



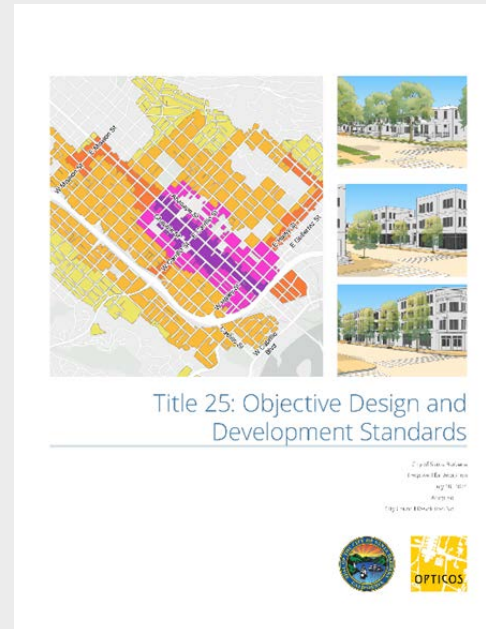
COMMUNITY DEVELOPMENT DEPARTMENT

TITLE 25 OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

Planning Commission Meeting August 29, 2024

Purpose of Continued Hearing

- Review Staff's Response to Motion of August 8, 2024
- Recommendation to City Council
 - Title 25 Objective Design and Development Standards
 - Title 30 Zoning Ordinance Amendments



STAFF'S RESPONSE TO PC MOTION

Motion of August 8, 2024

Motion Summary



Title 25 Text Changes



Revisions to Architectural Styles map



Changes to Title 30 amendments



Follow Up Status Report

1. Title 25 - Definitions

- Added Chapter 25.08
- Specialized architectural terms moved from Title 30

Chapter 25.08 Definitions

Sections:

25.08.010	Purpose
25.08.020	Definitions

25.08.010 Purpose

This Chapter provides definitions for specialized terms and phrases used in Title 25. All other applicable definitions in the Santa Barbara Municipal Code apply.

2. Title 25 - Spell Out Zones

- Tables in Chapter 25.01 Introduction
- Zone abbreviations changed to full Zone names

Table 25.01.040.A: General Plan Land Use Designations Correlated to ODDS Zones

Land Use Designation	Max. Density	ODDS Zones				
		Neighborhood Medium	Neighborhood Large	Mixed-Use Corridor	Downtown Edge	Downtown Core
Low Density Residential	2-3 du/acre					
Low Density Residential		X				
Medium Density Residential	12 du/acre					
Medium Density Residential		X				
Office-Medium Density Residential		X				
Medium-High Density Residential	27 du/acre					
Medium High Density Residential		X	X	X	X	X
Office-Medium High Density Residential			X	X		
Commercial-Medium High Density Residential			X	X	X	X
Commercial Industrial-Medium High Density Residential			X	X	X	
High Density Residential	36 du/acre					
High Density Residential			X			
Office-High Density Residential			X		X	
Commercial-High Density Residential			X	X	X	X
Priority Housing Overlay	63 du/acre					
Priority Housing Overlay ¹			X	X	X	X

Lots with more than one Land Use Designation: Apply the applicable ODDS Zone following the Land Use Designation boundaries.

¹ Parcels with Priority Housing Overlay have an underlying Land Use Designation.

3. Title 25 - State Density Bonus Clarification

- No edit needed, already stated in Chapter 25.01 and Chapter 25.02

2. Development standard waivers, concessions, or incentives granted pursuant to State Density Bonus Law (*Government Code § 65915*) and administrative exceptions allowed in Chapter 25.07 (Exceptions) of this code are allowed. No other exception to ODDS through a discretionary variance, modification, exception, waiver, or other discretionary approval is allowed.

2. Density Bonus. ODDS projects may exceed General Plan maximum density by using State or City density bonus in compliance with Chapter 30.145 (Affordable Housing and Density Bonus Incentives) or Section 28.87.400 (Density Bonus and Development Incentives).

