



COMMUNITY DEVELOPMENT DEPARTMENT

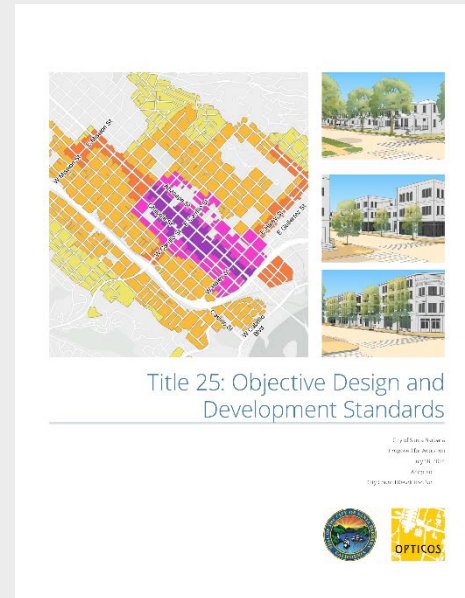
OBJECTIVE DESIGN AND DEVELOPMENT

STANDARDS

Ordinance Committee — October 22, 2024

Project Components

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



Presentation Outline

- Why Create Objective Standards
- Project Background
- Guide to the ODDS
- Title 30 Amendments
- Other Actions
- Recommendation

WHY CREATE OBJECTIVE DESIGN STANDARDS?

Objective Design Standards Goals



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

Comply with State Law



Housing Accountability Act State's Overarching Policy, cannot deny or reduce density of housing projects compliant with objective criteria



Senate Bill 35 (2017) first instance of required compliance with objective design review standards



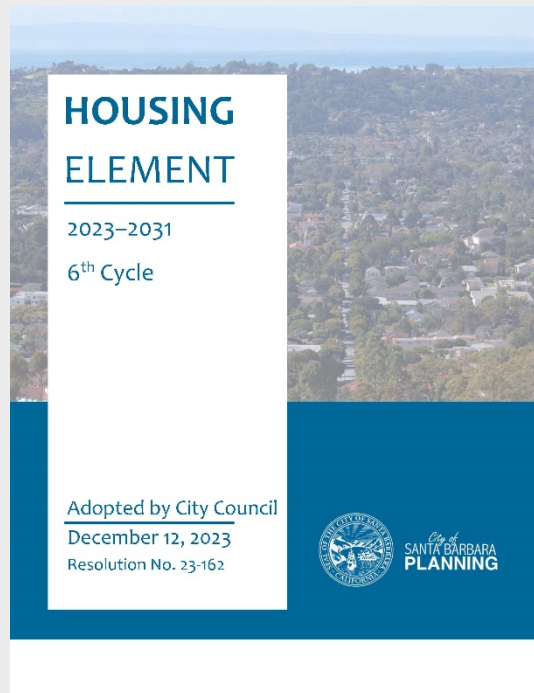
SB330 Housing Crisis Act (2019) prohibits cities from enforcing subjective standards



Additional Legislation (2022 onwards) mandates streamlined review for projects consistent with objective design and development 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



Provide Certainty and Consistency

Applicants and staff know what requirements apply



Standards are measurable and verifiable



The same rules apply no matter who is reviewing the project

Two Design Review Options

SUBJECTIVE

Applicants can choose to use standard subjective design review process

OBJECTIVE

Applicants can choose to comply with ODDS and use the objective design review process

