



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 7, 2014
AGENDA DATE: August 14, 2014
PROJECT: Average Unit-Size Density Incentive Program Ordinance Amendment
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4552
 Renee Brooke, AICP, Senior Planner *RLB*
 Allison De Busk, Project Planner *ALD*

I. RECOMMENDATION

That the Planning Commission review proposed amendments to the Municipal Code to: 1) establish thresholds for Planning Commission review of certain rental housing projects proposed in accordance with the Average Unit-Size Density Incentive Program, and; 2) give the Historic Landmarks Commission authority to refer any project proposed on a highly visible site to the Planning Commission, and make a recommendation to City Council for their adoption.

II. BACKGROUND

The Average Unit-Size Density (AUD) Incentive Program was adopted by City Council in July 2013. The AUD is an important General Plan initiative intended to support needed residential development, particularly rental units, in the community. The AUD program encourages housing by allowing increased densities based on unit size; the smaller the average unit size for the project, the greater the density allowed. Additionally, development standard incentives related to parking, setbacks, building height, distance between buildings, and open space are provided to help make the construction of additional residential units possible. The approach taken to develop the AUD Program involved policy tradeoffs that make AUD projects potentially more controversial.

One key objective of the AUD Program is to promote non-subsidized rental housing development. Generally, apartment developments do not require review or specific approvals from the Planning Commission and instead are reviewed and approved by either the Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC). Planning Commission action is typically required for housing projects that involve condominiums, or mixed use projects (with rental housing) if the new commercial space is more than 3,000 square feet.

The City Council requested a re-assessment of the review process for AUD projects to address their concern that larger rental projects are not reviewed by the Planning Commission. In December 2013, the Planning Commission held two meetings to discuss possible adjustments to the review process for AUD projects.

On March 4, 2014, the City Council reviewed various options to increase the Planning Commission's involvement in the AUD review process, and referred the item to the Ordinance Committee with direction to identify parameters for requiring Planning Commission review of AUD rental projects.

As a result, staff provided recommended thresholds that would trigger Planning Commission review of AUD rental projects. The Council concurred with these thresholds, and the attached draft Ordinance (Exhibit A) is intended to implement these changes. In summary, Planning Commission concept review of AUD rental projects would be required when:

1. The project is being developed under the High Density or Priority Housing Overlay designation; and
2. The project site is 15,000 square feet or greater.

A Pre-Application Review Team application would be required prior to Planning Commission review so that staff can review the project in a coordinated manner and provide a written report to the Planning Commission. Planning Commission review would be conceptual in nature, with majority comments forwarded to the design review board, and would not be appealable. Refer to Exhibit D for a flowchart of the proposed review process.

III. ADDITIONAL DISCUSSION

A. HLC REFERRAL TO PLANNING COMMISSION

As Municipal Code Section 22.22.133 is currently written, the HLC can only refer *residential* projects proposed on highly visible sites to the Planning Commission for review and comment. Staff would like to amend Section 22.22.133 to delete the adjective "residential" from the section. This minor amendment would give the HLC authority to refer any project proposed on a highly visible site to the Planning Commission and would mirror the authority currently held by the ABR pursuant to Section 22.68.050 of the Municipal Code.

B. AUD IN COASTAL ZONE

At the Planning Commission meeting, staff would also like to briefly discuss the context of the AUD Incentive Program in the Coastal Zone. As the Commission is aware, the AUD Ordinance is not in effect in the Coastal Zone, which means that variable density is still available to multi-family development projects in the SD-3 overlay zone.

IV. ENVIRONMENTAL REVIEW

The Final Program Environmental Impact Report (FEIR) for the *Plan Santa Barbara* General Plan Update was certified by the Planning Commission September 2010 and by the City Council December 2011. The FEIR evaluated citywide effects on the environment from growth to the year 2030 under the proposed General Plan policies (up to 1.35 million feet of net additional non-residential and up to 2,800 additional housing units).

A Statement of Overriding Considerations was adopted by the City Council for the 2011 General Plan, finding that the significant environmental effects of citywide development under the 2011 General Plan were outweighed by the benefits of the Plan and therefore deemed

acceptable. The Statement of Overriding Considerations remains applicable for the proposed AUD zoning ordinance amendment.

California Environmental Quality Act (CEQA) Statutes Section 21083.3 and CEQA Guidelines Section 15183 provide that projects that are consistent with the development density established by General Plan policies and zoning for which an EIR was certified shall not require additional environmental review except as needed for project-specific effects peculiar to the project and not covered by the General Plan EIR.

The proposed AUD ordinance amendment is within the scope of review for the General Plan Update and FEIR. City Staff has determined that the proposed implementing ordinance amendments do not trigger additional environmental review requirements for the following reasons: There are no additional project-specific significant effects which are peculiar to the proposed zoning amendments; there are no new significant effects not addressed in the prior FEIR; and there is no new information since the FEIR that would involve more significant impacts than identified in the FEIR.

Based on this analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan) and the CEQA Certificate of Determination (Exhibit D). The City Council environmental findings adopted for the 2011 General Plan apply to this project. A City Council finding that the project qualifies for the §15183 CEQA determination is required.

V. NEXT STEPS

The Planning Commission recommendation will be forwarded to the City Council, and staff anticipates presenting the Ordinance for Introduction in October 2014.

Exhibits:

- A. Draft Ordinance Amendments to SBMC Chapter 22.22 Historic Structures and SBMC Chapter 28.20 Average Unit-Size Density Incentive Program
- B. City Council Minutes, March 4, 2014
- C. City Council Agenda Report, June 24, 2014
- D. Proposed AUD Review Process Flow Chart

**PLANNING COMMISSION DISCUSSION DRAFT 8/14/14
SHOWING CHANGES FROM EXISTING CODE**

**AN ORDINANCE OF THE COUNCIL OF THE CITY
OF SANTA BARBARA AMENDING SECTION
22.22.133 OF THE SANTA BARBARA MUNICIPAL
CODE REGARDING HISTORIC LANDMARKS
COMMISSION REFERRAL TO PLANNING
COMMISSION AND AMENDING CHAPTER 28.20 OF
THE SANTA BARBARA MUNICIPAL CODE
ESTABLISHING PLANNING COMMISSION REVIEW
OF CERTAIN RENTAL HOUSING PROJECTS
PROPOSED IN ACCORDANCE WITH THE
AVERAGE UNIT-SIZE DENSITY INCENTIVE
PROGRAM**

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS
FOLLOWS:

SECTION 1. Section 22.22.133 of the Santa Barbara Municipal Code is amended to read as follows:

22.22.133 Historic Landmarks Commission Referral of Residential Projects to Planning Commission.

A. PLANNING COMMISSION COMMENTS. When the Historic Landmarks

Commission determines that a residential-development is proposed for a site which is highly visible to the public, the Historic Landmarks Commission may, prior to granting preliminary approval of the application, require presentation of the application to the Planning Commission solely for the purpose of obtaining comments from the Planning Commission regarding the application for use by the Historic Landmarks Commission in its deliberations.