4. Title 25 - Amend Plaza Dimensions

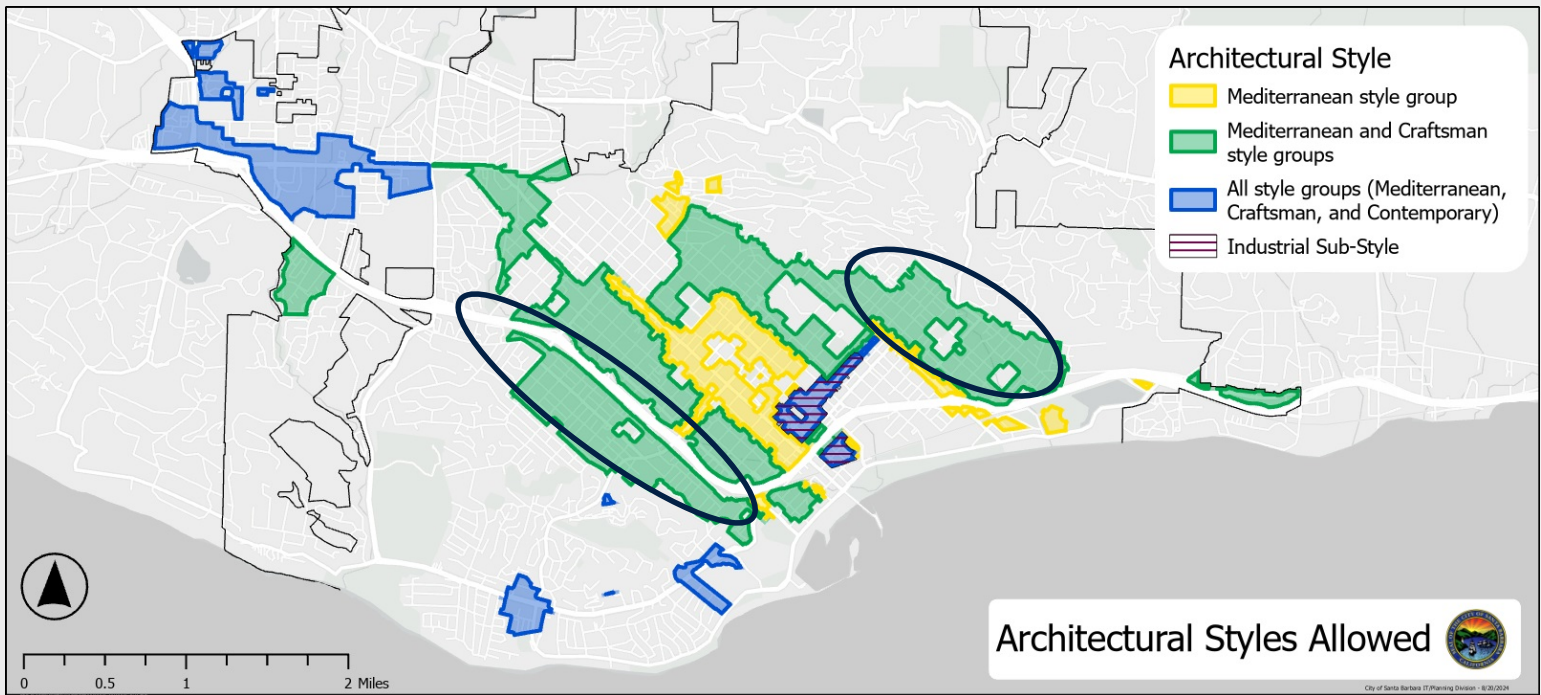


- Min. Dimension:
30 feet x 30 feet
- Min. Area:
2,500 square feet

5. Title 25 - Restrict Contemporary Style

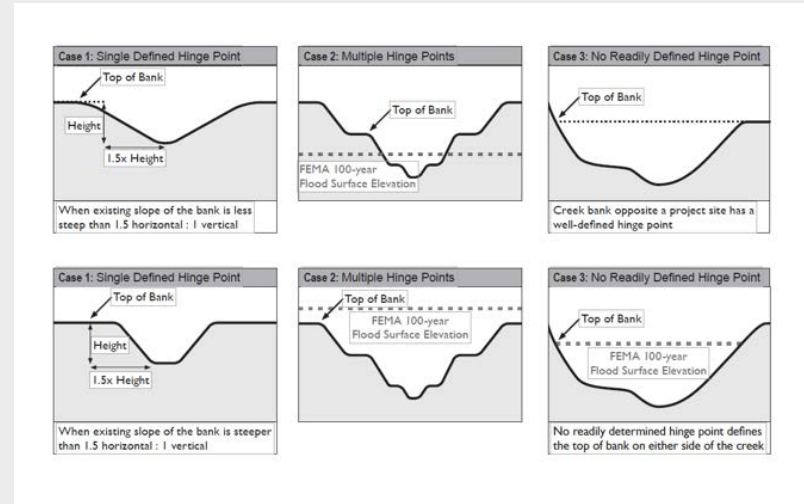
- Contemporary style group removed from the Westside and Eastside neighborhoods

Revised ODDS-ASM



6. Title 30 - Tighten Top of Bank Definition

- Added graphics and definitions to 30.15.040
- Uses the same methodology as Coastal Land Use Plan
- Stopgap until adopted Citywide in Title 22



7. Title 25 - Prioritize Affordable Housing

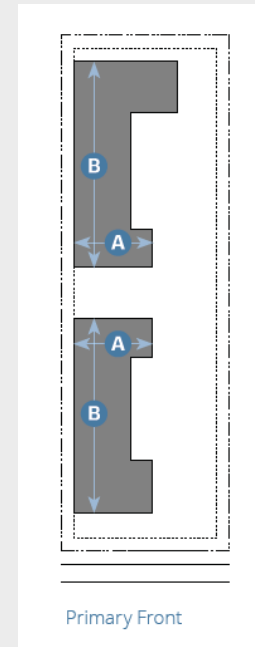
- ODDS is focused on design
