that their concerns are being patronized. He asked that staff question the assumptions made on parking exemptions. He asked that Staff look at the unintended consequences of the policies that are destroying neighborhoods. He questioned the special districts and streamlining of projects.
3. Kathy Houlihan has followed an AUD project proposed for her neighborhood. There is one parking space, with possible tandem parking, for 1-bedroom units. The parking does not take into account the business in the building or service providers to the building. HLC cannot deal with parking, but the City needs to address it. Affordability is a major reason for the AUD program, yet these units are not affordable in Downtown as architects bulge the buildings. Trees will be lost. Light will be sacrificed. Individual outdoor private space for recreation and enjoyment is sacrificed for communal out door roof congregation.
4. Lindsey Baker, League of Women Voters, initially supported the AUD program to relieve the City's chronic shortage of affordable housing and recognized adaptive management as a key element of the program. This experiment is not even close to completion. There are 900 reported units in the planning pipeline. It is estimated that it will be 3 years before we see the results and not know how many projects will be in the pipeline by then. The number of applications submitted was never anticipated and not triggering adaptive management. The league recommends that the City take a pause in taking any more projects in the high density and priority housing categories until the initial projects have been properly analyzed and adjustments made to the program. Changes may need to be made more immediately in such areas as size, bulk,

- scale and compatibility, parking, whether the occupants are part of the work force, and water. This experiment has come off the tracks and needs to be put back on the rails.
5. Joe Rution acknowledged Santa Barbara's long tradition of growth management. In recent years, we have eased up on this to create local workforce housing. This community consent is conditioned on whether or not these projects will work. If they do not work, then it does not matter how many development applications are in the pipeline. He is concerned that the program is based on huge assumptions. One assumption being that if we build small units that they will go to Santa Barbarians. It is possible that the units will go to people out of the area and why adaptive management is so important. He suggests a pause to be able to do the adaptive management analysis to see how the program is working. We can then either modify, or terminate the program.
 6. Mark Kirkhart, Design Architects, stated that to judge this program on the 'breadth taking number of units that will be built', is not accurate. Getting a product application submitted is a far cry from actually getting the unit built. Beyond design board approval, the Applicant has to contend with financing, economic variables, etc. He suggested that we need to keep the pace and get to 250 units of certificates of occupancy. This may take longer than what has been anticipated. Regarding parking and cars, he said that we are in an unprecedented part in history to know how cars will be effecting our lives. There will be autonomous vehicles in the near future. There are fewer 16 year olds even applying for licenses due to diminished interest in driving. He suggested a permit parking program for off hour parking for Downtown AUD projects as a stop gap. He noted that The Marc took 6 months through the entitlement process and the streamlined process was helpful. It took a year total to get to building permit.
 7. Mary Louise Days, request that AUD map be looked at carefully with regard to areas near historic buildings and El Pueblo Viejo. If the backlog of proposed projects are constructed in outer State Street area , the traffic and parking will be unbearable. The architectural renderings of some proposed projects show that the ABR is forgetting its mandate about respecting Santa Barbara's heritage and recognizing its architectural character.
 8. David Myers, 1032 Santa Barbara St., submitted a memo with recommendations. He stated that in Downtown there are city lots going unused at nighttime as well as a city permit program. If City staff would recommend that AUD tenants be able to use a Downtown parking permit to the closest parking lot structure when it is not in use, then it could help with parking utilization. He also asked Staff to review the seventy-five minute restriction on Saturdays that could allow families to use parking when it is not being used for business purposes. He cited a University of Michigan study that found only thirty-one percent of households only have 1 vehicle. Not everyone uses more than one vehicle. It is expected to go from 2.1 vehicles per household to 1.2 per household with use of shared vehicles, Uber, and autonomous driving. With regard to size, bulk, and scale, AUD is less restrictive than developing under mixed use or commercial.

9. Kellem de Forest said the look of Santa Barbara is what make unique and attractive, as well as a magnet for tourists that support the economy. The AUD program works counter to this because it encourages bulky, oversized, structures located in inappropriate spots. This will detract from the look of Santa Barbara, making Santa Barbara look like any other city, and detour tourists from wanting to come to Santa Barbara.
10. Naomi Green stated that the AUD program conceptually is admirable. Somewhere along the way, it has gotten out of control. A proposed project on 711 Milpas Street is bulging at 4-stories in a neighborhood of low mom and pop stores and 1-story houses. This will look like a monstrosity in the neighborhood. The neighborhood already has congested parking. The idea of eliminating parking is not realistic when transit does not exist today to support this concept. We think about parking, but should be thinking of transit options with these developments
11. Steve Harrel could not stay but is in support of the AUD program
12. Natalia Govoni, said that the Sahara Desert, Easter Island and Santa Barbara all share something in common. They were all once lush green space. She cautioned against damaging our eco-system and held up pictures of recent AUD projects stating that someone has to say “stop”, “enough”, “not on my watch”. We have to consider the consequences of what we enact.
13. Brian Barnwell submitted written document and supports Mr. Mahans comments on the limitations of the ABR and HLC . They do not do site visits which would be needed to allow for compatibility judgment of neighborhoods. Agrees with Mr. Wittausch that there needs to be a difference between commercial zones and R-2 and R-3 zones. There are few appeals seen because there are few neighbors in C-2 areas or neighbors not invested in the neighborhood. It doesn't mean the neighborhood is behind the project. Design dictates the rent rate. There is no restriction on how the developer designs the units. The rent rates are going to go up because the units are being well-designed and will not attract the intended renter that the units were built for. It is OK for the City to create wealth for multi-unit owners, but the City should step into the process and nuance it so that it is not left to the design review boards that are handcuffed. On size, bulk, and scale, there should not be 3-bedroom designs. Direction should be given to design boards on how to interpret the laws. With regard to parking, suggest doing a red curb study to see what may need repainting and restriping.
14. Anne Peterson, Executive Director of Trust for Historic Preservation, remains concerned with the potential effects of AUD projects in the sensitive historic area of El Pueblo Viejo. Requests that the AUD process include review of the map of properties which are allowed to request AUD projects. There are properties that are in the El Pueblo Viejo District, and in some cases adjacent to historic properties.
15. Mickey Flacks spoke to the fear of density being misplaced, citing reference to New York which has the most energy efficiency per capita than any city and also has residents with longer life spans than any city in the country. Most residents in Santa Barbara are renters, so should not be feared. The AUD program could use some improvements: 1. Lease agreements should restrict use for only primary residents. 2.

