



# COMMUNITY DEVELOPMENT DEPARTMENT

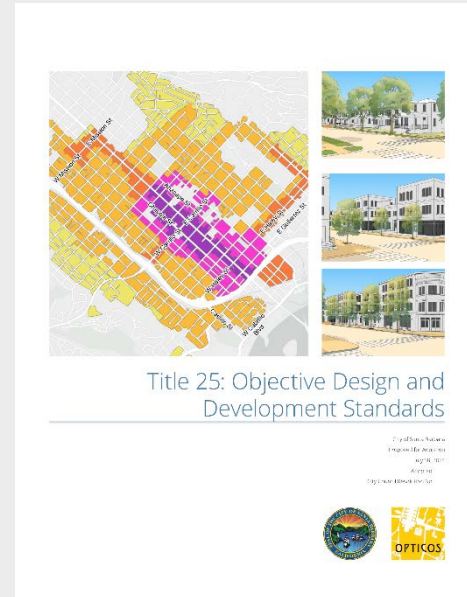
# TITLE 25 OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

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Planning Commission Meeting August 8, 2024

# Project Components

- Title 25 Objective Design and Development Standards (ODDS)
- Title 30 Amendments



# Purpose of Hearing

- Ask for a Recommendation to City Council:
  - Title 25 Objective Design and Development Standards adoption
  - Title 30 Zoning Ordinance Amendments adoption
  - CEQA Exemption determination
  - General Plan consistency

# Presentation Format

## 1. Staff

- Background
- Why Create Objective Standards

## 2. Opticos

- ODDS Framework
  - *Who We Are*
  - *The Approach and Intent Supporting ODDS*

## 3. Staff

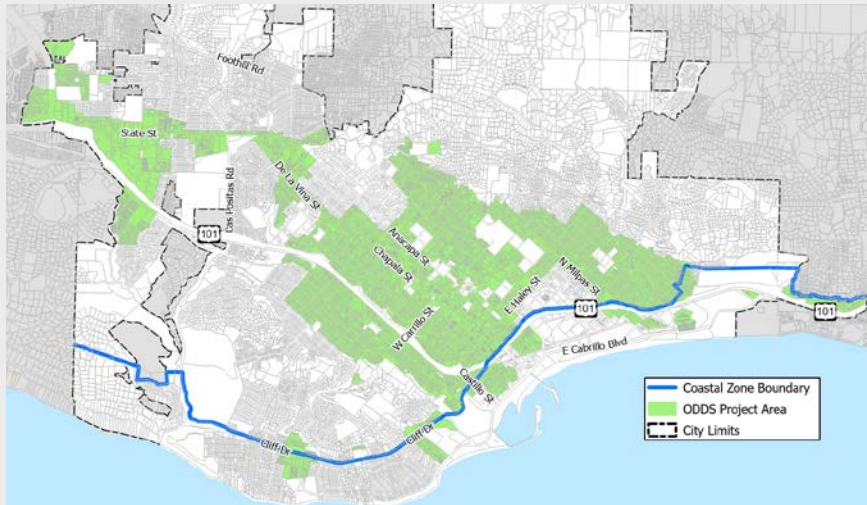
- Guide to Using ODDS
- Objective Design Review
- Title 30 Amendments
- Recommendations and Next Steps

# BACKGROUND

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# Objective Standards – What and Where?

