



COMMUNITY DEVELOPMENT DEPARTMENT

OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

ODDS Work Group July 15, 2024

Purpose of Meeting

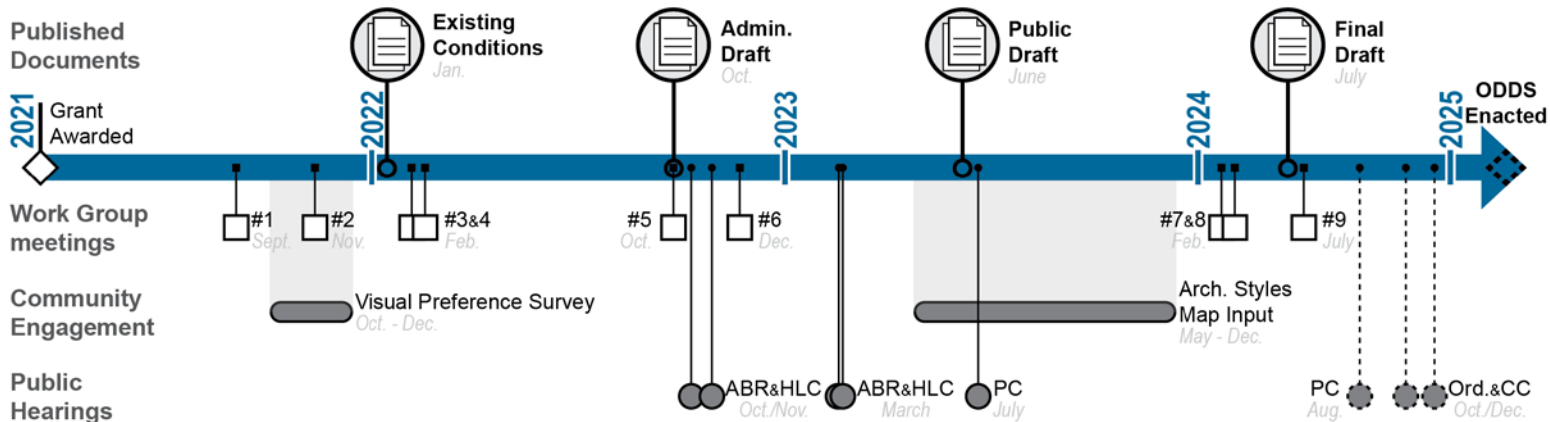
- Revisit the purpose of objective standards
- Review main changes
- Discuss options for Work Group recommendation to Planning Commission
- Describe next steps
- Answer Questions



RECAP

Timeline

Title 25: Objective Design and Development Standards



Why Objective Design Standards for Housing?

- State laws
- Zoning standards alone do not achieve the desired building form
- New standards needed to address features important to neighborhood character and design



Who can use ODDS?

- Multi-unit projects (2+ units)
- Mixed-use projects (minimum 2/3 residential)
- Transitional and supportive housing
- Streamlined Affordable Housing (Senate Bill 35) and similar state laws that limit discretionary design review

Not applicable: single-unit homes, ADUs, nonresidential only, mobile home parks, projects requesting modifications or variances

Why a New Title 25 Zoning Code?

- To stand-alone from current and available Zoning Ordinances and processes (Title 28 and 30)
- To encourage walkable, mixed-use places using verifiable and measurable standards
- To provide prescriptive standards to align with community expectations
- To provide graphics in a clear and concise objective manner

Existing Zoning and ODDS

Same as Title 30/28

- Height
- Setbacks
- Upper Story Stepbacks
- Open Yard
- Parking (# of Spaces)
- AUD Incentives
- Density (General Plan)

Unique to Title 25

- Design Sites and façade zone requirements
- Massing and Façade Composition
- Parking (Location)
- Adjacency Considerations
- Frontage

Comparison Design Review Processes

	Objective Design Review	Discretionary Review
Project Design	Objective Standards and portions of Municipal Code	Municipal Code and Design Guidelines
Design Review Hearings	1 (PDA + FA)	Limited to 5
Design Review Discretion	Limited to ODDS	Limited to Design Guidelines
Findings	Objective Findings	Subjective Project Compatibility Findings

