



# Stakeholder Work Group Meeting 2

City of Santa Barbara

November 19, 2021





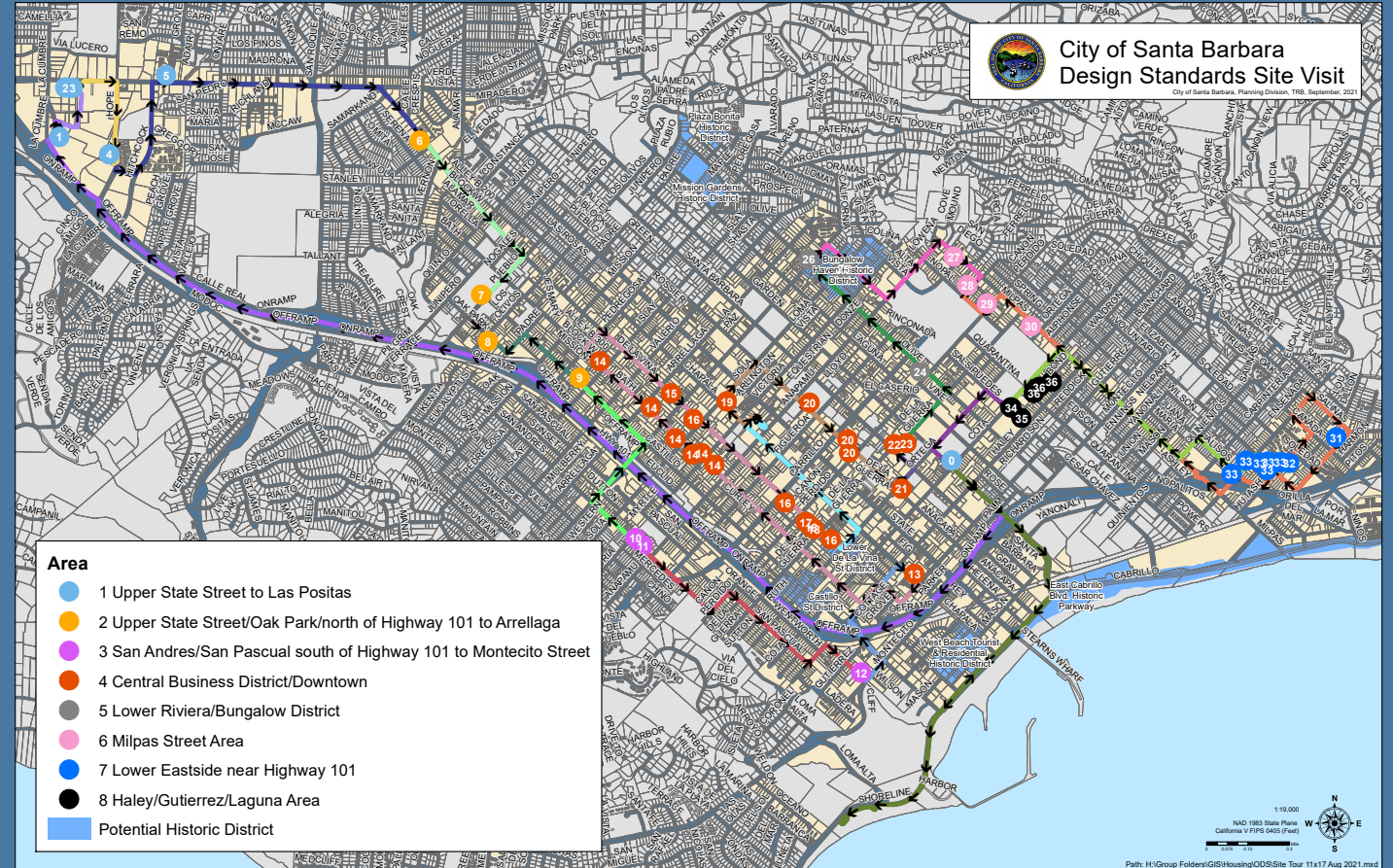
# Agenda Items

1. Roll Call
2. Summary of Tasks Completed Since Last Work Group Meeting
  - Site Tour
  - Focus Group Interviews
3. Meeting Overview
  - Key Questions
4. Research & Analysis
  - Project Area
  - Neighborhood Characteristics
  - Zoning Envelope Testing
  - Architectural Style
  - Summary Memo of Analysis
5. Next Work Group Meeting
  - Meeting 3: Design Standards Framework Approach
6. Public Comment

# Summary of Tasks Completed: Site Visit

## September 16

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



# Summary of Tasks Completed: Focus Group Interviews

## Late September

### Included the following groups:

- 2 Affordable Housing Advocates
- 2 Applicant/Architects
- 1 Community Member
- 4 Developers
- 1 Historic Resources Advocate
- 1 Landscape Architect

### Major themes:

- Community opposition to development
- Delays from design review process/boards
- Scale/size of new bldg. massing compared to existing context
- Concerns about architectural style/design
- Zoning envelope: Allowed vs. Achievable
- Concerns about changing neighborhood context/character



# Meeting Overview

Assessment of existing physical character

Observations

This information will be used to prepare an approach for the objective standards

Key questions for the Work Group

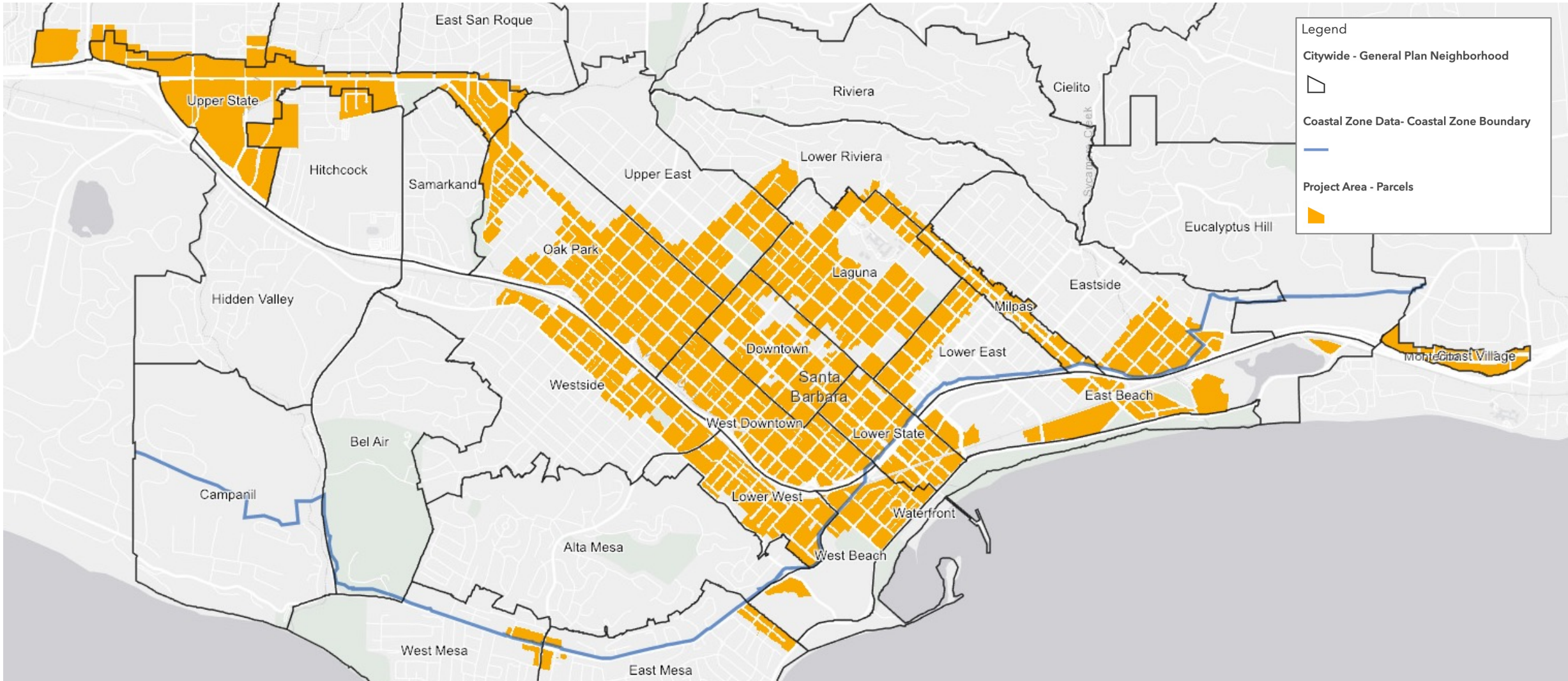
Input from the Work Group



# Meeting Overview: Key Questions

- 1. Prevalent Patterns:** What prevalent patterns are present that are desirable and not necessarily regulated under current zoning? (e.g., frontage types, building footprint)
- 2. Rightsizing Buildings:** What issues are present regarding zone transitions/historic resource adjacencies that are desirable and not necessarily regulated under current zoning? (e.g., building footprint, height transitions outside of solar access requirements)
- 3. Architectural Styles:** Which architectural styles should be allowed and where and what about each style is desirable to regulate? (e.g., openings, proportions, colors)
- 4. Historic Transitions:** What issues are present regarding compatibility with adjacent historic resources (e.g., frontage, architecture) that are not necessarily regulated under current zoning?

