

Objective Design and Development Standards

Visual Preference Survey Summary Report

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Executive Summary

The Objective Design and Development Standards (ODDS) are proposed as a new form-based Title in the Municipal Code to facilitate housing production through development that reinforces the character and scale of the City's most walkable neighborhoods. The ODDS will include certain building types and architectural styles that will be refined based on the feedback received through community outreach.

To engage a broader spectrum of the community, a visual preference survey was conducted asking respondents to identify how appealing or attractive they found examples of different building types and architectural styles for multi-unit and mixed-use development. Sixty-two people participated in the Visual Preference Survey for the City of Santa Barbara's Objective Design and Development Standards. It is important to note that the examples provided in the survey may not fully conform to the ODDS form-based standards which are in development. The examples in the survey were intended to show general building types and styles.

Overall, most respondents found the building types appealing (very, or somewhat). Generally, the House-Scale building types (duplex, cottage court, cottage court, fourplex, neighborhood courtyard, pocket neighborhood, and multiplex) received a favorable rating from the survey respondents as appealing. The size, massing, and scale in a residential neighborhood were frequently noted as positive attributes in the write-in responses. Community ratings on Block-Scale buildings (core townhouse, core courtyard, and main street building) ranged. The core courtyard and main street building, both of which were existing Santa Barbara buildings in the Spanish Colonial Revival architectural style, were found very appealing or somewhat appealing by the majority of responses and write-in comments.

The Contemporary architectural style example was not considered appealing to a majority of respondents. Most liked (very or somewhat appealing) across all instances was the Spanish Colonial Revival architectural style. Second most liked (very or somewhat appealing) was the Craftsman architectural style.

The feedback from the surveys will complement and inform the project team's work to better position the City of Santa Barbara to provide new housing that is attractive and contextually appropriate with a streamlined process.

Introduction

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 and development 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, the City and their consultant have analyzed existing conditions and engaged the community to understand what design and development is existing and preferred, so that information can be considered for being turned into development standards.

Project Summary

The Objective Design and Development Standards (ODDS) are proposed as a new form-based Title in the Municipal Code to facilitate housing production through development that reinforces the character and scale of the City's most walkable neighborhoods. The ODDS would regulate housing development to achieve a specific form and architectural style. ODDS will not apply to single-unit homes, accessory dwelling units, nonresidential projects, mobile home parks, or when discretionary approval is required, such as for a zoning modification. The ODDS will be offered as a voluntary "opt-in" program for applicants seeking streamlined approval, and, per the City's Charter, proposed projects will require at least one review and approval hearing by the Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC).

Survey Introduction

To engage a broader spectrum of the community, a visual preference survey was conducted asking respondents to identify how appealing or attractive they found examples of different building types and architectural styles for multi-unit and mixed-use development. The feedback from the surveys will complement and inform the project team's work to better position the City of Santa Barbara to provide new housing that is attractive and contextually appropriate with a streamlined process.

Survey Methodology

The visual preference survey was conducted using an online survey platform, Bang the Table, commonly used by government entities. The survey was available via the project webpage (SantaBarbaraCA.gov/SBDS) beginning October 2021 through December 2021. The visual preference survey was announced on the project website, emails, the City newsletter, and social media postings. Over 60 responses were received from local residents, homeowners, architects, design professionals, and others.

The twenty-six-question survey asked respondents to rate their satisfaction with the building types and architectural styles found around Santa Barbara or proposed in the ODDS for the project area. Respondents were asked to elaborate on their choice (very appealing, somewhat appealing, neutral, somewhat unappealing, strongly unappealing) about what they liked or

disliked about each building type and architectural style. The final survey question was open ended, allowing respondents to share their thoughts, concerns, and ideas for the ODDS.

The following pages show the building types and architectural styles included in the visual preference survey, a summary of results, and the full survey results in the appendix.

Visual Preference Survey, Building Type option

Duplex Side-by-Side

Architectural Style: Craftsman



This is a small-to-medium sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

Visual Preference Survey, Building Type option

Duplex Stacked

Architectural Style: Spanish Colonial Revival



A small-to-medium sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

Visual Preference Survey, Building Type option

Cottage Court (aka Bungalow Court)

Architectural Style: Spanish Colonial Revival



A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open yard and takes the place of a private rear setback, thus becoming an important community enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Visual Preference Survey, Building Type option

Fourplex

Architectural Style: Craftsman, American Colonial Revival



A small-to-medium-sized, detached, House-Scale Building that consists of three to four stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

Visual Preference Survey, Building Type option

Neighborhood Townhouse

Architectural Style: Contemporary



A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

Visual Preference Survey, Building Type option

Neighborhood Courtyard

Architectural Style: Spanish Colonia Revival



A detached, House-Scale Buildings that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open yard and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Visual Preference Survey, Building Type option

Pocket Neighborhood

Architectural Style: Craftsman



A group of 5 to 10 detached, House-Scale Buildings each containing one to three units, arranged to define a shared open yard. The shared open yard is common open yard and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

Visual Preference Survey, Building Type option

Multiplex

Architectural Style: Spanish Colonial Revival



A medium-to-large-sized, detached, House-Scale Buildings that consists of up to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

Visual Preference Survey, Building Type option

Core Townhouse

Architectural Style: Contemporary, American Colonial Revival



A large-sized, typically attached, Block-Scale Building (up to 8 units side-by-side) with a rear setback. Each Core Townhouse consists of up to three stacked units. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within high-intensity neighborhoods or on, or near, a neighborhood main street.

Visual Preference Survey, Building Type option

Core Courtyard

Architectural Style: Spanish Colonial Revival, Moorish and Gaudi influences



A detached or attached, Block-Scale Building that consists of up to 50 stacked units, accessed from one or more shared courtyards. The shared court is common open yard. The type is typically integrated into moderate-to-high-intensity neighborhoods and on main streets with a non-residential ground floor along the adjacent street.

Visual Preference Survey, Building Type option

Main Street Building

Architectural Style: Spanish Colonial Revival

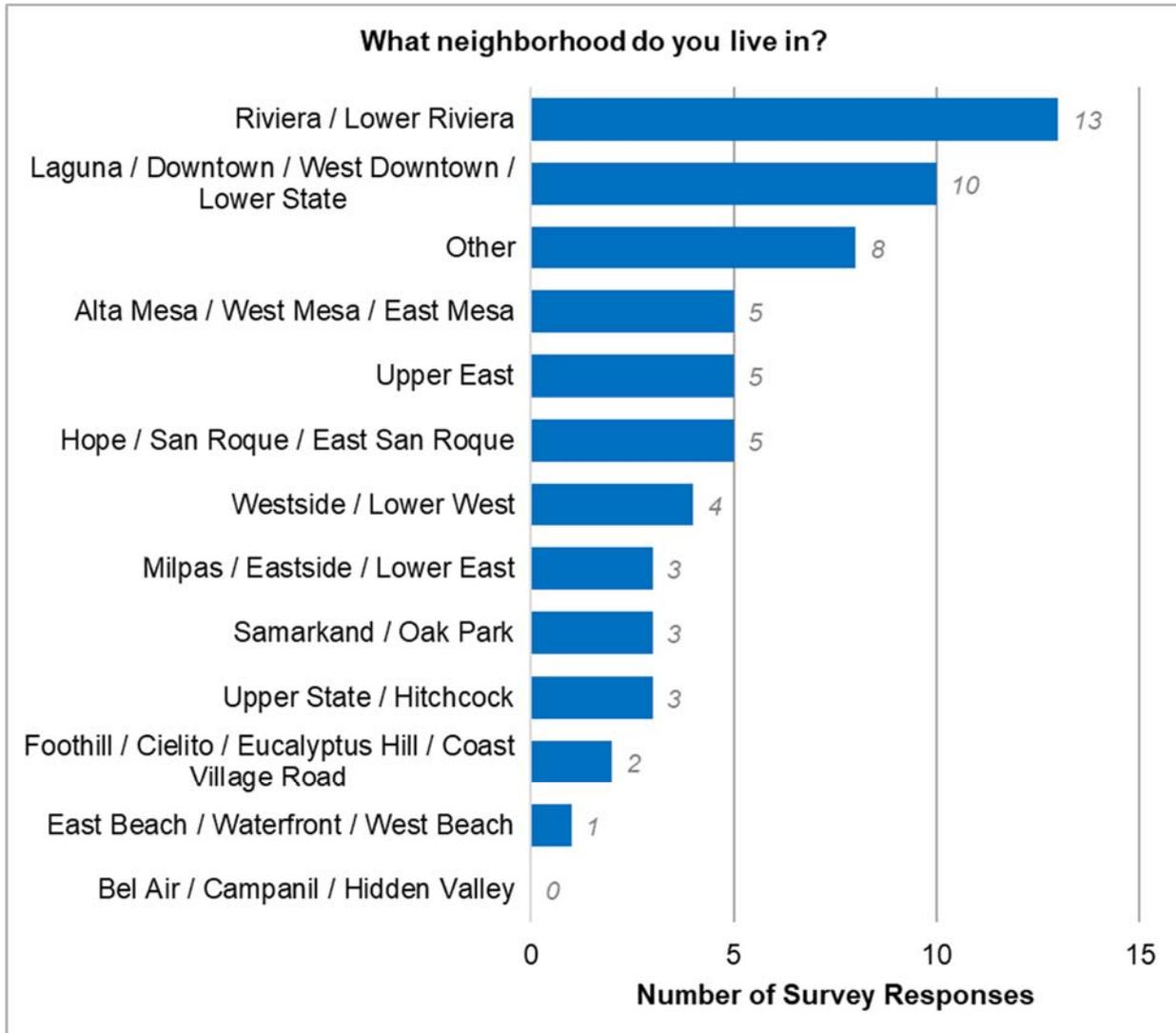


A small-to-large-sized, Block-Scale Building, typically attached, but sometimes detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore a key component in providing walkability.

