



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 29, 2023
AGENDA DATE: July 6, 2023
SUBJECT: Review of Draft Objective Design and Development Standards
(PLN2022-00390)
TO: Planning Commission
FROM: Planning Division
Allison De Busk, Senior Planner
Rosie Dyste, Project Planner

I. RECOMMENDATION

That the Planning Commission receive a presentation on the Draft Objective Design and Development Standards, receive public comment, hold a discussion, and provide initial feedback to staff.

II. BACKGROUND

A. **Project Background**

In 2021, the City was awarded a \$300,000 Local Early Action Planning (LEAP) grant from the State Department of Housing and Community Development (HCD) to prepare Objective Design and Development Standards (ODDS). Following a request for proposals process, the City hired Opticos Design Inc. (Opticos) to prepare design standards and work on other related tasks. The City formed a Work Group to help advise at the onset of the project, serve as subject matter experts and comment on draft materials. The Work Group is comprised of the following representatives:

- John Baucke (previously Gabriel Escobedo), Planning Commission (Devon Wardlow, Alternate)
- Richard Six and David Black, Architectural Board of Review (ABR)
- Robert Ooley and Dennis Doordan, Historic Landmarks Commission (HLC)
- Cass Ensberg and Detty Peikert, American Institute of Architects (AIA) members

The following tasks have been completed to date:

- *September 2021 - Site Tour.* Opticos and staff went on an all-day tour to view recent multi-unit housing projects.
- *September 2021 - Stakeholder Group Interviews.* Opticos interviewed key stakeholders comprised of the following representatives: Applicant/Architects; Historic Resource Advocate; Landscape Architect; Affordable Housing advocates; and Community member (social and environmental justice advocate).

- *January 2022 - Existing Conditions Memo.* The memo summarizes key findings and approach to the design standards and is available for review on the project’s website here: <https://santabarbaraca.gov/SBDS>.
- *September 2021 through December 2022 - Work Group Meetings.* Six Work Group meetings have been held to date.
- *October/November 2022 and March 2023 - ABR and HLC Meetings.* Staff introduced the project to ABR and HLC in 2022 and returned in 2023 with a brief overview and to request input on specific topics in the Administrative Draft ODDS.
- *October 2022 - Visual Preferences Survey.* A summary report is available on the project’s website here: <https://santabarbaraca.gov/SBDS>.
- *October 2022 - Administrative Draft Title 25 Objective Design and Development Standards (ODDS).* The Administrative Draft ODDS was released for public review in fall 2022. Public comments were accepted until January 2023 (Comments and the City’s Responses are included in Exhibit A).
- *May 2023 - City Open House Input.* On May 17, 2023, staff solicited public input on a Draft Proposed Architectural Styles map, discussed in further detail in the Title 25 ODDS Summary below.
- *June 2023 - Draft ODDS.* After extensive revisions based on public input and staff review, the Draft ODDS was released and posted on June 26, 2023 (Exhibit B).

B. Legislative Background

Increasingly, the California legislature has been enacting a large volume of housing production laws requiring housing development projects to be reviewed against objective design standards. Certain housing projects may only be denied by local governments if they violate these objective standards. Objective standards are defined in state legislation as “involving no personal or subjective judgment by a public official” and “standards that are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.”

The most notable bills that allow for by-right and streamlined approvals for multi-unit housing projects are discussed below and include SB 167 (Housing Accountability Act 2017), Senate Bill (SB) 35 (2017), and SB 330 (Housing Crisis Act 2019).

SB 167 - Housing Accountability Act 2017

The Housing Accountability Act (HAA), initially passed in 1982, was clarified in 2017 to tighten the definition of “objective standards” and increase the amount of evidence a jurisdiction must show to legally reject a housing project. The HAA limits the City’s ability to deny, reduce the density of, or make infeasible housing development projects (defined as two or more dwelling units and with two-thirds of the project dedicated to residential development), emergency shelters, or farmworker housing that are consistent with objective local development standards. The HAA allows for a discretionary review process; however, it prohibits an agency from disapproving a housing project if it complies with the agency’s “applicable, objective general plan, zoning, and subdivision standards and criteria”, including design review standards, unless

it finds that the project would have a “specific, adverse impact upon the public health and safety” that cannot be mitigated.

Senate Bill 35 2017

SB 35, which sunsets on January 1, 2026¹, created a streamlined and ministerial approval process for certain housing projects, at the request of a developer, in a jurisdiction that fails to issue building permits for its share of the regional housing need by income category during the eight-year Regional Housing Needs Allocation (RHNA) cycle.