# Research & Analysis: Project Area



# Research & Analysis: Main Topics

## Neighborhood Physical Character (including existing zoning)



## Architectural Style







# Neighborhood Characteristics

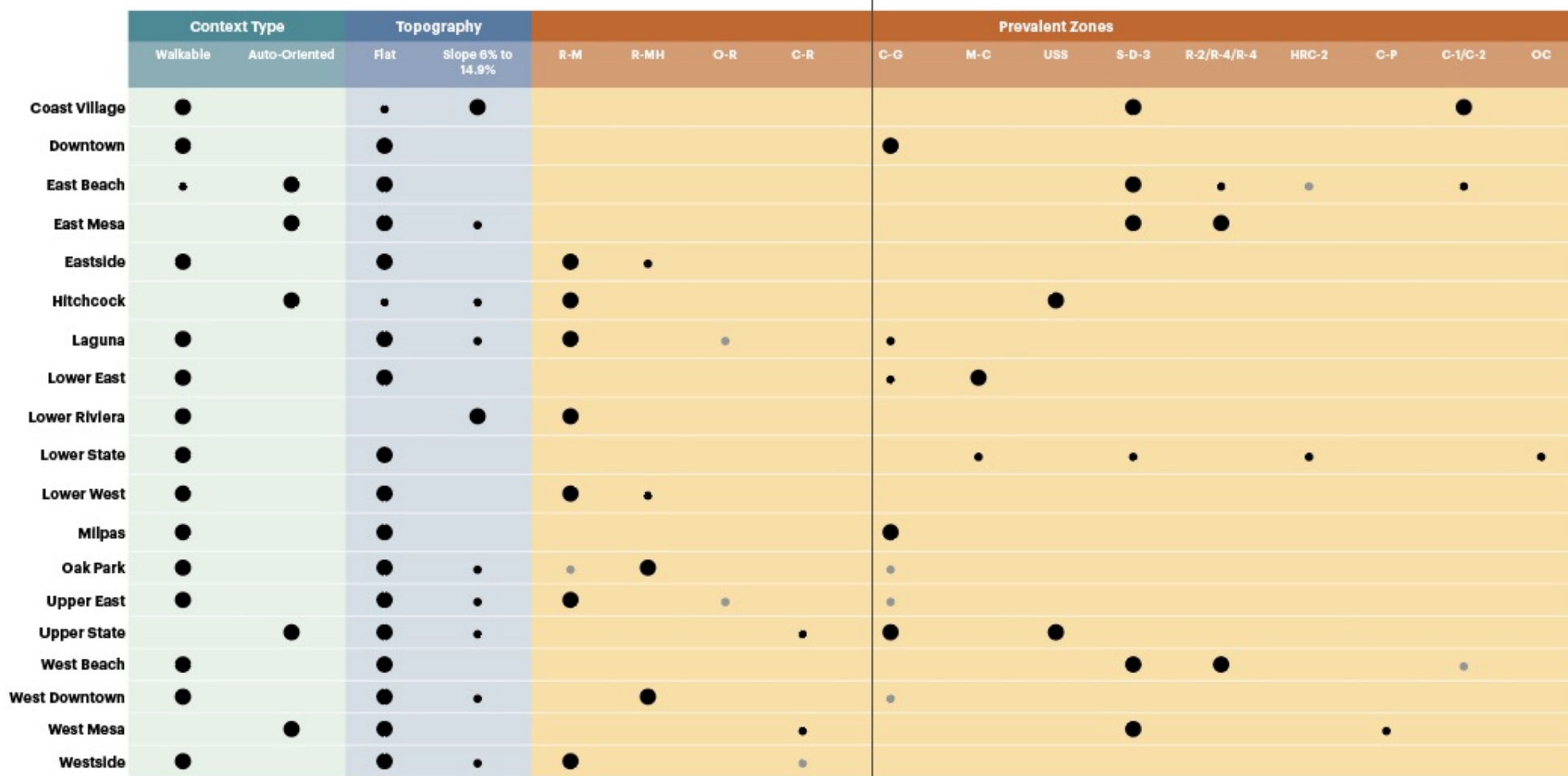
**General:** walkable or auto-oriented context, topography, zones

**Streetscape:** frontages, landscaping private + public, sidewalk type and dimensions

**Lots + Parking:** lot dimensions, number of units, parking type, parking location

**Buildings:** number of buildings, building type, building scale, building height

# Neighborhood Characteristics: General



● = few occurrences; ● = some occurrences; ● = common occurrence.

Note: Observations provide an overview and are not representative of all characteristics.

# Neighborhood Characteristics: Streetscapes

	Frontage Types					Landscaping Private								Landscaping Public			Sidewalk Dimensions					
	Shopfronts	Terrace	Porches/ Stoops	Parking	Arcade/ Gallery	None	Front Yards	Shrubs/ Plantings	Trees In Front Yard	Hardscape	Raised Yards/ Planters	Hedges	Fence	Side Yard / Walls	Parking Screening	Street Trees/ Planting Strip	Raised planters	Center Median	5'-7'	8'-10'	12' from curb	20' from curb
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			●	●		●	●					●				●			●		●	

● = few occurrences; ● = some occurrences; ● = common occurrence.

Note: Observations provide an overview and are not representative of all characteristics.

# Neighborhood Characteristics: Lots + Parking

	Lot Dimensions				Number of Units per Lot					Parking Type					Parking Location			
	50x100	50x125	80x100	50x150	0 Commercial	1-2	3-6	7-16	19-24	Surface	Tuck-under	Covered	Garage	Structured Parking/Podium	Driveway	Front	Rear	Side
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	●					●	●	●		●	●		●		●	●	●	●

● = few occurrences; ● = some occurrences; ● = common occurrence.

Note: Observations provide an overview and are not representative of all characteristics.

# Neighborhood Characteristics: Buildings

	Number of Buildings per Lot			Building Type						Building Scale				Building Height		
	1	2-4	5-10	House	Multiplex Small	Cottage Court	Multiplex Medium	Medium Courtyard	Large Courtyard	Large Stacked Flats	Commercial	Mixed-Use	Civic	House-Scale	Block-Scale	1 to 2
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	●	●		●	●			●	●		●			●	●	●

● = few occurrences; ● = some occurrences; ● = common occurrence.

Note: Observations provide an overview and are not representative of all characteristics.

# Building Scale

## Block-Scale

buildings  
For Town  
Centers and  
Neighborhood  
Main Streets



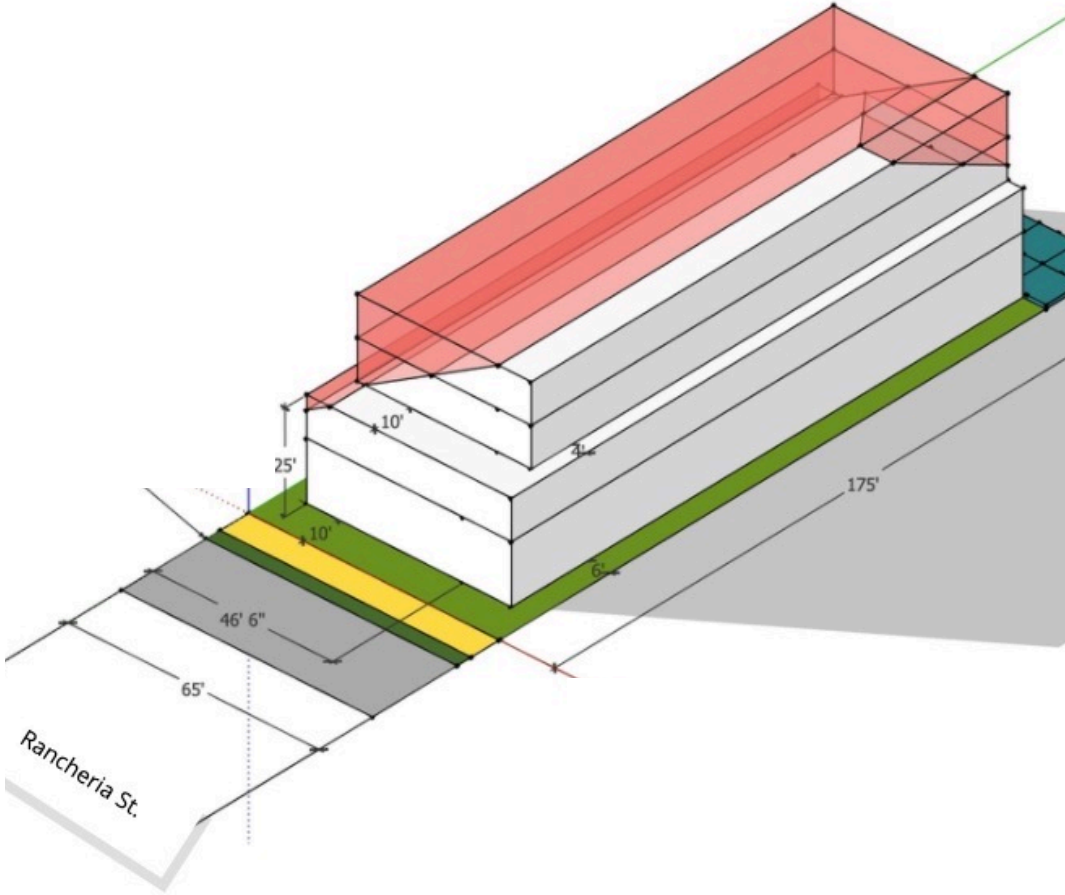
## House-Scale

buildings for  
Neighborhoods  
of varying  
intensities

# Zoning Envelope Testing

**Max. Zoning Envelope**

**Max. Zoning Envelope Compared with Approved Project**





# Zoning Envelope Testing: Overview

**5 sites selected for their variety of neighborhoods, architectural styles, and zoning.**

- **3869 State Street (Grace Village)**  
~116' x 420.5' (C-G, USS Overlay)
- **2121 Oak Park Lane (Westmont Housing)**  
209'-10" x 155' (R-M)
- **1220 San Andres Street**  
~109' x 150' (R-M)
- **312 Rancheria Street**  
65' x 175' (R-MH)
- **634 Anacapa Street (Casa Anatega)**  
120' x 175' (M-C)