*“...no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion...”*



- Multi-Unit Zones
- Commercial Zones that Allow Residential Use

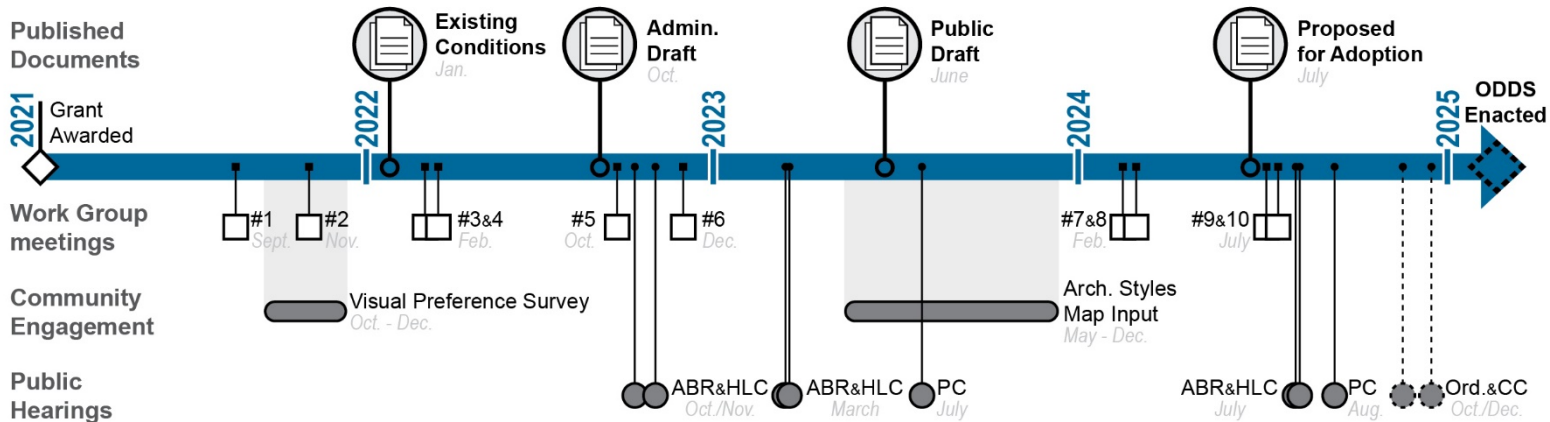
# ODDS Goals



- Increase Predictability
- Promote a Livable City
- Respect the Context
- Create a Visual Language

# Creating the ODDS

## Title 25: Objective Design and Development Standards (ODDS)





# Work Group Participation

- Planning Commission
  - *John Bauke, Devon Wardlow (alt)*
- Architectural Board of Review
  - *David Black, Richard Six, Dennis Whelan (alt)*
- Historic Landmarks Commission
  - *Dennis Doordan, Robert Ooley*
- American Institute of Architects
  - *Cass Ensberg, Detty Peikert*



# Community Engagement

- Webpage
  - Fact Sheets and Video
- Surveys
  - Visual Preferences
  - Architectural Styles Map
- Presentations to AIA and Habitat for Humanity

CITY OF SANTA BARBARA

## ARCHITECTURAL STYLES MAP

October 2023

**STYLE GROUPS AND SUB-STYLES**

**Craftsman**

- Craftsman
- Cottage

**Mediterranean**

- Spanish Colonial Revival
- Italian Mediterranean

**Contemporary**

- Contemporary
- Industrial

**JOIN THE CONVERSATION**

The City of Santa Barbara invites the community to provide input to help shape the design for future multi-unit residential development. The Draft Objective Design and Development Standards (ODDS) were prepared to reflect the community's design priorities and complement the unique characteristics of Santa Barbara's neighborhoods. The City is asking for your help in refining the Draft ODDS Architectural Styles Map.

**WHY CREATE AN ARCHITECTURAL STYLES MAP?**

The Draft ODDS includes three style groups with two sub-styles each selected to represent the City's most prevalent existing architectural styles. Recognizing that architectural style is important to the City's identity, an Architectural Styles Map was created for consistency with the City's existing architectural style rules, to focus certain styles in specific areas, to emphasize traditional architecture in areas that are gateway or entry points into the City, and to be sensitive to locations that are near Historic and Landmark Districts.

**HOW WAS THE MAP CREATED?**

The first step in crafting the Architectural Styles Map was identifying and assigning style groups to areas of the City that already have style requirements (e.g., the El Pueblo Viejo Landmark District which requires Mediterranean styles). The second step was to review the City's existing design guidelines for specific areas, such as the Upper State Street and the Haley/Milpas Area guidelines, for recommended architectural styles and map accordingly. Finally, public input submitted on the Administrative Draft Architectural Styles Map was considered and incorporated.

*Inclusion of more contemporary styles and natural materials is encouraged in the Upper State Street corridor*

Upper State Street Area Design Guidelines (2008)

**WHY ASK FOR COMMUNITY INPUT NOW?**

Neighborhood compatibility and the look and feel of new buildings is important to City residents. We want to expand our public outreach on this topic and hear your thoughts on the Draft Architectural Styles Map so that we can share them with City decision-makers.