Survey Result Summary

Respondent Profile

Sixty-two people participated in the visual preference survey. Over 80% of participants identified as Santa Barbara residents, and over 60% of the residents who participated have lived in the City for more than 20 years. Over half of all respondents own their home. Almost all of Santa Barbara's neighborhoods were represented in the responses, with residents from all but one neighborhood grouping participating in the survey (Bel Air / Campanil / Hidden Valley).



Almost 60% of respondents described their primary interest and role in housing as a residents, future resident, or local worker, with another 12% identifying as a housing advocate, nonprofit, or environmental group, and a further 17% associated with the design, construction, or real estate industries.

Preferences on Design Characteristics

It is important to note that the examples provided in the survey may not fully conform to the ODDS form-based standards which are in development. The examples in the survey were intended to show general building types and styles.

Building Types

Overall, most respondents found the building types appealing (very, or somewhat). The written comments contained many strong opinions to increase the utilization of land by increasing unit quantities per parcel, as well as the use of setback and façade variation to moderate the perception of impact a taller building will have from the street.

Generally, the House-Scale building types (duplex, cottage court, cottage court, fourplex, neighborhood courtyard, pocket neighborhood, and multiplex) received a favorable rating from the survey respondents as appealing. The size, massing, and scale in a residential neighborhood were frequently noted as positive attributes in the write-in responses. The only house-scale building type that was deemed more unappealing than appealing was the neighborhood townhouse; comments included concern over the size and scale of the building mass, as well as concern over the minimal setbacks. Building types that included open space, in the form of yard space, courtyards, or communal open space between individual units, received comments noting the community-building nature of these spaces and access to nature as positive for residents to improve quality of life.

In contrast to most of the positive support for House-Scale buildings, there were comments about the lower density of single-story building configurations, and the limited amount of yard remaining on the lot for resident use, as negative aspects of one-story development.

Community ratings on Block-Scale buildings (core townhouse, core courtyard, and main street building) ranged. The core townhouse was generally identified as unappealing, with over half of the responses selecting it as somewhat or strongly unappealing and a majority of all write-in comments were unsupportive. The core courtyard and main street building, both of which were

Building Types representing Architectural Styles

Building Types	Architectural Styles			
	Spanish Colonial Revival	Contemporary	American Colonial Revival	Craftsman
Side-by-Side Duplex	X			
Stacked Duplex	X			
Cottage Court	X			
Fourplex			X	
Neighborhood Townhouse		X		
Neighborhood Courtyard	X			
Pocket Neighborhood				X
Multiplex	X			
Core Townhouse		X	X	
Core Courtyard	X*			
Main Street Building	X			

* Moorish and Gaudi influences

existing Santa Barbara buildings in the Spanish Colonial Revival architectural style, were found very appealing or somewhat appealing by the majority of responses and write-in comments.

Architectural Styles

The Contemporary architectural style example was not considered appealing to a majority of respondents. Most liked (very or somewhat appealing) across all instances was the Spanish Colonial Revival architectural style. Second most liked (very or somewhat appealing) was the Craftsman architectural style. The community input on the American Colonial Revival architectural style was fairly evenly spread on the appealing or unappealing nature of the architectural style (range of 18% to 25% support for all five categories of appeal). The written comments contained many expressions of concern, as well as support, over designing housing in architectural styles that are harmonious to the existing structures in Santa Barbara.

Building Types Results

In the following pages are the votes on appealing to unappealing for each building type.

Visual Preference Survey, Building Type results

Duplex Side-by-Side	<i>Architectural Style: Craftsman</i>	
	How appealing or attractive do you consider the design?	
	Very appealing	23 37%
	Somewhat appealing	24 39%
	Neutral	12 19%
	Somewhat unappealing	1 2%
	Strongly unappealing	2 3%

Visual Preference Survey, Building Type results

Duplex Stacked	<i>Architectural Style: Spanish Colonial Revival</i>	
	How appealing or attractive do you consider the design?	
	Very appealing	9 15%
	Somewhat appealing	28 45%
	Neutral	5 8%
	Somewhat unappealing	17 27%
	Strongly unappealing	3 5%

Visual Preference Survey, Building Type results

Cottage Court (aka Bungalow Court)

Architectural Style: Spanish Colonial Revival



How appealing or attractive do you consider the design?

Very appealing	36	58%
Somewhat appealing	13	21%
Neutral	5	8%
Somewhat unappealing	3	5%
Strongly unappealing	2	3%

Visual Preference Survey, Building Type results

Fourplex

Architectural Style: Craftsman, American Colonial Revival



How appealing or attractive do you consider the design?

Very appealing	17	27%
Somewhat appealing	18	29%
Neutral	15	24%
Somewhat unappealing	5	8%
Strongly unappealing	4	6%

Visual Preference Survey, Building Type results

Neighborhood Townhouse

Architectural Style: Contemporary



How appealing or attractive do you consider the design?

Very appealing	9	15%
Somewhat appealing	8	13%
Neutral	8	13%
Somewhat unappealing	16	26%
Strongly unappealing	18	29%

Visual Preference Survey, Building Type results

Neighborhood Courtyard

Architectural Style: Spanish Colonia Revival



How appealing or attractive do you consider the design?

Very appealing	37	60%
Somewhat appealing	13	21%
Neutral	1	2%
Somewhat unappealing	2	3%
Strongly unappealing	2	3%

Visual Preference Survey, Building Type results

Pocket Neighborhood

Architectural Style: Craftsman



How appealing or attractive do you consider the design?

Very appealing	27	44%
Somewhat appealing	14	23%
Neutral	9	15%
Somewhat unappealing	3	5%
Strongly unappealing	2	3%

Visual Preference Survey, Building Type results

Multiplex

Architectural Style: Spanish Colonial Revival



How appealing or attractive do you consider the design?

Very appealing	10	16%
Somewhat appealing	17	27%
Neutral	12	19%
Somewhat unappealing	10	16%
Strongly unappealing	6	10%

Visual Preference Survey, Building Type results

Core Townhouse



Architectural Style: Contemporary, American Colonial Revival

How appealing or attractive do you consider the design?

Very appealing	6	10%
Somewhat appealing	9	15%
Neutral	7	11%
Somewhat unappealing	15	24%
Strongly unappealing	17	27%

Visual Preference Survey, Building Type results

Core Courtyard



Architectural Style: Spanish Colonial Revival, Moorish and Gaudi influences

How appealing or attractive do you consider the design?

Very appealing	29	47%
Somewhat appealing	12	19%
Neutral	5	8%
Somewhat unappealing	4	6%
Strongly unappealing	4	6%

Visual Preference Survey, Building Type results

Main Street Building



Architectural Style: Spanish Colonial Revival

How appealing or attractive do you consider the design?

Very appealing	24	39%
Somewhat appealing	19	31%
Neutral	5	8%
Somewhat unappealing	2	3%
Strongly unappealing	2	3%

Open Comments

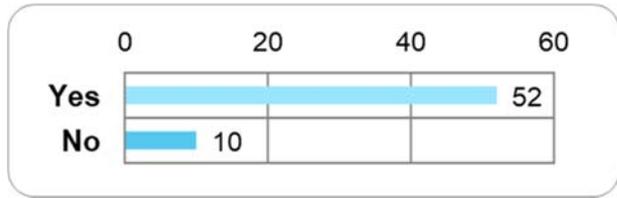
The open-ended comment responses were supportive of increasing the number of housing units in the City, with specifics such as parking requirements, open yard space for unit residents, building heights, and landscape considerations a frequent topic in responses. Many comments discussed architectural styles, with support for Spanish Colonial Revival, or dissatisfaction with Contemporary style stated by numerous respondents.

