



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 007-13

#### CITY-WIDE

#### RECOMMENDATION TO CITY COUNCIL ON

APRIL 11, 2013

### AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

On April 10, 2012, the City Council initiated amendments to the City's Zoning Ordinance to carry out policies in the Land Use and Housing Elements of the 2011 General Plan pertaining to the implementation of the Average Unit-Size Density Incentive Program. The purpose of the meeting is for the Planning Commission to review and forward recommendations to the City Council concerning adding Chapter 28.20 to the Santa Barbara Municipal Code implementing the Average Unit-Size Density Incentive Program. Amendments to various sections of the Municipal Code are also proposed related to building heights, outdoor living space standards and encroachments in open yards.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Statutes Sections 21083.3 and Guidelines Section 15183.

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, 6 people appeared to speak in favor of the program, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 4, 2013.
2. Correspondence received in support of the project:
  - a. Lisa Plowman, SB4ALL, Santa Barbara, CA
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

- I. Approved recommendation of the Average Unit-Size Density Incentive Program to City Council making the following recommendations:
  - I. HOUSING TYPES:
    - o Include Average Unit-Size Density Incentive Program definition
    - o Clarify that under Employee Sponsored Housing, each residential unit shall include one person who works on the south coast region of Santa Barbara County.
    - o Clarify language to include that each residential unit is a primary residence for occupants.
    - o Clarify that inclusionary units are not required for employer sponsored housing projects.
    - o Under section D. Employer Sponsored Housing, change language from "must" to "shall" record a written instrument against the real property.
    - o Allow a mix of priority housing types within a project.

- Change Limited-Equity Housing Cooperative to be affordable to households earning 'up to' 250% of the Area Medium Income" and specify that it is an entry only requirement.

II. DEVELOPMENT STANDARDS:

a. Setbacks (Pages 12-14):

- Revise AUD Ordinance, section 28.20.070, to accommodate the proposals in the SB4All correspondence, dated April 10, 2013, and related to front setbacks.

b. Outdoor Living Space (Pages 17 and 18):

- Revise AUD Ordinance to accommodate the proposals in the SB4All correspondence, dated April 10, 2013, and related to outdoor living space.

III. BUILDING HEIGHTS AND FINDINGS:

- Under Building Heights, remove the language "as opposed to purely financial justification".
- Include and define the term "Livability" in the building Heights and Findings.
- Under Livability, include a reference to the quality of materials and amenities and proximity to goods and services.
- Include definition of "Distinctive".

IV. REVIEW AND APPROVAL PROCESS:

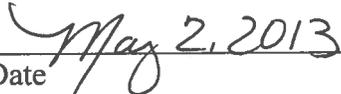
- Under finding 3 for Community Benefit Projects, change the word "other" to "any" nearby designated historic resources.
- Suggested that Performance Measures be included in the Ordinance.
- Under Performance Measures, include definitions of turnover and vacancy rates.
- Provide periodic updates to Planning Commission.

This motion was passed and adopted on the 11th day of April, 2013 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Jordan)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

  
\_\_\_\_\_  
Date