- No subletting would be allowed. 3. Inclusionary units should be included, even with a workforce notion. 4. Rent rates should be presented to the City in the pro forma so that we know what the intended rates will be charged by the developer. Agreed with Mr. Barnwell that the City has the right to make certain demands of the developer.
16. Maggie Campbell, Downtown Santa Barbara Executive Director, has lived in dense downtown areas and wanted to comment on how she thinks this kind of development will play out in a historic neighborhood. Saw developers obtain entitlements and concessions under mixed use, but did not bring mixed use. Instead maximized their projects for optimum housing. She does not see apartment developments adjacent to commercial areas as bringing walkability. State Street will not provide residential serving retail. You will see this on side streets or ground floors of projects. If developers are only developing 500-1000 square feet commercial spaces, it will not be enough for retail tenants to be able to pay the rent. You will end up with liquor stores on the corners and multiple car trips. Think about holding developers to mixed use, besides having units.
 17. Jan Banister, shared three points: 1. Of the 270 units shown as more than likely to be done, 90 units (Hope Avenue) were left out bringing the number to 360 units. 30 parking spaces were allowed for 90 units. 2. The AUD program was to be spread over the city, however, over 50% of the development is pegged for the Upper State Street commercial zoning corridor. She questioned how all this development could go on when there no parking up there now. 3. All assumptions about this development being appropriate to support affordable rentals for workforce housing does not seem to be happening. If there were families that were to go into the approved 300 units, there are no parks to support the families. Urged to close the program now that there are 300 approved units to review the downsides.
 18. Lisa Plowman Coastal Housing Coalition Board Member, reflected on all the work done during the General Plan to come up with the AUD program. Data is needed before we can tweak the program or we will encounter unintended consequences. Size, bulk and scale is working as a project goes through the process. With regard to parking, we are in a transitional point in our lifetime with car ownership. Instead of increasing parking requirements, let's talk about using car shares, transit, bike facilities, Uber, we are trying to encourage a change. Also, we are speculating about rents and need to look at whether the projects will support the desired rents. She suggested that there is no need to amend the standards to honor El Pueblo Viejo because the HLC review works to ensure projects are compatible and projects that are struggling should be referred to the Planning Commission.
 19. Bob Ludwick represents 8 1-bedroom units that were built in the 1970's on East Gutierrez, near a transit center. They have had 12 parking spaces and at no time in the last fourteen years, have we had more than 5 cars using the parking spaces. He does not think that we should use qualifiers such as affordable housing or workforce housing. We should just build housing. May not agree with Ms. Flacks suggestions, but does think that some review of the AUD program should be done.

20. Lee Moldaver, Citizens Planning Association (CPA), thanked staff for the overview. He supports many of the comments made by Mr. Mahan and Mr. Wittausch, and the four suggestions made by Ms. Flacks. He is also supportive of Ms. Plowman's suggestion for car sharing. He did note that many suggestions of one car per unit are dependent on public transit and public transit is under a lot of funding stress. He supports the AUD test areas and looking for more affordable test areas. He asked that as the Commission reviews the AUD, that it reflect on when the SD-2 Overlay was created for Upper State Street, the Council committed to the residents that savings of congestions through traffic and mobility improvements would not be used to create new development to create new congestion.
21. Christine Neuhauser lives on the 900 block of East Canon Perdido and when she sees all the four story Milpas developments being built, they take away from the free sky views. Asked that the Commission not mar the sky line. The bulk is way too large and creates ghettos.
22. Greg Reitz, Rethink Developers (The Marc on Upper State Street), says that their projected median rent falls in the target range of 120-200% AMI. That projection is based on the market, though they have not rented anything yet. This will be the first AUD project to come on the market. Also missed in the big picture is comparing what these AUD projects do in the context of the overall market which is taking people out of older units and increasing the supply. Forty nine percent of the entire City population own 1 car or less, based on the census.
23. Ken Oplinger, Santa Barbara Chamber of Commerce Executive Director, noted that the discussion fell into people that are concerned with size, scope and compatibility of projects, while others are concerned with whether the housing will meet the need that we have. He supports Staff in the need to continue the AUD program to be able to get the data to see if it is working. There are 15-20,000 people commuting from the south into Santa Barbara each day because there is not enough housing available. We need housing built for meeting the needs of the business community. We need to either build out or build up and we can only build up.
24. Ellen Bildsten, AIA Member and Coastal Housing Coalition (CHC) Board Member, said that a CHC Study found that fifteen years ago, people were easily able to afford buying or renting housing in Santa Barbara. This is no longer the case. As an architect, she has worked on AUD projects that are fewer units and smaller square footage than AUD prescribes and finds that to be the maximum that can fit on a typical Santa Barbara lot. The AUD regulations are fine and the process is appropriate.
25. Denise Adams agrees with prior speakers that we are creating an alternative community. Suggested the City do market research. People want smaller units that they can afford and still have quality of life. She asked why we would want to go beyond the HUD or standard guidelines of 540 square feet. She would like the City to look at a street width ordinance. If a street is not a certain width, then no off-street parking should be allowed.
26. Chair Campanella read into the record Leslie Colasse's comments that Milpas and Haley need design guidelines in order to provide the ABR with tools and direction regarding context and neighborhood compatibility. ABR is not demanding

appropriate levels of compatibility regarding bulk, scale, and architectural character. Without stricter guidelines in the neighborhoods, they will lose their underlying architectural character. Current pending projects should not be allowed to proceed until such guidelines are put in place as they are putting the neighborhoods at risk.

With no one else wishing to speak, the public hearing was closed at 3:25 P.M.

Chair Campanella called for a recess at 3:25 P.M. and reconvened the meeting at 3:42 P.M.

The Planning Commission was asked to comment on whether the AUD Incentive Program was meeting its objectives; advocating for a multi-use/mixed use design guidelines; studying a parking requirement ordinance amendment; and monitoring unit affordability, as well as general comments.

Commissioner's Comments:

Commissioner Higgins:

1. We are in a crazy real estate market where every coastal city in CA is undergoing a real estate boom, so how do we separate what effect pent up housing demand is having on AUD versus a normalized real estate market
2. Would like to see the Housing Subcommittee meet in the future to review some of these AUD issues in further detail, preferably before the report is written.
3. The AUD program is meeting its goals.
4. The Commission or public speakers are not apartment dwellers, so it would be nice to hear from apartment occupants that this effort appears to be curtailing. We need to speak to the occupants of these projects.
5. In terms of parking, he sees the mixed-use design guidelines as having a parking requirement component to it or coming from a parking ordinance amendment. He is not sure that this will solve the problem.
6. The bedroom counts is a tough issue. If you limit 3-bedroom units, or say that you need to add another parking space to a 3-bedroom unit, then you are stifling the concept that families can live in these projects and because there will not be incentive to build 3-bedroom units. He would be interested in studying it.
7. Sounds like ABR and HLC would like more teeth in their discretion with regard to parking or other development standards. He does not think this is necessary. It would be nice to have projects kicked up to the Planning Commission in the form of a Use Permit so that where additional parking requirements could be added by the Commission, it could be an option. He would be inclined to hear more from Staff on how this request could be accommodated.
8. Would never have supported connecting the affordability of these new AUD projects as a comparison to rents for existing apartments.

