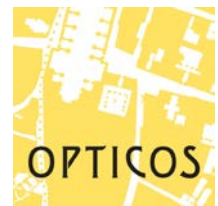


Objective Design and Development Standards Overview

City of Santa Barbara

August 8, 2024





Topics

1. Who we are

2. The approach and intent supporting the ODDS



Who we are

SECTION

1

We are urban designers and architects who believe in the transformative power of beautiful, sustainable, walkable communities for all.



The Opticos Team

Urban Designers

Architects

Strategists

Partnering with Cities, Counties, Developers
since 2000

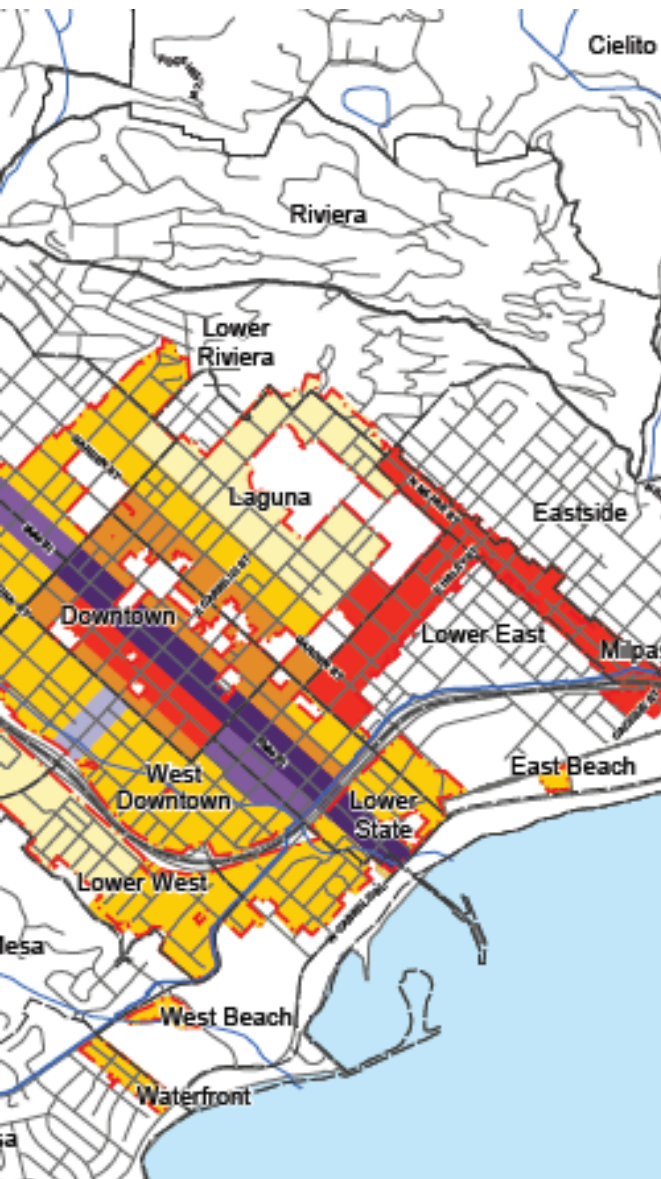
Leaders in Zoning Reform and Form-Based
Codes

Leaders in Objective Design Standards

We are Implementers

Who We Are





The Approach and Intent supporting the ODDS

SECTION

2

Form-based approach that uses existing and intended physical character as the inputs for new standards



