

# Stakeholder Work Group Meeting 1

City of Santa Barbara  
September 10, 2021





# Agenda Items

1. Introductions
2. Purpose of Project
3. Role of Work Group
4. Project and Schedule Overview
5. Work Group Meetings
  - Meeting 1: Introduction to the Project
  - Meeting 2: Existing Conditions Summary
  - Meeting 3: Design Standards Framework Approach
  - Meeting 4: Draft Design Standards: Part 1 – Building Types, Architecture
  - Meeting 5: Draft Design Standards: Part 2 – General to All Development
  - Meeting 6: Draft Workbook
6. Examples of Objective Design Standards
7. Identify date in November for Work Group Meeting 2
8. Public Comment



# Introductions

## City Staff

- Tava Ostrenger, Assistant City Attorney
- Dan Gullett, Principal Planner
- Timmy Bolton, Project Planner
- Rosie Dyste, Project Planner
- Jessica Metzger, Project Planner

## Work Group

### MEMBERS:

- David Black, Architectural Board of Review
- Dennis Doordan, Historic Landmarks Commission
- Cass Ensberg, American Institute of Architects
- Gabriel Escobedo, Planning Commission
- Robert Ooley, Historic Landmarks Commission
- Detty Peikert, American Institute of Architects
- Richard Six, Architectural Board of Review

### ALTERNATES:

- Sheila Lodge, Planning Commission
- Dennis Whelan, Architectural Board of Review

## Opticos Staff

- Stefan Pellegrini, Principal
- Tony Perez, Project Manager
- Singeh Saliki, Senior Designer
- Beth Cichon, Designer

### NOT PRESENT

- Drew Finke, Associate
- Erick Bernabe, Senior Designer

# Purpose of Project

- Develop objective design standards for multi-unit and mixed-use projects to increase housing production
- Provide a more predictable and efficient process that results in quality design in line with community expectations

