

Stakeholder Work Group Meeting 3

City of Santa Barbara
February 11, 2022





Agenda Items

1. Roll Call
2. New Planning Commission Work Group Member Introduction
3. Existing Conditions Memo
4. Architectural Style Strategy
 - Overall Map
 - Style Sheets
5. Project and Schedule Overview
6. Next Work Group Meeting
 - Meeting 4: Topic and Tentative Date
7. Public Comment

Existing Conditions Memo: 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

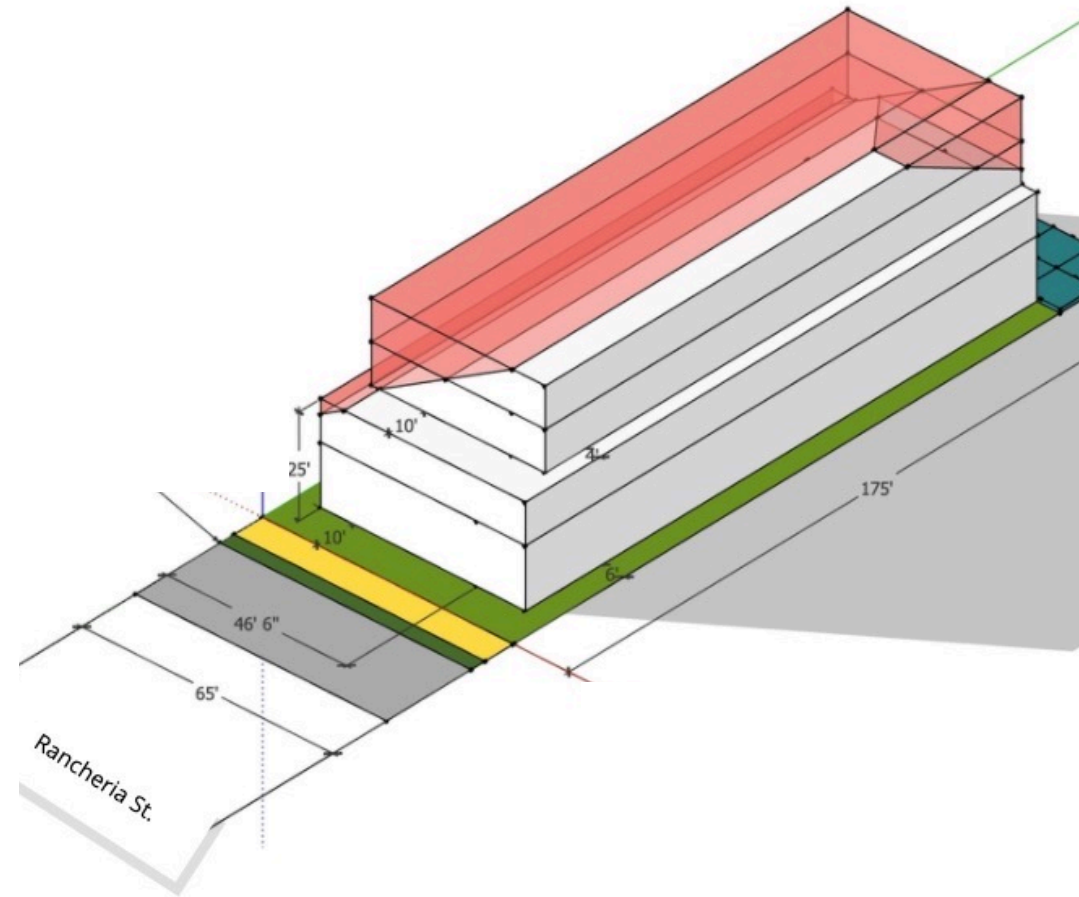
Buildings: number of buildings, building type, building scale, building height