Existing Conditions: Expectations, Input

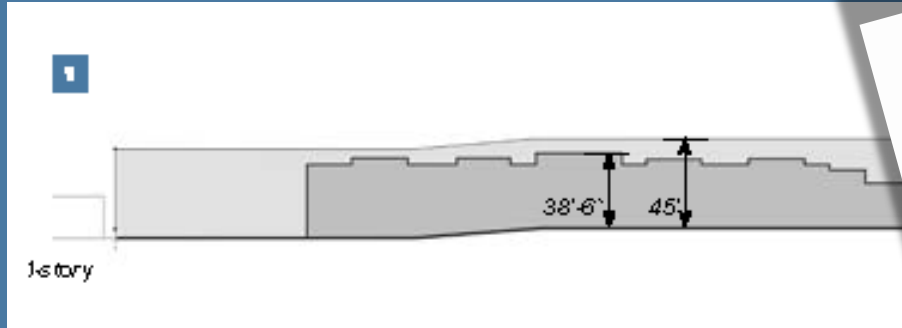
City Tour

Stakeholder Interviews with 7 different groups

Work Group Meetings

Review of Projects

Bi-weekly coordination calls with City staff



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

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

Existing Conditions: Building Size



House-Scale

Block-Scale

Existing Conditions: Building Size by Style

	Style Group 1			Style Group 2	Style Group 3			Style Group 4		
	Italianate	Craftsman	American Colonial Revival	English Vernacular / Tudor	Adobe	Spanish Colonial Revival	Mission Revival	Italian Mediterranean	Contemporary	Industrial
House Scale Small to Medium	•	•	•	•		•	•	•	•	•
House Scale Large	•	•	•	•	•	•	•	•	•	•
Block Scale		•				•	•	•	•	•

House Scale Small to Medium

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

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



House Scale Large

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



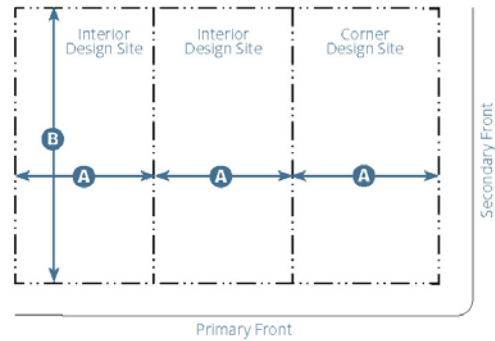
Block Scale

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



	Style Group 1			Style Group 2	Style Group 3			Style Group 4
	Italianate	Craftsman	American Colonial Revival	English Vernacular / Tudor	Adobe	Spanish Colonial Revival	Mission Revival	Italian Mediterranean
A	••*	••*			*			
B								
C		••*	••*	••*	••*	••*	*	
D	•*				•*	•*		
E	•*							
F		••*						
G								
H								
I							••*	••*
J	••*							••*
K								
L					•*			

Results: Design Site Standards



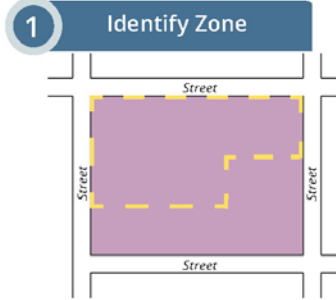
Key

--- Lot/Design Site Line

B. Building Types and Design Site Size

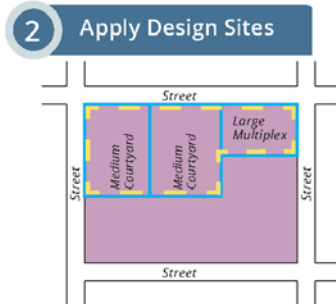
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
House-Scale			
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
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.



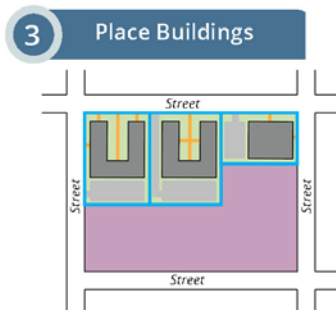
A. Identify Zone

1. See Zone Map.
2. See Section 25.02.040 (Design Sites) and Subsection B (Building Types and Design Site Size) of the Zone.



B. Apply Design Sites

1. Each design site is required to front onto the adjacent right-of-way. Where public improvements apply, design sites shall not include the right-of-way.
2. Select only one building type for each design site from the allowed building types for the zone and apply the required dimensional standards. (See Subsection B (Building Types and Design Site Size) of the Zone).