B. PLANNING COMMISSION NOTICE AND HEARING. Prior to making any comments regarding an application pursuant to this Section, the Planning Commission shall hold

a noticed public hearing. Notice of the hearing shall be provided in accordance with the requirements of Section 22.22.132.

SECTION 2. Section 28.20.020 of the Santa Barbara Municipal Code is amended to read as follows:

Section 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 on 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.

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

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

KL. 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).

SECTION 3. Chapter 28.20 of Title 28 of the Santa Barbara Municipal Code is amended by adding Section 28.20.080 to read as follows:

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 22.22.130 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.

SECTION 4. The provisions of Section 28.20.080, as expressed in this ordinance, shall only apply to a project if the project's first concept review before the Architectural Board of Review or Historic Landmarks Commission or occurs after the effective date of this ordinance.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

COMMUNITY DEVELOPMENT DEPARTMENT

10. Subject: Average Unit-Size Density Incentive Program Review Process (640.02)

Recommendation: That Council provide direction to the Land Development Team staff related to the review process for Average Unit-Size Density (AUD) Incentive Program rental projects.

Documents:

- March 4, 2014, report from the Acting Community Development Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Project Planner Irma Unzueta, City Planner Bettie Weiss, Principal Planner John Ledbetter.
- Members of the Public: Greg Reitz, Rethink Development; Doug Fell; Lisa Plowman.

Motion:

Councilmembers Francisco/White to refer to the Ordinance Committee to amend the AUD Ordinance to identify the parameters for requiring a Planning Commission concept review of certain AUD projects in the High Density areas.

Vote:

Majority voice vote (Noes: Councilmember Hart and Mayor Schneider).

MAYOR AND COUNCIL REPORTS

11. Subject: Request from Councilmembers White and Rowse Regarding City Infrastructure (530.01)

Recommendation: That Council consider the request from Councilmember White and Councilmember Rowse regarding City Infrastructure.

Documents:

- March 4, 2014, report from the City Administrator.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: City Administrator Jim Armstrong; Finance Director Robert Samario; Principal Civil Engineer John Ewasiuk.
- Members of the Public: Tom Becker, Cars Are Basic; Scott Burns; Robert Burke; Bonnie Raisin.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 24, 2014
TO: Mayor and Councilmembers
FROM: Planning Division, Community Development Department
SUBJECT: Average Unit-Size Density Incentive Program Review Process

RECOMMENDATION: That Council:

- A. Consider the Ordinance Committee's recommendation on parameters for requiring Planning Commission review of Average Unit-Size Density Incentive Program rental projects; and
- B. Direct staff to prepare an Ordinance Amendment, based on support by a super majority of Council.

DISCUSSION:

Background

The Average Unit-size Density (AUD) Incentive Program was adopted by the City Council in July 2013 to implement General Policies related to locating new residential development near services and encouraging the construction of smaller units at higher densities. Council is considering how the Planning Commission could be more involved in reviewing significant rental housing projects that are using the AUD Program.

Currently, Planning Commission review and action is only required for ownership housing projects proposed under the AUD Program, as they require a Tentative Subdivision Map. All other AUD projects may be referred to the Planning Commission for comments by either the Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC), pursuant to Santa Barbara Municipal Code Sections 22.28.050 and 22.22.133, respectively. Applicants may also voluntarily seek comments from the Planning Commission on any project.

On March 4, 2014, the City Council considered options for involving the Planning Commission in AUD project review. The Council voted 5 to 2 to refer the issue to the Ordinance Committee to identify parameters for requiring Planning Commission review of AUD projects. The City Council directed that Planning Commission review of AUD rental projects would be conceptual only and would not be appealable. The Council

HLC. Previous discussions with the Planning Commission and Council indicate that the trigger should be objective, rather than subjective, to provide greater certainty to applicants of the project review process.

The intent of the High Density Residential and Priority Housing Overlay land use designations is to act as an incentive for the development of smaller rental and workforce units in areas close to transit and within easy walking or biking distance to commercial services and recreational opportunities. Therefore, staff recommends against creating a threshold based solely on the number of units proposed, as it may encourage applicants to propose less units than they otherwise would just to avoid a Planning Commission concept review. Staff recommends that the numerical trigger be based on project lot size. Other considerations include:

- Avoid setting the threshold so low that almost all High Density or Priority Housing residential projects require Planning Commission concept review;
- Avoid setting the threshold so low that similarly sized projects in the Medium High Density areas are exempt from Planning Commission review; and
- Avoid establishing a threshold such that projects in areas already determined to be more appropriate for high density development are subject to a more onerous review process than those in lower density areas.

Staff has done additional research on lots designated as High Density or Priority Housing Overlay (refer to Attachment 1), including those identified as Opportunity Sites in the Housing Element, and has calculated the number of units that could be constructed on lots of various sizes (refer to Attachment 2). Based on that research and the factors listed below, Staff recommends that AUD rental projects on sites of 15,000 square feet or larger receive a Planning Commission concept review:

- Lots of 15,000 square feet or more represent approximately 51% of all lots within the High Density and Priority Housing Overlay designations – seemingly an appropriate amount of projects to trigger additional scrutiny;
- Lots of that size or larger better lend themselves to alternate site designs, building massing and densities than smaller lots; and
- In order to develop under the AUD program on a 15,000 square-foot lot, the project must contain at least nine dwelling units, and could contain up to 21 units.

Staff also recommends that the Land Development Team review all projects that require Planning Commission comments (i.e. project sites $\geq 15,000$ sf) through the Pre-Application Review Team (PRT) process so that a coordinated staff review can benefit the design review boards and occur prior to the Planning Commission review.

A flowchart of the proposed review process is provided as Attachment 3.

Next Steps

The Ordinance Committee recommendation will be considered by Council and staff will confirm Council's support of the program parameters prior to preparing the full ordinance and holding a hearing at the Planning Commission.