The full survey responses gathered are available in the appendix.

Appendix: Survey Responses

Do you live in the City of Santa Barbara?

Yes	52	84%
No	10	16%



How long have you lived in the City of Santa Barbara?

Less than 3 years	1	2%
3 - 5 years	4	7%
5 - 10 years	4	7%
10 - 20 years	10	16%
More than 20 years	33	54%
I don't live in the City of Santa Barbara	9	15%



Do you rent or own the place where you live?

Rent	22	35%
Own	37	60%
Other (please specify)	3	5%

Write-in responses:

Used to live

I own a house in Santa Barbara, the house

I grew up in. I only live there part time.

Live with parents



What neighborhood do you live in?

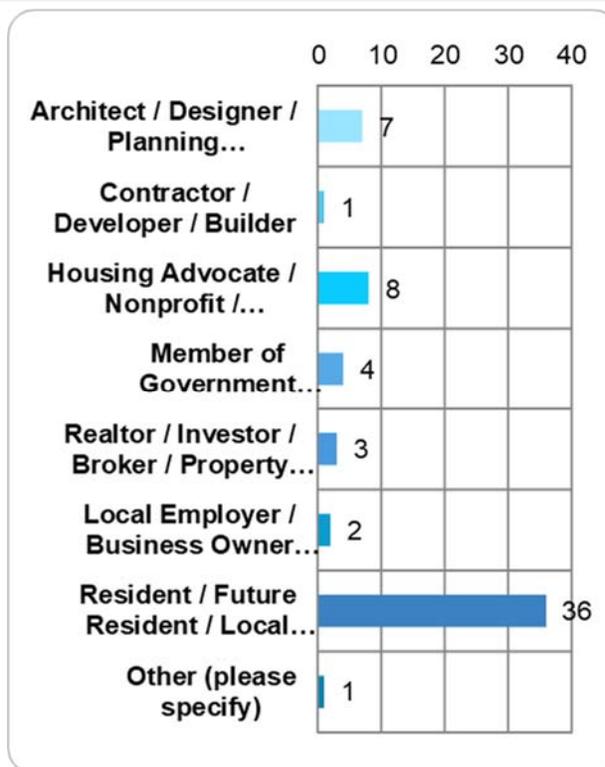
Foothill / Cielito / Eucalyptus Hill / Coast Village Road	2	3%
Hope / San Roque / East San Roque	5	8%
Riviera / Lower Riviera	13	21%
Upper State / Hitchcock	3	5%
Samarkand / Oak Park	3	5%
Upper East	5	8%
Laguna / Downtown / West Downtown / Lower State	10	16%
Milpas / Eastside / Lower East	3	5%
East Beach / Waterfront / West Beach	1	2%
Westside / Lower West	4	6%
Alta Mesa / West Mesa / East Mesa	5	8%
Bel Air / Campanil / Hidden Valley	0	0%
Other	8	8%
<i>Write-in responses:</i>		
Lompoc, work in SB		
Noleta (unincorporated SB County)		
Goleta		
Ojai, California		
I live in San Diego		
Between the City and Goleta.		
Mission Canyon		
Montecito		



Which of the following best describes your primary interest/role in housing?

Architect/Designer/Planning Consultant/Permit Expediter	7	11%
Contractor/Developer/Builder	1	2%
Housing Advocate/Nonprofit/Environmental Group	8	13%
Member of Government Agency/Advisory Committee/City Boards & Commission	4	6%
Realtor/Investor/Broker/Property Manager/Landlord	3	5%
Local Employer/Business Owner or Operator	2	3%
Resident/Future Resident/Local Worker	36	58%
Other (please specify)	1	2%

Write-in responses:
 resident



Example 1. Duplex Side-by-Side

Architectural Style: Craftsman



How appealing or attractive do you consider the design?

Very appealing	23	37%
Somewhat appealing	24	39%
Neutral	12	19%
Somewhat unappealing	1	2%
Strongly unappealing	2	3%

Write-in responses:

Very appealing	Human scale, neighborhood context
Very appealing	Looks very nice and fits in to existing neighborhoods nicely. Includes some yard space for both occupants.
Very appealing	Historic appearance
Very appealing	Neat and tidy
Very appealing	Timeless. Like Spanish Colonial Revival, Craftsman don't go out of style, unlike Modern or Contemporary. I firmly believe Santa Barbara needs to

Example 1. Duplex Side-by-Side		<i>Architectural Style: Craftsman</i>
	strengthen its architectural standards and focus on Spanish Colonial Revival.	
Very appealing	This design fits in nicely with many neighborhoods	
Very appealing	Fits with SB neighborhoods	
Very appealing	It looks welcoming and is scaled appropriately	
Very appealing	I like that it would blend in with single family homes and gives each unit some yard area.	
Very appealing	Sits gracefully on lot & has nice details.	
Very appealing	Maintains small-town charm for which Santa Barbara is loved & admired.	
Very appealing	Historical one story	
Very appealing	It is low-key and visually appealing.	
Very appealing	It's friendly & has a sense of neighborhood.	
Very appealing	Charming.	
Somewhat appealing	I like one-story duplexes. I don't like the chain link fence in the front yard, but the vine is nice.	
Somewhat appealing	Like the charming look of the structure, which fits into the existing community; don't like the lack of shared outdoor/garden space.	
Somewhat appealing	Simple design that maintains the style of many single family homes in Santa Barbara	
Somewhat appealing	I don't like the metal gate, but the house looks good. Would prefer more colonial style.	
Somewhat appealing	Style; Has appearance of a house; not too large	
Somewhat appealing	There's a quaint charm about a Craftsman. And it isn't just four walls.	
Somewhat appealing	Like the Craftsman Style because it is reflective of our architectural history. I like the moldings of the windows and varied depths of the front. I don't like how the house is setback so close to the sidewalk.	
Somewhat appealing	cute but too small	
Somewhat appealing	I like the style, provides opportunity to feel like you live in a standalone home	
Somewhat appealing	I like the historic style, the moldings for the window and roof trim. I don't like the short set back from the sidewalk.	
Somewhat appealing	Like the scale and architectural details that blend with SB	

Example 1. Duplex Side-by-Side		<i>Architectural Style: Craftsman</i>
Somewhat appealing	Fits into neighborhood of similar looking homes	
Somewhat appealing	Like that it will work in low intensity neighborhoods. Prefer SB's signature Spanish Moorish design elements	
Somewhat appealing	It's cute but the front gate should be different. I like it.	
Somewhat appealing	Front fence could be better. Very cute house	
Somewhat appealing	I like the deep eaves, the cased windows, and the white braces holding up (or appearing to hold up) the roof	
Somewhat appealing	No privacy for front entrance	
Neutral	Not enough height or density in 1 story buildings.	
Neutral	It is not architecturally unique or interesting but it does have a clean feel and look	
Neutral	I don't know what the surroundings are	
Neutral	Less open space with single story design. Less efficient use of lot with single story duplex design	
Neutral	Craftsman style seems to fit in certain SB neighborhoods, ie. upper East. Like architectural details and that it presents like a single home.	
Neutral	Does not allow enough unit count at the low density pictured to help our housing problem get solved.	
Neutral	Still has a small town, homey feel	
Neutral	While this building has some features of craftsman style the white fenestration and the doors do not. SB has much better examples of the style.	
Neutral	Attractive design but too close to the right-of-way.	
Neutral	not enough set back from the street, lacks curb appeal	
Neutral	Not enough height or density in 1 story buildings.	
Neutral	It is not architecturally unique or interesting but it does have a clean feel and look	
Neutral	I don't know what the surroundings are	
Neutral	Less open space with single story design. Less efficient use of lot with single story duplex design	
Neutral	Craftsman style seems to fit in certain SB neighborhoods, ie. upper East. Like architeral details and that it presents like a single home.	