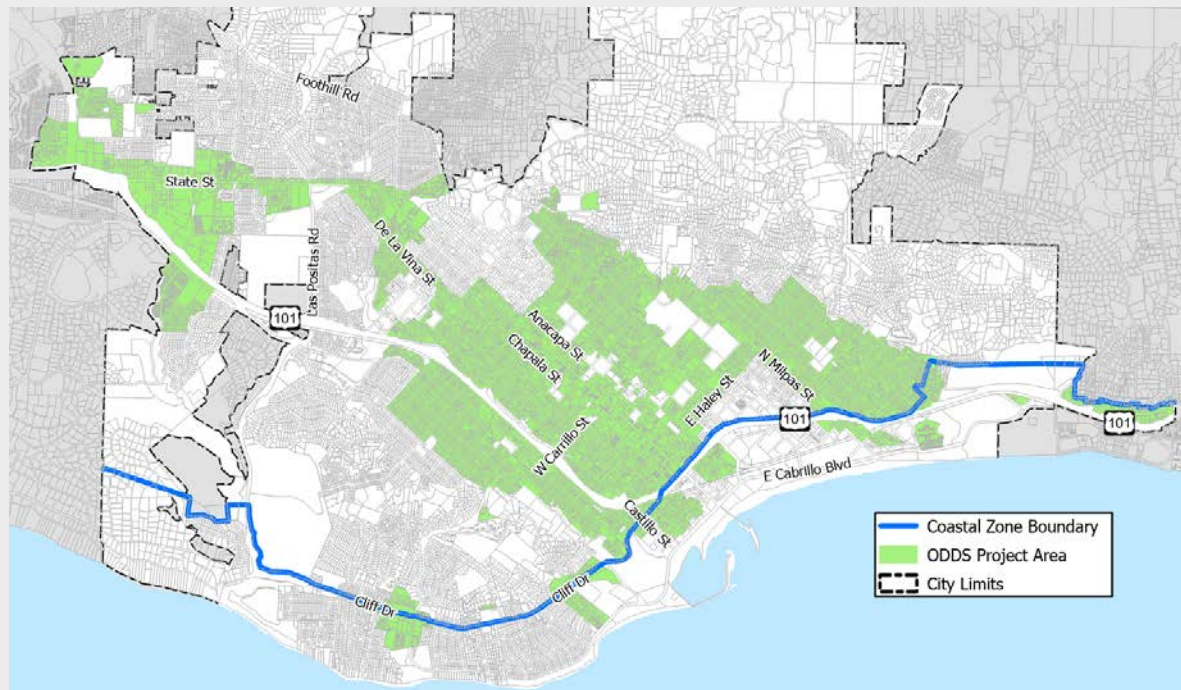
PROJECT BACKGROUND

Objective Standards

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

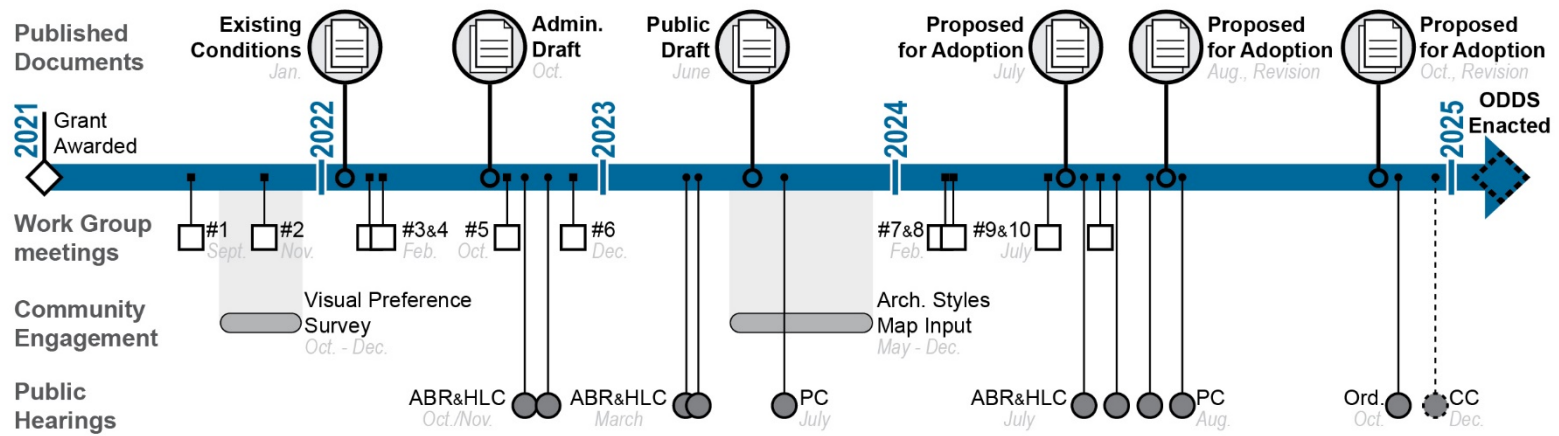
Current Guidelines	ODDS
Subjective	Objective
Recommendations	Requirements
Open to Interpretation	Measurable and Verifiable
Uses “should” and “may”	Uses “shall”, “must”
Adopted by Resolution	Adopted by Ordinance

Objective Standards – Where?



