



Village & Barrio Objective Design Standards

Community Workshop

June 29, 2022

TODAY'S WORKSHOP AGENDA

JUNE 29TH 5PM-7PM

- ✓ Welcome/Introductions (10 mins)
- ✓ Workshop Discussion Topics
 - Project Background (15 mins)
 - Design Elements (25 mins)
 - Architectural Styles (25 mins)
 - Streamlined Review Process (15 mins)
- ✓ Community Comments / Q&A (20 mins)
- ✓ Next Steps & Conclusion (10 mins)



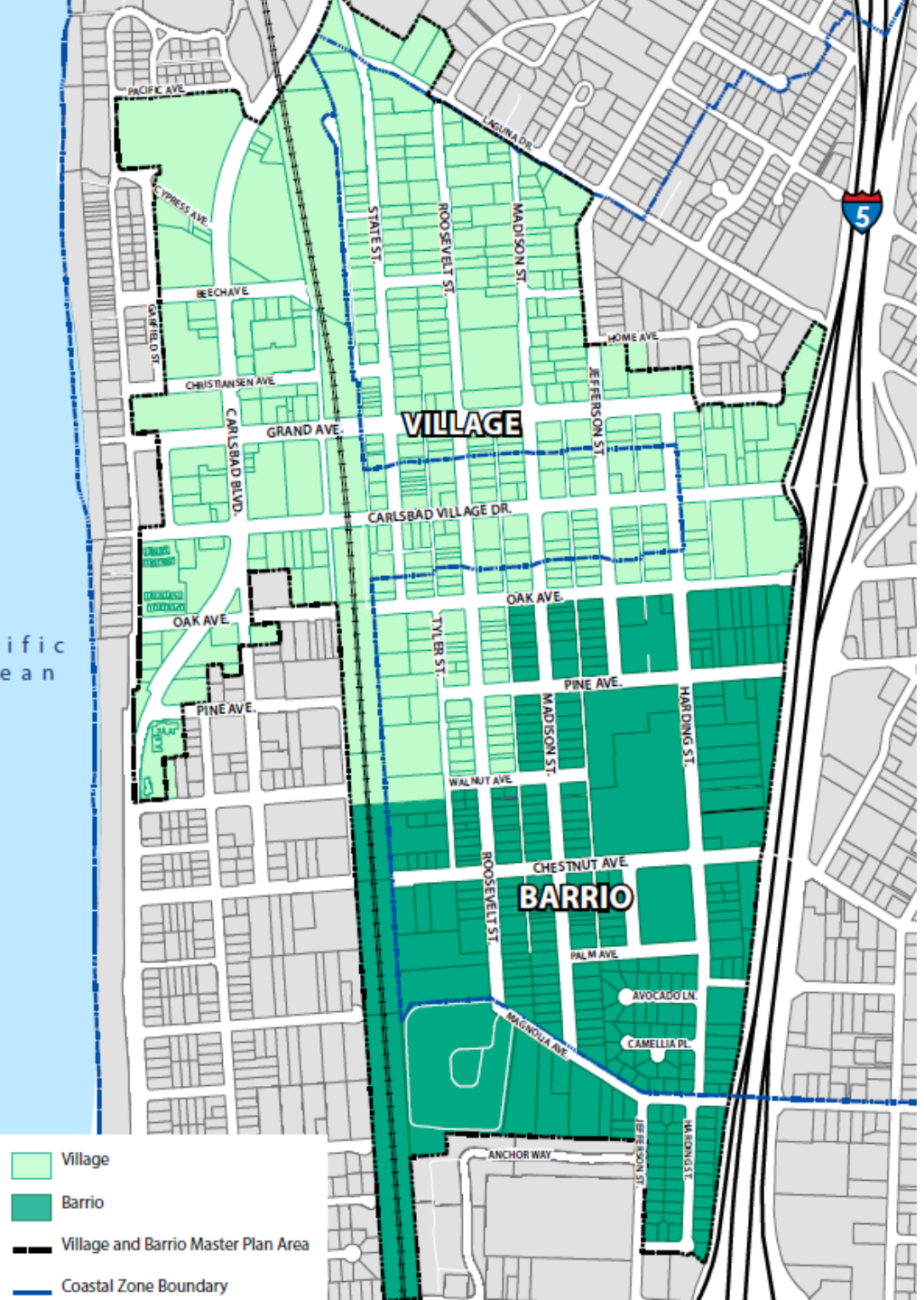
WHAT IS THIS PROJECT DOING?






Village and Barrio Master Plan Amendment





- ✓ Replace existing subjective design guidelines with new objective design standards for future multifamily housing and mixed-use development projects within the Village and Barrio Master Plan area
- ✓ Create a palette of architectural design styles
- ✓ Create a streamlined review process



Village & Barrio Master Plan Area Map (Figure 1-1)



-  Village
-  Barrio
-  Village and Barrio Master Plan Area
-  Coastal Zone Boundary
-  Railroad

-  Village
-  Barrio
-  Village and Barrio Master Plan Area
-  Coastal Zone Boundary

WHAT IS THIS PROJECT *NOT* DOING?

- ✓ Does not change existing standards such as building height, density or setbacks
- ✓ Does not apply to single-family lots, duplexes or commercial/office sites
- ✓ Does not apply to previously approved multifamily housing and mixed-use development projects
- ✓ Does not apply to areas outside of the Village and Barrio*



COMMUNITY FEEDBACK REQUESTED

- ✓ Feedback on design elements for multifamily housing and mixed-use development projects
- ✓ Feedback on different architectural styles for multifamily housing and mixed-use development
- ✓ Feedback on streamlined review process



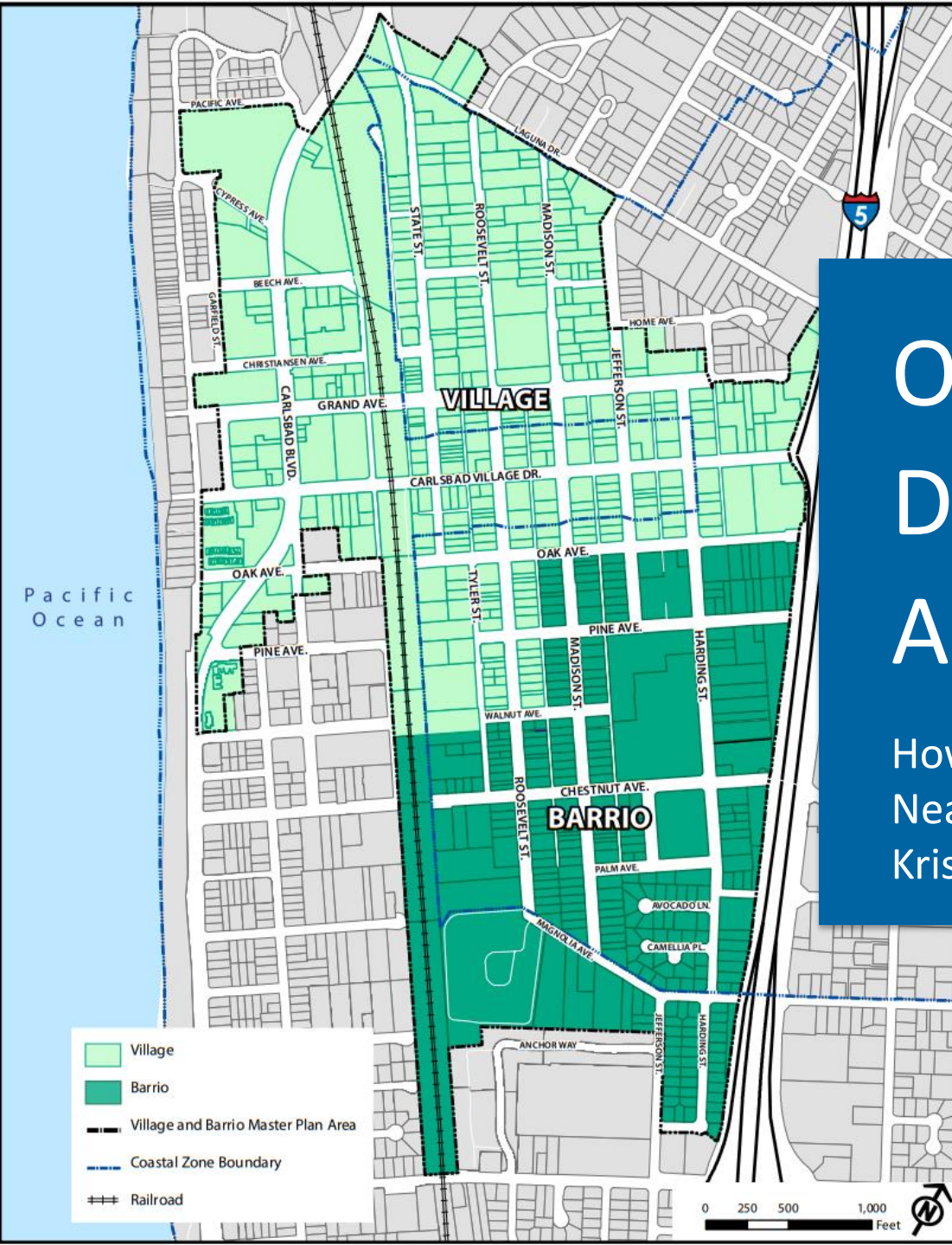
WHY IS THE CITY DOING THIS PROJECT?

- ✓ STATE MANDATE (SB 35/ SB 330)
- ✓ LOCAL MANDATE (Housing Element Program)
- ✓ CITY COUNCIL DIRECTION
(Palette of Architectural Styles)
- ✓ STATE GRANT FUNDED
(Local Early Action Planning Grant Funding Program)



SUBJECTIVE DESIGN GUIDELINES/STANDARDS	OBJECTIVE DESIGN STANDARDS
Provides ambiguous and unmeasurable direction	Provides measurable and predictable direction
Provides design preferences and flexibility	Provides required design elements and utilizes photographs and graphics, where needed, to clarify standards.
Involves personal judgement by a public official or decision maker	Involves no personal judgment by a public official or decision maker





Objective Design Standards Design Elements and Architectural Styles

Howard Blackson, Urban Designer, Consultant
Neal Payton, Architect, Consultant
Kristin Blackson, CEQA Manager, Consultant

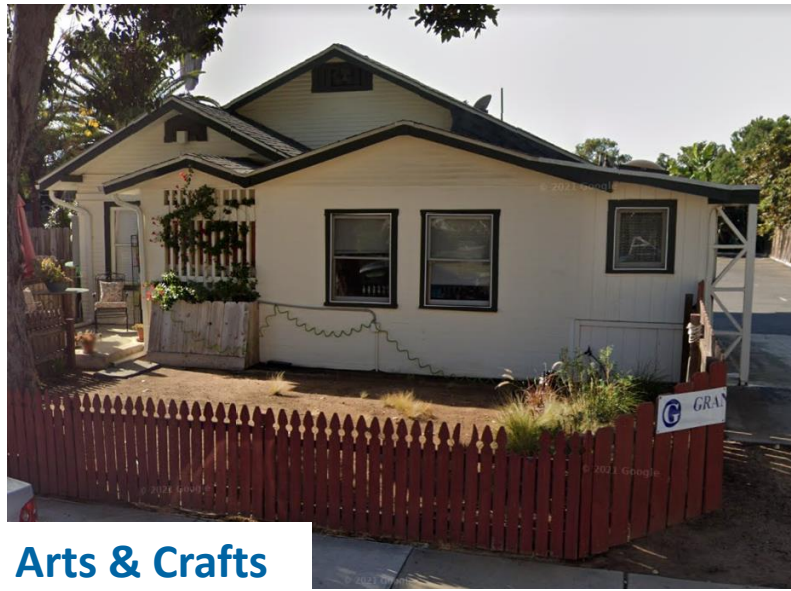
Further, in keeping with the eclectic mix of building designs prevalent in the Village and Barrio, the Master Plan emphasizes quality architecture over any particular style.