SB 35 is intended to increase the supply of market rate and affordable housing in California by requiring local governments to promptly approve eligible projects. To qualify for streamlined processing, the applicant must propose a multi-unit project that restricts a specified percentage of the project’s units to be affordable (currently 50% based on the City’s insufficient progress on issuing building permits for lower income units in the 5th Cycle Housing Element). In addition to satisfying affordability requirements, the proposed housing development must satisfy numerous other standards established by SB 35, including that the project complies with objective zoning and design review standards. In 2021, City Council adopted an amendment to Title 30 – Inland Zoning Ordinance to establish procedures for processing SB 35 projects and a resolution adopting Objective Design Standards for Streamlined Housing Projects. To date, no projects have been proposed under SB 35.

The Objective Design Standards for Streamlined Housing Projects adopted for SB 35 projects were envisioned as the first phase of establishing objective design standards for multi-unit housing projects in the City. They were prepared and adopted in a timely manner to ensure there were standards in place in the event an applicant proposed using SB 35 streamlined provisions. This next phase of the ODDS, which includes adopting a new title into the Municipal Code, expands upon that initial effort. As explained in further detail below, the relevant provisions of the SB 35 design standards were incorporated into the Title 25 ODDS. If adopted, the Title 25 ODDS would replace the previously adopted standards for SB 35 projects.

Senate Bill 330 - Housing Crisis Act 2019

SB 330 - the Housing Crisis Act of 2019 establishes regulations that sunset on January 1, 2030 to address the current housing conditions in the state. SB 330 identifies objective development and design standards to streamline development projects. This law applies to **all** multi-unit residential development projects and mixed-use development projects (defined as two or more dwelling units and with two-thirds of the project dedicated to residential development).

SB 330 strengthens the Housing Accountability Act by prohibiting an agency from disapproving a housing project or approving the project at a lower density if it complies with the applicable objective standards in place when a project submits a complete preliminary application. In addition, SB 330 includes provisions designed to eliminate delays in the production of housing, such as prohibiting a jurisdiction from holding more than five hearings for projects that meet all

¹ In 2023, Senator Scott Weiner introduced SB 423 which proposes to permanently extend the provisions of SB 35.

applicable objective standards. SB 330 prohibits zoning amendments that would reduce the housing units allowed and also prohibits moratoriums on housing construction.

Sites Used in Previous Housing Elements - Use-by-Right Provision

The 6th Cycle 2023-2031 Housing Element has a new provision for “by right” processing per Government Code 65583.2(c) for sites in the suitable sites inventory that were also identified for housing in previous 4th and 5th cycle inventories. If the site allows at least 20 units per acre, and at least 20 percent of the proposed units are affordable to lower income households, then the City cannot require a conditional use permit, a planned unit development permit, or other discretionary review or approval that constitutes a “project” as defined by CEQA. This does not preclude the City from imposing objective design review standards. Approximately 221 sites in the City’s suitable sites inventory qualify for this new “use-by-right” provision.

Future Housing Bills

The last several legislative sessions have included an abundance of bills aimed at increasing the supply of housing in the state. It is anticipated that future housing bills will continue this trend of increasing “by-right” housing. For example, in 2023, State legislators are proposing a bill (AB 68 The Housing and Climate Solutions Act) that would require ministerial approval of infill multi-unit housing in walkable, transit-accessible, and low vehicle miles traveled (VMT) neighborhoods that are close to services under specified conditions.

III. DISCUSSION

The purpose of this hearing is to provide an introduction and informational briefing of the Draft Title 25 Objective Design and Development Standards (ODDS). After this hearing, Staff will return to the Planning Commission at a date to be determined for feedback on key questions, comments, and a potential recommendation to City Council. See the Summary and Next Steps section for a list of key questions. The discussion is organized into the following sections: A) overview of the ODDS applicability and process; and B) description of core concepts, terminology, and principles used in developing the code.

A. Objective Design Standards Applicability

Overview

Historically, the City has relied on subjective discretionary approval using a combination of zoning standards, which define the maximum building envelope, and design guidelines, which establish the building size, form, and style, to ensure new projects will be compatible with the community’s aesthetic standards. To replace the City’s subjective design guidelines, the new ODDS are consolidated into a single regulatory document in the Municipal Code (Title 25) to regulate the form of buildings at a sufficient level of detail so the community can be confident that what will be built will be appropriate. The new Title 25 does not completely replace existing zoning standards (Titles 30 and 28) or other applicable objective standards of the Municipal Code as described in greater detail in Table 1 below. Rather, they serve as additional standards to the Zoning Ordinance to include objective design standards. Because the ODDS will set clear expectations for building form and style, they will offer a predictable outcome and a streamlined review process.

