



COMMUNITY DEVELOPMENT DEPARTMENT

OBJECTIVE DESIGN STANDARDS WORK GROUP

MEETING

February 9, 2024

Agenda

1. Project Status
2. Architectural Styles Map
3. Comments on Public Draft
4. Outline of Review Process
5. Next Steps and Work Group Support
6. Public Comment

Work Group Input

- Today: Discussion
- By 3/1: All comments to Staff



1. Project Status To Date



1. Project Status going forward



2. ARCHITECTURAL STYLES MAP

Architectural Styles Map - Why?

- Provide consistency with existing neighborhoods
- Focus certain styles and emphasize traditional architecture in specific areas
- Show sensitivity to locations near existing and proposed Historic and Landmark Districts

Architectural Styles Map - How?

Existing Conditions

- Opticos Study
- Staff Evaluation

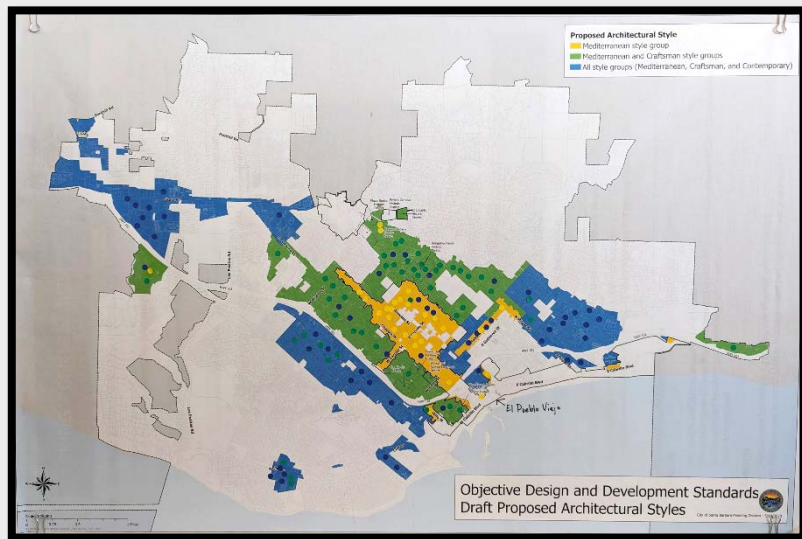
Existing and Potential Landmark/Historic Districts

- El Pueblo Viejo
- Bungalow Haven
- Plaza Bonita
- Castillo Street
- Lower De la Vina
- Brinkerhoff
- West Beach

Design Guidelines

- Upper State Street
- Haley-Milpas Design Districts

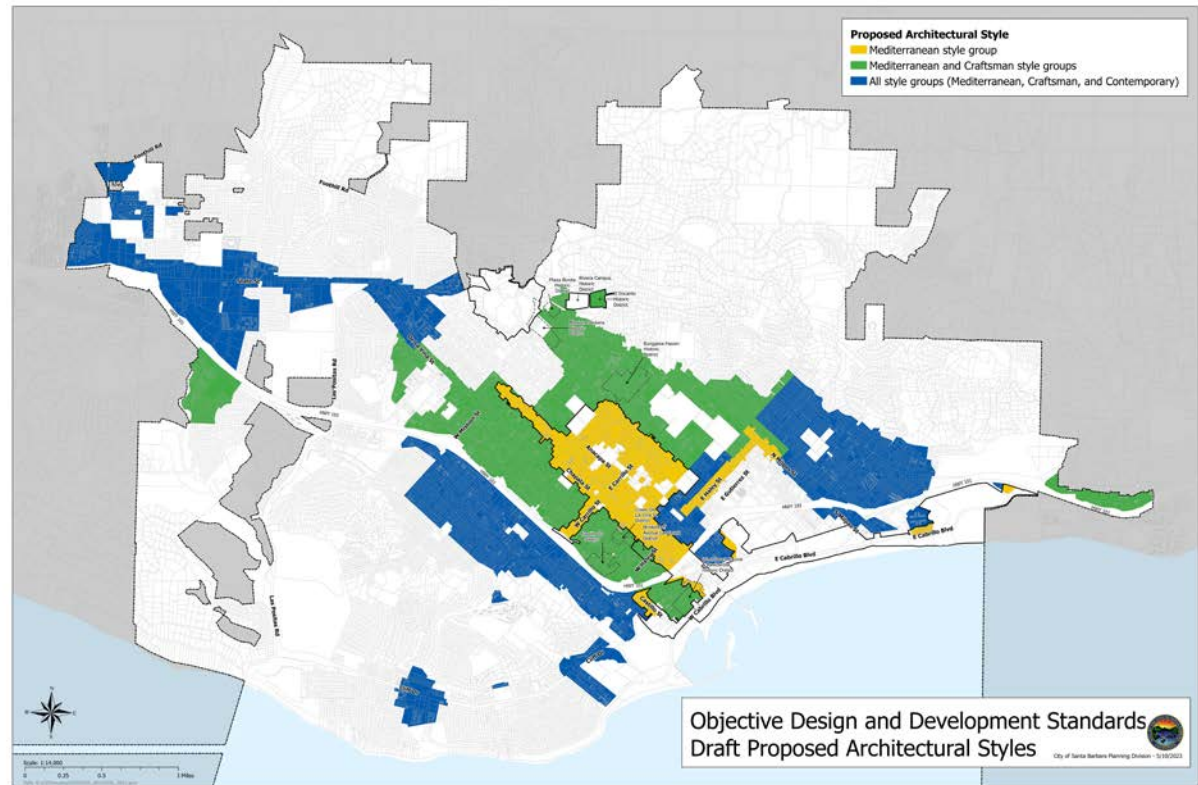
Map Outreach Summer/Fall 2023



1. Map Input
 - City Open House
 - City Hall
 - Eastside Library
 - Central Library
 - Community Development
 - Online
2. Online Survey
3. Written Comments