9. In this market, people will increase the income that goes toward housing up from 30%. Then we should discount the rents on new product for a better comparison on whether AUD is creating affordable units.
10. He does not support having to do additional environmental review. It has already been done. These are CEQA exemptions that have been mandated by the State for infill housing and the reason why our hands are tied.
11. Regarding parking, he thinks we can ask Applicants to do a better job with showing parking demand. It's nice to have that disclosure as part of the file. If possible, would like to ask Applicants' to include right of way availability in their projects, like was done with the bike lane project on Micheltorena for the Bicycle Master Plan, quantifies availability of ROW parking in neighborhoods.
12. If we are not doing the AUD program or modifying it, then asked what are we doing in terms of a Housing Element or policies in the General Plan for residential second units, or inclusionary housing, or opportunity sites, or do we have an affordable housing facilitator, as outlined in the General Plan.
13. Regarding pricing, he would want to look at the reasonable number of units that we are expecting to be built under the program if there are no changes, peeling away the market demand, peeling away the pent up demand, and peeling away the fact that all the easier project sites are in the AUD queue.

Commissioner Jordan:

1. The AUD program has been wildly successful, but only based the on number of units increasing.
2. The problem with the concept is that this is the only measurement we have and we are not able to measure the impact. It is not premature to do a measurement, only too late in hindsight, because no one anticipated the large number of units proposed.
3. We have not done a good job on addressing the non-policy concerns. We have not given the people with non-policy concerns a fair shake. This has been reflected in some of the anecdotal stories heard.
4. Design review boards find themselves going through the motions on compatibility. They are seeing the policy driver and are focusing on that as a dead end to looking at compatibility. This is Ok if we acknowledge that we are willing to live with the impacts (parking impacts, neighborhood compatibility impacts, adjacent business district impacts, etc.) for the gain of more housing. If this is the case, we should stand up and say that.
5. The measurements for success have been based on the number of units and we have not set ourselves up to worry about measuring the impacts. We have not put resources into actually determining what the conditions on the ground are or have been before the project was put in place. Then when we begin to measure, in a year or two after the project has been occupied, we will not have a clear picture of what was there three years before.
6. He also finds missing, is the case where residential uses have been impacted with what was on the site to begin with versus what is being replaced on the site. We are missing

the human element. Where did the people that lived there before go? He wondered if it is an acceptable consequence for the goal and the gain of the rental units.

7. He wondered what happens when this program gets closer to sunseting and how we can tweak it. He would like to see his list in a future meeting for the Housing Subcommittee and maybe a work session for the Planning Commission:
 - a. Likes the suggestion on a requirement for car share.
 - b. Likes the suggestion on parking on off hours in public lots. This could give people with a second car an option and serve as an incentive for moving into a unit if they knew they could keep their second car.
 - c. We need to resolve the data collection survey issues. The data will be essential to where this goes in the future.
 - d. Would like future water use to be a requirement in these projects to be sure that assumptions made years before were correct versus what's being used.
 - e. We need to accelerate the protections for our historical and cultural sites. This is important enough that a criteria should be set for any project in the two highest categories within some criteria of adjacency to a historic or cultural site come to the Planning Commission for comments in addition to going before the HLC.
 - f. Look at putting better requirements on indoor and secure bicycle storage, not just a room where people throw bikes in. Invest in a controlled secure area, such as the Granada garage, with adequate bike storage.
 - g. A contribution to Metropolitan Transit District (MTD) for bus stop improvements, maintenance on bus stop facilities on the street, and for existing or new shuttle routes.
 - h. Funding improvements on livability for street scape trees. We are increasing the number of people, but not increasing the livability standards around them. Add street trees, parks, community rooms, playgrounds, human space.
 - i. Review the whole relationship between 3-bedroom, 2-bedroom, and 1-bedroom and how it relates to parking.
 - j. In general, wants a conversation on 3-bedrooms as a component of AUD entitlements.
 - k. Lot of good suggestions for the recommended Housing Subcommittee meeting or the Planning Commission Work Session that were made on the sheet submitted by Brian Barnwell and should be used as a part of the meeting.
 - l. On pacing, he is less interested in a numbers standpoint, but more interested in the components of a future AUD program. Each one added becomes a financial burden on a potential project. This could organically begin to limit the infusion of those projects. He could live with it if it was agreed that those would be components of future projects.

Commissioner Lodge:

1. Was puzzled with why this project has been so popular and enormously successful that developers want to come up with rental housing. Her theory is that previously under 45', you could only have three stories. With the AUD program, we allow up to four stories. That is the equivalent of giving developers in these zones one third more property in their development. Developers would not be proposing these projects if they did not see them as profitable. The four stories within 45' projects are resulting in projects that are occupying every cubic foot of space over land. Then common open space ends up on the roof and the result is buildings that are out of place.
2. As the Planning Commission's Liaison to HLC, she has watched them struggle. There is no staff report provided or back up, only a set of plans. The compatibility issue is difficult for HLC. The Multi-Unit Design Guidelines would be helpful, but if they are limited to one parking space per unit, they have nowhere to go.
3. Suggested amending the ordinance to use the standards used by the Marck One(1.3 parking spaces per unit, regardless of size) and the Marc Two (1.5 parking spaces per unit). Also recommended that there be a maximum of 2 bathrooms per unit.
4. On the sunseting of the AUD program, she could never understand why the AUD program was set to go back to variable density when it was preferable to variable density and encouraged smaller units.
5. Agrees with Commissioner Jordan on looking at the impacts to historic resources.
6. With regard to pacing, no one expected that the program would have this interest. We need to look at stopping the receipt of applications as a part of pacing.

Commissioner Thompson:

1. We have had good discussion and ideas presented. Thanked members of the public. Looking back to the reason the program was started was to incentivize smaller rental units, so in regard to the numbers, we have been successful.
2. Agrees with Commissioner Jordan that we have to start evaluating the impact of the success of getting the additional units. There have been unintended consequences that have surfaced. We need to look at tweaking:
 - a. The differences in commercial zones as compared to the R-3 zones.
 - b. Evaluating the liability of parking. Agrees with a parking study. We need to look at parking based on either a factor such as what has been suggested or based on bedroom count, not unit count.
 - c. Look at the viability for AUD projects at decoupling parking from the units and rent the parking separately from the units.