C. Place Buildings

1. Place each main building on its design site in compliance with the required setbacks and other standards of the Zone.
2. Each building is required to front onto the adjacent right-of-way.
3. Select and apply frontage types to each building (see Subsection F (Frontages) of the Zone).

Results: Building Type and Massing Standards

Table 25.04.040.A: Building Types Overview

	Specific Standards	Zones				
		NM	NL	MUC	DE	DC
House-Scale						
Duplex Side-by-Side	25.04.050	A	A	A	A	A
Duplex Stacked	25.04.060	A	A	A	A	A
Cottage Court	25.04.070	A	A	A	A	A
Medium Multiplex	25.04.080	A	A	A	A	A
Duplex Court	25.04.090	A	A	A	A	A
Side Court	25.04.100	—	A	A	A	A
Medium Courtyard	25.04.110	—	A	A	A	A
Block-Scale						
Large Multiplex	25.04.120	—	—	A	A	A
Large Courtyard	25.04.130	—	—	A	A	A
Downtown Building	25.04.140	—	—	—	—	A

Key A = Allowed — = Not Allowed

25.04.060 Duplex Stacked



Local example in the West Beach neighborhood



Local example in the West Beach neighborhood



Local example in the West Beach neighborhood

A. Description

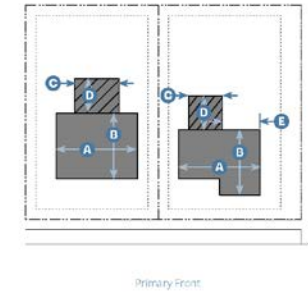
A small-to-medium-sized, detached, House-Scale Building. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

B. Number of Units/Buildings

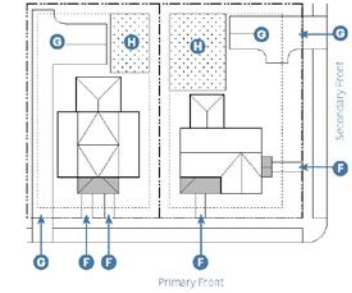
Units per Building	2 max.
Buildings per Design Site	1 max.

Massing Types

Narrow Box	Table 25.04.150.A.1
Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3



Primary Front



Primary Front

Key

--- Lot/Design Site Line	■ Building
..... Building Setback Line	■ Wing

C. Building Size and Massing

Height	
Stories	2.5 max.
Main Body	
Width	36' max. (A)
Depth	48' max. (B)
Wings	
Width	15' max. (C)
Depth	24' max. (D)
Separation between Wings	10' min.
Offset from Main Body façade plane	5' min. if 2 stories; 0' min. if 1 story
along primary front, secondary front, or community open space	

Massing Types

Narrow Box	Table 25.04.150.A.1
Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3

Key

--- Lot/Design Site Line	■ Frontage
..... Building Setback Line	□ Common Open Yard

D. Pedestrian Access

Main Entrance Location Primary Front (F)
Each unit shall have an entry facing the street on or within 25' of the front façade.
On corner design sites, each unit shall front a different street.

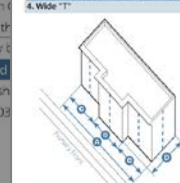
E. Vehicle Access and Parking

Driveway and standards in (Parking may be...)

F. Open Yard

Open yard shall Section 25.03

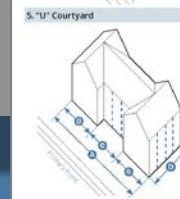
Table 25.04.150.A: Main Body Massing Types



4. "Wide T"

This massing type divides the façade into three parts, with the middle part projecting.

Main Body	
Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type (A)
Projecting Volume	1 bay min.; 3 bays max. ¹ (B)
Recessed Volume	1 bay min.; 2 bays max. ¹ (C)
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type (D)



5. "U" Courtyard

This massing type divides the façade into three parts, with the middle part recessed slightly to create a forecourt.