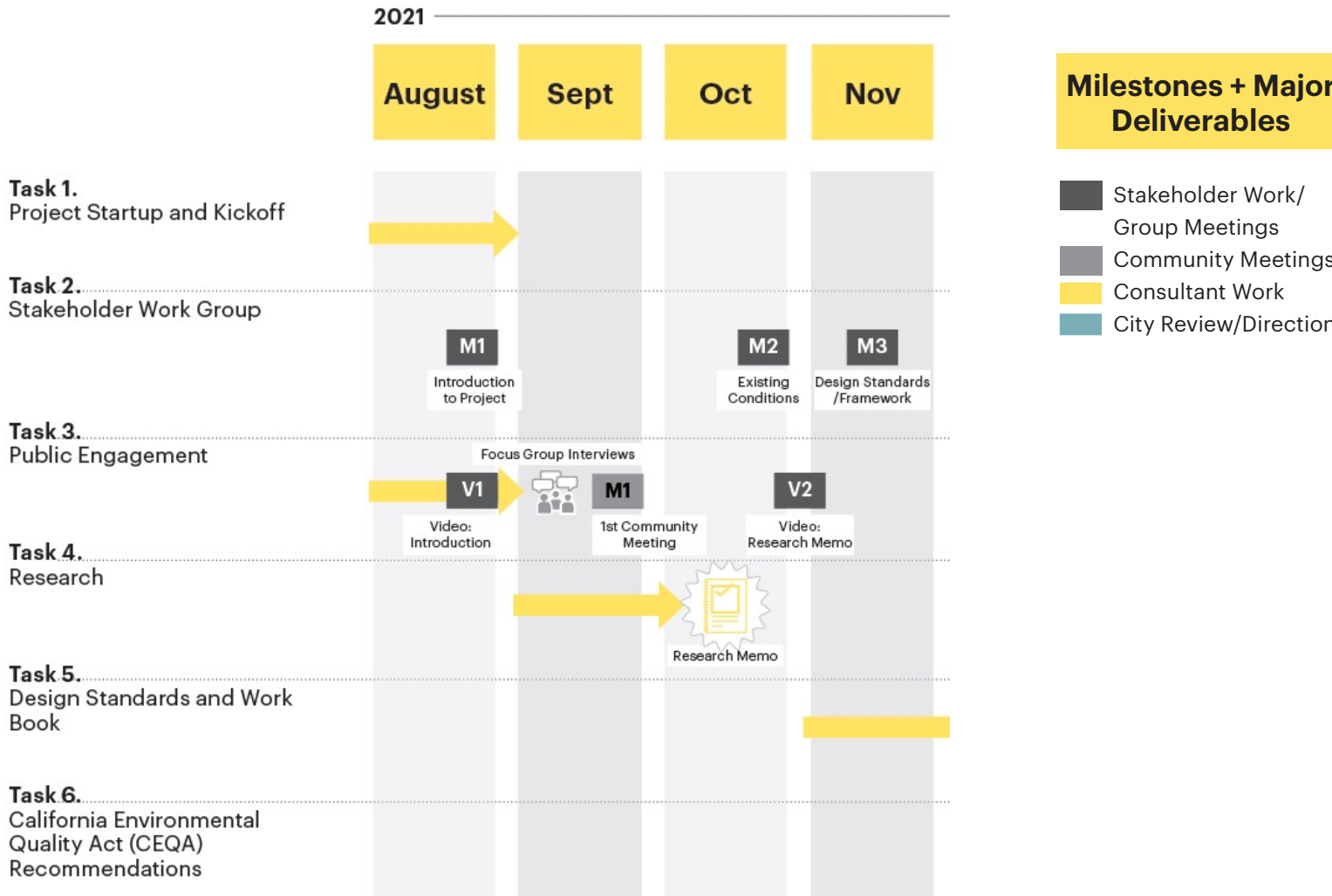




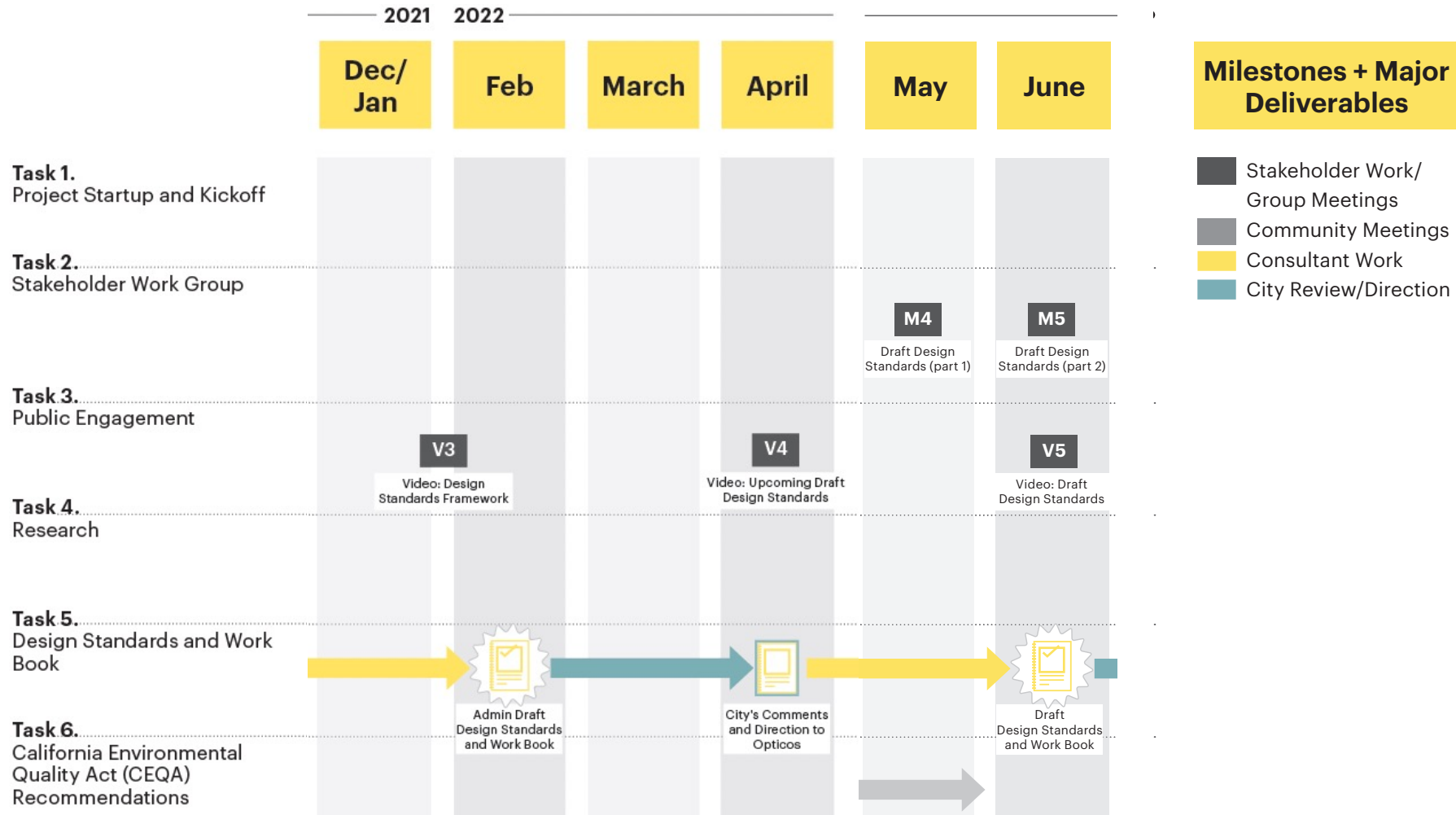
# Role of Work Group

- Serve as subject matter experts
- Provide input on the process
- Comment on draft materials
- Provide project updates