Architectural Styles Map

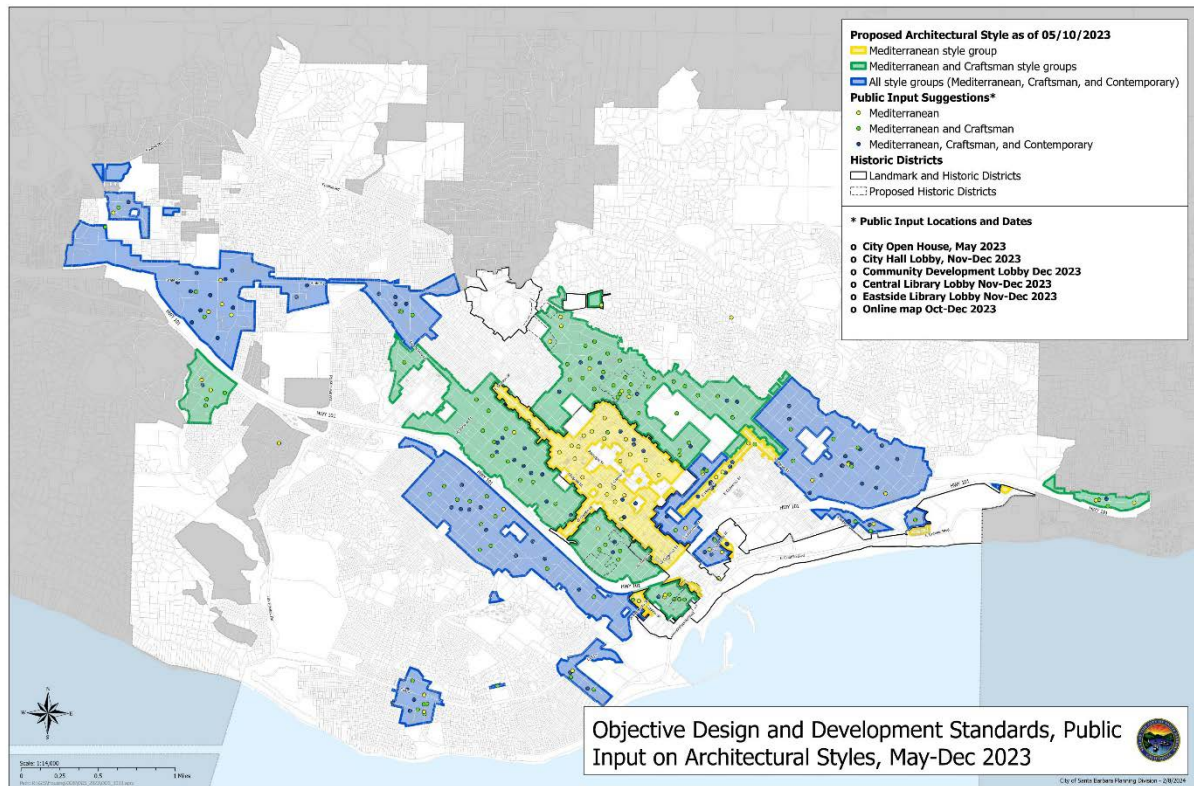
Public Draft
(May 2023)



Architectural Styles Map

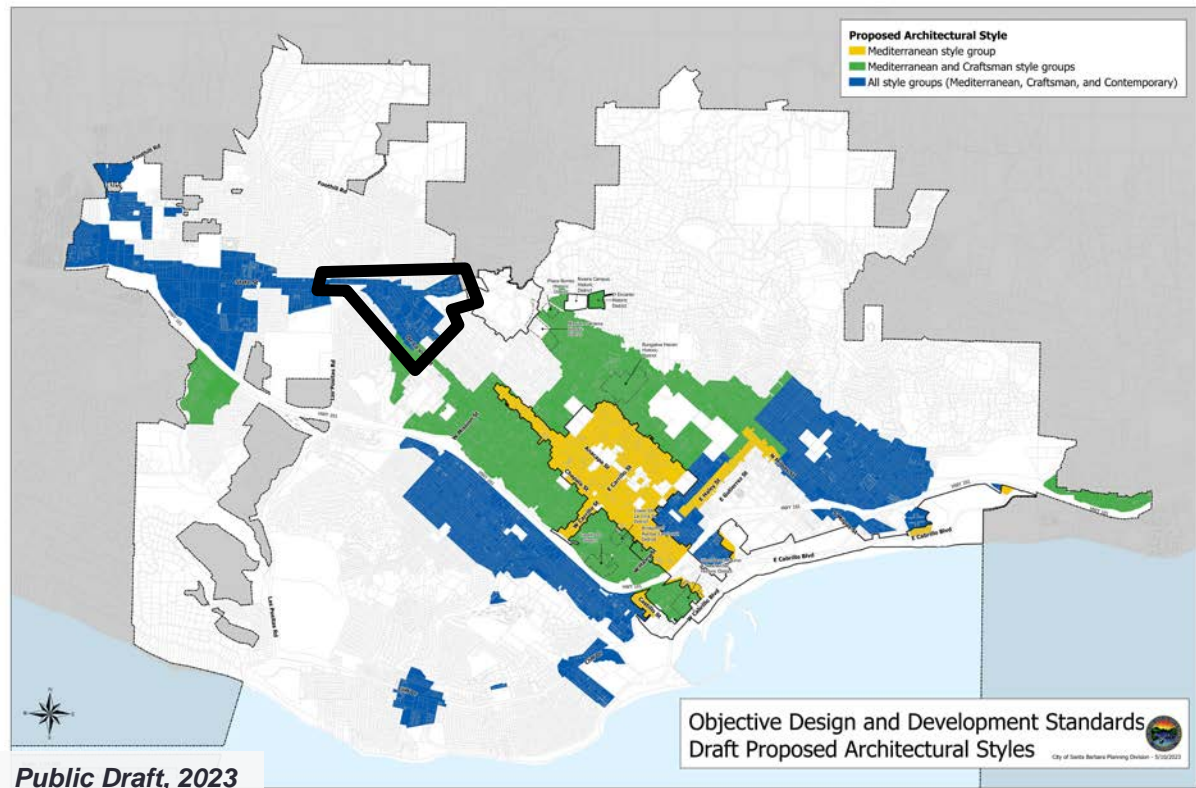
Public Input (May-December 2023)

- 252 map dots (in-person + virtual)
- 6 survey responses
- 10+ public hearing comments
- Planning Commissioners



