

**233 West Quinto Street**  
**Maximum Development Potential Summary**  
**July 26<sup>h</sup>, 2024**

**Project Address:** 233 W. Quinto  
Santa Barbara, CA 93105

**Maximum Density:** This brief summary includes an analysis of the maximum development potential at the subject property based on our review of the parcel information, relevant development standards, City of Santa Barbara Average Unit Density Program, State Density Bonus Law, and Accessory Dwelling Unit Ordinance. Based on our analysis, the maximum possible development potential of the site is 11 residential units, should all of these programs be implemented on site. This total includes mandatory affordable units and Accessory Dwelling Units (ADUs). Please note, an architect will need to be consulted early on in a project to confirm what type of development and density the site can accommodate based site constraints such as easements, setbacks, access, etc.

**Prepared By:** Shelby Messner Janke, AICP, Associate Planner III  
SEPPS Land Use Consulting  
1625 State Street, Suite 1  
Santa Barbara, CA 93101  
(805) 966-2758 X 104  
[shelby@sepps.com](mailto:shelby@sepps.com)

**Parcel Information & Zoning Designation**

The subject project site is located at 233 W. Quinto Street, APN 025-061-003. The cross streets are De La Vina Street and Quinto Street. The property is adjacent to Santa Barbara Cottage Hospital, which is regulated by the Hospital Specific Plan zone (SP8-H). The site is developed with an existing 3-unit apartment building and a garage with a lot area of 0.21 acres (9,147 sq. ft.). The property can be accessed via W. Quinto Street as well as through a public alley at the rear of the site, which provides access to the existing garage.

Assessor Parcel Number	025-061-003
Parcel Size	0.21 acres (9,147 sq. ft.)
Zoning	Residential – Multi-Unit (R-M)
Land Use Designation:	Medium-High Density (15-27 du/ac)

### Base Density and Key Development Standards

Maximum Base Density	3 residential units
Front Setback	1 <sup>st</sup> and 2 <sup>nd</sup> stories: 10' Portions of structure above 2 <sup>nd</sup> story: 20'
Side and Rear Setback	1 <sup>st</sup> and 2 <sup>nd</sup> stories: 6' Portions of structures above 2 <sup>nd</sup> story: 10'
Height Limit	45'
Required Parking	Studio: 1.25 per unit One-bedroom: 1.5 per unit Two or more bedrooms: 2 per unit
Open Yard (for Lots Developed with Multi-Unit Residential)	Minimum Area: 15% of the net lot area Minimum Dimensions: 10' long and 10' wide Private Open Yard: Minimum area based on number of bedrooms. Refer to §30.140.140.

### City of Santa Barbara Average Unit-Size Density Incentive (AUD) Program

The AUD Program is a density incentive program that allows for increased residential density above the base density of the subject zone, for projects meeting average unit size requirements, which typically lead to smaller unit sizes to accommodate the higher density. Incentives for developers to use the ADU program include a reduction in required parking as compared to the base zone district.<sup>1</sup> Projects developed under the AUD program are required to meet other development standards of the base zone such as setbacks and height limits.

Based on a lot size of 9,147 square feet and the property's land use designation, if the City's AUD program<sup>2</sup> were applied, the residential density could be increased from 3 units (base density) to up to 5 AUD units<sup>3</sup> with an average unit size ranging between 905 and 1,090 square feet.

Medium-High Density (15-27 du/ac)		
Density (du/ac)	Units Allowed	Maximum <u>Average</u> Unit Size (sq. ft.)
20	4	1,090
21	4	1,040
22	4	1,005
23	4	985
24	4	965
25	5	945
26	5	925
27	5	905

<sup>1</sup> [City of Santa Barbara Average Unit-Size Density Program Informational Packet](#)

<sup>2</sup> [Average Unit-Size Density Program Calculator](#) - The AUD Calculator can be used a tool to help determine the maximum average unit size under the City's AUD program. The calculator will always round fractional units down to the next whole number.

<sup>3</sup> [Inclusionary Housing Ordinance](#) - Projects proposing more than one unit are subject to the City's Inclusionary Housing Ordinance. Please refer to § 30.160.030 Inclusionary Requirements for further information.

To calculate the allowed number of units and maximum average unit size, the desired residential density is multiplied by the lot area. The resulting area is divided by 43,560 (square feet in an acre).

The AUD Density Calculation for the subject property is as follows:

Lot Size: 9,147 square feet

Zone: R-M

General Plan Land Use Designation: Medium-High Density (15-27 du/ac)

$$(27 \text{ du/ac} \times 9,146 \text{ sq. ft.}) / 43,560 \text{ sq. ft.} = 5.70 \text{ units}^4$$

The City's AUD Program Calculator is a tool which applies this calculation to determine the allowed residential density for properties. Please note the AUD Program Calculator automatically rounds down any fractional number to the next whole number, which is consistent to how the City calculates density and fractional units. However, for projects which are eligible for the State Density Bonus program, any fractional number of units is rounded up to the next whole number.<sup>5</sup>

### **State Density Bonus Law**

The California State Density Bonus program<sup>6</sup> is a state mandate that permits increased residential density beyond local standards for developments which proposes a percentage of the units to be rented/sold at an affordable rate. The density bonus varies based on how many units are proposed to be affordable, and at what affordable rate they are offered at. Developers are offered "concessions" and "waivers" from local jurisdiction zoning standards to provide affordable units and bonus density. A concession may include relief from standards such as a reduction in setbacks, minimum square footage requirements, exceeding height limitations, or other concessions that result in an identifiable cost reduction. The number of concessions a project is granted is based on the percentage of affordable units that are proposed and the proposed affordability rate. Developers are also permitted waivers from development standards which are physically necessary to provide the project at the proposed density. There is no limit to the number of waivers a developer may be granted.