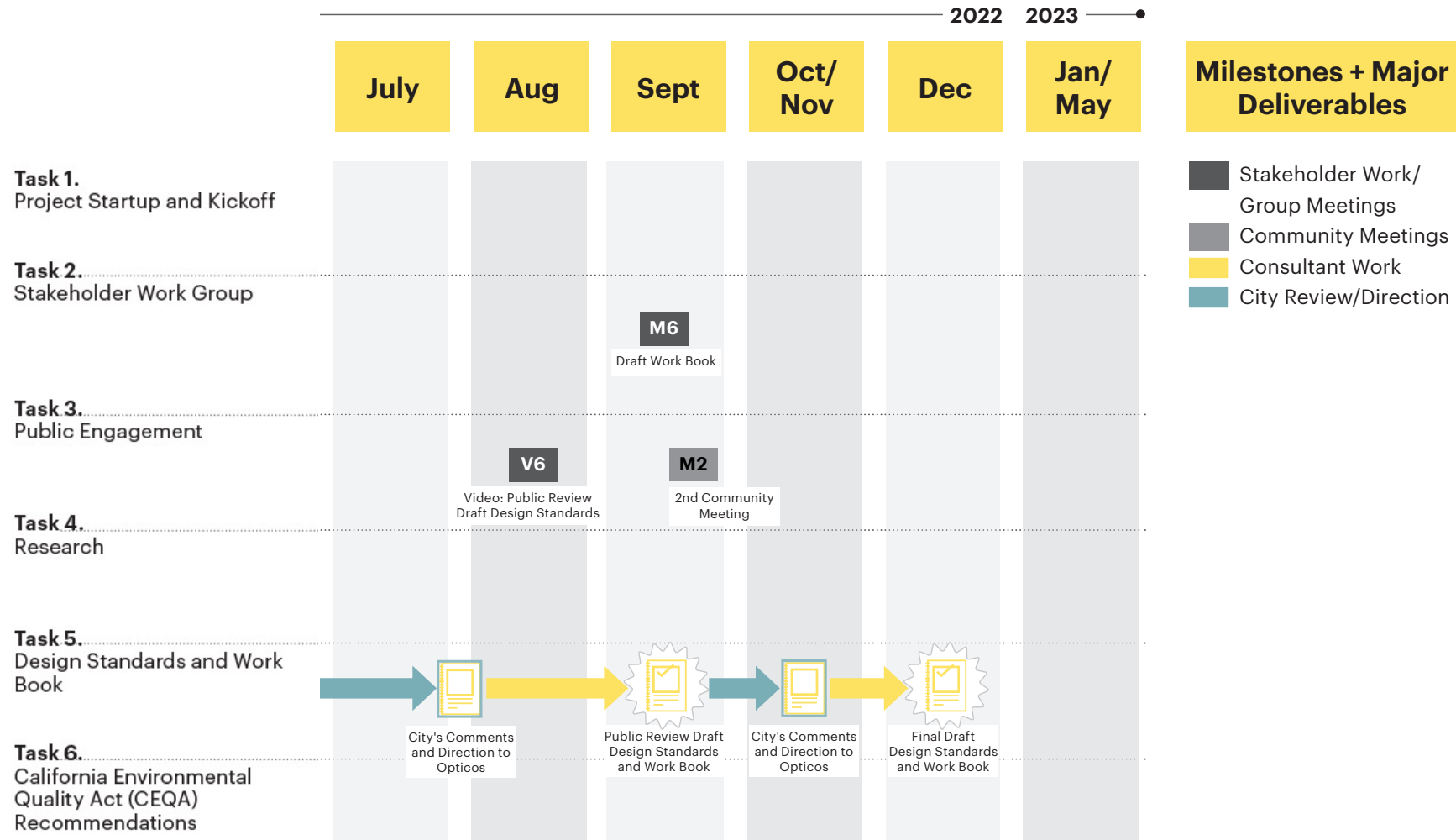
# Project and Schedule Overview



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# Project and Schedule Overview





# Project and Schedule Overview: Focus Group Interviews

**Late September/early