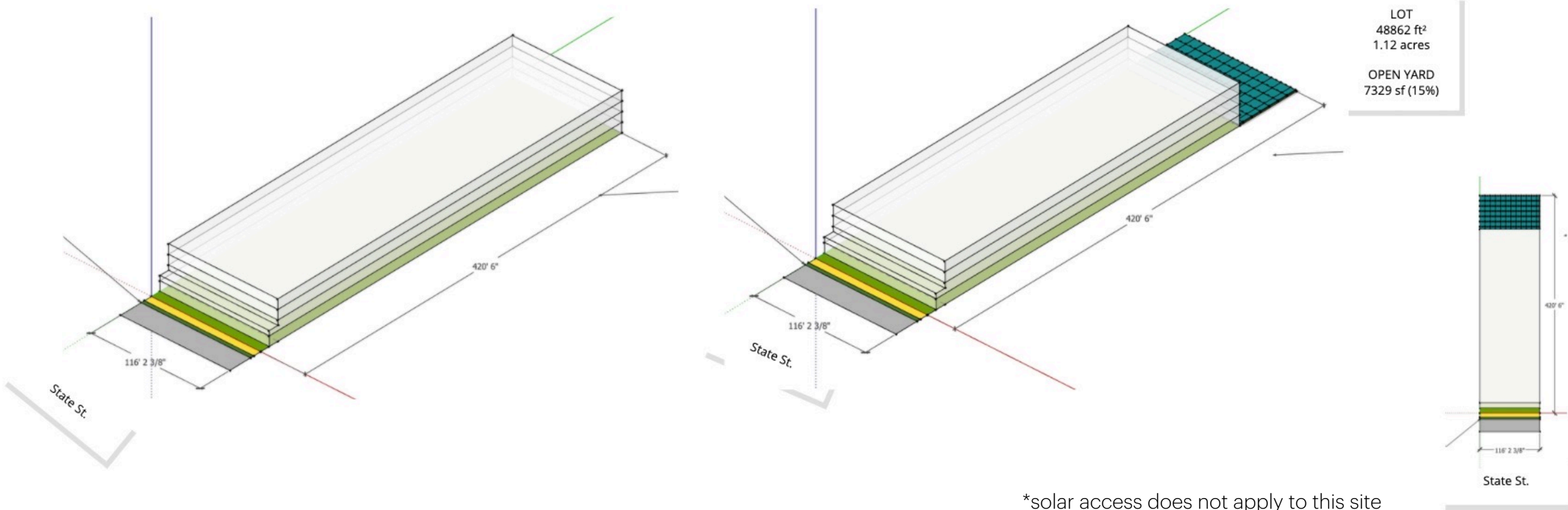
# Zoning Envelope Testing: 3869 State Street

~116' x 420.5' (C-G, USS Overlay)

## Max Zoning Envelope

without open yard\*

with open yard\*



# Zoning Envelope Testing: 3869 State Street

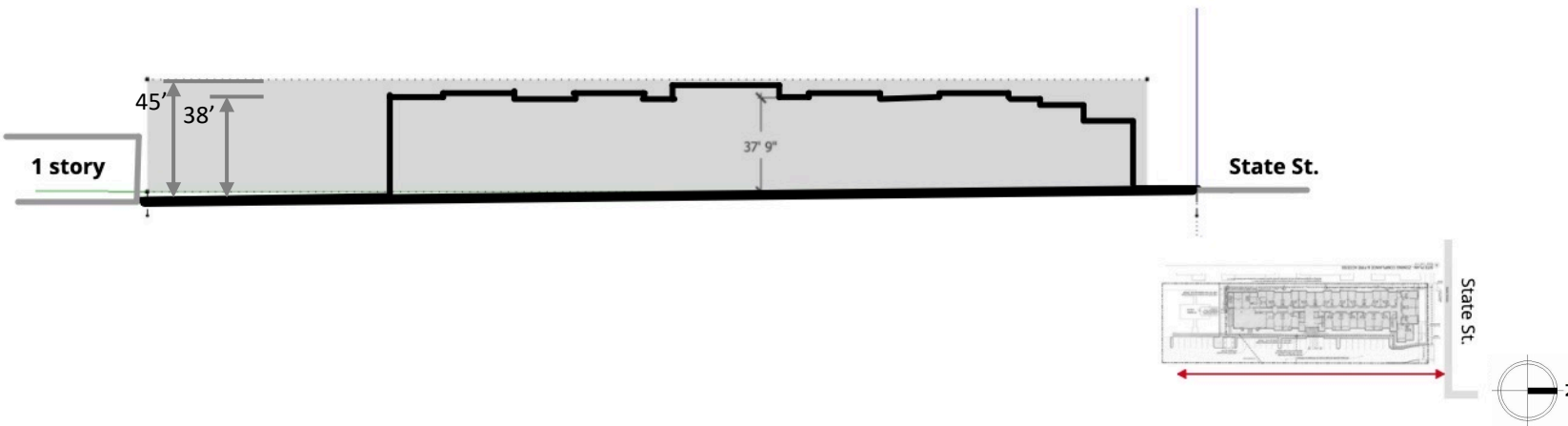
~116' x 420.5' (C-G, USS Overlay)

## Max Zoning Envelope compared with Approved Project

Zoning Unit Allowance: 69.93 du  
 (69 parking spaces)  
 Built Project's Unit Total: 58 du  
 (16 parking spaces)

Comparison Side Elevation

Comparison Front Elevation



Comparison Long'l Section (SAME AS ABOVE)

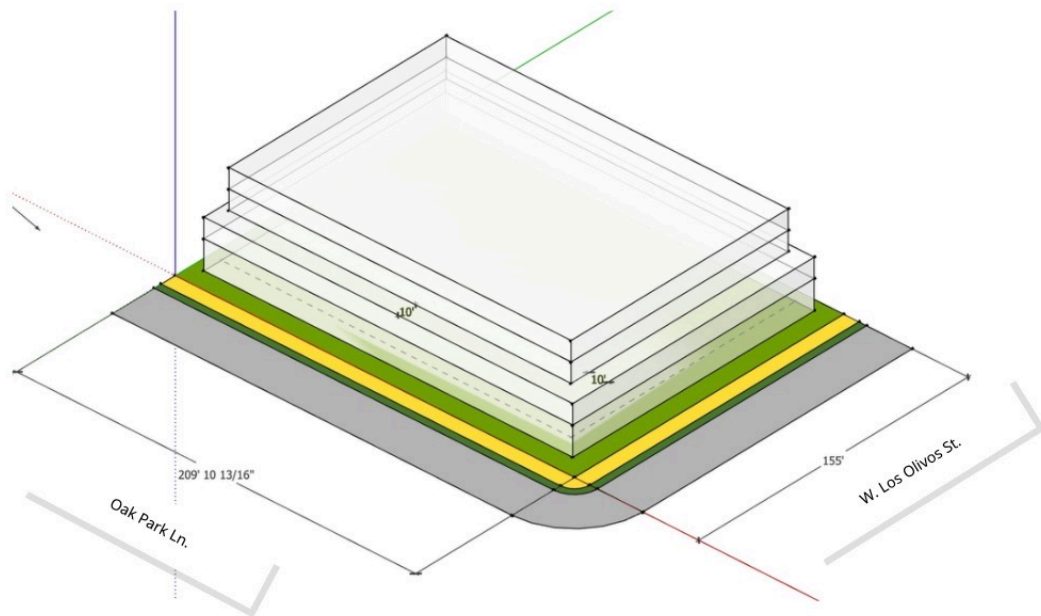
Comparison Lat'l Section (SAME AS ABOVE)

