



COMMUNITY DEVELOPMENT DEPARTMENT

FEEDBACK ON AUD AMENDMENTS

Architectural Board of Review

Nov 4, 2019

AUD Amendments

- Trial period ends 2020 or 2021
- ABR feedback on potential amendments
- PC recommended direction will be considered by City Council on November 14th
 - Feedback from ABR and HLC will be conveyed
 - City Council to direct staff to proceed

Amendment Goals

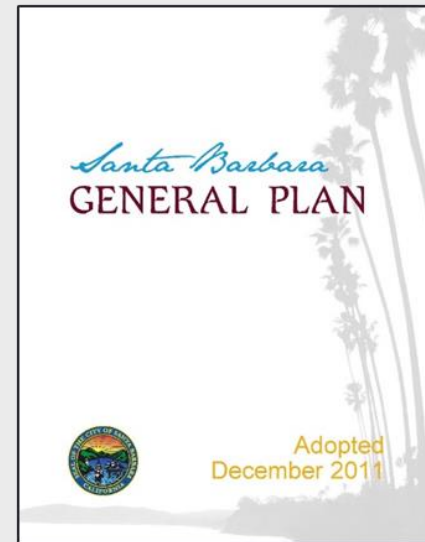
- Remove barriers to facilitate development of new housing
- Increase predictability in process and regulations
- Protect existing affordable housing
- Promote downtown revitalization
- Limit on-street parking demand
- Retain community character
- Accommodate smaller units
- Protect historic resources
- Focus growth



POLICY BACKGROUND

General Plan Vision

Allow as much housing as possible within resource limits to provide an array of lifestyle options for a demographically and economically diverse resident population.



Housing Policy

- Direction of the General Plan Land Use Element

Encourage rental housing close to transit, and easy walking and/or biking distance to commercial services and recreational opportunities through smaller unit sizes.



AUD Program

- Encourage new housing
 - Increase densities based on average unit size
 - Reduce parking, setbacks, and open space standards
- Adopted in 2013



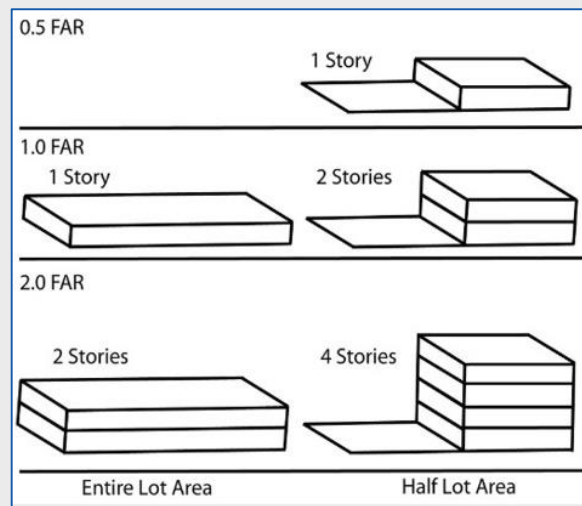
BUILDING SIZE

Building Size

Move from regulating housing by density to limiting building size based on lot area

Reasons

- Protect community character
- Set community expectations
- Provide for more predictable design review process
- Allow for additional, smaller units
- Facilitate redevelopment of existing space



Building Size

- Single-family development regulated by building size
- AUD Program loosely based on building size but excludes: common spaces, circulation, parking garages, and commercial
- Floor to Lot Area ratios would be established based on community input
- Maximum average unit size would be limited
- Affordable housing and historic resource and creek protections can be incorporated

EIR Mitigation

Vis-2 Community Character – Floor Area Ratios

- Develop FARs with attention to protect historic resources, maintaining Santa Barbara’s small town character, and encourage small, affordable units
- Establish more restrictive FAR limits to protect historic structures and adjacent areas
- Consider higher FARs for multi-family rental projects and small, affordable residential units

El Carrillo - HASB

315 W. Carrillo

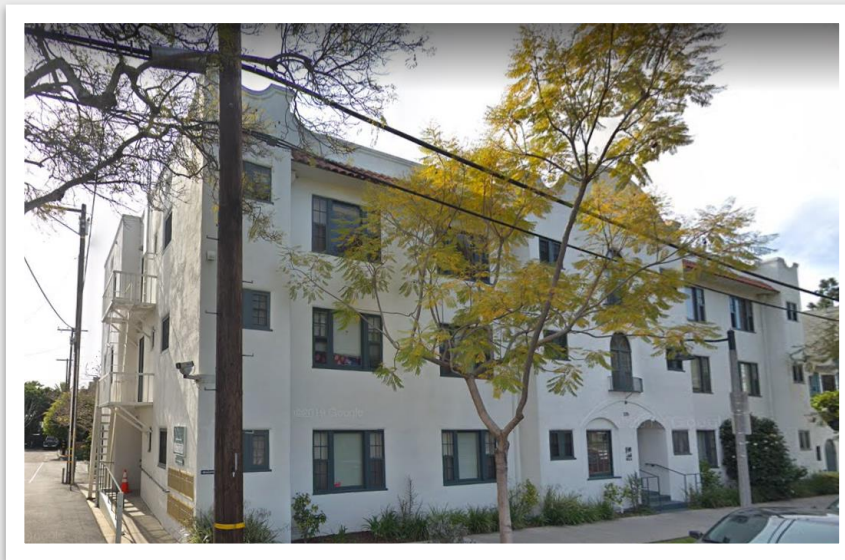
- 61 studios (216 sq ft)
- 124 units/acre
- 31 units allowed



Arlington Building – Sanctuary Centers

125 W. Anapamu

- 28 units
- 233 units/acre
- 7 units allowed



DECISION MAKING

Decision Making

Make Planning Commission a Review Authority

Reasons

- Projects go to PC for comments for > 15,000 sq ft lots
- Was intended to streamline process – has not
- PC provides the best forum for the public to address land use issues

1 of 5 hearings (outside of appeals)

ABR FEEDBACK