PLANNING DIVISION | FACT SHEET 1

# Collaboration and Refinement

Work Group  
Meetings

Design Review  
Boards  
Comments

Public Surveys  
and Comment  
Letters

Planning  
Commission  
Overview  
Meeting

Staff Research  
and Input

Opticos  
Expertise

# ODDS Significant Revisions



Consolidated chapters and removed duplicative content



Revised Zone and Architectural Styles maps



Clarified standards and Municipal Code cross references



Replaced all photos with local Santa Barbara examples



Revised graphics to improve understanding

# WHY CREATE OBJECTIVE DESIGN STANDARDS?

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# Comply with State Law



**Housing Accountability Act** prevents denial or density reduction of housing projects compliant with objective criteria

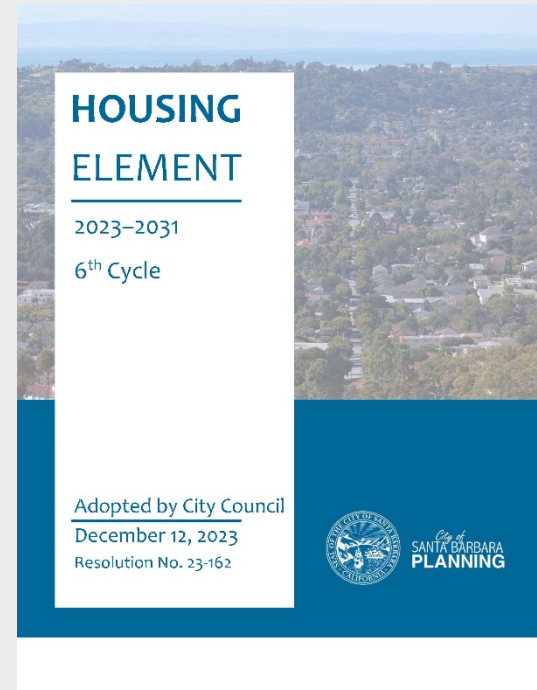
**SB330 Housing Crisis Act** prohibits cities from enforcing subjective standards

**SB35** streamlined ministerial approval

**Additional Legislation** mandates streamlined review for projects consistent with objective standards

# Implement the Housing Element

- HE-7: Objective Design Standards
  - *“...provides alternatives to conventional zoning...for developers who are seeking a streamlined alternative to the City’s design review process.”*
  - Timeline for completion December 2024



# Design Review Benefits



- **Objective Design Review** complies with state law and provides predictable approval process
- **Discretionary Design Review** can make design-related decisions



# ODDS FRAMEWORK

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Presented by Opticos Design Inc.

- Placeholder for Opticos Slides

# GUIDE TO USING ODDS

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# Overview



25.01 Introduction

25.02 Zones

25.03 General Site Design Standards

25.04 Building Types

25.05 Frontages

25.06 Architectural Styles

25.07 Exceptions

# Quick Code Guide

0

## Before You Begin

- Identify the lot size, base zone, and, if mixed-use, verify nonresidential use is allowed in the base zone.
- Identify the General Plan Land Use Designation and priority housing overlay to calculate maximum density for the site.

1

## Design Your Site

<b>Identify ODDS Zone</b>	Section 25.01.110 (Zone Map)
<b>Select Building Type and Apply Design Site Size</b>	Chapter 25.02 (Zones) Subsection B (Building Types and Design Site Size) of the Zone
<b>Apply Building Form and Placement Standards</b>	Chapter 25.02 (Zones) Subsection C (Building Form) and Subsection D (Building Placement) of the Zone  Chapter 25.04 (Building Types) Subsection C (Building Size and Massing) of the Building Type
<b>Apply Vehicle Access and Parking Standards</b>	Chapter 25.02 (Zones) Subsection E (Parking) of the Zone  Section 25.03.100 (Parking Techniques)  Chapter 25.04 (Building Types) Subsection E (Vehicle Access and Parking) of the Building Type
<b>Apply Bicycle and Pedestrian Access Standards</b>	Chapter 25.02 (Zones) Subsection E (Parking) of the Zone  Chapter 25.04 (Building Types) Subsection D (Pedestrian Access) of the Building Type
<b>Apply Open Yard Standards</b>	Section 25.03.040 (Open Yards)
<b>Apply Landscape Standards</b>	Section 25.03.050 (Landscape)

2

## Designing the Building Form

<b>Select Massing Type and Determine Building Footprint</b>	Chapter 25.04 (Building Type) Subsection C (Building Size and Massing) of the Building Type  Section 25.04.15.0 (Massing Types)
<b>Apply Massing and Façade Composition Requirements</b>	Section 25.04.160 (Massing and Façade Composition)
<b>Incorporate Adjacency and Height Standards</b>	Section 25.04.170 (Adjacency and Height Standards)