Creating the ODDS

Title 25: Objective Design and Development Standards (ODDS)



Major Milestones

- 5 Drafts
- 10 Work Group Meetings
- 6 Meetings with ABR/HLC
- 2 Surveys
- 5+ Presentations (AIA, Habitat for Humanity, Developers)

Current Work Group

- 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 2021-2024

- Webpage
 - 2 Fact Sheets and Video
- Surveys
 - Visual Preferences
 - Architectural Styles Map
- Presentations to AIA and Habitat for Humanity
- Outreach to developers, permit planners and affordable housing advocates

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 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

GUIDE TO THE ODDS



Intent

- Predictable outcomes and entitlement review
- Pedestrian-oriented development
- “Missing Middle” housing
- Buildings that fit well with existing development

25.04.140 Downtown Building



25.04.140 Downtown Building

A. Description
A small to large street-front office building, typically attached but corner ones detached. It is typically intended to provide offices, retail space with typical floor plan, office, or service units for support of commercial activities. Ground floor can be retail, cafe, or news office, or service unit, and also secondary floor. It is typically in the primary component of neighborhoods and downtown main streets, therefore being a key component to providing walkability.

B. Number of Units

Use Type	Min	Max	Unit Count
Residential	1	4	1
Office	1	4	1
Commercial	1	4	1

Approved by General Plan/Community Element
Number of units required by International Building Code (IBC) and Uniform Fire Code (UFC) standards.

General Note: Photos on this page are illustrative only.

