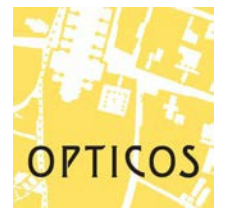


# Stakeholder Work Group Meeting 5

City of Santa Barbara  
December 6, 2022





# Agenda

1. Roll Call
2. Overview of Project Timeline
3. Questions and Clarifications
4. Public Comments (At the end of the webinar)

# Timeline

**Dec 2022**

Admin Draft  
Comments  
Due

**Jan/Feb 2023**

HLC/ABR Input  
on Admin Draft

**Spring – Summer  
2023**

Revised Draft  
and Hearings

# How to Submit Comments

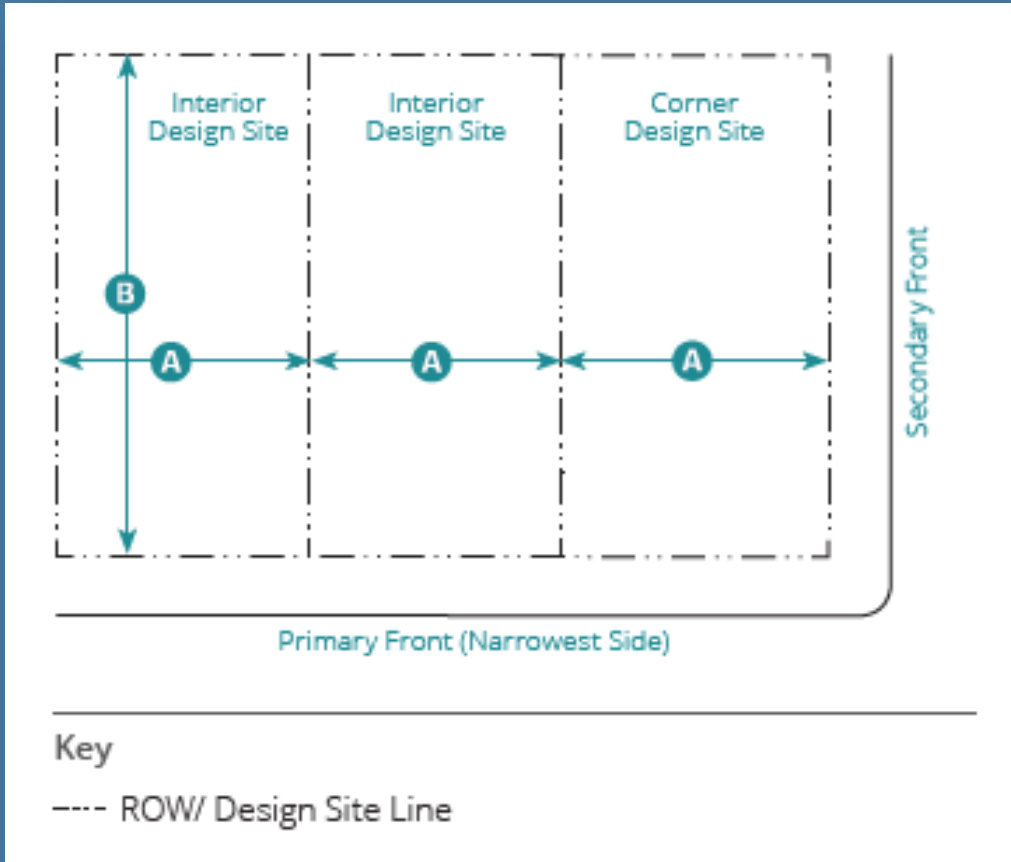
**Work Group:** Google Doc Spreadsheet or email

**Public:**  
Email comments to  
[SBDS@SantaBarbaraCA.gov](mailto:SBDS@SantaBarbaraCA.gov)

SBA ODS Admin Draft Work Group Comments						
Public Comments					City Staff	
Name of Member	Section Name	Section Number	Page	Comment	Response	Action
John Smith	Purpose	X-01.10	7	Check typo in Building Types		No Change Needed ODI to address
Zone Map						
Chapter 1 - Introduction						
Chapter 2 - Establishment of Zones						
Chapter 3 - Zones						
Chapter 4 - Specific to Uses						
Chapter 5 - General Design Site Standards						