Example 1. Duplex Side-by-Side		<i>Architectural Style: Craftsman</i>
Neutral	Does not allow enough unit count at the low density pictured to help our housing problem get solved.	
Neutral	Still has a small town, homey feel	
Neutral	While this building has some features of craftsman style the white fenestration and the doors do not. SB has much better examples of the style.	
Neutral	Attractive design but too close to the right-of-way.	
Neutral	not enough set back from the street, lacks curb appeal	
Somewhat unappealing	Too big for the lot	
Strongly unappealing	Looks small and crammed	
Strongly unappealing	1 story is a crime when land is this expensive, I don't care what it looks like, it shouldn't be allowed	

Example 2. Duplex Stacked		<i>Architectural Style: Spanish Colonial Revival</i>	
	How appealing or attractive do you consider the design?		
	Very appealing	9	15%
	Somewhat appealing	28	45%
	Neutral	5	8%
	Somewhat unappealing	17	27%
	Strongly unappealing	3	5%

Write-in responses:

Very appealing	This is very nice but where is the front door?
Very appealing	Love the colonial revival style!
Very appealing	Can look a bit more like an apartment building, and the upstairs unit doesn't have any dedicated yard space for storing or using any outdoor items, which can make the "shared" yard look more messy.
Very appealing	Two stories allows for more housing
Very appealing	Size and detailing appropriate to SB
Very appealing	not commercialized, cute, has the Spanish heritage of the city

Example 2. Duplex Stacked		<i>Architectural Style: Spanish Colonial Revival</i>
Somewhat appealing	like that the stacked approach could add the opportunity for more outdoor space	
Somewhat appealing	Style; has appearance of house; not too large; stacked units with smaller footprint allow more area for outdoor space.	
Somewhat appealing	boxy but nice use of space. good porch.	
Somewhat appealing	Kinda cute!	
Somewhat appealing	Double story maximizes floor plan on lot and allows for two units.	
Somewhat appealing	Showing photos of what already exists in low density formats will not allow any room for increasing housing density in the City, which is what is needed	
Somewhat appealing	This still looks like a house not a complex	
Somewhat appealing	The boxy look detracts	
Somewhat appealing	White stucco color preferred and put staircase on the side of the building. NOT IN THE FRONT.	
Somewhat appealing	I like the framing of the staircase and the roof above the landing outside the upstairs unit. I wish the entire roof was like the roof built over the landing of the upstairs unit.	
Somewhat appealing	Pretty boxy & plain	
Somewhat appealing	Like small yard area, Spanish architecture	
Somewhat appealing	some set back and landscaping, efficient use of space	
Somewhat appealing	It is an older example of what I call Santa Barbara style.	
Somewhat appealing	Would be nice if the stairs were on the side but I have no problem with a duplex that's this configuration.	
Somewhat appealing	Pretty boxy.	
Neutral	Flat facade	
Neutral	It depends on the neighborhood	
Neutral	Not attractive depends on the surroundings	

Example 2. Duplex Stacked	<i>Architectural Style: Spanish Colonial Revival</i>
Neutral	Like spanish style. Height is acceptable. Seems that staircase could be better designed.
Somewhat unappealing	It is just a decorated box
Somewhat unappealing	It looks junky, perhaps it's the color. Plus, nobody really wants to live on the bottom floor.
Somewhat unappealing	This is not "Spanish Colonial Revival" except for the red tile roof/detail. It is boxy and could be any style otherwise. The front is boxy/flat & th windows are not inset and lack architectural integrity with the stated "Spanish Colonial Revival" Style.
Somewhat unappealing	Looks like a box and can hardly be called Spanish Colonial Revival
Somewhat unappealing	I think it could be done right but this particular example is ugly and looks dumpy.
Somewhat unappealing	Don't like the color or the start appearance
Somewhat unappealing	I like the Spanish roof detail. But I don't like the "boxy" front without any arches, wrought iron or Spanish details and the lack of moldings or indentation of the windows.
Somewhat unappealing	Like, spanish architecture , stairway design could be improved.
Somewhat unappealing	Looks cheap and old
Somewhat unappealing	Noise from upper unit
Somewhat unappealing	It
Somewhat unappealing	Very boxy. Uninteresting
Somewhat unappealing	OK , if designed well. Most look too big and lack character.
Somewhat unappealing	The architecture is unappealing. The photo is zoomed in to close to understand how the building is located on the site, and proximity to the street and neighbors.
Somewhat unappealing	Too boxy. Lower part not attractive.
Strongly unappealing	Too tall, looks totalitarian
Strongly unappealing	It's a box with tile trim.

Example 2. **Duplex Stacked**

Architectural Style: Spanish Colonial Revival

Strongly unappealing

Dislike stairs two stories.

Example 3. **Cottage Court** (aka Bungalow Court)

Architectural Style: Spanish Colonial Revival



How appealing or attractive do you consider the design?

Very appealing	36	58%
Somewhat appealing	13	21%
Neutral	5	8%
Somewhat unappealing	3	5%
Strongly unappealing	2	3%

Write-in responses:

Very Appealing	I wonder if there is any parking?
Very Appealing	I like the community aspect of it
Very Appealing	Shared courtyard/garden and additional green space, while keeping privacy
Very Appealing	Love the shared outdoor space, and feel of an individual house. I'd love to live here!
Very Appealing	Quaint; shared area gives appearance of more open space
Very Appealing	quality of life, scale, historical context
Very Appealing	Looks like a cute little neighborhood all by itself. However, can stand out quite a bit in a neighborhood. Also usually very small, so not as useful for affordable housing.
Very Appealing	Historic feeling, open space, charming, cozy, inviting.
Very Appealing	Like the idea of community setting
Very Appealing	I like the open green space, the roof top detail, the awnings and window moldings.
Very Appealing	Spanish style bungalows that reflect SB style. Like shared open court.
Very Appealing	Like architectural style. Like common courtyard.
Very Appealing	Required architectural style.
Very Appealing	Very appealing and each unit has access to a garden area.
Very Appealing	Fits SB and feels nostalgic

Example 3. Cottage Court (aka Bungalow Court)		<i>Architectural Style: Spanish Colonial Revival</i>
Very Appealing	I think bungalow courts are wonderful... although I don't know if they're an effective solution to the housing problem	
Very Appealing	The green space is good	
Very Appealing	very nice.	
Very Appealing	I love these types of multi-family housing. I like the personal and community yard areas.	
Very Appealing	There is outdoor space for the units which substantially increases their livability.	
Very Appealing	Has a lot of charm & sense of community	
Very Appealing	I love these small-home cottage courts! Most are well-designed and very cute. And provides a sense of community	
Very Appealing	Historical one story sidewalk peaceful	
Very Appealing	Bigger open space area	
Very Appealing	open courtyard is appealing, separate units give a sense of privacy	
Very Appealing	Attractive, low-key, fits the property.	
Very Appealing	Very charming but there are better ways to use the land.	
Very Appealing	Throwback to another time.	
Somewhat Appealing	good density and neighborhood appeal	
Somewhat Appealing	I love the idea of a mini neighborhood.	
Somewhat Appealing	Hardly deserves the name Spanish Colonial Revival. Also looks too old-fashioned.	
Somewhat Appealing	Shared open space is good but the space need to have water friendly landscaping not grass.	
Somewhat Appealing	like the Spanish style, unique community, individual units	
Somewhat Appealing	It has some character but could be better	
Somewhat Appealing	I like the greenery, the roof lines, and the shared court. I do not like the green awnings	
Somewhat Appealing	The small buildings have attractive design and are low in height, combined with the large front courtyard provides a feeling of openness. Not sure how the large front setback on private property is an important community-enhancing element.	

Example 3. Cottage Court (aka Bungalow Court)		<i>Architectural Style: Spanish Colonial Revival</i>
Neutral	the cottages look nice but the layout makes it lack privacy and they feel too uniform.	
Neutral	Rather have a private space	
Neutral	Again, it should be taller	
Neutral	looks like poor quality	
Somewhat Unappealing	Crammed. I think if I was living this close to neighbors I'd prefer an apartment building with amenities	
Strongly Unappealing	Way too close together	
Strongly Unappealing	this density is so low that it is a waste of land. it is nice looking, but is not what santa barbara needs	

Example 4. **Fourplex** *Architectural Style: Craftsman, American Colonial Revival*



How appealing or attractive do you consider the design?

Very appealing	17	27%
Somewhat appealing	18	29%
Neutral	15	24%
Somewhat unappealing	5	8%
Strongly unappealing	4	6%

Write-in responses:

Very Appealing	Fits in with existing neighborhoods and allows for more affordable housing.
Very Appealing	Straightforward and not too ornamented. Would fit in any neighborhood
Very Appealing	Charming, and a good use of space
Very Appealing	Lovely. Looks like a house I owned in Massachusetts
Very Appealing	Fits SB, as long as the detailing is right
Very Appealing	The big front setback and entry are attractive
Very Appealing	I like that it looks like a large single family home.
Very Appealing	Nice architecture. Front yard setback is important to give it scale.
Very Appealing	nice landscaping, efficient use of space, attractively designed building
Very Appealing	Nice architecture & front yard setback.