Applicability

The ODDS will apply in multi-unit zones that currently allow two or more residential units (not including accessory dwelling units); and commercial zones that allow residential use (Exhibit C). Eligible projects must be either multi-unit projects of two or more units or mixed-use projects. The ODDS will not apply to single-unit homes, accessory dwelling units, nonresidential only projects, mobile home parks, or when discretionary approval is required on a project-by-project basis, such as a zoning modification. The ODDS will not be applicable in the Coastal Zone until approved as a Local Coastal Program amendment by the California Coastal Commission.

The ODDS will also apply to projects using density bonus as well as transitional and supportive housing, emergency shelters, and farmworker housing that meets eligibility criteria per the Government Code. Areas of the City where ODDS are applicable also include sites identified as Housing Opportunity Sites in the draft 2023-2031 Housing Element. Use of the ODDS may help the City meet the Regional Housing Needs Allocation goals by providing a predictable review and approval process for developers.

Process

The ODDS is intended to increase predictability and confidence by providing standards that are measurable, verifiable, and knowable to all parties prior to project submittal. It does not replace the City's current discretionary review process, which will remain as an option for projects that don't conform to the ODDS program.

While the Housing Accountability Act and other state-mandated processes limit the City's ability to deny, make infeasible, or reduce the density of objective housing development projects, these laws do not eliminate the requirement for public hearings or design review approval. The City's Charter requires review of all applications for multi-unit housing projects by either the Architectural Board of Review or Historic Landmarks Commission. This means that projects using the ODDS will still undergo design review, and any other applicable land use entitlement procedures (i.e., Tentative Map, Development Plan, etc.), but the design review and zoning portion will be limited to the new objective design and development standards found in the ODDS.

Details regarding the review procedures, application requirements, and findings for projects using ODDS will be provided at a future hearing. Noticing, appeals, and similar procedural standards will be the same as currently outlined in Title 30 – Inland Zoning Ordinance.

Relationship to General Plan

The ODDS implements the multi-unit residential and mixed-use land uses adopted in the General Plan and Zoning Ordinance. Accordingly, the standards apply to projects of two or more units using density ranges provided by the General Plan (i.e., 12 – 63 units per acre), plus any density bonus provisions as applicable.

The General Plan includes policies and programs that support the development of objective standards for residential development including in the 2011 Land Use Element, 2012 Historic

Resources Element, 2011 and 1997 Circulation Element, and 2023-2031 Draft Housing Element. Exhibit D lists the relevant goals, policies, and programs in support of design standards.

Relationship to Zoning Ordinance and Municipal Code

For many development standards (e.g., height, setbacks, upper story stepbacks) the ODDS are equivalent to Title 30 Zoning Ordinance standards. The required percentage of open area on a parcel (i.e., open yard and setbacks) is comparable but not the same as what is currently required in Title 30. For example, the ODDS does not require private open yard. Adoption of the ODDS would be closely coordinated with proposed “clean up” and other amendments to Title 30 because the ODDS relies on cross references to multiple sections of Title 30.

While the ODDS will be consolidated into a new stand-alone document, which includes its own set of terms and definitions, many of the permitting requirements and standards still rely on and are implemented by the City’s Municipal Code. For example, noticing and appeal procedures, utility undergrounding requirements, tree removal permits, and many other sections of the Municipal Code apply. Allowable uses of a property will still be governed by Title 30. Table 1 is a partial list of how the ODDS and Municipal Code work together to regulate procedures, site design, and development.

Table 1: Regulations and Reference Points

Type of Regulation	Refer to
Permitting Process/Common Procedures	Title 30 Zoning Ordinance
Subdivision Standards	Title 27 Subdivision Ordinance
Permitted Uses	Title 30 Zoning Ordinance
Site Layout	Title 25 Objective Design and Development Standards
Architectural Design	Title 25 Objective Design and Development Standards
Storm Water Management	Title 22 Environmental Policy and Construction
Parking Spaces	Title 30 Zoning Ordinance
Parking Location (i.e., setbacks)	Title 25 Objective Design and Development Standards
Tree Preservation, Planting, and Maintenance	Title 15 Recreation, Beaches, and Parks
Coastal Zone Development	Title 28 Zoning Ordinance ²

B. Core Concepts

Several concepts and new terminology that are key to the ODDS approach are described below. More detail is provided in the chapter by chapter summary in section 4.