Zoning Envelope Testing

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

Max. Zoning Envelope

Max. Zoning Envelope Compared with Approved Project



Architectural Style

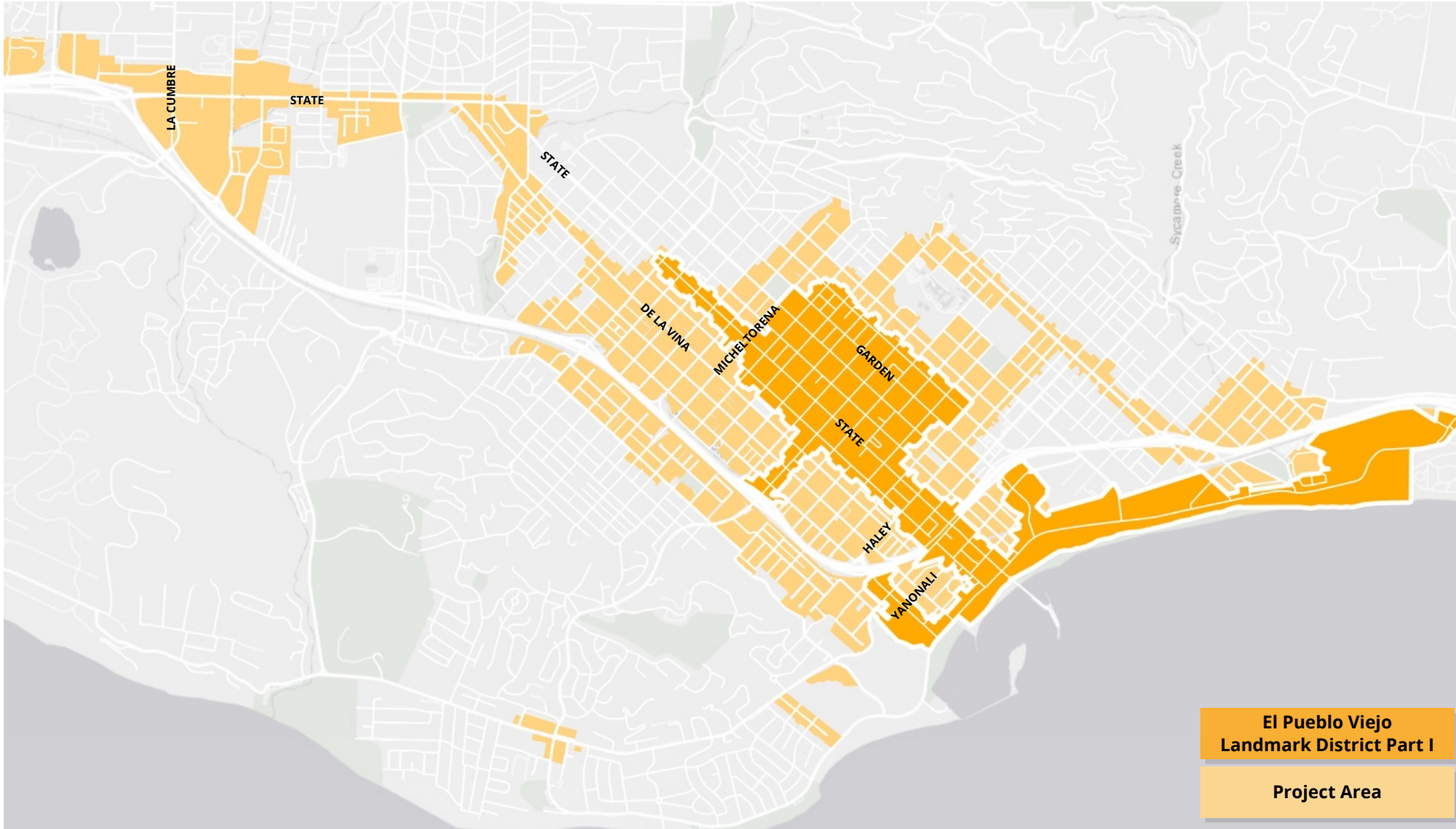
Neighborhood Atlas

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

Donut Diagram



EPV Extents in Project Area



Santa Barbara Architectural Styles

El Pueblo Viejo Landmark District (per Code)	Brinkerhoff (per Code) <i>*nearly all existing structures are already designated Structure of Merit, new development extremely unlikely</i>	Lower Riviera Special Design District (per Guidelines) <i>*new structures not required to conform to a particular style but should be compatible</i>
California Adobe	Italianate	American Craftsman
Mission Revival	Eastlake	National Folk
Spanish Colonial Revival	Queen Anne	Spanish Colonial Revival
Monterey	Queen Anne Free Classic	Mission Revival
Italian Mediterranean	Craftsman	American Colonial Revival