Example 4. Fourplex		<i>Architectural Style: Craftsman, American Colonial Revival</i>
Very Appealing	Front setback helps to make this fit nicely in its neighborhood.	
Somewhat Appealing	like the scale, and neighborhood context	
Somewhat Appealing	Good style	
Somewhat Appealing	Style doesn't really fit into Santa Barbara, but general approach is fine	
Somewhat Appealing	I like the window moldings, the front entrance detail and set back from the sidewalk and street. I don't like the "boxy" look of the building.	
Somewhat Appealing	decent way to get enough density in a single family neighborhood without changing the overall character very much. four units on a typical "single family" lot is a step in the right direction.	
Somewhat Appealing	This building provides more housing which SB needs	
Somewhat Appealing	I would like this better if it was in better shape. I'm not a huge fan of the ground cover in the yard. Good window casing and portico though.	
Somewhat Appealing	The architecture is nice. The large trees and presence of landscaping provide a pleasant feeling.	
Somewhat Appealing	Older, fits the property.	
Neutral	these houses are often the least kept up rental units. more review is needed to ensure	
Neutral	Don't love the style, but like the density. Prefer this over more modern designs though.	
Neutral	Dislike boxy appearance of building and overall unbroken mass.	
Neutral	there are a lot of places like this in my neighborhood. they always feel very big and empty and this one is a bit close to the sidewalk.	
Neutral	Don't think this belongs in a single family residential neighborhood	
Neutral	I actually live in the house shown. The units are relatively small ~600 sf. Not functional for families. The front yard is not designed to be useable space. Building is also older than 100 years and landlord performs very limited maintenance.	
Neutral	I like that it presents itself as a single unit home. I like the symmetry. Windows seem oversized for the structure.	
Neutral	Like that it presents as a single family home. Like that it's attempting classic architecture and scale. Some windows too big for facade.	
Neutral	Not my style but doesn't offend	

Example 4. Fourplex		<i>Architectural Style: Craftsman, American Colonial Revival</i>
Neutral	The multiple mailboxes o meters is distracting/ visual clutter. Less typical design style for Santa Barbara, appears boxy.	
Neutral	make it Spanish Revival. NOT Colonial or Craftsmen.	
Neutral	American colonial influences seem particularly inappropriate in SB.	
Somewhat Unappealing	flat facade with tacked on ornamentation	
Somewhat Unappealing	Starting to look like a slum.	
Somewhat Unappealing	better than most stacked units. Not much character	
Somewhat Unappealing	OK , if designed well. Most look too big and lack character.	
Strongly Unappealing	Ends up looking too commercial for a home	
Strongly Unappealing	This particular example looks awful and cheap. Looks like it's Ohio.	
Strongly Unappealing	Dislike two stories. Colonial?	

Example 5. Neighborhood Townhouse		<i>Architectural Style: Contemporary</i>	
	How appealing or attractive do you consider the design?		
	Very appealing	9	15%
	Somewhat appealing	8	13%
	Neutral	8	13%
	Somewhat unappealing	16	26%
	Strongly unappealing	18	29%

Write-in responses:

Very Appealing	They have outdoor space and they are two stories. It maximizes space for each family because every unit has an upstairs component. This is a good thing.
Very Appealing	great density and defined front doors
Very Appealing	Good way to fit in more housing in a smaller space.
Very Appealing	Simple design that could fit anywhere. No ornamental distractions, although upper level windows need to be much larger.

Example 5. Neighborhood Townhouse <i>Architectural Style: Contemporary</i>	
Very Appealing	This is where I actually want to live. Build more of these!!!!
Somewhat Appealing	Please —no tan or beige colored housing
Somewhat Appealing	More modern looking
Somewhat Appealing	i like that we are now seeing examples of higher density attached or detached homes in a single family neighborhood context. the style itself is not that attractive, but the land use intensity is improved from a single family home on its own lot.
Somewhat Appealing	Allows modern architectural styles
Somewhat Appealing	Provides lower income housing in an attractive design
Somewhat Appealing	Seems N/A to SB as we have condos (sometimes town house style) but not this configuration -- or architectural style.
Somewhat Appealing	This is nice though I wouldn't...
Neutral	Ikea house. I'd live in one but I don't think they look that nice and will probably be dated in a couple decades.
Neutral	A bit too suburban, and likely not affordable
Neutral	While I don't dislike the design, it would not be appropriate for most areas of Santa Barbara. More typical of development occurring in Goleta.
Neutral	Is referential to some traditional forms, but is also somewhat contrived, and won't necessarily age well
Neutral	It has a clean look but the severe, geometric design of the front porch (cubes cut out of the corners of the homes) leaves much to be desired. I would prefer avoiding modern design concepts altogether.
Neutral	Pros:Larger units, some open space per unit. Cons: architecture uninspiring
Somewhat Unappealing	I don't like the architectural style.
Somewhat Unappealing	Lacking Santa Barbara Charm
Somewhat Unappealing	Quite monotonous, but that may just be the contemporary architectural style rather than the functionality of a townhouse
Somewhat Unappealing	I like the density, but really don't like the architecture. Does not fit the Santa Barbara style at ALL. Much prefer colonial revival and whitewashed walls.

Example 5. Neighborhood Townhouse		<i>Architectural Style: Contemporary</i>
Somewhat Unappealing	Dislike overall mass & boxy appearance; windows not large enough. Footprint leaves little to no space for trees. Boring; looks cookie-cutter, like a tract. Variations in paint color of individual units could break up appearance of size and add interest.	
Somewhat Unappealing	repetitive, with gratuitous "add on detailing"	
Somewhat Unappealing	Too dense not for Santa Barbara too modern looking	
Somewhat Unappealing	Bland	
Somewhat Unappealing	I don't like the modern - transitional style with no window moldings and boxy appearance.	
Somewhat Unappealing	Dislike the narrow front setback and the contemporary style and strange balconies	
Somewhat Unappealing	OK , if designed well. Most look too big and lack character.	
Somewhat Unappealing	Not in keeping with SB style architecture.	
Somewhat Unappealing	I don't think contemporary should be encouraged in SB. It's out of character.	
Strongly Unappealing	not for SB	
Strongly Unappealing	looks like a tract home development, with little character, and doesn't fit great into the existing aesthetic of the community.	
Strongly Unappealing	This is everywhere and completely lacks the charm that makes SB unique.	
Strongly Unappealing	Dislike the "contemporary" aesthetic for SB. We could consider other finishes such as corrugated metal in funk zone, etc. but these looks cheap and will look outdated fast.	
Strongly Unappealing	Too cookie cutter and lack of open space.	
Strongly Unappealing	Windows too small and without character. Too contemporary for SB City.	
Strongly Unappealing	Too contemporary. Too boxy. Windows too small. Finishes too modern. Not enough relief in facade.	
Strongly Unappealing	too cookie cutter, too commercial for our sweet town	
Strongly Unappealing	contemporary is visually boring and unappealing. Can be found across the country. Not unique to Santa Barbara.	

Example 5. Neighborhood Townhouse		<i>Architectural Style: Contemporary</i>
Strongly Unappealing	no architectural appeal. Boring	
Strongly Unappealing	No design details, large ugly box. Very little landscaping and mass/scale is imposing for pedestrians. No front set back large and imposing.	
Strongly Unappealing	These look like monopoly houses glued together. It has no real character.	
Strongly Unappealing	Dislike too many angles, two stories	
Strongly Unappealing	Too close to streets. Lack of landscaping. Architecture is okay.	
Strongly Unappealing	I think the converging rooflines are ugly	
Strongly Unappealing	Not suitable for Santa Barbara.	

Example 6. Neighborhood Courtyard		<i>Architectural Style: Spanish Colonia Revival</i>	
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How appealing or attractive do you consider the design?

Very appealing	37	60%
Somewhat appealing	13	21%
Neutral	1	2%
Somewhat unappealing	2	3%
Strongly unappealing	2	3%

Write-in responses:

Very Appealing	Perfect Santa Barbara style
Very Appealing	I like Spanish style
Very Appealing	like residential massing with urban density
Very Appealing	You can tell these are apartments but they match the look and feel of SB
Very Appealing	Shared maintained courtyard while maintaining privacy
Very Appealing	LOVE the Spanish colonial revival style and the amount of trees/bushes. VERY Santa Barbara.
Very Appealing	one of my favorite apartment buildings, style, scale, the central garden, variety of elements, landscape buffer to sidewalk,
Very Appealing	Good design for SB
Very Appealing	Nice way to have a semi-private yard area (often sheltered from street view), as long as the courtyard is maintained to look nice.