# Zoning Envelope Testing: 2121 Oak Park Lane

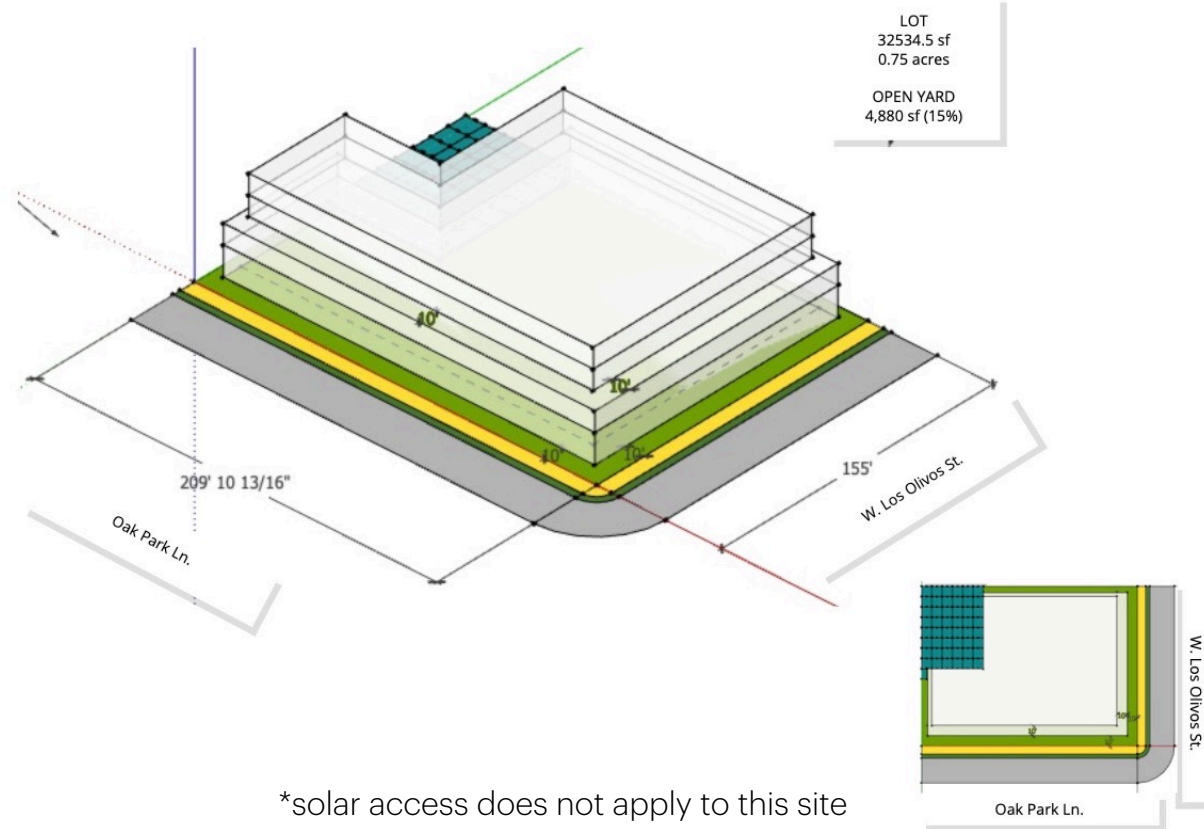
## 209'-10" x 155' (R-M)

### Max Zoning Envelope

without open yard\*



with open yard\*



\*solar access does not apply to this site

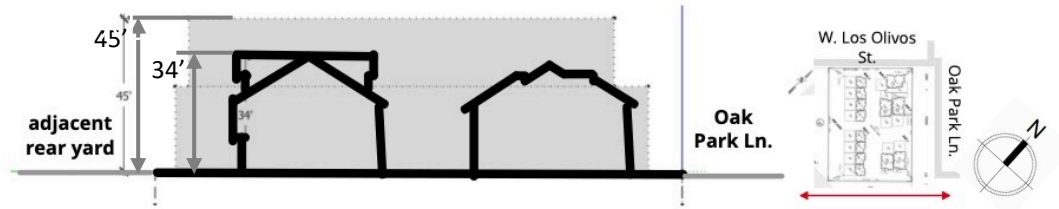
# Zoning Envelope Testing: 2121 Oak Park Lane

## 209'-10" x 155' (R-M)

### Max Zoning Envelope compared with Approved Project

Zoning Unit Allowance: 20.2 du  
(20-40 parking spaces)  
Built Project's Unit Total: 13 du  
(27 parking spaces)

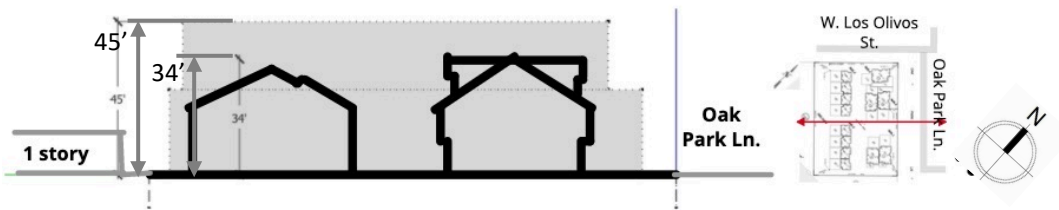
Comparison Side Elevation



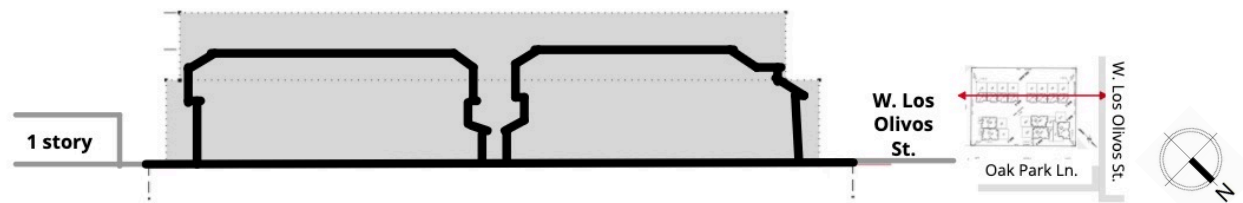
Comparison Front Elevation



Comparison Latit'l Section



Comparison Longit'l Section

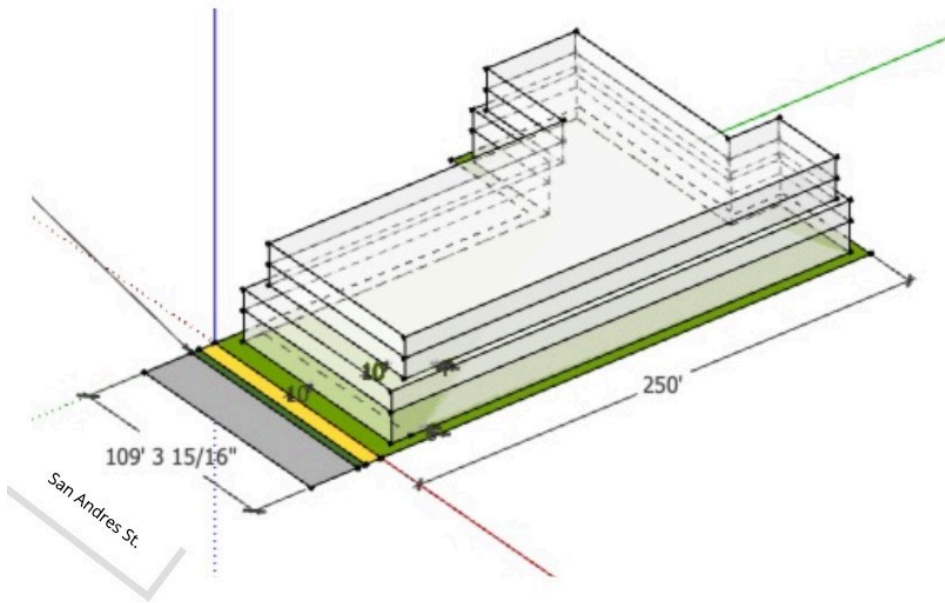


# Zoning Envelope Testing: 1220 San Andres Street

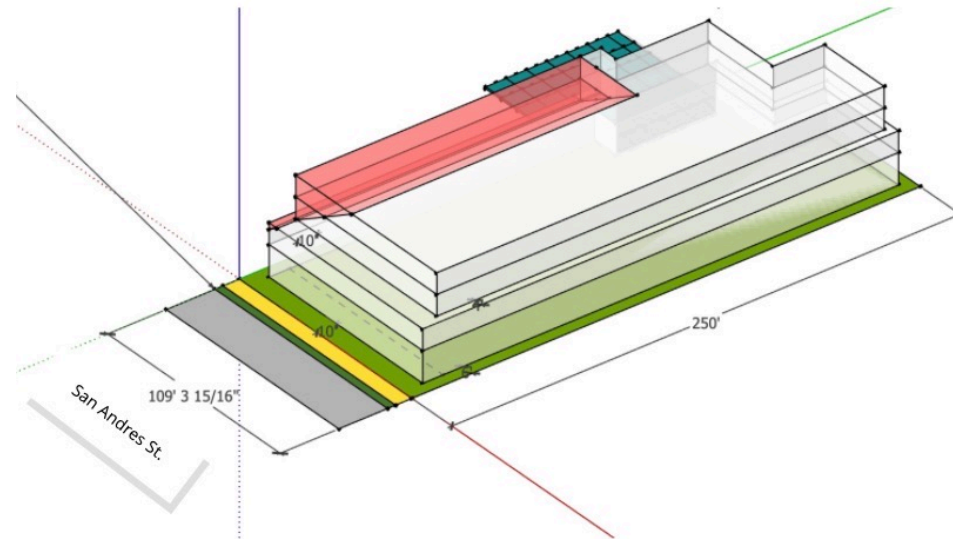
~109' x 150' (R-M)

## Max Zoning Envelope

without  
open yard + solar access limitation

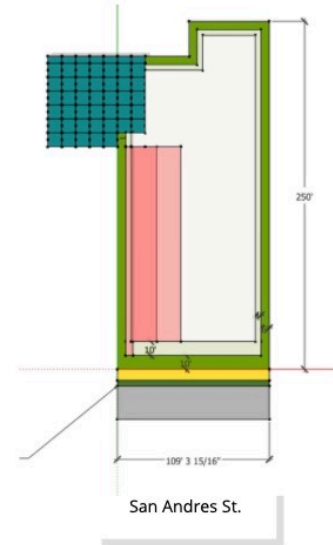


with  
open yard + solar access limitation



Designated Creek and  
Wetland Habitat Sensitivity  
Area in the rear of the lot  
may impact the  
developable area.