² The Title 25 Objective Design and Development Standards will require certification from the California Coastal Commission before they are effective in the Coastal Zone.

Goals

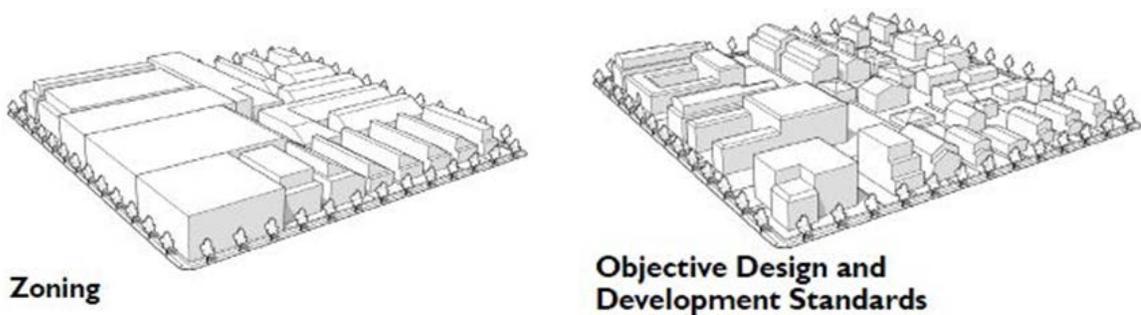
The ODDS provides a process that promotes the following goals:

- **Increase Predictability** and confidence in the process with consistent expectations for desirable results.
- **Promote a Livable City** by supporting diverse housing types that engage the streetscape to create a vibrant and walkable community.
- **Respect the Context** of Santa Barbara’s existing built and natural environment with buildings and design that reflect the City’s vision of exemplary architecture.
- **Create a Visual Language** to better communicate local standards with photographs, illustrations, maps, and tables in a catalog of agreed upon designs.

Form-Based Zones Approach

A form-based zone is a land development regulation that fosters predictable built results and a high-quality public realm. Form-based zones are used when physical form and character as well as a walkable neighborhood are top priorities. This approach enables a variety of housing types near retail and services with the building, the block, and the neighborhood, as desired by the community. The form-based approach addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and, for larger sites, the scale and types of streets and blocks. The Title 25 ODDS uses the form-based approach to fill the gaps between what is regulated by zoning and what is often achieved through design review.

Figure 1: Zoning and Form Based Code Compared



ODDS Zones

Similar to Title 30, the ODDS designates parcels into Zones. Like the City’s existing zoning map, the ODDS includes an ODDS Zone Map (Exhibit E) with names for various zone districts based on the key characteristics that compromise the physical character of neighborhoods documented across Santa Barbara. The zones are for the purpose of generating and supporting the variety and

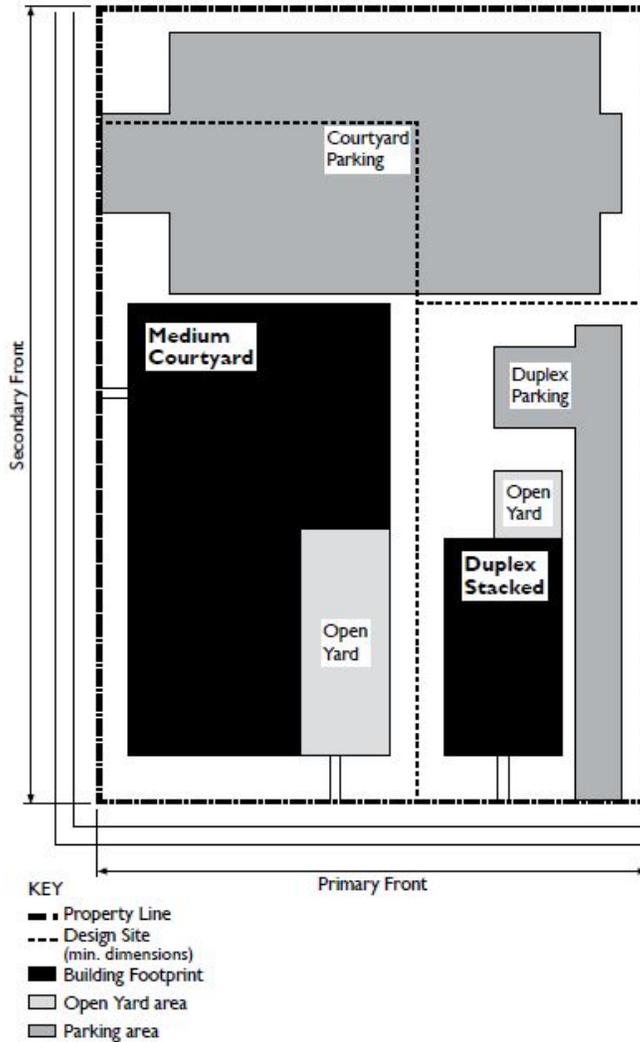
physical character of existing and new pedestrian-oriented, walkable environments. These environments are described as walkable because of their interconnected streets and blocks with sidewalks, variety of housing choices, and proximity to services, shopping, and/or transit.