Input and Outreach

9 Work Group Meetings

2 Surveys - Visual Preferences and Architectural Styles
(~385 Responses)

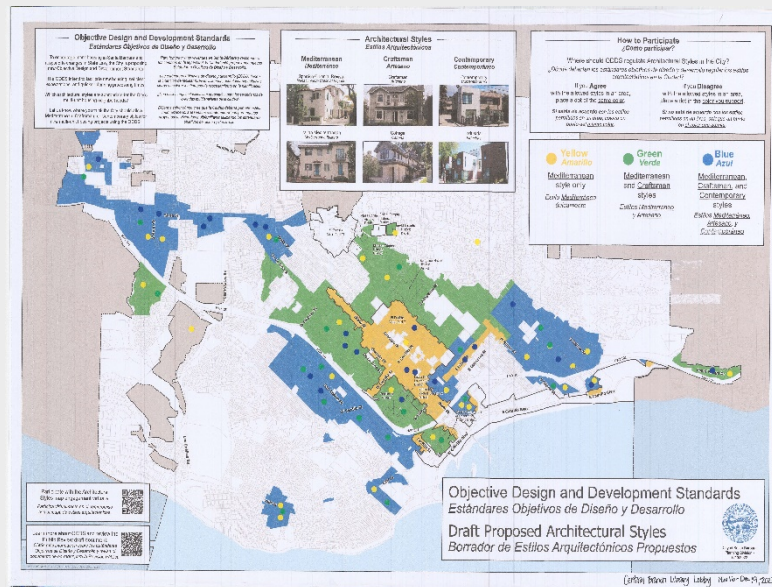
7 Focus Group Interviews

6 ABR/HLC Meetings

2 Planning Commission Meetings (Overview and Recommendation)

~27 Public Input Letters

4 Presentations (AIA and Habitat for Humanity)



REVISIONS SUMMARY

Changes to Public Draft (June 2023)



