



Objective Design Standards Existing Conditions

Santa Barbara, CA

Final Draft
January 19, 2022



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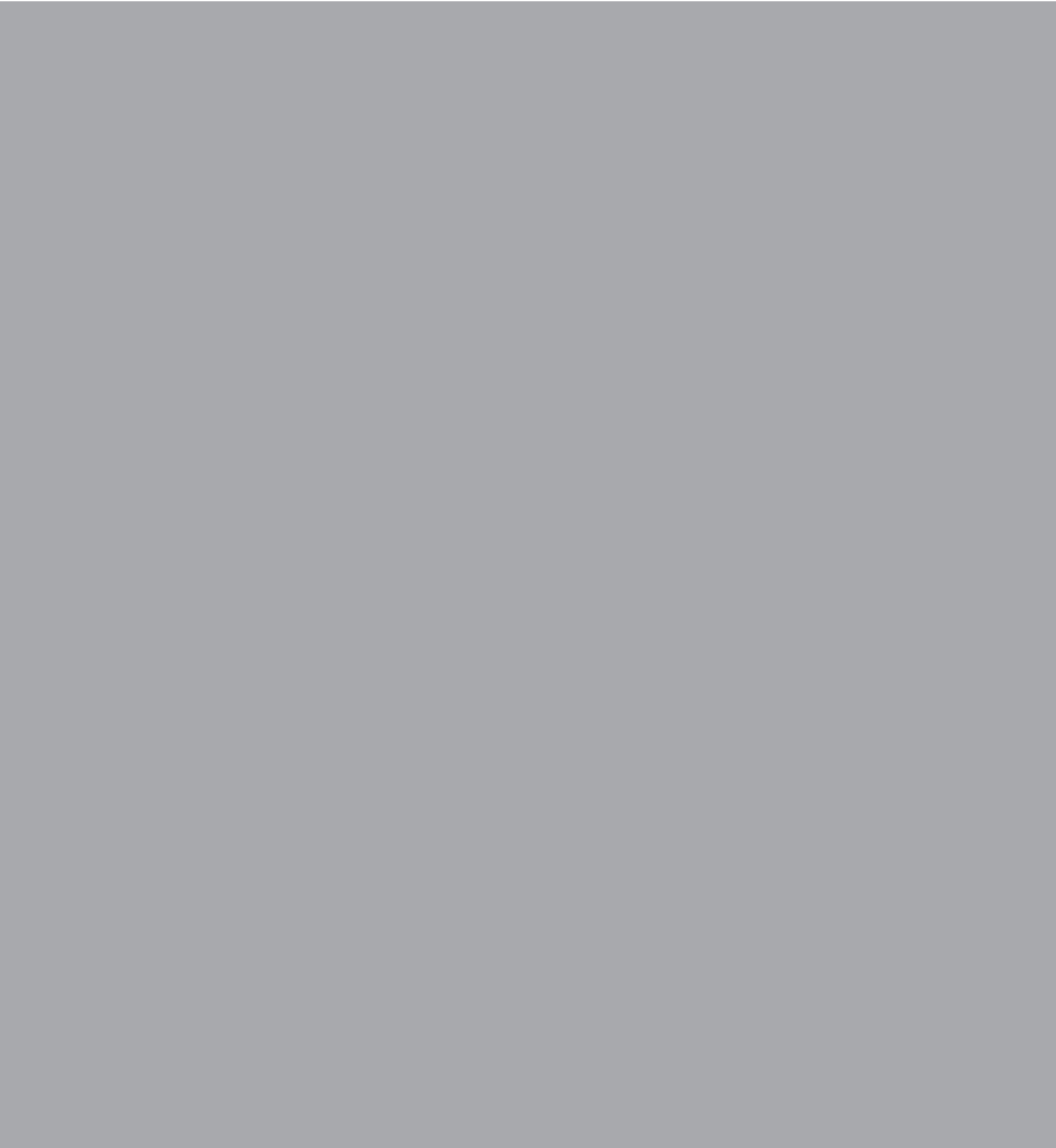
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Objective Design Standards Existing Conditions

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Introduction

CHAPTER

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1.1

Purpose of this Research

The City of Santa Barbara’s multiple design guidelines were developed to ensure high design standards are maintained in development and construction. The guidelines, while not binding in nature, provide direction to the public and the City’s Boards and Commissions when designing and reviewing projects that reflect the City’s vision of exemplary architectural design in new development and redevelopment.

The State of California is increasingly requiring subjective design standards be replaced with objective standards in order to facilitate housing production and housing choice. In order to best position itself, the City of Santa Barbara is preparing objective design standards that minimize or eliminate subjective design review for certain types of projects. Given that the State’s requirement for objective design standards does not provide for personal interpretation of the standards, this analysis aims to understand what type and extent of information is needed, in addition to current requirements, so that information can be considered for being turned into development standards. With this in mind, the analysis is guided by the following purposes:

- To understand the existing regulatory context.
- To understand what the existing zoning standards are contributing to the built outcomes.
- To understand what the design review process is contributing to the built outcomes.
- To identify the type and extent of information needed in an environment of objective design standards with very focused discretionary review or no discretionary review at all.
- To understand the above in the context of each neighborhood.

Approach

This analysis evaluates three primary types of information:

- The individual elements and characteristics that make the existing physical character;
- The maximum zoning envelope and adjacent existing physical context compared to five approved projects, and
- The prevalent and outlier architectural styles by neighborhood, scale, and building footprint.

What physical characteristics need to become Objective Design Standards?



1.2

Focus Group Interviews

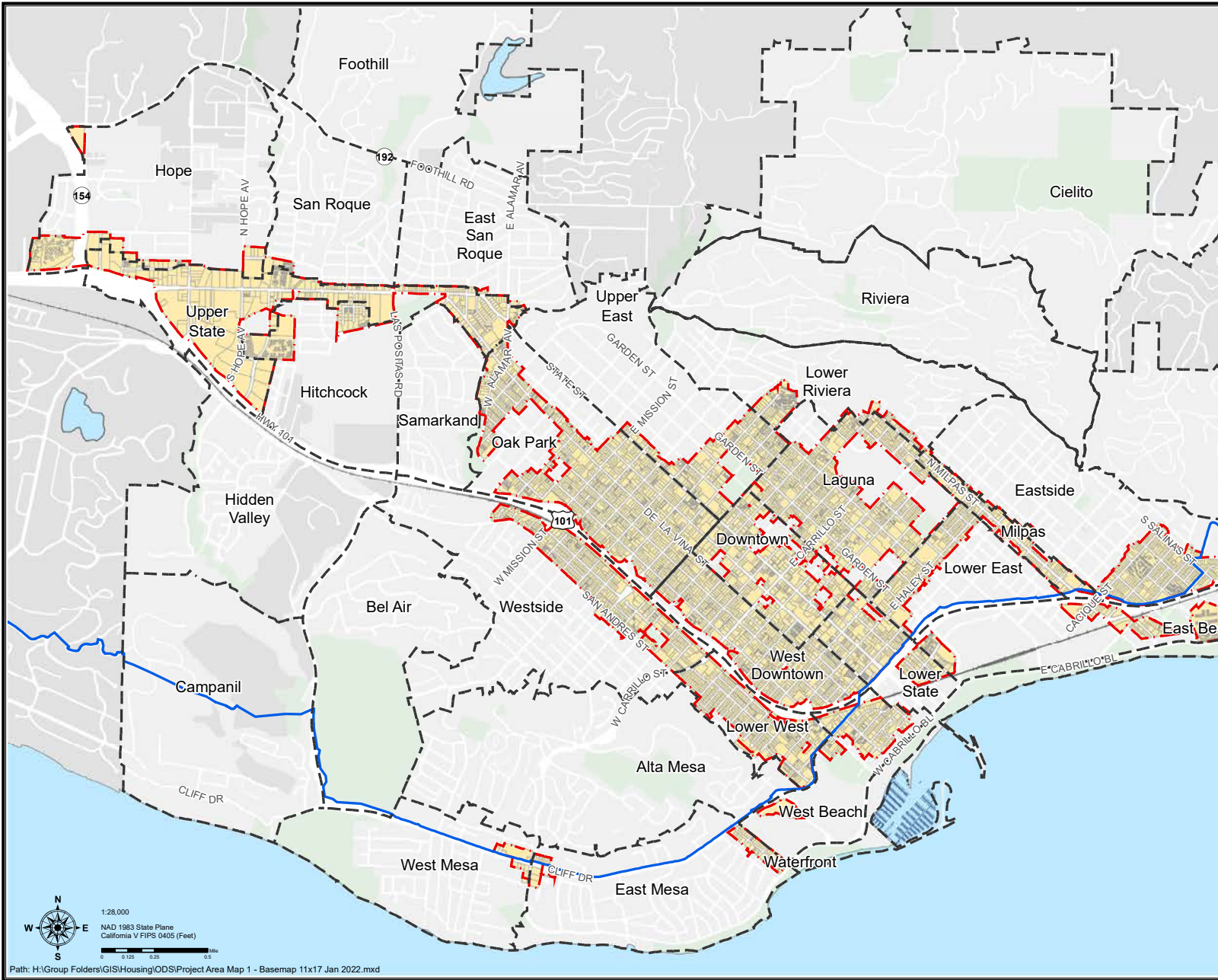
In late September 2021, Opticos and City staff met with a range of stakeholder groups to inform the process with their ideas and observations about the existing design review process, zoning, and built results.

Eleven individuals in seven stakeholder groups were interviewed. Each stakeholder group consisted of one to three individuals representing the following groups:

- 2 Affordable Housing advocates
- 2 Applicant/Architects
- 1 Community member
- 4 Developers
- 1 Historic Resource advocate

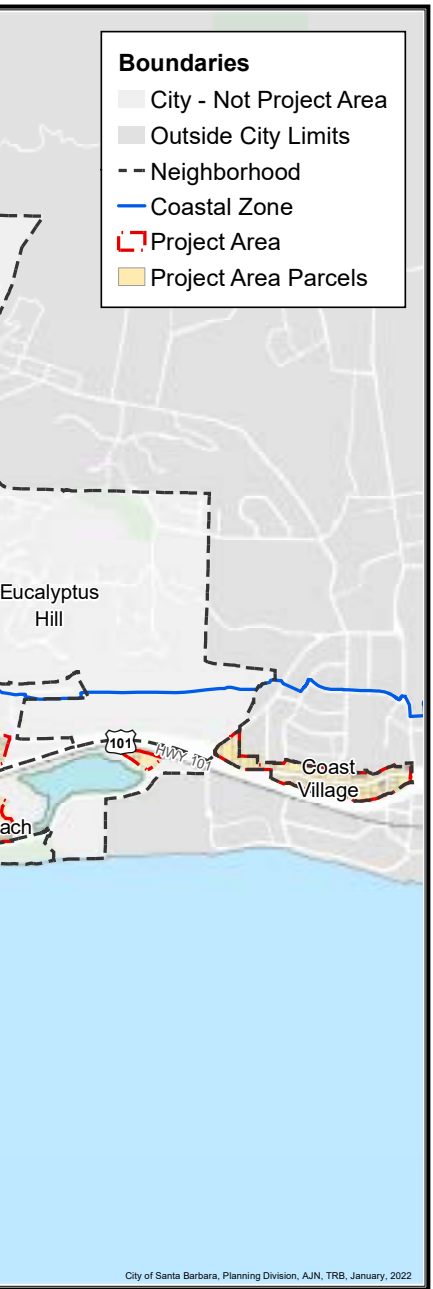
The following table identifies the themes raised by the groups.

Summary of Focus Group Interview Themes	
Themes	Number of stakeholder groups that raised this topic
1 Community opposition to development	6
2 Delays from design review process/boards	5
3 Size/scale of new building massing compared to existing context	4
4 Concerns about architectural style/design	4
5 Zoning envelope: Allowed vs. Achievable	4
6 Concerns about changing the neighborhood context/character	4
7 Lack of staff input in design review process	3
8 Uncertain length of review time	3
9 Concerns about high number of required parking spaces	2
10 Need to identify where and how to maximize density/floor area ratio (FAR)	2
11 Questions about role of design review boards after objective design standards are completed	2
12 Historic Resource adjacency status and limitations on zoning envelope	1
13 Concerns about amount of open yard required	1
14 Desire to integrate stormwater retention designs with required open yard	1
15 Desire for high level of design regardless of location	1
16 Concerns about limited number of housing units and low affordability	1
17 Adjust inclusionary zoning to lower thresholds so more developers will build affordable units	1
18 Need better incentives for affordable housing	1
19 Concerns about climate change (sea level rise)	1
20 Lack of predictability in review process and outcomes	1
21 Allow the market to dictate unit type/size	1
22 Development often must concede to including items beyond those required (i.e., affordable units, more parking, larger setbacks, etc.)	1
23 Density bonus concessions necessary to achieve maximum zoning envelope	1
24 Americans with Disabilities Act (ADA) accessibility impacts to site planning and net developable area	1
25 Fire/emergency access impacts to site planning and net developable area	1



Project Area

CHAPTER 2



In this chapter

2.1 Existing Zoning

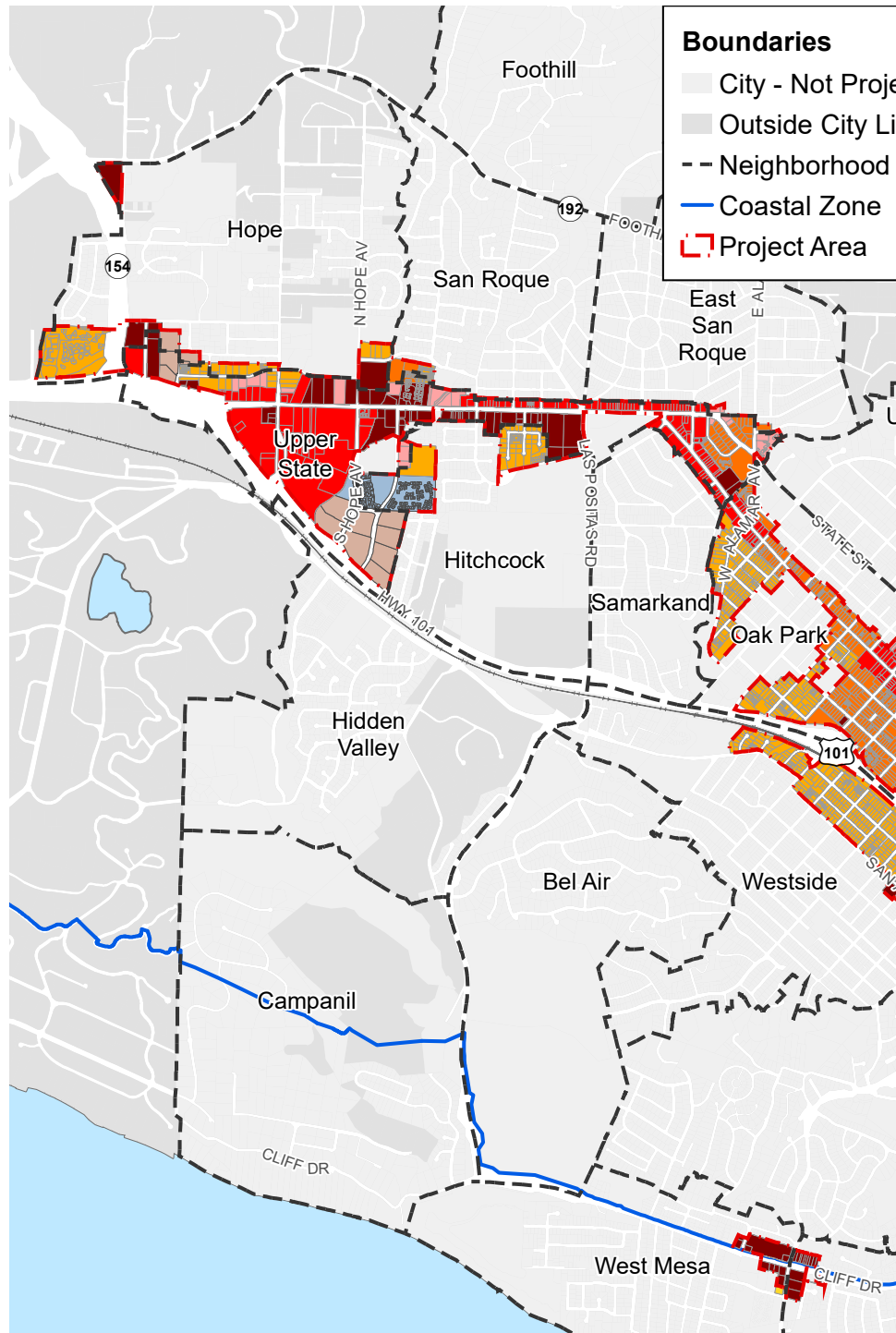
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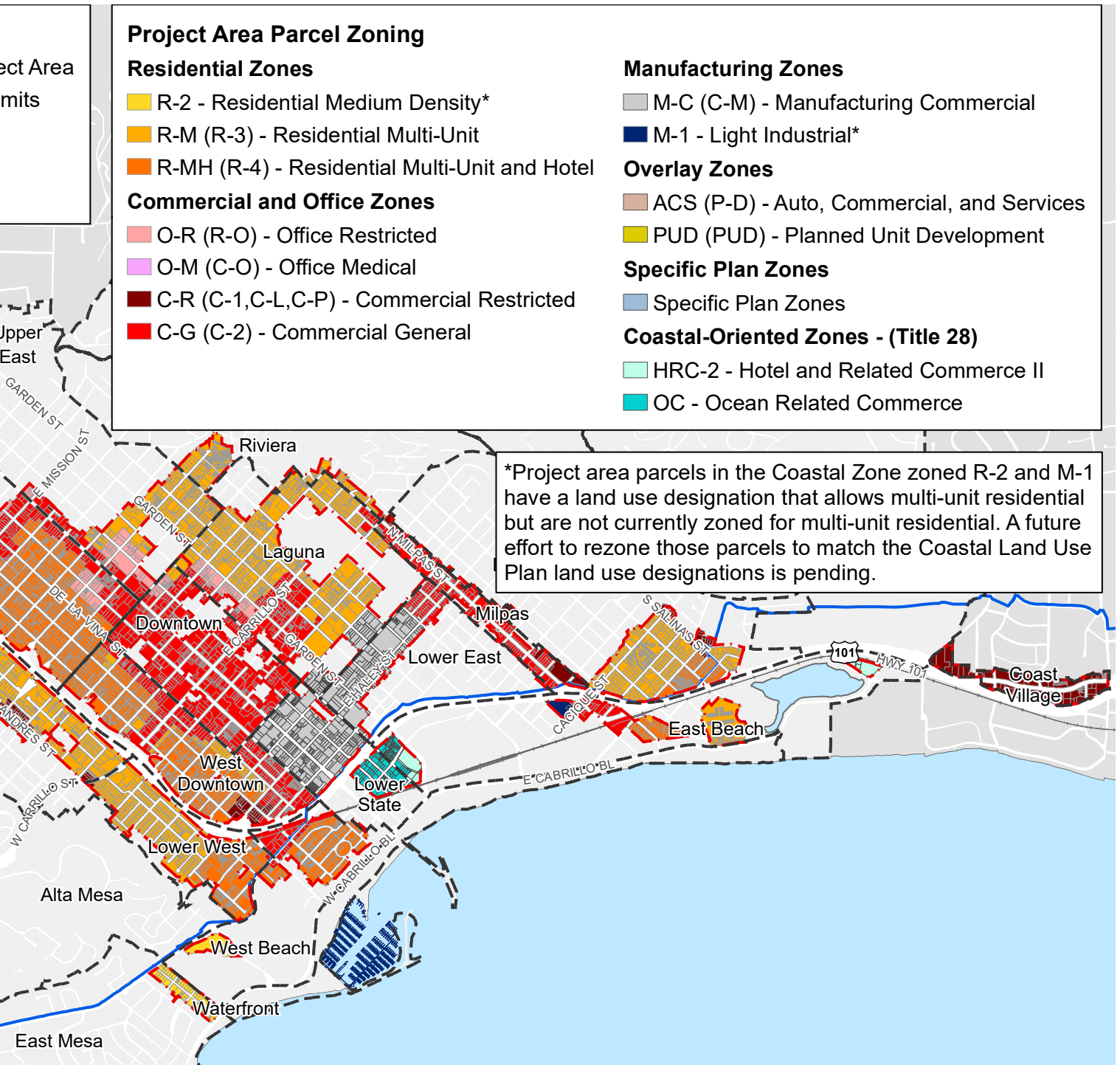
2.2 Site Tour

18

2.1 Existing Zoning

This analysis assumes that the objective design standards will apply to any area that is currently allowed to produce three or more units. This involves all or some of 19 neighborhoods and 11 of the City's 21 zone districts, with the clear majority of parcels within the RM, R-MH, and C-G zone districts.