 - Inclusionary policies/State law affordability applies
- Housing Element Program HE-12: *Prioritize Deed-Restricted Affordable Housing* forthcoming

ACCELERATE 2.0

Pre-Lease Building Assessment, Expedited Design Review and Priority Plan Review for Downtown State Street, and 100% Affordable Housing Projects Citywide

8. Title 25 - Allow Interior Courtyards

- Clarified massing types can be oriented in any direction



9. Title 30 - Retain 90-year Covenant

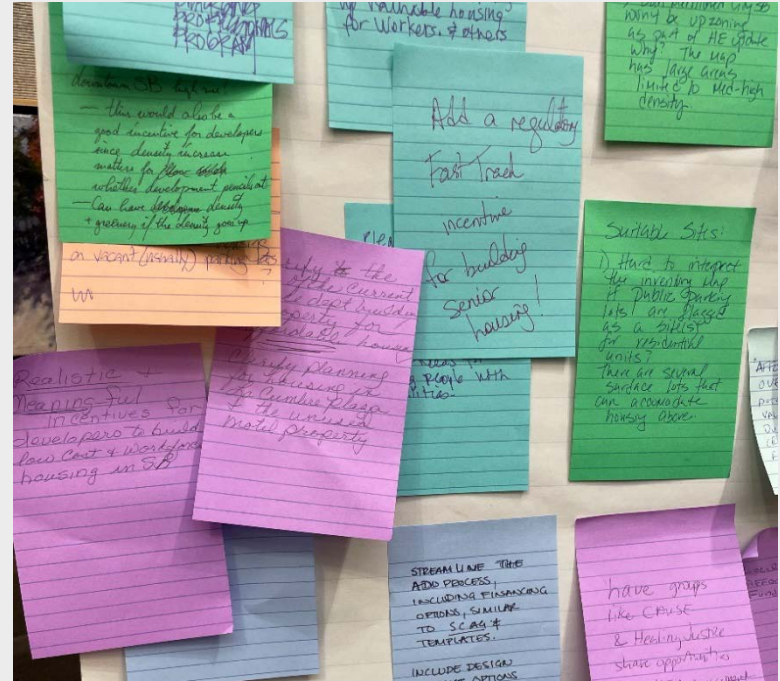
- Section 30.175.050 (Parking Exceptions and Reductions)
- Removed strikethrough to confirm affordability is required for a minimum of 90 years “unless otherwise stipulated ” [by State law]