LOT  
29,290.75 sf  
0.67 acres  
  
OPEN YARD  
4,393.6 sf (15%)

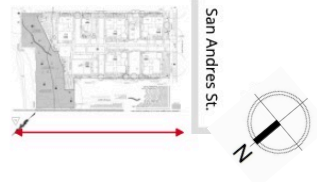
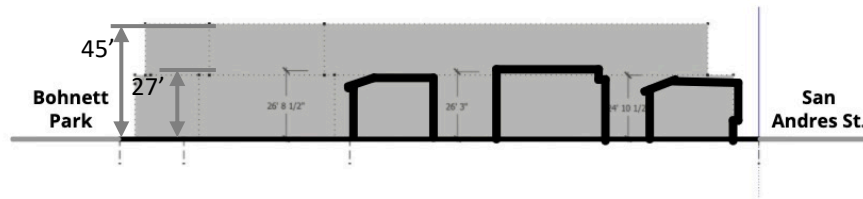


# Zoning Envelope Testing: 1220 San Andres Street ~109' x 150' (R-M)

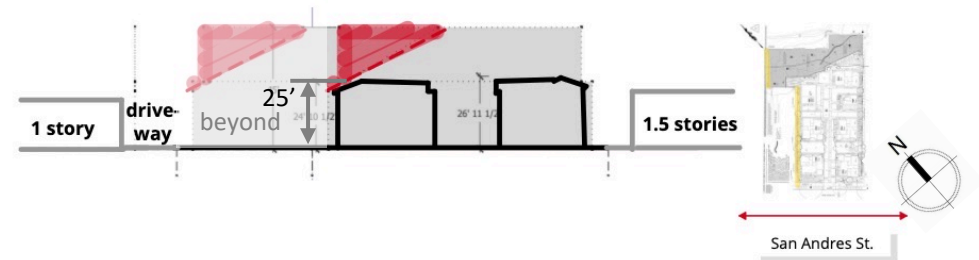
## Max Zoning Envelope with solar access, Compared with Approved Project

Zoning Unit Allowance: 18 du  
(18-36 parking spaces)  
Built Project's Unit Total: 12 du  
(17 parking spaces)

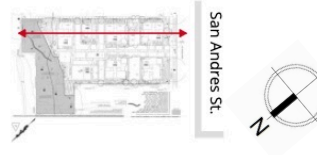
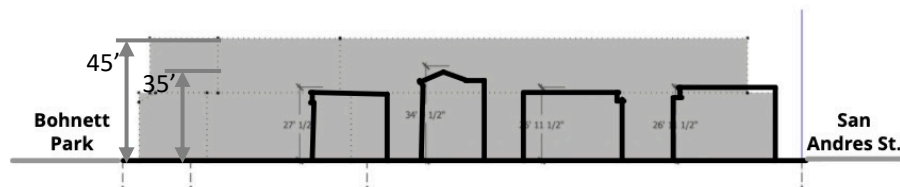
Comparison Side Elevation



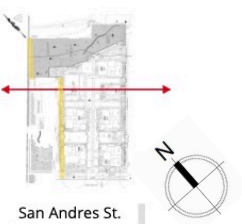
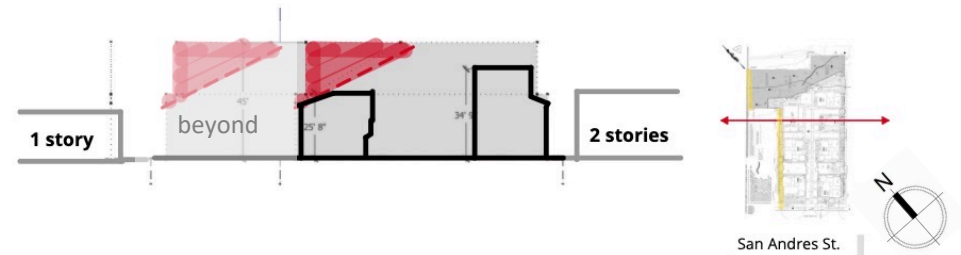
Comparison Front Elevation



Comparison Long'l Section



Comparison Lat'l Section

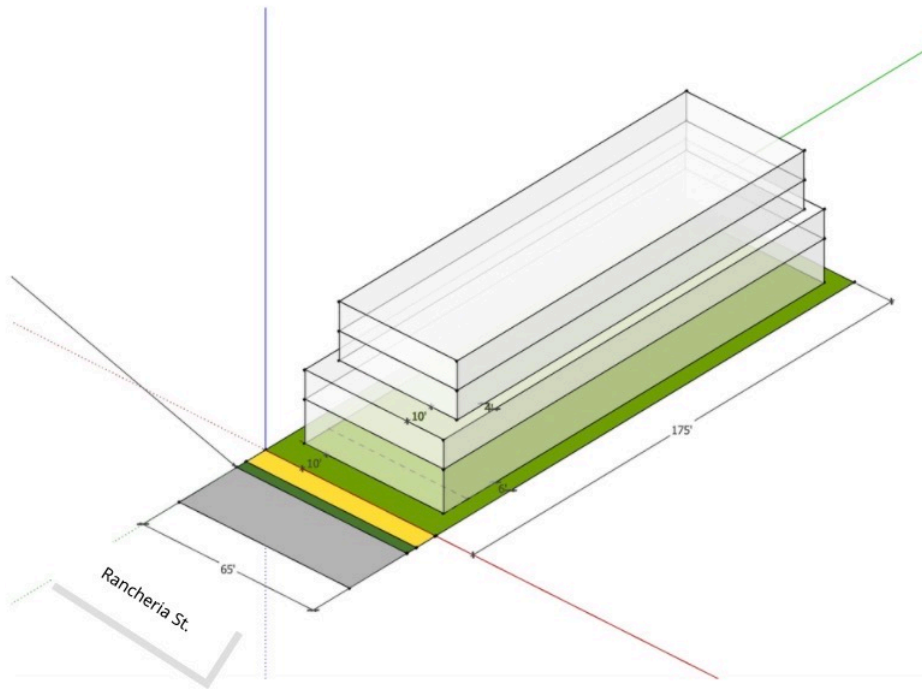


# Zoning Envelope Testing: 312 Rancheria Street

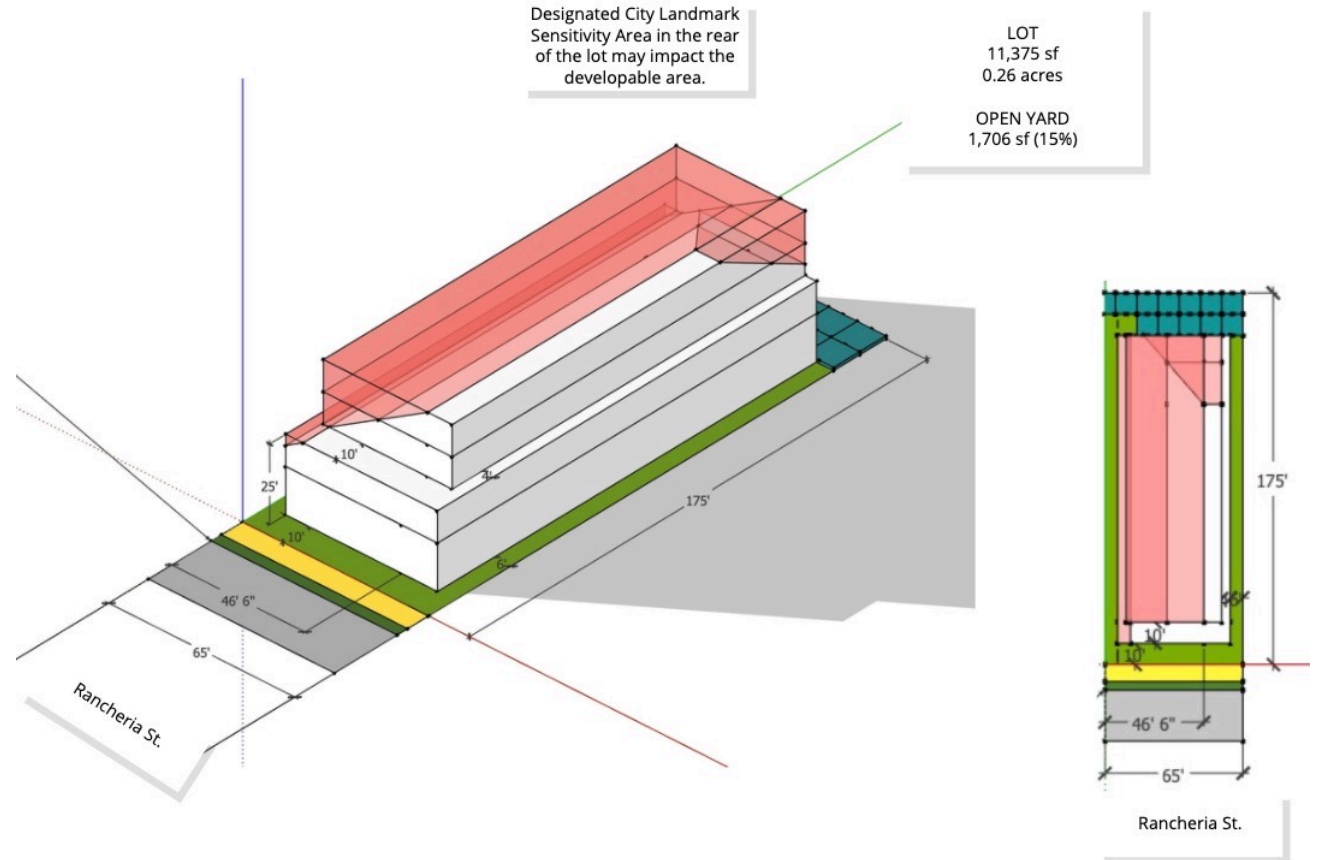
## 65' x 175' (R-MH)