PLANNING
COMMISSION
COMMENTS



WORK GROUP
INPUT



PUBLIC
SURVEYS/
LETTERS



STAFF INPUT

Throughout ODDS



Consolidated chapters and removed duplicative content



Revised Zone and Architectural Styles maps



Clarified standards and muni code references



Replaced all photos with local Santa Barbara examples

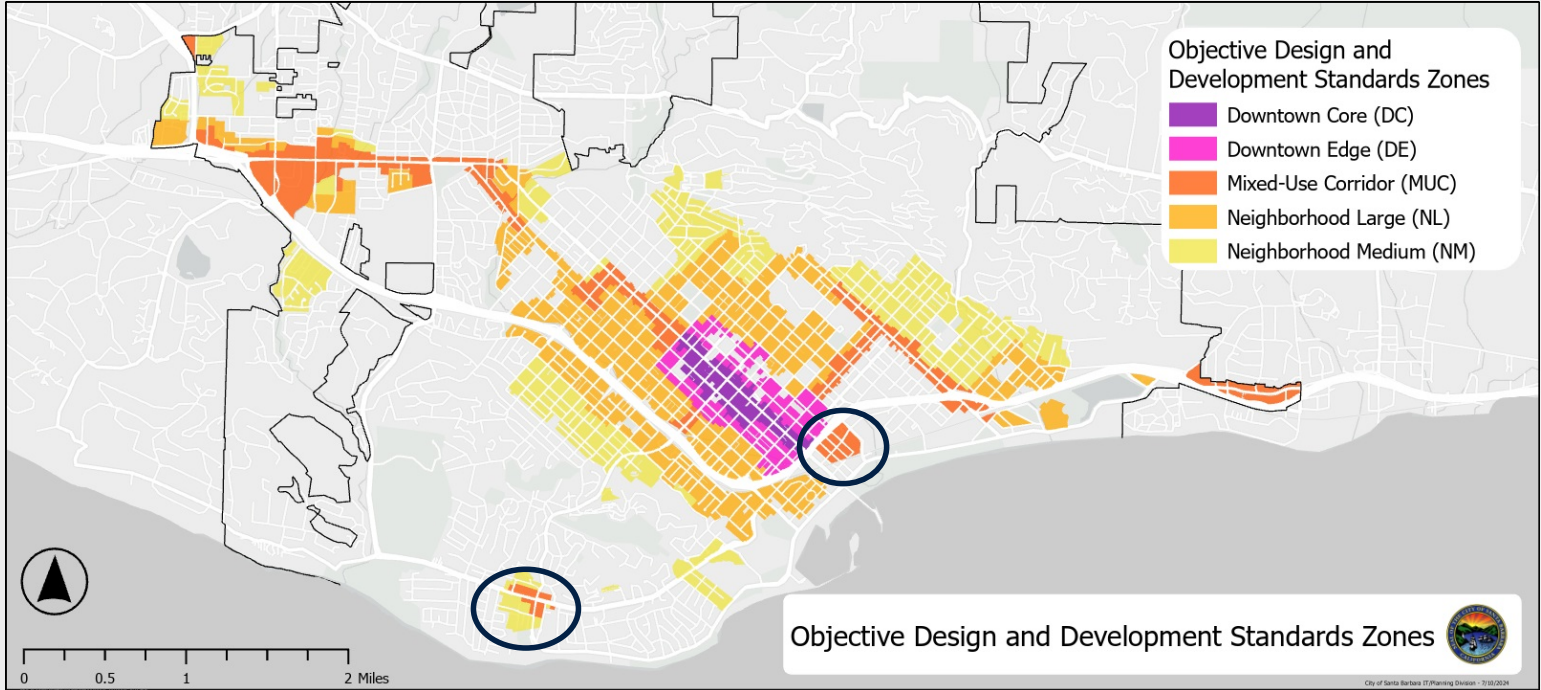


Revised graphics to improve understanding

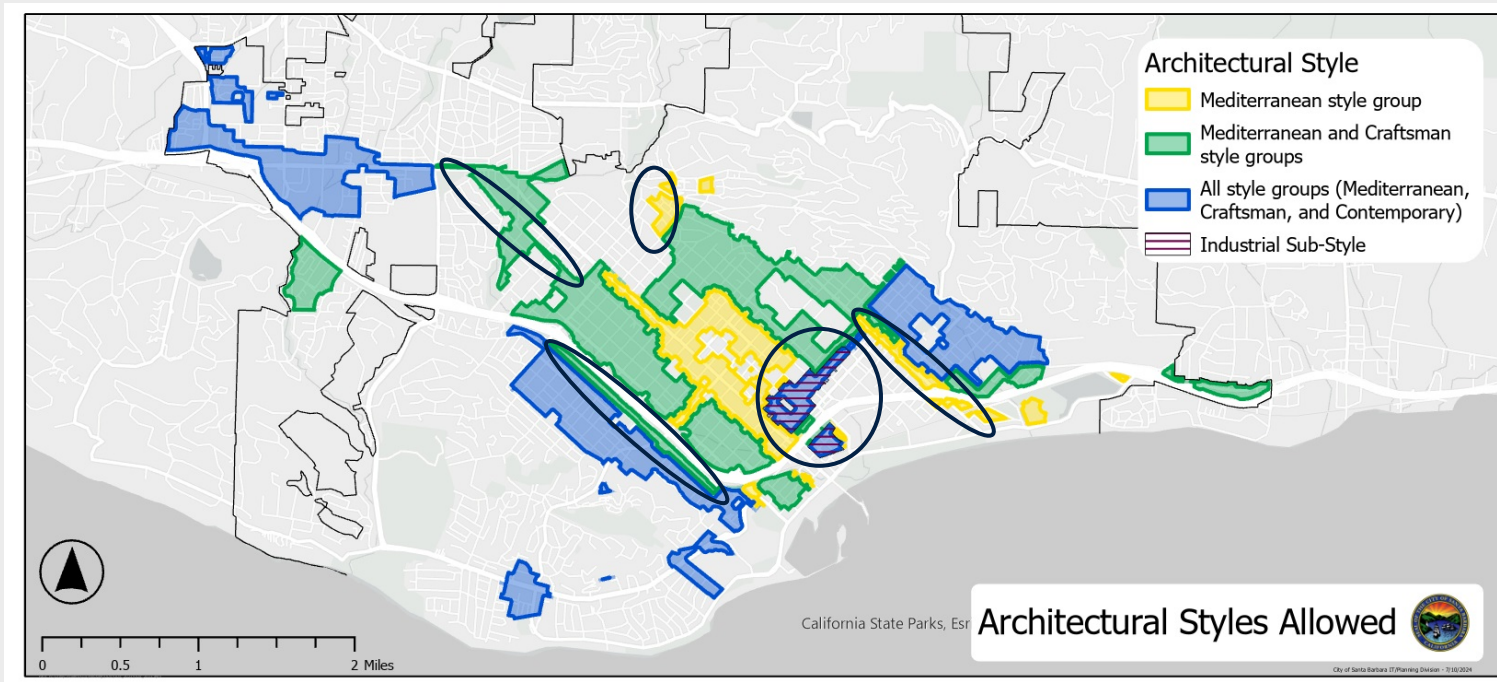
Introduction

- Explained relationship of ODDS to zoning and general plan land use designations
- Clarified applicability and procedures
- Amended the Zone and Architectural Styles maps

Zone Map



Architectural Styles Map

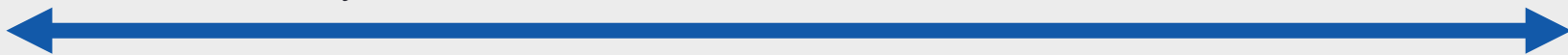


Zones

Updated Graphics!

House-Scale Buildings
Lower Intensity

Block-Scale Buildings