Enforce design guidelines that identify components of good design and promote compatibility with existing context, but do not specify any particular architecture or discourage creativity, in keeping with the eclectic mix of styles present in the Village and Barrio.

True architectural style designed to capture the desired architectural style of the building.



Mid-Century Modern



Arts & Crafts



Spanish Revival



Cottage



Tudor

Free-Standing/Small-Scale Buildings



Mid-Century Modern



Arts & Crafts



Tudor



American Mercantile

Attached/Mixed Use Buildings



Spanish Revival



Mid-Century Modern



Arts & Crafts

Multi-Family Buildings



Spanish Revival

Contemporary Eclectic



Arts & Crafts +

American Mercantile +



Arts & Crafts +

New Eclectic Buildings

Building Rhythms are based on the following Patterns:

Horizontal

- 50-wide x 140-foot deep Lots
- 400-foot long Blocks
- 80-foot wide Streets Patterns

Vertical

- 10 to 15-foot High Ground Floor
- 10-foot High Upper Floors



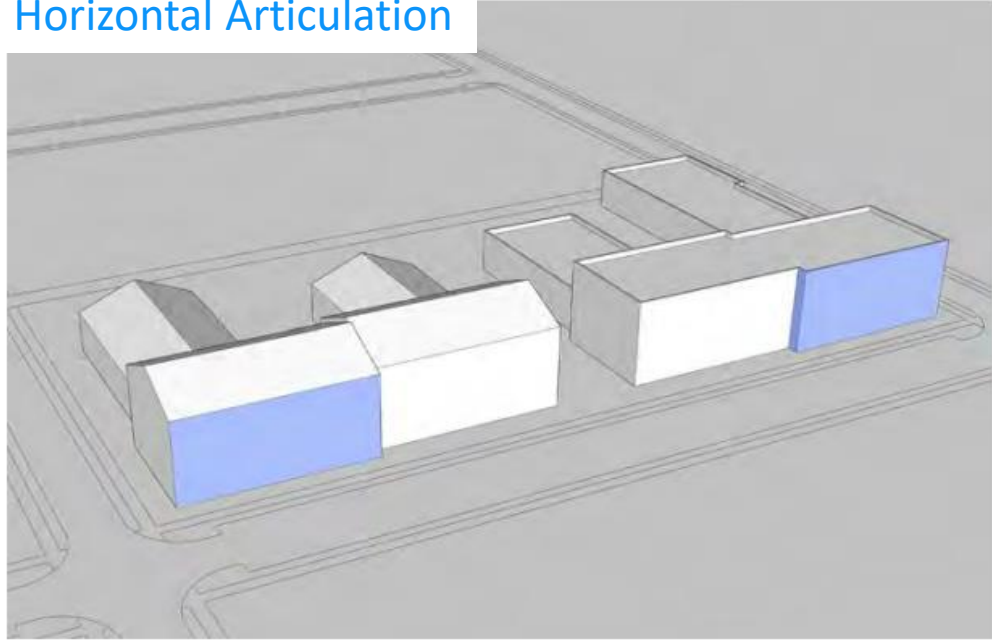
Vertical and Horizontal Patterns

QUESTIONS AND COMMENTS ON DESIGN ELEMENTS?

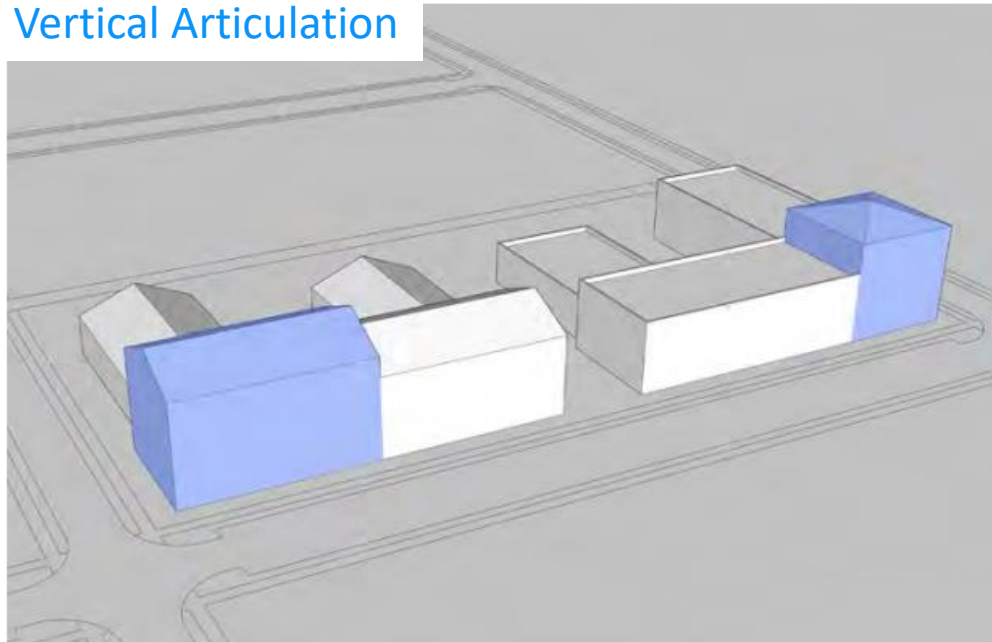
General Building Composition, Massing, and Articulation Elements

Step 1: Building Patterns

Horizontal Articulation



Vertical Articulation



Horizontal Articulation



Horizontal Articulation



Vertical Articulation



Vertical Articulation



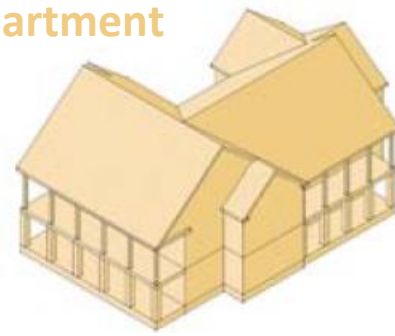
Building Types and Composition

General Design Elements for All Multi-Family Buildings

Step 2: Building Type

Composition
(Massing, Roof,
Frontage, Windows,
Projections)

Mansion Apartment



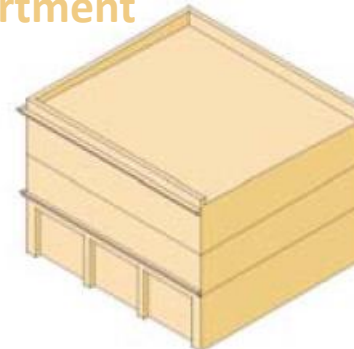
Townhouse



Stacked Flats Apartment



Mixed-Use Apartment





Mansion Apartment



Townhouse



Stacked Flats Apartments



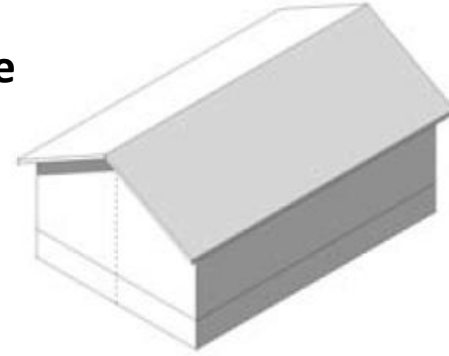
Mixed-Use Apartments

Building Types and Composition

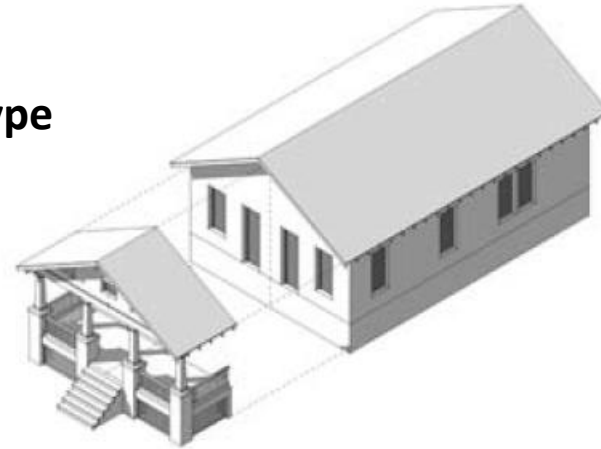
General Design Elements for All Multi-Family Buildings

Step 3: Building Composition (Massing, Roof, Frontage, Windows, Projections)

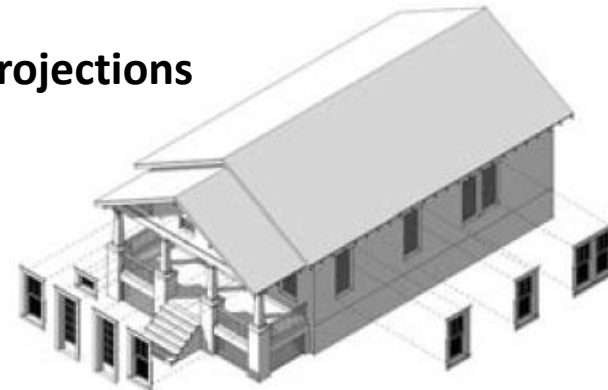
Height, Bulk, Scale and Roof Type



Frontage Type



Windows/Projections





Stoop



Fence and Hedge



Front Porch



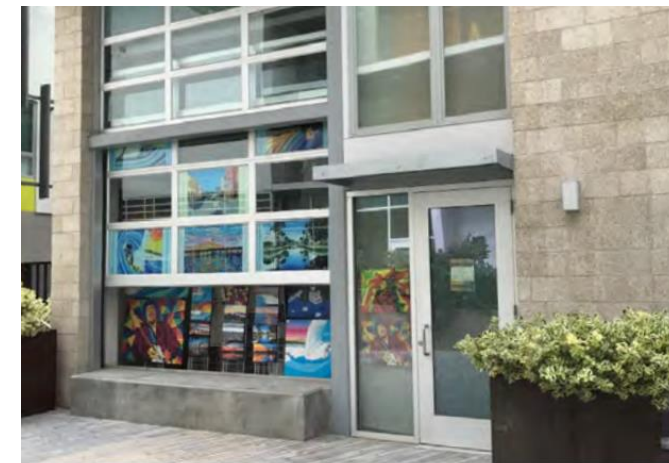
Forecourt



Raised Commercial Terrace



Shopfront



Industrial Shop

Frontage Types



Window Rhythm



Balconies



Bay Windows



Canopies and Awnings



Access to Parking















Walls and Fencing

Openings, Windows and Projections

QUESTIONS AND COMMENTS ON DESIGN ELEMENTS?