October**

**Includes the following groups:**

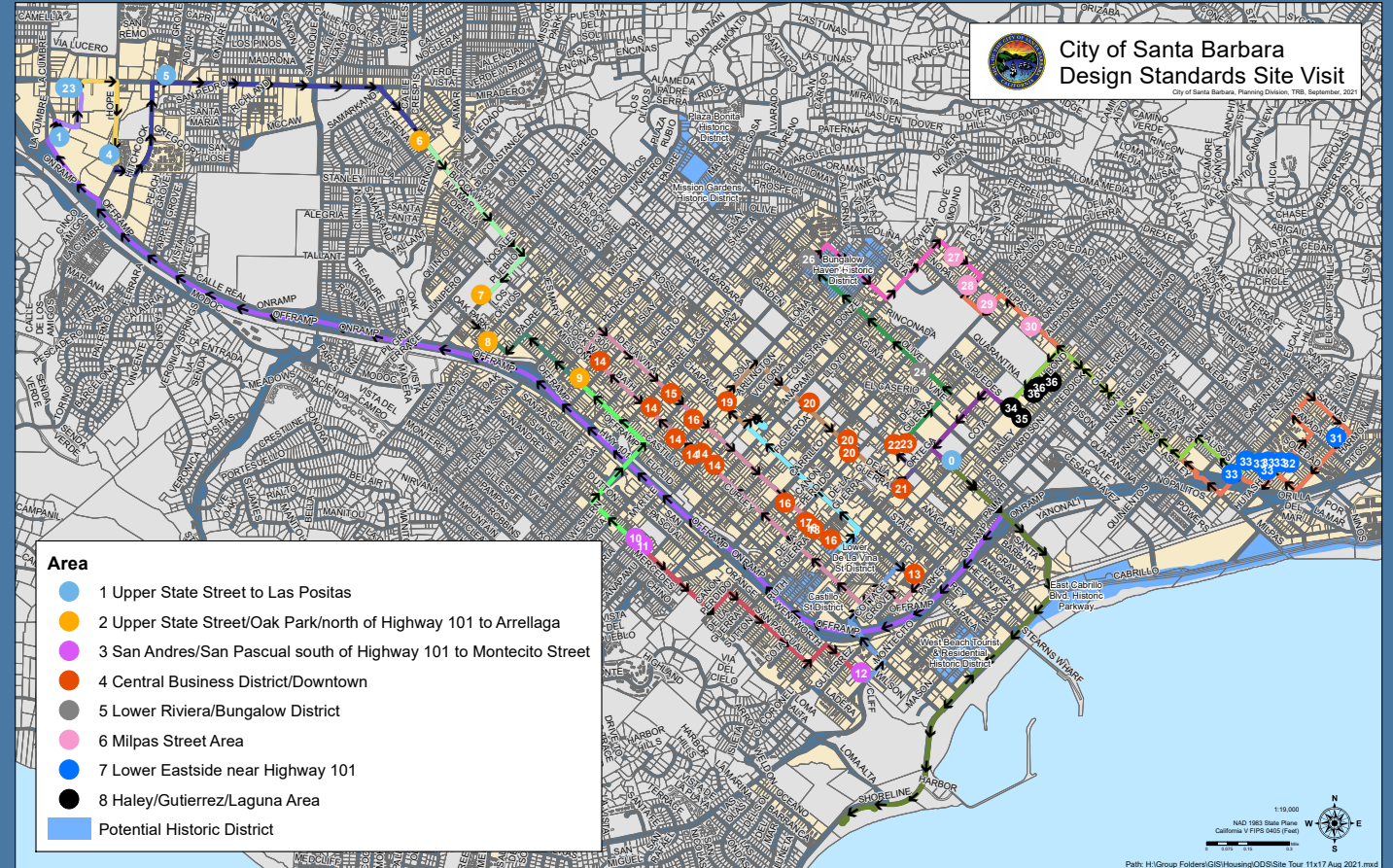
- Affordable Housing Advocates
- Architects/Landscape Architects
- Developers
- Applicants
- Historic Resource Advocates
- Community Members



