Statement of Qualifications for Santa Barbara Design Standards

RFP#4035

Prepared for City of Santa Barbara

May 14, 2021

Stakeholder Work Group Meeting 3

City of Santa Barbara

February 11, 2022
Agenda Items

1. Roll Call
2. New Planning Commission Work Group Member Introduction
3. Existing Conditions Memo
4. Architectural Style Strategy
   Overall Map
   Style Sheets
5. Project and Schedule Overview
6. Next Work Group Meeting
   Meeting 4: Topic and Tentative Date
7. Public Comment
Existing Conditions Memo: Main Topics

Neighborhood Physical Character (including existing zoning)

Architectural Style
Neighborhood Characteristics

**General:** walkable or auto-oriented context, topography, zones

**Streetscape:** frontages, landscaping private + public, sidewalk type and dimensions

**Lots + Parking:** lot dimensions, number of units, parking type, parking location

**Buildings:** number of buildings, building type, building scale, building height
Zoning Envelope Testing

5 sites selected for their variety of neighborhoods, architectural styles, and zoning.

Max. Zoning Envelope

Max. Zoning Envelope Compared with Approved Project
Architectural Style

Neighborhood Atlas

**Style by:** Building Form (Scale), Footprint, Neighborhood

Donut Diagram
EPV Extents in Project Area
## Santa Barbara Architectural Styles

<table>
<thead>
<tr>
<th>El Pueblo Viejo Landmark District (per Code)</th>
<th>Brinkerhoff (per Code)</th>
<th>Lower Riviera Special Design District (per Guidelines)</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>nearly all existing structures are already designated Structure of Merit, new development extremely unlikely</em></td>
<td>Italianate</td>
<td>American Craftsman</td>
</tr>
<tr>
<td>California Adobe</td>
<td>Italianate</td>
<td>American Craftsman</td>
</tr>
<tr>
<td>Mission Revival</td>
<td>Eastlake</td>
<td>National Folk</td>
</tr>
<tr>
<td>Spanish Colonial Revival</td>
<td>Queen Anne</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>Monterey</td>
<td>Queen Anne Free Classic</td>
<td>Mission Revival</td>
</tr>
<tr>
<td>Italian Mediterranean</td>
<td>Craftsman</td>
<td>American Colonial Revival</td>
</tr>
</tbody>
</table>
Style Sheet: American Colonial Revival

Defining Features

- Simple massing with rectilinear main body forms
- Classically-proportioned cornices and eaves
- Classically-inspired porches with vertically-proportioned turned or square columns, architecturally correct entablatures and pediments
- Wide, rectangular windows with true or simulated divided lights, trim, and occasional shutters
- Wood lap siding

Note: Defining features listed aren’t comprehensive.

General Example
Style Sheet: American Colonial Revival

1 1/2-Story Example

1 1/2-Story Example

2-Story Example
Style Sheet: Craftsman

Defining Features

- Low-pitched roofs with deep eaves and exposed rafter tails, and rakes supported by brackets
- Horizontally proportioned openings made from ganged vertical windows
- Asymmetrical composition with wall plane broken by projecting gable ends, and projecting and/or recessed elements
- Square and/or tapered porch columns with short and/or wide proportions
- 1/2 story elements including wide dormers made from ganged windows and accent dormers with gable end roofs

Note:
Defining features listed aren’t comprehensive.

General Example
Style Sheet: Craftsman

1-Story Example

1 1/2-Story Example

2-Story Example

2-Story Example

2-Story Example

2-Story Example
Style Sheet: Italian Mediterranean

Defining Features

- Low-pitched hipped roofs clad in red tile with boxed eaves, often bracketed
- Flat, rectilinear wall plane with vertically proportioned punched openings without trim
- Stucco as primary facade material with stucco, wood, or steel attached elements
- Formal and/or symmetrical composition of doors and windows
- Classical columns and pilasters accentuate entrances and openings

Note: Defining features listed aren’t comprehensive.
Style Sheet: Italian Mediterranean

3-Story Example

4-Story Example

5-Story Example
Style Sheet: Spanish Colonial Revival

Defining Features

- Low-pitched gabled or hipped roofs clad in red tile with open eaves
- Flat, rectilinear wall plane with vertically proportioned punched openings without trim
- Stucco as primary facade material with stucco, wood, or steel attached elements, and decorative tiling at surrounds and stairs
- Minimal/simple eave and cornice details
- Ornamental chimneys and vents

Note: Defining features listed aren’t comprehensive.

General Example
Style Sheet: Spanish Colonial Revival

1-Story Example

2-Story Example

2- to 3-Story Example
Style Sheet: Spanish Colonial Revival

2- to 3-Story Example

2- to 3-Story Example

3-Story Example

3-Story Example

3-Story Example

3-Story Example

3- to 4-Story Example
**Style Sheet: Contemporary/Industrial**

**Defining Features**
- Flat roof forms with simple coping detail
- Flat, rectilinear wall plane with rectilinear punched openings without trim
- Stucco and panelized facade materials, with wood or steel attached elements
- Limited material and color palette arranged by ground floor and above floors, or by changing wall planes

**Note:**
Defining features listed aren’t comprehensive.

**General Example**
Style Sheet: Contemporary/Industrial

1-Story Example

1-Story Example

2-Story Example
Style Sheet: Contemporary/Industrial

2-Story Example

2- to 3-Story Example

3-Story Example

4-Story Example

2- to 3-Story Example
Project and Schedule Overview

2021

- July/Aug
- Sept
- Oct
- Nov
- Dec/Jan

2022

- Feb/March
- April
- May

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

Santa Barbara ODS — Work Group Meeting Three
Next Work Group Meeting

**Meeting 1:** Introduction to the Project

**Meeting 2:** Existing Conditions Summary

**Meeting 3:** Design Standards Framework Approach

**Meetings 4, 5, & 6:** Draft Design Standards
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!