3

## Activate the Streetscape

<b>Select the Frontage Type</b>	Chapter 25.02 (Zones) Subsection F (Frontages) of the Zone
<b>Apply Frontage Standards to Each Unit and Building Entrance</b>	Chapter 25.05 (Frontages) Subsections A-C of the Frontage

4

## Apply the Architectural Style

<b>Select an Allowed Architectural Style</b>	Section 25.01.120 (Architectural Styles Map)
<b>Apply Standards for the Architectural Style</b>	Chapter 25.06 (Architectural Design) Subsections A-Q of the Architectural Style

5

## Submit the Project

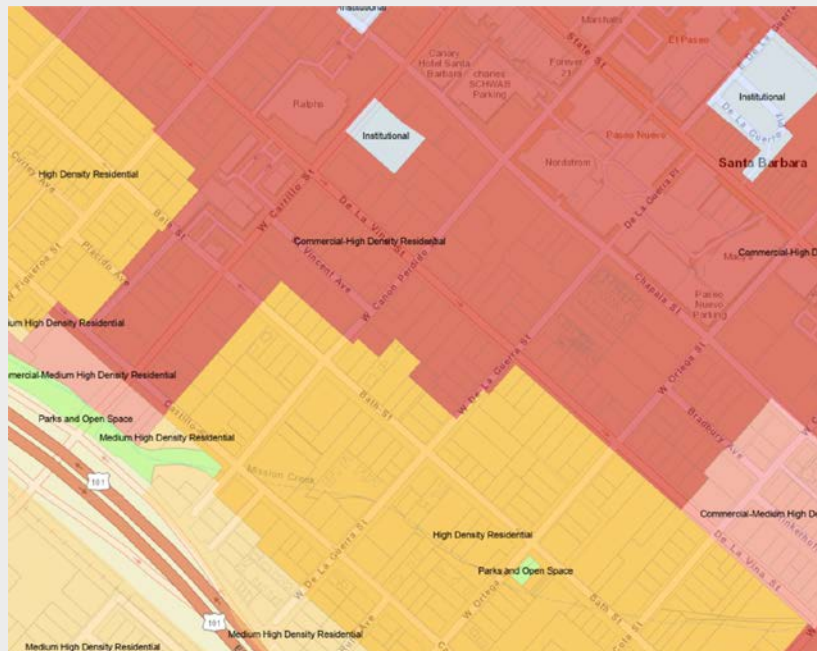
<b>Document Exception Request</b>	Chapter 25.07 (Exceptions)
<b>Submit a Planning Application</b> and supplemental checklist for objective design review	Chapter 30.205 (Common Procedure)  Section 30.220.050 (Objective Design Review)



## 0

## Before You Begin

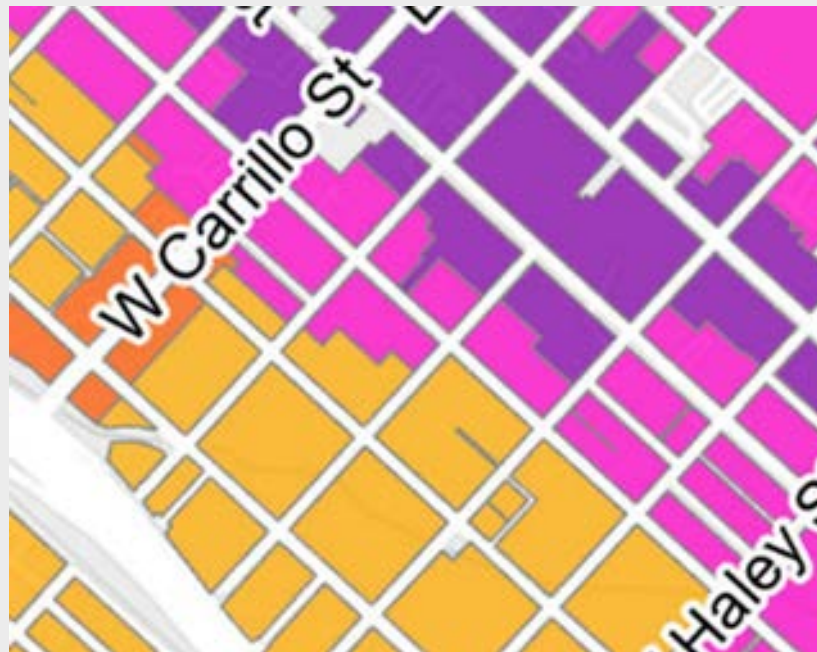
- Density from General Plan Land Use
  - Min. = Base Zone + 1 unit
  - Max. = Land Use Designation (e.g., 28-36 du/ac)