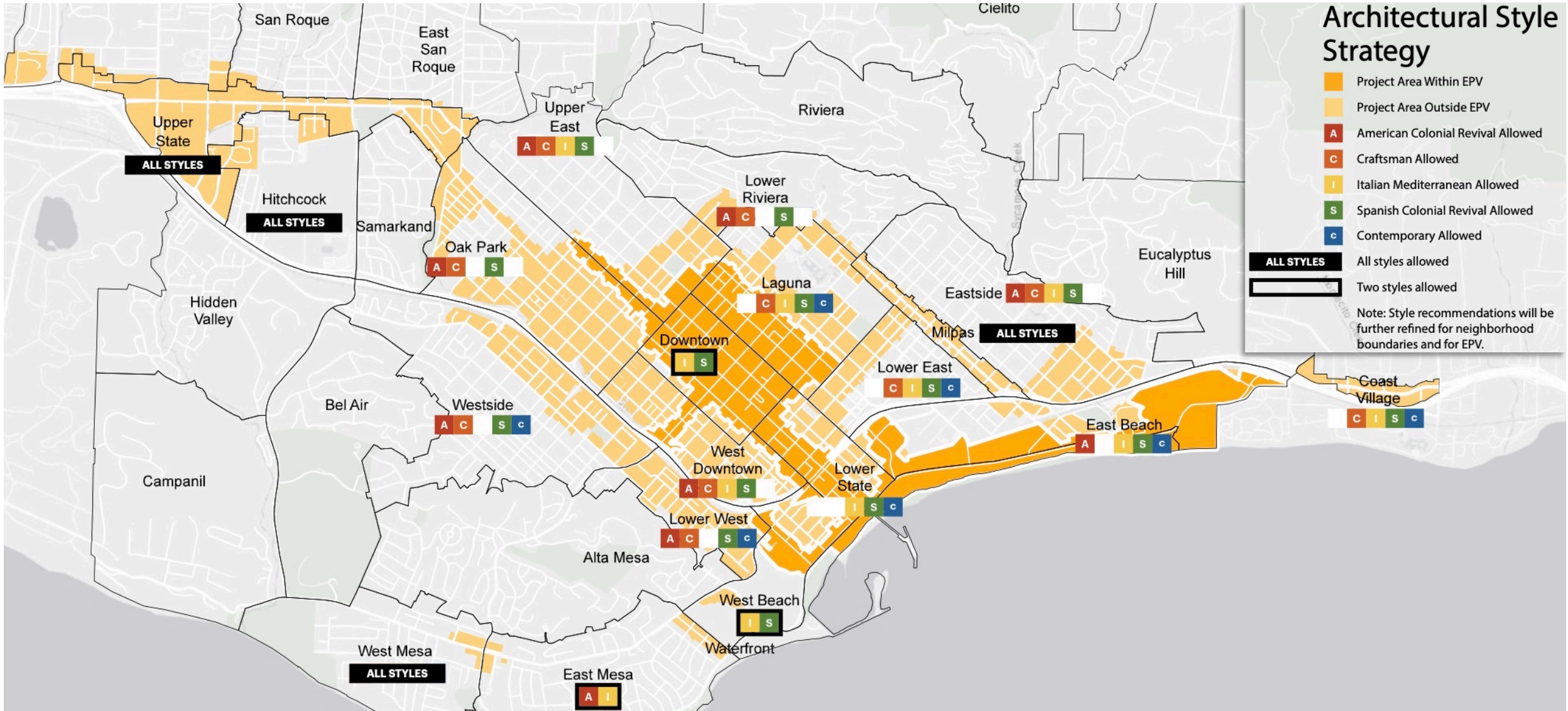
Architectural Style Strategy

Architectural Style Strategy Map

Style Sheets:

American Colonial Revival
Craftsman
Italian Mediterranean
Spanish Colonial Revival
Contemporary/Industrial

Architectural Style Strategy Map



Style Sheet: American Colonial Revival

Defining Features

- Simple massing with rectilinear main body forms
- Classically-proportioned cornices and eaves
- Classically-inspired porches with vertically-proportioned turned or square columns, architecturally correct entablatures and pediments
- Wide, rectangular windows with true or simulated divided lights, trim, and occasional shutters
- Wood lap siding

*Note:
Defining features listed aren't comprehensive.*



General Example

Style Sheet: American Colonial Revival



1 1/2-Story Example



1 1/2-Story Example



2-Story Example

Style Sheet: Craftsman

Defining Features

- Low-pitched roofs with deep eaves and exposed rafter tails, and rakes supported by brackets
- Horizontally proportioned openings made from ganged vertical windows
- Asymmetrical composition with wall plane broken by projecting gable ends, and projecting and/or recessed elements
- Square and/or tapered porch columns with short and/or wide proportions
- 1/2 story elements including wide dormers made from ganged windows and accent dormers with gable end roofs

Note:

Defining features listed aren't comprehensive.



General Example

Style Sheet: Craftsman



1-Story Example



1 1/2-Story Example



2-Story Example



2-Story Example



2-Story Example



2-Story Example

Style Sheet: Italian Mediterranean

Defining Features

- Low-pitched hipped roofs clad in red tile with boxed eaves, often bracketed