90 Santa Barbara City Code - Engineering and Construction Department

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

25.08 Definitions

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

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

2

Designing the Building Form

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

3

Activate the Streetscape

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

4

Apply the Architectural Style

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

5

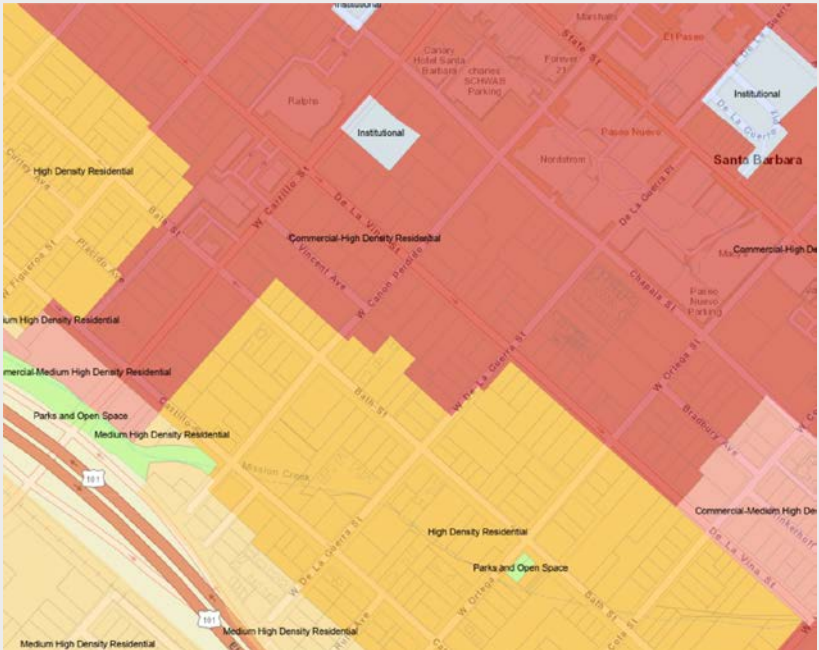
Submit the Project

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

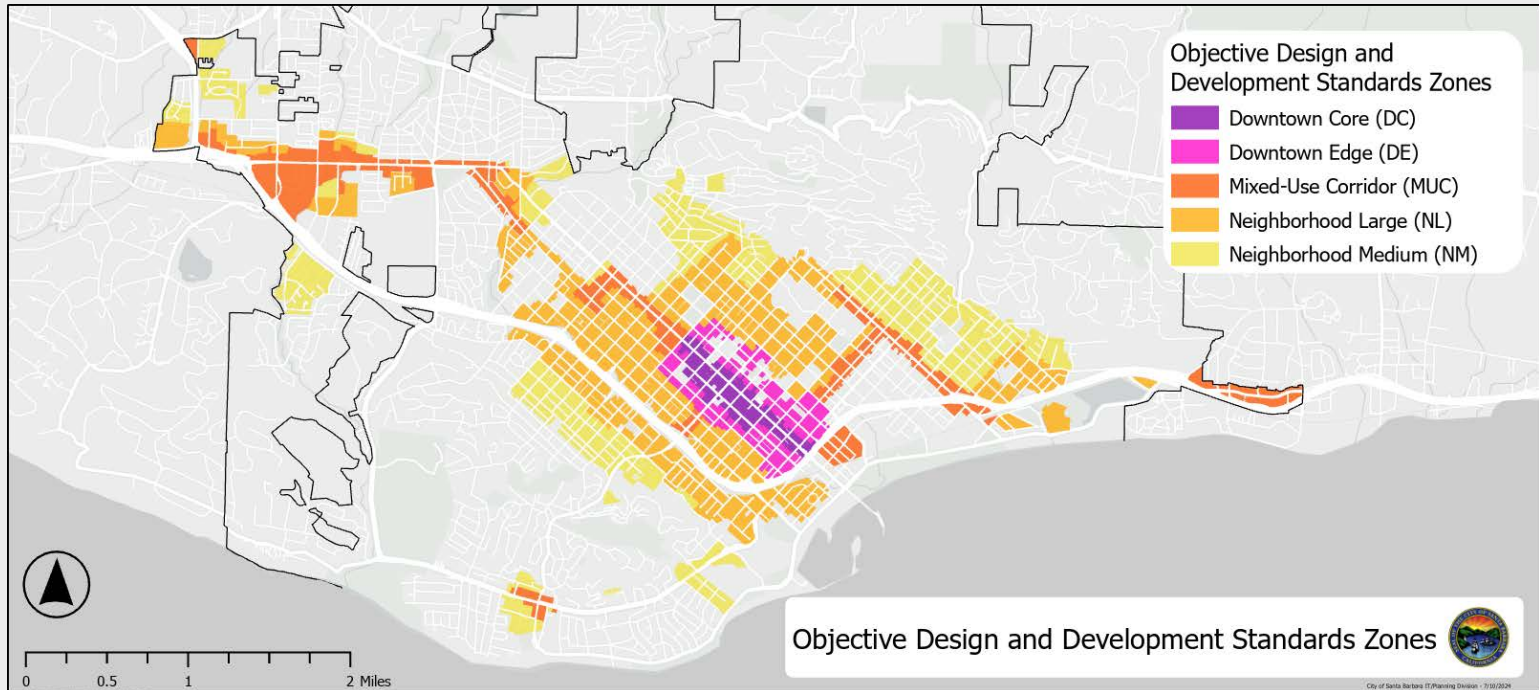
0

Before You Begin

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



ODDS Zone Map



1

Design Your Site

- Apply Design Site Size
- Select Building Type
 - Articulates size, scale, and massing
- Apply Placement Standards
 - Place living spaces close to the public realm to activate the street



1

Design Your Site

- Apply vehicle access and parking standards
- Incorporate bicycle parking and pedestrian access
- Apply open yard and landscape standards



3

Activate the Streetscape

- **Select Frontage Type**
 - Connects buildings to the public realm and creates pedestrian-oriented environments