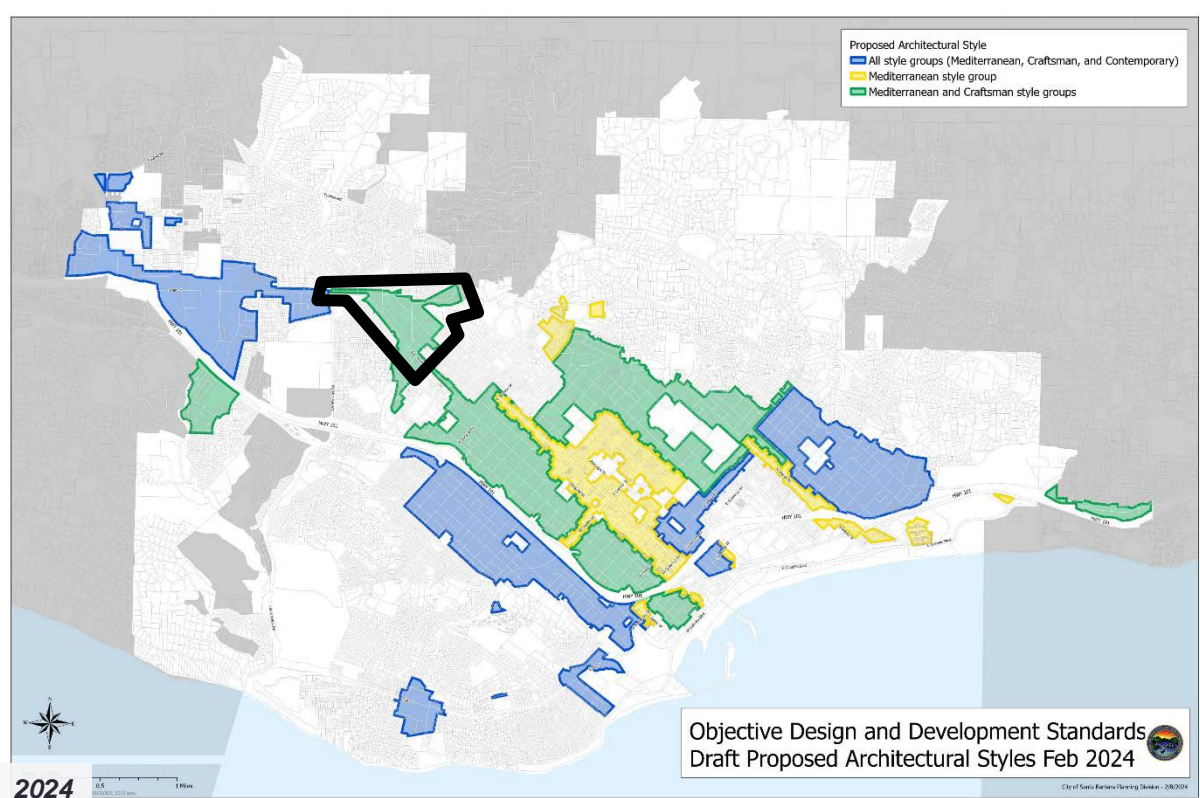
Architectural Styles Map

De La Vina St and State St Convergence



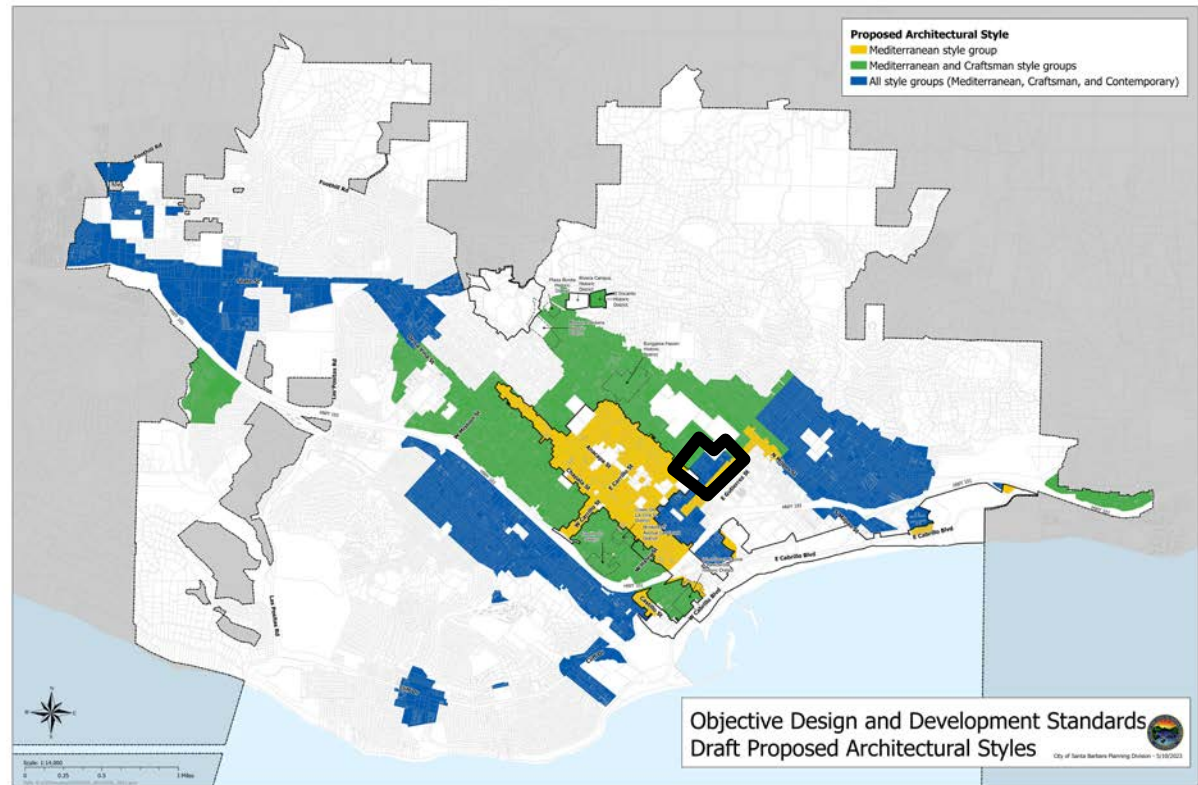
Architectural Styles Map

De La Vina St
and State St
Convergence
Recommended
Change:
Mediterranean
and Craftsman