Existing Zoning, Cont'd

Parcel Sizes by Zone

Within the project area, there are a total of 5,194 parcels across 11 zone districts.

The objective design standards are focused on zones which allow the development of three or more units. The R-2 zone allows the development of three or more units on lots greater than 10,500 square feet. There are 46 R-2 lots within the project area; however, only 14 are greater than 10,500 square feet.

The table at right summarizes the prevalent parcel size(s) within each zone district that occurs in each neighborhood.

The most prevalent parcel size across all zone districts is 50 feet wide by 100 feet deep, with a total of 588 or 11.3 percent of the total.

Key	
-	No prevalent lot size in the zone in this neighborhood
(CZ)	Neighborhood is in the Coastal Zone
USS	Upper State Street Area Overlay Zone

	Parcels		Residential		
	In project area	Excluding Res'l Condo Project Land Use ¹	R-M 1,645 lots	R-M/USS 64 lots	R-MH 1,059 lots
In Project Area	6,721	5,194	50x100 (292) 50x150 (87)	80x100-105 (11)	50x100 (104) 50x150 (67)
Coast Village (CZ)	81	46	-	-	-
Downtown	441	380	-	-	-
East Beach (CZ)	443	64	-	-	-
East Mesa (CZ)	68	49	-	-	-
Eastside	410	407	50x100 (64)	-	-
Hitchcock	187	23	-	80x100-105 (11)	-
Laguna	738	669	50x100 (29) 50x150 (37)	-	-
Lower East	172	170	-	-	-
Lower Riviera	184	55	50x100 (6) 50x150 (5)	-	-
Lower State (CZ)	302	286	-	-	-

¹ This net number is used in the analysis. Full land use name is "Condos, Community Apartment Projects".

² The C-R/S-D-3 zone has 45 lots but no prevalent lot size.

Commercial / Office		Manufact'g	Coastal Zones			Additional zones occur in neighborhood, but without a prevalent lot size.
C-G 1,081 lots	C-G/US\$ 108 lots	M-C 333 lots	R-2/S-D-3 36 lots	R-MH/S-D-3 141 lots	OC/S-D-3 48 lots	
50x100 (94)	50x150 (17)	50x100 (22) 50x200 (20)	60x145-150 (14)	50x100 (16) 50x120-125 (39)	50x100 (16)	-
-	-	-	-	-	-	C-R/S-D-3 ² ; RS-15/S-D-3
20x100 (9) 50x100 (10)	-	-	-	-	-	R-M; O-R; M-C
-	-	-	-	50x100 (11)	-	P-R; R-M; C-G; M-I; HRC-1; HRC-2; OC; S-D-3; S-P-2
-	-	-	60x145-150 (14)	-	-	R-2; C-R; S-D-3
-	-	-	-	-	-	R-M/S-D-3; R-MH; MHP; R-MH; C-G; C-R; S-D-3
-	-	-	-	-	-	R-M; ACS; SP4-RA; USS
-	-	-	-	-	-	R-2; O-R; C-G; M-C
50x100 (40)	-	50x100 (17) 50x125 (12)	-	-	-	P-R
-	-	-	-	-	-	C-G
-	-	-	-	-	50x100 (13) 100x100 (8)	R-MH; M-C; OC; HRC-2; S-D-3

Existing Zoning, Cont'd

	Parcels		Residential		
	In project area	Excluding Res'l Condo Project Land Use ¹	R-M 1,645 lots	R-M/USS 64 lots	R-MH 1,059 lots
In Project Area	6,721	5,194	50x100 (292) 50x150 (87)	80x100-105 (11)	50x100 (104) 50x150 (67)
Lower West	358	326	50x100 (103) 45x125 (27) 50x125 (22)	-	-
Milpas	140	128	-	-	-
Oak Park	1,125	948	-	-	50x100 (25) 50x150 (36)
Upper East	328	224	50x125 (7)	-	-
Upper State	298	205	-	-	-
West Beach (CZ)	164	136	-	-	-
West Downtown	743	648	-	-	50x100 (47) 50x150 (21)
West Mesa (CZ)	10	10	-	-	-
Westside	449	387	50x100 (80)	-	-

Key	
-	No prevalent lot size in the zone in this neighborhood
(CZ)	Neighborhood is in the Coastal Zone
USS	Upper State Street Area Overlay Zone

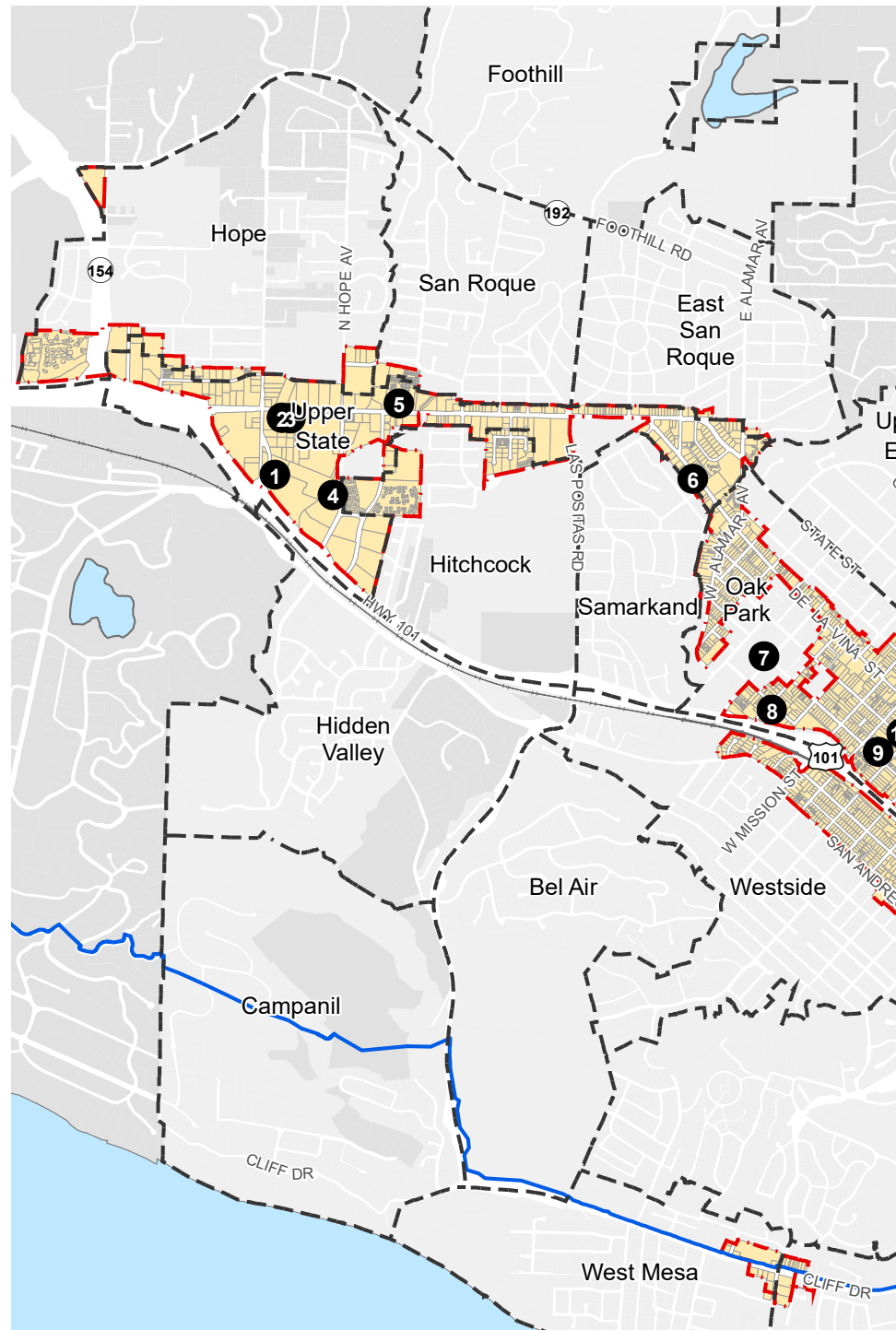
¹This net number is used in the analysis. Full land use name is "Condos, Community Apartment Projects".

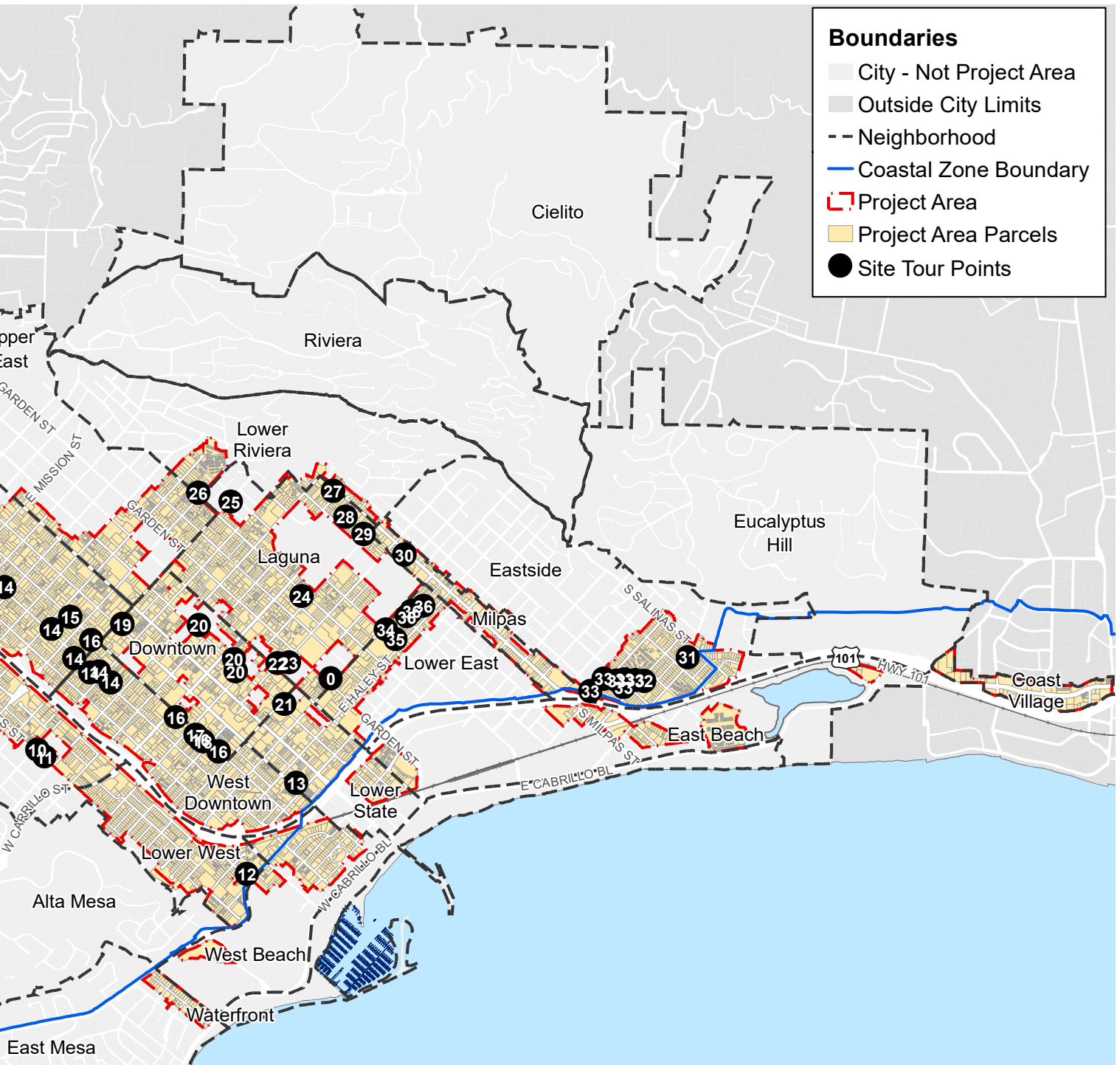
Commercial / Office		Manufact'g	Coastal Zones			Additional zones occur in neighborhood, but without a prevalent lot size.
C-G 1,081 lots	C-G/USS 108 lots	M-C 333 lots	R-2/S-D-3 36 lots	R-MH/S-D-3 141 lots	OC/S-D-3 48 lots	
50x100 (94)	50x150 (17)	50x100 (22) 50x200 (20)	60x145-150 (14)	50x100 (16) 50x120-125 (39)	50x100 (16)	-
-	-	-	-	-	-	R-MH; C-G
50x90 (18) 50x100 (13)	-	-	-	-	-	C-R
-	-	-	-	-	-	R-M; R-MH/USS; O-R; C-G; C-R; USS
-	-	-	-	-	-	RS-6; O-R; C-G; C-R
-	50x150 (17)	-	-	-	-	R-M; R-MH; RS-6; RS-7.5; O-R; C-R; ACS; USS
-	-	-	-	50x120-125 (36)	-	R-MH; C-G; HRC-1; HRC-2; S-D-3
50x100 (20)	-	-	-	-	-	R-M; C-R
-	-	-	-	-	-	R-2; C-R; S-D-3
-	-	-	-	-	-	C-R

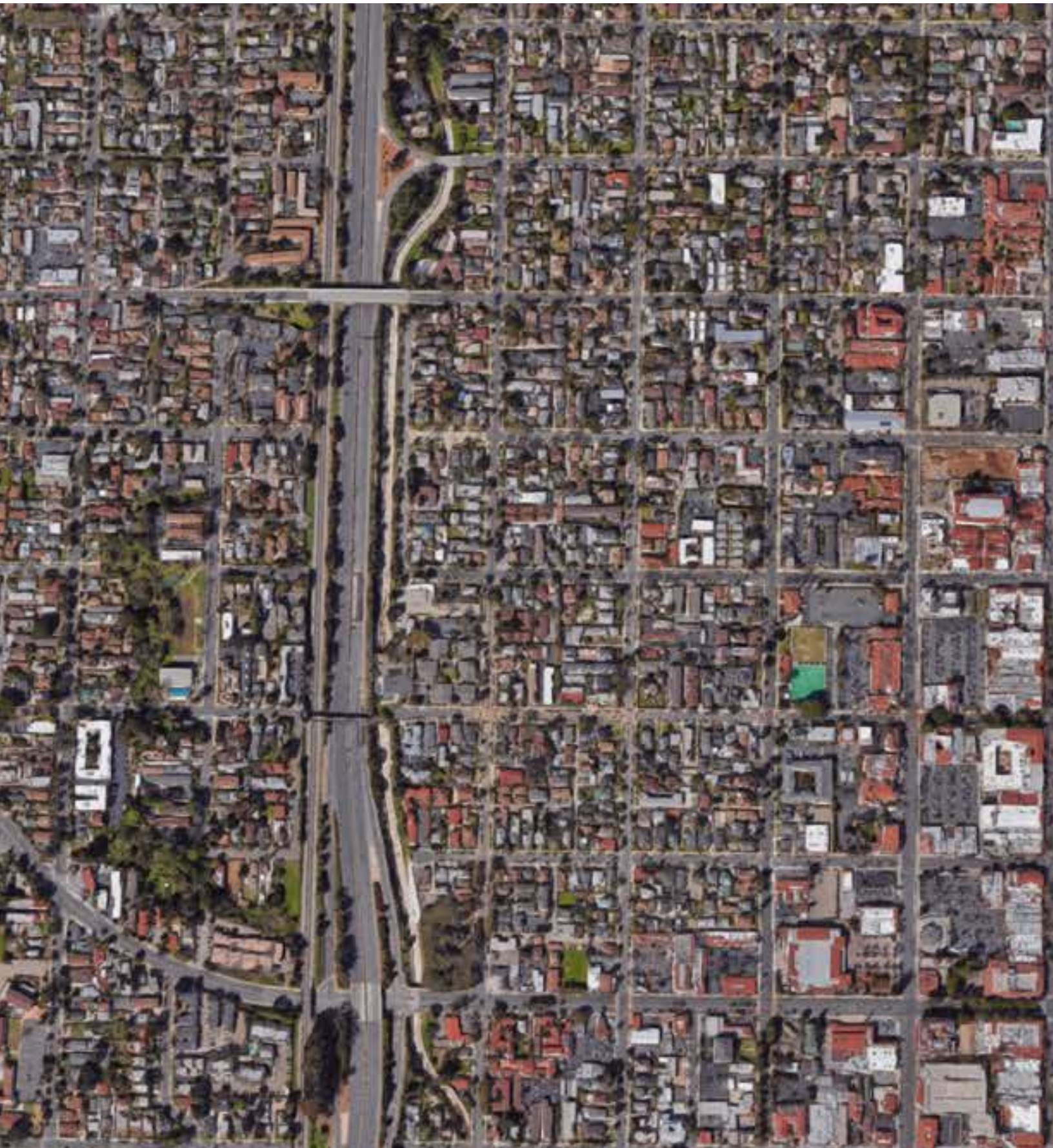
2.2 Site Tour

On September 15, 2021, Opticos staff toured 24 projects and project sites with City staff. A total of 36 projects and project sites were selected by City staff as representative of exemplary projects, key sites where change is likely, or projects where there were questions about the built outcomes. This set of information helped Opticos staff better understand the range of expected physical outcomes that need to be accommodated through the objective design standards. (See Appendix I for list of tour sites)

From the set of 24 toured projects and a few others identified through stakeholder interviews and discussions with City staff, five were selected for further analysis. These five projects are representative of the spectrum represented by the 24 projects. The results of this analysis are summarized in Chapter 4 (Zoning Envelope Analysis).









Existing Physical Character

CHAPTER
3

In this chapter

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3.1 Approach

The existing physical character of a neighborhood is often perceived as simply the overall height and the architectural style of the buildings. While those are two key characteristics, there is a broad range of characteristics that make the existing physical character. This section identifies and documents those characteristics for each of the 19 neighborhoods in the project area. In addition, the analysis identifies those characteristics currently regulated, and those not currently regulated but addressed through the design review process.