Building Type By Sub-District

FC PT BP BC VG VC

						 <p>MANSION APARTMENT</p> 
						 <p>ROWHOUSE</p> 
						 <p>2- TO 4-STORY APARTMENT HOUSE</p> 
T1	T2	T3	T4		T6	 <p>MIXED-USE BUILDING</p> 
						

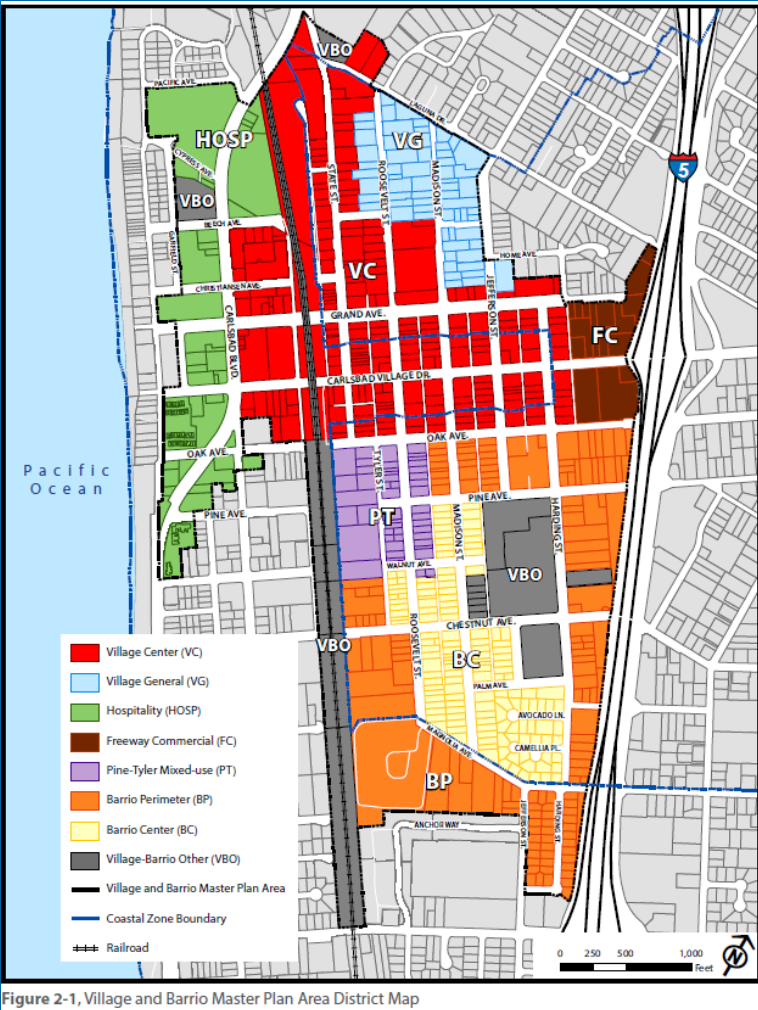


Figure 2-1, Village and Barrio Master Plan Area District Map

Frontage Type by Sub-District

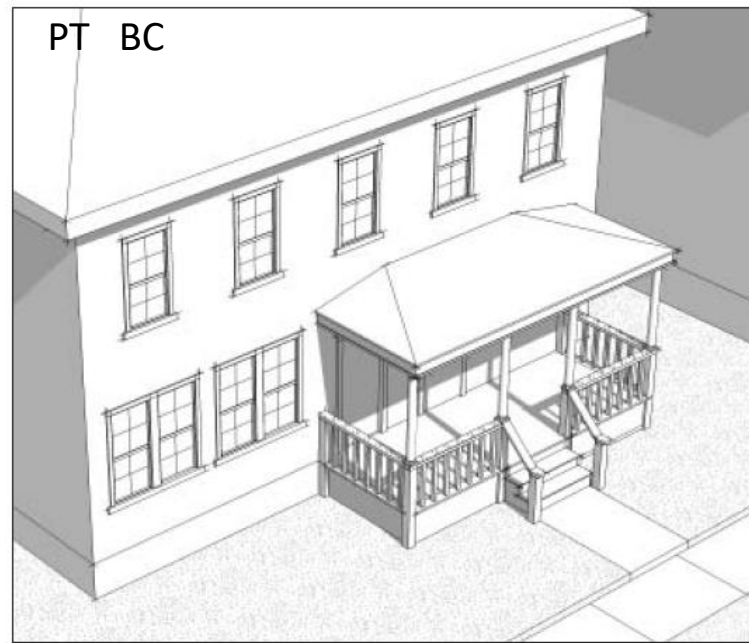
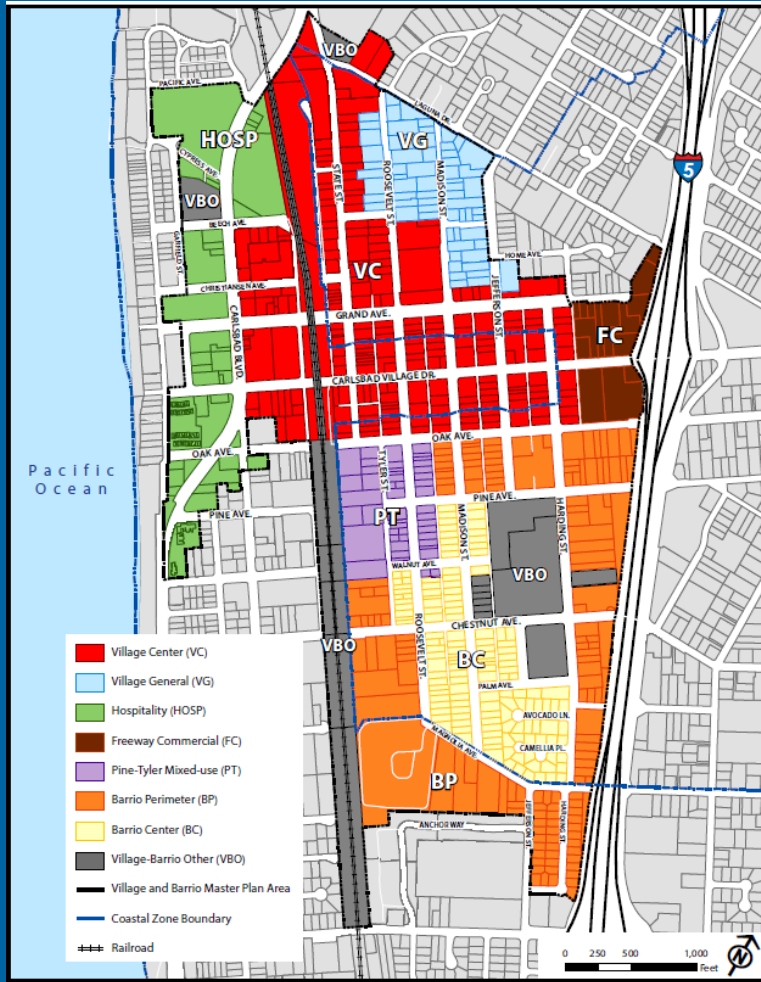


Diagram of a porch.

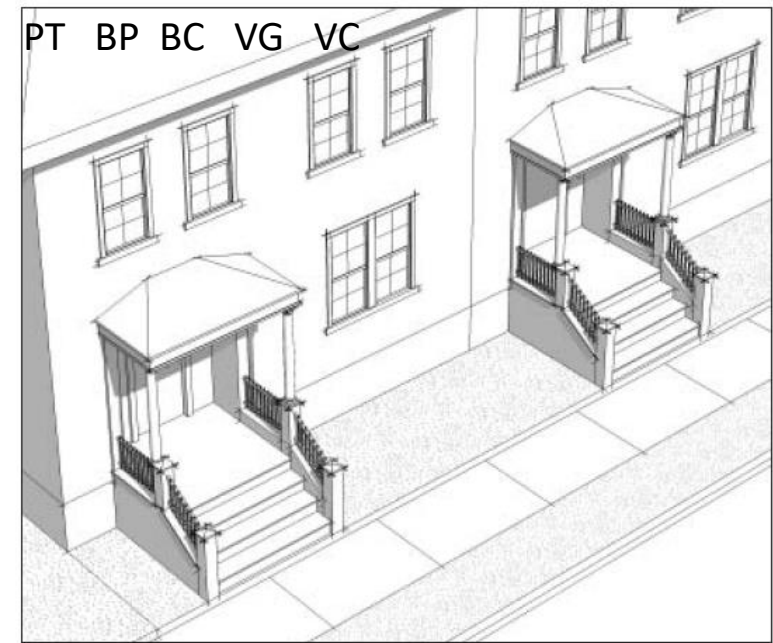


Diagram of a stoop.

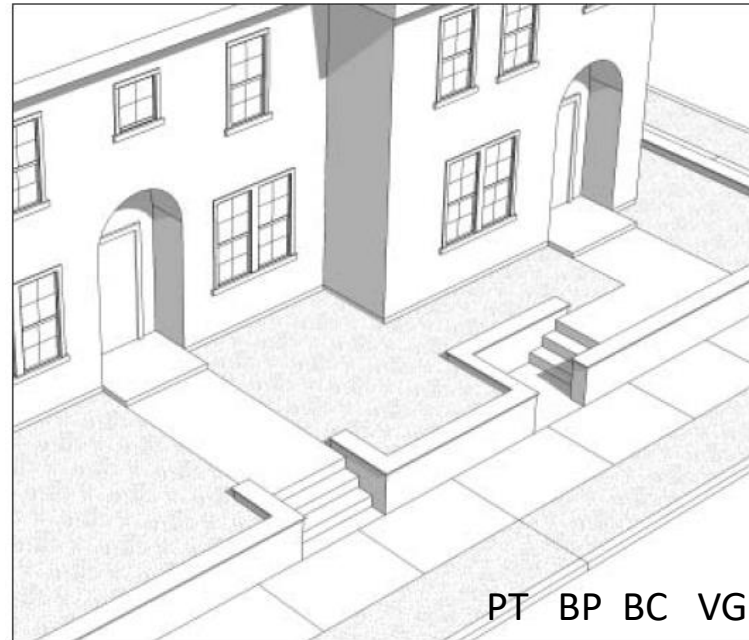


Diagram of a residential terrace.