- ATTACHMENT(S):**
1. Lot Size Table
 2. Density Calculations
 3. AUD Planning Commission Process Flowchart
 4. AUD Map

PREPARED BY: Allison De Busk, Project Planner

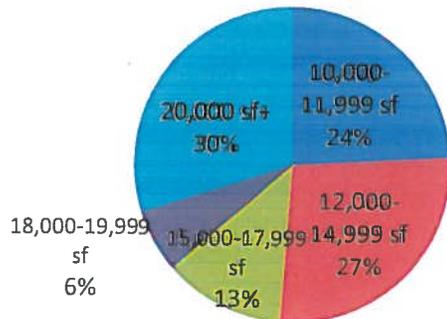
SUBMITTED BY: Bettie Weiss, Acting Community Development Director/City Planner

APPROVED BY: City Administrator's Office

LOT SIZES - Citywide

Lot Size (square feet)	Medium-High	High	Priority Housing Overlay
10,000 – 11,999	280	68	86
12,000 – 14,999	196	76	87
15,000 – 17,999	129	35	47
18,000 – 19,999	47	18	19
20,000 +	338	84	103
Total	990	281	342

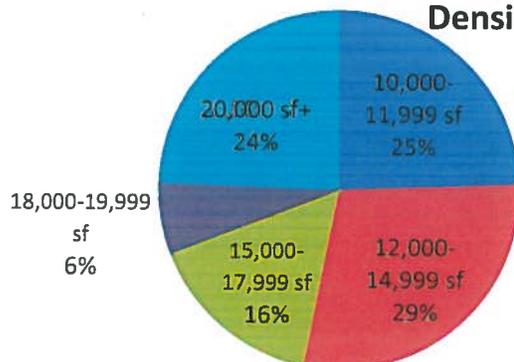
Lot Sizes - Citywide (High Density)



LOT SIZES - Opportunity Sites*

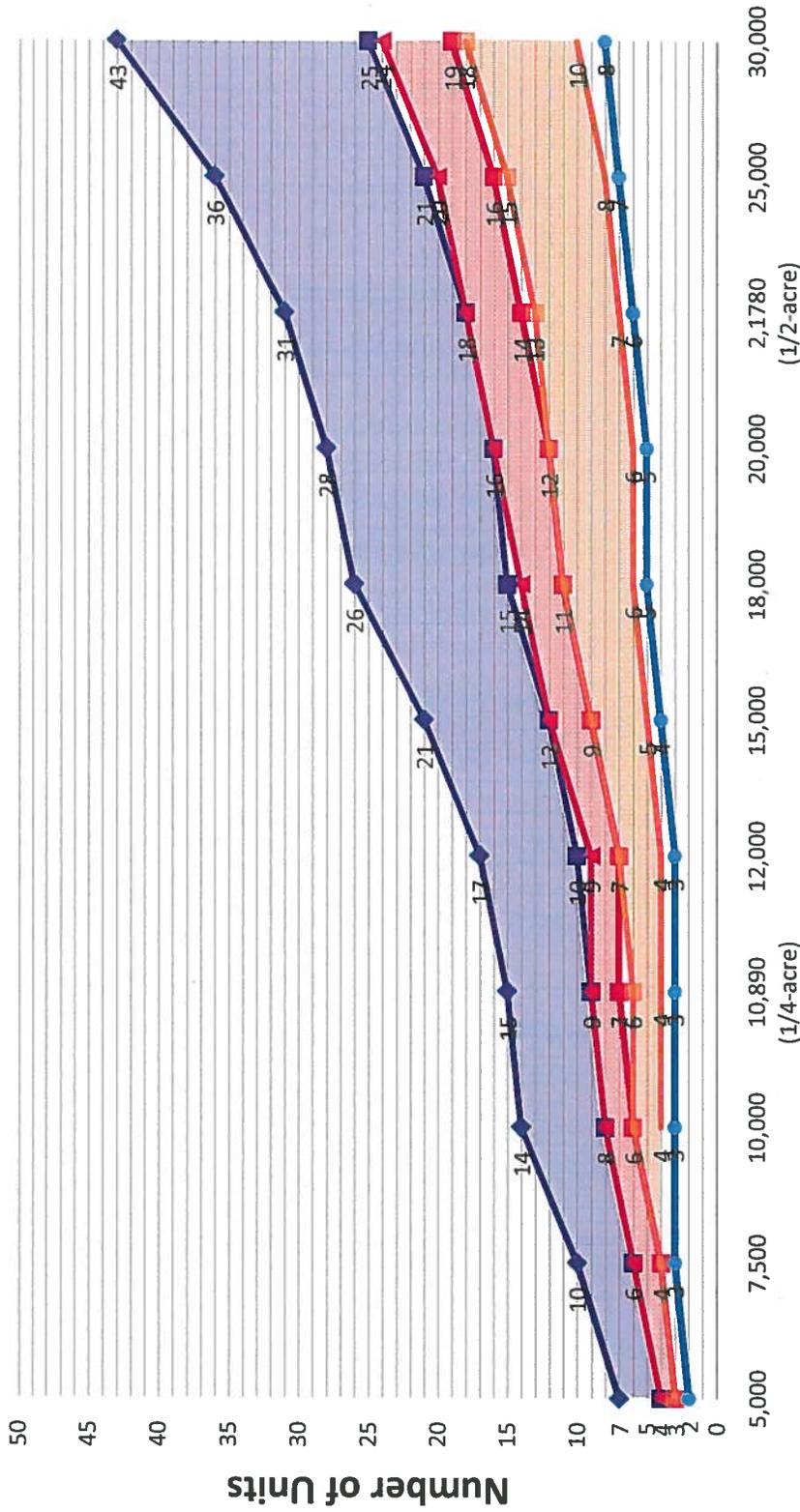
Lot Size (square feet)	Medium-High	High
10,000 – 11,999	59	23
12,000 – 14,999	57	27
15,000 – 17,999	34	15
18,000 – 19,999	8	6
20,000 +	80	23
Total	238	94

Lot Sizes - Opportunity Sites (High Density)



* An Opportunity Site is defined as those parcels determined to be feasible and desirable for residential redevelopment within the current planning period. A complete description and methodology is provided in the Housing Element.