Physical character along a corridor



Key Physical Characteristics

■ Topography

■ Public Realm

- Streetscapes
- Frontages

■ Private Realm

- Number of units per lot
- On-site parking location and approaches
- Condition along front of lot
- Landscaping
- Number of buildings on lot
- Building Types (House-scale or Block-scale)

■ Existing Relative Physical Character



Physical character in a neighborhood

3.2 Key Findings

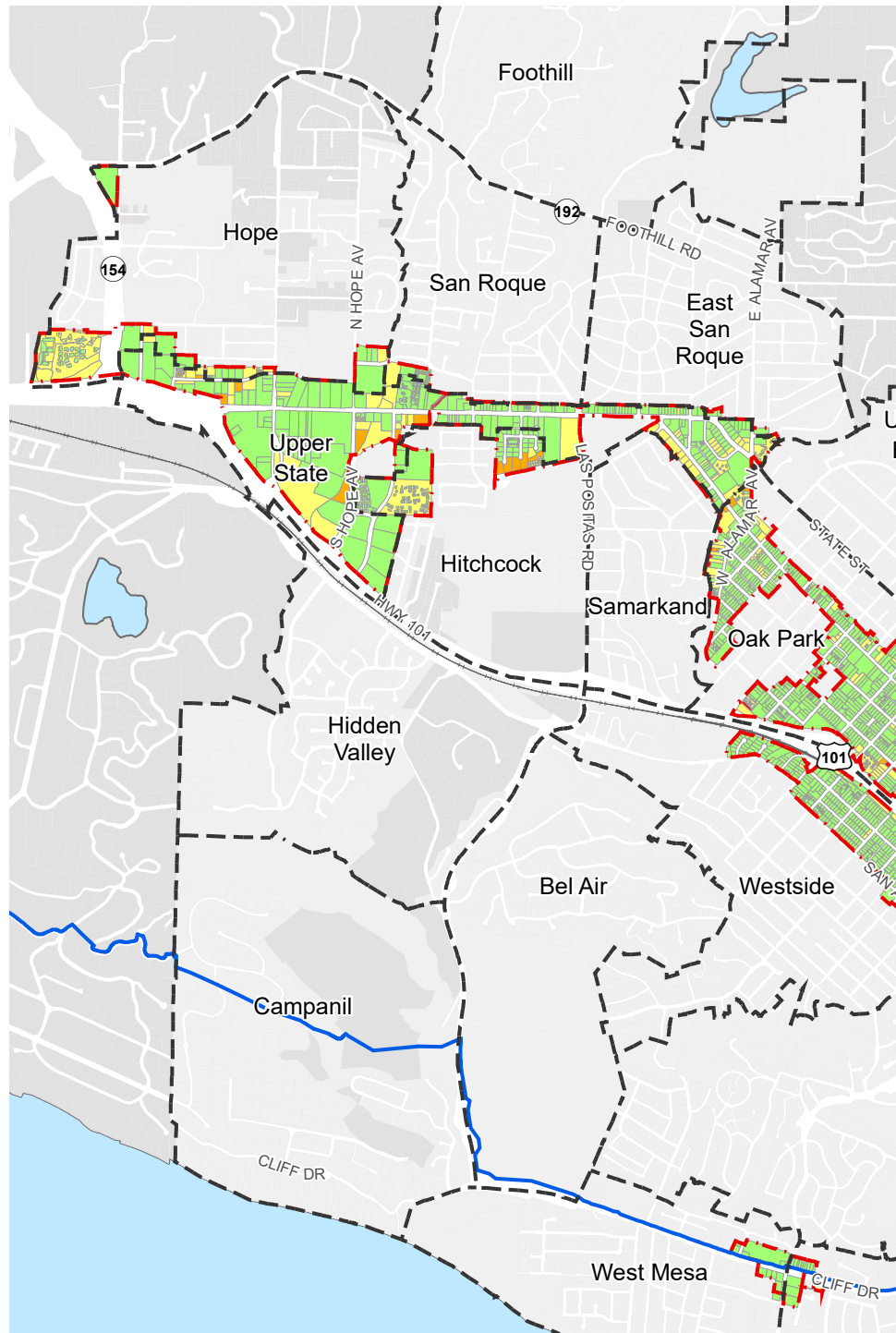
Visual Summary of Findings by Neighborhood

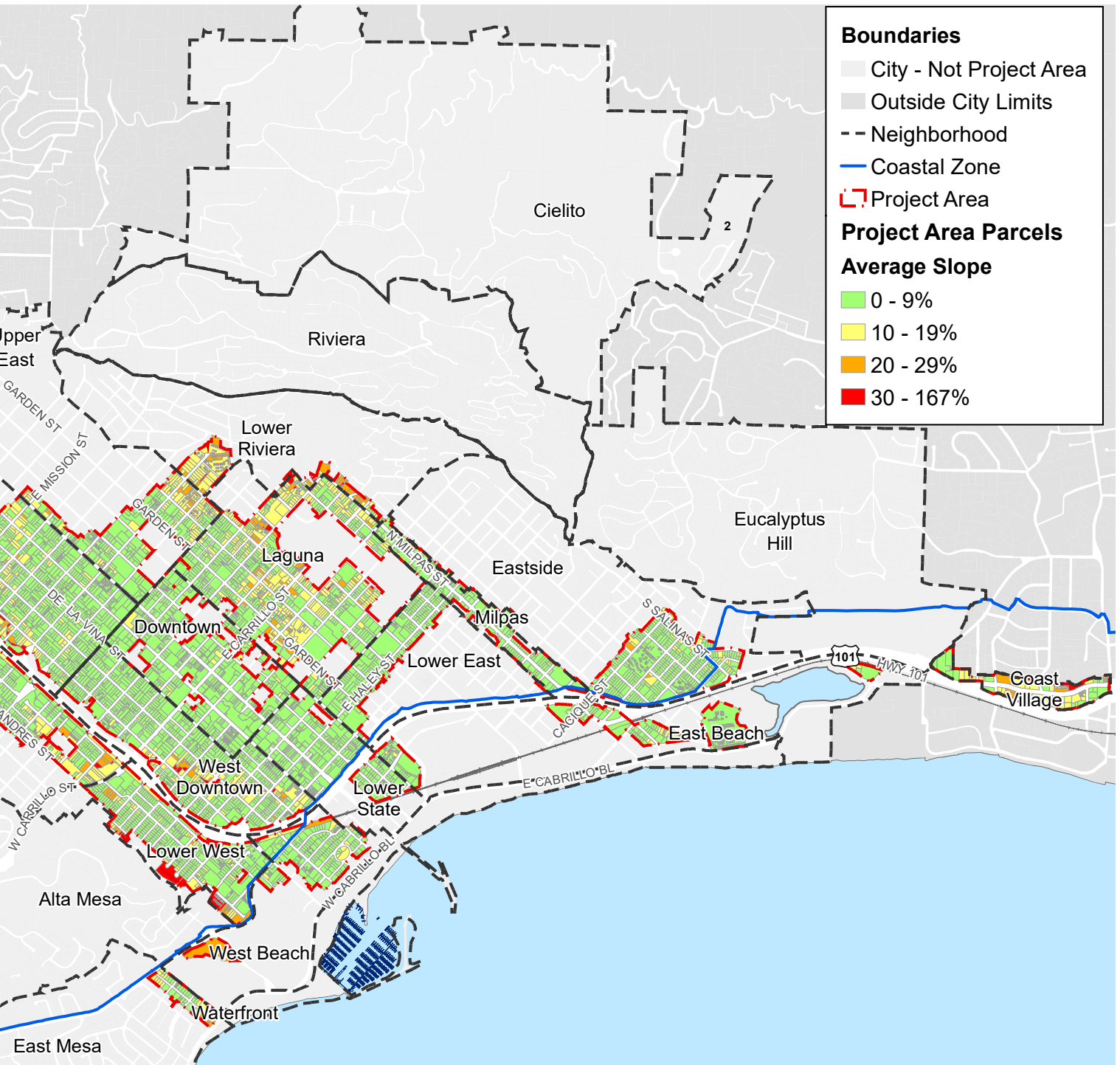
The following pages graphically show the similarities and differences across the 19 Neighborhood areas. For each of the following primary topics, the range and the most prevalent condition are identified:

Topography

It is important to understand the topography of individual lots to properly apply development standards that continue the physical character of an area. For example, slopes less than 10 percent can be accommodated with minor changes to development standards, while slopes over 10 percent begin to need different assumptions regarding setbacks for buildings and parking, as well as for massing and height. The existing slopes of each neighborhood were categorized as follows:

- generally flat <10 percent,
- sloped 10 to 19 percent,
- steep 20 to 29 percent, and
- > 30 percent





Key Findings, Cont'd

Public Realm

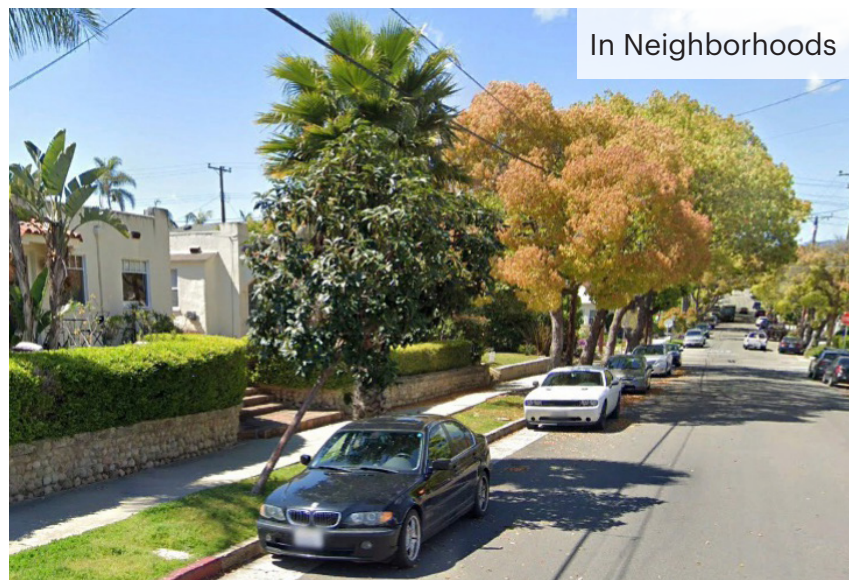
The public realm is where we experience each block, neighborhood, and the greater community. The public realm consists of a combination of three main elements: the terrain or topography, streetscapes, and frontages.

Streetscapes

The streetscape consists of the area between the primary front and/or secondary front street property line and curb. This includes the type and width of sidewalk and planting, if any. Six of the most common repeating streetscape types were observed and are described in the images at right.



Example of street trees and planter areas with shrubs



Example of street trees in a continuous planting strip



On Main Streets

Example of continuous raised planter and street trees in tree grates



On Main Streets

Example of street trees in tree grates



In Neighborhoods

Example of continuous planter with street trees and center median with trees and shrubs



Along Corridors

Example of planter areas with street trees and skinny median with trees and shrubs

Key Findings, Cont'd

Public Realm, Cont'd

Frontages

Although located behind the sidewalk, on the lot, these elements connect the building facades on individual lots to the public right-of-way and together make the public realm.



Example of an Arcade



Example of a Shopfront



Example of a Porch



Example of a Stoop



Example of a Terrace



Example of a small parking lot between the main facade and the streetscape

Key Findings, Cont'd

Public Realm, Cont'd

Summary by Neighborhood

The table at right summarizes observations of the following public realm characteristics across the 19 neighborhoods within the project area: context type, topography, frontage types, streetscapes, and sidewalk dimensions.

Key	
●	Few occurrences
●	Some occurrences
●	Common occurrences

	Topography		Frontage Types		
	Flat	Slope 6% to 14.9%	Shopfronts	Terrace	Porches/ Stoops
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	●	●			●

¹No clear frontage type observed, or building entry on side facade; typically including landscaping

Frontage Types			Streetscape			Sidewalk Dimensions			
Parking	Arcade/ Gallery	None ¹	Street Trees/ Planting Strip	Raised planters	Center Median	5'-7'	8'-10'	12' from curb	20' from curb
●			●		●	●	●		
	●		●	●		●	●		●
●		●	●		●	●	●		
		●	●			●			
		●	●			●			
		●	●			●			
		●	●			●		●	
		●	●			●	●		
●	●	●	●	●		●	●		●
●		●	●			●			
		●	●			●	●		
●		●	●			●		●	
		●	●			●			
		●	●			●	●		
		●	●			●		●	
		●	●			●	●		
●			●				●		
●		●	●			●		●	

Key Findings, Cont'd

Private Realm

The private realm contributes to the overall public realm and begins behind the sidewalk along the property line and extends into the lot. The private realm consists of four main elements: the Lot, On-site parking, Landscaping, and Buildings.

Number of Units per Lot

The number of total units per lot are identified.

On-site Parking Location and Approaches

The location and type(s) of parking are identified.

Condition Along Front of Lot

The conditions along the front of the lots are identified.

Landscaping

The type of landscaping in the area along the primary front and/or secondary front of the lots.



Example of a landscaped front yard with surface parking along side of house



Example of hedge screening a front yard



Example of a raised front yard with minimal landscaping and parking along the side



Example of a fenced yard with shrubs/plantings, and parking along the side



Example of raised planter on a building located near the sidewalk



Example of parking lot between the building and the streetscape screened with hedge

Key Findings, Cont'd

Private Realm, Cont'd

Summary by Neighborhood

The table at right summarizes observations of the following private realm characteristics: Number of units per Lot, Parking Type, and Location.

	Number of Units per Lot				
	0 Commercial	1-2	3-6	7-18	19-24
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		●	●	●	

Key

- Few occurrences
- Some occurrences
- Common occurrences

Parking Type						Parking Location		
Surface	Tuck-under	Covered	Garage	Structured Parking/Podium	Driveway	Front	Rear	Side
●						●	●	●
●				●			●	●
●	●			●		●	●	●
●	●						●	
●	●		●		●	●	●	●
●	●	●					●	
●			●	●	●	●	●	●
●					●	●	●	●
●	●		●			●	●	●
●						●	●	●
●	●		●			●	●	●
●	●	●	●		●	●	●	●
●	●					●	●	●
●	●		●			●	●	●
●	●			●		●	●	●
●						●	●	●
●	●		●			●	●	●
●						●	●	●
●	●		●			●	●	●
●	●					●	●	●
●	●		●			●	●	●

Key Findings, Cont'd

Private Realm, Cont'd

Summary by Neighborhood

The table at right summarizes observations of the private realm conditions along the front of lot and landscaping.

Key	
●	Few occurrences
●	Some occurrences
●	Common occurrences

	Condition Along Front of Lot			Trees/Shrubs/ Plantings	Hardscape
	Building at/ near Sidewalk	Front Yard	Parking Screening		
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		●		●	

Landscaping Private			
Raised Yard/ Planters	Hedges	Fence	Side Yard / Walls
•			
●			
	•		
•	●	•	
•	•		
●	●		
•			
•	•		
•	•		•
•	•		
•	•		
	•		
•	•	•	
	•		

Key Findings, Cont'd

Private Realm, Cont'd

Number of Buildings on the Lot

The number of buildings, not including detached garages, are identified as well as the range and prevailing situation.

Building Types and Sizes

The types of buildings (e.g., Multiplex, Courtyard Building) as well as their scale: block or house-scale, width, length, and number of stories are identified.

House-Scale Buildings

Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 75 feet overall, including wings, and up to 2.5 stories. Note that .5 refers to a building's attic story located entirely within the volume of a pitched roof.

Block-Scale Buildings

Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.



Block-scale; 3-story mixed-use building with podium parking accessed via secondary front street



Block-scale; 2- and 3-story courtyard building



Block-scale; 4-story multiplex large building



House-scale; 2 story multiplex small building with parking behind, accessed via front driveway



House-scale; 2-story Townhouses with surface parking located in the rear and accessed via front driveway



House-scale; 1-story house

Key Findings, Cont'd

Private Realm, Cont'd

Summary by Neighborhood

The table at right summarizes observations of the following building characteristics: number per lot, types, scale, and height.

Key	
●	Few occurrences
●	Some occurrences
●	Common occurrences

	Number of Buildings per Lot			House	Multiplex Small	Cottage Court
	1	2-4	5-10			
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	●	●		●	●	

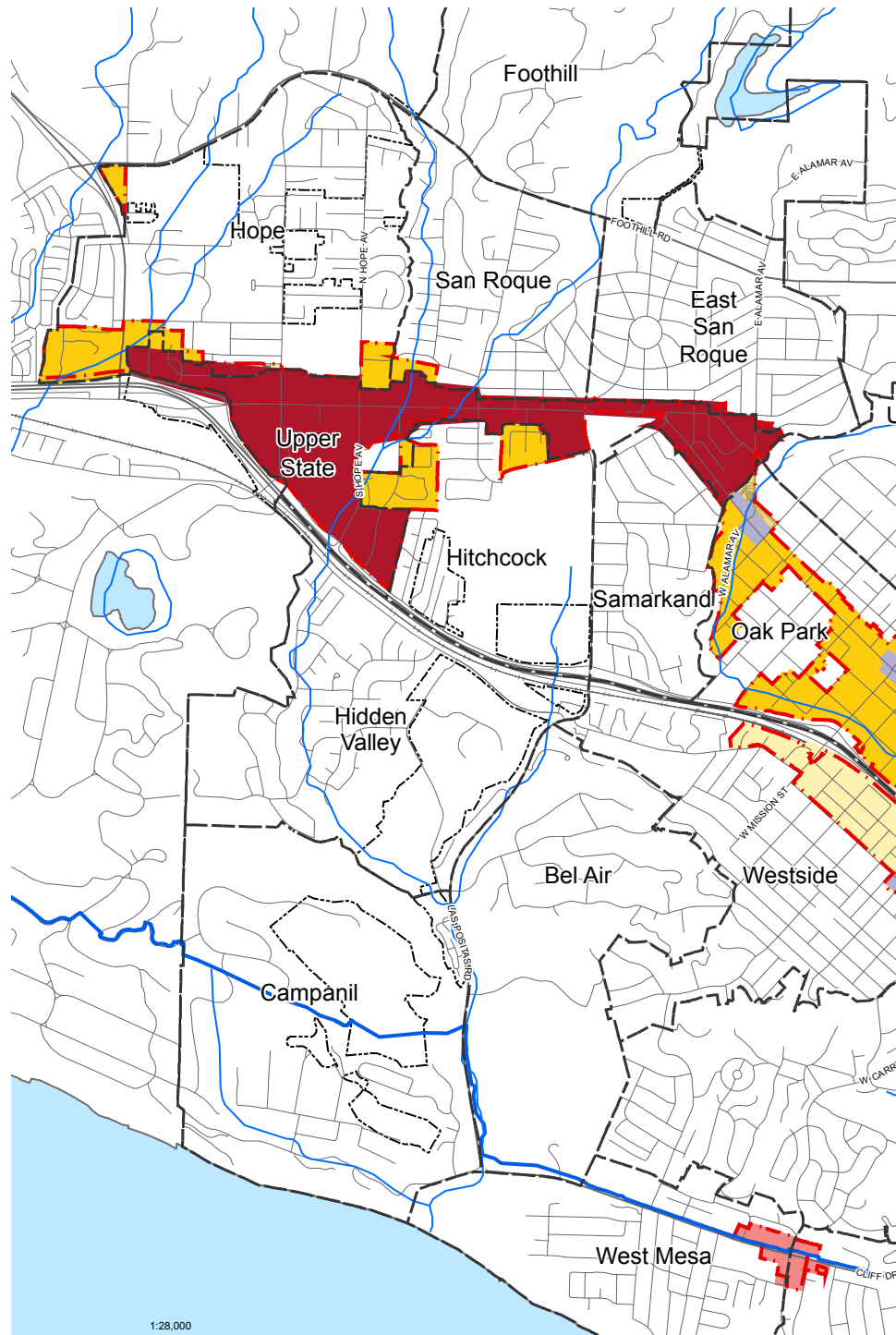
Building Type							Building Scale		Building Height	
Multiplex Medium	Medium Courtyard	Large Courtyard	Large Stacked Flats	Commercial	Mixed-Use	Civic	House-Scale	Block-Scale	1 to 2	3 or More
				●	●			●	●	●
				●			●	●	●	●
●		●	●				●	●	●	●
●		●					●	●	●	
●				●			●	●	●	
	●	●	●				●	●	●	
●		●	●	●			●	●	●	●
				●			●	●	●	
	●			●			●	●	●	
				●	●		●	●	●	●
●		●		●		●	●	●	●	●
●		●		●			●	●	●	●
	●	●	●	●			●	●	●	●
●				●			●	●	●	
				●			●	●	●	
	●	●		●			●	●	●	