1

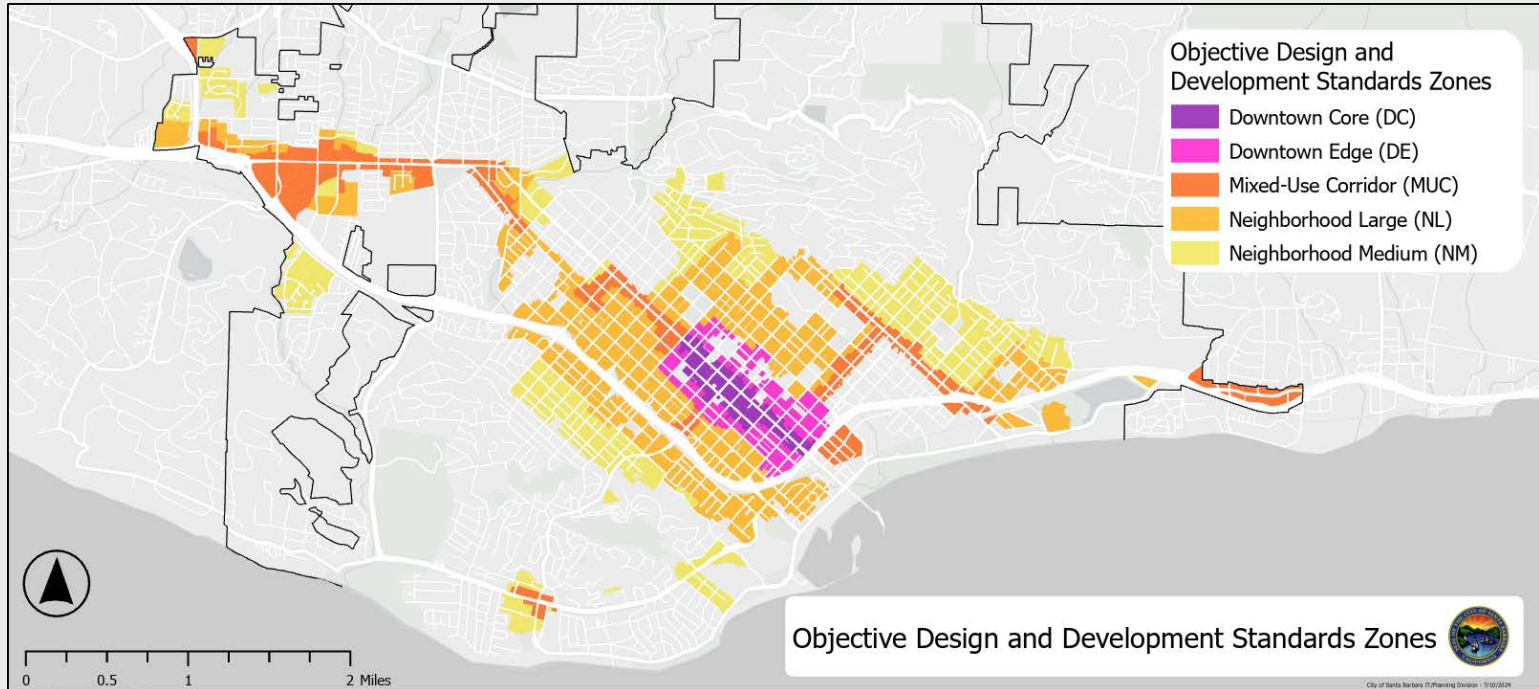
## Design Your Site

- Identify ODDS Zone
  - Neighborhood Medium
  - Neighborhood Large
  - Mixed-Use Corridor
  - Downtown Edge
  - Downtown Core





# ODDS Zone Map



1

## Design Your Site

- Apply Design Site Size
- Select Building Type
  - Articulates size, scale, and massing



1

## Design Your Site

- Building Form Standards
- Placement Standards
  - Places living spaces close to the public realm to activate the street