# Project and Schedule Overview: Upcoming visit by Opticos

## September 16

- Morning: Site Tour with City Staff
- Afternoon: Meetings with HLC, ABR, + City Staff





# Work Group Meetings

**Meeting 1: Introduction to the Project** (Current stage)

**Meeting 2:** Existing Conditions Summary

**Meeting 3:** Design Standards Framework Approach

**Meeting 4:** Draft Design Standards: Part 1 – Building Types, Architecture

**Meeting 5:** Draft Design Standards: Part 2 – General to All Development

**Meeting 6:** Draft Workbook

# Examples of Objective Design Standards

## Basic

Revised 14.52.110 Design Control (CDR3)

When > 12 ft  
When > 12 ft  
Min. 2' Primary Facade Bay  
Min. 2' Primary Facade Bay  
Min. 2' Primary Facade Bay

3. **Horizontal Articulation.** New facades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.

Max. 48 ft in width  
= QR  
Max. 48 ft wide bays  
separated by recess  
5 ft wide by 5 foot deep  
Min. 5 ft x 5 ft  
Max. 48 ft

4. **Roofline and Roof Design.**

- Acceptable roof forms:
  - Hipped
  - Gable
  - Dormer
- When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may be) stepped back to meet the slope of the top story.
- Façade facing R-1 Zone must utilize a hipped or gable roof and may
 

**Acceptable:**  
One story below the story embedded in a sloped roof is also stepped-back.

**Not acceptable:**  
Top story embedded in a sloped roof is the only story stepped back.

incorporate dormers.

d. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than 24 inches.

54 | Los Alamos Objectives

## Moderate

Building Form

Maximum Envelope in Mid-Block and Corner Condition

Adjacent to T4N 30/40 and T4N 40/50

Adjacent to DR

DR  
1/3 of lot depth

T4N  
T4MS

T4N  
T4MS

Examples of Symmetrical Compositions:

## High-level

Alley access required if alley exists

Front Street  
Side Street

Key

--- ROW Design  
--- Building Setback

3. **Building Size:**

Height

Stories

Main Body<sup>1</sup>

Width

Depth

Wings<sup>1,2</sup>

Width

Depth

Separation between Wings

Offset from Main Body

Facades shall be (Specific to Architectural Design)

<sup>1</sup> In compliance with 14.52.110

<sup>2</sup> Height is limited to highest eave/ridge

7. **Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

Side Gable

This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible
Main Body Width	Max. allowed by Subsection 3 of this building type

Gable L (2/3 + 1/3)

This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3-6 bays
Main Body Width	Max. allowed by Subsection 3 of this building type
Massing Proportions	2/3 (A) 1/3 (B)

Gable L (2/5 + 3/5)