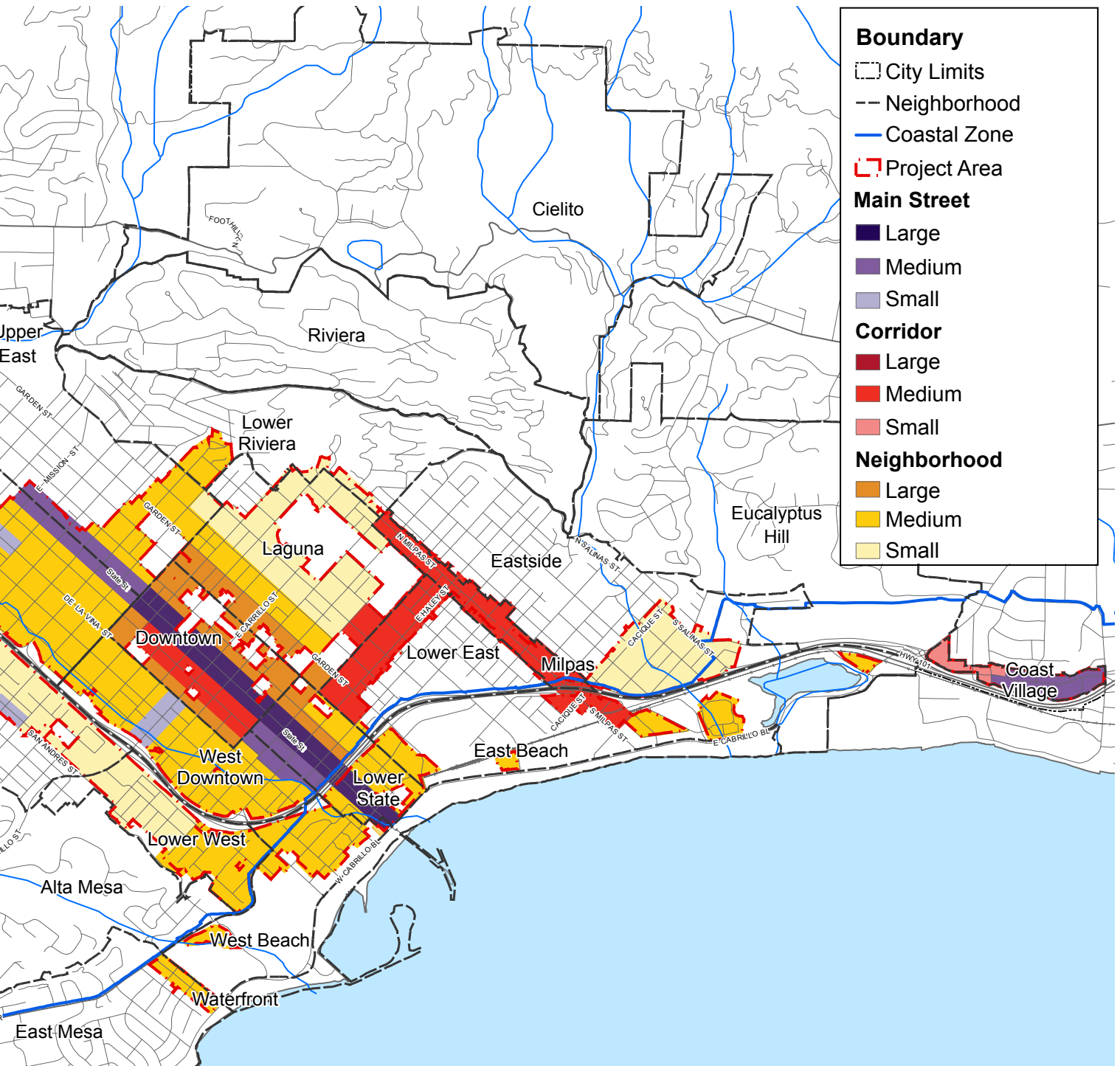
Key Findings, Cont'd

Relative Physical Character and Intensity

Often, the existing physical character does not reflect what the existing zoning technically allows. For example, several areas in the project area are allowed by existing zoning to have buildings up to 45-60 feet in height per the City's charter. Yet, the existing physical character in many areas is approximately half of that. In addition, the maximum allowable building footprint can be larger than the building footprints on adjacent lots. This highly contextually responsive outcomes reflect that developers propose buildings that are perceived as more compatible with the existing setting from the outset or the situation is addressed through the design review process. But with objective design standards, subjective design review may not always be possible.

In order to better understand the existing physical character regardless of existing zoning, the map at right summarizes existing physical character by capturing the type of physical environment (i.e., neighborhood, corridor, main street) and its relative intensity and scale (i.e., small, medium, large). This approach aims to bridge between the highly contextual design outcomes across the community and the existing zoning to inform the objective design standards.





Zoning Envelope Analysis

CHAPTER

4

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4.5 1220 San Andres Street	62
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4.1

Overview

The following analysis applies Santa Barbara's current zoning standards on five lots and compares the maximum zoning envelope with the site's approved project.

Site Analyzed

Five sites were selected for analysis based on their variety of neighborhoods, architectural styles, and zoning. The sites received building permits between 2016 and 2020 and four of the five were approved with development incentives established by the City's Average Unit-Size Density Incentive Program (AUD). The sites analyzed are listed in the table below.

Residential Density in Santa Barbara

The City's base density in residential multi-unit and commercial zones (where residential is allowed) is 12 – 18 dwelling units per acre (du/ac). To encourage smaller units, the City allows for increased density under the AUD.

The AUD program tiers include Medium/High Density (15 – 27 du/ac), High Density (28 – 36 du/ac), and Priority Housing Overlay (37 – 63 du/ac). To qualify for AUD development incentives, the residential density must be greater than base density for the zone, and the average unit size cannot exceed the City's AUD program maximum.

The five selected sites are within either the Medium-High or Priority Housing density tiers. Except for Site 4.2 (2121 Oak Park Lane), which was not developed under the AUD program, maximum density is shown per the AUD program.

Sites				
	Address	Lot Size	Zone	Type
4.2	2121 Oak Park Lane	210' x 155'	R-M	Westmont Faculty Housing Condominium Units (Base Density)
4.3	3869 State Street	116'-1" x 390'-1"	C-G, USS Overlay	Grace Village Affordable Senior Apartments (AUD Priority Housing Units)
4.4	634 Anacapa Street	120' x 175'	M-C	Casa Anatega Mixed-Use Rental Apartments (AUD Priority Housing Units)
4.5	1220 San Andres Street	109'-3" x 150'	R-M	Rental Apartments (AUD Medium High Rental Units)
4.6	312 Rancheria Street	65' x 175'	R-MH	Rental Apartments (AUD Medium High Rental Units)

What We're Looking For

The goal is to understand whether the zoning envelope is achievable, or if some of the zoning envelope was unused, taking into consideration the site-specific limitations.

Opticos analyzed these sites' zoning envelopes, specifically the following:

Zoning Envelope

- Applying maximum setbacks and maximum height

Zoning Envelope

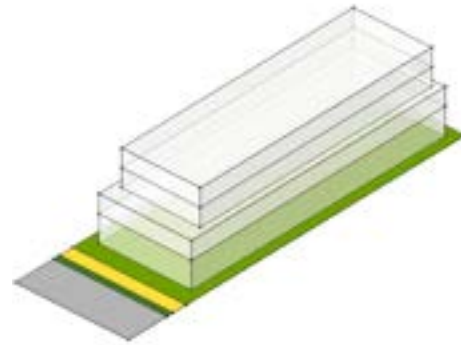
- Including open yard requirements and solar access height limitation

Comparison

- Zoning envelope and the approved project

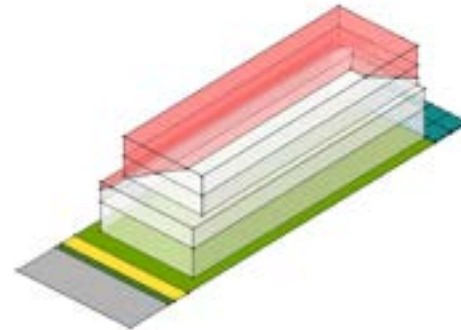
Zoning Envelope

Setbacks and maximum height



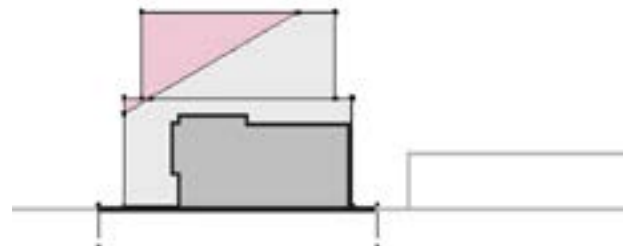
Zoning Envelope

Open yard and solar access height limitation



Comparison

Zoning envelope and approved project



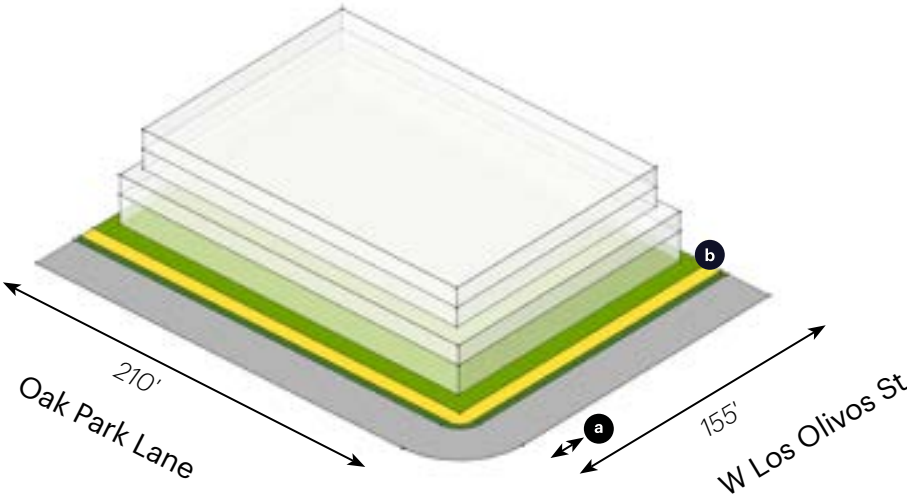
4.2

2121 Oak Park Lane Maximum Zoning Envelope

Without Open Yard

Required Setbacks (min.)

- a Front =**
 - 10' for 1st and 2nd stories
 - 20' above 2nd story
 - 10' parking covered or uncovered
 - 20' parking covered street-facing
- b Interior (Residential) =**
 - 6' for 1st and 2nd stories
 - 10' above 2nd story
 - 6' parking covered or uncovered



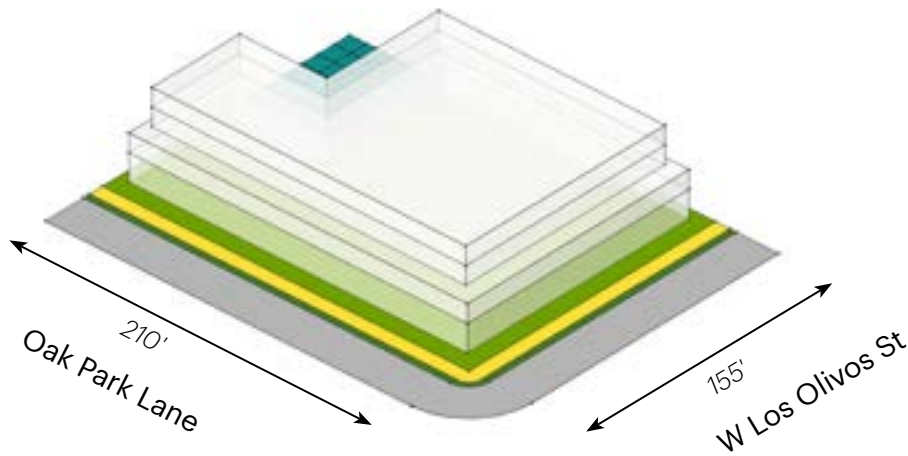
NOTE:
Site developed under base density

R-M Zone	
Lot and Building	
Existing Lot Area	32,550 sf; 0.75 acres
Max. Lot Coverage	No max.
Max. Height	45'
Parking	
Min. Required Spaces per Zone	1.25 per studio; 1.5 per 1-bedroom; 2 per 2+ bedroom; 1 guest space per 4 units
Yield	
Max. Density Allowed	18 du/acre
Max. Units Possible	13.5

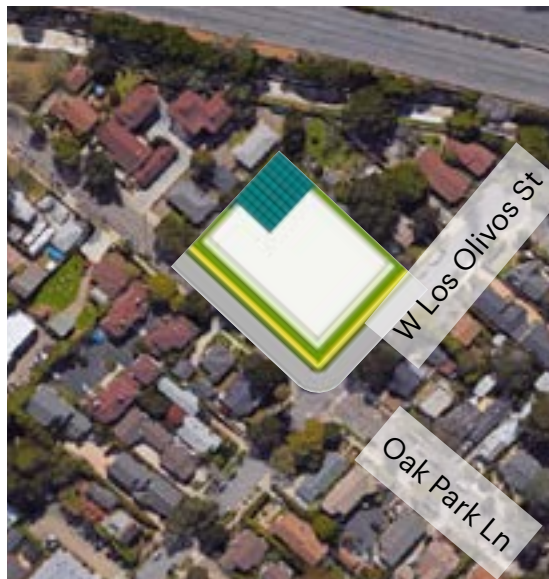


2121 Oak Park Lane Maximum Zoning Envelope

With Open Yard



R-M Zone	
Zone Standards	
Solar Access	Not required.
Height Limitations	Northerly lot lines abut streets.
Open Yard Area	4,880 sf (15% of lot)



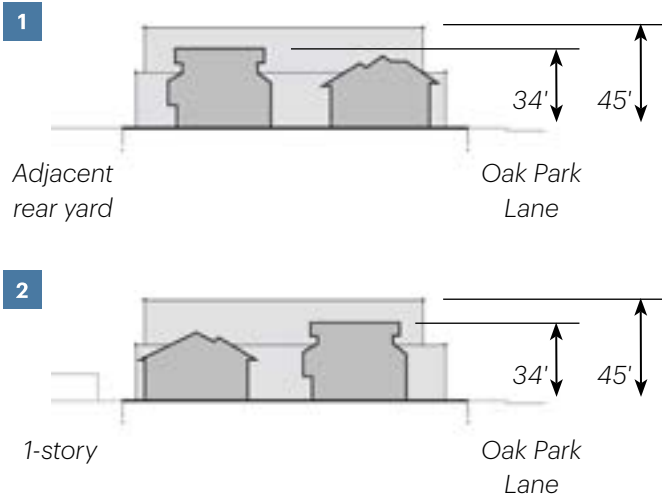
NOTE:

Open Yard is applied generally to show the amount relative to the site.

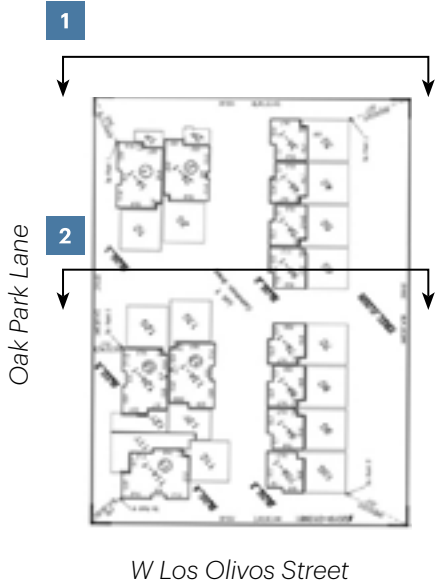


2121 Oak Park Lane, Cont'd Zoning Envelope Comparison

Side Elevation + Latitudinal Section

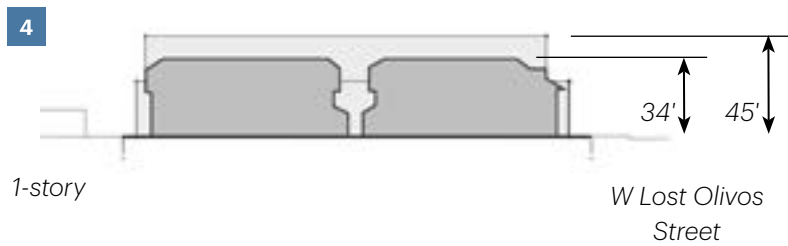
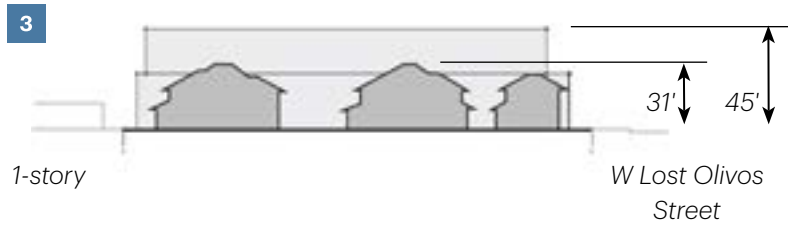


R-M Zone	Zone Standards	Approved Project
Lot and Building		
Max. Height	45'	34' / 2.5 stories
Parking		
Min. Required Spaces per Zone	13 units (2 per 2+ bedroom; 3 spaces (1 guest space per 4 units))	29 (26 for residents + 3 guest)
Density		
Max. Density Allowed	18 du/acre	-
Max. Units Possible	13.5	13
Density Achieved	-	17 du/acre



2121 Oak Park Lane, Cont'd Zoning Envelope Comparison

Front Elevation + Longitudinal Section



4.3

3869 State Street Maximum Zoning Envelope

Without Open Yard

Required Setbacks (min.)

- a Front (USS Overlay per AUD standards) =**
 - 10' for structure not exceeding 15' in height
 - 20' for structure more than 15' in height
 - 10' parking covered or uncovered
- b Interior adj. to Nonres Zone (Nonresidential/ Mixed-Use) =**
 - 0'
 - 0' parking covered or uncovered

¹ See 30.150.090.E.1.ii



NOTE:

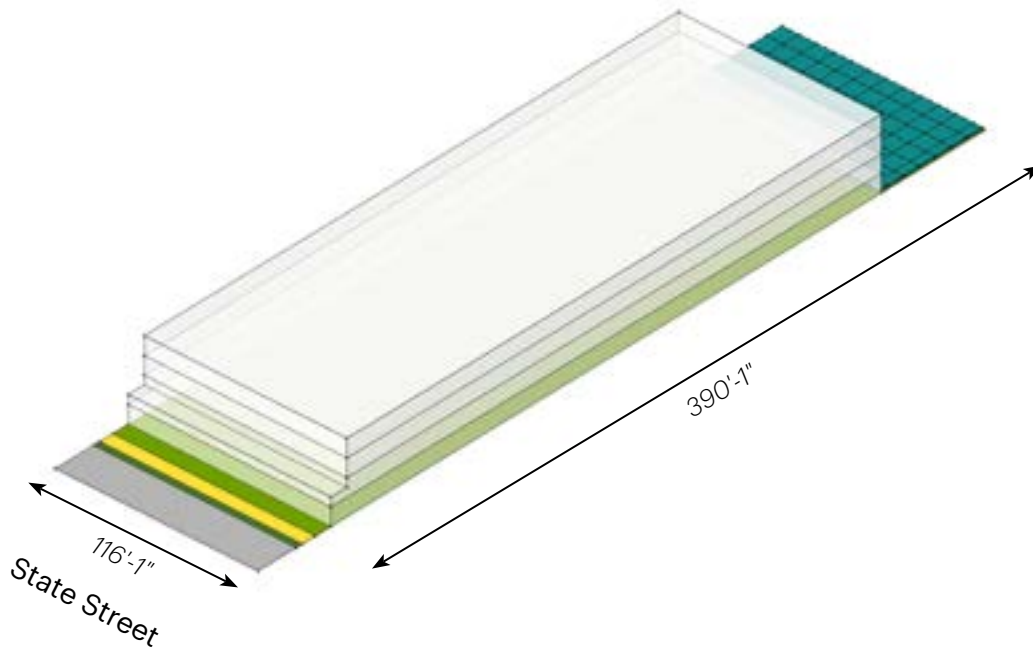
Project received parking modification as Low Income Senior Housing to 0.5 spaces per unit

C-G Zone, USS Overlay	
Lot and Building	
Existing Lot Area	45,195 sf; 1.04 acres
Max. Lot Coverage	No max.
Max. Height	C-G: 45'; 60' for Community Benefit Project USS Overlay: may not exceed 45' or Base Zone Height
Parking	
Min. Required Spaces per AUD	1 space per unit
Yield	
Max. Density Allowed	63 du/acre
Max. Units Possible	65



3869 State Street Maximum Zoning Envelope

With Open Yard



C-G Zone, USS Overlay	
Zone Standards	
Solar Access	Not required.
Height Limitations	Northerly lot line abuts a street.
Open Yard Area	7,329 sf (15% of lot)



NOTE:

Open Yard is applied generally to show the amount relative to the site.