Main Body	
Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type (A)
Projecting Volume	1 bay min.; 3 bays max. ¹ (B)
Recessed Volume	1 bay min.; 3 bays max. ¹ (C)
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type (D)

Existing Conditions: Public Realm

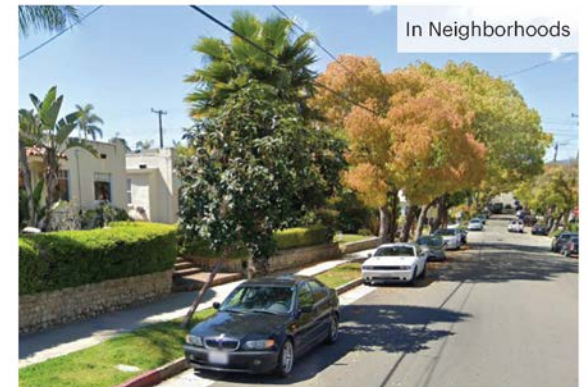
	Topography		Frontage Types			Frontage Types			Streetscape			Sidewalk Dimensions			
	Flat	Slope 6% to 14.9%	Shopfronts	Terrace	Porches/Stoops	Parking	Arcade/Gallery	None ¹	Street Trees/Planting Strip	Raised planters	Center Median	5'-7'	8'-10'	12' from curb	20' from curb
Coast Village	●	●	●	●		●			●		●	●			
Downtown	●		●				●		●	●		●	●		●
East Beach	●			●	●	●		●	●	●	●	●	●		
East Mesa	●	●						●	●			●			
Eastside	●				●				●			●			
Hitchcock	●	●						●	●			●			
Laguna	●	●			●				●			●		●	
Lower East	●		●		●				●			●	●		
Lower Riviera		●			●				●			●			
Lower State	●		●			●	●	●	●	●		●	●		●
Lower West	●				●	●		●	●			●			
Milpas	●		●		●				●			●	●		
Oak Park	●	●	●		●	●		●	●			●		●	
Upper East	●	●			●				●			●			
Upper State	●	●	●					●	●			●	●		
West Beach	●			●	●			●	●			●		●	
West Downtown	●	●			●				●			●	●		
West Mesa	●		●			●			●			●	●		
Westside	●	●			●	●		●	●			●		●	

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



On Main Streets

Example of street trees and planter areas with shrubs



In Neighborhoods

Example of street trees in a continuous planting strip

Results: Building Frontage Standards

Table 25.05.030.A: Allowed Frontage Types

Frontage	Specific Standards	Zones				
		NM	NL	MUC	DE	DC
House-Scale						
Porch Projecting	25.05.040	A	A	A ¹	A ¹	A ¹
Porch Recessed	25.05.050	A	A	A ¹	A ¹	A ¹
Dooryard	25.05.060	A	A	A	A ²	A ²
Stoop	25.05.070	A	A	A	A	A
Block-Scale						
Forecourt	25.05.080	—	—	A	A	A ³
Maker Shopfront	25.05.090	—	—	A ³	A ³	A ³
Shopfront	25.05.100	—	A ³	A ³	A ³	A ³
Terrace	25.05.110	—	A	A	A ³	A ³
Gateway	25.05.120	—	—	—	A	A
Arcade	25.05.130	—	—	—	A	A

Key A = Allowed — = Not Allowed

¹ Frontage only allowed on House-Scale Buildings.

² Only on secondary front and at least 60 feet back from the primary front design site line.

³ Only for ground floor nonresidential frontages.

B. Table 25.05.030.B (Allowed Combinations of Frontage Types) provides a summary of which frontage types can be combined, consistent with the frontages allowed by zone.