The zones range in function and intensity from primarily residential areas (Neighborhood Medium and Neighborhood Large) to moderate-intensity corridors (Mixed-Use Corridor), to higher intensity areas (Downtown Edge) and the highest intensity center (Downtown Core).

Design Sites

Instead of lot sizes, the ODDS uses the term “design site.” The ODDS designates minimum design site dimensions for each building type (e.g., a duplex requires a design site with minimum dimensions of 50 feet wide by 110 feet deep, or 5,500 square feet). The main purpose of a design site is to allow a parcel large enough to accommodate more than one building type to contain multiple building types without a subdivision. Figure 2 shows an example of two building types on a corner lot approximately 120 feet wide by 175 feet deep, or 21,000 square feet. Most of the City’s existing parcels are sized to accommodate only one building type and would not be using multiple design sites.

Figure 2: Design Sites



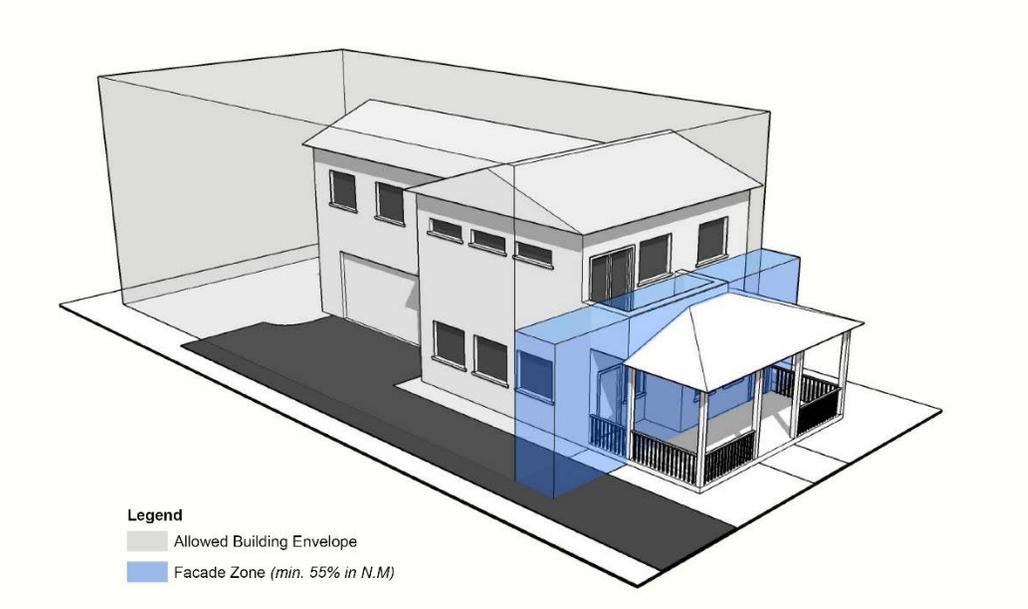
Façade Zones

The façade zone is the area between the minimum and maximum setback lines along the front of a design site and along a secondary front street of a corner design site. The façade zone is where the building façade is required to be placed to reinforce the pedestrian-oriented environment along the street. The City’s existing design guidelines recognize the importance of building facades, for example the Upper State Street Design Guidelines state:

Building Facades. The facade of a building, particularly at street level has a direct effect on its relationship to the public realm. Its qualities of openness, detailing, setbacks, and ornamentation contribute to how welcoming a presence it presents to the passerby.

The zone standards identify the minimum amount of façade to be placed abutting or within the façade zone, ranging from a minimum of 55% to a maximum of 90%, depending on which zone the building is located in.