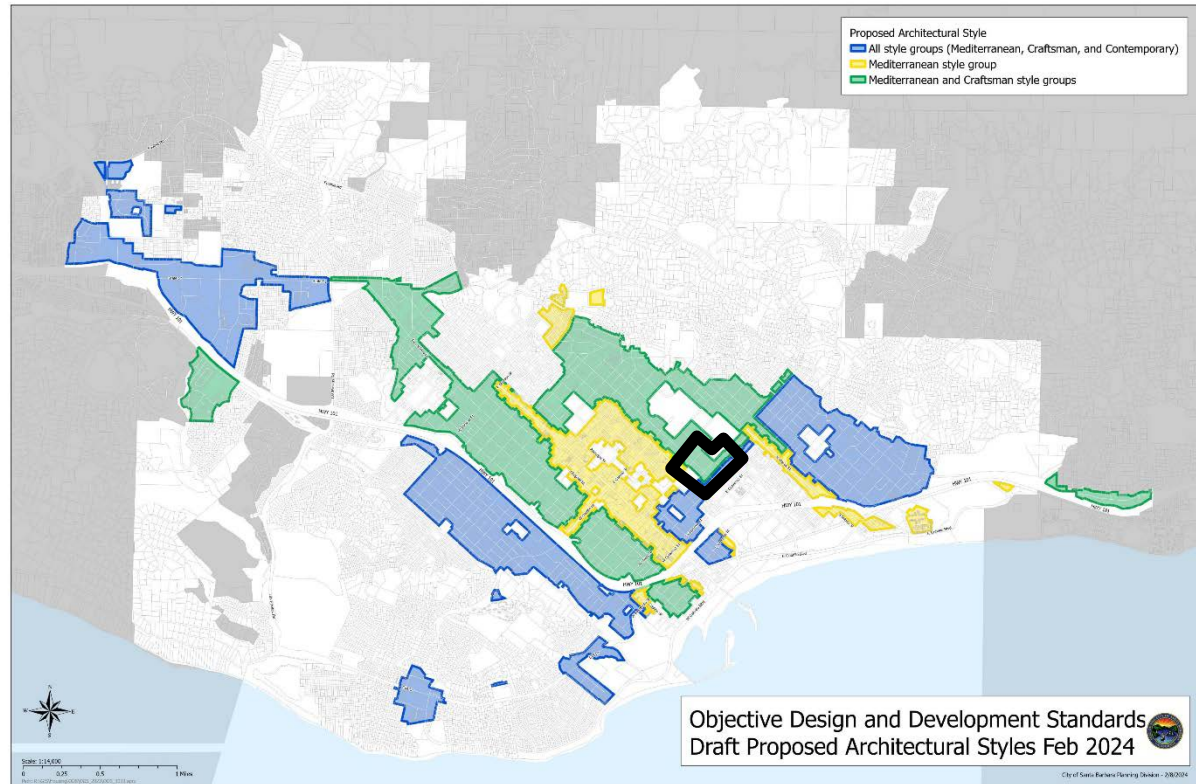
Architectural Styles Map

South of Santa Barbara Jr High



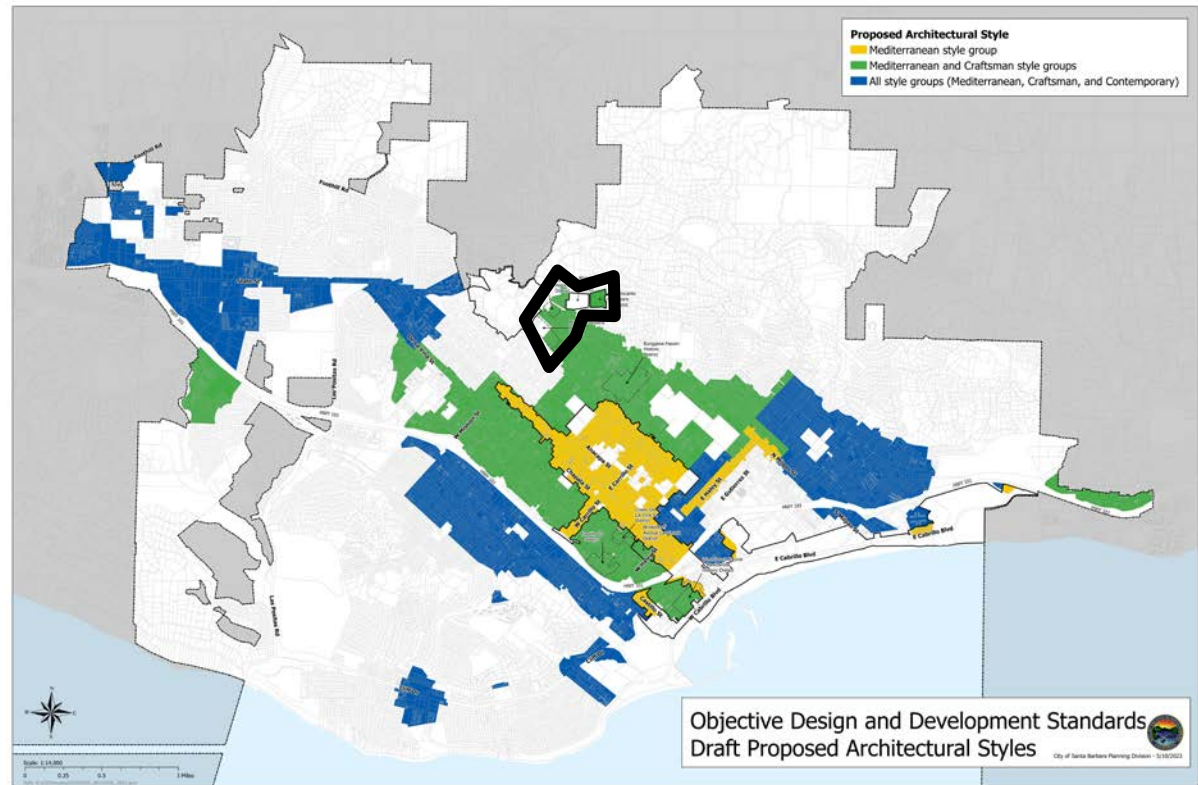
Architectural Styles Map

South of Santa
Barbara Jr High
Recommended
Change:
Mediterranean