1

## Design Your Site

- Vehicle Access and Parking Standards
  - Minimize visual impacts
- Bicycle and Pedestrian Access
  - Enhance pedestrian friendly design



1

## Design Your Site

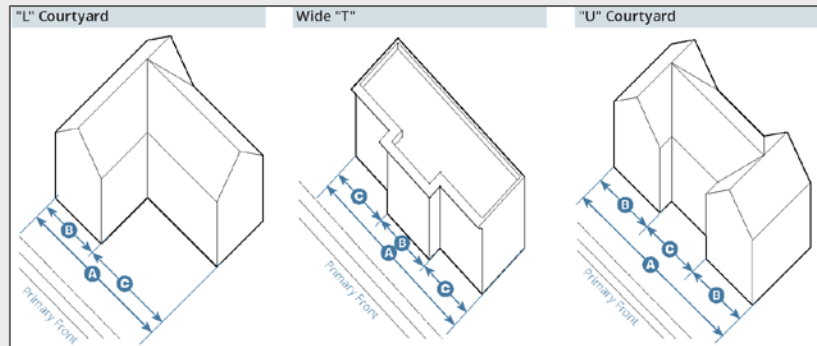
- Open Yard Standards
  - *Enhance the environment, provide access to light and air, and increase livability*
- Landscape Standards



2

## Designing the Building Form

- Massing Type
  - Shapes the built form
- Building Footprint



2

## Designing the Building Form

- Massing and Façade Composition
  - Shapes the built form

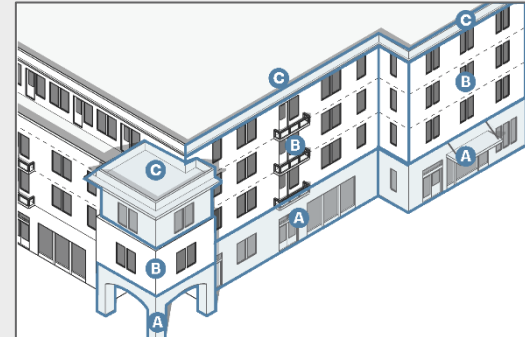


Figure 25.04.160.1:  
Example of Base, Middle,  
and Top Divisions

C	Top
B	Middle
A	Base



A	Up to 80' long
B	Up to 120' long
C	Up to 160' long
D	Over 160' long
1	Tower Element:
2	Recessed Volume
3	Additional Massing Stepback

2

## Designing the Building Form

- Adjacency and Height Standards

- Transitions from new buildings to existing buildings
- Protects public views





3

## Activate the Streetscape

- Frontage Type
  - Connects buildings to the public realm
  - Create pedestrian-oriented environments