- d. Look at possible amendment to the way the program is implemented in R-3 zones for better neighborhood compatibility.
- e. ABR and HLC should get full staff reports and site visits to help them better understand neighborhood compatibility issues before decisions are made.
- f. We should start looking at a unit limit for annual projects going through the process. We have done this with condo conversions. We need to control the pacing of this by how many projects we put through each year, starting now, so that we do not get overwhelmed and we know how to proceed.
- g. Agrees with other Commissioners that we should relook at the impacts on historical/cultural areas
- h. We should take water into consideration. Basically, we are giving away water that we are saving to new projects.

Commissioner Schwartz:

- 1. Does not believe that pacing is needed. We have a stringent review and approval process and it is working.
- 2. We need to fast track completion of success criteria. The trial period is going to sunset in the next 24 months and we cannot revert to variable density.
- 3. The AUD program is meeting its objectives. Many properties are ripe for redevelopment and the ordinance was crafted in a way that is attractive.
- 4. Would like to see multi-unit design guidelines. Watches ABR and HLC struggle with making decisions using outdated design guidelines.
- 5. Regarding the parking requirements, she mentioned looking at the City parking structures for use during non-peak periods. She asked that the Saturday parking restrictions be revisited. She wondered if there was any way to loosen the ADA parking requirements so that we are not further reducing the number of non-handicapped spaces per unit.
- 6. Was intrigued at Ms. Flack's suggestion of 'no subletting' and would like it considered.
- 7. In terms of the Planning Commission's relationships and the process between Planning Commission and the review boards, she would like to suggest that we need more work. We have improved, but as she watches ABR and HLC meetings more refinement is needed for the Applicants and for the process to make the design review boards as comfortable as possible within their scope of authority. She is not in support of expanding their roles to mini-Planning Commission bodies.

Commissioner Lodge left the dais at 5:06 P.M. and did not return.

Commissioner Pujo:

1. We are meeting our objectives. Yes, the AUD program has been very successful in terms of numbers. Even in terms of numbers formed and the type of development, there has been success.
2. Of the numbers that have been given, we have the responsibility to report back and understand how this program has been working. We have 2 years to get this done.
3. We need to start working on preparing for that review now and put a lot more focus and energy now.
4. In terms of parking, she stated that it is premature to look at an ordinance now. What we have now is a lot of comment about what may or may not happen when those units are built. But we don't yet have facts. There is no analysis of relevant baseline data that first started from the General Plan and what that anticipated; how that may or may not have changed in these neighborhoods where we are getting the units, and is that still the same as when the General Plan was adopted and the EIR for the General Plan was adopted. Then take a look at the potential build out for the units we are actually getting and how it works together as to what we really were hoping to get.
5. Without baseline data to build from, instead of trying to pick out a new ordinance number, we need to actually look at what we have and get a study group. We have a Housing Subcommittee and an AUD Committee. We need to formalize and broaden these things. The budget request that would go to working on initiating an ordinance needs to go to addressing these other issues. It goes beyond parking, as we have heard today. We need to look at issues of compatibility with multi-unit mixed design guidelines, water, and amenities.
6. We need to recognize that within the AUD overlay areas, there may be different distinguishing features neighborhood to neighborhood that we should take a fresh look at.
7. In terms of parking, it's not just the parking ratio, it is also the support services and alternatives to parking. We need to look at those and compare it to baseline. We need to compare to a very well-studied overview of where we are in our adaptive management approach. It should be that type of study and not just pick whatever got the most comments, do an ordinance, and change something.
8. Regarding pacing, if we had a study group looking at this and had a closer look at projects on the ground, we might be able to get better info on what the number of units is and how fast we are getting there. She questions the feasibility of pacing mechanisms. Without the review of where are resources are that would support the need to pace it, she questions the success of a pacing mechanism and what it would be based on.

Commissioner Campanella:

1. We have forty-nine projects in the process. There have been four appeals with two of the four on affordable projects.
2. Need to keep in mind in medium high density areas where the square footage represents about 50% of the land area, intentionally so we wouldn't have big buildings, if you start adding 2-car parking to 2-bedrooms, you are creating garages and going up two-stories front-to-back or you lose units. You need to balance parking against size, bulk, and scale in areas of medium, high density areas. He suggested talking to some of the architects to ask what it would look to add two cars per every 2-bedroom.
3. We have a Housing Element implementation item that encourages 3-bedroom units and that we report on each year to HCD. We don't want to eliminate them, but if a developer wants to put them in, then there should be consideration for some additional room for parking on site.
4. The AUD program is meeting its objectives. We have not created more stories, they were already allowed under the framework that existed before. We are trying to carve out these buildings so that they are not luxury condos.
5. The purpose for multi-unit, mixed-use design, is good. We should have someone facilitate this because it is a different type of product.
6. Regarding parking, not every site facilitates tandem parking. He would not go to the extent of requiring 2-bedrooms to have more parking, but would consider more parking for 3-bedrooms and allow the developer to decide :
7. A design guideline would be a good facilitation and answer questions, such as where can you best use Spanish Colonial revival, or modern design.
8. On affordability by requirement, under the ordinance, there are employee housing programs that can be done, co-ops that can be done, and state bonus density that is either voluntary or required in certain situations. Perhaps we can see if people want to run a parallel track and see if there is program that can be used to incentivize rent restricted product without burdening a market rate project on the rents. Before we burden the projects with inclusionary housing, we need to look at other programs, like the employer workforce housing program.
9. We need to accelerate the review of what is being created. Let's review the projects that have come in. Let's look at the rents. Let's look at underwriting in the landlord community in this market and what they are approving for someone to move in. Review product and see what rents are reasonable. Then let's set this all up to monitor when we do see these projects come in.

10. As far as pacing, he is not sure what that means or how you would do it short of a complete moratorium that would in turn create a situation that might not be in keeping with our Housing Element in what we are trying to produce. He suggested shortening the review period and accelerating the process.

II. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:29 P.M.

- A. Committee and Liaison Reports
 1. Staff Hearing Officer Liaison Report
None was given.
 2. Other Committee and Liaison Reports
No reports were given.

III. ADJOURNMENT

Chair Campanella adjourned the meeting at 5:30 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary



City of Santa Barbara California

III.

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 *DB*

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 <i>(effective 3/28/2016)</i>					
	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

LAND USE ELEMENT

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).

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.

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.)

MAP:

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM MAP

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

- 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.

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COMMUNITY DEVELOPMENT DEPARTMENT

**AUD INCENTIVE PROGRAM
PLANNING COMMISSION DISCUSSION**

July 21, 2016

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Meeting Purpose

- Council direction (May 24, 2016)
- Discuss AUD Incentive Program's Trial Period Sunset
- Review and Consider
 - AUD Incentive Program objectives
 - General Plan policies
 - AUD Incentive Program ordinance
 - Possible minor ordinance amendments
 - 2016 Adaptive Management Program Report

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Agenda

- Staff presentation
- Public comment
- Planning Commission discussion and recommendation
- Conclude by 5 p.m.