Figure 3: Façade Zone Example



IV. TITLE 25 - ODDS SUMMARY

A brief summary of the 9 Chapters found in new Title 25 – Objective Design and Development Standards follows.

Chapter 1 Introduction

This chapter includes the goals and guiding principles, a description of how Title 25 relates to the General Plan and Municipal Code, a summary of the ODDS Zones and Zone map, and a quick code guide to assist applicants.

Chapter 2 Zones

This Chapter provides the standards for each zone, including the granular details for design elements needed to implement the ODDS. Each zone regulates the following standards:

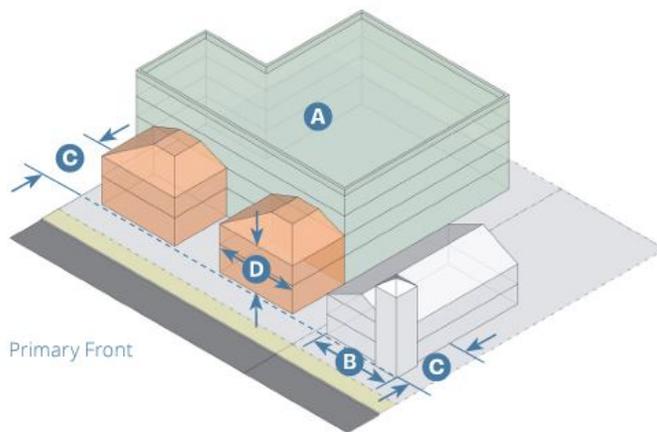
- Minimum design site dimensions;
- Building types allowed;
- Building form and placement (height, setbacks, footprint, and ground floor habitable space requirement);
- Parking setbacks (number of spaces and other parking regulations refer to Title 30); and
- Frontage types allowed.

Chapter 3 General Site Design Standards

This Chapter provides standards for building adjacency, landscaping, lighting, fences and walls, screening, parking techniques, sloped parcels (greater than 10 percent), privacy, and rooftop decks. Many of these standards focus on the concept of “livability,” which considers a person’s quality of life as it pertains to their home and neighborhood. Desirable livability design features include landscaping, access to light and air, attenuation of noise, safety, and privacy to and from neighboring properties. The standards ensure that new development makes a positive contribution to the development pattern of the area and considers impacts on neighboring properties.

The building adjacency standards are of particular importance as they are intended to create a buffer between lower density residential zones and zones that permit development of higher intensity. This section also establishes adjacency standards when a new project is located near an existing historic resource (e.g., City Landmark, Structure of Merit, etc.) to ensure the design is appropriately sensitive to the resource. The purpose is to promote a smooth transition from a new, larger building to the nearby, smaller building or historic resource in order to ensure appropriate building scale in relation to the site location and surrounding neighborhood. These objective standards replace multiple existing subjective guidelines (e.g., Infill Design Guidelines, Urban Design Guidelines, etc.) that focus on neighborhood compatibility, transitional areas, and sensitivity to adjacent historic resources.

Figure 4: Example of New Building Adjacent to Existing Smaller Historic Building



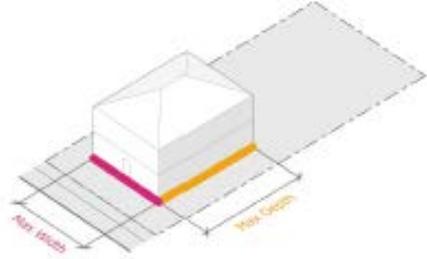
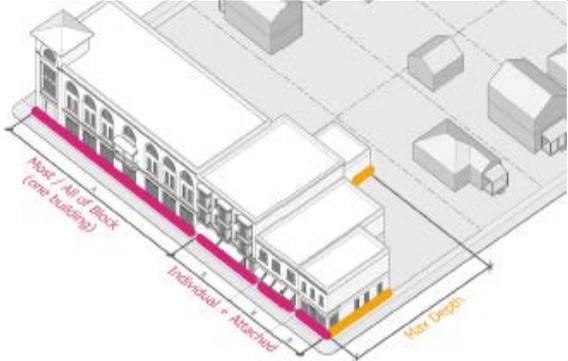
Chapter 4 Building Types

The ODDS require specific building types to articulate the size, scale, and intensity of development according to the intent of each zone. The building type options are selected to maintain the existing and intended physical character of each zone, offer housing choices and affordable housing opportunities, and encourage a mix of land uses to include retail and workplace centers, residential living in commercial centers with easy access to grocery stores

and recreation, connectivity and civic engagement, and public space for pedestrians. Building types are categorized into two groups (Figure 5):

1. House-Scale Buildings: Buildings that are the size of a house, typically up to three stories and 2-16 units per building.
2. 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 of all of a block. These are three to five stories and can accommodate 12-50+ units per building.