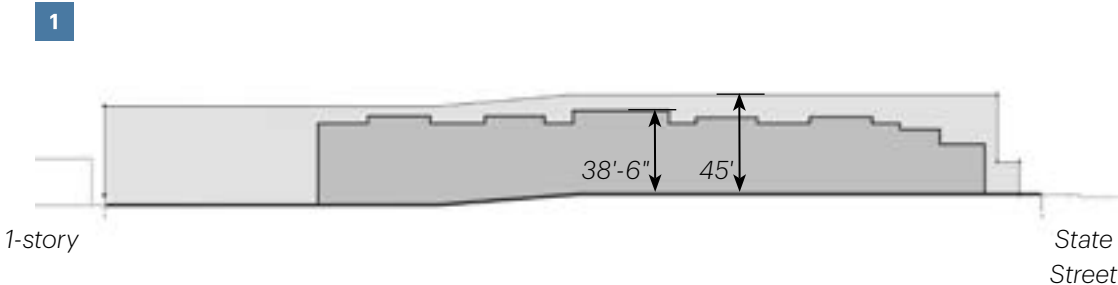
Open Yard for AUD projects in commercial zones is not required to be on grade.



3869 State Street, Cont'd

Zoning Envelope Comparison

Side Elevation

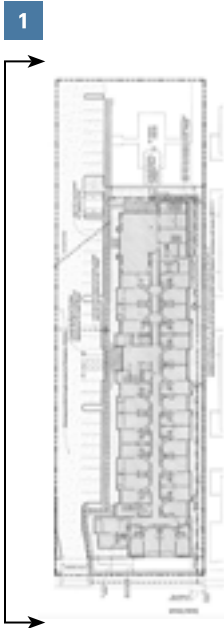


NOTE:

Project received parking modification as Low Income Senior Housing to 0.5 spaces per unit.

Minimum required parking spaces with modification is 29 spaces; however, this project provides only 16 parking spaces (including 3 guest spaces) to serve Grace Village.

C-G Zone, USS Overlay		Zone Standards	Approved Project
Lot and Building			
Max. Height		C-G: 45'; 60' for Community Benefit Projects USS Overlay: may not exceed 45' or Base Zone Height	38'-6" / 3 stories
Parking			
Min. Required Spaces per AUD	58 units (0.5 spaces per unit)		16
Total Serving Adj. Lot	-		15
Total Provided On-site	-		31
Density			
Max. Density Allowed	63 du/acre		-
Max. Units Possible	65		58
Density Achieved	-		56 du/acre



State Street

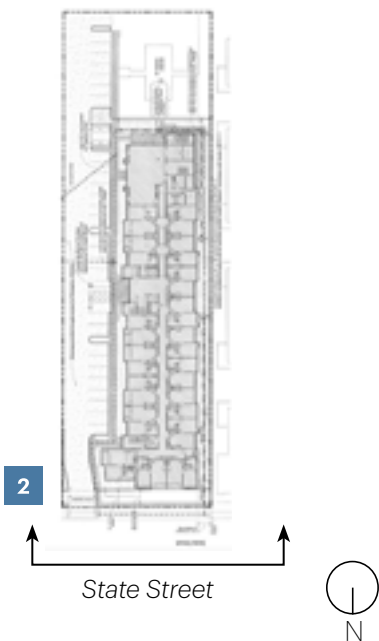
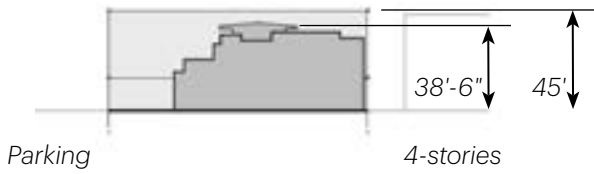


3869 State Street, Cont'd

Zoning Envelope Comparison

Front Elevation

2



4.4

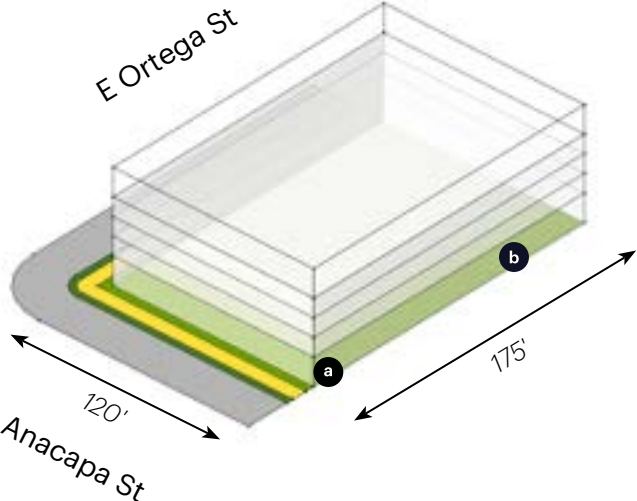
634 Anacapa Street Maximum Zoning Envelope

Without Open Yard

Required Setbacks (min.)

- a** **Front (Nonresidential/ Mixed-use per AUD standards¹) =**
 - 5'
 - 5' parking covered or uncovered
- b** **Interior adj. to Nonres Zone (Nonresidential/ Mixed-Use) =**
 - 0'
 - 0' parking covered or uncovered

¹ See 30.150.090.E.1.iii.(1)

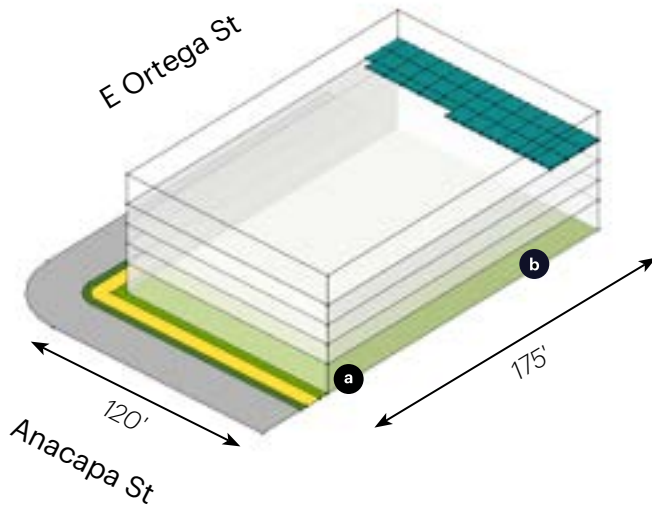


M-C Zone	
Lot and Building	
Existing Lot Area	21,000 sf; 0.47 acres
Max. Lot Coverage	No max.
Max. Height	45'; 60' for Community Benefit Project
Parking	
Min. Required Spaces per AUD	1 space per unit
Yield	
Max. Density Allowed	63 du/acre
Max. Units Possible	30



634 Anacapa Street Maximum Zoning Envelope

With Open Yard



M-C Zone	
Zone Standards	
Solar Access	Not required;
Height Limitations	Northerly lot line abuts a Nonresidential zoned lot.
Open Yard Area	3,150 sf (15% of lot)



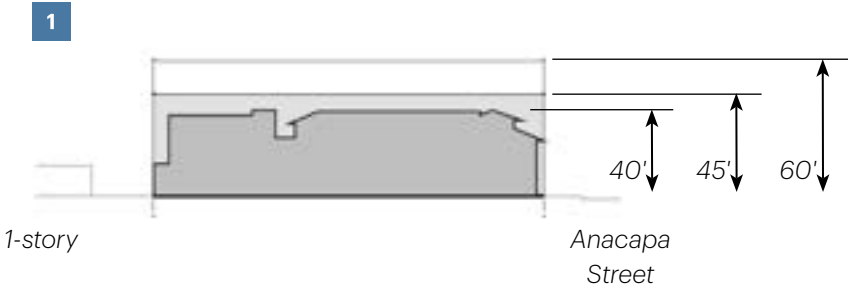
NOTE:

Open Yard is applied generally to show the amount relative to the site.

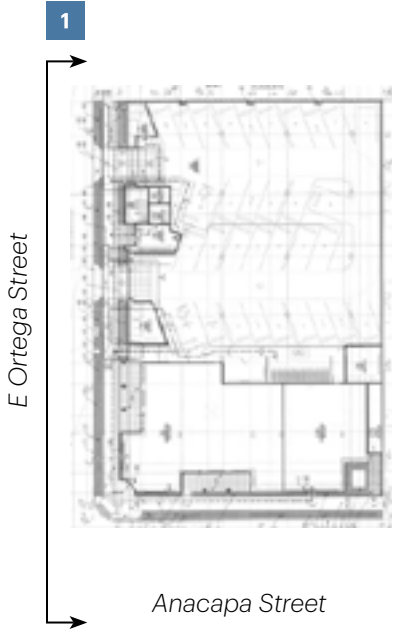


634 Anacapa Street, Cont'd Zoning Envelope Comparison

Side Elevation + Latitudinal Section

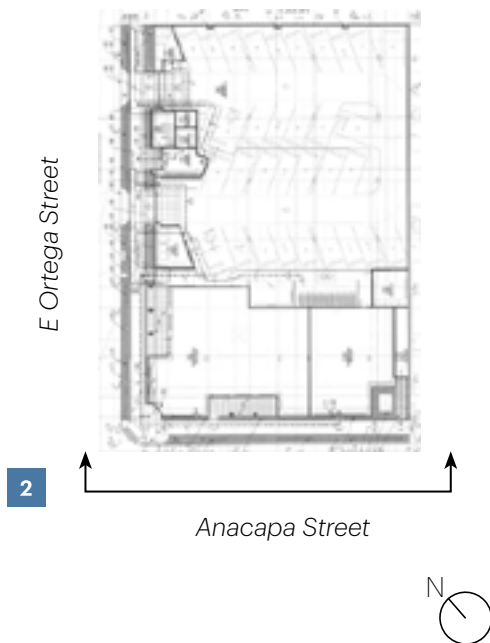
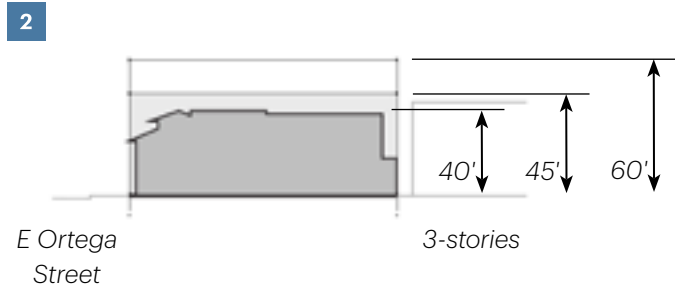


M-C Zone	Zone Standards	Approved Project
Lot and Building		
Max. Height	45'; 60' for Community Benefit Projects	40' / 3 stories
Parking		
Min. Required Spaces per AUD	30 units (1 space per unit); 2 spaces (commercial use)	32
Density		
Max. Density Allowed	63 du/acre	-
Max. Units Possible	30	30
Density Achieved	-	63 du/acre



634 Anacapa Street, Cont'd Zoning Envelope Comparison

Front Elevation + Longitudinal Section



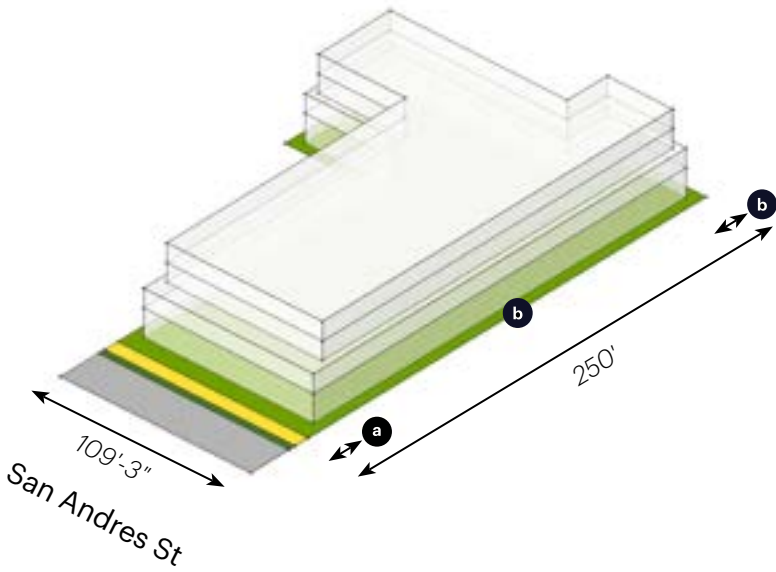
4.5

1220 San Andres Street Maximum Zoning Envelope

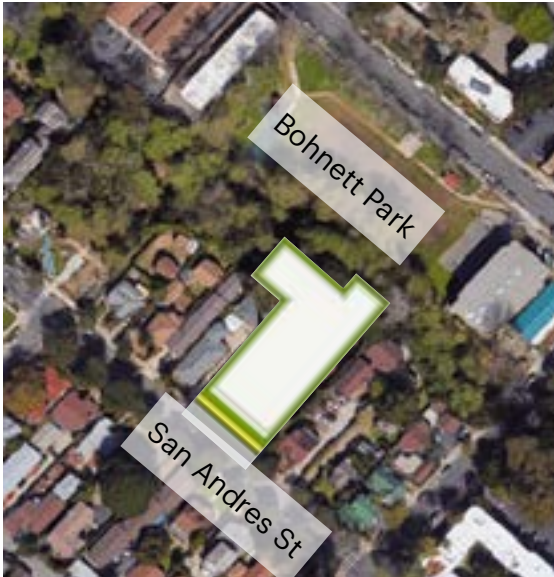
Without Open Yard

Required Setbacks (min.)

- a Front =**
 - 10' for 1st and 2nd stories
 - 20' above 2nd story
 - 10' parking covered or uncovered
 - 20' parking covered street-facing
- b Interior (Residential) =**
 - 6' for 1st and 2nd stories
 - 10' above 2nd story
 - 6' parking covered or uncovered

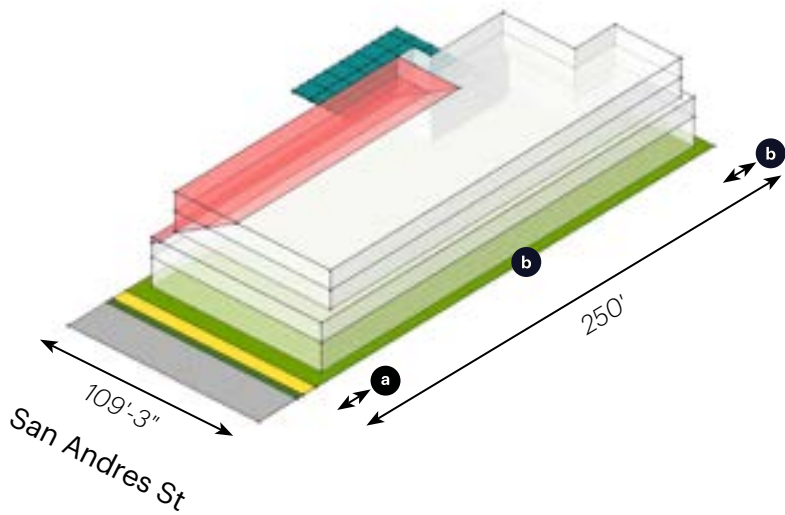


R-M Zone	
Lot and Building	
Existing Lot Area	29,290 sf; 0.67 acres
Max. Lot Coverage	No max.
Max. Height	45'
Parking	
Min. Required Spaces per AUD	1 space per unit for studio, 1bd, and 2bd; 2 spaces per 3+ bd
Yield	
Max. Density Allowed	27 du/acre
Max. Units Possible	18



1220 San Andres Street Maximum Zoning Envelope

With Open Yard



R-M Zone	
	Zone Standards
Solar Access	Standard applies to one north property line per 30.140.170
Height Limitations	
Open Yard Area	4,393 sf (15% of lot)



NOTES:

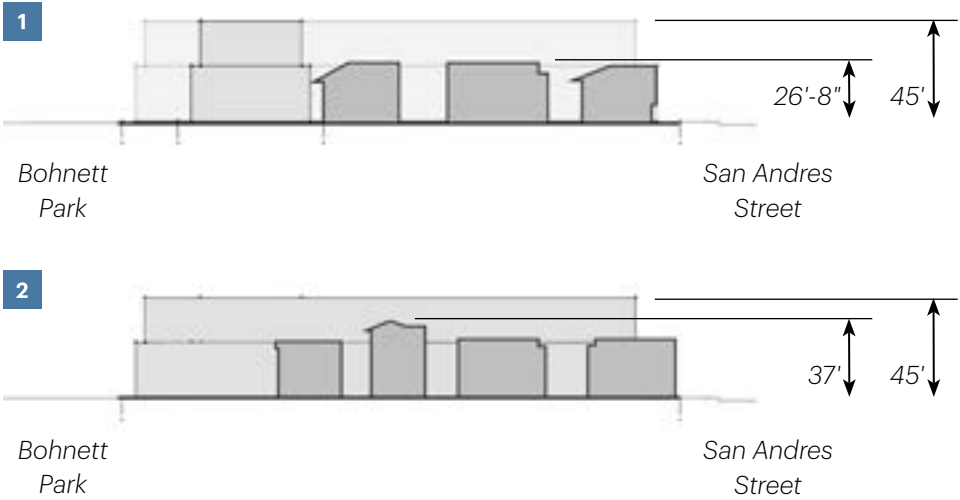
Open Yard is applied generally to show the amount relative to the site.