and Craftsman



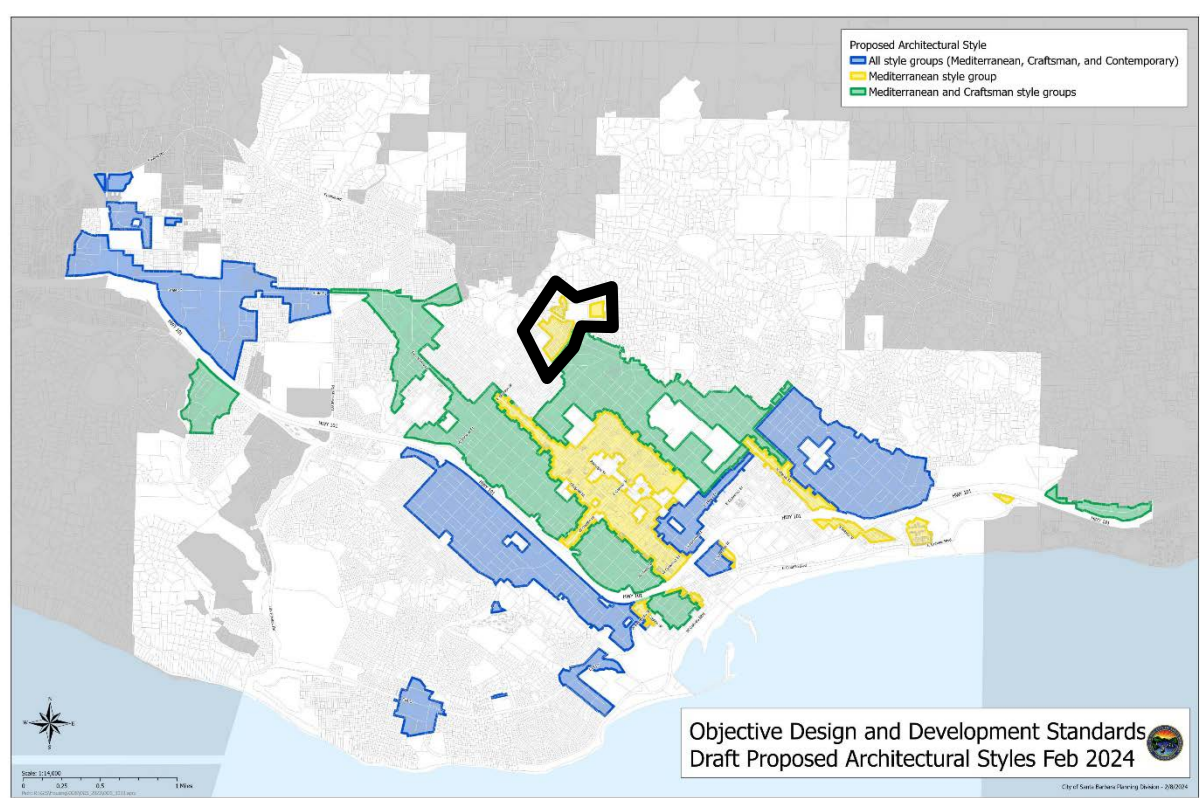
Architectural Styles Map

Near the Mission



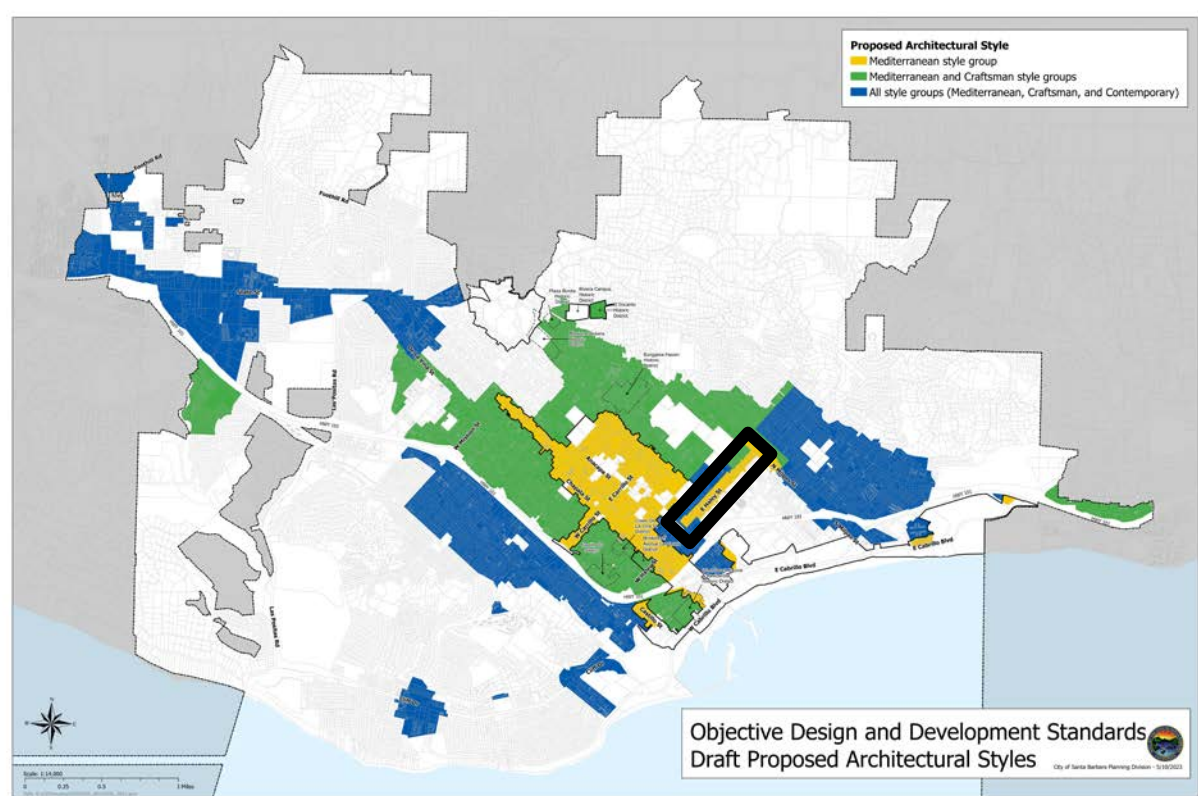
Architectural Styles Map

Near the
Mission
Recommended
Change:
Mediterranean