Table 25.05.030.B: Allowed Combinations of Frontage Types

Frontage	Porch Projecting	Porch Recessed	Dooryard	Stoop	Forecourt	Maker Shopfront	Shopfront	Terrace	Gateway	Arcade
Porch Projecting	—	—	—	—	—	—	—	—	—	—
Porch Recessed	—	—	—	—	—	—	—	A	—	—
Dooryard	—	—	—	A	—	A	A	—	—	—
Stoop	—	—	A	—	A	—	—	—	—	—
Forecourt	—	—	—	A	—	A	A	A	—	A
Maker Shopfront	—	—	A	—	A	—	—	A	—	—
Shopfront	—	—	A	—	A	—	—	A	A	A
Terrace	—	A	—	—	A	A	A	—	—	—
Gateway	—	—	—	—	—	—	A	—	—	—
Arcade	—	—	—	—	A	—	A	—	—	—

Key A = Allowed — = Not Allowed

25.05.080 Forecourt



Local example in the Downtown neighborhood



Local example in the Oak Park neighborhood

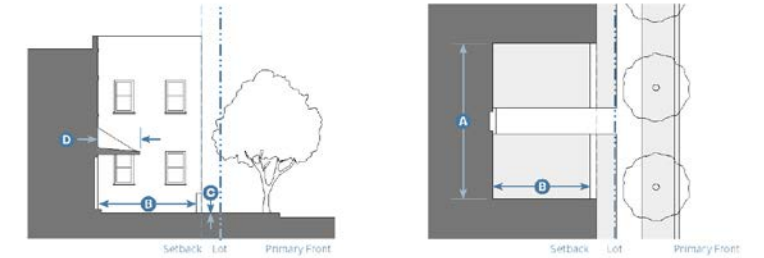


Local example in the West Beach neighborhood

A. Description

A Forecourt is embedded in the front façade to create an uncovered and shared space for a main building entrance or serving multiple unit entrances. It is open to the sky except for allowed encroachments and can include a low fence or wall that separates it from the right-of-way. The Forecourt is distinct from a Community Open Space ("Plaza") in that it occurs only once per design site and may not overlap with a Plaza.

A Forecourt may be combined with a Stoop (25.05.070), Maker Shopfront (25.05.090), Shopfront (25.05.100), Terrace (25.05.110), or Arcade (25.05.130).



Key
 --- Lot/Design Site Line
 - - - - - Setback Line

B. Required Elements

Width, Clear	25' min. if 3 stories; 35' min. if 4 stories; 50' max.	A
Depth, Clear	15' min.; 50' max.	B
Finish Level above Sidewalk	12" max.	C

Along the ground floor of the Forecourt, the following are allowed to encroach a total of 1/3 of the Forecourt's width: Stoop, Shopfront, Maker Shopfront, or Arcade.

C. Additional Requirements

Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

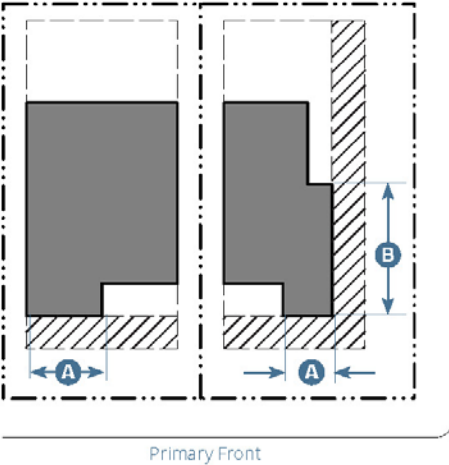
A 42" max. height fence or wall is allowed, using materials consistent with the main building.

The Forecourt is not required to be open to the public. The Forecourt is included in the length of façade required within or abutting the façade zone.