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STAFF PRESENTATION

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Adaptive Management Program

- Provides an opportunity for timely policy and implementation action adjustments
- Annual Report
 - Next report for 2016 Fall Joint Council/PC meeting (tentatively October 27th)
 - Will focus on AUD Incentive Program
 - *Is the Program meeting its objectives?*
 - *Possible minor ordinance amendments*

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BACKGROUND

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1960's-1980's

- **1960's--Rapid Growth But Starting To Slow**
 - Almost a 50% increase in residential units
 - *Multi-family units account for most of increase*
- **1970's—Slower Growth But More Non-Residential Development**
 - Majority of new units are multi-family
 - Living Within Our Resources
 - *Residential downzoning occurs to establish residential build-out consistent with community resources*
- **1980's--Continued Non-Residential Development**
 - Measure E - Amends City Charter setting limits to non-residential growth
 - *Focus is on managing non-residential growth to keep build-out within community's resources*

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1990's

- **General Plan Amendments**
 - Land Use
 - *Reduced non-residential growth potential and prioritized residential and mixed-use development*
 - Housing Element
 - *Encouraged multi-family, mixed-use development in and around Downtown and commercial areas, and transportation corridors*
 - Circulation Element
 - *Encouraged reduced reliance on the car and increased use of alternative modes*

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1990's

- Zoning standards and requirements revised to encourage mixed-use and residential development Downtown
 - Variable Density Standards extended to commercial zones
 - Intended to encourage more, smaller units

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2000's

- What happened?
 - More, larger, expensive condos
- 2005 Housing Element
 - Change Zoning Ordinance so that the use of Variable Density Standards more closely matches the original intent (more, smaller units)

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AUD INCENTIVE PROGRAM

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2012 General Plan Land Use Element

- "...encourage smaller rental and workforce units close to transit, and easy walking and/or biking distance to commercial services and recreational opportunities"
- "...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"

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**2013 AUD Ordinance Amendment
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.**”

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AUD Incentive Program Objectives

- Encourage smaller rental units
- Locate units close to transit, services, and recreational opportunities
- Encourage workforce housing

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Successes

- Generating development applications for rental housing and providing additional residential units

AUD Pending And Approved 8/21/16	Net New Units
AUD Affordable	204
AUD High Density Ownership Units	4
AUD High Density Rental Units	86
AUD Medium High Ownership Units	3
AUD Medium High Rental Units	80
AUD Priority Housing Rental Units	526
Grand Total	902

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Successes

- Generating small housing unit designs
 - None over 45' height

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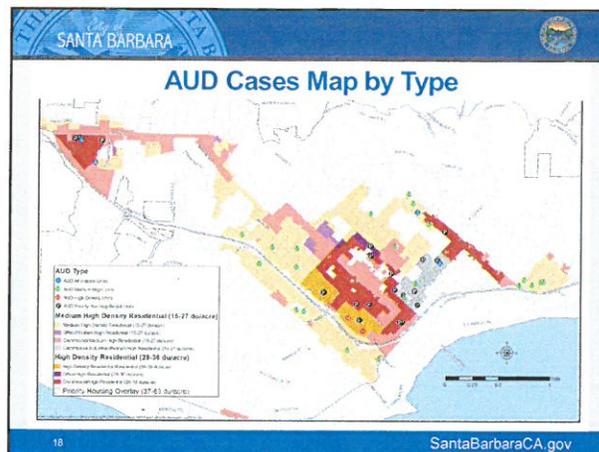
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Other Successes

- Redeveloping under-utilized non-residential development into housing
 - Reducing the City's non-residential footprint
 - ~85% of AUD Incentive Program units are located in the commercial zones
- Potentially improving the jobs/housing ratio
- Adding jobs and revenue through increased development and construction
- Streamlining the development, environmental and design review processes for rental projects

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Challenges

- Size, bulk and scale, and compatibility with existing development and historic resources
- Ensuring proposed units will serve as workforce housing
- Supply and demand of on- and off-street parking resources

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Size, Bulk and Scale, and Compatibility with Existing Development and Historic Resources

- Process is working
 - Existing design review process in place
 - Required PC conceptual review for larger AUD Incentive Program projects
 - ABR and HLC ability to refer any project to the PC for comments
 - 800 Santa Barbara St. & 1032 Santa Barbara St.
- Limited appeals
 - 1818 Castillo St. & 1320 Olive St.

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Size, Bulk and Scale, and Compatibility with Existing Development and Historic Resources

- Staff recommends
 - No ordinance changes
 - Multi-Unit/Mixed-Use Design Guidelines

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Will Units Serve as Workforce Housing?

- What is Workforce Housing?
 - Households that are overqualified for subsidized affordable housing, yet cannot afford to purchase average market-rate housing
 - 120% to 200% of the Area Median Income

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Will Units Serve as Workforce Housing?

- Santa Barbara County AMI is \$77,100 for a household of four

		Income Categories (Reference 5/28/2016)			
	Percentage of AMI	1 Person	2 Persons	3 Persons	4 Persons
Middle Income (Affordable Rent)	120%-180%	\$64,785 - \$94,382 (\$1,619 - \$2,356)	\$74,017 - \$98,688 (\$1,850 - \$2,467)	\$92,769 - \$111,024 (\$2,382 - \$2,776)	\$92,521 - \$123,369 (\$2,313 - \$3,084)
Upper-Middle Income (Affordable Rent)	180%-200%	\$86,363 - \$107,840 (\$2,158 - \$2,696)	\$99,089 - \$122,340 (\$2,487 - \$3,054)	\$111,825 - \$136,785 (\$2,779 - \$3,470)	\$122,381 - \$164,299 (\$3,084 - \$3,856)

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Will Units Serve as Workforce Housing?

- Physical development standards that most likely influence affordability:
 - Location, allowed density, unit size, building height, parking, and outdoor living space
- AUD Incentive Program ordinance addresses each of these

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Will Units Serve as Workforce Housing?

- Minimal objective data available
 - Only four units have received Certificate of Occupancy (Medium-High Density rentals)
 - New construction units' rents may be higher than comparable existing units

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Will Units Serve as Workforce Housing?

- The Marc—3885 State Street

Bd/Bath	Sq. Ft.	Rent Starts @
1/1	646	\$2,445
2/2	844	\$2,875
2/2	872	\$3,050
2/2	1026	\$3,125
3/2	1014	\$3,500

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Will Units Serve as Workforce Housing?

- Staff recommends that this issue continue to be monitored closely
 - Quarterly updates of project statistics/website
 - Semi-annual Housing Development Activity Reports
 - Supplement with unit affordability data as available

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Supply and Demand of On- and Off-Street Parking Resources

- Reduced parking requirement = reduced land area for parking and more density possible
- 1 space/unit
 - Regardless of location, unit size, number of bedrooms, etc.