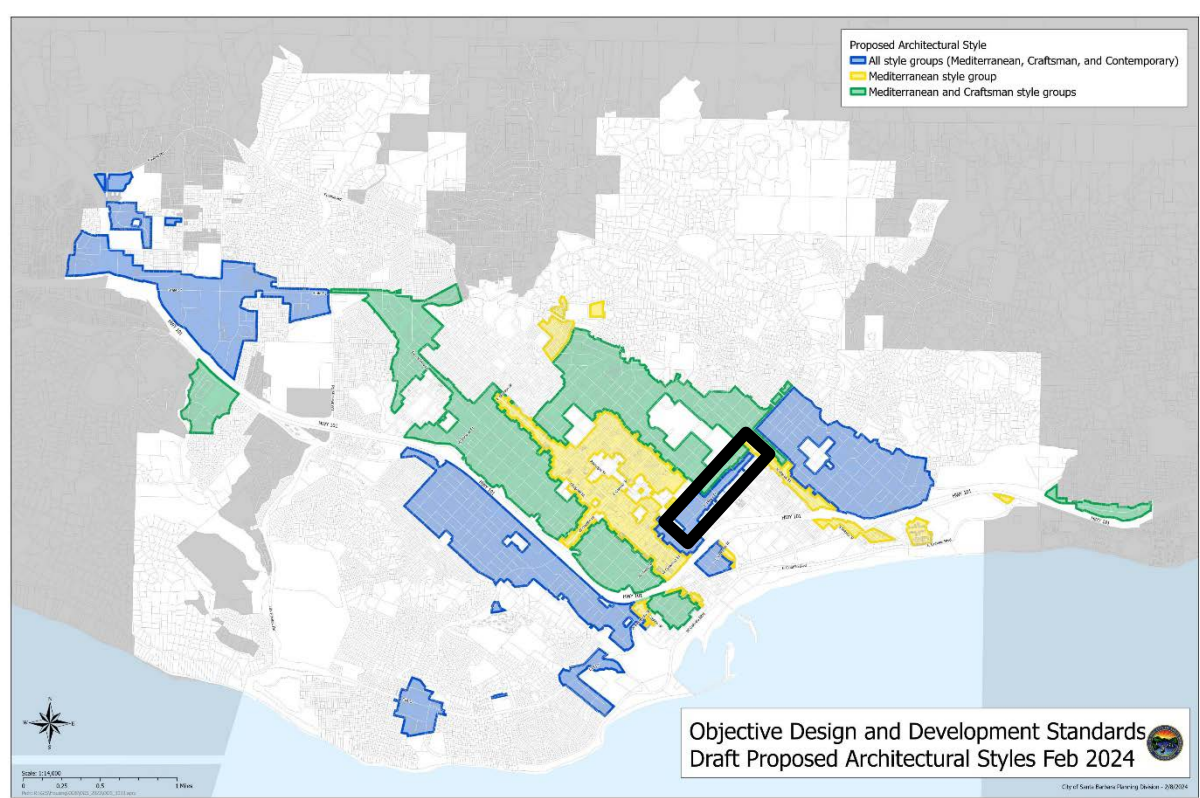
Architectural Styles Map

East Haley St Corridor



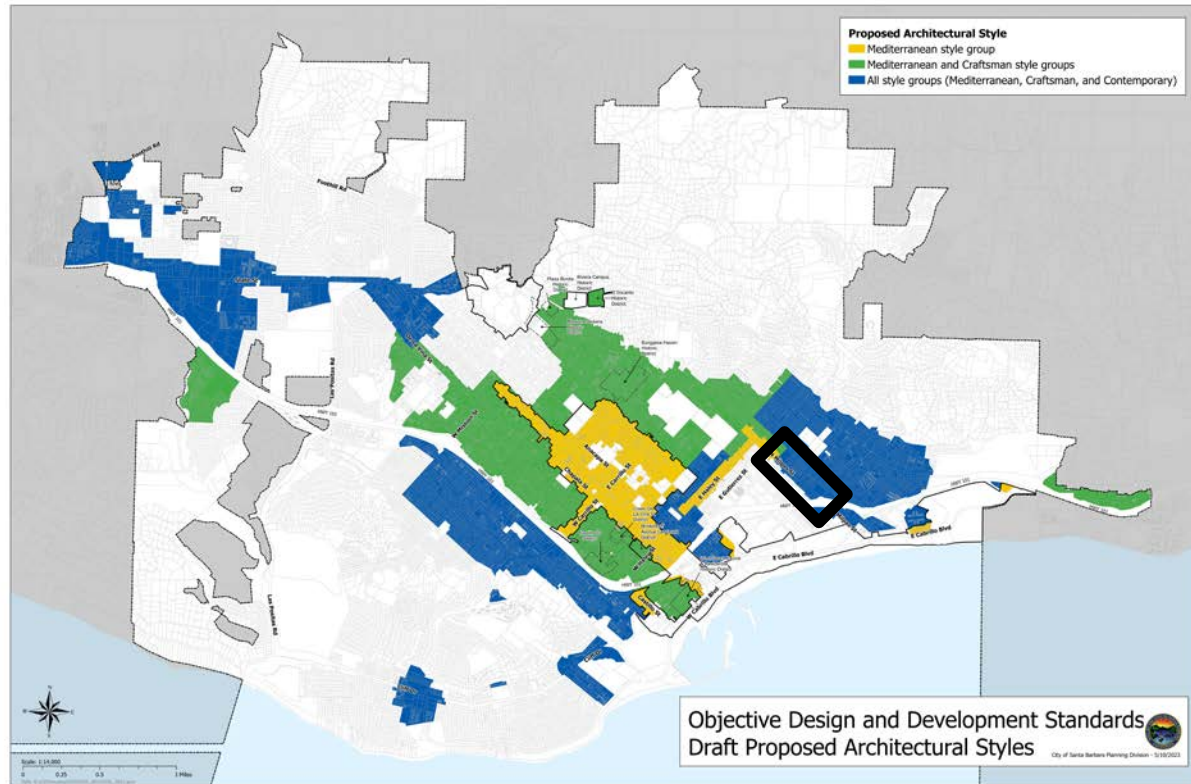
Architectural Styles Map

East Haley St
Corridor
Recommended
Change:
Mediterranean,
Craftsman, and
Contemporary