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



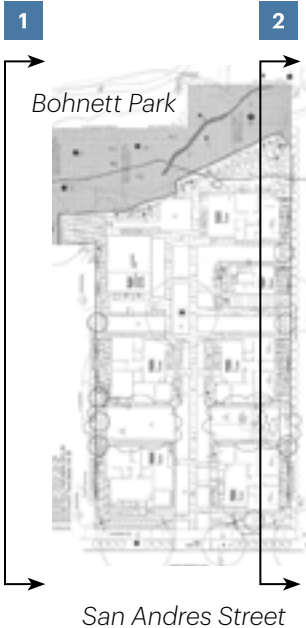
1220 San Andres Street, Cont'd Zoning Envelope Comparison

Side Elevation + Latitudinal Section



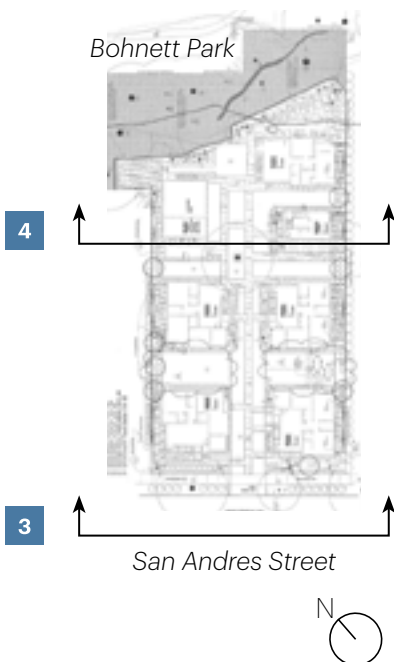
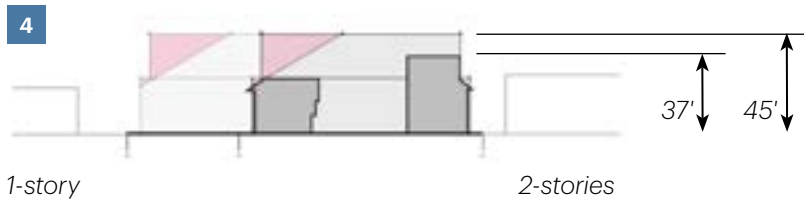
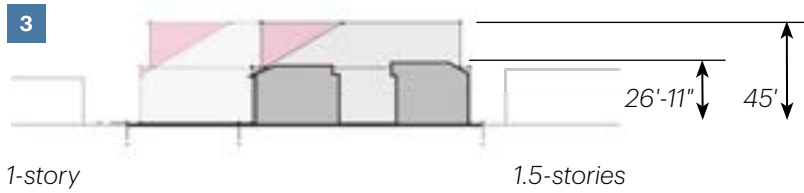
NOTE:
Creek setback limited
achievable density

R-M Zone	Zone Standards	Approved Project
Lot and Building		
Max. Height	45'	37' / 2 stories
Parking		
Min. Required Spaces per AUD	7 units (1 space per unit for 1bd and 2bd) 5 units (2 spaces per 3+ bd)	17
Density		
Max. Density Allowed	27 du/acre	-
Max. Units Possible	18	12
Density Achieved	-	18 du/acre



1220 San Andres Street, Cont'd Zoning Envelope Comparison

Front Elevation + Longitudinal Section



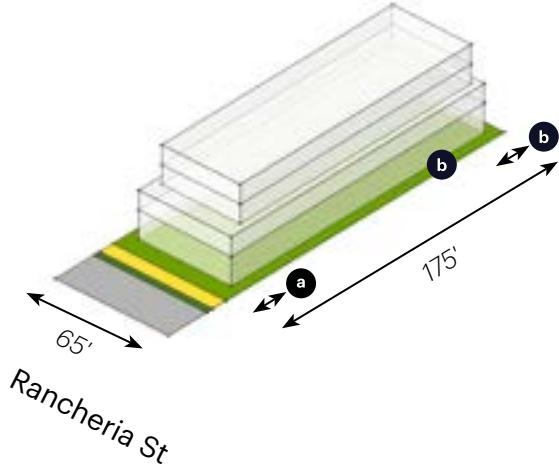
4.6

312 Rancheria Street Maximum Zoning Envelope

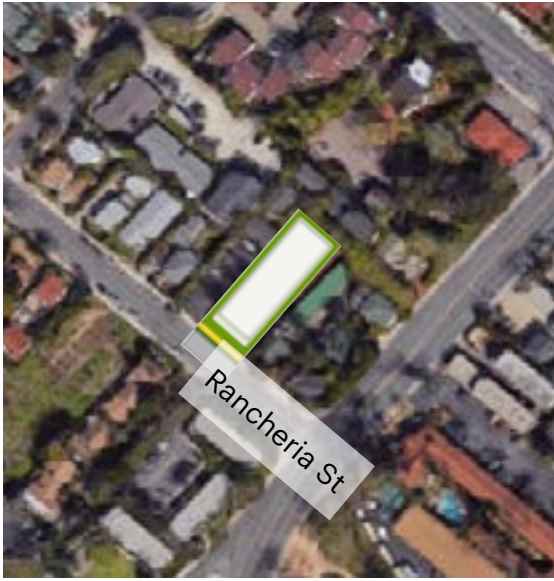
Without Open Yard

Required Setbacks (min.)

- a Front =**
 - 10' for 1st and 2nd stories
 - 20' above 2nd story
 - 10' parking covered or uncovered
 - 20' parking covered street-facing
- b Interior (Residential)=**
 - 6' for 1st and 2nd stories
 - 10' above 2nd story
 - 6' parking covered or uncovered

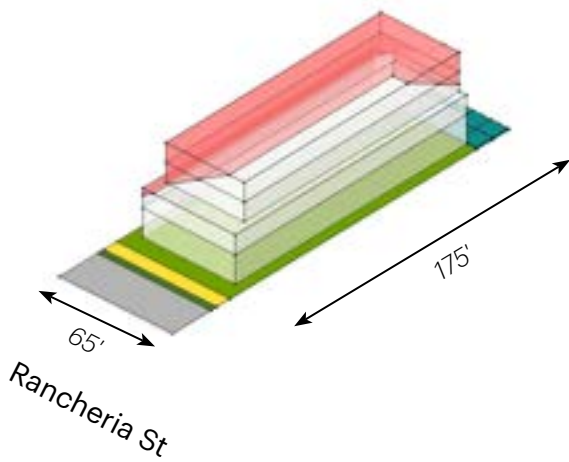


R-MH Zone	
Lot and Building	
Existing Lot Area	11,375 sf; 0.26 acres
Max. Lot Coverage	No max.
Max. Height	45'
Parking	
Min. Required Spaces per AUD	1 space per unit for studio, 1bd, and 2bd; 2 spaces per 3+ bd
Yield	
Max. Density Allowed	27 du/acre
Max. Units Possible	7

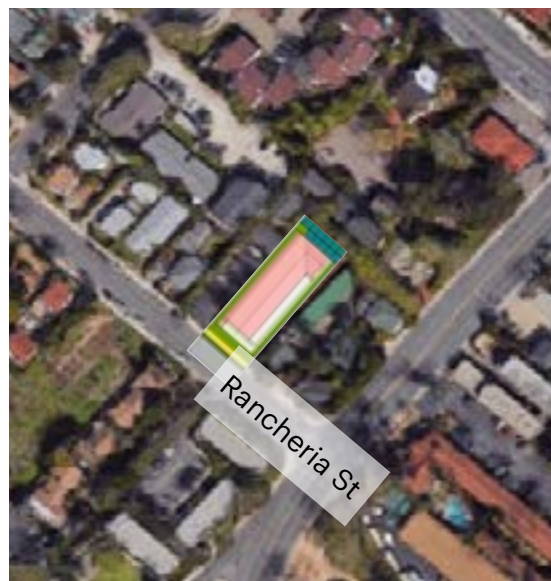


312 Rancheria Street Maximum Zoning Envelope

With Open Yard



R-MH Zone	
	Zone Standards
Solar Access	Standard applies to two north property line per 30.140.170
Height Limitations	
Open Yard Area	1,706 sf (15% of lot)



NOTES:

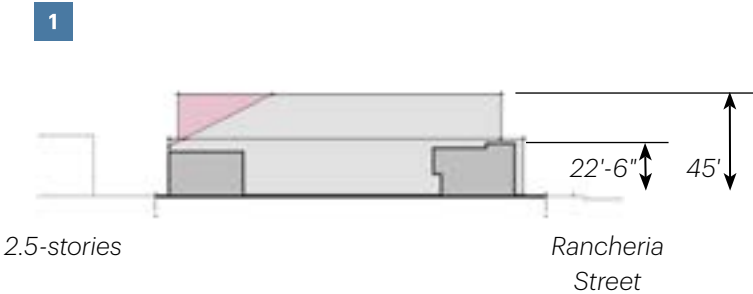
Open Yard is applied generally to show the amount relative to the site.

Designated City Landmark Sensitivity Area at rear of lot may limit the developable area.



312 Rancheria Street, Cont'd Zoning Envelope Comparison

Side Elevation

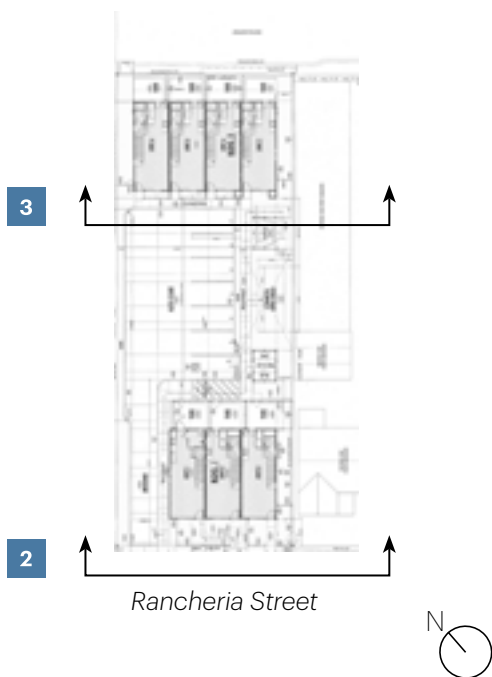
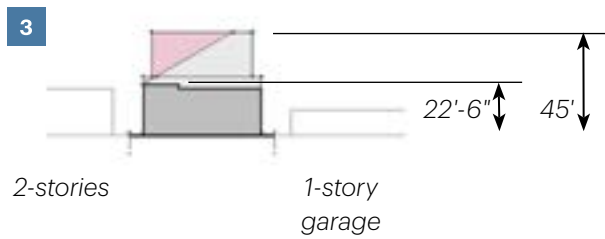
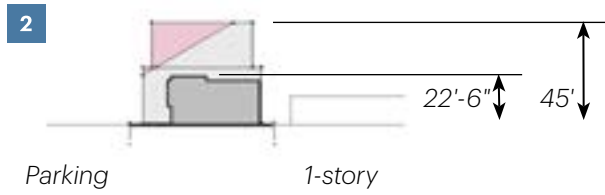


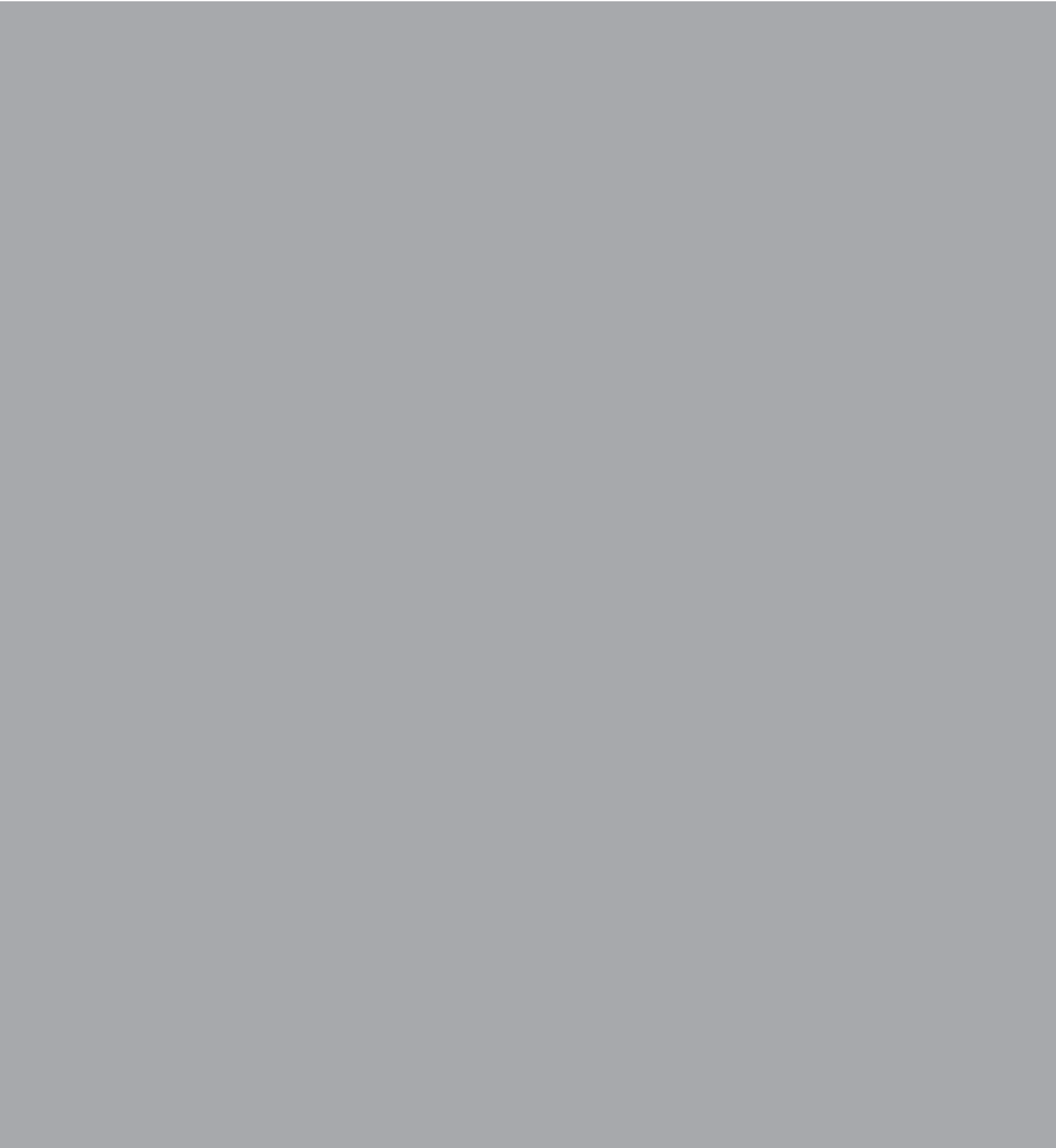
R-MH Zone	Zone Standards	Approved Project
Lot and Building		
Max. Height	45'	22'-6" / 2 stories
Parking		
Min. Parking Spaces per AUD	7 units (1 space per unit for 2bd)	7
Density		
Max. Density Allowed	27 du/acre	-
Max. Units Possible	7	7
Density Achieved	-	27 du/acre



312 Rancheria Street, Cont'd Zoning Envelope Comparison

Front Elevation + Longitudinal Section





Architectural Style

CHAPTER

5

In this chapter

5.1 Introduction to Architectural Style Observations	72
5.2 Neighborhood Style Catalogue	74
5.3 Style Distribution and Variety	98
5.4 Style by Building Scale	100
5.5 Style by Building Footprint	102

5.1

Introduction to Architectural Style Observations

Definitions

The following terms are used in this chapter to organize and describe observations and analysis.

Architectural Style

An architectural style is defined for the purposes of this document as a composition of three or more distinct design elements on the exterior of a building that constitute a pattern that can be observed on multiple buildings in a jurisdiction or area.

Building Scale

For the purpose of this analysis, building scale refers to a qualitative assessment of a building's overall size, based on footprint and height. It is not necessarily prescriptive for a certain architectural style.

Building Footprint

For the purposes of this analysis, building footprint refers to the particular arrangement of a building's main body and wings, as observed using the building's footprint on its site. It is not necessarily prescriptive for a certain architectural style, though there can be some relationship between certain styles and certain building footprint patterns.

Neighborhoods

The neighborhoods are defined by the Santa Barbara General Plan. The areas of each neighborhood within the project area are used to organize observation and analysis in this document.

Architectural Styles

The following styles were observed within the project area. To facilitate identification of common patterns between styles, each style has been organized into a Style Group. These groups relate styles that share common elements such as materials, details, and prevalent building footprints.

Style Group 1

- Italianate
- Craftsman
- American Colonial Revival

Style Group 2

- English Vernacular / Tudor

Style Group 3

- Adobe
- Spanish Colonial Revival
- Mission Revival
- Italian Mediterranean

Style Group 4

- Contemporary
- Industrial



Example of English Vernacular / Tudor Style.



Example of Craftsman Style.



Example of Spanish Colonial Revival Style.

Regarding Other Styles

Of the styles listed in Santa Barbara's Historic Resources Design Guidelines, Victorian styles and styles with strong Victorian influences are excluded from this document with the intention of instead promoting the aforementioned listed architectural styles.

Three additional styles, cottage, Neutral, and Farmhouse styles are being considered for inclusion in future observation and analysis, and will be investigated further when developing standards.

5.2 Neighborhood Style Catalogue

Overview

The following pages provide a photographic summary of the architectural styles observed in Santa Barbara neighborhoods. The intent of this summary is to establish an initial understanding of the breadth of styles in Santa Barbara. Photo examples that demonstrate particular styles observed, along with a list of observed styles, are provided for each neighborhood within the project area.

Observed Architectural Styles

Architectural styles are organized according to styles identified by the Santa Barbara Historic Resources Guidelines, along with additional styles that have been utilized in recently built projects.

Observed Style Patterns

Yellow boxes on some photo examples show initial pattern analysis related to the style demonstrated by the buildings in the photo. This initial analysis begins to contemplate critical pattern elements for each style that could inform standards for regulations related to each particular style.



Example page of Neighborhood Style Catalogue.

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Coast Village

Observation Summary

A commercial corridor with an adjacent residential neighborhood. Buildings vary from House Scale Small to Block Scale.

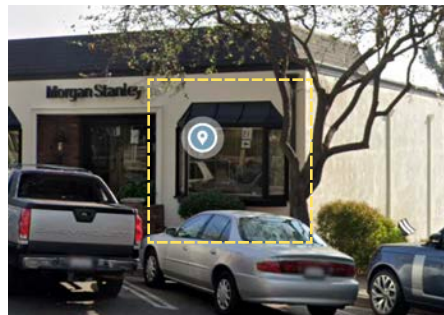
A few notable patterns include ground floor bay windows in the English Vernacular style, as well as arched ground floor openings and wrought iron railings in the Spanish or Italian styles.

Observed Styles

- Contemporary
- Craftsman
- English Vernacular / Tudor
- Italian Mediterranean
- Spanish Colonial Revival



English Vernacular / Tudor Style



English Vernacular / Tudor Style



Craftsman Style



English Vernacular / Tudor Style



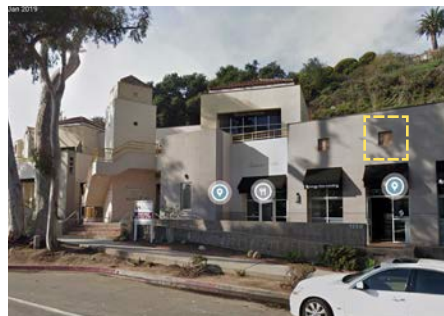
Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Contemporary



Spanish Colonial Revival Style

Downtown

Observation Summary

A commercial center with mixed-use and residential developments. Buildings vary from House Scale Medium to Block Scale.

A few notable patterns for block scale buildings are the commercial arcades, rakes, eaves, and entablatures in the Spanish, Italian, and Mission styles.

Observed Styles

- Adobe
- American Colonial Revival
- Craftsman
- Italian Mediterranean
- Italianate
- Mission Revival
- Spanish Colonial Revival



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style

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

East Beach

Observation Summary

The neighborhood includes a mix of uses, including commercial, hospitality, industrial, and residential. Buildings vary from House Scale Medium to Block Scale.

A few notable patterns include continuous base material in the Industrial style and openings with decorative balconies in the Spanish and Italian styles.