Figure 5: House-Scale and Block-Scale Buildings

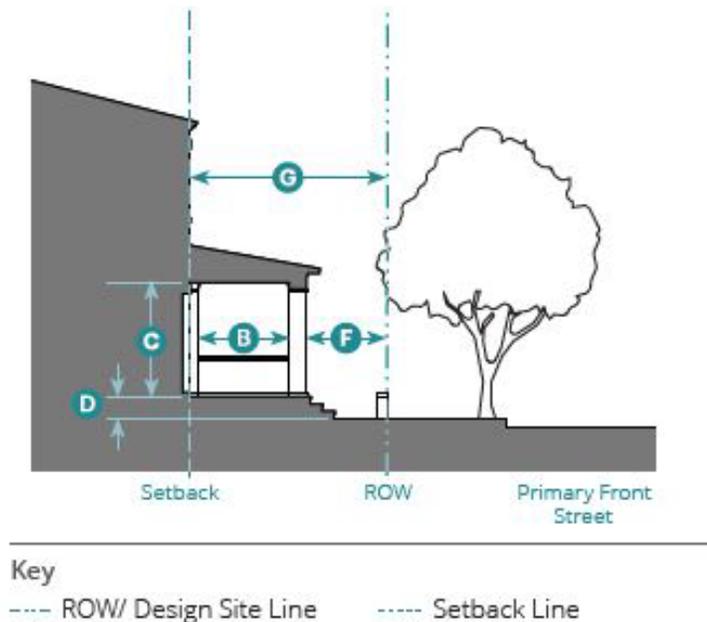
House-Scale Building	Block-Scale Building
Duplex, Cottage Court, Medium Multiplex, Multiple Buildings, Side Court, and Medium Courtyard	Large Multiplex, Large Courtyard, Downtown Building
	

Chapter 5 Frontages

This chapter includes both private frontages and public improvements in the right-of-way. These frontages are key to the ODDS because they orient buildings towards pedestrian activities, enriching the character of established neighborhoods.

Private frontage is the area between the building façade and the back of the sidewalk, right-of-way, or public open space. Each building type is required to have a private frontage to provide the transition and interface between the public space (street and sidewalk) and the private space (setback or building at/near the sidewalk). Private frontages, which include porches, stoops, and arcades, are not currently required per objective standards in the Zoning Ordinance.

Figure 6: Example Porch Standards



Public improvements are included to provide a coordinated approach to design standards for the area between each design site(s) private frontage(s) and the adjoining right-of-way or private driveway easement. The public improvements can include planters, curbs, sidewalks, street lighting, street trees, and plantings. The public improvement requirement applies to all projects except duplexes.

Chapter 6 Architectural Design

Architectural style standards are included to further refine intended building form and physical character. Architectural style is defined as composition of three or more distinct elements on the exterior of a building that constitute a pattern that can be observed on multiple buildings. The Existing Conditions memo documented the following styles³ in the neighborhoods observed:

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

³ Victorian styles and styles with strong Victorian influences were observed but not documented. Based on the consultant's and staff's recommendation, Victorian styles were not considered for the ODDS at this time.

The contract for this project limited the number of styles/substyles that could be included. Based on the most prevalent existing styles and consideration of the City's style requirements and guidance, the ODDS includes the following three style groups with two substyles each. Additional styles may be added to the ODDS with future amendments, depending on interest.

Figure 7: Mediterranean Style Group with Spanish Colonial Revival and Italian Mediterranean Sub-Styles



Figure 8: Craftsman Style Group with Craftsman and Cottage Sub-Styles



Figure 9: Contemporary Style Group with Contemporary and Industrial Sub-Styles



This chapter includes a proposed architectural styles map (Exhibit F) that restricts areas of the City to a particular style group. The boundaries of the map were suggested by staff based on: 1) existing style restrictions per Title 30, Chapter 30.57 Landmark District (LD) and Historic District (HD) Overlay Zones; 2) Design Guidelines for specific areas such as Lower Riviera Special Design District and Upper State Street Area Design Guidelines; and 3) public comment letters received to date (see Exhibit A). Additional public input was received at the City Open House on May 17, 2023.