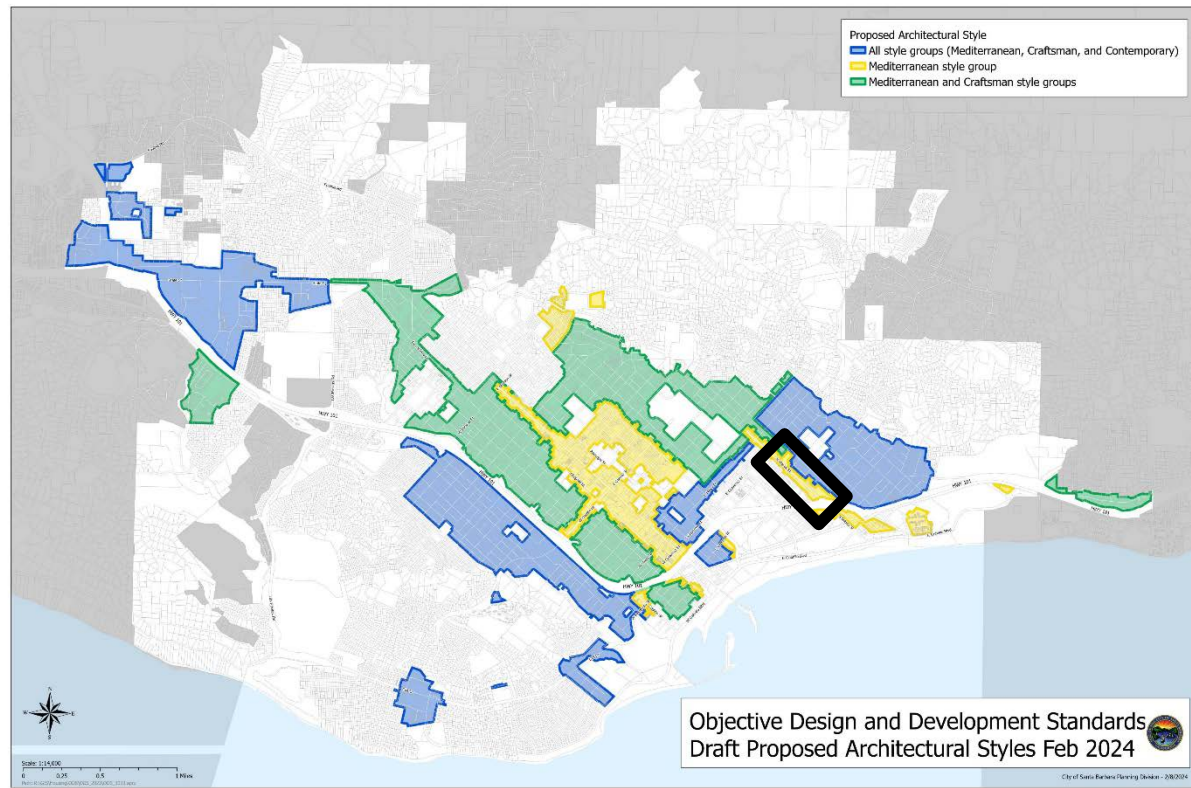
Architectural Styles Map

Milpas St,
Hwy 101 to
Gutierrez St



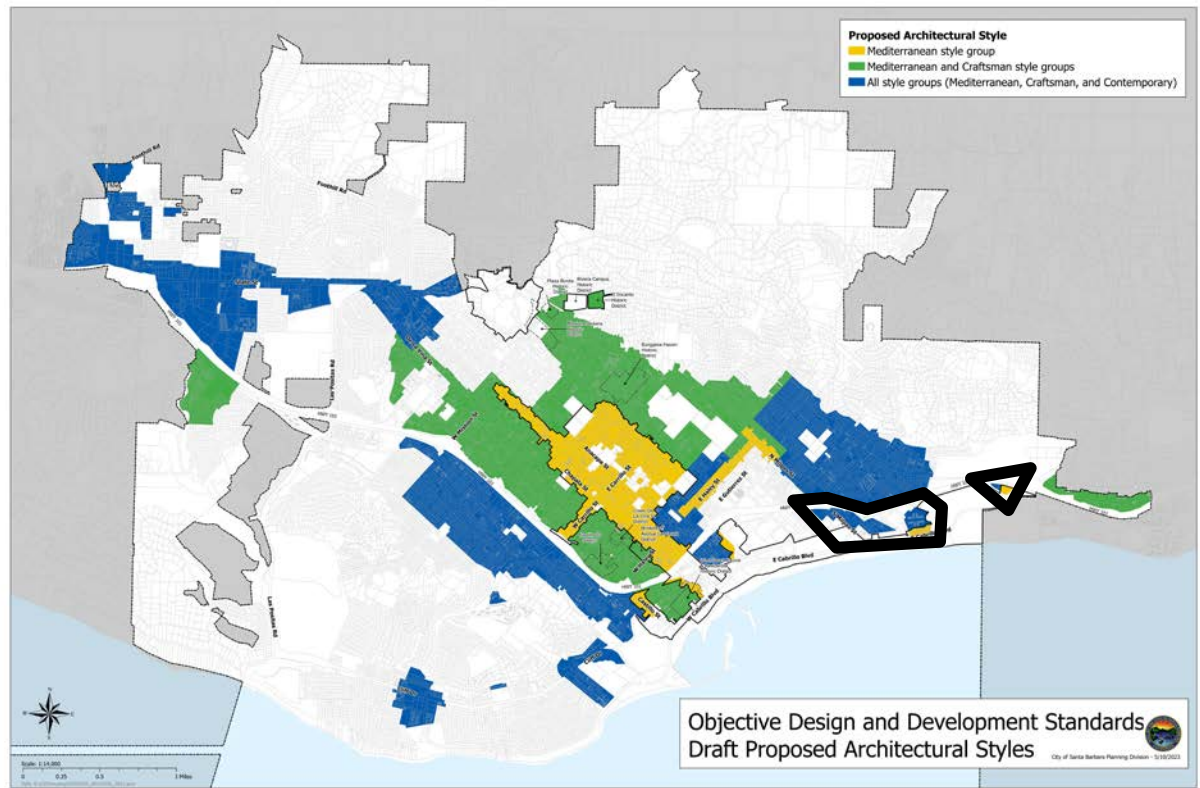
Architectural Styles Map

Milpas St,
Hwy 101 to
Gutierrez St
Recommended
Change:
Mediterranean



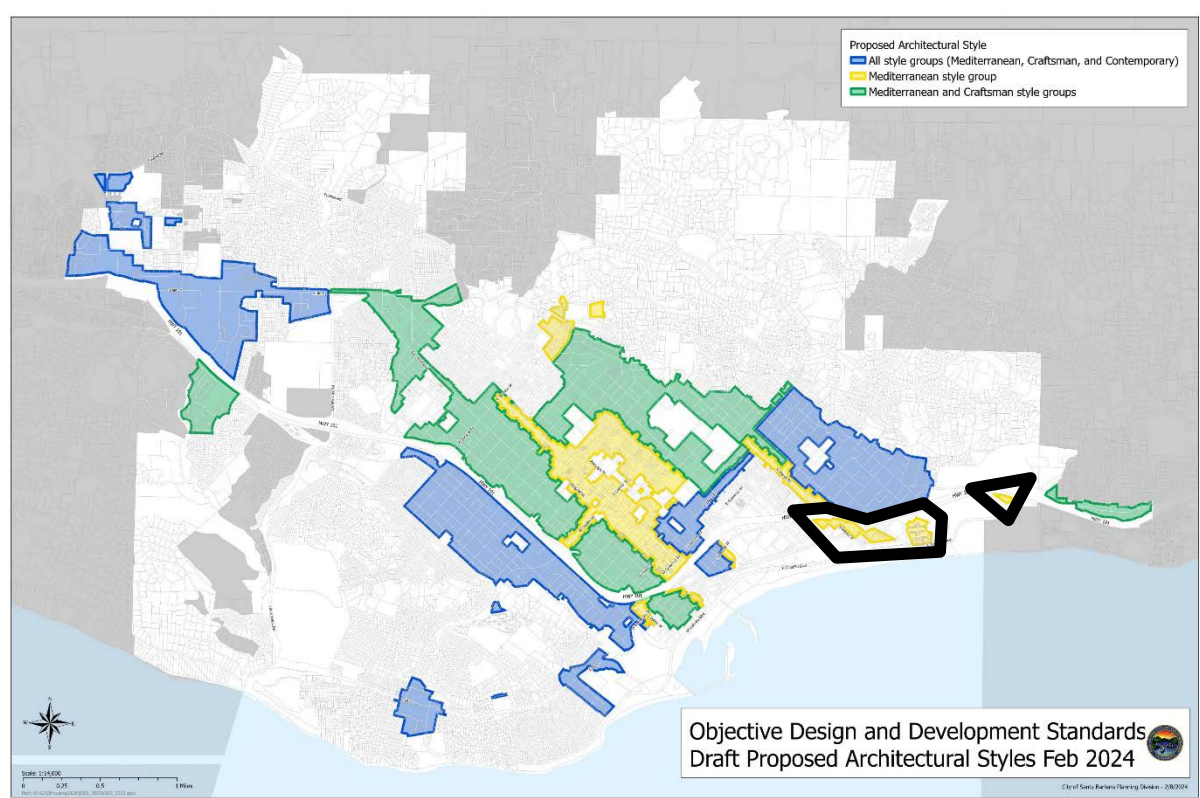
Architectural Styles Map

East Beach neighborhood



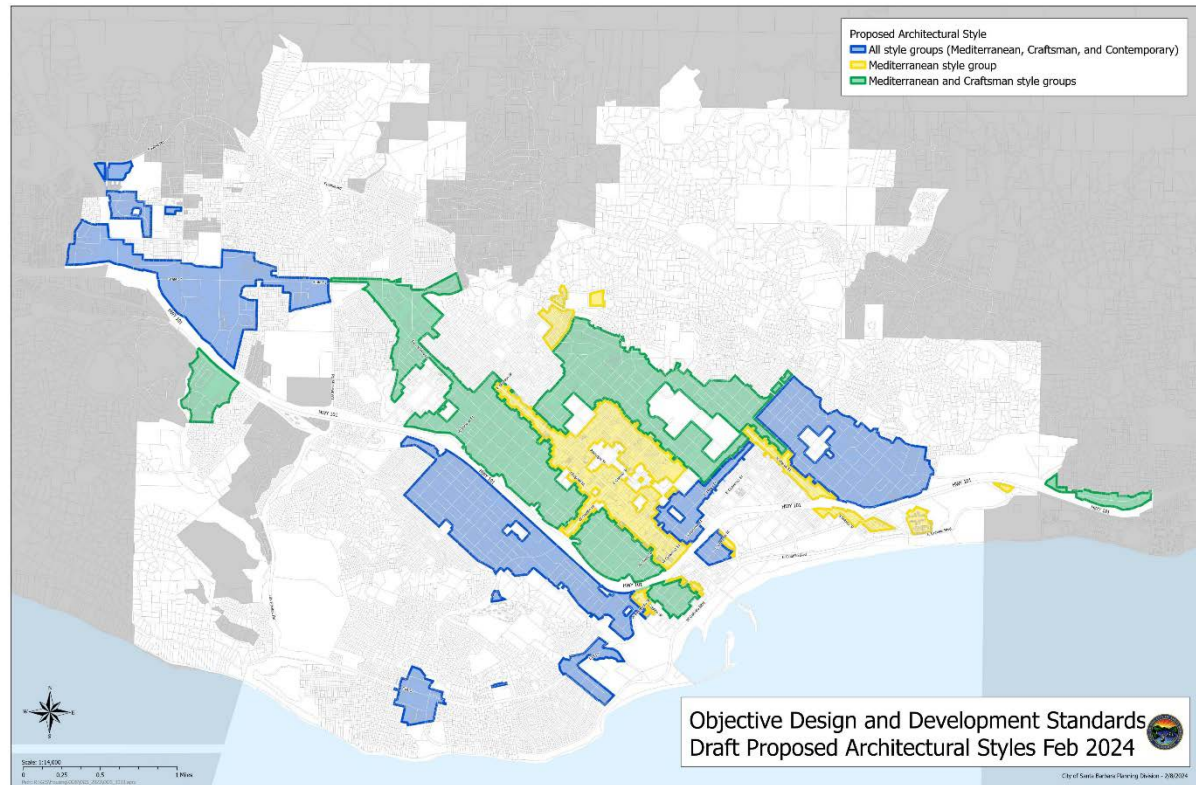
Architectural Styles Map

East Beach
neighborhood
Recommended
Change:
Mediterranean



Architectural Styles Map

Staff
Recommendation
(February 2024)



WORK GROUP MAP DISCUSSION

Do you support staff's recommended changes?
What other changes do you recommend?
[Draw on the map]

3. PUBLIC DRAFT ODDS

Public Draft Review



Posted online for
comments
(July 2023 to now)



Planning Commission
hearing
(July 6, 2023)



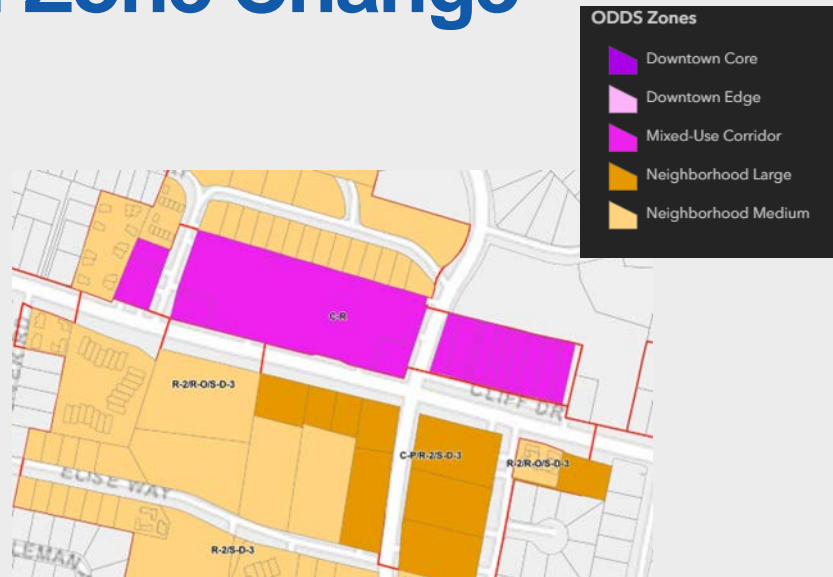
Staff's detailed review
(June 2023 to now)

Staff's Substantive Changes to Date

Remove	Duplicative information, reference to "Community Benefit" projects
Revise/Clarify	Graphics, zone statements, standards for rooftop decks, trash enclosures, ground surfaces and paving, main body massing types, large sites
Replace	Example photos with local wherever possible
Add	Flat roofs as a massing type allowed for house-scale buildings (duplexes, multiplex, courtyard etc.), ODDS design review process, other missing standards TBD

Staff's Recommended Zone Change