Density Calculations

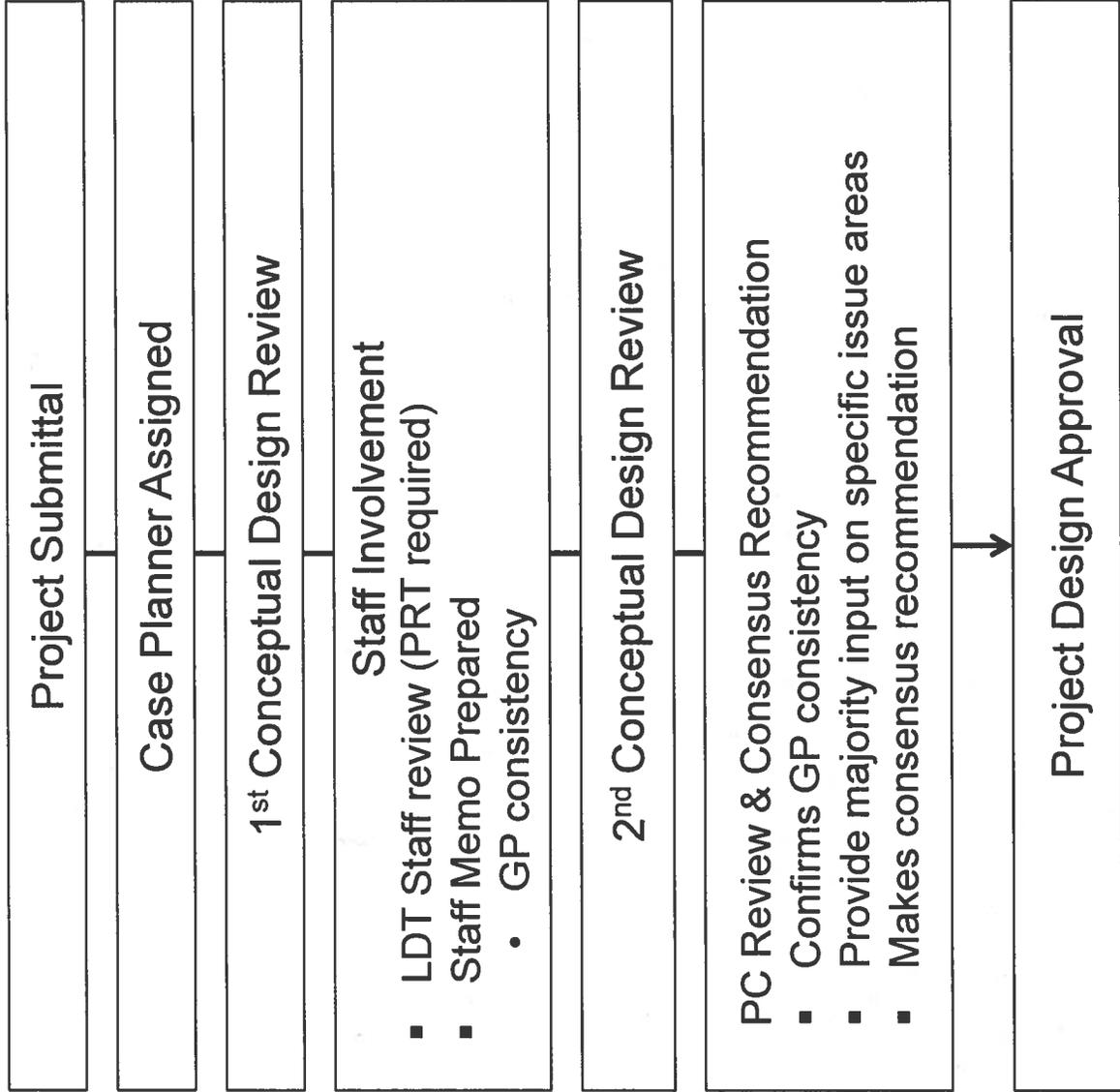


Lot Size (square feet)

- ◆ Priority Housing Overlay (High = 63 du/ac)
- ◆ Priority Housing Overlay (Low = 49 du/ac)
- ◆ High (High = 36 du/ac)
- ◆ High (Low = 28 du/ac)
- ◆ Medium-High (High = 27 du/ac)
- ◆ Base Density

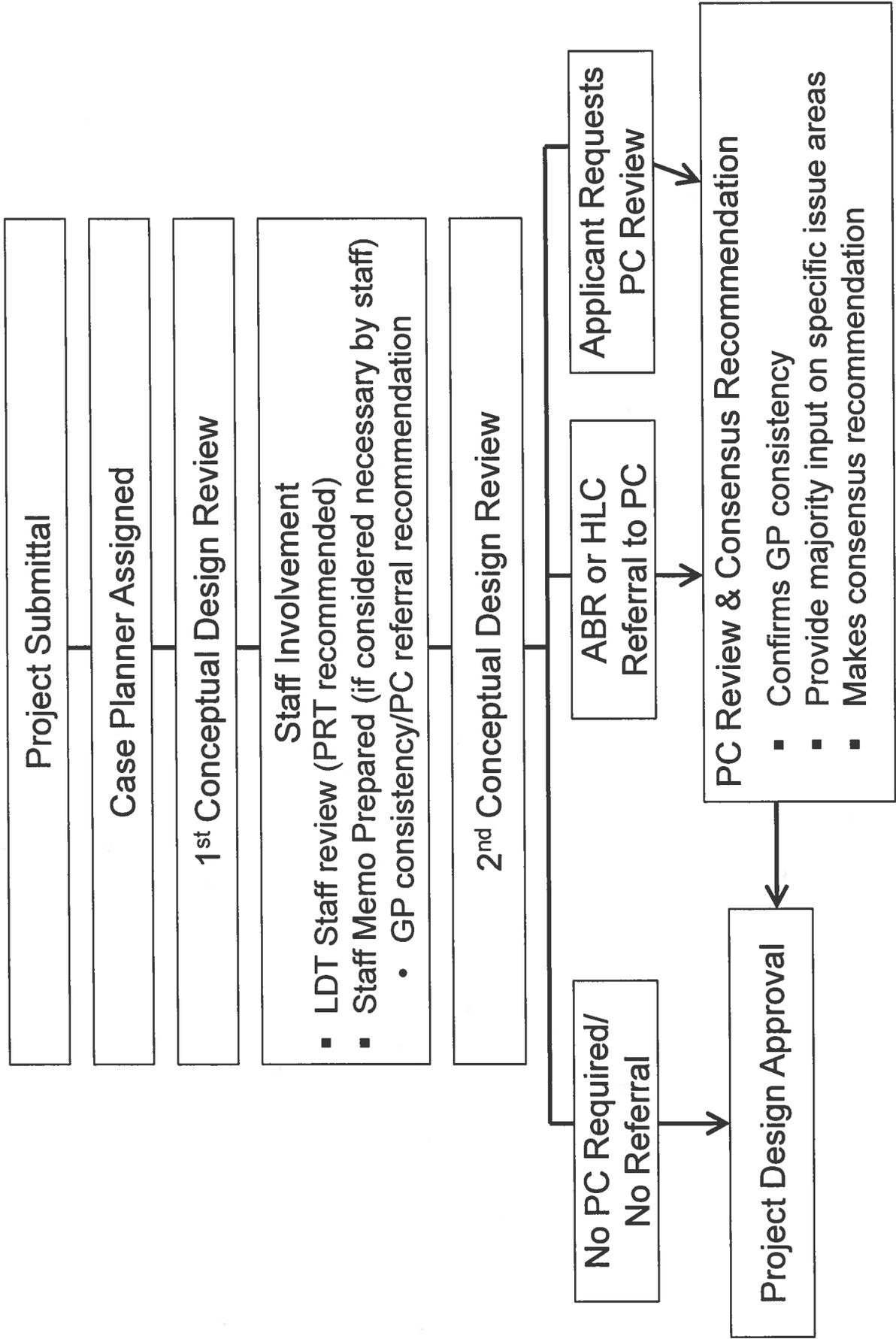
DRAFT Average Unit Size Density Program Process