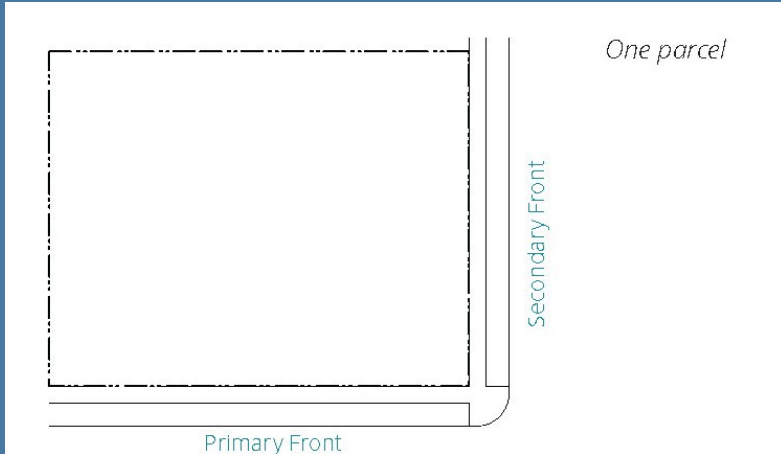
# Clarifications

- Design Site
- Façade Zone
- Subterranean Parking
- Zone Map

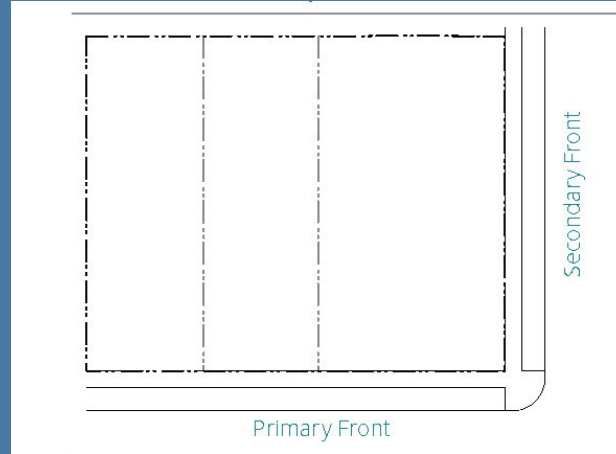


# Ch 6 Design Site

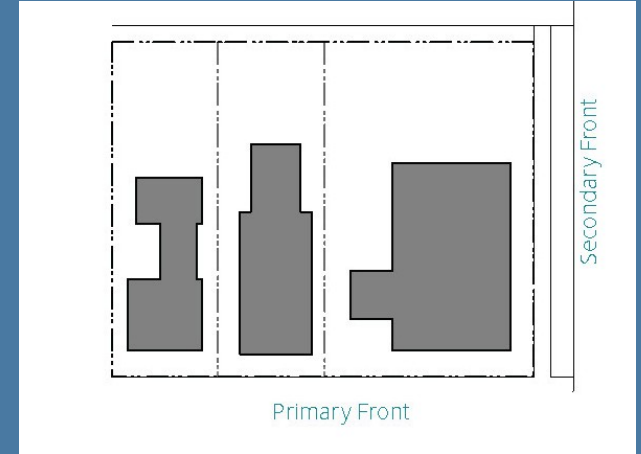
Lot exceeds size of any allowed building in zone



Design sites are applied to generate individual buildings (except in MS.L zone)



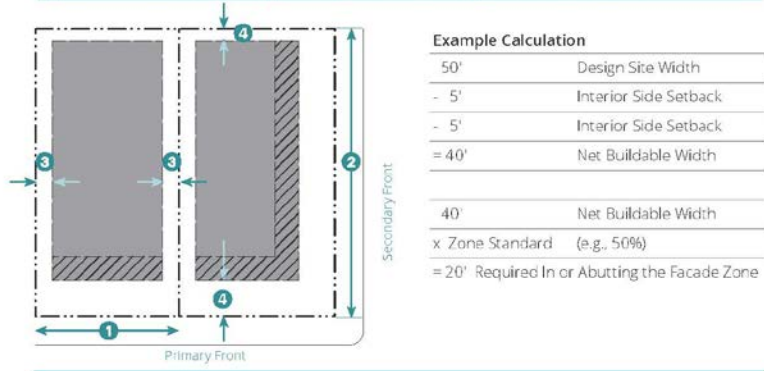
Individual buildings are designed per the standards