- Flat, rectilinear wall plane with vertically proportioned punched openings without trim
- Stucco as primary facade material with stucco, wood, or steel attached elements
- Formal and/or symmetrical composition of doors and windows
- Classical columns and pilasters accentuate entrances and openings

Note:

Defining features listed aren't comprehensive.



General Example

Style Sheet: Italian Mediterranean



3-Story Example



4-Story Example



5-Story Example

Style Sheet: Spanish Colonial Revival

Defining Features

- Low-pitched gabled or hipped roofs clad in red tile with open eaves
- Flat, rectilinear wall plane with vertically proportioned punched openings without trim
- Stucco as primary facade material with stucco, wood, or steel attached elements, and decorative tiling at surrounds and stairs
- Minimal/simple eave and cornice details
- Ornamental chimneys and vents

Note:
Defining features listed aren't comprehensive.



General Example

Style Sheet: Spanish Colonial Revival



1-Story Example



2-Story Example



2- to 3-Story Example

Style Sheet: Spanish Colonial Revival



2- to 3-Story Example



2- to 3-Story Example



3-Story Example



3-Story Example



3-Story Example



3- to 4-Story Example

Style Sheet: Contemporary/Industrial

Defining Features

- Flat roof forms with simple coping detail
- Flat, rectilinear wall plane with rectilinear punched openings without trim
- Stucco and panelized facade materials, with wood or steel attached elements
- Limited material and color palette arranged by ground floor and above floors, or by changing wall planes

Note:

Defining features listed aren't comprehensive.