For the subject property, if more units than 5 units were desired, the project may utilize State Density Bonus by offering a percentage of the units at an affordable rate, which would allow for additional density beyond the 5 residential units permitted under the City's AUD program. Because the AUD density calculation equals 5.7 units, when State Density Bonus is applied, the fraction may be rounded up to the next whole number, making the base density 6 units<sup>7</sup>. If 20% of the 6 units (2

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<sup>4</sup> For this calculation, the maximum residential density (27 dwelling units per acre), was used.

<sup>5</sup> Please refer to [§ 30.150.050 – Fractions](#) to find further information as to when fractions may be rounded down versus rounded up.

<sup>6</sup> [State Density Bonus Law Text](#)

<sup>7</sup> When applying State Density Bonus, the base density must first be determined in order to calculate the density bonus which may be granted. For project proposed under the City's AUD program, the total number of units allowed through the AUD program becomes the base density. In the case of the subject property, a maximum of 5.7 units are allowed based on the AUD calculation. Though City density calculations round fractions down, any project which is eligible for State Density Bonus, may round any fraction up to the next whole number. Based on this, the base density for the site is increased to 6 units.

units) were offered at a very low-income rate, a bonus density of 50% (3 units) would be allowed, which could increase the unit count up to 9 total units.<sup>8</sup>

### Accessory Dwelling Units

In addition to the local and State programs mentioned above, the property may also be developed with Accessory Dwelling Unit(s) or "ADUs". ADUs are additional residences allowed for single or multi-family properties, which are not included in the overall residential density of the site. Multi-unit properties are allowed to construct "Special" ADUs, which can be detached units with a maximum size of 800 square feet or are created through the conversion of non-livable floor area (i.e. garage conversion). Multi-unit projects with 1-7 units are permitted 1 Special ADU and projects with 8-11 units are permitted 2 Special ADUs.<sup>9</sup> If a proposed ADU complies with all zoning standards and objective design criteria in the ADU Ordinance, the ADU(s) may be submitted directly to the City's Building Department for a building permit, and is not subject to the City's discretionary review process. No parking is required for Special ADUs.

### Maximum Development Potential

Based upon the above analysis, a project proposed using the AUD program in combination with State Density Bonus Law, and the construction of two (2) Special ADUs, could be developed with a maximum of 11 residential units. Please keep in mind that site constraints and neighborhood compatibility may affect the actual density that can be built on site. Depending on the combination of local and State programs, the City of Santa Barbara has prepared rent limit calculations for low to moderate-income, low to moderate-income using the AUD program, low-income to very-low income using State Density Bonus, and middle to upper-middle-income.<sup>10</sup>

<b>Ordinance/ Program</b>	<b>Maximum Units</b>
Base Density (Residential Multi-Unit Zone)	3 units
AUD Program	5 units <sup>11</sup>
State Density Bonus Law	9 units
Special ADUs	2 units
<b>Total</b>	<b>11 units</b>

An architect should be consulted with to physically lay out a proposed development, based on site constraints, any easements, development standards, access, etc. to determine the total number of units which the site can actually accommodate. A multi-unit residential project

<sup>8</sup> Please refer to the [Guide to the California Density Bonus Law](#) for a quick guide to calculating affordability levels, determining bonus density, and more information on concessions and waivers.

<sup>9</sup> The City of Santa Barbara [Accessory Dwelling Unit \(ADU\) Guide](#) provides further details into requirements for ADUs.

<sup>10</sup> Affordable rents are based upon the area median income. Please refer to the City of Santa Barbara [Rental Limits](#) handouts for information on the maximum rents allowed based upon the AMI and number of bedrooms proposed in a unit.

<sup>11</sup> For an AUD only project, the maximum allowed number of units would be 5. When applying State Density Bonus Law to an AUD project, any fractional number of units may be rounded up to the next whole number, so the base density would become 6 units.

applying the City's AUD program in combination with State Bonus Density<sup>12</sup> Law would be subject to review and approval by the City's Architectural Review Board (ABR). The ABR will review the project for compatibility with the existing neighborhood, mass, bulk, and scale, etc. and would be the decision maker for approval of the project. City Zoning Staff would review the project for compliance with local and State regulations and development standards and would confirm any requested concessions and waivers in accordance with State Density Bonus Law, before scheduling it for approval by ABR. After ABR approval and a mandatory 10-day appeal period, the development could be submitted to the Building Department for Building Permits. As mentioned above, ADUs are not subject to discretionary review and may be submitted directly to the Building Department at the same time as or after the submittal of a multi-unit residential project.

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<sup>12</sup> Please refer to the City's [Density Bonus Supplemental Application](#) which provides useful information regarding Density Bonus projects.