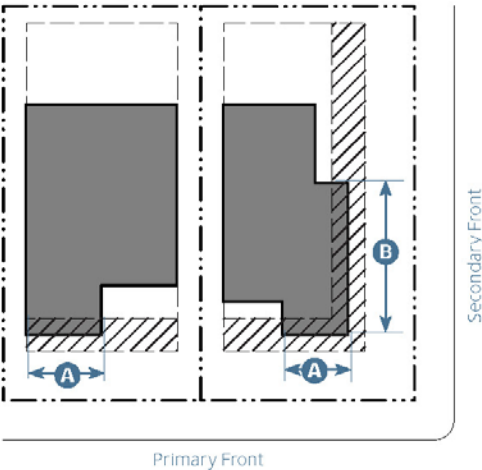
Results: Façade Zone Standards

Figure 25.02.050.2: Applying the Required Amount to the Façade Zone

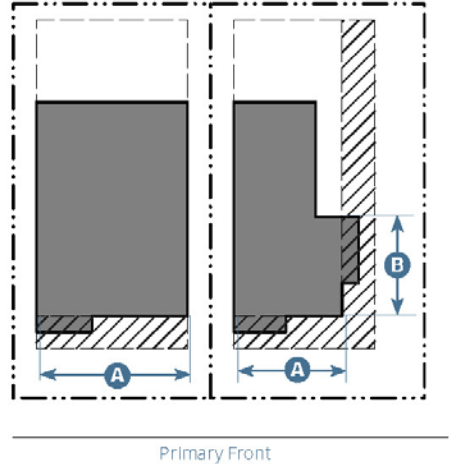
A. Abutting Façade Only



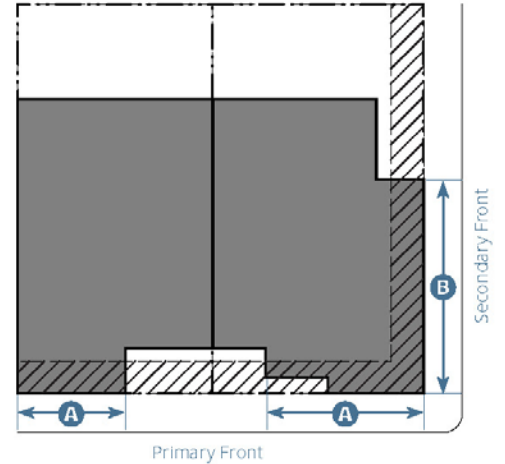
B. Within Façade Zone Only



C. Abutting and Within Façade Zone



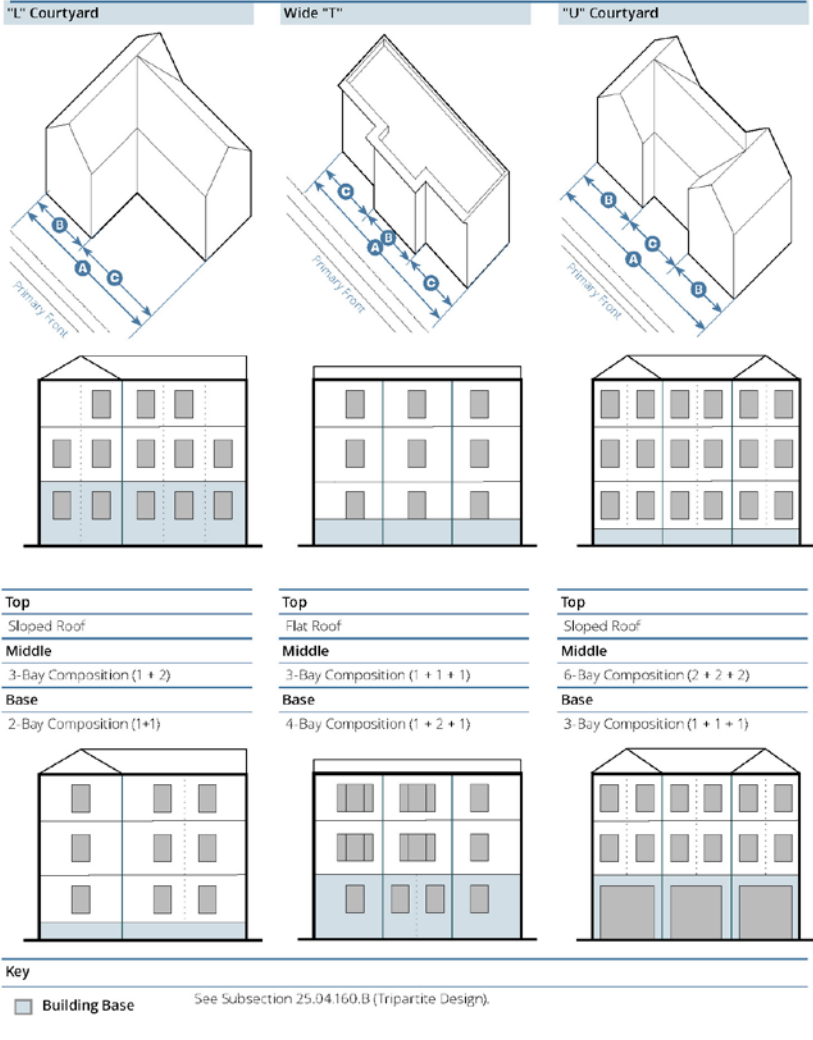
D. For Zones with 0' minimum Setbacks



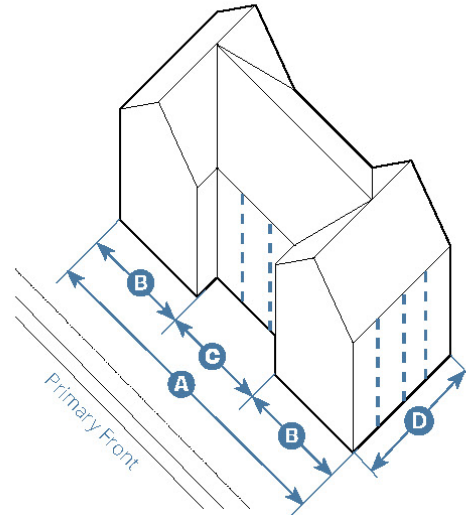
Flexibility and Creativity for Façade Location

Results: Façade Composition Standards

Figure 25.04.150.1: Example of Massing Types



5. "U" Courtyard



This massing type divides the façade into three parts, with the middle part recessed slightly to create a forecourt.

Main Body

Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	A
Projecting Volume	1 bay min.; 5 bays max. ¹	B
Recessed Volume	1 bay min.; 9 bays max. ¹	C
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	D

Results: Architectural Design Standards for 3 Style Groups

Craftsman, Mediterranean, Contemporary

25.06.040 Craftsman Style Group



A. General Description

Craftsman Sub-Style

The Craftsman style emerged in the American west and was inspired by the English Arts and Crafts movement. The Craftsman bungalow house was prevalent from the 1900s to the 1940s. Since that time, it has been adapted to multi-unit and mixed-use prototypes.

Cottage Sub-Style

Prevalent in the early 20th century, the Cottage style like Craftsman, was influenced by the English Arts and Crafts movement and its affinity for pre-industrial models. In Santa Barbara, the Cottage style accommodates a range of primarily Northern European vernacular expressions. Windows, bay windows, balconies, porches, and materials are based on elements used in these traditions.