General Example

Style Sheet: Contemporary/Industrial



1-Story Example



1-Story Example



2-Story Example

Style Sheet: Contemporary/Industrial



2-Story Example



2- to 3-Story Example



2- to 3-Story Example



2- to 3-Story Example

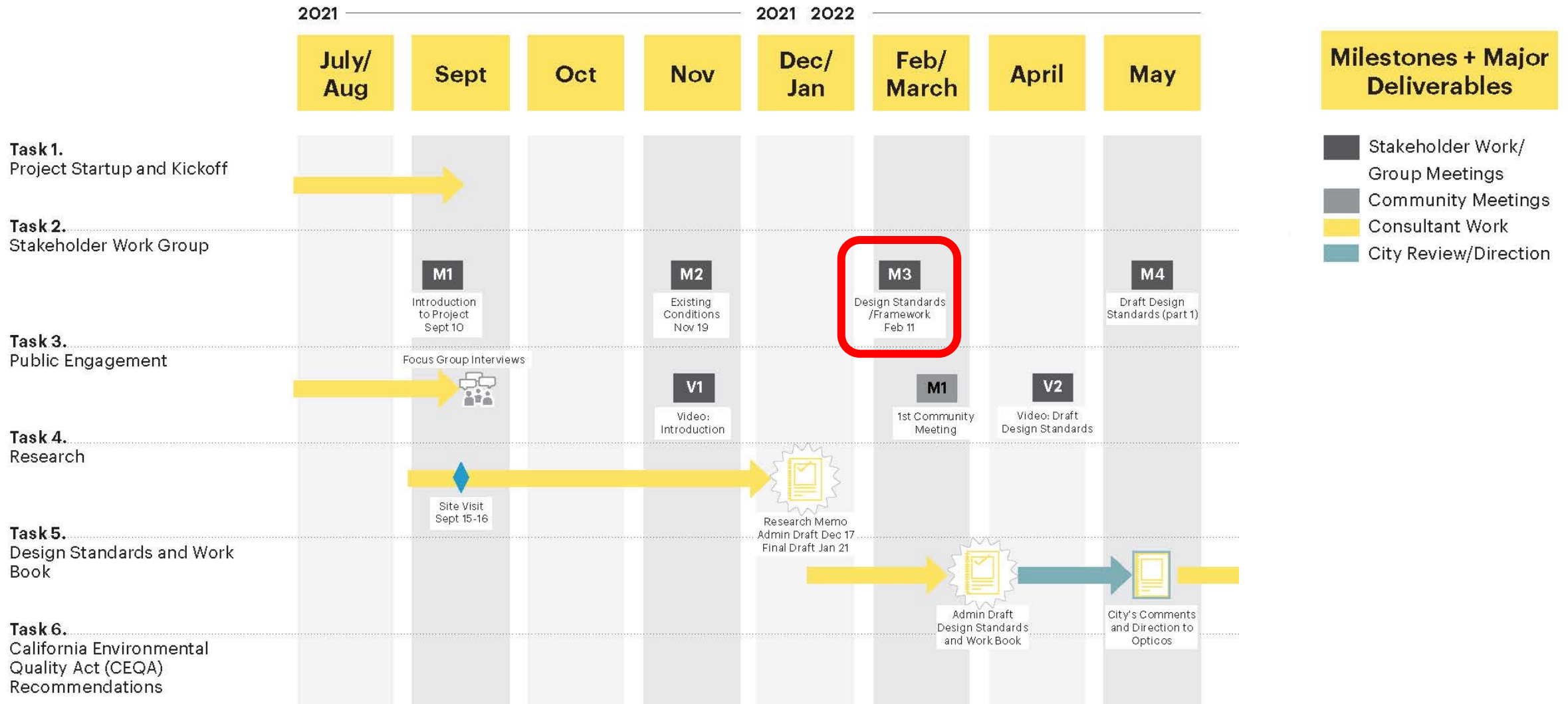


3-Story Example

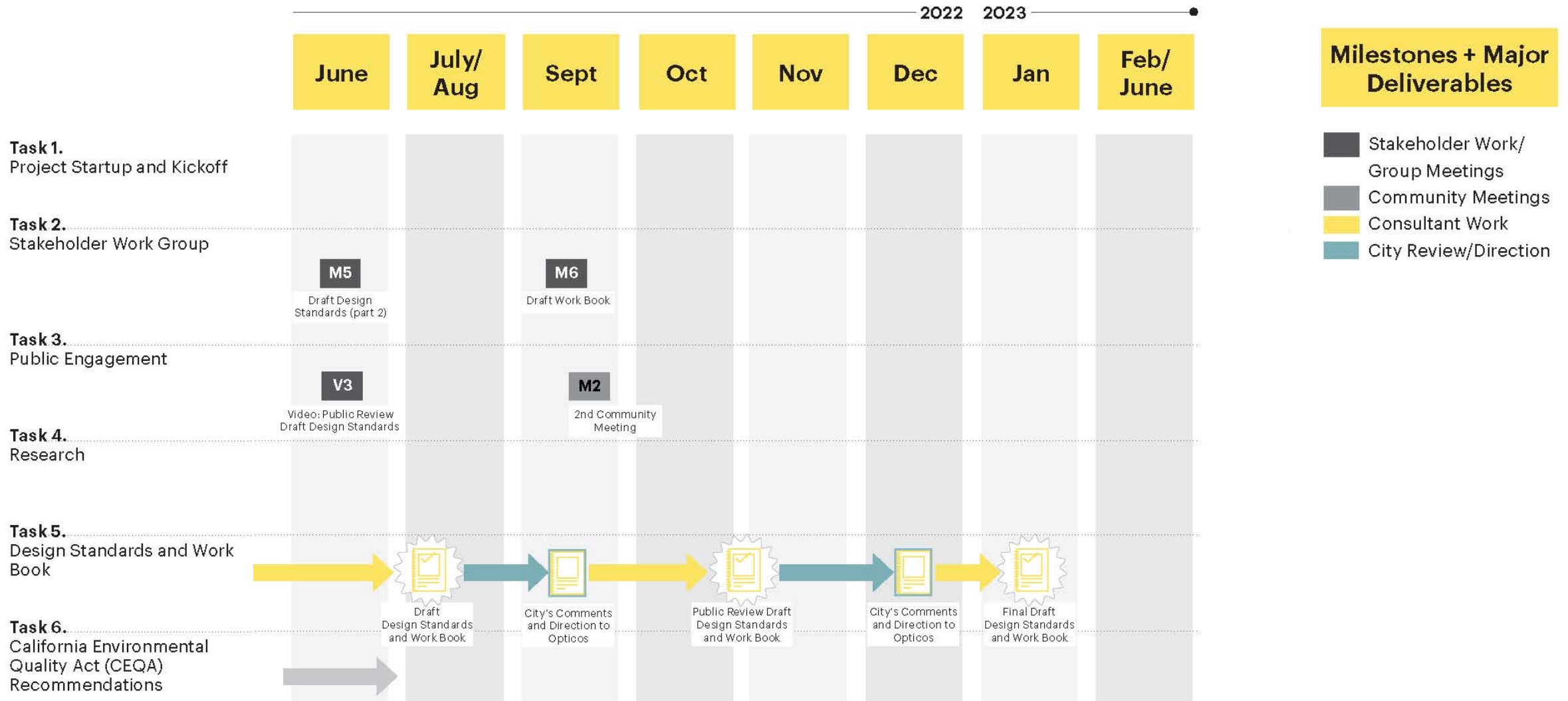


4-Story Example

Project and Schedule Overview



Project and Schedule Overview





Next Work Group Meeting

Meeting 1: Introduction to the Project

Meeting 2: Existing Conditions Summary

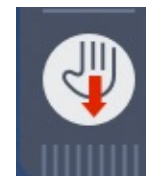
Meeting 3: Design Standards Framework Approach

Meetings 4, 5, & 6: Draft Design Standards

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

Thank You!