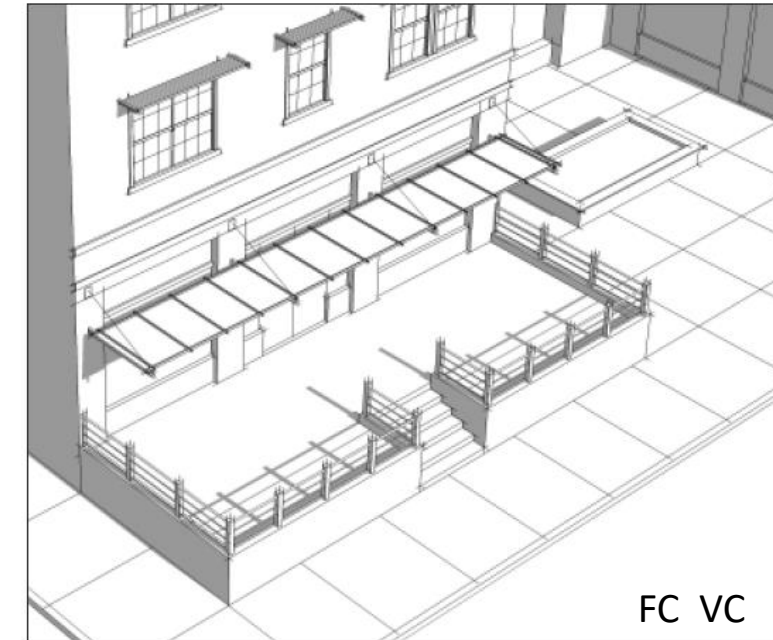


Diagram of a commercial terrace.

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Frontage Type by Sub-District

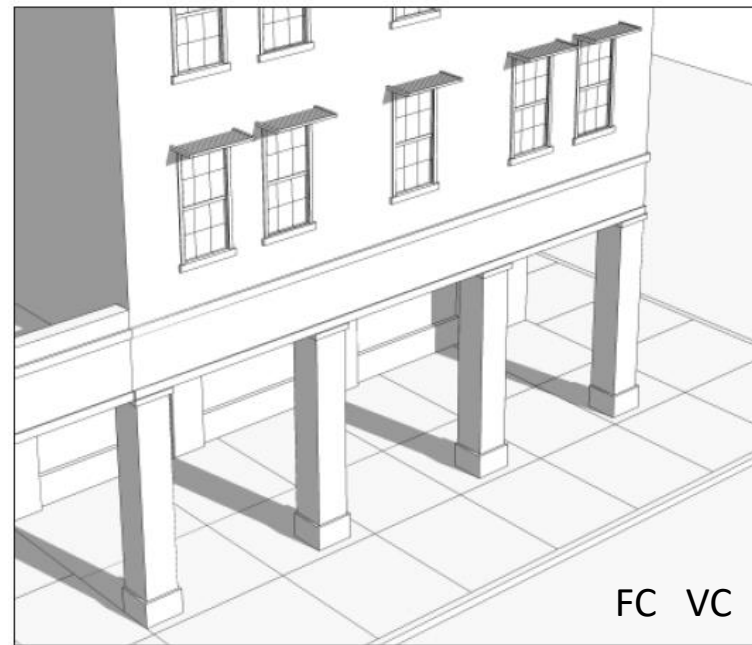
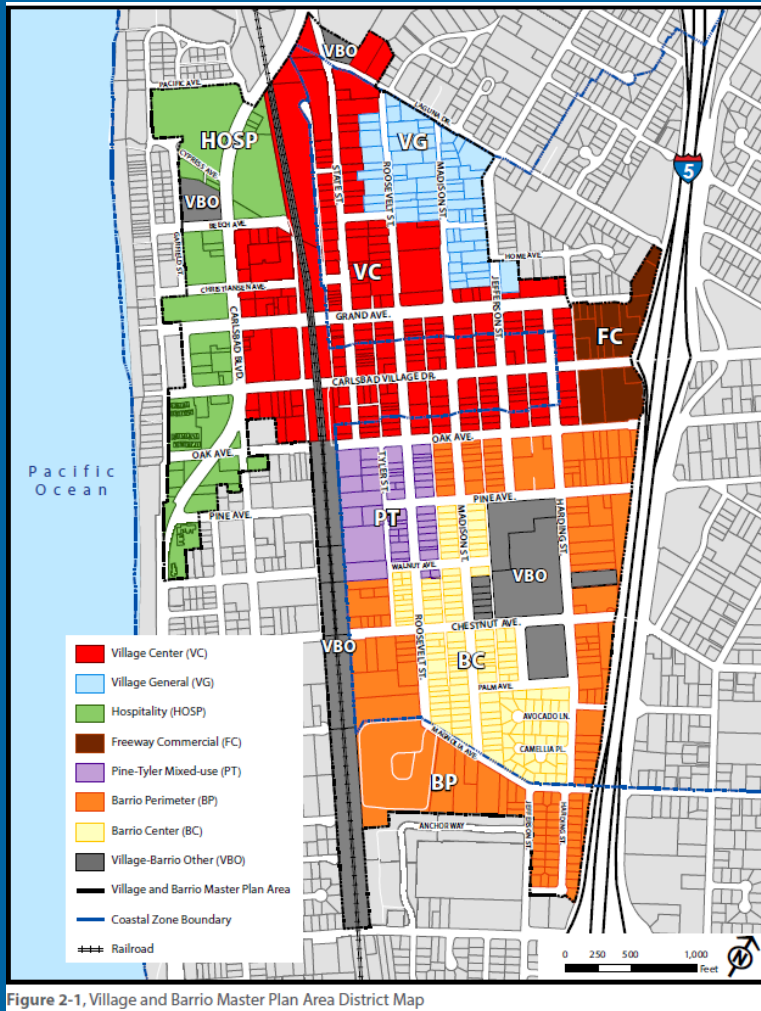


Diagram of arcade.

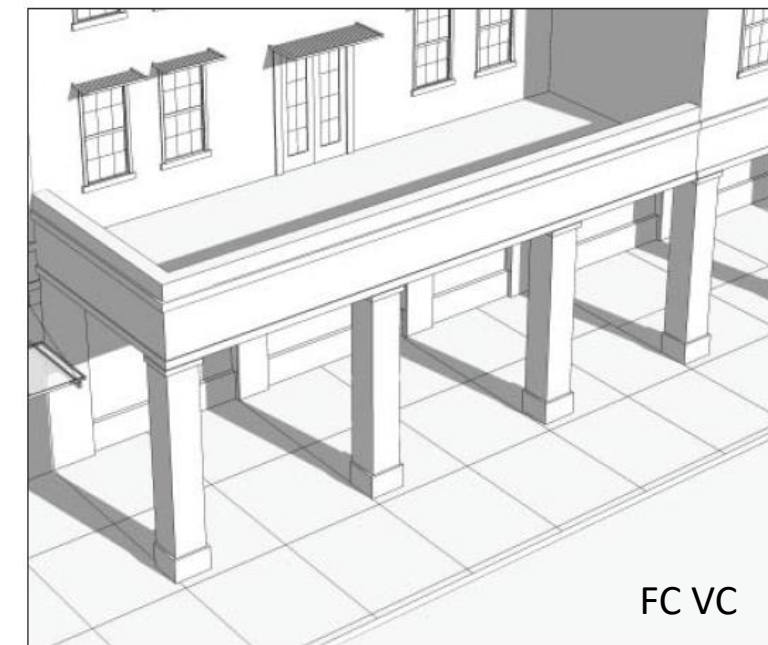


Diagram of gallery.



Diagram of shopfront.

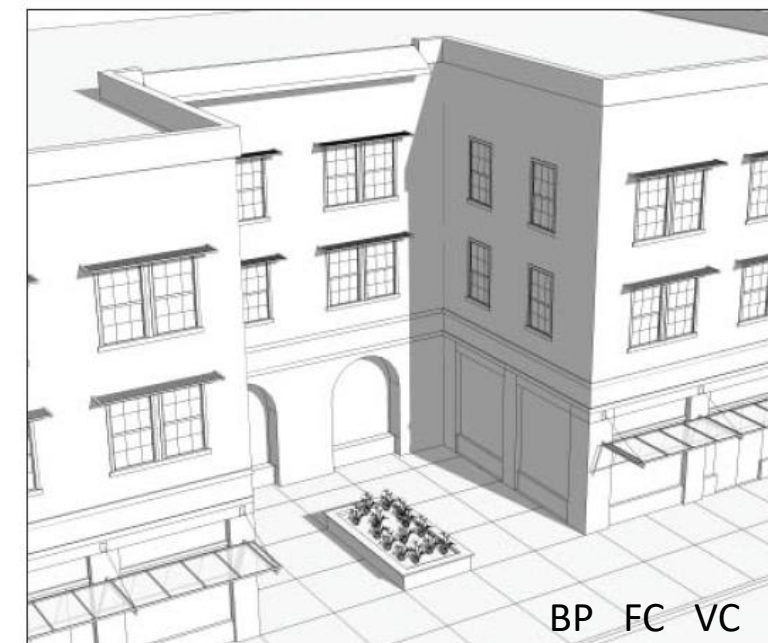
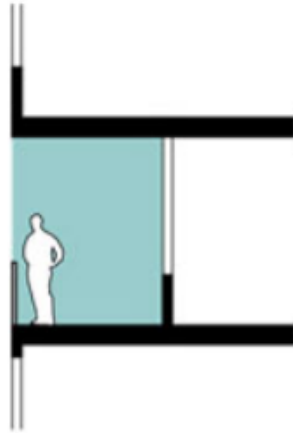


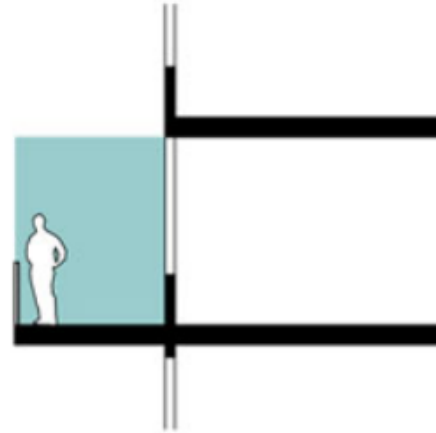
Diagram of forecourt.