Higher Intensity



Neighborhood
Medium



Neighborhood
Large



Mixed-Use
Corridor



Downtown
Edge



Downtown
Core

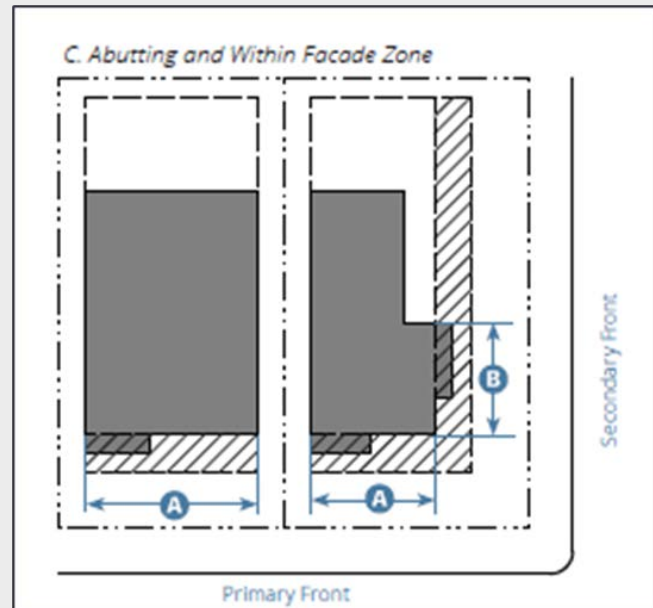
Zones

- Clarified General Requirements
 - Density and Unit Size
 - Applicability of Title 30 Standards
 - *Inclusionary*
 - *Prohibition on Hotel Conversions*
 - *Nonresidential Growth Mgm't*
 - *Encroachments*



Zones

- Clarified Design Sites:
 - Determining primary front
 - Standards for single vs. multiple design sites
- Clarified Façade Zones:
 - Added intent and standards



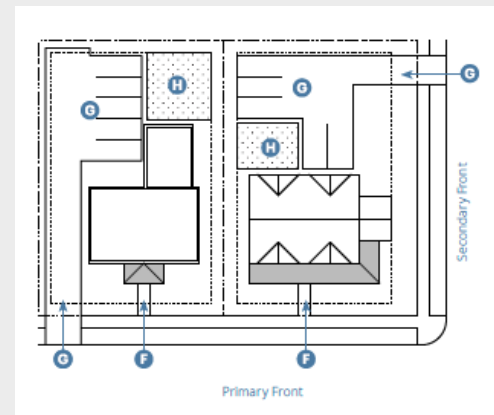
Zones

B. Building Types and Design Site Size			
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
House-Scale			
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Each design site shall have only one main building type.			