Example 6. Neighborhood Courtyard		<i>Architectural Style: Spanish Colonia Revival</i>
Very Appealing	Simple but pleasing. Front courtyard makes for a nice place to sit outdoors.	
Very Appealing	I like the outdoor space, pretty building, welcoming, and houses multiple people	
Very Appealing	Fits in well with existing architecture	
Very Appealing	Again I like the sense of community	
Very Appealing	Courtyard provides efficient shared open space. Building can be designed with grey water system for landscaping.	
Very Appealing	I like the inner courtyard, Juliette windows and iron work, the varied window types and moldings.	
Very Appealing	Good example of SB architectural style for multi housing.	
Very Appealing	Classic Santa Barbara look and style	
Very Appealing	Visually appealing	
Very Appealing	It's not clear to me that this is something representative of a 16-unit project	
Very Appealing	Landscaped front setback is attractive, and landscaped courtyard	
Very Appealing	I like the Spanish influence. Looks good. Setbacks are good	
Very Appealing	Design details, iron work, stone wall (real stone), landscaping. I really like how they designed the massing of the structure with some in the front and some set back from the sidewalk.	
Very Appealing	It looks as if it belongs in SB. The courtyard provides livability.	
Very Appealing	Beautiful architecture and detailing. Lush landscaping is beautiful.	
Very Appealing	Gorgeous architecture, courtyard for shared open space	
Very Appealing	Does not look cookie cutter has character and nice landscaping	
Very Appealing	Fits SB style. Good setback and vegetation.	
Very Appealing	Having the large building broken up with the courtyard in the middle helps it fit in & provides a good pedestrian experience.	
Somewhat Appealing	Fits in with the Santa Barbara architecture	
Somewhat Appealing	I like the shared courtyard component.	
Somewhat Appealing	As far as larger buildings are concerned, this one manages not to have a massive appearance. Has some character and a reasonable amount of landscaping.	

Example 6. Neighborhood Courtyard		<i>Architectural Style: Spanish Colonia Revival</i>
Somewhat Appealing	Looks nice, good use of space. Lacks privacy though.	
Somewhat Appealing	Nice looking , newer yet classic	
Somewhat Appealing	as long as it's kept in Spanish style	
Somewhat Appealing	some concerns about the scale	
Somewhat Appealing	This is an attractive house and smart development pattern. I like the courtyard. The wings of the building should have street frontage though (maybe little porches or entrances) to activate the sidewalk.	
Somewhat Appealing	It is a bit large. A few of these would be acceptable, but not too many.	
Neutral	Limited style choices.	
Somewhat Unappealing	OK , if designed well. Most look too big and lack character.	
Strongly Unappealing	Not for a lower density neighborhood	

Example 7. Pocket Neighborhood		<i>Architectural Style: Craftsman</i>	
	How appealing or attractive do you consider the design?		
	Very appealing	27	44%
	Somewhat appealing	14	23%
	Neutral	9	15%
	Somewhat unappealing	3	5%
	Strongly unappealing	2	3%

Write-in responses:

Very Appealing	These are cute but don't seem very popular in our community. I like duplexes more than triplexes.
Very Appealing	Builds community
Very Appealing	Love this.
Very Appealing	I like that each house has some landscaping and a front porch; community feel. Feels cohesive but not cookie-cutter even though houses very similar. Curved pathway is welcoming.
Very Appealing	scale, open space, visual variety/interest.

Example 7. Pocket Neighborhood		<i>Architectural Style: Craftsman</i>
Very Appealing	A great starter home!	
Very Appealing	Allows for garden greenery	
Very Appealing	Looks nice, I like that the houses can be in different colors, etc. instead of identical boring buildings. Good way to get to know your neighbors while still having your own space.	
Very Appealing	Except for the pink buildings, this feels welcoming. The little gardens in front of each unit are a nice addition for those who like to have space for a little gardening.	
Very Appealing	Cozy, inviting	
Very Appealing	Looks awfully inviting	
Very Appealing	Love the miniature "village" feel of this with open space in the middle. And I love that there are front porches so neighbors can hang out and socialize with one another.	
Very Appealing	Good option	
Very Appealing	This development looks as if it is on Martha's Vineyard where it fits in. It would not fit in SB. (Generally I like color, but that salmon shade is a bit much.) Trees are extremely important and there needs to be room for them everywhere.	
Very Appealing	Looks like fun. Nice walkway	
Very Appealing	Could be craftsman style or spanish. Lived shared open space	
Very Appealing	has a charming appeal, nice that residences are separate	
Very Appealing	Like the vegetation and random path.	
Somewhat Appealing	Nice that there is a little more variety than the bungalows. The layout, landscape design, and fencing also makes it feel more lively and private.	
Somewhat Appealing	Cute, quaint, a little too close together to feel like you really have your own home/space. But if it was affordable I'd be interested!	
Somewhat Appealing	Can be quaint, but can also feel cluttered.	
Somewhat Appealing	The concept is good, same as courtyard housing, the detailing is a bit self-consciously cute	
Somewhat Appealing	H	
Somewhat Appealing	Although not my preferred style I do like this look and think it would blend in nicely within single family neighborhoods. I would like it better without the fences.	

Example 7. Pocket Neighborhood		<i>Architectural Style: Craftsman</i>
Somewhat Appealing	This is a great design but I'm not sure the style works in Santa Barbara.	
Somewhat Appealing	I love these pocket neighborhoods! Most are well-designed and very cute. And provides a sense of community	
Somewhat Appealing	Architecture is nice. The units seem to be "looking" at each other in an uncomfortable way. Mature trees in the common area would be an enhancement.	
Somewhat Appealing	I prefer these types of structures over huge developments.	
Neutral	Like the style. Like the trees/vegetation. Don't love color palate. A bit "cookie cutter"	
Neutral	Not my style	
Somewhat Unappealing	Seems like a waste of space	
Somewhat Unappealing	not practical use of land	
Somewhat Unappealing	weird, looks a a Disneyland village	
Strongly Unappealing	Just like Phoenix and other pack's stack'ms	
Strongly Unappealing	Too close	

Example 8. Multiplex		<i>Architectural Style: Spanish Colonial Revival</i>
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How appealing or attractive do you consider the design?

Very appealing	10	16%
Somewhat appealing	17	27%
Neutral	12	19%
Somewhat unappealing	10	16%
Strongly unappealing	6	10%

Write-in responses:

Very Appealing	needs more facade definition but nice scale - looks like a house
Very Appealing	Charming architecture, houses lots of people. All good things!
Very Appealing	Like spanish style and how it presents as single residence.

Example 8. Multiplex	<i>Architectural Style: Spanish Colonial Revival</i>
Very Appealing	Again, a project could be 18 units and have facades like this, or it could have the same elements but be one big mass, which would not be appealing or acceptable
Very Appealing	I like the landscaping in the front and that it looks like a larger single family home. We have several of these in Santa Barbara and more like this would fit in nicely with the existing community.
Somewhat Appealing	With very minimal outdoor space for each unit, storage of outdoor items like bikes can be a problem.
Somewhat Appealing	It's a bit bland but overall fine. Fine to have it in the mix.
Somewhat Appealing	Tan color. Bleh!
Somewhat Appealing	I dislike the Lack of open space
Somewhat Appealing	no more than 3 stories
Somewhat Appealing	concerns about building height
Somewhat Appealing	A few of these types are located in Santa Barbara. I wouldn't like to see too many of them.
Neutral	Somewhat boxy appearance, although overall size is okay, especially since it is setback from street somewhat. I personally prefer individual entrance/exit to outdoors.
Neutral	Functional but not very pretty
Neutral	Kinda cramped
Neutral	I'm averse to the portico and the front yard landscaping is not very inviting.
Neutral	I would say this is NOT Spanish Colonial Revival style. It appears to be a traditional style with stucco and tile roof applied. The mature trees and landscaping make it more pleasant.
Somewhat Unappealing	I like the style but I like my own front door.
Somewhat Unappealing	poor "quality of life", negative impact to neighboring properties, built to the setbacks.
Somewhat Unappealing	Nobody actually wants to live in apartments like this.
Somewhat Unappealing	This is too "boxy" and other than the tile roof not very Spanish Colonial. The entrance is the only semi-nice variation in the architectural detail that is appealing.

Example 8. Multiplex		<i>Architectural Style: Spanish Colonial Revival</i>
Somewhat Unappealing	Feels like a older building that has been converted	
Somewhat Unappealing	OK , if designed well. Most look too big and lack character.	
Strongly Unappealing	Too commercial	
Strongly Unappealing	Too box-like. Also the use of clay roof tiles seems to be the only feature that might be indicated as Spanish Colonial Revival. On an ordinary building it does not convey that effect.	
Strongly Unappealing	Too de	
Strongly Unappealing	It's another box with tile trim.	
Strongly Unappealing	Too large	
Strongly Unappealing	Too commercial	

Example 9. Core Townhouse		<i>Architectural Style: Contemporary, American Colonial Revival</i>	
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How appealing or attractive do you consider the design?