### Max Zoning Envelope

without  
open yard + solar access limitation



with  
open yard + solar access limitation



# Zoning Envelope Testing: 312 Rancheria Street

## 65' x 175' (R-MH)

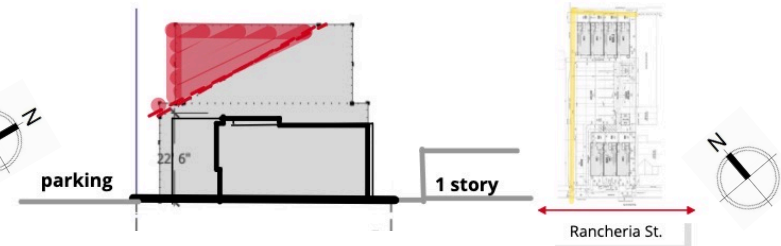
### Max Zoning Envelope with solar access, Compared with Approved Project

Zoning Unit Allowance: 7 du  
(7-14 parking spaces)  
Built Project's Unit Total: 7 du  
(7 parking spaces)

Comparison Side Elevation

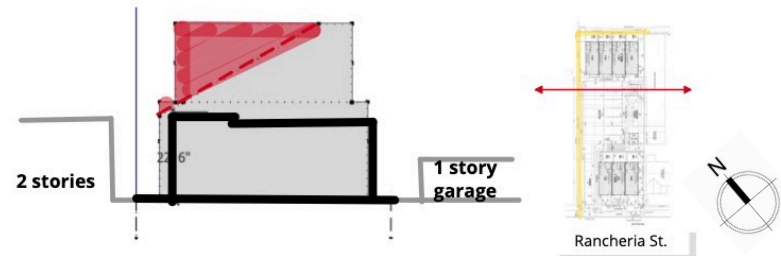


Comparison Front Elevation



Comparison Long'l Section (SAME AS ABOVE)

Comparison Lat'l Section





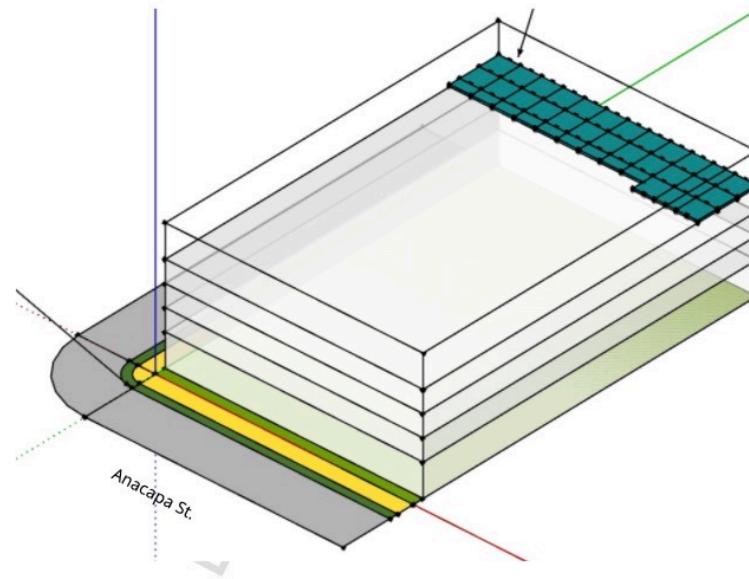
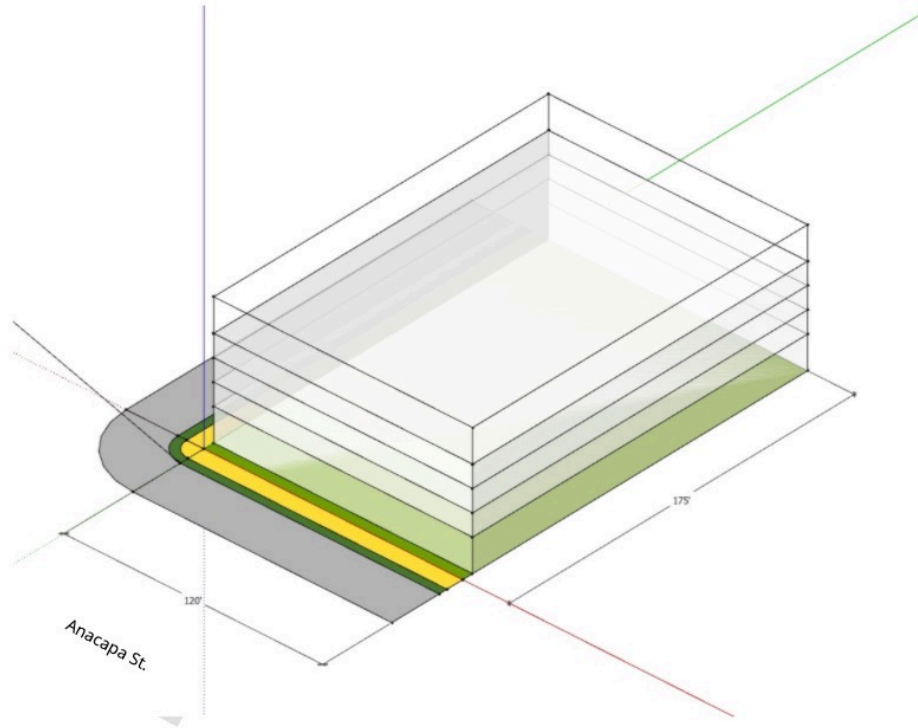
# Zoning Envelope Testing: 634 Anacapa Street

## 120' x 175' (M-C)

### Max Zoning Envelope

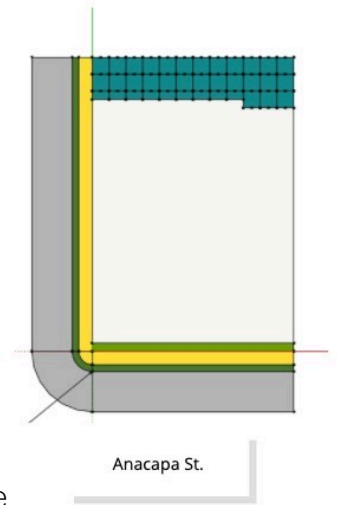
without open yard\*

with open yard\*



LOT  
21,000 sf  
0.47 acres

OPEN YARD  
3,150 sf (15%)



\*solar access does not apply to this site

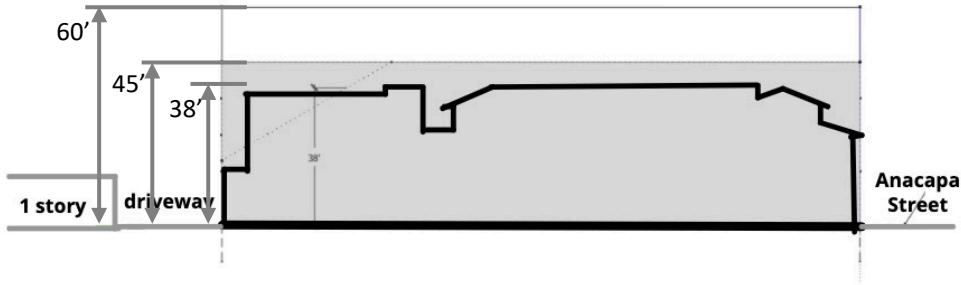
# Zoning Envelope Testing: 634 Anacapa Street

## 120' x 175' (M-C)

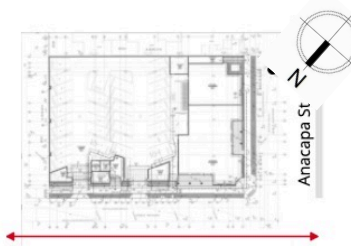
### Max Zoning Envelope compared with Approved Project