Observed Styles

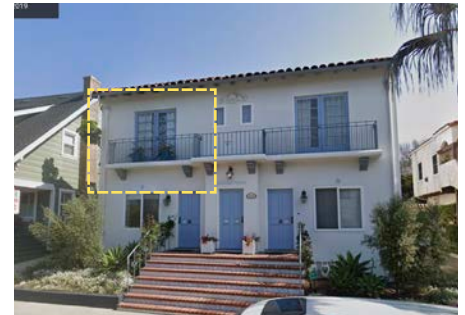
- American Colonial Revival
- Industrial
- Italian Mediterranean
- Spanish Colonial Revival



Spanish Colonial Revival Style (Outlier)



Spanish Colonial Revival Style



Italian Mediterranean Style



American Colonial Revival Style



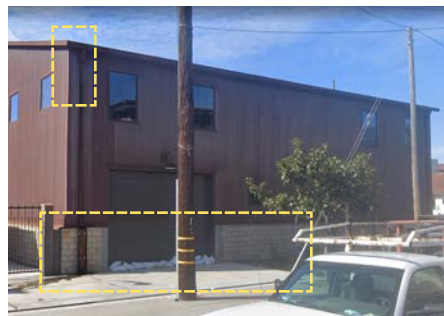
Spanish Colonial Revival Style



Industrial Style



Spanish Colonial Revival Style



Industrial Style



Italian Mediterranean Style

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

East Mesa

Observation Summary

A residential neighborhood with a mix of single-unit and multi-unit buildings that vary from House Scale Small to Block Scale.

A few notable patterns include ornamental wall projections and red clay roof tile in the Spanish, Italian, and Mission styles.

Observed Styles

- Contemporary
- Italian Mediterranean
- Mission Revival
- Spanish Colonial Revival



Spanish Colonial Revival Style



Spanish Colonial Revival Style



Spanish Colonial Revival Style



Contemporary Style



Italian Mediterranean Style



Mission Revival Style (Outlier)

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

Eastside

Observation Summary

This residential neighborhood consists of mostly single-unit houses varying from House Scale Small to House Scale Large, with occasional Block Scale buildings.

A few notable patterns include street-facing English Vernacular roof forms and enclosed porticos and porches in the Spanish, Italian, and Craftsman styles.

Observed Styles

- Craftsman
- American Colonial Revival
- Spanish Colonial Revival
- Italian Mediterranean
- English Vernacular / Tudor



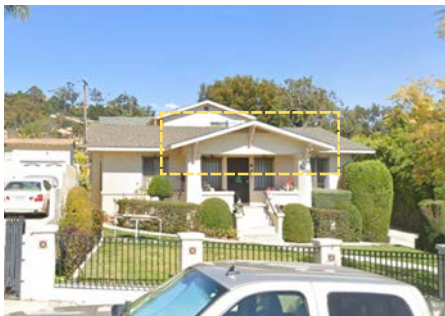
English Vernacular / Tudor Style



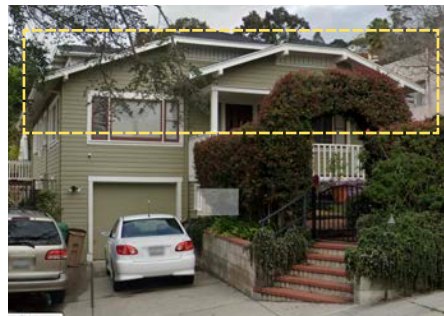
English Vernacular / Tudor Style



Spanish Colonial Revival Style



Craftsman Style



Craftsman Style



Spanish Colonial Revival Style



English Vernacular / Tudor Style



Spanish Colonial Revival Style



Spanish Colonial Revival Style

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

Hitchcock

Observation Summary

The portion of the neighborhood that isn't open space or institutional is primarily residential with single-unit houses. Buildings vary from House Scale Small to House Scale Medium.

Observed Styles

English Vernacular / Tudor



English Vernacular / Tudor Style



English Vernacular / Tudor Style

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

Laguna

Observation Summary

A neighborhood with commercial, institutional, and residential uses. Buildings vary from House Scale small to Block Scale.

A few notable patterns include low pitched, gable roof porches in the Craftsman style and accent window colors in the Spanish Colonial Revival style.

Observed Styles

- Contemporary
- Craftsman
- Italian Mediterranean
- Spanish Colonial Revival



Craftsman Style



Craftsman Style



Spanish Colonial Revival Style



Craftsman Style



Mission Revival Style



Spanish Colonial Revival Style



Spanish Colonial Revival Style



Spanish Colonial Revival Style



Contemporary Style

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

Lower East

Observation Summary

A neighborhood with commercial, industrial, and office uses in a variety of building scales. Residential buildings vary from House Scale Small to House Scale Large.

A notable pattern includes the use of weathered steel for Industrial style buildings and raised water tables for multiple styles.

Observed Styles

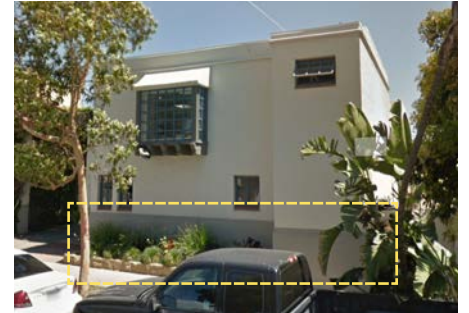
- Contemporary
- Craftsman
- Industrial
- Italian Mediterranean
- Spanish Colonial Revival



Contemporary Style (Outlier)



Industrial Style



Italian Mediterranean Style



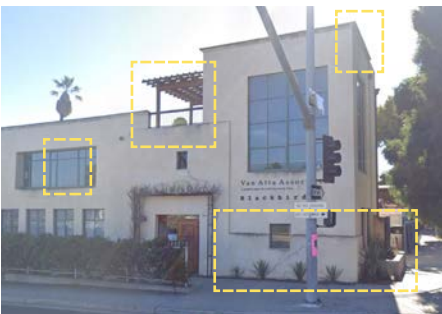
Italian Mediterranean Style



Italian Mediterranean Style



Industrial Style



Contemporary Style

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

Lower Riviera

Observation Summary

A residential neighborhood with single-unit and multi-unit buildings varying from House Scale Small to House Scale Large, with occasional Block Scale buildings.

A few notable patterns include a range of window proportions and surrounds for multiple styles, and small porticos for American Colonial styles.

Observed Styles

- American Colonial Revival
- Craftsman
- Mission Revival
- Spanish Colonial Revival



Craftsman Style



Craftsman Style



American Colonial Revival Style



American Colonial Revival Style



Spanish Colonial Revival Style



American Colonial Revival Style



Style Craftsman Style



Style Craftsman Style



Spanish Colonial Revival Style

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

Lower State

Observation Summary

A commercial center with a diverse range of uses, including commercial, hospitality, and industrial. Buildings vary from House Scale Small to Block Scale.

A few notable patterns include the regular rhythm of structural bays for block scale buildings in the Spanish, Italian, Mission and Industrial styles; and the use of smooth stucco and exposed concrete for Contemporary style buildings.

Observed Styles

- Industrial
- Italian Mediterranean
- Italianate
- Contemporary
- Craftsman
- Spanish Colonial Revival
- Mission Revival



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.

Lower West

Observation Summary

A residential neighborhood of mostly single-unit and some multi-unit buildings that vary from House Scale Small to House Scale Large.

A few notable patterns include simple column-supported porches and shallow roof pitches for multiple styles.

Observed Styles

- American Colonial Revival
- Contemporary
- Craftsman
- English Vernacular / Tudor
- Mission Revival
- Spanish Colonial Revival



American Colonial Revival Style



Mission Revival Style



Craftsman Style



English Vernacular / Tudor Style



Spanish Colonial Revival Style



Spanish Colonial Revival Style



English Vernacular / Tudor Style (Outlier)



Contemporary Style



Craftsman Style

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

Milpas

Observation Summary

A commercial corridor with residential and some industrial uses. Buildings vary from House Scale Medium to Block Scale.

A notable pattern includes the chamfered building corners at main entrances for multiple styles.

Observed Styles

- Adobe
- American Colonial Revival
- Craftsman
- English Vernacular / Tudor
- Industrial
- Italian Mediterranean
- Mission Revival
- Spanish Colonial Revival



Craftsman Style



Spanish Colonial Revival Style (Outlier)



Spanish Colonial Revival Style



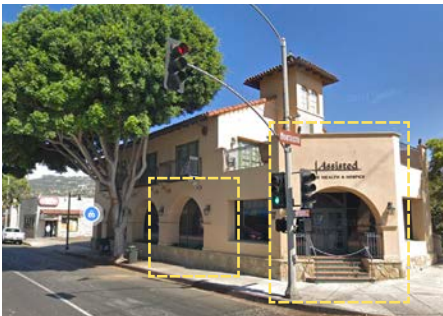
Spanish Colonial Revival Style



Industrial Style (Outlier)



Italian Mediterranean Style



Italian Mediterranean Style



Spanish Colonial Revival Style



Spanish Colonial Revival Style

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

Oak Park

Observation Summary

A residential neighborhood of mostly single-unit and some multi-unit buildings that vary from House Scale Medium to Block Scale.

A few notable patterns include deep, open eaves in the Craftsman style and vertically proportioned window openings among several styles.

Observed Styles

- American Colonial Revival
- Craftsman
- Italianate
- English Vernacular / Tudor
- Spanish Colonial Revival



English Vernacular / Tudor Style



American Colonial Revival Style



Italianate Style (Outlier)



Craftsman Style



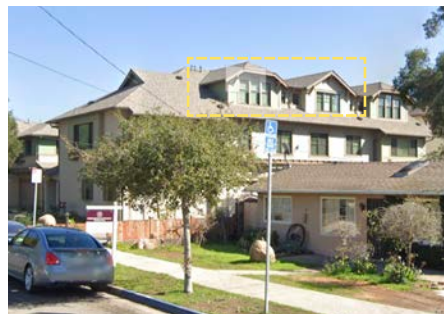
Craftsman Style



Mission Revival Style



Italian Mediterranean Style



Craftsman Style



Craftsman Style

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

Upper East

Observation Summary

A residential neighborhood of mostly single-unit and some multi-unit buildings that vary from House Scale Small to Block Scale.

A few notable patterns include decorative gable end porches in the Craftsman style and using accent colors for window shutters for American Colonial style buildings.

Observed Styles

- American Colonial Revival
- Craftsman
- English Vernacular / Tudor
- Italian Mediterranean
- Mission Revival
- Spanish Colonial Revival



Craftsman Style (Outlier)



Craftsman Style



Craftsman Style



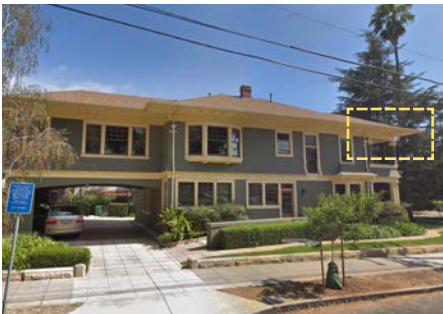
Craftsman Style



Italian Mediterranean Style



American Colonial Revival Style



Craftsman Style



Mission Revival Style (Outlier)



Italian Mediterranean Style

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

Upper State

Observation Summary

A commercial area with some residential uses in multi-unit buildings. Buildings vary from House Scale Medium to Block Scale.

A notable pattern includes storefronts in the Spanish, Italian, and Mission styles and a limited material palette for Contemporary style buildings.

Observed Styles

- American Colonial Revival
- Contemporary
- Craftsman
- Italian Mediterranean
- Mission Revival
- Spanish Colonial Revival



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style



Mission Revival Style



Spanish Colonial Revival Style



Spanish Colonial Revival Style



Contemporary Style



Contemporary Style

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

West Beach

Observation Summary

A neighborhood with hospitality and residential uses. Buildings vary from House Scale Medium to Block Scale.

A few notable patterns include the simple gable end facades and the expression of structural supports in the Spanish Colonial Revival style.

Observed Styles

- Contemporary
- Spanish Colonial Revival
- Mission Revival
- Italian Mediterranean



Italian Mediterranean Style



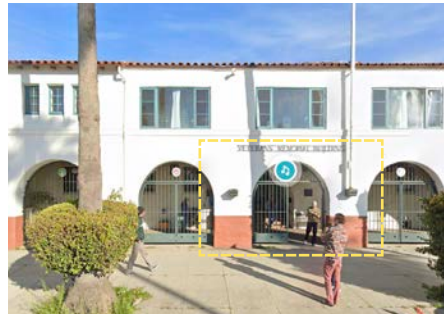
Spanish Colonial Revival Style



Mission Revival Style (Outlier)



Italian Mediterranean Style



Italian Mediterranean Style



Italian Mediterranean Style (Outlier)



Spanish Colonial Revival Style



Spanish Colonial Revival Style



Contemporary Style (Outlier)

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

West Downtown

Observation Summary

A neighborhood with commercial and residential uses. Building form varies from House Scale Small to Block Scale.

A few notable patterns include continuous painted or tiled base for block scale buildings in the Spanish and Italian styles and porticos for many styles.

Observed Styles

- American Colonial Revival
- Craftsman
- Italian Mediterranean
- Italianate
- Mission Revival
- Spanish Colonial Revival



Craftsman Style



Craftsman Style



Italian Mediterranean Style



Italianate Style



Italianate Style



Italianate Style



Craftsman Style



Spanish Colonial Revival Style (Outlier)



Italian Mediterranean Style

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

West Mesa

Observation Summary

A residential neighborhood of mostly single-unit houses and a commercial center. Building form varies from House Scale Medium in the residential area to Block Scale in the commercial center.

A few notable patterns include hipped roof forms in the Italian Mediterranean style and elements of Mission Revival style used on commercial buildings.

Observed Styles

- American Colonial Revival
- Contemporary
- Craftsman
- Italian Mediterranean
- Mission Revival
- Spanish Colonial Revival



Contemporary Style (Outlier)



Italian Mediterranean Style



Craftsman Style



Craftsman Style



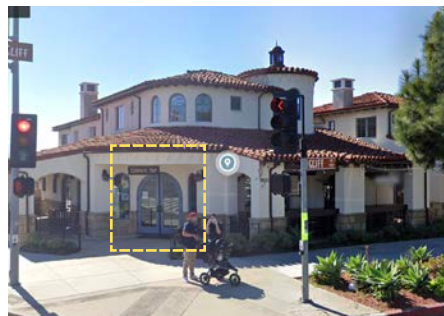
Italian Mediterranean Style



Mission Revival Style



Spanish Colonial Revival Style



Spanish Colonial Revival Style (Outlier)



Mission Revival Style

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

Westside

Observation Summary

A residential neighborhood of mostly single-unit and small multi-unit buildings varying from House Scale Small to House Scale Large.

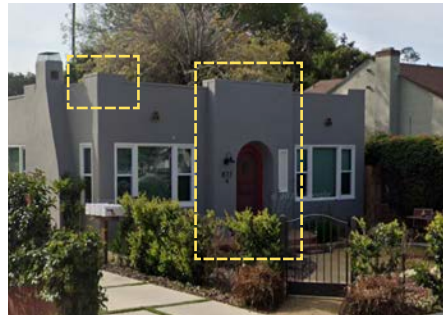
A few notable patterns include projecting covered entrances for multiple styles and crenelated roof lines for Spanish and Mission styles.

Observed Styles

- American Colonial Revival
- Contemporary
- Craftsman
- English Vernacular / Tudor
- Mission Revival
- Spanish Colonial Revival



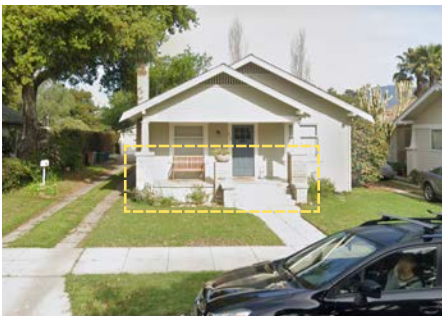
Spanish Colonial Revival Style



Mission Revival Style



Mission Revival Style



Craftsman Style



English Vernacular / Tudor Style



English Vernacular / Tudor Style



Contemporary Style (Outlier)



Spanish Revival Style



English Vernacular / Tudor Style (Outlier)

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

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Style by Neighborhood

Overview

This table summarizes the styles observed in Santa Barbara neighborhoods.

Expression of Style

Neighborhoods where a style was expressed in a manner consistent with how that style is expressed across Santa Barbara are noted as "common," while styles that were expressed in a manner unique to the building or neighborhood are noted as "unique."

The presence of a unique expression of style within a neighborhood typically means common expressions can also be found within the same neighborhood.

Expression of style:

● = Common

● = Unique

Note: observations provide overview and are not representative of all neighborhoods and architectural styles.

	Style Group 1			Style Group 2
	Italianate	Craftsman	American Colonial Revival	English Vernacular / Tudor
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		●	● ●	● ●

Style Group 3				Style Group 4	
Adobe	Spanish Colonial Revival	Mission Revival	Italian Mediterranean	Contemporary	Industrial
	●		●	● ●	
● ●	● ●	● ●	● ●		
	● ●		●		●
	●	● ●	●	●	
	●		●		
	●		●	●	
	●		●	● ●	●
	●	●			
	● ●	● ●	● ●	●	● ●
	●	●		●	
●	●	●	●		●
	● ●				
	●	● ●	●		
	● ●	●	●	●	
	●	● ●	● ●	● ●	
	●	●	● ●		
	● ●	●	●	●	
	● ●	●	●	●	

5.3 Style Distribution and Variety

Citywide Style Pattern

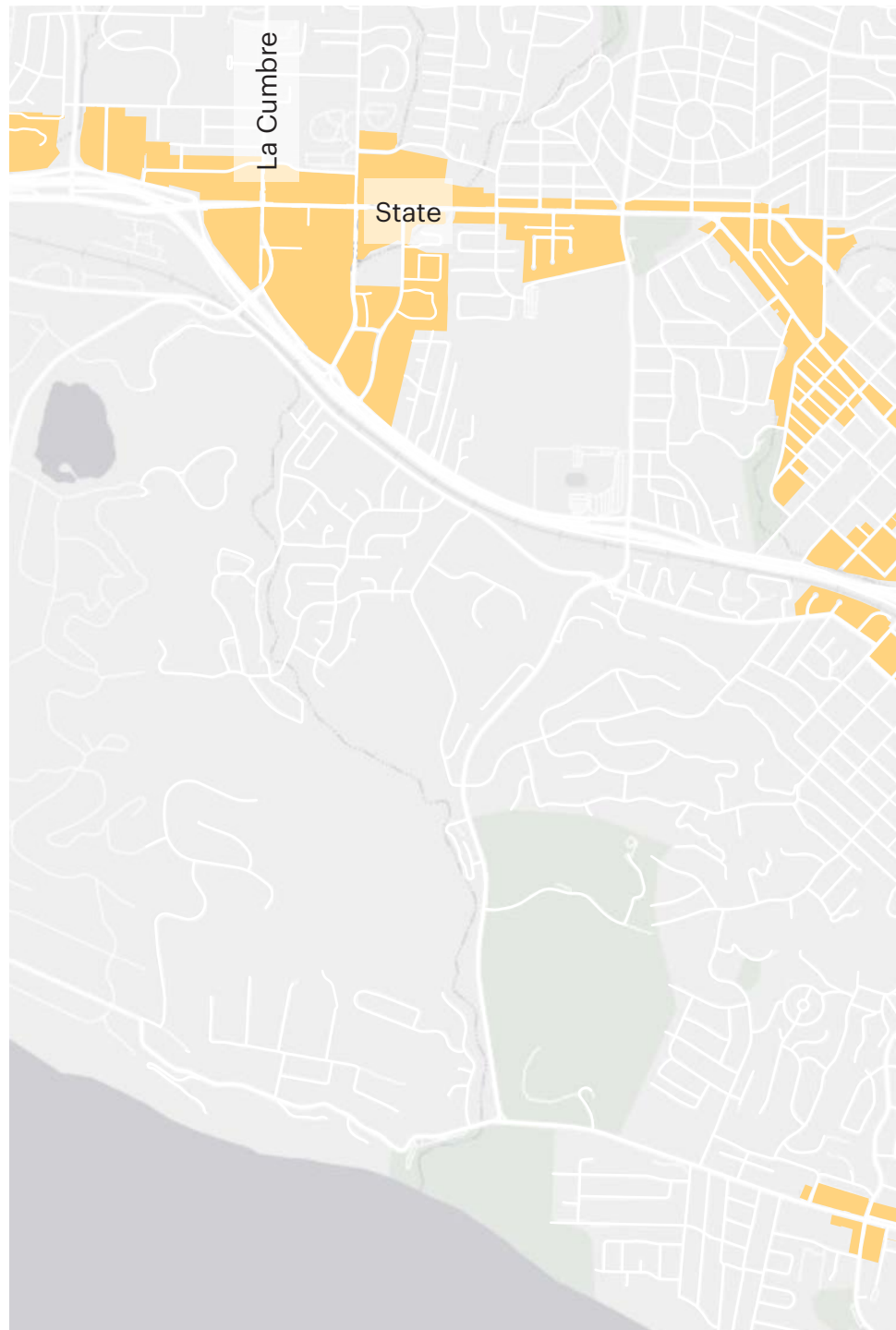
In general, El Pueblo Viejo (dark orange on adjacent map) demonstrates a generally consistent palette of architectural styles, including Adobe, Spanish Colonial Revival, Mission Revival, and Italian Mediterranean.