4

Apply the Architectural Style

**Craftsman  
Style Group**



Craftsman  
Cottage

**Mediterranean  
Style Group**



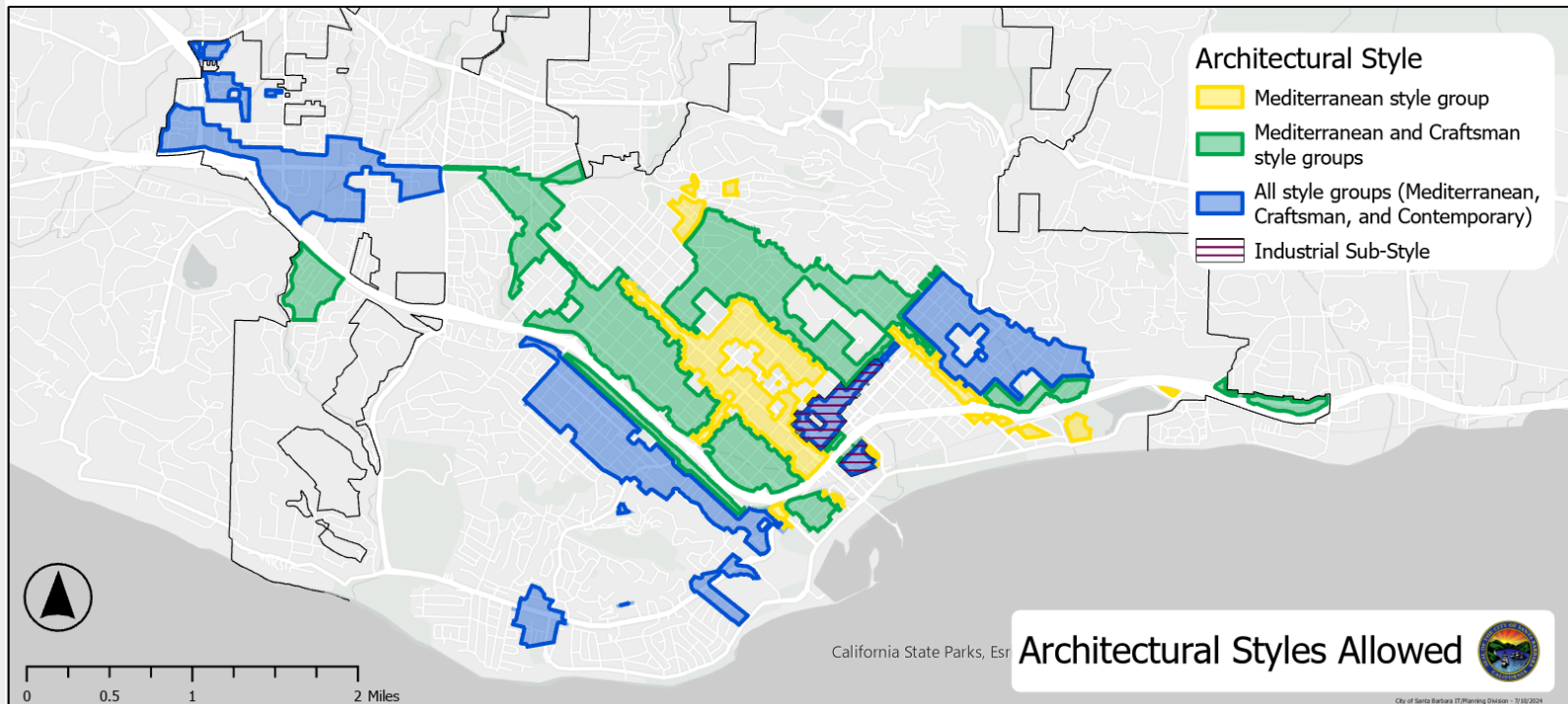
Spanish Colonial Revival  
Italian Mediterranean

**Contemporary  
Style Group**



Contemporary  
Industrial

# Architectural Styles Map



5

## Submit the Project

- Exceptions
  - Minor deviations based on existing site conditions
- Objective Design Review



# OBJECTIVE DESIGN REVIEW

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# Two Design Review Options

## OBJECTIVE

Projects submitted in compliance with the ODDS must use the objective design review process

## SUBJECTIVE

Applicants opting out of using the Objective Design Review process must use subjective design review

## Objective Design Review Process Highlights

- Approved by Design Review Boards
- Concept review / pre-application is optional
- Project design and final design approval is combined into one hearing
- Findings are limited
- Final action can be appealed by applicant to City Council

# ODDS Project Approval Overview

Applicant	Staff	Design Review Board
Prepare complete plans	Review plans for compliance with ODDS	Review plans for compliance with ODDS
Submit Application for Objective Design Review	Schedule PDA and Final Design Hearing	Hold hearing and make findings to approve or deny project



# TITLE 30 AMENDMENTS

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# Categories of Title 30 Amendments



ODDS-related, directly or for cross references



Clarifying and clean-up, no significant change



Clarifying to streamline processes



Clarifying in response to state law



# Title 30 ODDS-Related Highlights

Topic	ODDS Relationship
Calculating Density	Defines “base density” and methodology for dwelling units/acre
Determining Creek Top of Bank	Provides objective methodology
Fractions	Rounds up so that more sites can meet ODDS density requirements
Affordable Housing Streamlined Approval	References use of ODDS for projects choosing the SB 35 process



# Title 30 ODDS-Related Highlights

Topic	ODDS Relationship
Review of Discretionary Applications	Clarifies that projects complying with ODDS can only be denied per specific findings
Objective Design Review	Describes review process for ODDS projects
Definitions	Adds multiple ODDS-related definitions

# RECOMMENDATIONS AND NEXT STEPS

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## Recommendations

1. Amend the Santa Barbara Municipal Code to add Title 25 Objective Design and Development Standards.
2. Amend Santa Barbara Municipal Code Chapters 30.15, 30.140, 30.145, 30.175, 30.205, 30.220, 30.250, 30.295, and 30.300 pertaining to process and other regulations for Objective Design and Development Standards and to implement Zoning Ordinance clean-up items.