Design sites can be recorded as new lots or discarded having served their purpose; Recording design sites as new lot is allowed if per the City's min. lot size and subdivision standards

# Ch 6 Façade Zone

Figure 25.12.030.2: Determining the Required Amount Subject to the Façade Zone



- 1 Width of Design Site
- 2 Depth of Design Site
- 3 Setback to be Subtracted from Design Site Width
- 4 Setback to be Subtracted from Design Site Depth

### C. Measuring Building Types

1. **Methodology.** Measurement of width and depth.
  - (a) **Main Body.** The width and depth of the main body shall be measured as follows:
    - (1) The width shall be parallel to the front.
    - (2) The depth shall be perpendicular to the front.

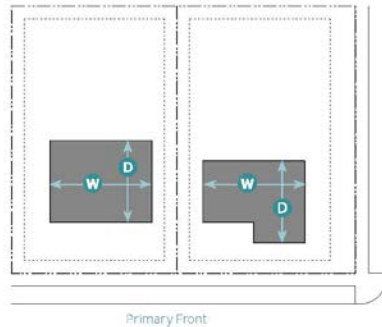
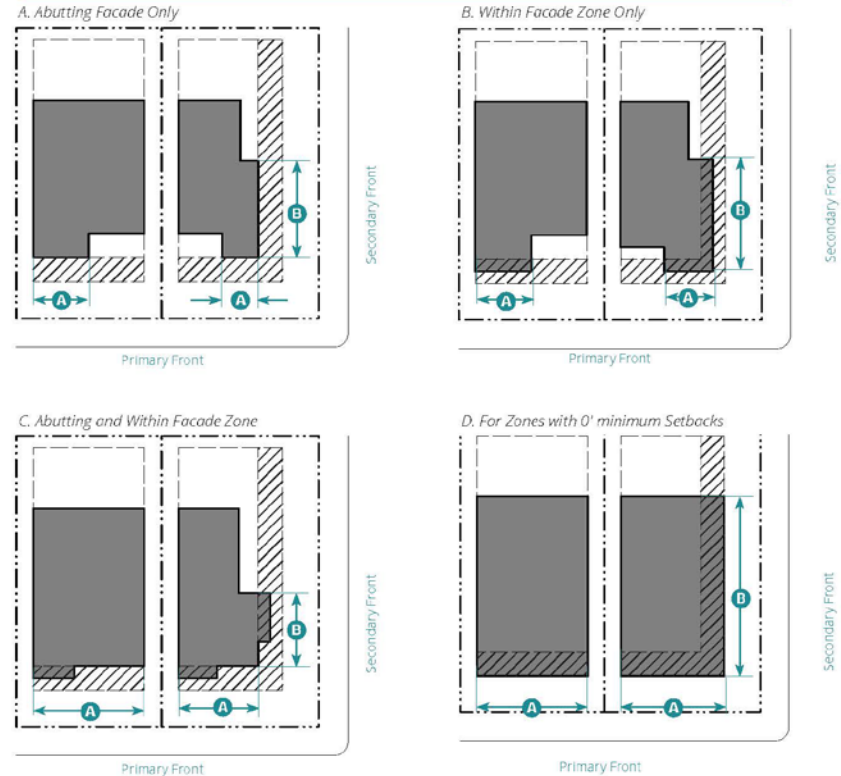


Figure 25.12.030.3: Main Body

- W Width
- D Depth

Figure 25.12.030.4: Applying the Required Amount to the Façade Zone



	Primary Front Street	Secondary Front Street
Façade Zone	50% min. <sup>1</sup>	50% min. <sup>1</sup>
Buildable Area for Building and Frontage Type(s)	A	B

<sup>1</sup>This is an example. See Subsection 5 of the zone for the standard.



# Work Group Questions

## **Additional Height and Massing - Chapter 3, 25.03.070**

- *Larger Parcels Transition to House-Scale Building*
- *Smaller Parcels Transition to Adjacent Building*
- *Parcels on Same Side of Block as City Landmark/Structure of Merit*
- *Parcels Adjacent to Building Not Built to Max Height*

Are there other situations that you would like included?

Do the standards go far enough or do you think that the same could be achieved another way?



# Questions

## Rooftop Decks - Chapter 5, 25.05.080

Do the proposed standards address the zoning-related issues you know of related to Rooftop Decks?

Are there additional standards you would like included?