Zoning Unit Allowance: 29.61 du  
(30-60 parking spaces)  
Built Project's Unit Total: 30 du  
(32 parking spaces)

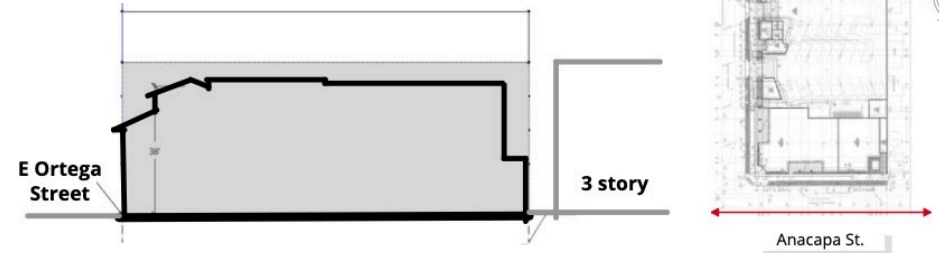
Comparison Side Elevation



Comparison Long'l Section (SAME AS ABOVE)



Comparison Front Elevation



Comparison Lat'l Section (SAME AS ABOVE)

# Architectural Style

## Neighborhood Atlas

**Style by:** Building Form (Scale), Footprint, Neighborhood

## Donut Diagram

## Design Guidelines References



# Neighborhood Atlas: Overview

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

## Lower State Neighborhood

**Observation Summary**  
 Summary of observations (building forms and styles) explaining any general patterns or prevalent styles). Note style outliers. Note yellow boxes below highlight some of observed patterns.

**Observed Styles**  
 Italianate  
 Craftsman  
 Spanish Colonial Revival  
 Mission Revival  
 Italian Mediterranean  
 Contemporary  
 Industrial

**Craftsman Style**      **Contemporary Style**      **Spanish Colonial Revival Style**

**Italian Mediterranean Style**      **Italian Mediterranean Style (Outlier)**      **Contemporary Style**

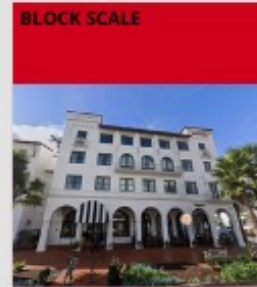
**Industrial Style (Outlier)**      **Italian Mediterranean Style**      **Italian Mediterranean Style**

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

# 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 MD

	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
	●	●								
		●	●	●	●		●			
	●			●	●					
	●									
		●								
						●	●			
							●			
	●									
				●						

● = 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.

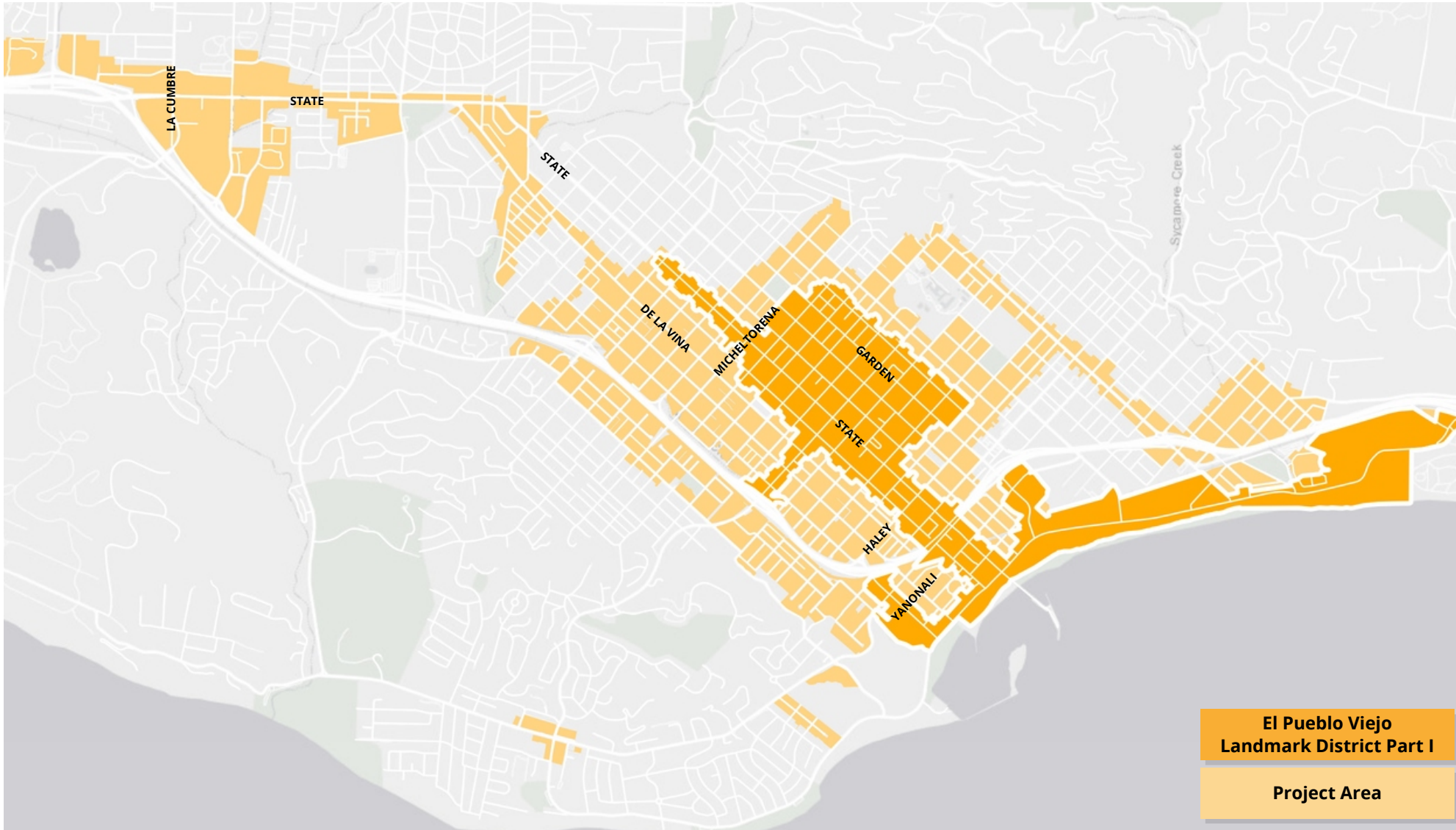
Common ● = common occurrence of style:



Outlier ● = outlier occurrence of style.



# Donut Diagram





# Design Guidelines Reference: Industrial

## INDUSTRIAL STYLE

**Architectural Styles: Industrial**

**Description**  
The industrial style is defined by simple building forms with gable end, side gable, or saw tooth roof forms. Flat roofs are also allowed. Windows, roll-up glass doors, and other openings are simple and laid out in a rational manner. Facades along the street and low walls provide opportunities for accent elements such as awnings, porches, and signage. Parking is often screened and located in a parking court or a lot to the rear of the property. The industrial standards include general characteristics, windows, doors, storefronts, roof monitors, canopies, signage, and walls and landscaping.

**Key Characteristics**

- Simple building forms
- Simple gable or saw-tooth roof forms
- Simple and regular rhythm of openings
- Metal sheathing on stucco wall materials

Richmond Livable Corridors Final Draft: February 2015 A-103

**Industrial** Appendix A: Architecture Guidelines

**General Character: Mixed-Use**

Gable end warehouse with awning  
Gable end warehouse with large opening doors  
Saw tooth roof warehouse with sliding form door  
Gable end warehouse with regular openings  
Gable end warehouse with loading dock footage  
Gable end warehouse with loading door

A-104 Final Draft: February 2015 Richmond Livable Corridors

Appendix A: Architecture Guidelines **Industrial**

**General Character: Live/Work & Residential**

Live/work units with parking court converted from street by concrete and wood wall at sidewalk edge  
Recessed entrance door with signage and lighting  
Insulated flats designed with industrial style materials  
Brightly colored doors define simple corrugated metal facades  
Insulated flats with corrugated metal siding, simple windows, awnings, and a highly glazed entrance  
Rear facade with irregularly placed windows

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**Industrial** Appendix A: Architecture Guidelines

**Composition**

**Basic Massing**  
Simple rectilinear massing or a combination of side gables, gable ends, and hipped roof forms in two- or three-story massing.

**Detailed Massing Elements**  
The addition of awnings, canopies, and/or galleries are used to break down the overall massing.

**Narrow Massing**  
A small side gable building stands at the front of the lot. A parking/loading area is located behind the building.

**Deep Massing**  
A single long gable end building defines one edge of the parcel, allowing for parking and loading area adjacent to the building. A low wall is used to screen the parking from view.

**Large Massing**  
Two long gable end buildings define the edges of the parcel, allowing for a parking and loading courtyard in the center. Two small cross gables at the front of the building help to define the street edge and screen the courtyard from view.

**Example Compositions**  
This page shows some massing and composition possibilities in the industrial style that are appropriate for mixed-use and live/work residential buildings. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the industrial architectural style at different scales.