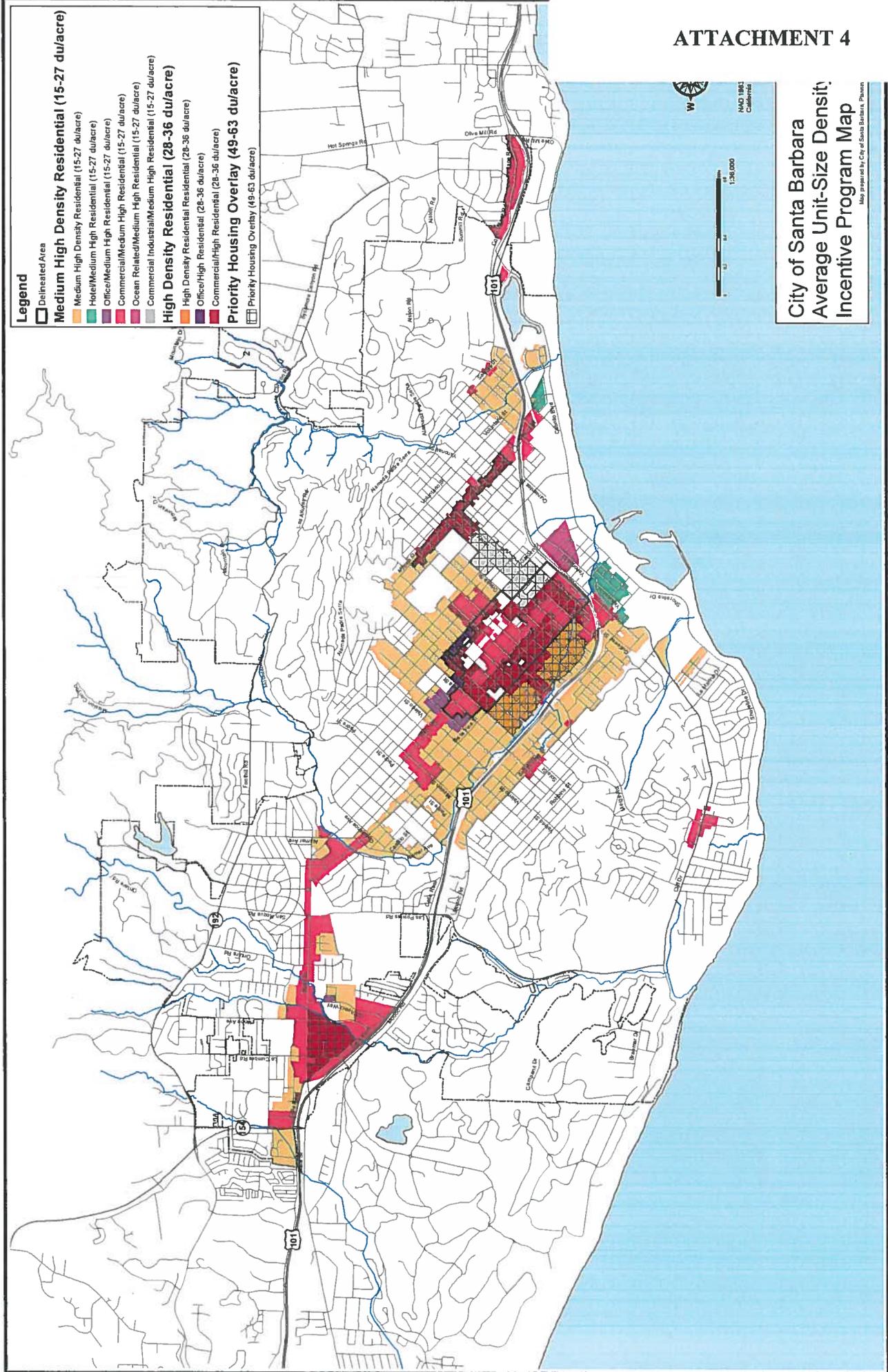
High/Overlay Density project site of 15,000 square feet or more (Not Condominiums)



DRAFT Average Unit Size Density Program Process

All Others (Not Condominiums)







Average Unit-Size Density Incentive Program (AUD) Project Review Process



Ordinance Committee
May 6, 2014



Meeting Objectives

- ◆ Determine parameters for required Planning Commission involvement in AUD project review process
- ◆ Provide recommendation to City Council

Background

- ◆ Joint CC/PC Work Session 09/12/13
- ◆ HLC Discussion 10/23/13
- ◆ ABR Discussion/Training 10/28/13
- ◆ HLC Discussion/Training 11/06/13
- ◆ PC Discussion 12/12/13
- ◆ PC Discussion 12/19/13
- ◆ City Council Discussion 03/04/14
 - Referred to Ordinance Committee 05/06/14

Direction for Required Planning Commission Review

(Only Applies to Rental Projects)

- ◆ High Density or Priority Housing Overlay Areas
- ◆ Conceptual Comments Only
 - Not Appealable
- ◆ What size project in the trigger?



“Trigger”

- ◆ What is the appropriate trigger?
 - # of Units
 - Lot Size ← staff recommendation
- ◆ What is the appropriate lot size?
 - 10,000 sq. ft. lot (mentioned at City Council meeting)
 - 15,000 sq. ft. project site ← staff recommendation
 - 20,000 sq. ft. project site



Rationale

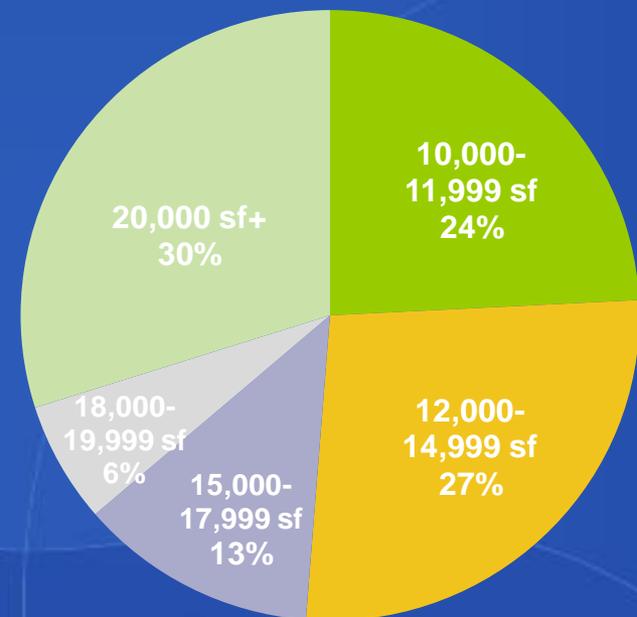
- ◆ Not so low that almost all projects require PC concept review.
 - Lots $\geq 15,000$ sf = ~51% of all High Density and Priority Housing Overlay lots— seemingly an appropriate amount of projects to trigger additional scrutiny.
- ◆ Not so low that review process for most High Density projects is more onerous than for Medium-High Density projects.
 - On a 15,000 sf lot in High Density area, an AUD project must contain at least 9 dwelling units (21 units max. in Overlay)
- ◆ Lots $\geq 15,000$ sf generally have more options re: site design/ building massing/ density than smaller lots.