Building elements that are regulated in this chapter include walls, roofs, windows, porches, balconies, trellises, storefronts, and materials. Many of the standards developed for the SB 35 work effort were incorporated into the Mediterranean style group section. This chapter also includes how to treat corner elements. Public views from corners were taken into consideration by a requirement to depress/recess corner elements, tying this restriction to protecting public views, and allowing for towers in alternative locations on a building (rather than corners only).

Chapter 7 Large Sites and Chapter 8 Community Open Space

These Chapters provide standards when developing sites of three or more acres. There are no vacant sites of that size within the ODDS purview but there is the potential for large sites to be assembled from lot mergers or for existing large sites to be redeveloped. The focus for sites of this size is to create a Sustainable Neighborhood Plan, consistent with City's Land Use Element policy and implementation action for Sustainable Neighborhood Planning (LG15 and LG15.1). Large sites are required to include new blocks and streets aligned with existing streets, have a mix of building types and private frontages, include community open space, and integrate storm water management throughout. At least 10% of the net developable area is required for privately-owned and maintained but publicly available community open space, in the form of a green, plaza, or paseo. A paseo is required for any project identified for paseos in the Pedestrian Master Plan.

Chapter 9 Exceptions

This Chapter establishes procedures for allowing minor deviations from certain standards for specific situations because of the prescriptive nature of the standards and as allowed by state law. It includes separate exceptions for design sites of less than and more than 10% slopes. It addresses administrative relief for design site dimensions, setbacks, the amount of façade required in the façade zone, open yard, building footprint, and parking setbacks. Depending on the unique characteristics and dimensions on an individual parcel, it is possible that the full development potential of the zone may not be achievable even after applying the allowed exceptions.

Chapter 10 Definitions

This Chapter provides definitions for specialized terms and phrases used in the ODDS. All other applicable definitions in Title 30 apply.

V. ENVIRONMENTAL REVIEW

This work effort is being reviewed as part of the Draft Program Environmental Impact Report (PEIR) under preparation for the 2023-2031 Housing Element. Release of the Draft PEIR and certification of the Final PEIR will occur before review and decision on the new Title 25 ODDS.

VI. PRELIMINARY QUESTIONS & NEXT STEPS

Questions

This meeting is to provide an overview of the Draft Title 25 ODDS. Release and review of this draft before a recommendation hearing provides an extended time for the public and decision-makers to review this lengthy document. **The following is a preliminary list of key questions to be considered and discussed when staff returns for Planning Commission comments and a recommendation to City Council.**

1. The Draft ODDS includes two maps: The ODDS Zone Map (ODDS-ZM) and the ODDS Architectural Styles Map (ODDS-ASM).
 - a. Considering the purpose of the ODDS-ZM, do you agree with the proposed boundaries, zone names, and do the zones include the appropriate desired building types and forms?
 - b. Considering the purpose of the ODDS-ASM, do you agree with the draft Architectural Styles map boundaries and particularly where the Contemporary Style Group is allowed/prohibited within the City?
2. The Draft ODDS replaces subjective standards for massing, height, privacy, and compatibility. Do the proposed standards for adjacencies (i.e., Additional Massing and Height Requirements in Chapter 3) adequately account for neighborhood compatibility issues for historic resources and neighboring smaller buildings – keeping in mind that the process must be objective?
3. The Draft ODDS replaces density standards in the zoning ordinance, but it is consistent with densities in the General Plan. Are there some instances where increased density should be allowed?
 - a. Should new residential and mixed-use projects in the Downtown Core (i.e., State Street from Highway 101 to Sola) allow unlimited density, no open yard, and no parking?
 - b. Do you agree with required nonresidential use on the ground floor as proposed in the Downtown Core?
 - c. Most parcels in the project area are smaller sized lots (i.e., less than 60 x 100 feet). Should ODDS allow for more duplexes in the R-2 zone than is currently allowed by the Zoning Ordinance (currently requires min 6,000 square foot lot for a duplex).
4. The Draft ODDS replaces the open yard standards in the Zoning Ordinance with new open yard standards. Should the open yard in Title 25 match open yard requirements in Title 30?

Next Steps

Staff will return to the Planning Commission for a recommendation to City Council at a to-be-determined date in 2023. This future hearing will include noticing and a draft resolution for the follow up Local Coastal Program amendment.

Exhibits:

- A. Admin Draft Public Comments and City Response Matrix
- B. Draft Title 25 Objective Design and Development Standards
- C. Map of Title 25 Applicable Area

- D. Applicable General Plan Goals, Policies, and Actions
- E. ODDS Zone Map
- F. ODDS Architectural Styles Map