Very appealing	6	10%
Somewhat appealing	9	15%
Neutral	7	11%
Somewhat unappealing	15	24%
Strongly unappealing	17	27%

Write-in responses:

Very Appealing	variety of articulation and decoration, the interspace of the entries and porches.
Very Appealing	Nice way to include lots of housing, some of which has some yard space.
Very Appealing	Neat and tidy
Very Appealing	This is the way to do larger-scale, high-density residential buildings. It's big but there is enough architectural variegation in the massing to create visual interest from the street. Multiple points of access from the street is also good

Example 9. Core Townhouse		<i>Architectural Style: Contemporary, American Colonial Revival</i>
Somewhat Appealing	is there shared outdoor space incorporated?	
Somewhat Appealing	Would probably look better whitewashed and more Spanish style. But like it overall. Love the small balconies/platforms.	
Somewhat Appealing	Although large in scale, has enough windows and features at street level to break up mass. Don't mind "row house" appearance, as long as it has features that keep it from looking boxy.	
Somewhat Appealing	More units but not pretty	
Somewhat Appealing	I'd be interested in this style, some more space but still has a city style to it	
Somewhat Appealing	A little too close to the street for my taste but the variation of the front facades is nice.	
Neutral	The layout of these is nice but the design looks too 'East Coast'	
Neutral	I like townhouses, but this style doesn't really fit into Santa Barbara	
Neutral	Not the right style for Santa Barbara.	
Neutral	Too massive. Doesn't fit SB style	
Somewhat Unappealing	I don't like the style and the stairs going up to the front door.	
Somewhat Unappealing	great density providing a mix of SFR attached and apartments - colonial style not suited for SB	
Somewhat Unappealing	All those columns spoil the design and look silly. Neutral minimalist designs are best. The design does not need to reflect any earlier style. How about a new Santa Barbara style of its own, not based on old traditions?	
Somewhat Unappealing	I like the allowance for higher density housing but again there is no outdoor space provided with unit shown. Why not consider a rooftop space or green roof open to residents for new high density developments.	
Somewhat Unappealing	Just don't like American Colonial for Santa Barbara - but I do like townhomes.	
Somewhat Unappealing	This example does not fit into SB feel	
Somewhat Unappealing	Looks too massive. Building should be broken up into smaller buildings. Sidewalk too narrow.	
Somewhat Unappealing	make Spanish Revival and control building and massing	

Example 9. Core Townhouse		<i>Architectural Style: Contemporary, American Colonial Revival</i>
Somewhat Unappealing	Extremely busy architecture. Too close to street. Could be beautiful if simplified.	
Somewhat Unappealing	Don't like the architecture	
Somewhat Unappealing	too symmetrical, lack of setback makes it look like a big box with lots of columns just stuck near the edge of the street	
Strongly Unappealing	Too commercial	
Strongly Unappealing	Awful post-modern designs and completely out of place in Santa Barbara	
Strongly Unappealing	Architecture seems very busy with all the columns. Style does not feel reflective of SB. Feels like it belongs in a bigger city. Height is very imposing. Looks too dense	
Strongly Unappealing	Has nothing to do with SB, but aside from the foreign detailing, it looks like a college dorm	
Strongly Unappealing	Don't like the contemporary style	
Strongly Unappealing	Abomination! There is no setback and hardly any landscaping. Very imposing and not pedestrian scale. The architecture is not compatible with many of the craftsman, Victorian, and Spanish colonial style housing in the downtown area. Large imposing .	
Strongly Unappealing	Again I don't think American Colonial style is appropriate for SB. Those columns seem quite silly plunked on the facade.	
Strongly Unappealing	Looks too big and lacks character.	
Strongly Unappealing	Too large	
Strongly Unappealing	Not suitable for our beautiful City. Let Goleta or Carpinteria have it.	

Example 10. **Core Courtyard**

Architectural Style: Spanish Colonial Revival, Moorish and Gaudi influences



How appealing or attractive do you consider the design?

Very appealing	29	47%
Somewhat appealing	12	19%
Neutral	5	8%
Somewhat unappealing	4	6%
Strongly unappealing	4	6%

Write-in responses:

Very Appealing	This is very high-end. Looks expensive for most people.
Very Appealing	Beautiful architecture and functional to fit more units--would be even better if it had mixed zoning with small commercial units scattered in this sort of neighborhood (like bars, cafes, bodegas)
Very Appealing	I like the mixed-use component of the building, making storefronts accessible by foot.
Very Appealing	Love this! Very Santa Barbara style for higher density housing.
Very Appealing	Like that it has lots of architectural interest and character; and that mass is broken up by architectural elements, including street level openings and features.
Very Appealing	Modulated facade, scale (particularly the taller scale at ground, diminishing to the upper floors, variety in the building forms, provision of both common and private open spaces.
Very Appealing	These are great and would be even better if normal working people could afford to live in them.
Very Appealing	Really good way for people to live within walking distance of downtown, these often look very nice. Tend to be too expensive, though. However, I like the idea of having residential space above businesses!
Very Appealing	This is elegant
Very Appealing	I love these buildings! I imagine they are unattainable for most middle working class and under
Very Appealing	Artful, has color and style, inviting
Very Appealing	Allows for higher density housing development which is what the city desperately needs. Includes shared courtyard which would allow for resident access to open space or a potential community garden.
Very Appealing	Love the whimsy in the design details and the varied, architectural details in the front which makes up for the lack of a set back from the sidewalk/street.

Example 10. Core Courtyard		<i>Architectural Style: Spanish Colonial Revival, Moorish and Gaudi influences</i>
Very Appealing	Like the spanish style and other architectural details. While it is large and tall, the interesting architectural elements and suspended "bridge" helps bring the down the scale.	
Very Appealing	Too limited style choice.	
Very Appealing	Relates very well to SB, and is sufficiently broken up, despite being a large project	
Very Appealing	Scale and setback Only works in a commercial district	
Very Appealing	This is a tremendous development - the courtyard is great as is the mixed use aspect. I'm not a huge fan of the circular arcade and the wavy stucco coat.	
Very Appealing	Given its location in an urban core, the central courtyard provides outdoor space for the occupants away from the street. Very interesting architecture. Balconies tucked into building are pleasant to view, and probably pleasant to occupy.	
Very Appealing	3 stories are ok. 4 would be too tall	
Somewhat Appealing	courtyard provides light and air, european model - jeff shelton is a too ornamental for my tastes	
Somewhat Appealing	A bit Heavy on the Spanish style architecture.	
Somewhat Appealing	Provides housing which we need in an appeal style	
Somewhat Appealing	Ok for downtown, not more than 3 stories would be preferable	
Somewhat Appealing	The design details, iron work, tiles, colors, textured walls make the structure visually appealing and appear less massive. It fits in nicely in the downtown area and is pedestrian scale.	
Somewhat Appealing	This is not one of Jeff Shelton's best works. The image doesn't show the whole building, but when it is seen in its entirety it looks like an elaborately decorated box.	
Neutral	No strong opinions on this	
Neutral	OK , if designed well. Most look too big and lack character.	
Somewhat Unappealing	to busy and loud	
Strongly Unappealing	Andalusian architecture is beautiful when viewed in Spain and this is very good imitation but unnecessarily elaborate in a different context, creating more construction expense and overwhelming its surroundings. Simply does not fit in.	

Example 10. Core Courtyard		<i>Architectural Style: Spanish Colonial Revival, Moorish and Gaudi influences</i>
Strongly Unappealing	Too stacked	
Strongly Unappealing	These allowed to destroy Chapala Street should never have been approved.	
Strongly Unappealing	This building looms over the sidewalk & street. The entrance is small & dark & not inviting.	

Example 11. Main Street Building		<i>Architectural Style: Spanish Colonial Revival</i>	
	How appealing or attractive do you consider the design?		
	Very appealing	24	39%
	Somewhat appealing	19	31%
	Neutral	5	8%
	Somewhat unappealing	2	3%
	Strongly unappealing	2	3%

Write-in responses:

Very Appealing	Looks expensive.
Very Appealing	great mixed use and varied facade
Very Appealing	Walkability is great.
Very Appealing	The outside could have a little more detail and greenery, but really like the architecture style! More if this please!
Very Appealing	Design
Very Appealing	I like these building as well. They house a lot of people, have parking, and are in good locations. Affordable? Not usually
Very Appealing	I like mixed usage.
Very Appealing	Consider integrating rooftop garden/shared open space.
Very Appealing	I like the arches, varied architectural details surrounding the windows, (e.g. balconies and iron work).
Very Appealing	Like the style and the relief in the building. Like the balcony features, I would not want to see a lot of this scale building in SB. The scale is massive. Too much of this will change the character of the city.
Very Appealing	Provides mixed use in downtown area bring families downtown
Very Appealing	watch that the building height does not block the sense of openness and mountain view's that make SB special.