Windows and Projections by Sub-District

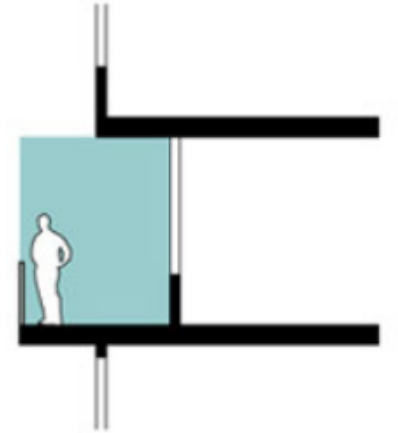
Balconies
Recessed



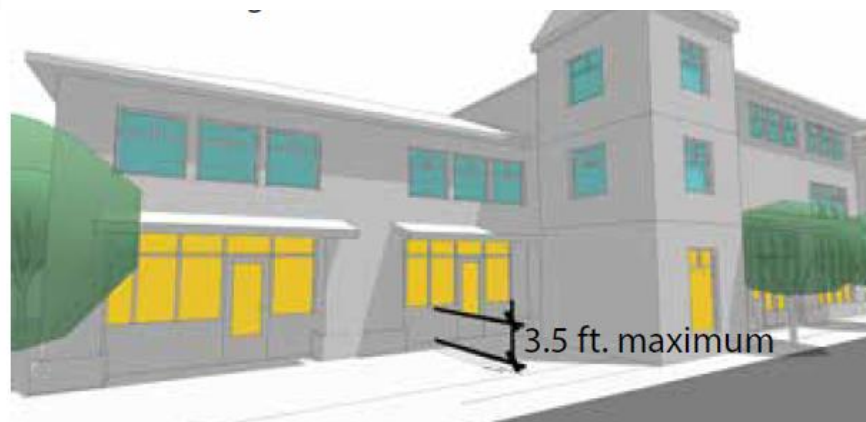
Cantilevered



Semi-Recessed



Windows
Transparency and Patterns



Awnings and Shopfronts
Signage and Encroachments

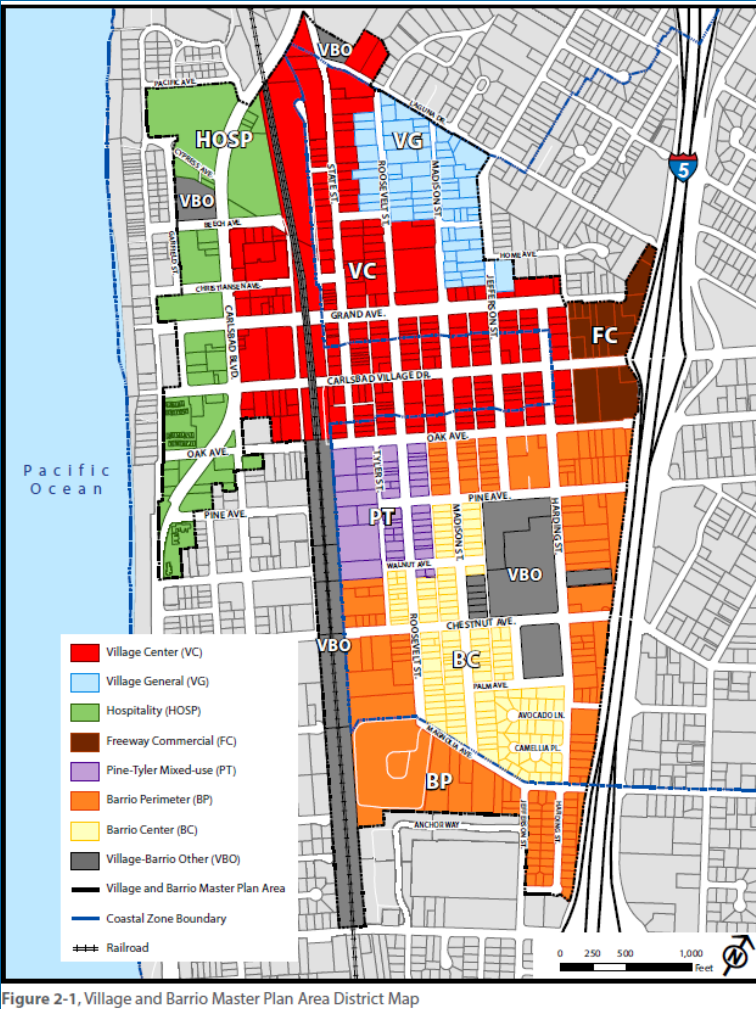


Figure 2-1, Village and Barrio Master Plan Area District Map

Building Transition Standards

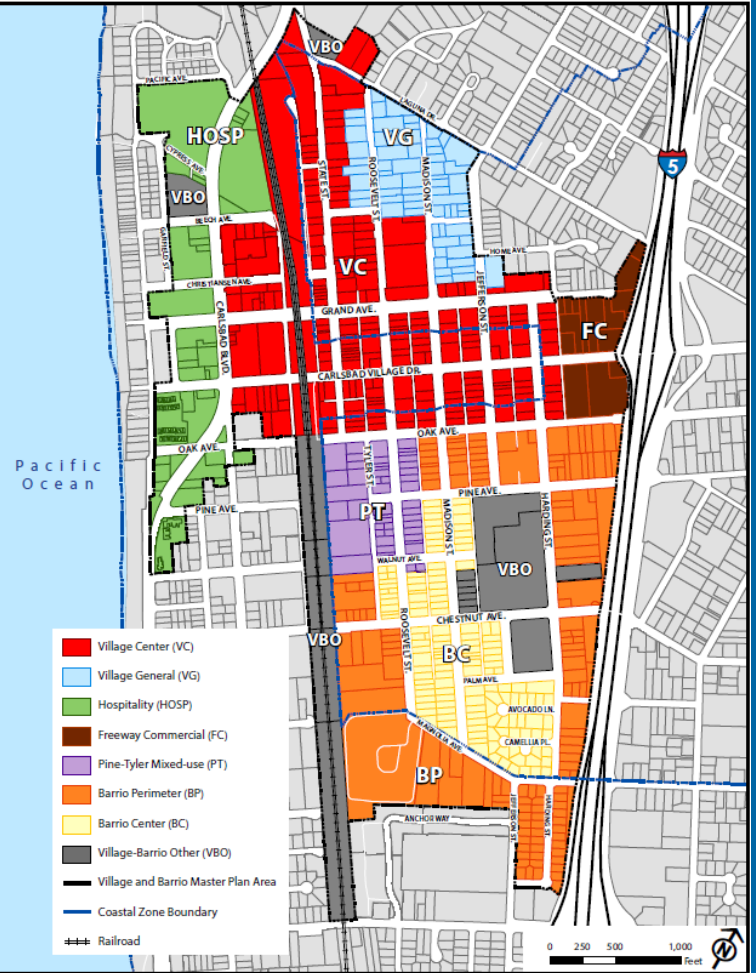


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Building Transition Standards

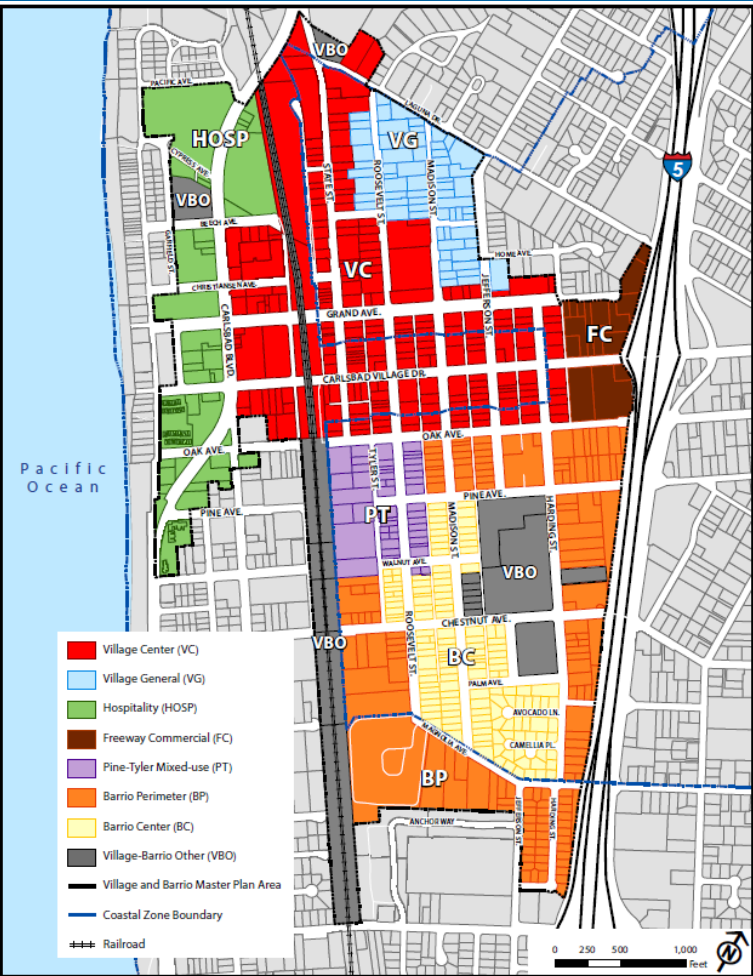
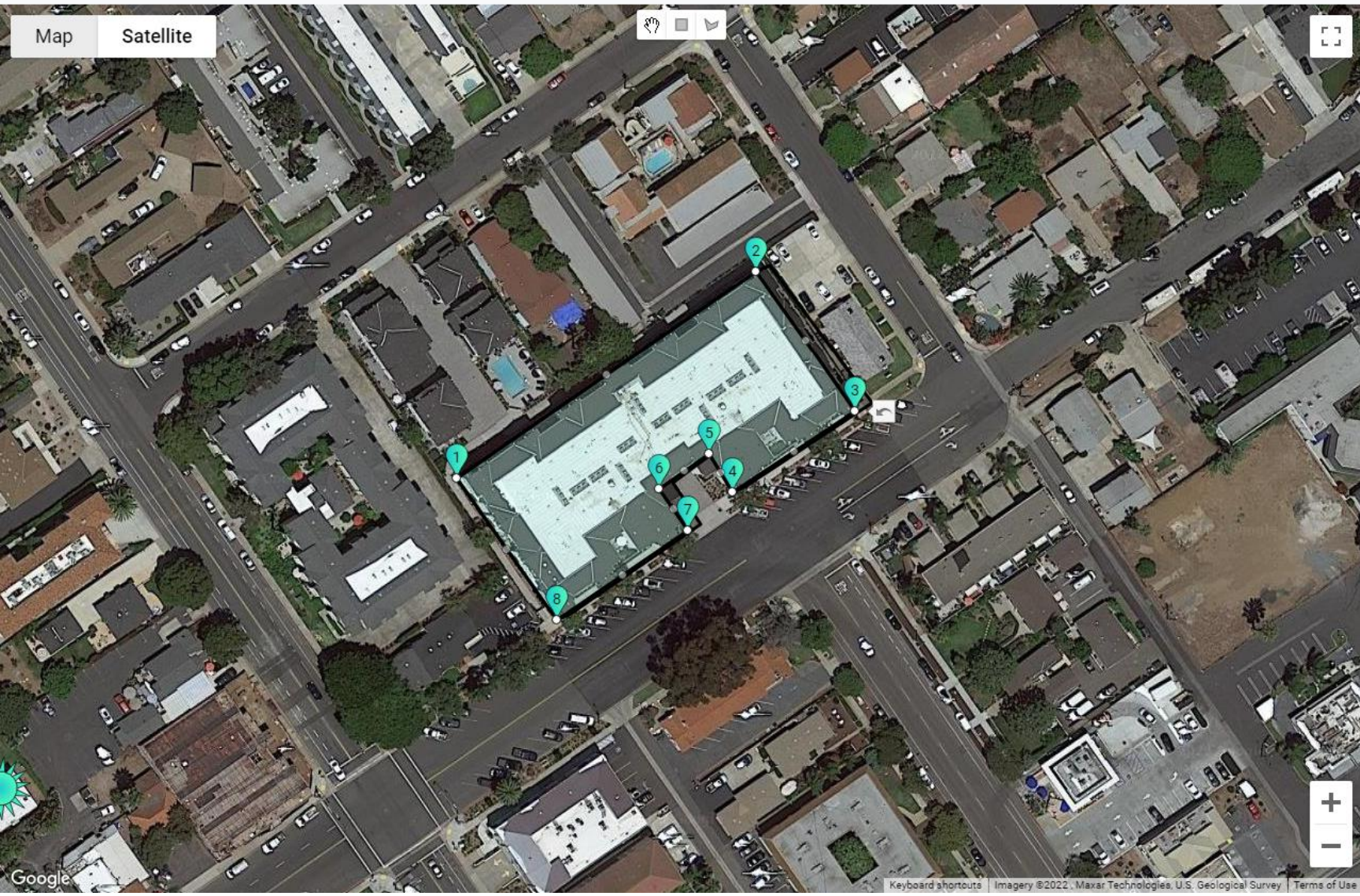