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Supply and Demand of On- and Off-Street Parking Resources

- Challenges
 - Larger units (3+ bdrms) in R3/R4 zones
 - Guest parking requirements
 - ADA parking requirements

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Supply and Demand of On- and Off-Street Parking Resources

- Staff recommends studying a parking requirements ordinance amendment

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Other Concerns – Water Demand Impacts

- AUD Incentive Program units have low water demand (0.16 AFY per unit)
- New development is a small portion of overall water demand
- Current AUD Incentive Program projects (all status) projected:
 - 0.9% of normal demand
 - 1.3% of Stage 3 Drought demand

AUD Pending And Approved 6/31/16	Net New Units	Net New Water Demand (AFY)
AUD Affordable	204	30.17
AUD High Density Ownership Units	4	0.64
AUD High Density Rental Units	90	6.74
AUD Medium High Ownership Units	3	0.22
AUD Medium High Rental Units	99	13.55
AUD Priority Housing Rental Units	526	74.43
Grand Total	902	125.75

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Trial Period Sunset

“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)”

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Trial Period Sunset

- "Any application... deemed complete prior to the expiration of the Program... may continue to be processed and potentially approved under the Average Unit-Size Density Incentive Program. (SBMC § 28.20.040)"
- An AUD Incentive Program project application is considered "complete" if ready for:
 - *Project Design Approval (PDA) at ABR or HLC*
 - *Action by the Staff Hearing Officer*

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Trial Period Sunset

AUD Incentive Program Trial Period-250 Units (6/30/16)
 (High Density Residential & Priority Housing Overlay Area Units)

Trial Period-250 Unit Applications	New Units ¹ (Trial Period)
Pending ²	340
Approved	163
Building Permits Issued	122
Grand Total	625

¹ "New Units" are newly built units. This number does not include conversion of existing units but does include replacement of demolished units. These count as "new" units under the AUD trial period.
² Includes all applications (including pre-applications, concepts and halted projects)

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Trial Period Sunset

- No Certificate of Occupancy issued to Trial Period projects
- Anticipate the AUD Incentive Program would sunset in the next 24 to 30 months
- 4-5 approved or under construction projects identified that possibly will comprise the trial period-250 Units

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15 S Hope Ave

Zone	C-2/SD-2
Units	46
Density	60 du/ac
Lot Size	33,910 sf
Ave Unit Size	794 sf
Com. Size	631 sf
Parking Residential	46 spaces
Parking Commercial	5 spaces
Max Height	45 feet
Stories	4
Studios	13
1-bedroom units	30
2-bedroom units	3
3-bedroom units	0




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Zone	C-M
Units	29
Density	62 du/ac
Lot Size	20,670 sf
Ave Unit Size	595 sf
Com. Size	2,028 sf
Parking Residential	29 spaces
Parking Commercial	8 spaces
Max Height	43 feet
Stories	3
Studios	16
1-bedroom units	10
2-bedroom units	3
3-bedroom units	0

604 E Cota St

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Zone	C-2
Units	73
Density	46 du/ac
Lot Size	69,610 sf
Ave Unit Size	700 sf
Com. Size	6,656 sf
Parking Residential	73 spaces
Parking Commercial	18 spaces
Max Height	45 feet
Stories	4
Studios	0
1-bedroom units	32
2-bedroom units	41
3-bedroom units	0

711 N Milpas St

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Zone	C-2
Units	33
Density	16* du/ac
Lot Size	91,000* sf
Ave Unit Size	821 sf
Com. Size	895 sf
Parking Residential	33 spaces
Parking Commercial	2 spaces
Max Height	41.5 feet
Stories	3
Studios	2
1-bedroom units	9
2-bedroom units	18
3-bedroom units	4

**1330 Chapala St –
Arlington Village**

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Zone	C-2/SD-2
Units	89
Density	63 du/ac
Lot Size	61,797 sf
Average Unit Size	811 sf
Commercial Size	4,469 sf
Parking Residential	127 spaces
Parking Commercial	18 spaces
Max Height	45 feet
Stories	4
Studios	0
1-bedroom units	11
2-bedroom units	72
3-bedroom units	6

**3885 State St—
The Marc**

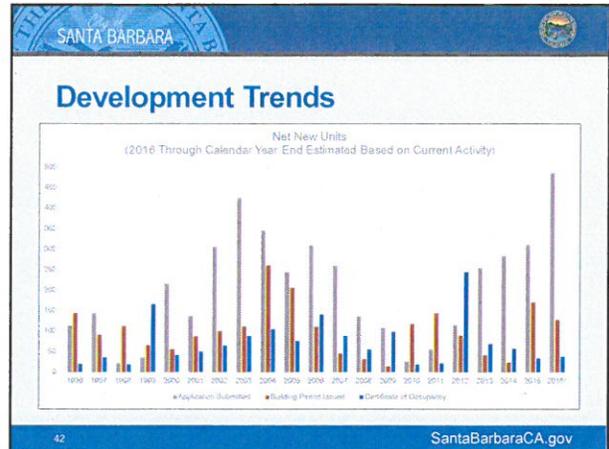
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Development Trends – Last 20 Years

- 2016 estimated to have highest number of units in application phase
- Recent increase in units per project
- Annually, 2.8 times more units in the application phase than units receive Certificate of Occupancy

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Trial Period Sunset

- Staff recommends discussion of the existing trial period of eight years or 250 units constructed
 - If not amended, residential density defaults to the Variable Density Standards
 - Methods
 - *Pace applications or building permits*
 - *Adjust incentives and/or geographic area*

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STAFF RECOMMENDATIONS

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CITY OF SANTA BARBARA COMMUNITY DEVELOPMENT

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Staff Recommendations

- Review, discuss, and provide direction on whether AUD Incentive Program is meeting its objectives?
 - ✓ Encourage smaller rental units
 - ✓ Locate units close to transit, services, and recreational opportunities
 - ? Encourage workforce housing

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Staff Recommendations

- No ordinance changes are necessary to address size, bulk and scale, and compatibility with existing development and historic resources
 - Advocate for Multi-Unit/Mixed-Use Design Guidelines

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Staff Recommendations

- Continue to monitor AUD Incentive Program projects and specifically unit affordability

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Staff Recommendations

- Study a parking requirement ordinance amendment

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CITY OF SANTA BARBARA COMMUNITY DEVELOPMENT

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Staff Recommendations

- An ordinance amendment to address the sunset of the trial period of eight years or 250 units issued C of O
 - Pace number of applications or building permits
 - Pace by adjusting incentives and/or program area

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PUBLIC COMMENT & PC DISCUSSION AND RECOMMENDATION

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Staff Recommendation Summary

- Review, discuss and provide direction on AUD Incentive Program meeting it's objectives
- Advocate for Multi-Unit/Mixed-Use Design Guidelines
- Study a parking requirement ordinance amendment
- Continue to closely monitor unit affordability

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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
AUD Medium High Rental Units					
Pending	35	79	44	56	30
Approved	18	59	41	46	46
Building Permit Issued	5	16	11	12	12
Certificate of Occupancy	2	6	4	4	2
Under Appeal	2	4	2	2	2
Subtotal:	62	164	102	120	92
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
Building Permit Issued	0	33	33	33	33
Subtotal:	11	77	66	75	9
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
Approved	6	163	157	163	163
Building Permit Issued	0	89	89	89	89
Subtotal:	20	546	526	546	19
Grand Total:	95	1000	905	953	144

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 include the replacement of demolished units.