4

Apply the Architectural Style

Craftsman Style Group



Craftsman
Cottage

Mediterranean Style Group



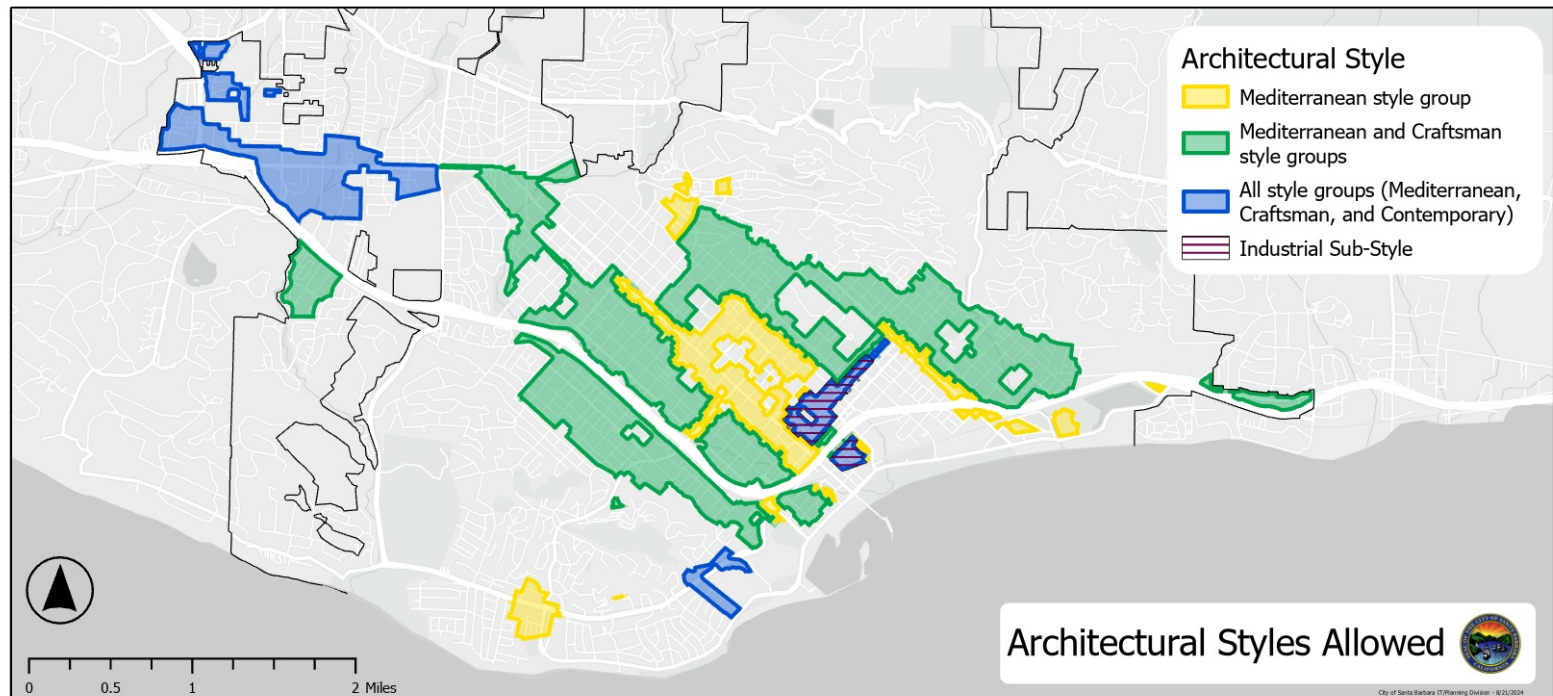
Spanish Colonial Revival
Italian Mediterranean

Contemporary Style Group



Contemporary
Industrial

Architectural Styles Map



5

Submit the Project

- Apply for Exceptions
 - Minor deviations based on existing site conditions
 - Approved by Community Development Director
- Submit for Objective 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 – cannot be appealed by anyone else

TITLE 30 AMENDMENTS

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



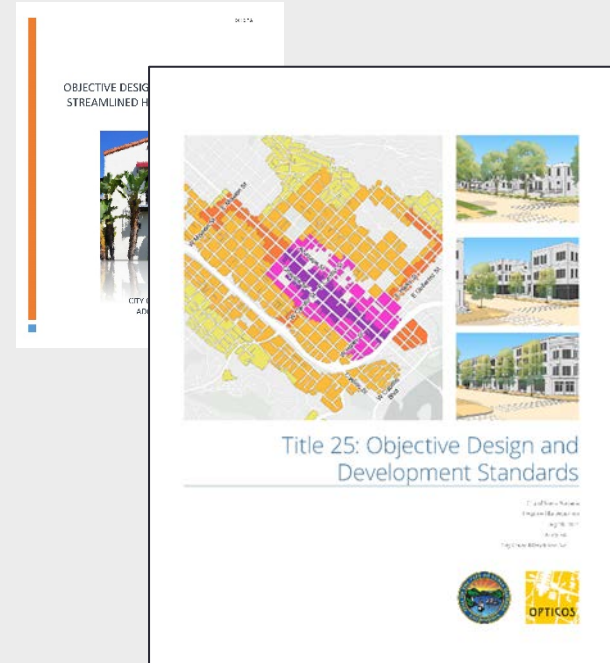
Title 30 Amendments Highlights

Topic	ODDS Relationship
Calculating Density	Clarifies how to define and calculate density as dwelling units per acre (no decrease)
Determining Creek Top of Bank	Provides objective methodology
Fractions	Rounds up so that more sites can achieve density maximums
Objective Design Review	Describes review process for ODDS projects