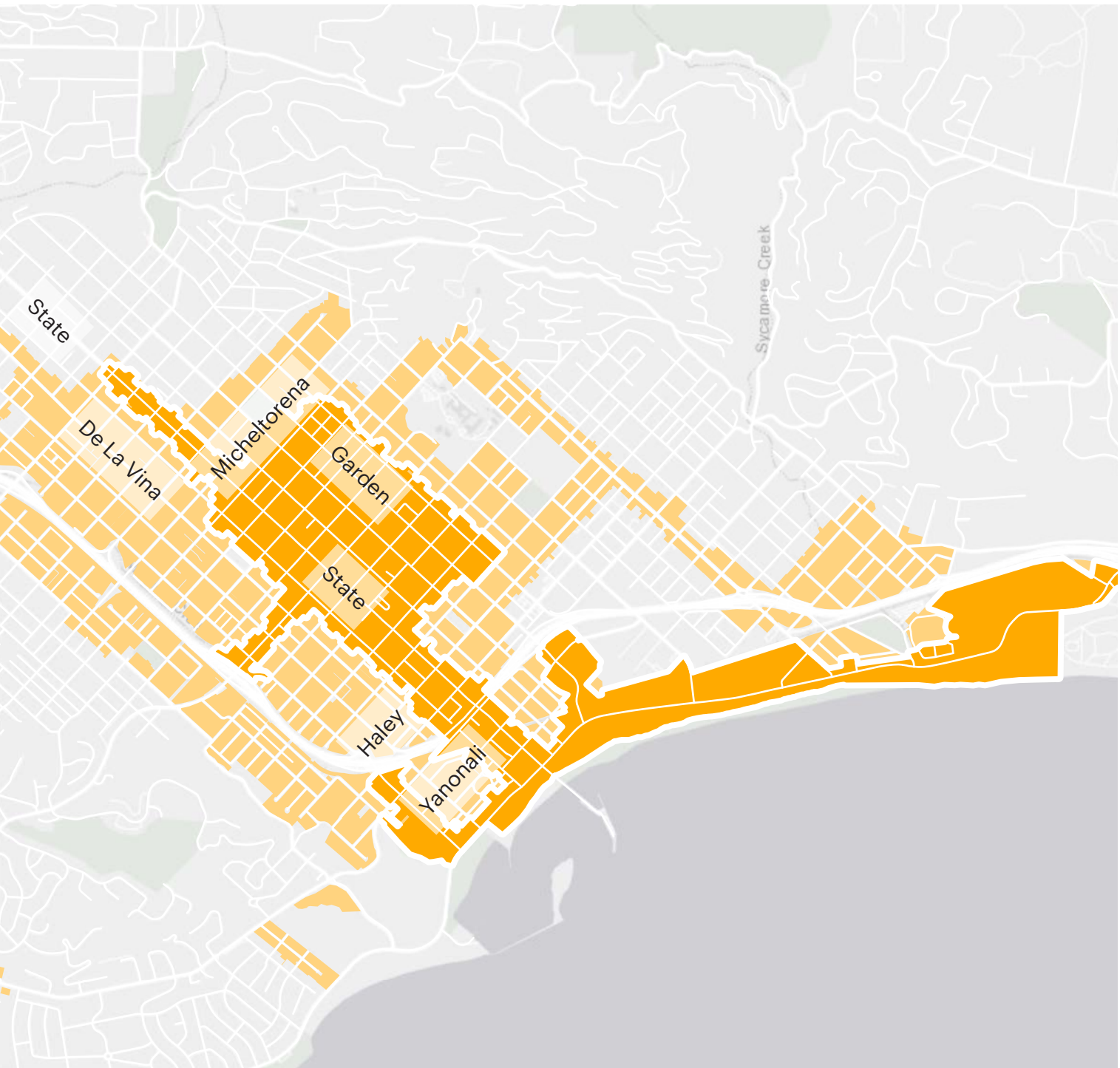
Neighborhoods within this project area but outside of El Pueblo Viejo (light orange on adjacent map) include a greater variety and distribution of architectural styles.

Understanding this citywide pattern of style distribution and consistency could help to inform regulatory approaches related to architectural style standards and procedures.

Legend

- = Project Area within El Pueblo Viejo
- = Project Area outside El Pueblo Viejo





5.4 Style by Building Scale

Overview

For the purpose of this analysis, building scale refers to a qualitative assessment of a building's overall size, based on footprint and height. Building scale is a fundamental organizing principle for form-based zoning approaches, since it impacts the compatibility of new and existing buildings and plays a role in defining the experience of the public realm.

Scale and Style

While building scale does not typically determine building style – and vice versa – this analysis intends to assess any relationships between scale and style that are specific to the built environment in Santa Barbara. While most styles can be applied to most building scales, calibration of style elements is necessary to ensure proper proportion and rhythm in a building facade. This analysis begins to contemplate the variety of styles that could require calibration for specific building scales.

	Style Group 1			Style Group 2
	Italianate	Craftsman	American Colonial Revival	English Vernacular / Tudor
House Scale Small to Medium	•	•	•	•
House Scale Large	•	•	•	•
Block Scale		•		

House Scale Small to Medium

House Scale Small refers to cottage-sized, single-unit buildings.

House Scale Medium refers to single-unit houses larger than a cottage through fourplex buildings.



House Scale Large

Multiplex and apartment buildings larger than a fourplex, but smaller than block scale. Architectural features and massing are still at the scale of a large detached house.



Block Scale

Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.



Style Group 3				Style Group 4	
Adobe	Spanish Colonial Revival	Mission Revival	Italian Mediterranean	Contemporary	Industrial
	•	•	•	•	•
•	•	•	•	•	•
	•	•	•	•	•

5.5

Style by Building Footprint

Overview

This table demonstrates relationships between architectural style and building footprint, based on the footprint types identified in the Historic Resource Design Guidelines.

Building Footprint

Certain architectural styles are better suited to a particular arrangement of building main body and wings. Building footprints indicate the particular composition of main body and wings on a building. As an example, American Colonial Revival is best used on buildings with simple rectangular footprints that reflect the building technology available during the American Colonial period.

Occurrence of style:

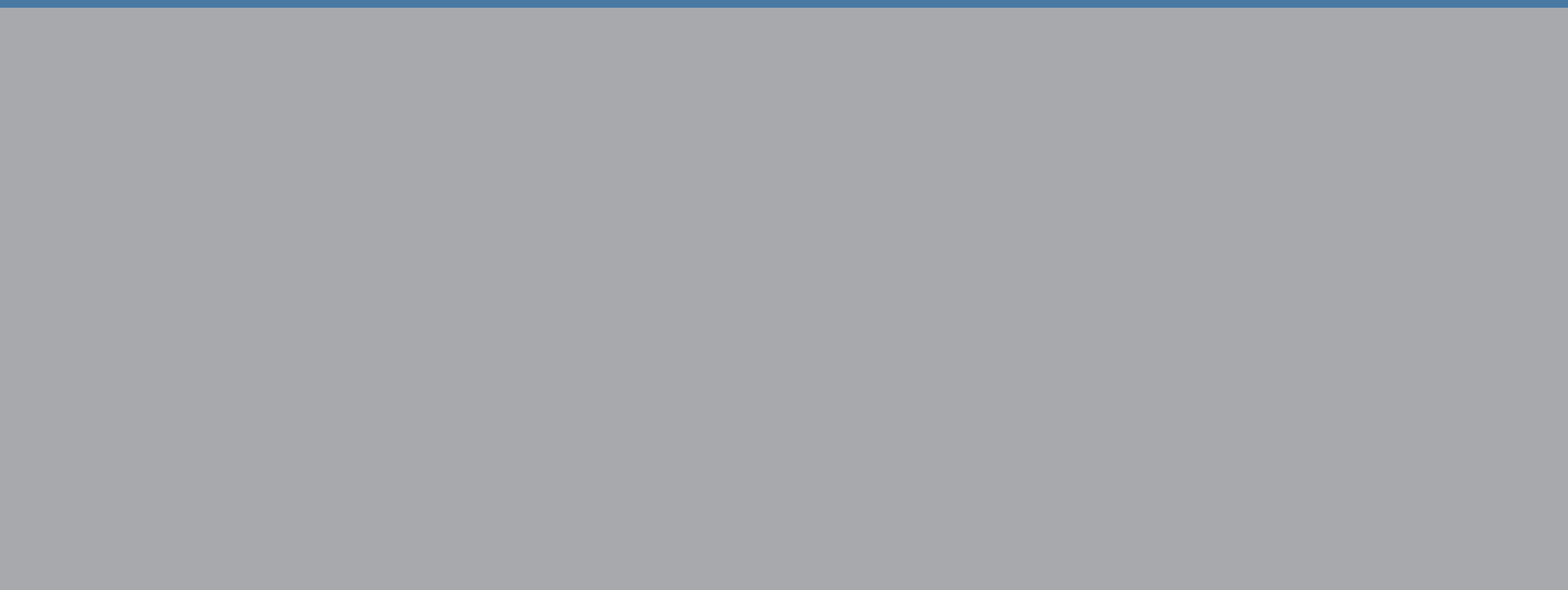
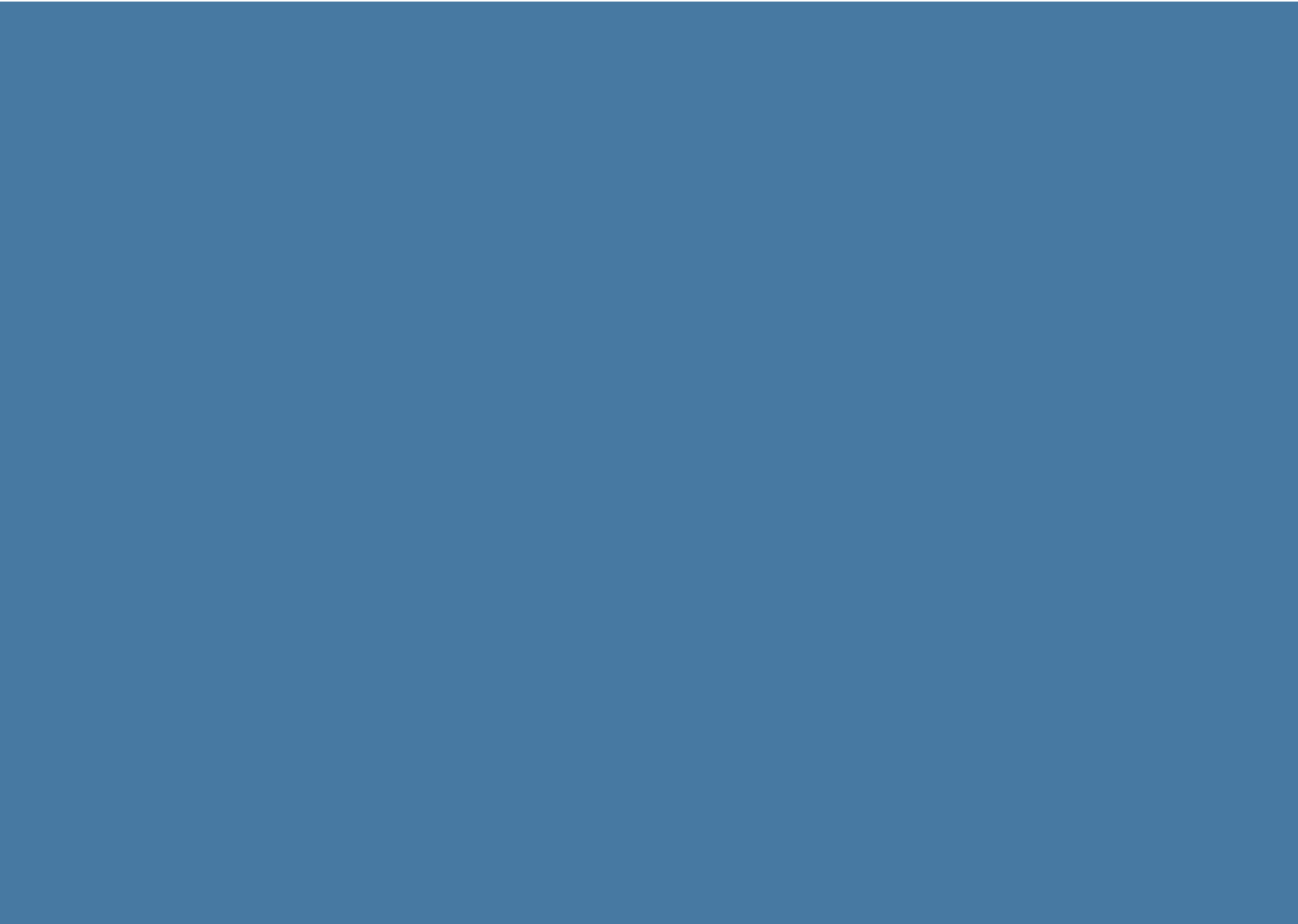
- = House Scale Medium
- = House Scale Small
- * = Indicated by Historic Resource Design Guidelines

Note: observations provide overview and are not representative of all building footprints and architectural styles.



	Style Group 1			Style Group 2
	Italianate	Craftsman	American Colonial Revival	English Vernacular / Tudor
A	● ● *	● ● *		
B				
C		● ● *	● ● *	● ● *
D	● *			
E	● *			
F		● ● *		
G				
H				
I				
J	● ● *			
K				
L				

Style Group 3				Style Group 4	
Adobe	Spanish Colonial Revival	Mission Revival	Italian Mediterranean	Contemporary	Industrial
*					
• ● *	• ● *	*			
● *	● *				
		• ● *	• ● *		
			• ● *		
● *					



Next Steps

CHAPTER

6

Establish Framework Approach to Objective Design Standards

With the understanding of the individual characteristics and architecture that make the physical character in each of the 19 neighborhoods in the project area, the next step in the process is to establish a framework to guide the preparation of objective standards. This framework is intended to provide the ability to make choices, by neighborhood, about which topics to regulate and to what degree. For example, in house-scale areas it may be desirable to regulate building footprint and building type while in block-scale areas, that topic may not be necessary to regulate. In addition, in some areas, it may be desirable to specify the architectural styles allowed as well as if those styles are allowed on house- and/or block-scale buildings.

Appendices



In this chapter

Appendix I Site Tour List

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Appendix I

Site Tour List

Project Sites Identified by Staff		
	Tour Sites	Opticos visited
1	La Cumbre Plaza	Yes
2	3885 State Street (The Marc)	Yes
3	3869 State Street (Grace Village)	Yes
4	251 S. Hope Avenue (Gardens on Hope)	Yes
5	3714 State Street (Estancia)	Yes
6	De la Vina Corridor	Yes
7	400 W Pueblo Street (Cottage Hospital)	Yes
8	2121 Oak Park Lane (Westmont Housing)	Yes
9	1818 Castillo Street	Yes
10	1236 San Andres Street	Yes
11	1220 San Andres Street	Yes
12	312 Rancheria Street	Yes
13	414 Chapala Street	Yes
14	Bath Street from Cota Street to Pedregosa Street (including 1220, 1308, 1315, 1409, 1530, 1812 Bath Street)	-
15	1500 block De la Vina	Yes
16	1409, 925, and 815 De la Vina Street; 700 block De la Vina	Yes
17	825 De la Vina Street	Yes
18	809 De la Vina Street	Yes
19	1330 Chapala Street (Arlington Village)	Yes
20	1100 Anacapa Street (Santa Barbara Courthouse); 924 Anacapa (Julia Morgan Building); 33 E Canon Perdido Street (Lobero Theater)	Yes
21	634 Anacapa Street (Casa Anatega)	Yes
22	800 Santa Barbara Street	Yes
23	214 E De la Guerra Street	Yes
24	915 Olive Street	-
25	Bungalow Haven Historic District	-
26	501 E Micheltorena Street	Yes

Project Sites Identified by Staff (Continued)		
	Tour Sites (Continued)	Opticos visited
27	1005 N Milpas Street	Yes
28	813 E Carrillo Street (Johnson Court)	Yes
29	835 Canon Perdido Street (Plaza Riviera)	-
30	701 N Milpas Street (previously 711 N Milpas)	-
31	1317 Punta Gorda Street	Yes
32	1120 & 1122 Hutash Street (formerly Indio Muerto)	Yes
33	1115 Hutash Street; 210 S Voluntario, 217 S Voluntario, 226 S Voluntario, 1023 Cacique, 130 S Cacique	Yes
34	604 E Cota Street	Yes
35	510 N Salsipuedes Street (Jardin de las Rosas)	Yes
36	715 Bond Avenue, 732 Bond, 526 N Quarantina	Yes
Additional Sites from Staff		
	113-117 W De la Guerra Street	
	115 W Anapamu Street	
	121 E Mason Street	
	200 Helena Avenue	
	201 E Haley Street	
	219 E Haley Street	
	316 W Micheltorena Street	
	321 E Micheltorena Street	
	401 E Haley Street	
	410 State Street	
	415 Old Coast Highway	
	630 Chapala Street	
	710 State Street	
	208 Cottage Grove	

Project Sites Identified by Opticos	
	Opticos visited
1830 Anacapa Street	
737 E Anapamu Street	Yes
533 Brinkerhoff Avenue	
118 N Calle Cesar Chavez	Yes
194 Canon Drive	
150 Canon Drive	
1407 Chapala Street	Yes
521 Chiquita Road	Yes
519 Chiquita Road	
136 W Cota Street	
925 De la Vina Street	
1021 De la Vina Street	
513 Garden Street	Yes
1707 Garden Street	Yes
1816 Garden Street	Yes
2010 Garden Street	
2014 Garden Street	
2024 Garden Street	Yes
133 Gray Avenue	Yes
131 Helena Avenue	Yes
306 W Los Olivos Street	
3424 Los Pinos Drive	
433 E Micheltorena Street	
815 W Micheltorena Street	Yes
423 Montgomery Street	
1435 Olive Street	Yes
410 E Padre Street	
235 Palm Avenue	Yes
124 E Pedregosa Street	Yes
323 E Sola Street	Yes
401 E Sola Street	

Project Sites Identified by Opticos (Continued)	
	Opticos visited
10 E Yanonali Street	Yes
28 E Valerio Street	Yes

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