# Addenda

- Title 30 Creek Top of Bank
  1. Fix graphic
  2. Add definitions
- Title 25
  3. Clarify density bonus allowance
  4. Fix Title 30 reference
  5. Clarify number of units per building references

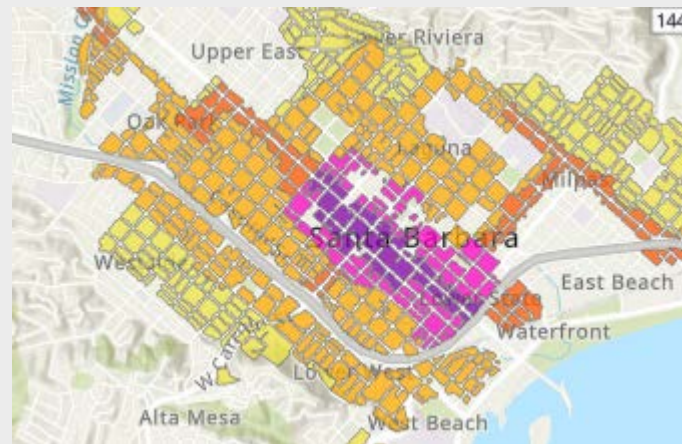
## Recommendations

3. Determine that the Objective Design and Development Standards and Title 30 amendments are categorically exempt from environmental review pursuant to CEQA Guidelines Section 15305: Minor Alterations in Land Use Limitations.



# CEQA Analysis

- Exempt pursuant to “minor alterations in land use limitations”
  - The ODDS do not change density or intensity of use
  - The Title 30 amendments are administrative in nature

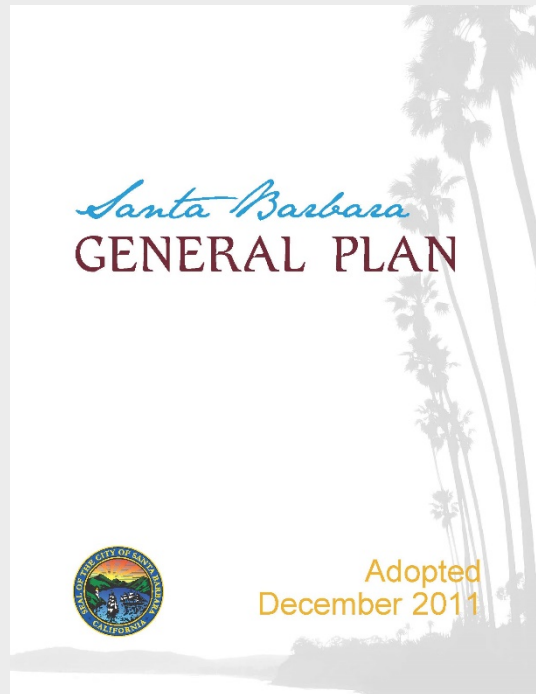


## Recommendations

4. Determine that the Objective Design and Development Standards and Title 30 amendments are consistent with the General Plan.

# General Plan Consistency

- Consistent with policies that support objective standards, pedestrian-friendly design, protection of historic resources



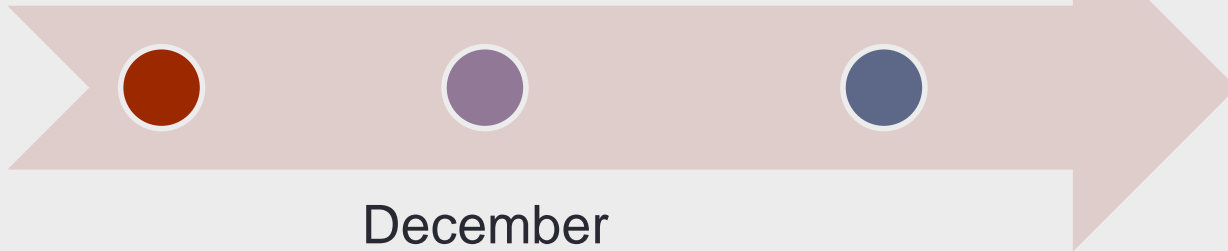
# Next Steps

October  
2024

- Ordinance Committee

2025

- Effective Date
- Training
- Forms and Handouts



December  
2024

- City Council

# THANK YOU

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