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

Case Address	Case Number	APN	Zone	AUD type
813 E CARRILLO ST	MST2015-00602	029-251-016	R-3	AUD Affordable
Case Description:	<p>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.</p>			
	Existing units	Total Units	Net New Units	New Units:
	1	17	16	17

Pending AUD Affordable

1	17	16	17
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Case Address	Case Number	APN	Zone	AUD type
601 SAN PASCUAL ST	MST2013-00019	037-101-014	R-3	AUD Medium High Rental Units
Case Description:	<p>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.</p>			
	Existing units	Total Units	Net New Units	New Units:
	2	4	2	2

Case Address	Case Number	APN	Zone	AUD type
316 W MICHEL/1516 CASTILLO STS	MST2016-00125	027-212-026	R-4	AUD Medium High Rental Units
Case Description:	<p>Proposal for a new 21 unit residential project using the Average Unit Density Incentive Program (AUD) on two perpendicular lots at 316 W. Micheltorena and 1516 Castillo Streets (APNs 027-212-026 and 027-212-022). Between the two parcels, there are currently five existing buildings. The proposal would demolish three buildings, two carports, and a portion of Building C (5,049 s.f.); retain two buildings (6,073 s.f.); and construct four buildings (8,809 s.f.), for a new total of six residential buildings (14,882 s.f.). A detailed breakdown is as follows: Building A: Existing 4,468 s.f. 3-stories (7 units), Building B: New 2,580 s.f. 2-stories (3 units), Building C: Existing 1,605 s.f. 2-stories (2 units), Building D: New 2,320 s.f. 2-stories (4 units), Building E: New 2,756 s.f. 3-stories (4 units), and Building F: New 1,153 s.f. 2-stories (1 unit). The unit mix comprises 13, 1-bedroom units and eight, 2-bedroom units, with an average unit size of 767 square feet and a density of 27 du/acre. The project also includes 21 parking spaces, approximately 426 s.f. of detached accessory structures, reconfigured driveways, and new landscaping. Both properties will be merged through a Voluntary Lot Merger and will result in a combined lot area of 35,263 square feet. The project is in the R-4 zone with a General Plan designation of Medium-High Density.</p>			
	Existing units	Total Units	Net New Units	New Units:
	16	21	5	12

Case Address: 414 & 420 E. CARRILLO ST
 Case Number: MST2016-00174
 APN: 029-302-023
 Zone: C-2
 AUD type: 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 850 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: 502 VERA CRUZ LN
 Case Number: MST2016-00272
 APN: 031-201-024
 Zone: C-M
 AUD type: 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: 1220 & 1222 SAN ANDRES ST
 Case Number: MST2016-00211
 APN: 039-151-010
 Zone: R-3
 AUD type: AUD Medium High Rental Units

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

Case Description:
 Proposal for a multifamily residential 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 Reports ZIR2016-00211 and ZIR2015-00389 and Enforcement cases ENF2014-000621, ENF2015-00771, and ENF2016-00718.

Case Address: **1120 & 1122 INDIO MUERTO ST**

Case Number: MST2016-00197 APN: 017-291-027 Zone: R-3 AUD type: 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. This project is now under the Average Unit Size Density Program Medium High Density with an average unit size of 1,229 sq. ft.

Case Address: **1703 CHAPALA ST**

Case Number: MST2016-00274 APN: 027-092-014 Zone: R-4 AUD type: AUD Medium High Rental Units

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

Case Description:
 Proposal to remodel an existing two-story single-family dwelling and add three new dwelling units beneath the building. The existing garage is proposed to be enlarged for two cars, and two uncovered parking spaces and bike parking spaces are proposed.

Pending AUD Medium High Rental Units 35 79 44 56

Case Address: **418 N MILPAS ST**

Case Number: MST2015-00614 APN: 031-311-033 Zone: C-2 AUD type: 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 amenities 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								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>2</td> <td>10</td> <td>8</td> <td>9</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	2	10	8	9
Existing units	Total Units	Net New Units	New Units:									
2	10	8	9									
Case Description:	<p>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.</p>											

Case Address	Case Number	APN	Zone	AUD type								
715 BOND AVE	MST2015-00198	031-231-015	C-2	AUD High Density Rental Units								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>1</td> <td>3</td> <td>2</td> <td>2</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	1	3	2	2
Existing units	Total Units	Net New Units	New Units:									
1	3	2	2									
Case Description:	<p>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.</p>											

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									
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>4</td> <td>4</td> <td>4</td> </tr> </table>					Existing units	Total Units	Net New Units	New Units:	0	4	4	4
Existing units	Total Units	Net New Units	New Units:										
0	4	4	4										
Case Description:	<p>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. 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.</p>												

Pending	AUD High Density Ownership Units	0	4	4	4
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Case Address

125 E GUTIERREZ ST

Case Number MST2016-00056

APN 031-271-012

Zone C-M

AUD type 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.

Case Address

711 BATH ST

Case Number MST2016-00240

APN 937-073-010

Zone R-4

AUD type 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-bedrooms units, with an average unit size of 589 square feet. Existing 2 unit structure and garage on site are to be demolished.