Figure 2-1, Village and Barrio Master Plan Area District Map



Height: → Shadow: 4.42 m

6/22/2022 < >
14:05 → 14h 21m

now: 14:05 244° 71°
sunrise: 05:42 61°
noon: 12:52 181° 80°
sunset: 20:03 299°

today 6/28/2022 →14h 20m
 midsummer 6/22/2022 →14h 21m
 midwinter 12/21/2022 →9h 57m





Height: 13 → Shadow: 29.99 m



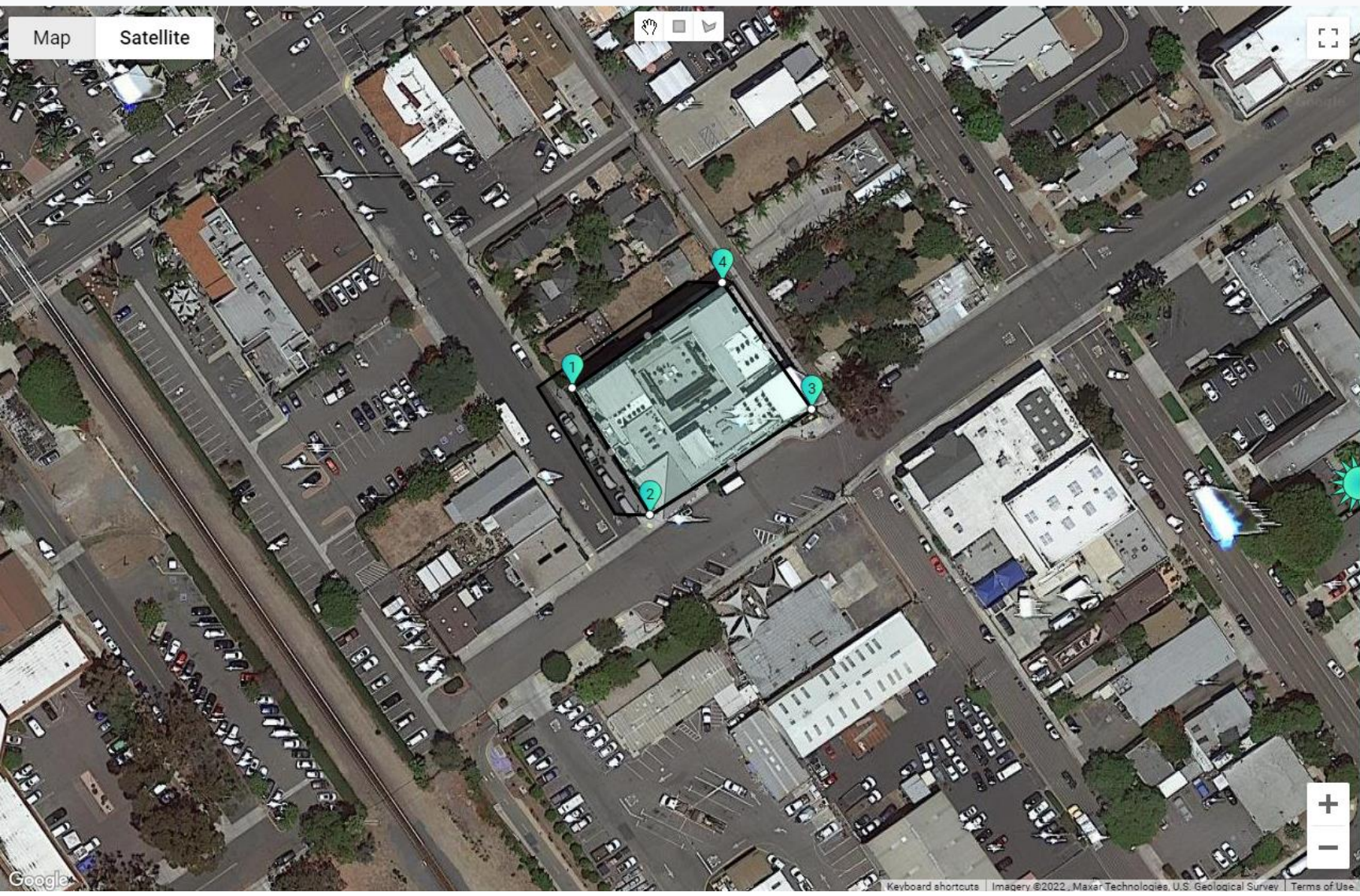
< 12/21/2022 >
→ 9h 57m

14:15

now: 14:15 217° 23°
sunrise: 06:50 118°
noon: 11:48 180° 33°
sunset: 16:47 242°

⋮			
today	midsummer	midwinter	
6/28/2022	6/22/2022	12/21/2022	
→14h 20m	→14h 21m	→9h 57m	





Height: 13 → Shadow: 10.80 m



9:57

6/28/2022

← 14h 20m

now: 09:57 93° 50°

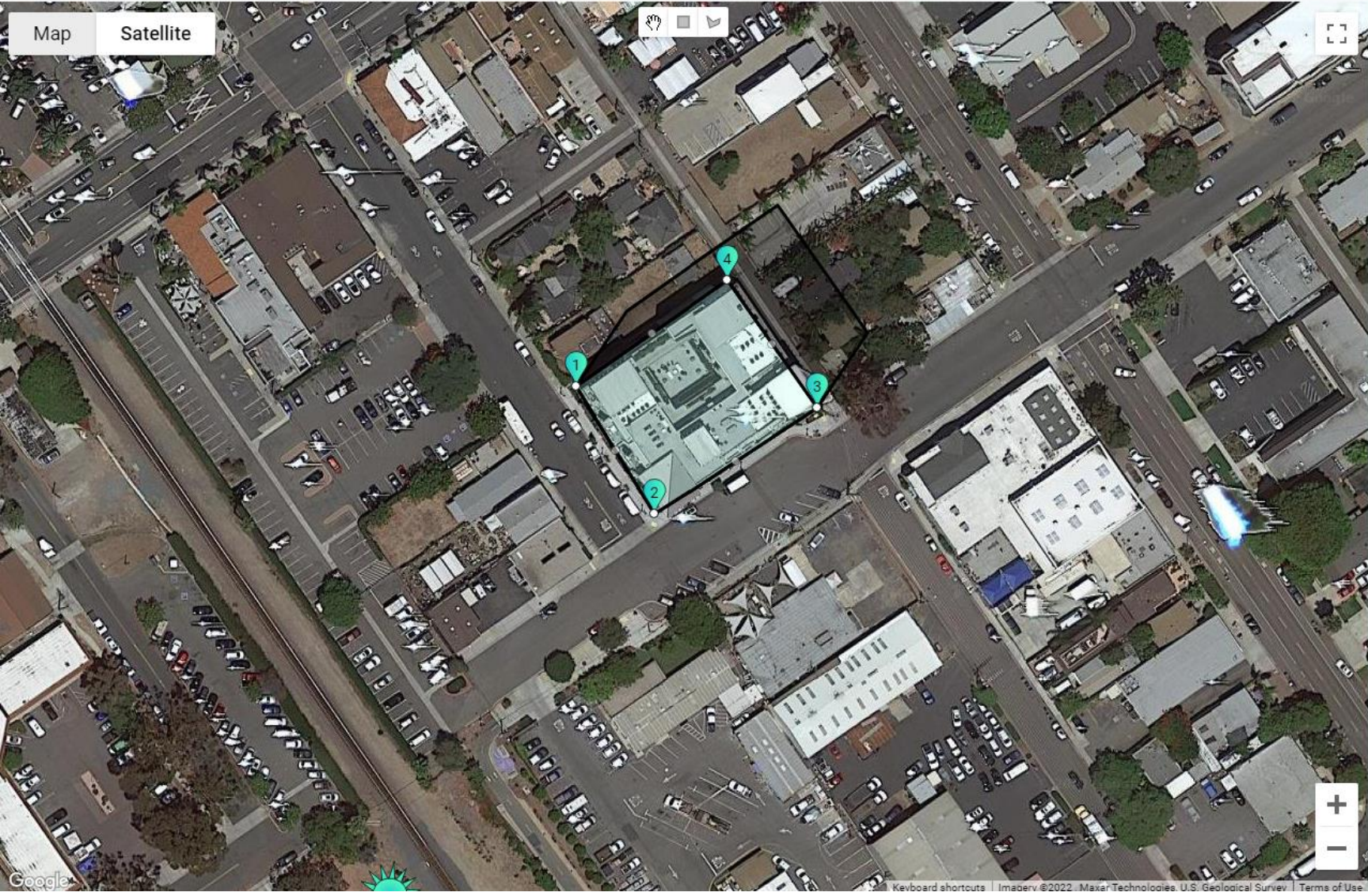
sunrise: 05:44 61°

noon: 12:53 181° 80°

sunset: 20:03 299°

⋮			
today	midsummer	midwinter	
6/28/2022	6/22/2022	12/21/2022	
→14h 20m	→14h 21m	→9h 57m	