- Reduced design site min. depth
- Allowed house-scale building types in more intense zones
- Removed references to and standards for Community Benefit Projects

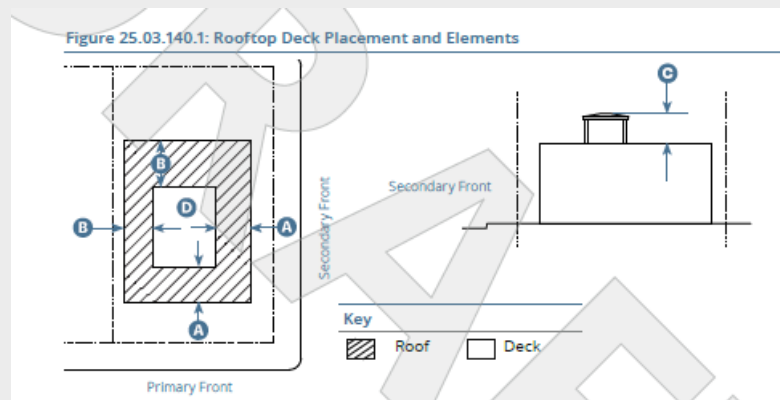
General Site Design Standards

- Added key references to Title 30 Standards
 - Storm Water
 - Open Yard
 - Screening
- Expanded Landscape standards
 - Minimum Area by Zone
 - Location and Materials



General Site Design Standards

- Consolidated Parking Techniques
- Amended Rooftop Decks
 - No enclosure, temporary fabric awnings, shade structures
 - Stair penthouses limited in height
 - Transparent windscreens treated to reduce glare



Building Types

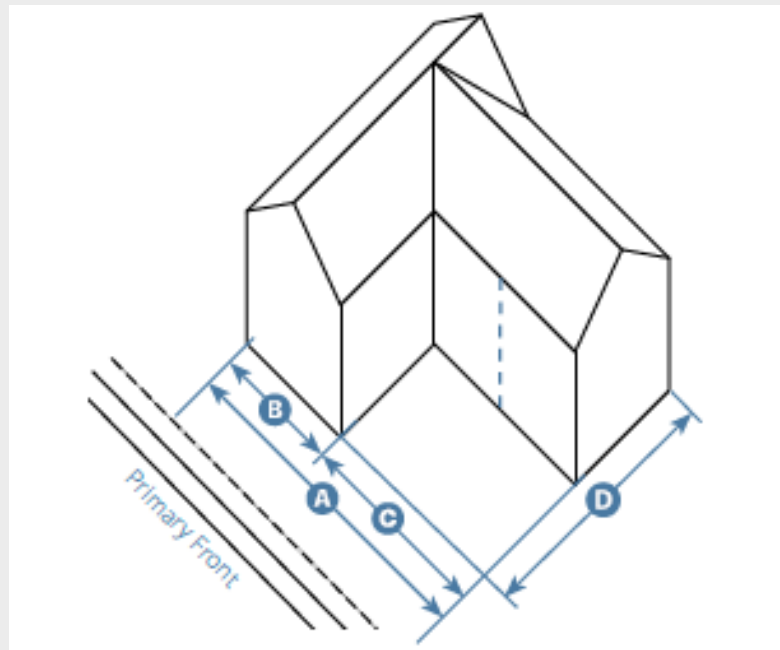


Side Court Building Type

- Revised Side Court and Medium Courtyard
 - Added 3rd story in NL
 - Two buildings allowed per site
 - Added separation between buildings

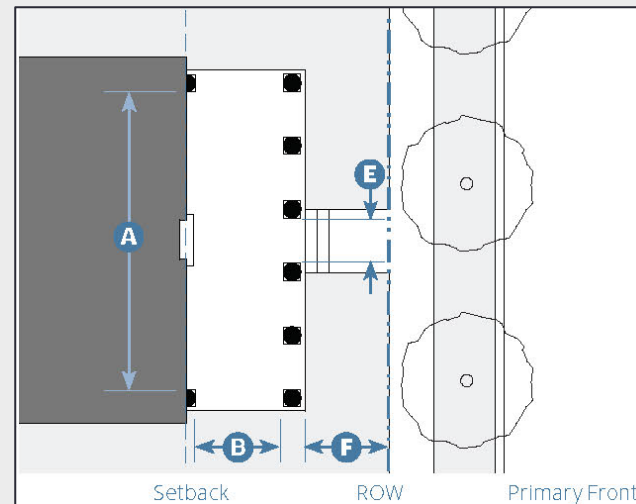
Building Types

- Simplified Massing Types
 - Removed roof types to reduce content information
 - Explained site configurations
 - Clarified standards