# Questions

**Architectural Design Standards - Chapter 8.** Outside of the EPV, it is proposed that any of the 6 styles are allowed.

Are there other areas of the City that should also limit the styles allowed (e.g. contemporary style)?

Do the standards capture the essence of each of the proposed styles or are there additional standards you would like included?

Do the standards still provide enough design flexibility or are there certain standards that need to be reconsidered?

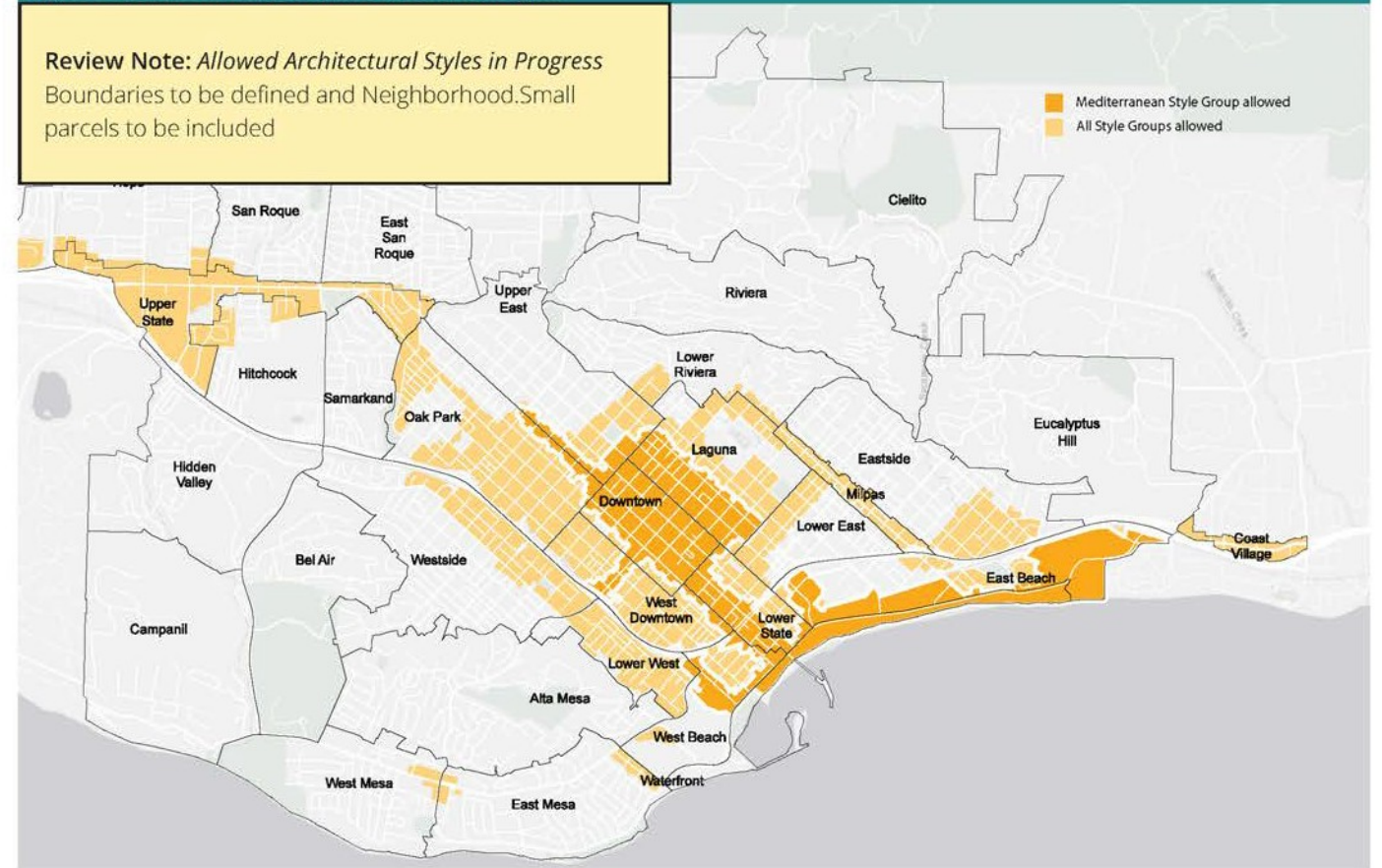
# Ch 8 Architectural Design

## Architectural Style Standards

- 3 style groups
- 6 styles
- In EPV only the Mediterranean style group allowed
- Elsewhere, all style groups allowed