Height: 13 → Shadow: 27.42 m



< 12/21/2022 >
→ 9h 57m

13:59

now: 13:59 213° 25°
sunrise: 06:50 118°
noon: 11:48 180° 33°
sunset: 16:47 242°

today 6/28/2022 →14h 20m
midsummer 6/22/2022 →14h 21m
midwinter 12/21/2022 →9h 57m



Building Transition Standards

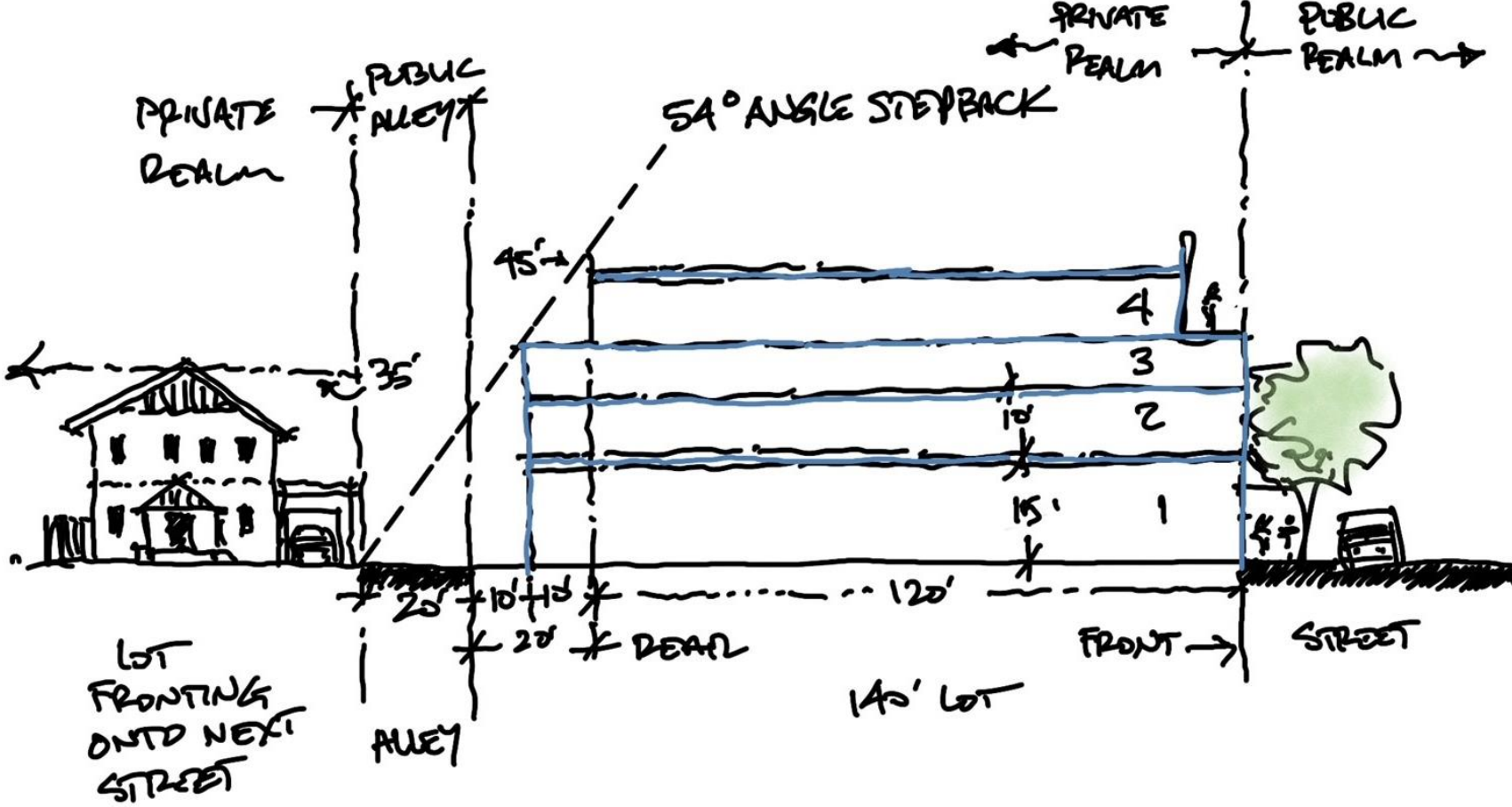
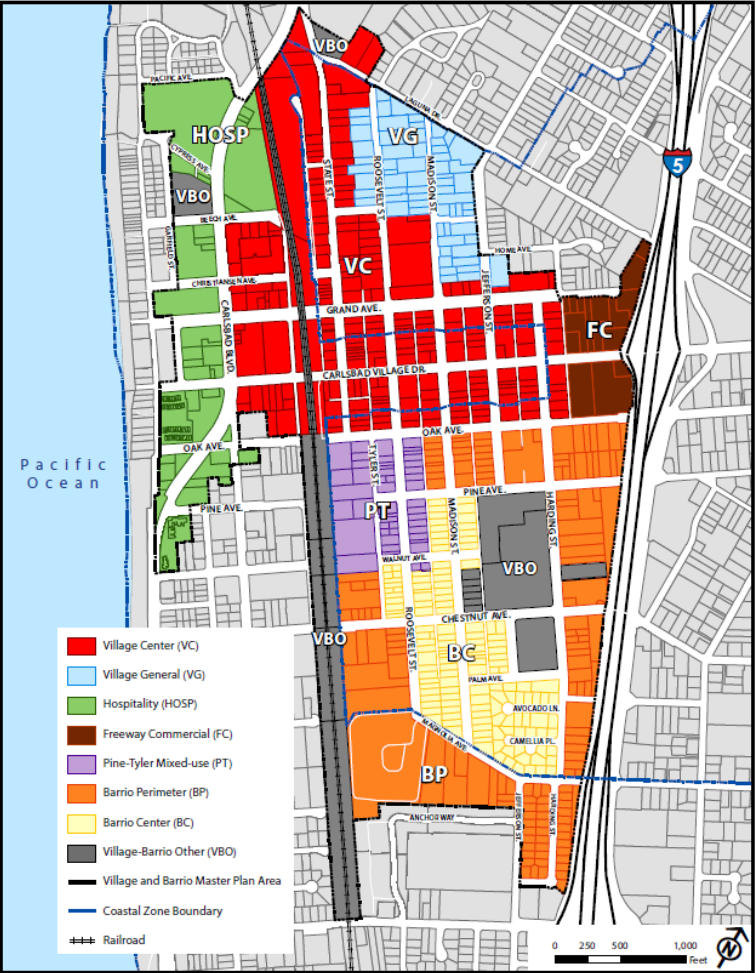


Figure 2-1, Village and Barrio Master Plan Area District Map

Building Transition Standards

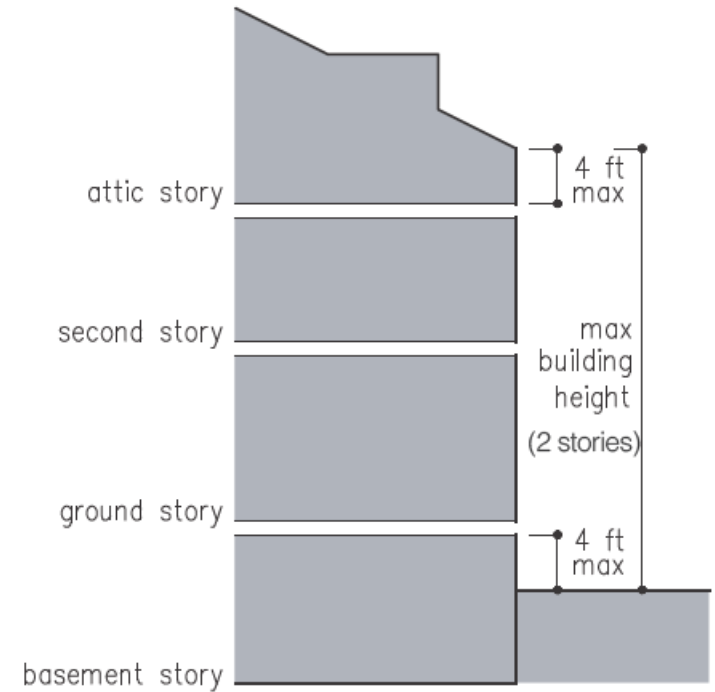
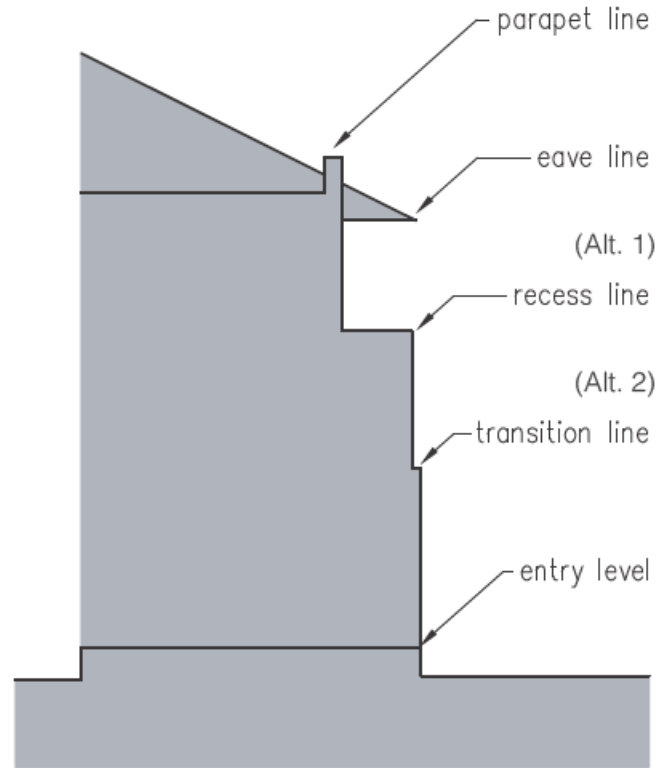
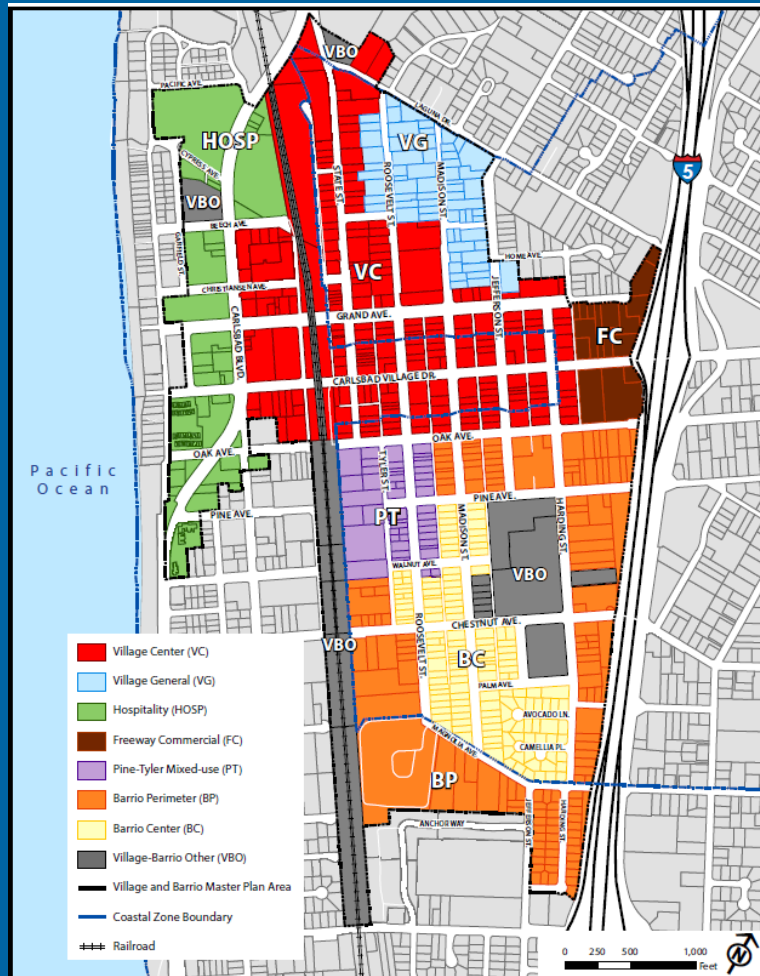