Frontages

- Revised descriptions for consistency
- Added table of allowed combined frontage types
- Removed Public Improvements



Architectural Styles



- Added General Requirements - consolidates applicable standards for all styles
- Standardized materials lists and added materials for other features

Architectural Styles

- Revised Contemporary Style to limit:
 - Material changes
 - Cantilevers without support columns
 - Metal panels as allowed wall surfaces



Exceptions

- Clarified criteria for relief from standards and added additional exceptions, including:
 - Screening
 - Additional story (up to the height limit) as needed to meet density standards

WORK GROUP RECOMMENDATION

Work Group Recommendation

Reconvene by August 1 to discuss

- Do you support the ODDS?
- Would you support with specific changes recommended to the Planning Commission?

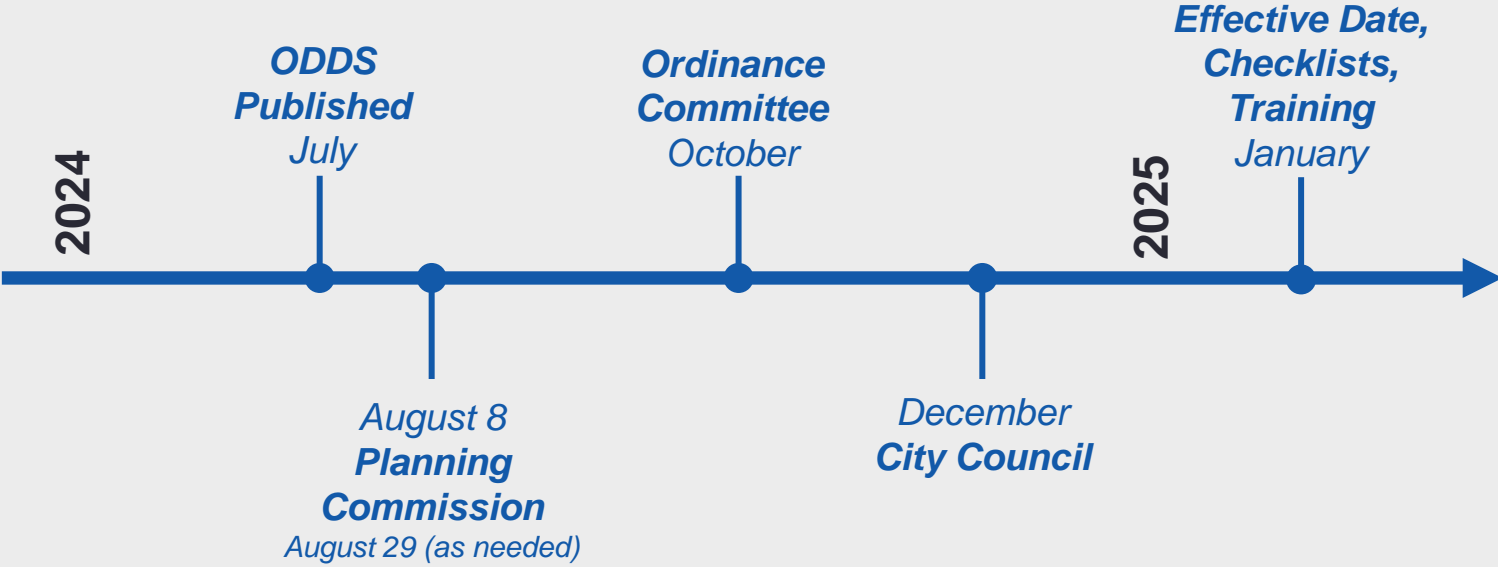
Work Group Recommendation

Options

- Appoint Spokesperson
- Group Letter
- Individual Letters
- Attend Hearing

NEXT STEPS

Next Steps



THANK YOU

Rosie Dyste, Project Planner
rdyste@santabarbaraca.gov