Figure 25.08.020.A Allowed Architectural Styles

**Review Note:** Allowed Architectural Styles in Progress  
Boundaries to be defined and Neighborhood.Small parcels to be included





# Next Work Group Meeting

**Meeting 1:** Introduction to the Project

**Meeting 2:** Existing Conditions Summary

**Meeting 3:** Design Standards Framework Approach

**Meeting 4:** Draft Design Standards: Introduction to Title 25 (Admin Draft ODS)

**Meeting 5:** Draft Design Standards: Questions

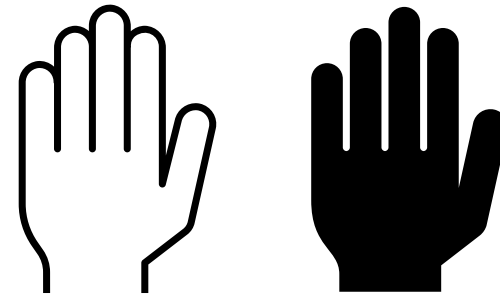
**Meeting 6:** Draft Design Standards: Topics TBD

Additional Meetings possible if desired by Work Group

# Public Comments

## How to Make A Public Comment

- To indicate that you would like to make a public comment, please raise your hand
- The Organizer will notify you when it is your turn to speak
- You will have **two minutes** to speak





# Adjourn Meeting

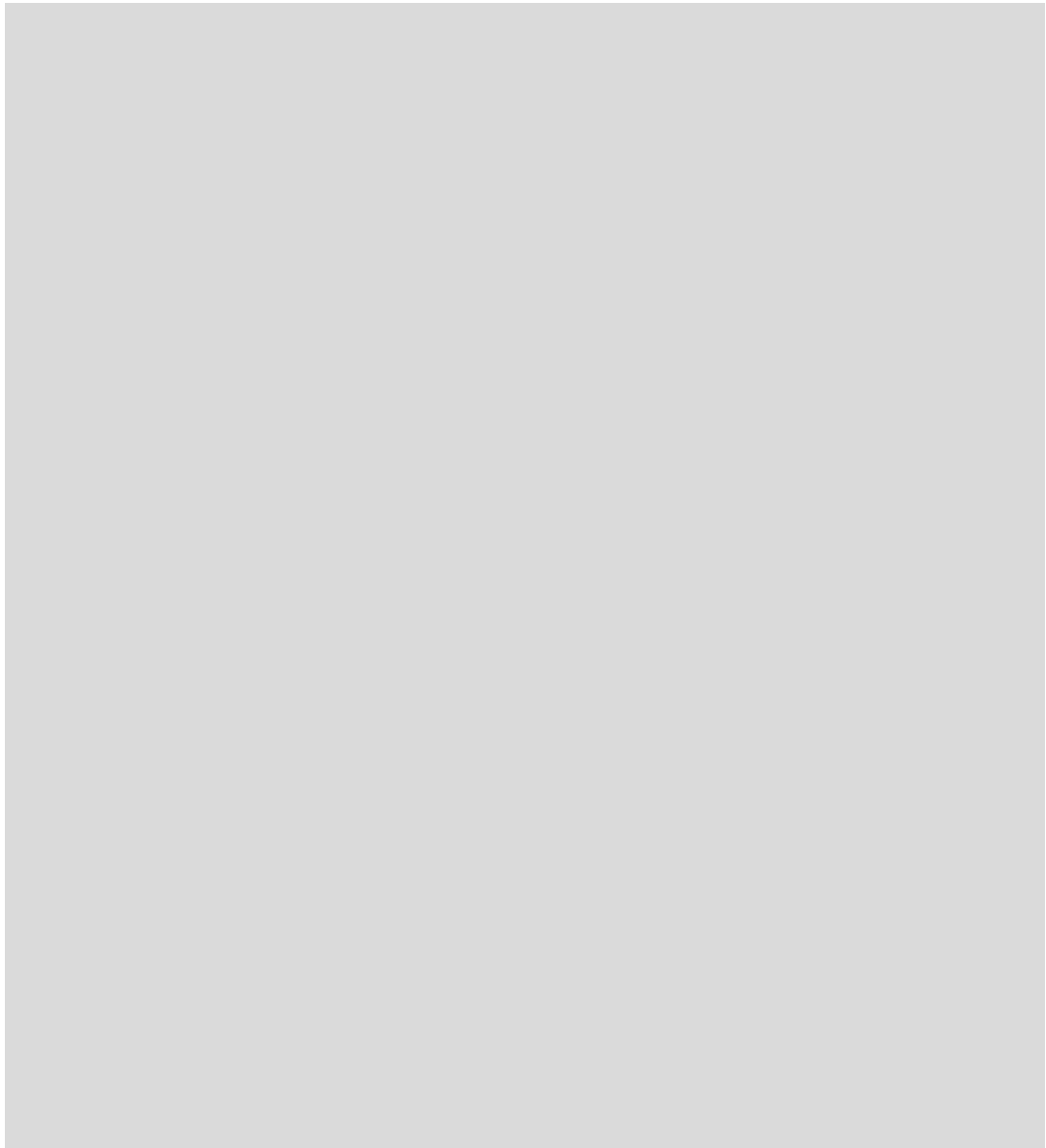
**Questions:** Rosie Dyste, *Project Planner*  
[SBDS@SantaBarbaraCA.gov](mailto:SBDS@SantaBarbaraCA.gov)