- PC questioned why two different zones on Cliff Drive
- Recommend changing ocean side from Neighborhood Large to Mixed-Use Corridor
 - Allows several block-scale building types



Change from N.L. to MUC

WORK GROUP ODDS DISCUSSION

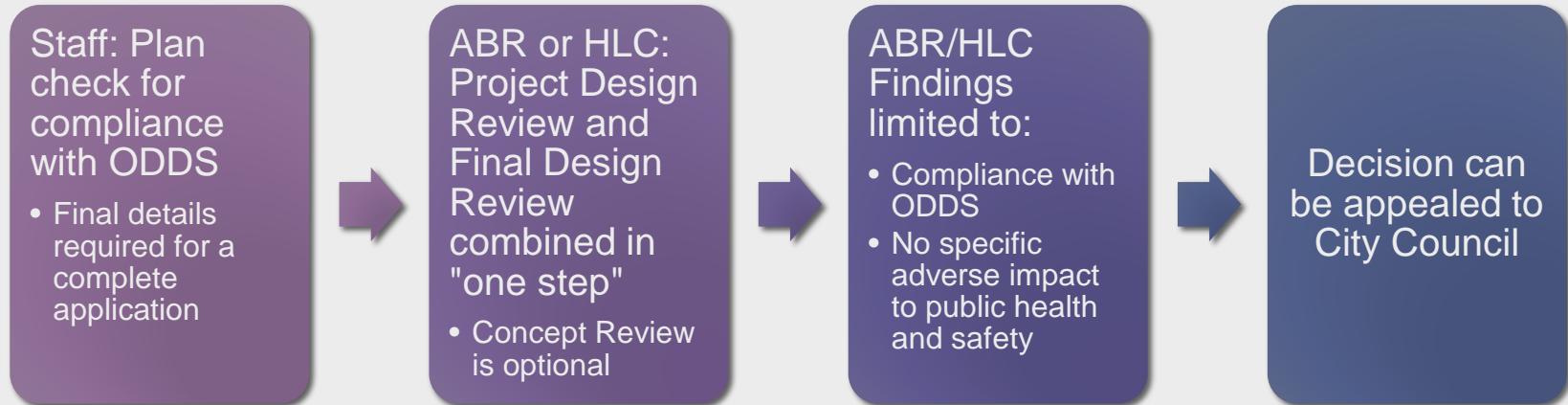
Are there topics you want to revisit today?

Do you support the general direction of staff's substantive changes?

Please provide your suggested edits to staff by end of February

4. PROCESS OUTLINE

Objective Design Review Process Outline



Objective Design Review – When?

- **Required:**

- 10% affordable units (SB 35)
- 20% affordable units and site identified in previous Housing Element
- 100% affordable units and site meets location requirements (SB 4, AB 2011)
- Emergency shelters, supportive and transitional housing

- **Optional:**

- Multi-unit housing
- Streamlined processing (SB 330)

WORK GROUP DISCUSSION

Any questions about projects subject to design review or the outlined process?

5. NEXT STEPS

Support for ODDS

- For Planning Commission hearing seeking:
 - ABR/HLC support
 - Work Group support
 - AIA/Public support



WORK GROUP DISCUSSION

Do you have a recommendation for ABR/HLC support (e.g., memo, meeting, etc.)?

Are you willing to support the ODDS at upcoming public hearings?

Are there specific changes you would recommend to be able to support this effort?

6. PUBLIC COMMENT