Example 11. Main Street Building		<i>Architectural Style: Spanish Colonial Revival</i>
Very Appealing	The architecture is classic SB style. There is articulation in the facades and variety in window size and placement creating interest.	
Very Appealing	Attractive structure but needs more street activation.	
Very Appealing	Fits into the core downtown area. Beautiful architecture. Where stepped back, trees would be nicer than columns.	
Very Appealing	3 stories looks good with roof setbacks, 4 floors can be too blocky	
Very Appealing	like the idea of mixed use. nice corner design of this building, architecture has flair lack set back is not an issue as building is the focal point	
Somewhat Appealing	Lack of greenery makes it feel less lively (to be fair, the trees are young and will grow over time)	
Somewhat Appealing	For downtown core, where I expect there will be some commercial space at street level, this is okay; probably a bit larger scale than I would prefer; blocks some mountain views and little space for landscaping..	
Somewhat Appealing	It lacks real private open spaces. Building scale, and modulation are well done.	
Somewhat Appealing	Same comment as Example 11, although this one is not as appealing because it doesn't have open space.	
Somewhat Appealing	With more focus on business/office/service than housing, these sometimes aren't as pretty. But good use of space in downtown.	
Somewhat Appealing	It is trying to imitate the Courthouse but it doesn't need to. The geometry creates a pleasing exterior but the windows are too small.	
Somewhat Appealing	Near downtown but noisy	
Somewhat Appealing	Fine but a bit bland	
Somewhat Appealing	In the hands of the wrong architect, this would not be so appealing	
Somewhat Appealing	ok for downtown	
Somewhat Appealing	I like the design details such as the iron work, tiles, and masonry and the effort to break up the massing to make it more visually appealing. I would like to see more landscaping at the street level. For a large structure it is one of the better designs.	
Somewhat Appealing	Urban design. Sidewalks	
Somewhat Appealing	It's important that this building does not crowd the sidewalk too much with its undulating front facades. Too bad there's commercial at ground level as it's not needed & could be more units.	
Neutral	OK , if designed well. Most look too big and lack character.	

Example 11. **Main Street Building**

Architectural Style: Spanish Colonial Revival

Somewhat
Unappealing

Doesn't seem very warm or homey

Strongly
Unappealing

And now Anacapa Street is being destroyed by these types of buildings.

Are there any additional ideas or thoughts you would like the City to consider regarding multi-unit residential design?

Thank you for the chance to participate.

Please ensure we don't turn Santa Barbara into a dense city like environment, lets maintain the beauty and architecture we have while reaching our housing goals.

Just build them. And make it easier to build more. Also get rid of Prop 13; it destroyed California.

please reduce the parking requirements for new developments - it is the one constraint holding back economic feasibility for new construction downtown. city must find a balance of restrictions to ease burden on new development.

I would like the city to consider altering the height restrictions to allow State Street to densify upwards rather than just outwards, and at the same time free up space for more parks and green spaces either on the properties or nearby.

Please prioritize retaining large, mature, trees around these developments wherever feasible. Quite the shame to be losing the large cottonwood tree across from Dart coffee in the funk zone. Great place to put that development, but the community/ecosystem is losing the benefit of that mature native tree, which is right on the edge of the development footprint.

More Spanish colonial revival and no modernist/metal designs. Please use the Old Mission, the crown jewel of our city, and the Courthouse as the architectural inspiration for all developments. Our stylistic cohesiveness is one of the more important parts of our city's overall identity. Please don't I've into temptation to bring in modernist architects who want to build everything out of metal and glass. I've seen too many beautiful cities ruined by modernist architecture. I've spent some time in Culver City in LA and the old, beautiful Culver Hotel and the Sony Studios building are some of the most stunning in the area, but now they've surrounded them with ugly glass/metal buildings instead of imitating the stunning architecture already in the city.

Thank you for all that you do for our City!

Quality of life issues are important, and difficult to quantify. Open space, both common and private are essential. As well as considerations of what happens when one is built just as large/tall/massive, just as close to the property line on the adjoining property

Please continue to provide 1-2 parking spots per housing unit. You can want cars to disappear but they aren't going to.

Design and height are very important in SB. Must fit into existing neighborhood. Not happy about residential downtown

Are there any additional ideas or thoughts you would like the City to consider regarding multi-unit residential design?

More 'organic' open space combined with greater density would be nice. The design of Paseo Voluntario (multi-unit housing authority project) is a good example of a development that does both well, in my opinion.

In order to keep things looking nice, units need some outdoor storage/recreation space, and the outside of buildings needs to be maintained. Overall, though, I just really want affordable housing in the city.

This was an enlightening survey and explains a few things that have puzzled me about Santa Barbara architecture. As mentioned above, I think the city should think outside the box and develop or encourage designs that do not rely on older traditions, but are innovative and could become distinctive to Santa Barbara. And lose the clay tile roofs!

Build more. As much as you can. Who even cares what it looks like? But everything should be at least two stories.

I think quantity is important, as the options for housing are very minimal. Additionally, dishwashers are important for more sustainable water usage. Affordable (for individuals/families making under \$75k)

Low density and higher density designs need to include open space. Many studies have shown the importance of the outdoor exposure to human well-being. Outdoor spaces need to be functional and accessible. Shared outdoor spaces would be preferable. Also open spaces should be secured and open to residents and guests. Consider including rooftop gardens and courtyards in designs. Higher density developments should also be designed to include units serving a wide swath of the population including families. Water wise landscaping needs to be a mandate. No large grass lawns.

Thanks for your concern. I strongly oppose modern or contemporary architecture styles anywhere in Santa Barbara. The minute a contemporary building is completed it is dated and going out of date. Santa Barbara should focus on the timeless Spanish Colonial style we are known for. As an example, Santa Fe, NM is famous for its style as well. Yet if you step out of their beautiful downtown district, it's as sad and tacky as any other town. Please, maintain and/or strengthen our architectural standards!

Please be respectful of neighborhoods by providing enough parking for units. Or create "permit only" parking or penalties for owning a car. The reality is that with expensive rents, more people share living spaces and most everybody has their own car.

Please be respectful of the Pueblo Viejo design guidelines. It has served the city well thus far and has made it magical.

Please do not introduce contemporary design on the exterior. It really doesn't blend well in our community.

City lacks architectural creativity. Who would want to practice architecture here?

More mixed housing downtown. Convert shopping centers into mixed use with shops and housing.

Please please incorporate rooftop solar and substantial battery storage in these developments

Are there any additional ideas or thoughts you would like the City to consider regarding multi-unit residential design?

no buildings taller than 3 stories and no contemporary or modern architecture. Don't lose the charm of our city!

Make sure the front setbacks allow for very wide sidewalks

Underground the parking and design for a walkable and bikeable community.

I was born in Santa Barbara and I am currently raising my kids here. I am also a renter as are many other families that we know. Santa Barbara had an affordability problem when I was in high school and it still does now. I would anticipate that even if we build 9,000+ units we will still have an affordability problem in the future. Santa Barbara is a nice place to live. The city has already decided to increase the density in some of the oldest and predominantly working-class areas of the city. I don't want to see massive 3-4 story structures take over large portions of City blocks with little landscaping. I think it is important that the future design of multi-family housing accounts for quality housing and not just quantity. I would like to see units built that have landscaping and outdoor space and that blend in with the mass and scale of the other housing in the community. I grew up in the neighborhood where many of these changes are proposed. I think a special thing about Santa Barbara is that people spend time outside and you get to know your neighbors. As such, I think its important that all future design is pedestrian scale and has adequate landscaping. Families do not want to live in big boxes with no outdoor space. Kids need a place to play close by. We can build quality multi-family housing without sacrificing design and neighborhood character. My hope is that Santa Barbara will continue to maintain high standards for design that will continue to make Santa Barbara a desirable place to live.

I think the Objective Design Guidelines for HLC are quite well done and could be used as a framework for the ODS.

I'd prefer no hotels or residential buildings on State Street. It should be focused on stores and restaurants

Move more to transit poor neighborhoods

Landscaping, including mature trees, adds a lot to a pleasant feeling of the development.

3-4 story buildings need to have roof setbacks and openings at the street level so the buildings are just not blocky looking

The City is allowing developers to take over and ruin what we have. View corridors are important. We need to disallow huge, unsightly and crowded buildings which are too bulky, tall, and reminiscent of large cities. Santa Barbara must be saved for its historic, low-key charm.

I think you should not incentivize contemporary styles as they're not common here. How about Victorians that are all over the City? Those can have higher densities & fit in well. Remember that light & air are important to higher density housing. Neighborhood compatibility is paramount.