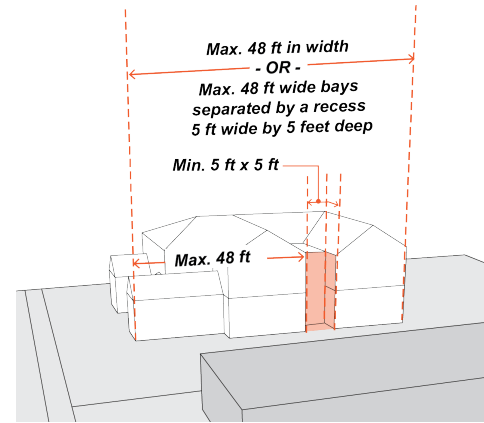
This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	5 bays
Main Body Width	Max. allowed by Subsection 3 of this building type
Massing Proportions	2/5 (A) 3/5 (B)

# Examples of Objective Design Standards

## Basic Level

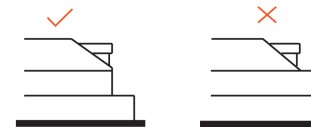
- Building Height
- Building Setbacks
- Massing Stepbacks: Front, Side Street
- Massing Composition: Horizontal/Vertical Façade Articulation



### Roofline and Roof Design.

- Acceptable roof forms:
  - Hipped
  - Gable
  - Dormer
- When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.

- Façade facing R-1 Zone must utilize a hipped or gable roof and may

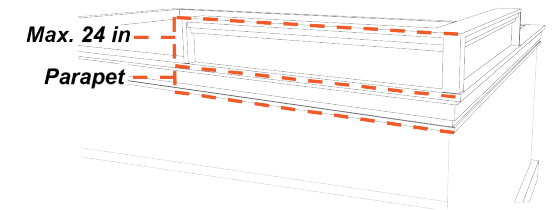


**Acceptable:**  
One story below the story embedded in a sloped roof is also stepped-back.

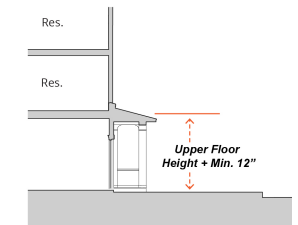
**Not acceptable:**  
Top story embedded in a sloped roof is the only story stepped back.

- incorporate dormers.
- Roofline at corners shall not exceed roofline of adjacent wallplanes by more than 24 inches.

- Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.
- Roofline/parapet at corners shall not exceed roofline/parapet of adjacent



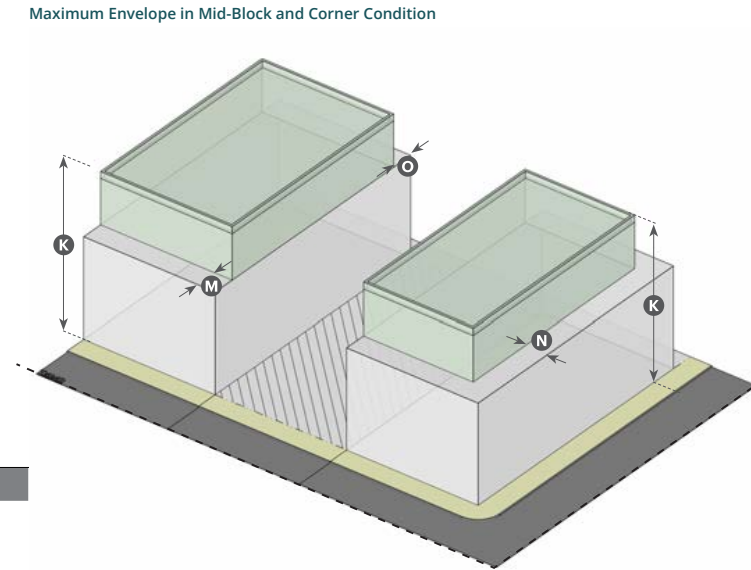
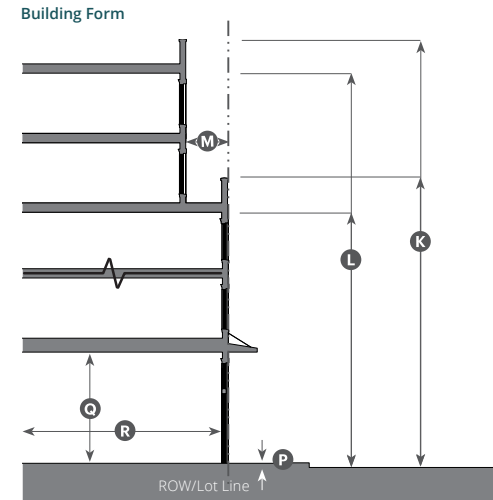
- Ground Floor Floor-to-Ceiling Height.** Minimum 12 inches taller than typical upper floor floor-to-ceiling height.



