1. Introductions
2. Purpose of Project
3. Role of Work Group
4. Project and Schedule Overview
5. Work Group Meetings
   - Meeting 1: Introduction to the Project
   - Meeting 2: Existing Conditions Summary
   - Meeting 3: Design Standards Framework Approach
   - Meeting 4: Draft Design Standards: Part 1 – Building Types, Architecture
   - Meeting 5: Draft Design Standards: Part 2 – General to All Development
   - Meeting 6: Draft Workbook
6. Examples of Objective Design Standards
7. Identify date in November for Work Group Meeting 2
8. Public Comment
Introductions

City Staff

- Tava Ostrenger, Assistant City Attorney
- Dan Gullett, Principal Planner
- Timmy Bolton, Project Planner
- Rosie Dyste, Project Planner
- Jessica Metzger, Project Planner

Work Group

MEMBERS:
- David Black, Architectural Board of Review
- Dennis Doordan, Historic Landmarks Commission
- Cass Ensberg, American Institute of Architects
- Gabriel Escobedo, Planning Commission
- Robert Ooley, Historic Landmarks Commission
- Detty Peikert, American Institute of Architects
- Richard Six, Architectural Board of Review

ALTERNATES:
- Sheila Lodge, Planning Commission
- Dennis Whelan, Architectural Board of Review

Opticos Staff

- Stefan Pellegrini, Principal
- Tony Perez, Project Manager
- Singeh Saliki, Senior Designer
- Beth Cichon, Designer

NOT PRESENT
- Drew Finke, Associate
- Erick Bernabe, Senior Designer
Purpose of Project

- Develop objective design standards for multi-unit and mixed-use projects to increase housing production
- Provide a more predictable and efficient process that results in quality design in line with community expectations
Role of Work Group

- Serve as subject matter experts
- Provide input on the process
- Comment on draft materials
- Provide project updates
Project and Schedule Overview

2021

<table>
<thead>
<tr>
<th>August</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
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**Task 1.** Project Startup and Kickoff

**Task 2.** Stakeholder Work Group

**Task 3.** Public Engagement

**Task 4.** Research

**Task 5.** Design Standards and Work Book

**Task 6.** California Environmental Quality Act (CEQA) Recommendations

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**Milestones + Major Deliverables**

- Stakeholder Work/Group Meetings
- Community Meetings
- Consultant Work
- City Review/Direction

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Santa Barbara ODS — Work Group Meeting One
## Project and Schedule Overview

<table>
<thead>
<tr>
<th>Month</th>
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### Milestones + Major Deliverables

- **Stakeholder Work/Group Meetings**
- **Community Meetings**
- **Consultant Work**
- **City Review/Direction**

### Tasks and Deliverables

#### Task 1.
**Project Startup and Kickoff**

#### Task 2.
**Stakeholder Work Group**

- **M4**: Draft Design Standards (part 1)
- **M5**: Draft Design Standards (part 2)

#### Task 3.
**Public Engagement**

- **V3**: Video: Design Standards Framework
- **V4**: Video: Upcoming Draft Design Standards
- **V5**: Video: Draft Design Standards

#### Task 4.
**Research**

#### Task 5.
**Design Standards and Work Book**

- Draft Design Standards and Work Book
- City’s Comments and Direction to Opticos
- Draft Design Standards and Work Book

#### Task 6.
**California Environmental Quality Act (CEQA) Recommendations**

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Santa Barbara ODS — Work Group Meeting One
| Task 1. Project Startup and Kickoff |  |  |  |  |  |
| Task 2. Stakeholder Work Group |  |  |  |  |  |
| Task 3. Public Engagement |  |  |  |  |  |
| Task 4. Research |  |  |  |  |  |
| Task 5. Design Standards and Work Book |  |  |  |  |  |
| Task 6. California Environmental Quality Act (CEQA) Recommendations |  |  |  |  |  |

### Milestones + Major Deliverables

- Stakeholder Work/Group Meetings
- Community Meetings
- Consultant Work
- City Review/Direction

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**Santa Barbara ODS — Work Group Meeting One**
Late September/early October

Includes the following groups:

- Affordable Housing Advocates
- Architects/Landscape Architects
- Developers
- Applicants
- Historic Resource Advocates
- Community Members
September 16

- Morning: Site Tour with City Staff
- Afternoon: Meetings with HLC, ABR, + City Staff
Meeting 1: Introduction to the Project (Current stage)

Meeting 2: Existing Conditions Summary

Meeting 3: Design Standards Framework Approach

Meeting 4: Draft Design Standards: Part 1 – Building Types, Architecture

Meeting 5: Draft Design Standards: Part 2 – General to All Development

Meeting 6: Draft Workbook
Examples of Objective Design Standards

**Basic**

- **Roofline and Roof Design.**
  - Acceptable roof forms:
    - Hipped, gable, and other forms such as flat roofs.
    - Dormers are allowed.

- **Watertable + Cornice/String Course:** A watertable using the base string course, or cornice at the lowest story must (and other floors may) be stepped back to meet the slope of the roofline at corner or side story buildings only.

- **Podium:** The base material encompasses the lowest story (or stories) of each building mass/bay and is stepped back to meet the slope of the gable(s), or other elements listed under Section 17.52.110.A.6.

- **Watertable + Cornice/String Course:** A watertable using the base string course, or cornice at the lowest story must (and other floors may) be stepped back to meet the slope of the roofline at corner or side story buildings only.

**Moderate**

- **Adjacent to DR 1/3 of lot depth.**
- **Adjacent to TR 1/4 and TR 1/2:**

**High-level**

- **Adjacent to TR 1/4 and TR 1/2:**
- **Adjacent to DR 1/3 of lot depth.**
Examples of Objective Design Standards

Basic Level

• Building Height
• Building Setbacks
• Massing Stepbacks: Front, Side Street
• Massing Composition: Horizontal/Vertical Façade Articulation

Roofline and Roof Design.

a. Acceptable roof forms:
   i. Hipped
   ii. Gable
   iii. Dormer

b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.

c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.

d. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than 24 inches.
Examples of Objective Design Standards

**Moderate Level**

- Building Height
- Building Setbacks
- Massing Stepbacks: Front, Side Street, Rear
- Massing Composition: Horizontal/Vertical Façade Articulation; Tripartite Organization
- Main Body Maximum Size
- Grow Footprint Through Wings
Examples of Objective Design Standards

High Level

- Building Height, Building Setbacks
- Massing Stepbacks: Front, Side Street, Rear
- Massing Composition: Horizontal/Vertical Façade Articulation; Tripartite Organization; By Building Type; Roof Forms
- Main Body Maximum Size
- Grow Footprint Through Wings
- Architectural Styles Coordinated to Massing Compositions

Santa Barbara ODS — Work Group Meeting One
Examples of Objective Design Standards

Or a combination of the 3 approaches?

Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More. When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:

- Incorporate the uppermost floor into the roof form
- Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height
- Match window heights and/or proportions
- Relate roof cornices and moldings at floor lines
Identify date for Work Group Meeting 2

November 19
How to Make An Oral Public Comment

• To indicate that you would like to make a public comment, click the “Raise / Lower Your Hand” icon in the Control Panel
• The Organizer will notify you when it is your turn to speak
• You will have two minutes to speak
Adjourn Meeting

Questions:  Rosie Dyste, Project Planner  
            SBDS@SantaBarbaraCA.gov

Webpage:  https://www.santabarbaraca.gov/services/planning/mpe/rmuod/default.asp

Thank You!