10. Title 25 - Outreach to Developers

- General takeaways
 - Appreciate predictability
 - Reduced risk in uncertainty
 - Streamlined review
 - Affordable housing should receive priority processing

11. Title 25 - Status Report

- Collect comments from applicants and staff
- Report to PC
 - Two years after adoption, or
 - 10 projects approved



ADDITIONAL EDITS

Staff recommended

Exhibit C Additional Edits

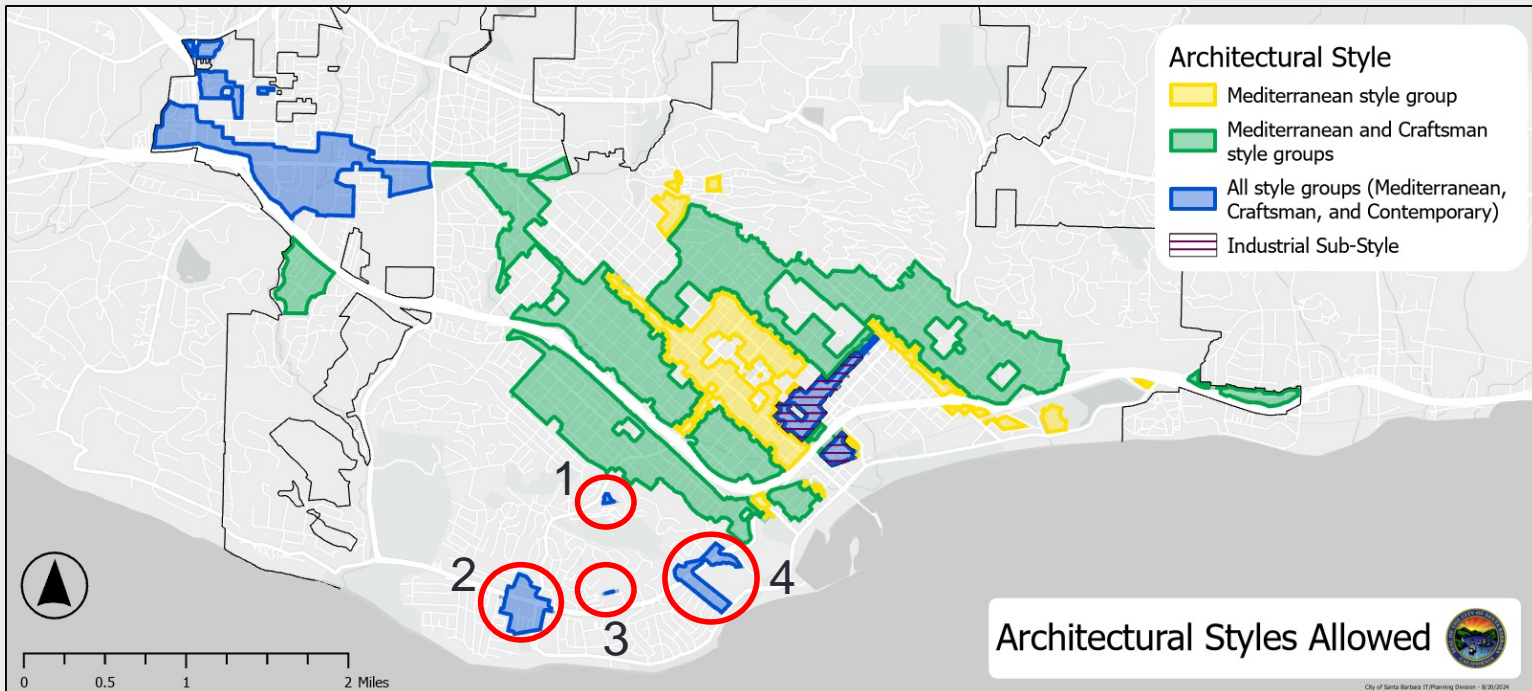
Title 30

- Minor clarifications
 - Some noted on August 8 but not part of motion
- Delete unused definitions

Title 25

- Minor clarifications
 - Reference to Definitions Chapter
 - Clarify meaning of “most restrictive” for annexations/rezones