OTHER ACTIONS

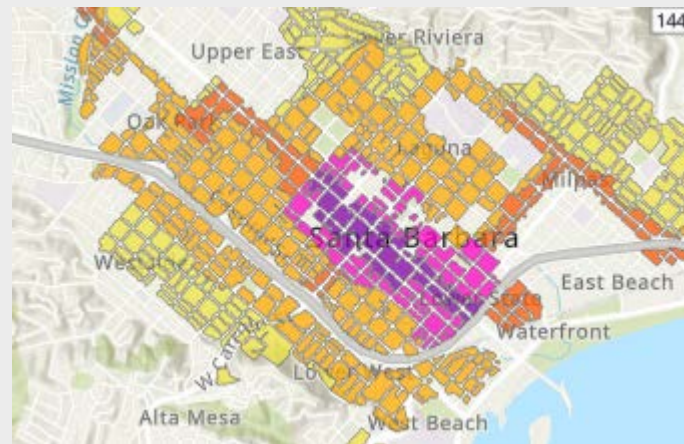
Replace Design Standards

- Replace Senate Bill 35 Objective Design Standards (2021) with new Title 25 Objective Design and Development Standards



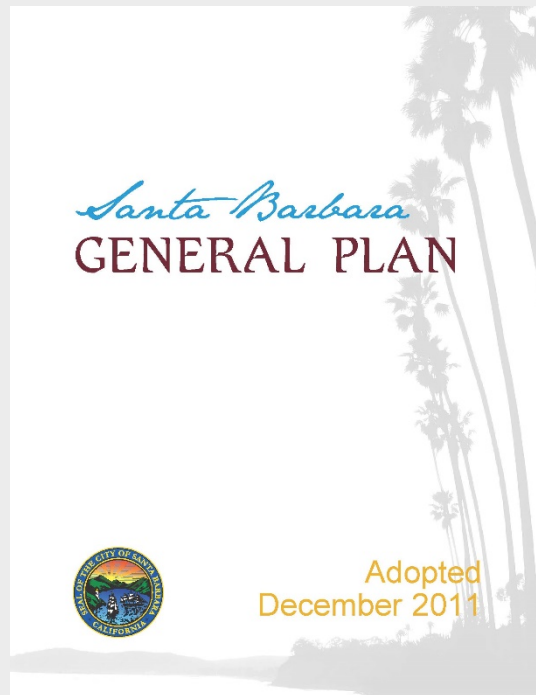
CEQA Analysis

- 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



General Plan Consistency

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



RECOMMENDATION

Recommendation

1. Amend the Santa Barbara Municipal Code to add Title 25 Objective Design and Development Standards.
2. Repeal Resolution No. 21-031 adopting the Objective Design and Development Standards for Streamlined Housing Projects in its entirety.

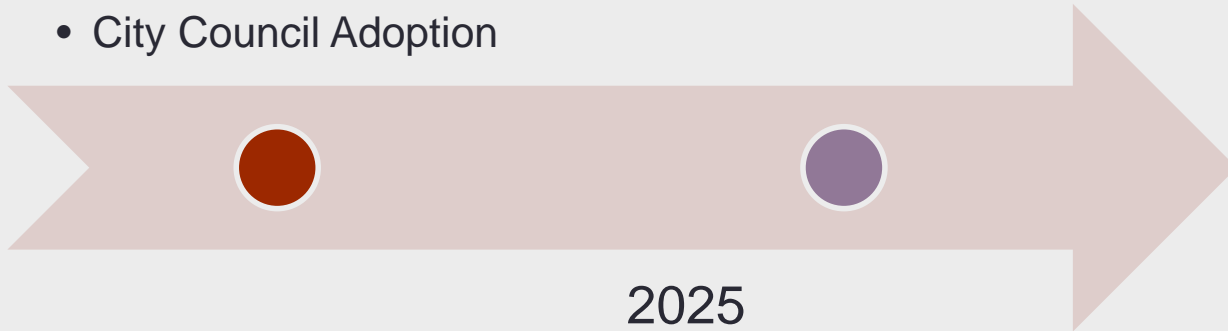
Recommendation

3. Amend Title 30 Zoning Ordinance Chapters pertaining to process and other regulations for Objective Design and Development Standards and to implement Zoning Ordinance clean-up items.
4. Determine that the ODDS and Title 30 amendments are categorically exempt from CEQA and are consistent with the General Plan.

Next Steps

December 2024

- City Council Adoption



2025

- Effective Date
- Training
- Forms and Handouts

THANK YOU

Rosie Dyste, Project Planner
rdyste@santabarbaraca.gov