



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 024-16

CITYWIDE

RECOMMENDATION TO CITY COUNCIL

SEPTEMBER 6, 2016

AVERAGE UNIT DENSITY (AUD) INCENTIVE PROGRAM

The Planning Commission discussed the Average Unit-Size Density (AUD) Incentive Program (Santa Barbara Municipal Code Chapter 28.20). The purpose of the meeting was to review the AUD Incentive Program policy objectives in the General Plan and Zoning Ordinance, consider whether the stated objectives are being met, and/or if minor ordinance amendments should be considered, and provide a recommendation to City Council.

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.

WHEREAS, the Planning Commission has held the required public hearing on the above topic.

WHEREAS, 7 people appeared to speak on the Average Unit-Size Density Incentive Program, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 30, 2016
2. Correspondence received:
 - a. Oswald Da Ros, via email
 - b. Joe Rution, via email
 - c. Anna Marie Gott, Allied Neighborhoods Association, via email
 - d. Citizens for Livable Neighborhoods, signed petition with 93 signatures
 - e. Kellam de Forest, via email
 - f. Pauline Cooney, hand-delivered at meeting
 - g. Lindsey Baker, League of Women Voters, hand-delivered at meeting

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

- I. Recommend that the City Council move forward on improvements to the Project Review Process with:
 1. Increasing support to the Historic Landmarks Commission (HLC) and Architectural Board of Review (ABR) with staff reports, site visits, and analysis;
 2. Additional consideration for historic resources; and
 3. Preparing Multi-unit / Mixed-Use Guidelines.
 4. Any recommendations for ABR or HLC guidelines that impact Policy and Land Use should be reviewed by the Planning Commission before going to City Council.

This motion was passed and adopted on the 6th day of September, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

- II. Recommend that City Council form a Task Force to facilitate employer-sponsored housing and limited equity housing cooperatives under the AUD program, as well as affordable housing.

This motion was passed and adopted on the 6th day of September, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 2 (Pujo, Lodge) ABSTAIN: 0 ABSENT: 0

I hereby certify that after review of the meeting video, 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

10/6/16

Date