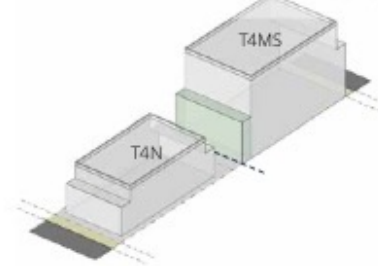
# Examples of Objective Design Standards

## Moderate Level

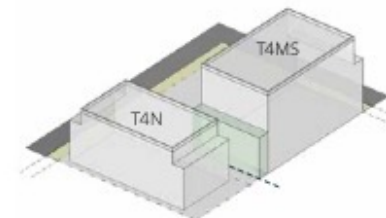
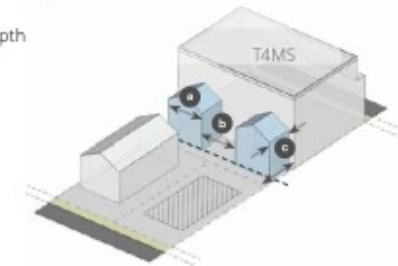
- Building Height
- Building Setbacks
- Massing Stepbacks: Front, Side Street, Rear
- Massing Composition: Horizontal/Vertical Façade Articulation; Tripartite Organization
- Main Body Maximum Size
- Grow Footprint Through Wings



Adjacent to T4N 30/40 and T4N 40/50  
DR  
1/3 of lot depth



Adjacent to DR



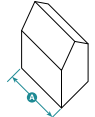
# Examples of Objective Design Standards

## High Level

- Building Height, Building Setbacks
- Massing Stepbacks: Front, Side Street, Rear
- Massing Composition: Horizontal/Vertical Façade Articulation; Tripartite Organization; By Building Type; Roof Forms
- Main Body Maximum Size
- Grow Footprint Through Wings
- Architectural Styles Coordinated to Massing Compositions

**7. Massing Composition**  
Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.


**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	B


**Gable L (2/3 + 1/3)**



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	B
Massing Proportions	2/3 1/3	C


**Gable L (2/5 + 3/5)**



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	B
Massing Proportions	2/5 3/5	C


**7. Massing Composition (Continued)**  
**Center Gable (1/3 + 1/3 + 1/3)**



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	B
Massing Proportions	1/3 each	C

**Twin Gable**




This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	B

**Elements of Craftsman Style – Multifamily Prototype**

*Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.*



**3. Wall Trim**<sup>1</sup>  
Width 4" min. A

**4. Base**  
Height 10" min.; 1/2 story max. B

**1. Roof** (See Subsection 5 for standards)

**2. Rake** (See Subsection 6 for standards)

**3. Dormer** (See Subsection 11 for standards)

**4. Eave** (See Subsection 7 for standards)

**5. Window** (See Subsection 9 for standards)

**6. Wall** (See Subsection 3 for standards)

**7. Porch** (See Subsection 14 for standards)

**8. Entry Door** (See Subsection 12 for standards)

**9. Base** (See Subsection 4 for standards)

**Prototypical Building Elevation**

**Key**

- ROW Design Site Line
- Building Setback Line
- Building
- Frontage

**3. Building Size and Massing**

Height	T4SMS.5	T4CN.M	T5CN
Stories	2.5 max.	3.5 max.	4.5 max.

**Main Body**<sup>2</sup>

Width	60' max.	A
Depth	60' max.	B

**Wings**<sup>3</sup>

Width	24' max.	C
Depth	40' max.	D

Separation between Wings 15' min.  
Offset from Main Body 5' min.