Exhibit D ODDS ASM – Areas to Consider



1. Vista del Pueblo

No
Change

Med+
Craftsman

Med
Only



2. Cliff/Meigs

No
Change

Med+
Craftsman

Med Only



2. Cliff/Meigs

No
Change

Med+
Craftsman

Med Only



3. Santa Fe Lane

No Change

Med+
Craftsman

Med Only



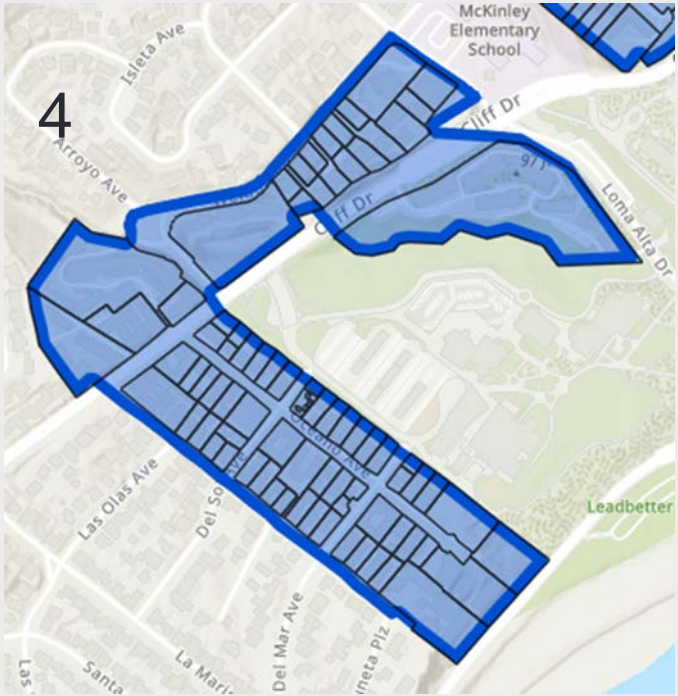
Single-unit zone across the street

4. Near City College

No Change

Med+ Craftsman

Med Only



4. Near City College

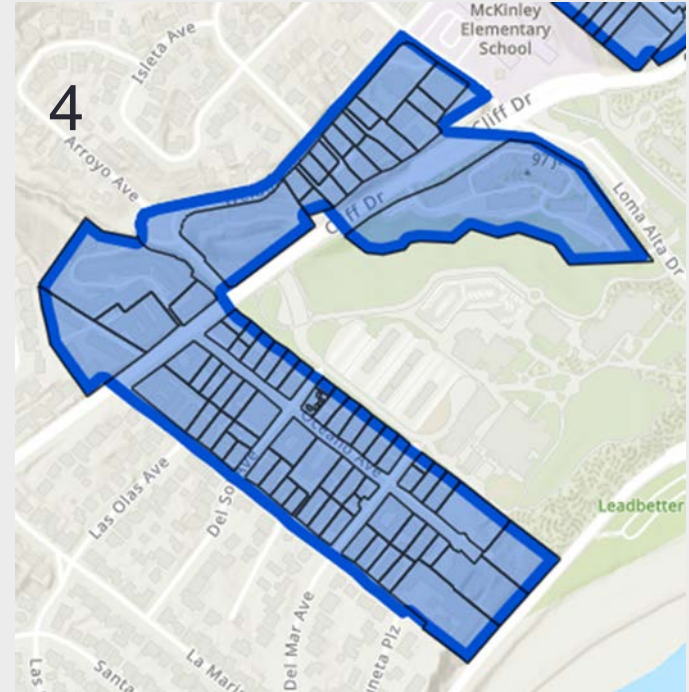
No
Change

Med+
Craftsman

Med Only



Single-unit zone
across the street



RECOMMENDATIONS AND NEXT STEPS

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.