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Appendix A: Architecture Guidelines **Industrial**

**Openings and Composition**  
Windows and other openings are simple and laid out in a rational manner.

**Illustrative Elevations and Axonometrics**  
These drawings illustrate the possible character and scale of industrial buildings that would be appropriate in Richmond.

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**Industrial** Appendix A: Architecture Guidelines

**Massing Elements**

**Roof**  
Roof should have a low to medium pitch (12:12 - 4:12).  
Roofs are typically clad with shingles or standing seam.  
Materials: asphalt, metal.

**Corrises**  
Minimal overhang on eave and rake.  
Depth: 4" min. on eave and rake.

**Primary Walls**  
Primary walls are typically clad in stucco or metal sheathing.  
Facades are typically embellished with signage or canopies.

**Base**  
Exterior walls typically rise upon a brick, concrete or stone base.

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Appendix A: Architecture Guidelines **Industrial**

Single warehouse with a garage  
Metal mesh side to side  
Contemporary saw-tooth form  
Roof eave  
Exposed joists with no gable end  
Exposed rafter with no eave  
Vertical corrugated door metal siding  
Stucco finish  
Horizontal corrugated door metal siding  
Ground floor is painted to visually act as base  
Recessed concrete base  
Horizontal corrugated door metal siding

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**Industrial** Appendix A: Architecture Guidelines

**Openings**

**Windows**  
Typically windows have flush frames with a narrow window frame. Windows often extend to the ground, but may include a canopy or awning that weighs down the frame.

**Storefront Facades**  
The storefront creates its own elevation with the sidewalk, awnings and with door and window frames in the same plane.  
Recess from facade: 2" min.  
Subdividing display window member size:  
Depth: proportion 2" min. - based on storefront  
Frame: thin and smooth glass. That can be treated, mirrored, or colored.  
Materials: metal or wood.

**Base**  
Height: 2' max.  
Materials: wood panels, brick or floor cement.

**Large double-height openings**  
Metal and glass overway

**Large fixed window in front of central gallery**  
Hidden awning behind sliding garage doors

**Screened access from forecourt**  
Commercial storefront along a primary street

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# Design Guidelines Reference: Contemporary California

## CONTEMPORARY CALIFORNIA STYLE

**Architectural Styles: California Contemporary**

**Description**  
The California Contemporary style builds off the modernist traditions of minimalist ornamentation, instead focusing on combining simple massing forms with changes in material and color. Roof forms tend to have parapet walls with flat or low angled roof hidden from view. Sloped roofs are also allowed. Facades are simply composed with bay windows, awnings, balconies, and roll-ups to break down the massing. These minimally detailed, rectilinear added elements are often given a change in material or color, emphasizing the flatness of the intersection or extension of different rectilinear volumes. Because this is a continually evolving style, the guidelines provided for this style are more general. Buildings using the guidelines for this style will undergo a more rigorous design review process.

**Key Characteristics**

- Simple massing forms
- Limited pushing and pulling of massing forms
- Mix of exterior materials to differentiate massing forms
- Bay windows, awnings, balconies, and roll-ups used to break down facade
- Simple paneled openings

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**California Contemporary** Appendix A: Architecture Guidelines

**General Character**

**Starkly simple volumes, with low pitched or flat roofs.**

**Paneled balconies are emphasized by a slight overhang.**

**Varied roof heights. Large windows are asymmetrically arranged.**

**Rectilinear volumes without profiles in contrasting materials.**

**Corner windows create dramatic asymmetry with solid simple wall.**

**Randomly sized rectilinear bays protrude from a simple box volume.**

**Opening bays like 'retrofits' by accent roof or deeper simple facade.**

**Large building with a prominent glass facade, and 'jutting' roof.**

**Windows are two levels, read like one opening, composing facade.**

**Unadorned building uses material palette and articulation to the larger program building.**

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Appendix A: Architecture Guidelines **California Contemporary**

**Building uses simple lines on simple facade layers to create visual interest rather than depth or ornament.**

**Minimal detail building relies on shapes of protruding volume and multi-story windows for connection.**

**Corner of large volume composition with walls of solid panel and glass.**

**Simple vertical balconies, a slight overhang, and window-massing with walls of solid panel and glass.**

**Corner window creates dramatic asymmetry with solid simple wall.**

**Large building with a prominent glass facade, and 'jutting' roof.**

**Windows are two levels, read like one opening, composing facade.**

**Unadorned building uses material palette and articulation to the larger program building.**

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**California Contemporary** Appendix A: Architecture Guidelines

**Composition**

**Basic Massing**  
Simple rectangular massing, with smaller rectangular forms 'pushing' and 'pulling' the facade.

**Detailed Massing Elements**  
The addition of deepports, bay windows, balconies, and roll-ups are used to break down the overall massing.

**Narrow Massing**  
A narrow massing type with multiple forms protruding from the facade to emphasize the entrance.

**Wide Massing**  
A wide massing type with multiple forms protruding from the mass facade in an eclectic but balanced pattern.

**Large Massing**  
A wide massing appropriate for the town core, incorporating a corner tower element, and pushing the facade back from a well-ground floor to reveal a series of balconies.

**Example Compositions**  
This page shows some massing and composition possibilities in the California Contemporary style that are appropriate for mixed-use and residential buildings. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the California Contemporary architectural style at different scales.

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Appendix A: Architecture Guidelines **California Contemporary**

**Openings and Composition**  
Facades have a central pattern. The composition is broken by simple rectilinear bay windows, awnings, and balconies.

**Illustrative Elevations and Asymmetries**  
The character of California Contemporary buildings is defined by its changing of ornamentation, in favor of creating visual interest through simple rectilinear bay windows, awnings, and balconies.

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**California Contemporary** Appendix A: Architecture Guidelines

**Massing Elements**

**Roof**  
Parapets with an overhang and are used to screen flat or low pitched roof forms.  
Roof are often accessible and used as roof top terraces.  
Pitched roofs without a parapet wall are not typically used. When the roofs are typically gabled or shall with low pitch (1:12 or 1:16).  
Roofless roofs are only appropriate when used in combination with rain capture systems.  
Materials: asphalt, metal or wood.

**Columns**  
New typically used.  
When columns are used, they are simple forms used as accent elements.

**Primary Walls**  
Primary walls typically start in stone, with metal, wood, or floor concrete siding accents. Brick may be used for primary walls or accents.  
Larger buildings often include masonry composed primarily of glass.  
Horizontal and vertical access elements are used to break down these facades.

**Base**  
Concrete walls should read upon a concrete or brick base.

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Appendix A: Architecture Guidelines **California Contemporary**

**Parapet wall hides a flat roof.**

**Simple rectilinear massing.**

**Thin cornice caps the building.**

**Decorative wall.**

**Continuing wall materials: metal siding with glass, concrete.**

**Color used to create a base.**

**Curtain wall with balconies.**

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**California Contemporary** Appendix A: Architecture Guidelines

**Openings**

**Storefronts**  
**General**  
Storefronts are commonly built with the storefront windows or as a corner entry. Storefronts often extend to the ground, but may include a continuous base that wraps storefronts.  
**Storefront Frames**  
Frames from frame: 4" max.  
2" max.  
Subdividing display window members are typically slim.  
Frames: clear and smooth glass. Shall not be etched, recessed or tinted.  
Materials: wood or metal.  
**Base**  
Height: 2" max.  
Materials: wood paneling, brick, tile, or floor concrete wrap storefronts.

**Doors**  
**General**  
Doors typically have simple, weathered panels and windows.  
Top transom windows are allowed.  
Typically, residential entry doors are protected from the elements by being located in a recessed entry porch or screened with a canopy.  
**Type**  
Single doors, French doors, paneled doors.  
**Materials**  
Door Frames: wood, aluminum clad wood, and aluminum. Vinyl materials are not allowed.  
Frame: clear glass.

**Storefronts with roll-up in nice weather.**

**Continuous brick base.**

**Storefront extends to the ground.**

**Window storefront frame.**

**Rectilinear doors with complex material change.**

**Recessed entrance screened by material change.**

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# Design Guidelines Reference: Victorian (Farmhouse)

## VICTORIAN (FARMHOUSE) STYLE

**CHAPTER 2 - THE DEVELOPMENT CODE**

**5.6-Open Architectural Style**

**A. Victorian Residential Character**

**MASSING ELEMENTS**

**CHAPTER 2 - THE DEVELOPMENT CODE**

**OPENINGS**

**ATTACHED ELEMENTS AND SITE DEFINITION**

**CHAPTER 2 - THE DEVELOPMENT CODE**

**COMPOSITION**

**CHAPTER 2 - THE DEVELOPMENT CODE**

**MASSING ELEMENTS**

# Research & Analysis: Summary Memo

## Neighborhood Physical Character (including existing zoning)



## Architectural Style



Opticos will produce a Memo document summarizing research and analysis of existing conditions. Memo will serve as guide for Design Standards Framework Approach .



# 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: Part 1 – Building Types, Architecture

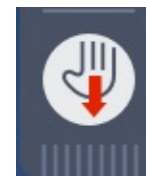
**Meeting 5:** Draft Design Standards: Part 2 – General to All Development

**Meeting 6:** Draft Workbook

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

**Thank You!**