B. Character Description: Craftsman

Massing of two and a half stories or less

Low pitched roofs with deep eaves and exposed rafter tails

Horizontally proportioned openings made from ganged vertical windows

Emphasis on natural-appearing materials, including composite wood shingles

Asymmetrical composition with wall plane broken by projecting gable ends

Wall plane broken by projecting and/or recessed elements

B. Character Description: Cottage

Massing of two and a half stories or less

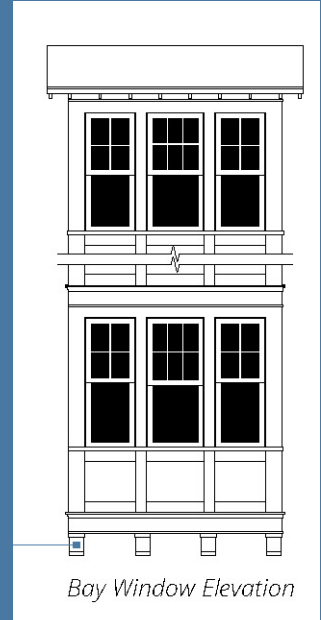
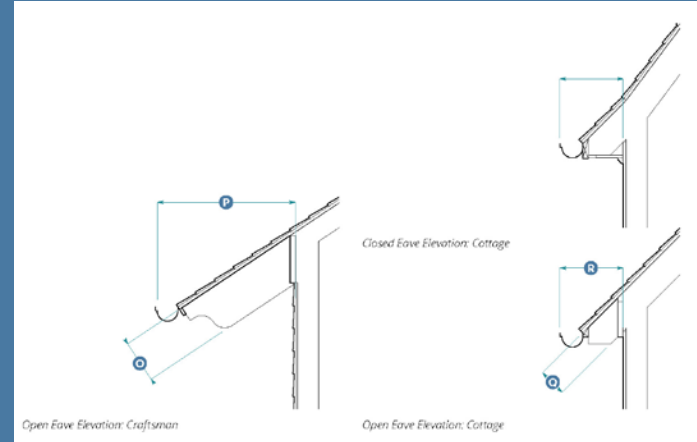
Asymmetrical massing with front-facing gables

Steeply-pitched shingle roof with low eaves; minimal projection at eave and rake

Windows with evenly-spaced divided lites

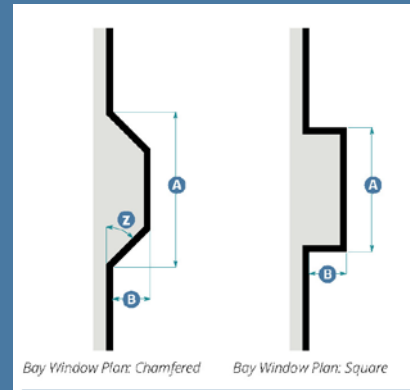
Stucco walls with or without half-timbering

Mix of arched doors and square, though occasionally segmented arched windows



J.1. Dormers: Craftsman	
Roof Form	
Type	Shed
Pitch	3:12 min.; 7:12 max.
Horizontal Projection	
Rake	See Subsection E.1 (Rake) for rake standards. C
Eave	See Subsection F.1 (Eave) for eave standards.
Placement	
Setback from Side Façade	3'-0" min.

J.2. Dormers: Cottage	
Roof Form	
Type	Gable, Hip
Pitch	6:12 min.; 10:12 max. D
Horizontal Projection	
Rake	See Subsection E.2 (Rake) for rake standards.
Eave	See Subsection F.2 (Eave) for eave standards.
Placement	
Setback from Side Façade	3'-0" min.



Why these 3 Style Groups?

Coordinate all through palette of 5 Zones w standards

House-Scale Buildings
Lower intensity

Block-Scale Buildings
Higher intensity



Neighborhood
Medium

Neighborhood
Large

Mixed Use Corridor

Downtown Edge

Downtown Core

Each zone generates an intended physical character

Chapter 10, Chapter and Dev

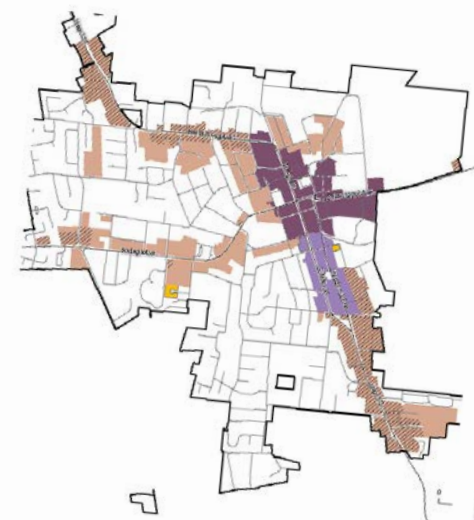


Marin Form-Based



Multi-Family Development & Design Standards

April 2023 Edition



Article 2: Objective Design Standards for HAA and SB35 Eligible Projects



Final Draft
Prepared for: City of Sebastopol
July 17, 2023
August 8, 2023
November 3, 2023



Title 22: Objective Design Standards for Development

Thank you!