Lot Sizes - Citywide

LOT SIZE (sq. ft)	Medium -High	High	Priority Housing Overlay*
10,000 – 11,999	280	68	86
12,000 – 14,999	196	76	87
15,000 – 17,999	129	35	47
18,000 – 19,999	47	18	19
20,000 +	338	84	103
TOTAL	990	281	342

* Includes all the High and some Medium High Density (C-M zoned) Areas

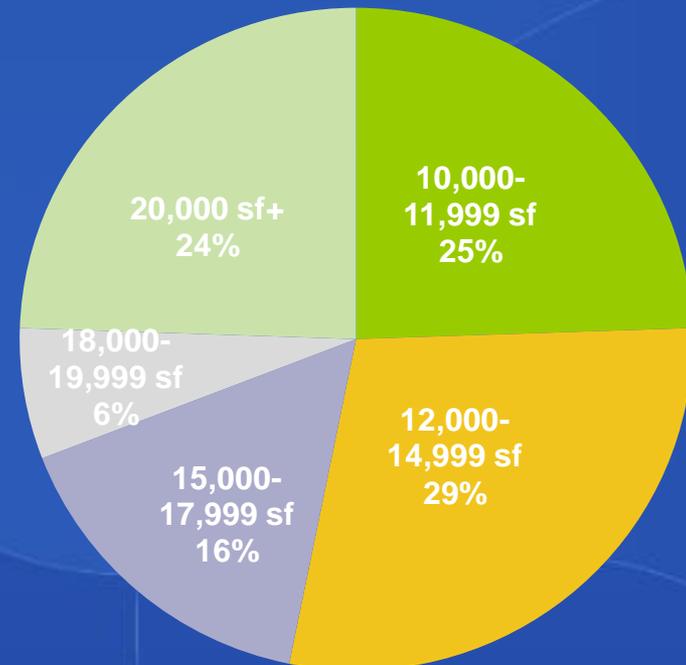
Lot Sizes - Citywide (High Density)



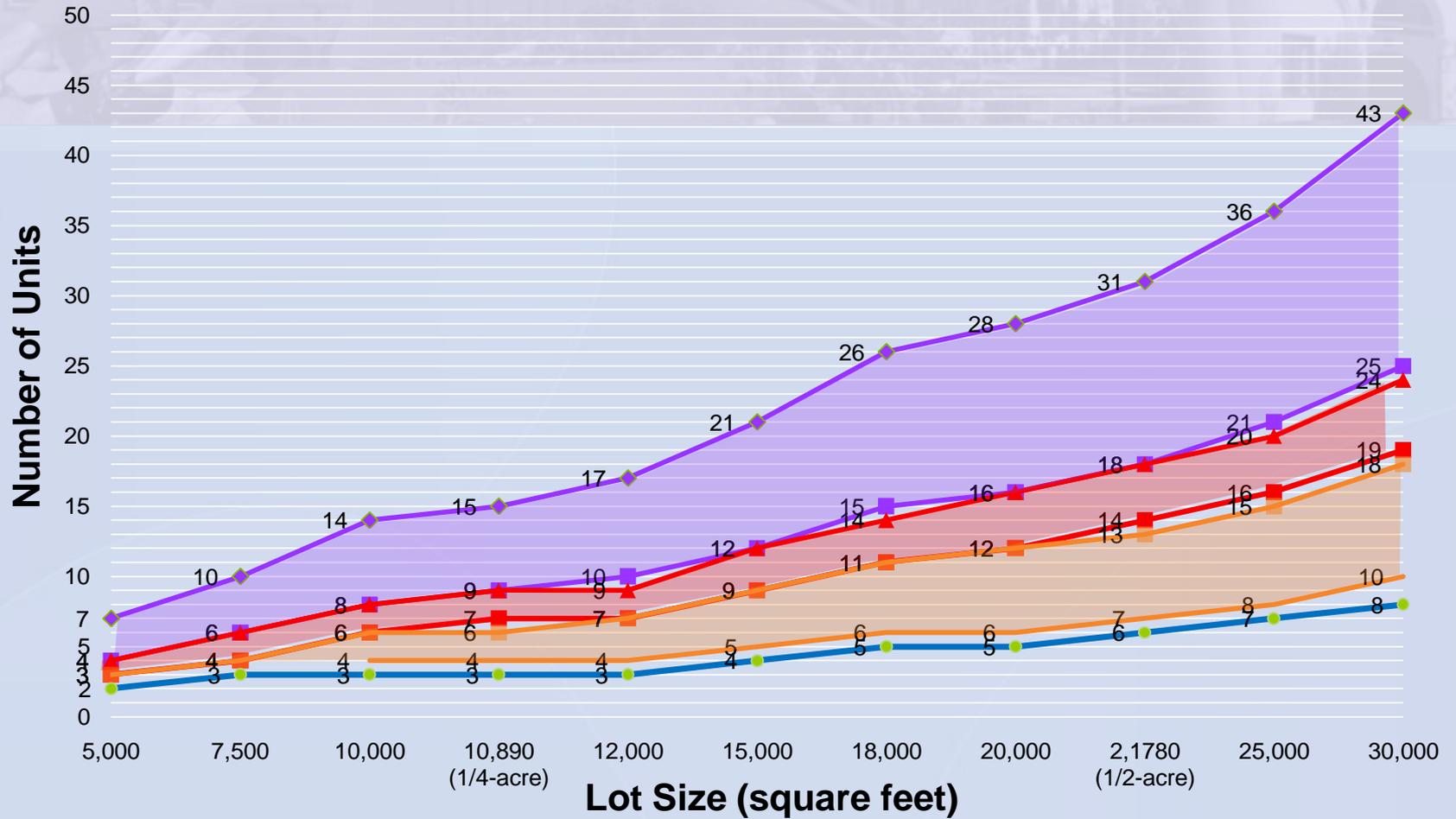
Lot Sizes - Opportunity Sites

LOT SIZE (sq. ft)	Medium-High	High
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Lot Sizes - Opportunity Sites (High Density)



Density Calculations



- ◆ Priority Housing Overlay (High = 63 du/ac)
- ◆ Priority Housing Overlay (Low = 37 du/ac)
- ▲ High (High = 36 du/ac)
- ▲ High (Low = 28 du/ac)
- Medium-High (High = 27 du/ac)
- Medium High (Low = 15 du/ac)
- Base Density



Staff's Recommended Parameters

Planning Commission Review Required For Rental Units When:

- High Density or Priority Housing Overlay Area

AND

- Project Site = 15,000 square feet or more



Average Unit-Size Density Incentive Program (AUD) Project Review Process



Ordinance Committee
May 6, 2014



AUD Project Review Table

	General Plan Land Use Designation						
	Medium High		High		Priority Housing Overlay		
	Rental	Ownership	Rental	Ownership	Rental	Employer-Sponsored	Limited Equity Housing Cooperative
PC Review Required?	NO	YES - Decision	YES, if lot $\geq 15,000$ sf – Comments only	YES - Decision	YES, if lot $\geq 15,000$ sf – Comments only	YES, if lot $\geq 15,000$ sf – Comments only	YES, if lot $\geq 15,000$ sf – Comments only

AUD Project Review Table

Current Process

	General Plan Land Use Designation						
	Medium High		High		Priority Housing Overlay		
	Rental	Owner-ship	Rental	Owner-ship	Rental	Employer-Sponsored	Ltd. Equity Housing Cooperative
PC Review Required?	NO	YES Decision	NO	YES Decision	NO	NO	NO

Proposed Process

	General Plan Land Use Designation						
	Medium High		High		Priority Housing Overlay		
	Rental	Owner-ship	Rental	Owner-ship	Rental	Employer-Sponsored	Ltd. Equity Housing Cooperative
PC Review Required?	NO	YES Decision	YES Comments	YES Decision	YES Comments	YES Comments	YES Comments

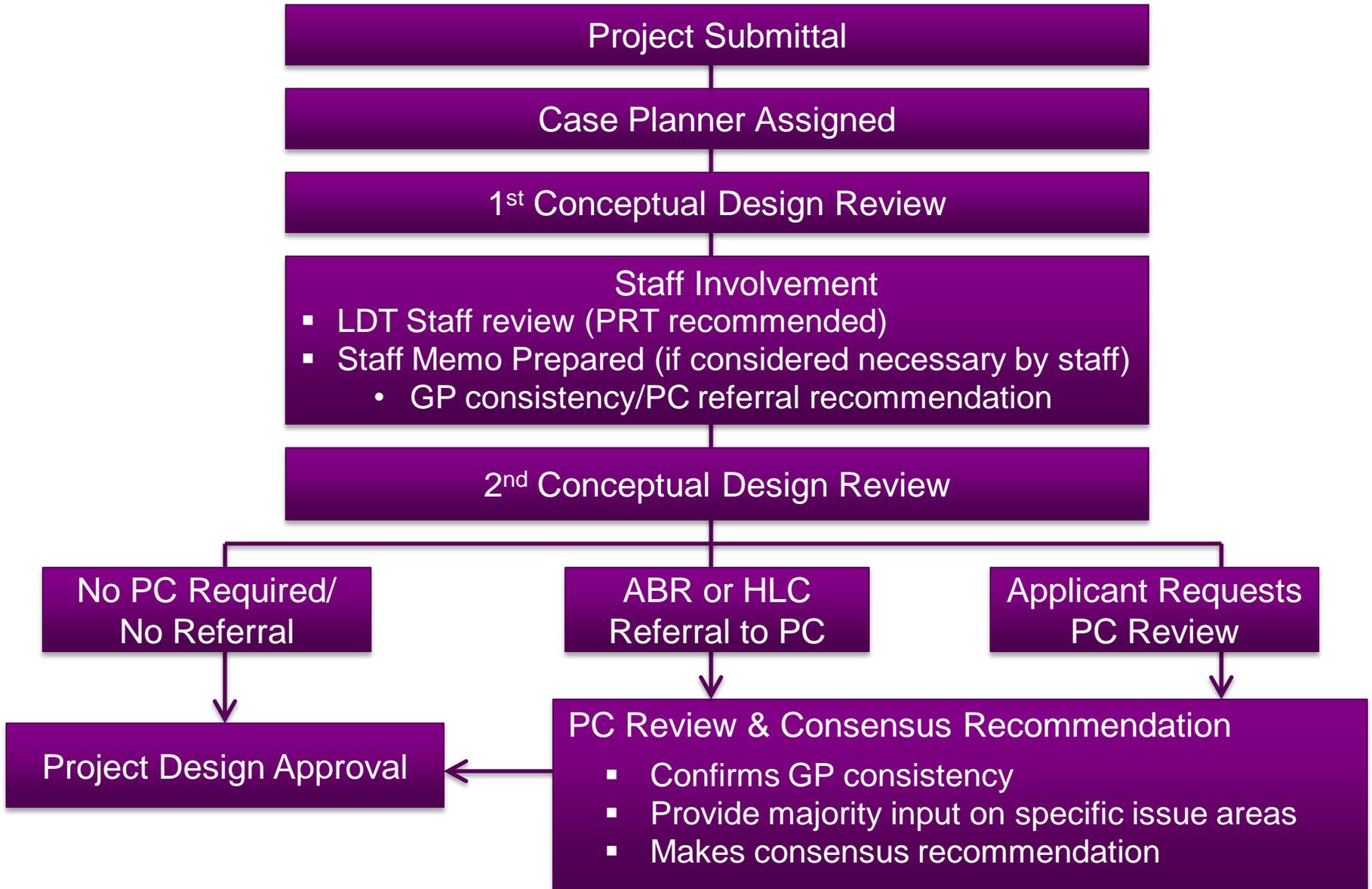
***DRAFT* Average Unit Size Density Program Process**

High/Overlay Density project site of 15,000 square feet or more (Not Condominiums)



DRAFT Average Unit Size Density Program Process

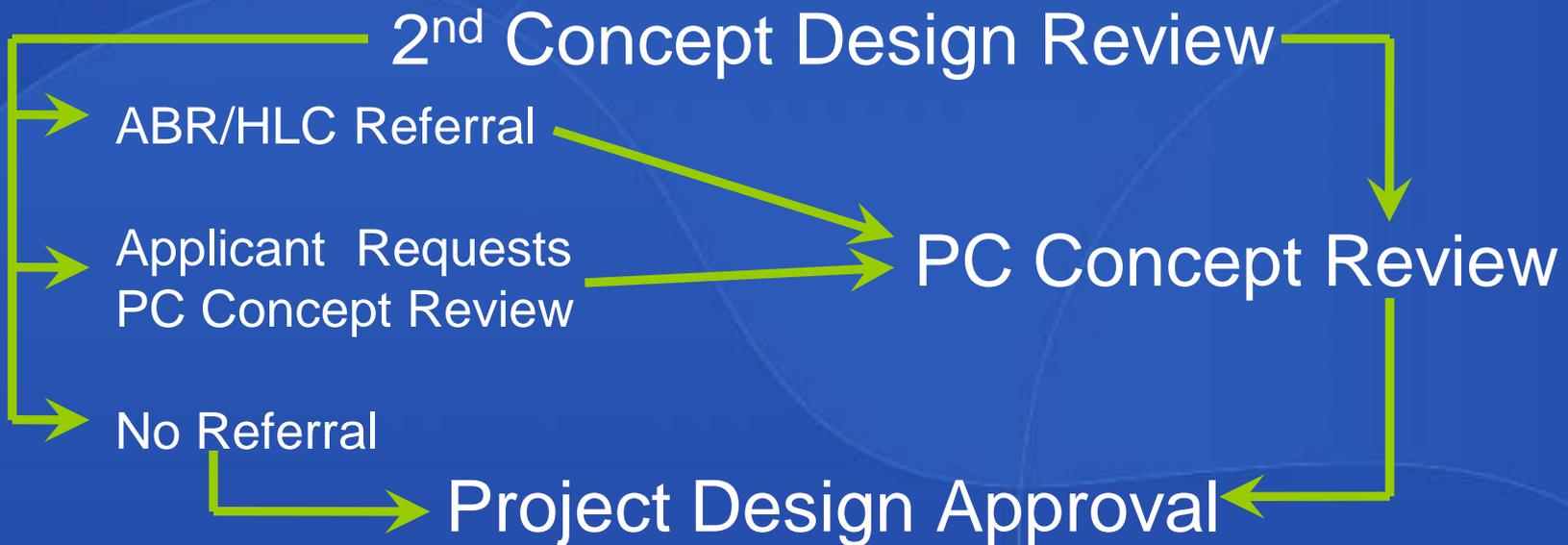
All Others (Not Condominiums)