Recommendations

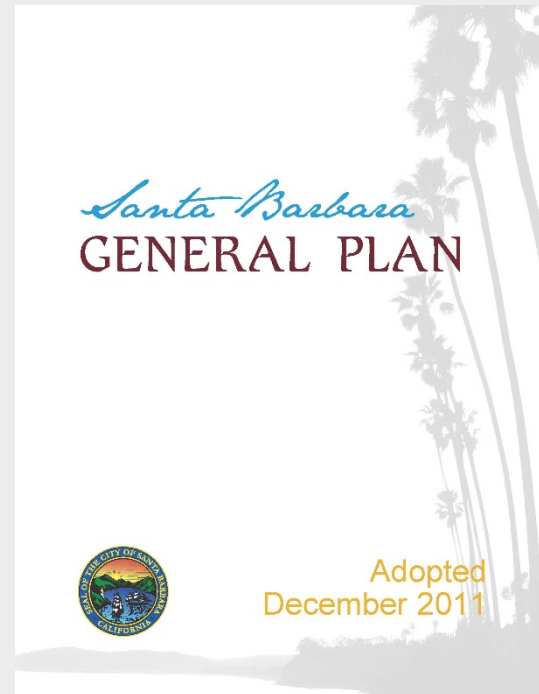
3. Determine that the Objective Design and Development Standards and Title 30 amendments are categorically exempt from environmental review pursuant to CEQA Guidelines Section 15305: Minor Alterations in Land Use Limitations.

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



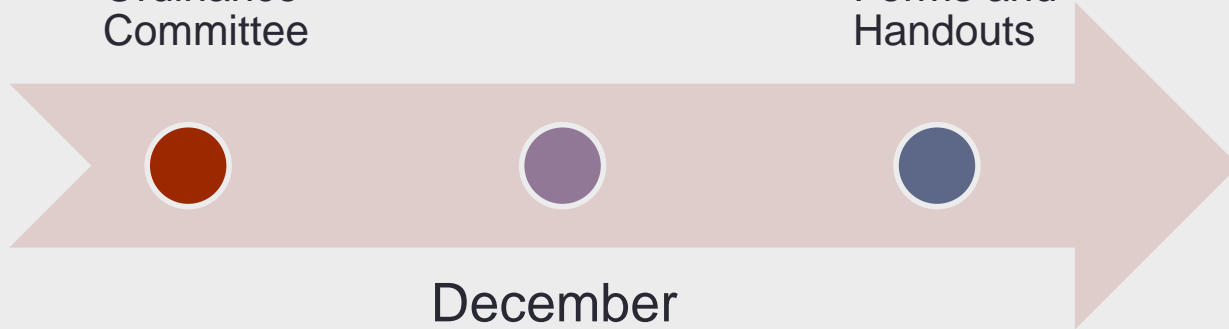
Next Steps

October
2024

- Ordinance Committee

2025

- Effective Date
- Training
- Forms and Handouts



December
2024

- City Council

THANK YOU

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