Case Address

219 E HALEY ST

Case Number MST2016-00078

APN 031-202-014

Zone C-M

AUD type 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								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>1</td> <td>30</td> <td>29</td> <td>30</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	1	30	29	30
Existing units	Total Units	Net New Units	New Units:									
1	30	29	30									
Case Description:	<p>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.</p>											

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								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>21</td> <td>21</td> <td>21</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	0	21	21	21
Existing units	Total Units	Net New Units	New Units:									
0	21	21	21									
Case Description:	<p>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.</p>											

Case Address	Case Number	APN	Zone	AUD type								
510 E ORTEGA ST	MST2015-00530	031-171-002	C-M	AUD Priority Housing Rental Units								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>1</td> <td>5</td> <td>4</td> <td>5</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	1	5	4	5
Existing units	Total Units	Net New Units	New Units:									
1	5	4	5									
Case Description:	<p>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.</p>											

Case Address: 1032 SANTA BARBARA ST

Case Number: MST2016-00071 APN: 029-212-024 Zone: C-2 AUD type: AUD Priority Housing Rental Units

Existing units	1	Total Units	8	Net New Units	7	New Units:	8
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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: 3891 STATE ST

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

Existing units	0	Total Units	85	Net New Units	85	New Units:	85
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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: 1115 GARDEN ST

Case Number: MST2016-00170 APN: 029-162-013 Zone: R-O AUD type: AUD Priority Housing Rental Units

Existing units	0	Total Units	4	Net New Units	4	New Units:	4
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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								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>23</td> <td>23</td> <td>23</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	0	23	23	23
Existing units	Total Units	Net New Units	New Units:									
0	23	23	23									
<p>PRT submittal for an AUD mixed use project. The proposal includes 23 new residential 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.</p>												

Case Address	Case Number	APN	Zone	AUD type								
800 SANTA BARBARA ST	MST2015-00023	031-012-028	C-2	AUD Priority Housing Rental Units								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>23</td> <td>23</td> <td>23</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	0	23	23	23
Existing units	Total Units	Net New Units	New Units:									
0	23	23	23									
<p>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.</p>												

Case Address	Case Number	APN	Zone	AUD type								
414 CHAPALA ST	MST2016-00190	037-211-027	C-M	AUD Priority Housing Rental Units								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>22</td> <td>22</td> <td>22</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	0	22	22	22
Existing units	Total Units	Net New Units	New Units:									
0	22	22	22									
<p>Proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 4,002 square feet of commercial area, and 22 rental units on a 15,823 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising one studio unit, 17 1-bedroom units, and four 2-bedroom units, with an average unit size of 800 square feet. There will be a total of 26 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.</p>												

Case Address

24 W GUTIERREZ ST

Case Number APN
MST2016-00193 037-211-020

AUD type
AUD Priority Housing Rental Units

Zone
C-M

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

325 W ANAPAMU ST

Case Number APN
MST2016-00101 039-212-004

AUD type
AUD Priority Housing Rental Units

Zone
R-4

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.

Pending

AUD Priority Housing Rental Units

14	294	280	294
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Total Units: Pending 438

Case Address	Case Number	APN	Zone	AUD type
3869 STATE ST	MST2013-00282	051-022-037	C-2/SD-2	AUD Affordable
Case Description:	Existing units	Total Units	Net New Units	New Units:
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.	0	58	58	58

Case Address	Case Number	APN	Zone	AUD type
251 S HOPE AVE	MST2014-00142	051-240-008	E-3/PD/SP-4/ ST-3	AUD Affordable
Case Description:	Existing units	Total Units	Net New Units	New Units:
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	0	90	90	90

Approved AUD Affordable 0 148 148

Case Address	Case Number	APN	Zone	AUD type
1105 N MILPAS ST	MST2015-00609	029-192-013	R-3	AUD Medium High Rental Units
Case Description:	Existing units	Total Units	Net New Units	New Units:
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.	5	6	1	1

Case Address
1818 CASTILLO ST

Case Number APN Zone AUD type
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
915 E ANAPAMU ST

Case Number APN Zone AUD type
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
2118 OAK PARK LN

Case Number APN Zone AUD type
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								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>5</td> <td>8</td> <td>3</td> <td>3</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	5	8	3	3
Existing units	Total Units	Net New Units	New Units:									
5	8	3	3									
<p>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.</p>												

Case Address	Case Number	APN	Zone	AUD type								
226 S VOLUNTARIO ST	MST2015-00566	017-252-013	R-3	AUD Medium High Rental Units								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>3</td> <td>5</td> <td>2</td> <td>3</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	3	5	2	3
Existing units	Total Units	Net New Units	New Units:									
3	5	2	3									
<p>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.</p>												

Case Address	Case Number	APN	Zone	AUD type								
1810 SAN PASCUAL ST	MST2013-00261	043-163-010	R-3	AUD Medium High Rental Units								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>1</td> <td>4</td> <td>3</td> <td>4</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	1	4	3	4
Existing units	Total Units	Net New Units	New Units:									
1	4	3	4									
<p>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.</p>												

Approved	AUD Medium High Rental Units			18	59	41	46
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Case Address	Case Number	APN	Zone	AUD type
1135 SAN PASCUAL ST	MST2013-00377	039-201-003	R-3	AUD Medium Hgh 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
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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								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>15</td> <td>15</td> <td>15</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	0	15	15	15
Existing units	Total Units	Net New Units	New Units:									
0	15	15	15									
<p>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.</p>												

Case Address	Case Number	APN	Zone	AUD type								
711 N MILPAS ST	MST2015-00561	031-121-014	C-2	AUD Priority Housing Rental Units								
Case Description:	<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>2</td> <td>73</td> <td>71</td> <td>73</td> </tr> </table>				Existing units	Total Units	Net New Units	New Units:	2	73	71	73
Existing units	Total Units	Net New Units	New Units:									
2	73	71	73									
<p>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.</p>												

Approved	AUD Priority Housing Rental Units	6	163	157	163
Total Units:		Approved	374		

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:					
<p>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.</p>					

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:							
<p>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.</p>							

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:					
<p>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.</p>					

Case Address: 1623 DE LA VINA ST

Case Number: MST2014-00546 APN: 027-171-010 Zone: R-4 AUD type: 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: 810 E CANON PERDIDO ST A

Case Number: MST2013-00456 APN: 031-042-003 Zone: R-3 AUD type: 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
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Case Address: 1330 CHAPALA ST

Case Number: MST2013-00169 APN: 039-131-001 Zone: C-2 AUD type: 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
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Case Address

3885 STATE ST

Case Number

MST2013-00411

APN

051-022-012

Zone

C-2/SD-2

AUD type

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
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Total Units: Building Permit Iss 178

Certificate of O

Case Address	Case Number	APN	Zone	AUD type
522 GARDEN ST	MST2013-00464	031-211-023	C-M	AUD Medium High Rental Units
Existing units		Total Units	Net New Units	New Units:
0		2	2	2
Case Description:				
<p>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.</p>				

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:				
<p>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.</p>				

Certificate of Occupancy	AUD Medium High Rental Units	2	6	4	4
Total Units:		6			
Certificate of Occu		6			

Case Address		Case Number	APN	Zone	AUD type
1320 OLIVE ST		MST2014-00569	029-091-034	R-3	AUD Medium High Rental Units
Case Description:		Existing units	Total Units	Net New Units	New Units:
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		2	4	2	2
Under Appeal		AUD Medium High Rental Units		2	2
Total Units:		Under Appeal		4	4