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

<sup>1</sup>In compliance with Subsection 5 of the zone.  
<sup>2</sup>Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

**4. Pedestrian Access**

Main Entrance Location Front Street E

Units located in the main body shall be accessed by a common entry along the front street.

On corner design sites, units in a wing may enter from the side street.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone.

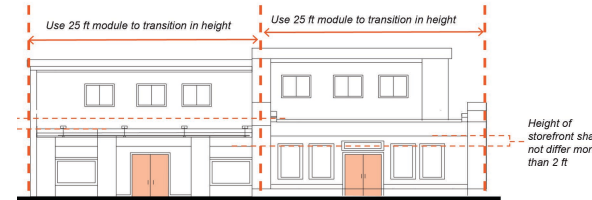
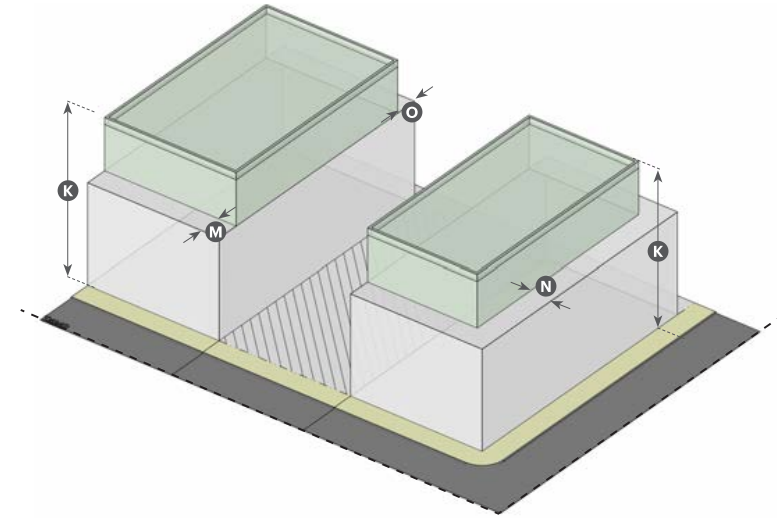
Parking may be covered, uncovered, or in a garage.

**6. Open Space**

Common or private open space is not required.

# Examples of Objective Design Standards

Or a combination of the 3 approaches?



**Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More.** When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:

- . Incorporate the uppermost floor into the roof form
- i. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height
- ii. Match window heights and/or proportions
- v. Relate roof cornices and moldings at floor lines

3. Building Size and Massing		4. Pedestrian Access	
Height	T4SMS-5 T4CN-M T5CN	Main Entrance Location	Front Street
Stories	2.5 max. 3.5 max. 4.5 max.		
Main Body			
Width	60 max. A		
Depth	60 max. B		
Wing(s) <sup>1</sup>			
Width	24 max. C		
Depth	40 max. D		
Separation between Wings	15 min.		
Offset from Main Body	5 min.		
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).			
<sup>1</sup> In compliance with Subsection 5 of the zone			
<sup>2</sup> Height is limited to 1 story less than main body and 10' less to highest eave/parapet.			

5. Vehicle Access and Parking		6. Open Space	
Location	Standards	Requirement	Notes
Front Street		Driveaway and parking location shall comply with standards in Subsection 7 of the zone.	
Side Street		Parking may be covered, uncovered, or in a garage.	
Alley		Common or private open space is not required.	



# Identify date for Work Group Meeting 2

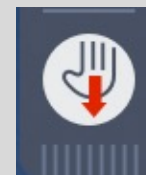
**November 19**



# Public Comment

## How to Make An Oral Public Comment

- To indicate that you would like to make a public comment, click the “Raise / Lower Your Hand” icon in the Control Panel
- The Organizer will notify you when it is your turn to speak
- You will have **two minutes** to speak



Indicates a “Raised Hand”



# Adjourn Meeting

**Questions:** Rosie Dyste, *Project Planner*  
SBDS@SantaBarbaraCA.gov

**Webpage:**  
<https://www.santabarbaraca.gov/services/planning/mpe/rmuod/default.asp>

**Thank You!**