**Webpage:** <https://www.santabarbaraca.gov/sbds>

**Thank You!**



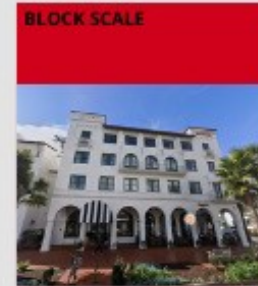
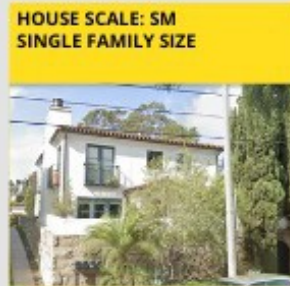
# Reference



# Style by Building Form (Scale)

	Style Group 1			Style Group 2				Style Group 3	Style Group 4	
	Italianate	Craftsman	American Colonial Revival	Adobe	Spanish Colonial Revival	Mission Revival	Italian Mediterranean	English Vernacular / Tudor	Contemporary	Industrial
House Scale: SM to MD	•	•	•		•	•	•	•	•	•
House Scale: LG	•	•	•	•	•	•	•	•	•	•
Block Scale		•			•	•	•		•	•

## BUILDING FORM SPECTRUM





# Style by Footprint

House Scale  
Small  
+  
Medium

SM D M

	Style Group 1			Style Group 2			Style Group 3	Style Group 4		
	Italianate	Craftsman	American Colonial Revival	Adobe	Spanish Colonial Revival	Mission Revival	Italian Mediterranean	English Vernacular / Tudor	Contemporary	Industrial
1	●	●								
2										
3		●	●	●	●		●			
4	●			●	●					
5	●									
6		●								
7						●				
8										
9										
10	●									
11										
12				●						

● = common occurrence of style.

Note: Observations provide overview and are not representative of all existing neighborhood styles.

# Style by Neighborhood

	Style Group 1			Style Group 2			Style Group 3	Style Group 4	
	Italianate	Craftsman	American Colonial Revival	Adobe	Spanish Colonial Revival	Mission Revival	Italian Mediterranean	English Vernacular / Tudor	Contemporary
Coast Village		●			●		●		●
Downtown	●	●	●	●	●	●			
East Beach			●		●				●
East Mesa					●	●		●	
Eastside		●	●		●		●		
Hitchcock							●		
Laguna		●			●			●	
Lower East		●			●			●	●
Lower Riviera		●	●		●	●			
Lower State	●	●			●	●		●	●
Lower West		●	●		●	●	●	●	
Milpas	●	●	●	●	●	●	●		●
Oak Park	●	●	●		●		●		
Upper East		●	●		●	●	●		
Upper State		●	●		●	●		●	
West Beach					●	●		●	
West Downtown	●	●	●		●	●			
West Mesa		●	●		●	●		●	
Westside		●	●		●	●	●	●	

● = common occurrence of style; ● = outlier occurrence of style.

Note: Observations provide overview and are not representative of all existing neighborhood styles.

Common ● = common occurrence of style;



Outlier ● = outlier occurrence of style.