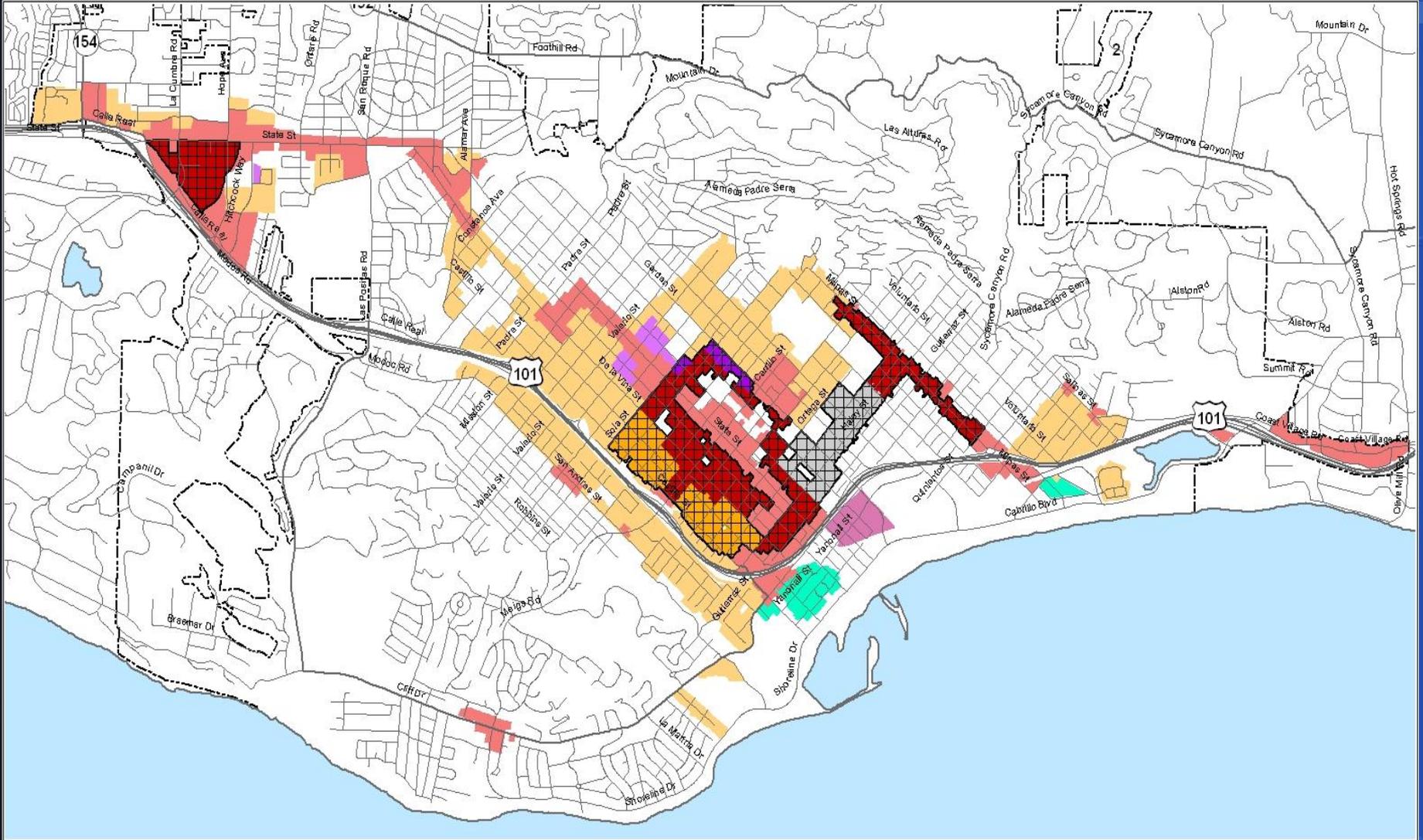
Project Site
<15,000 sf

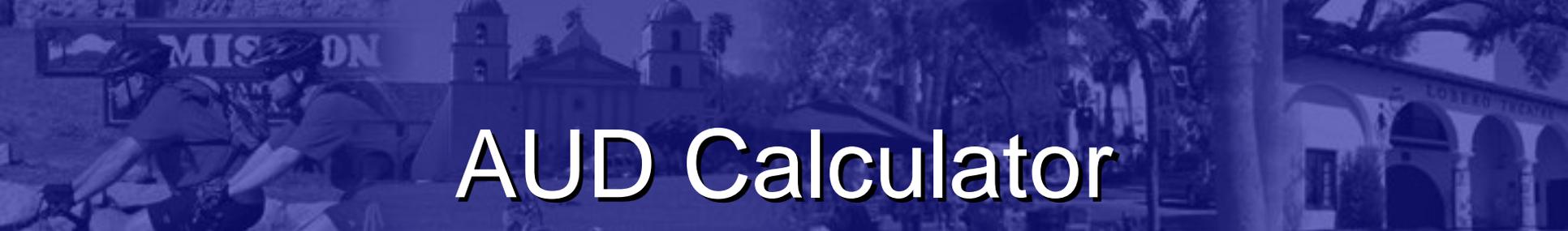
Project Site
≥15,000 sf

Case Planner Assigned
1st Concept Design Review
Staff Involvement



Average Unit-Size Density Program





AUD Calculator

AUD

**Proposed AUD Review Process Flow Chart
For High Density or Priority Housing Overlay Projects
on Project Sites \geq 15,000 Square Feet**