Figure 2-1, Village and Barrio Master Plan Area District Map

QUESTIONS AND COMMENTS ON DESIGN ELEMENTS?

CARLSBAD ARCHITECTURAL STYLES

- More Common Multi-Family Styles:
 - Craftsman
 - Mediterranean
 - Main Street American Mercantile
 - Mid-Century Modern
- Less Common Styles
 - Irving Gill's "Carlsbad" Style
 - Contemporary Eclectic

Carlsbad's Eclectic Styles

Craftsman

The English Arts and Crafts movement of the mid- to late-19th century inspired the Craftsman architecture of California. It was invented as a reaction to the repetitiveness and homogenization of the industrial culture emerging at the time.



Mediterranean

The style came into prominence in the 1920's and 1930's in California and Florida due to both the historic Latin colonization patterns of these regions, and to similarities with the precedents' Mediterranean climate and culture.



Main Street American Mercantile

In the late nineteenth century when, in the process of densifying towns and cities, housing and offices were built over retail stores. This mixed-use strategy is still relevant today, as the re-urbanization of existing urban centers.



Mid-Century Modern

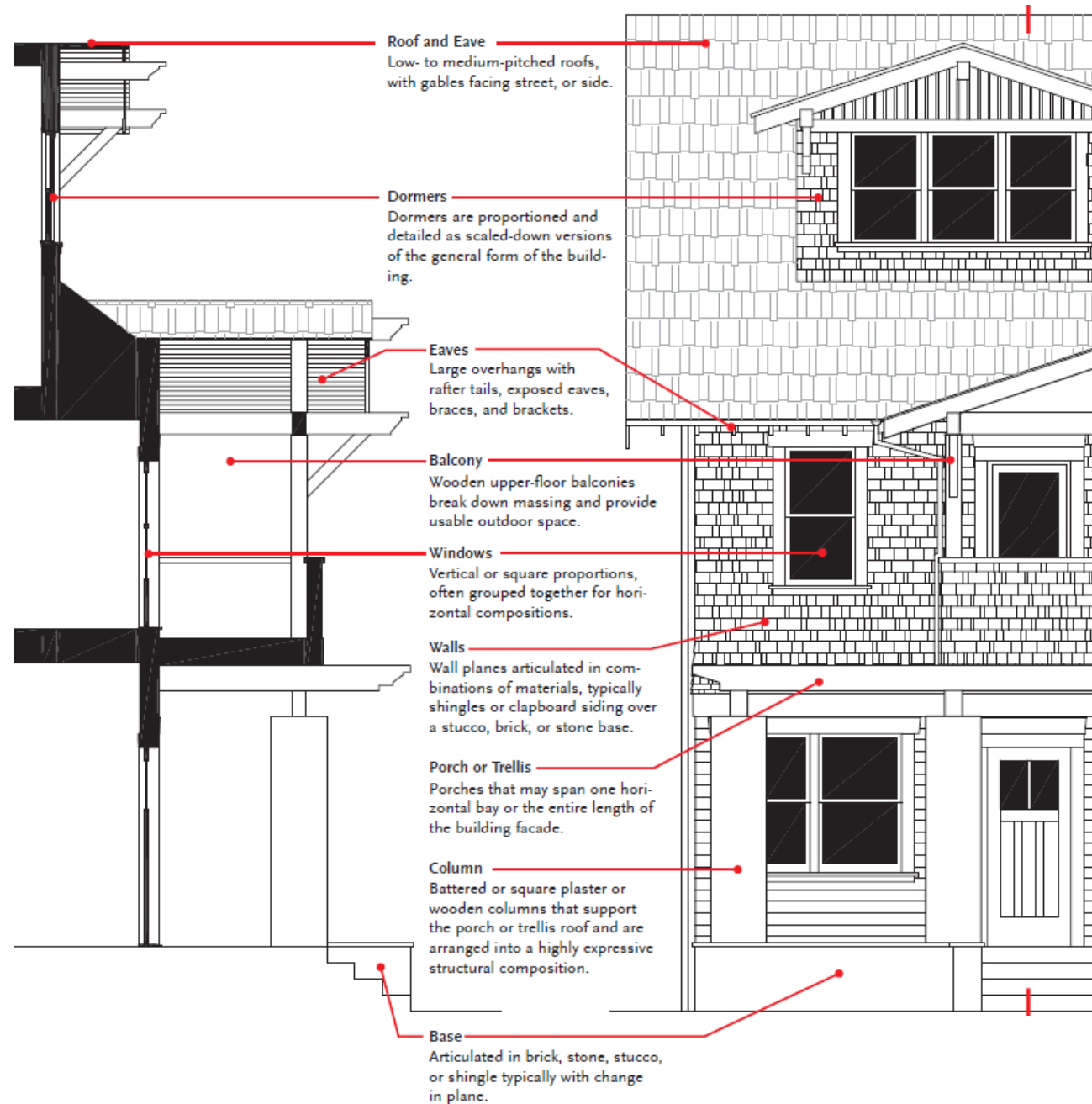
Post World War I, modernism was a reaction to economic, social, and political changes that were occurring at the beginning of the twentieth century, promoted a clean break with all aspects of traditional culture.



Craftsman



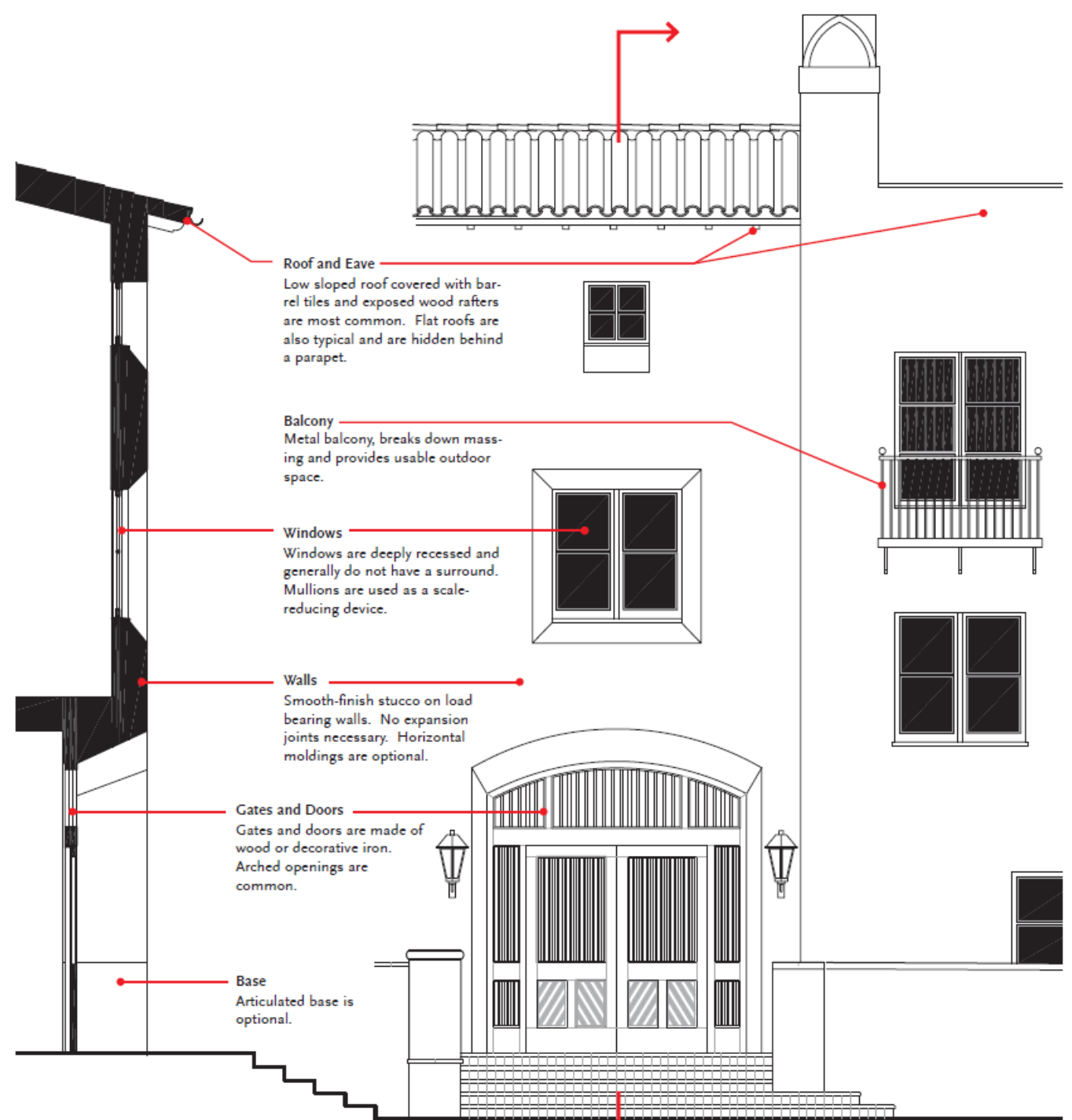
The style focused on the use of materials such as wood, tile, brick, stone, and copper, artfully combined and detailed. Through its emphasis on the detailing and joinery typical of carpentry construction, it embodied the modern notion of expressing its structural system on the exterior of the building.



Mediterranean



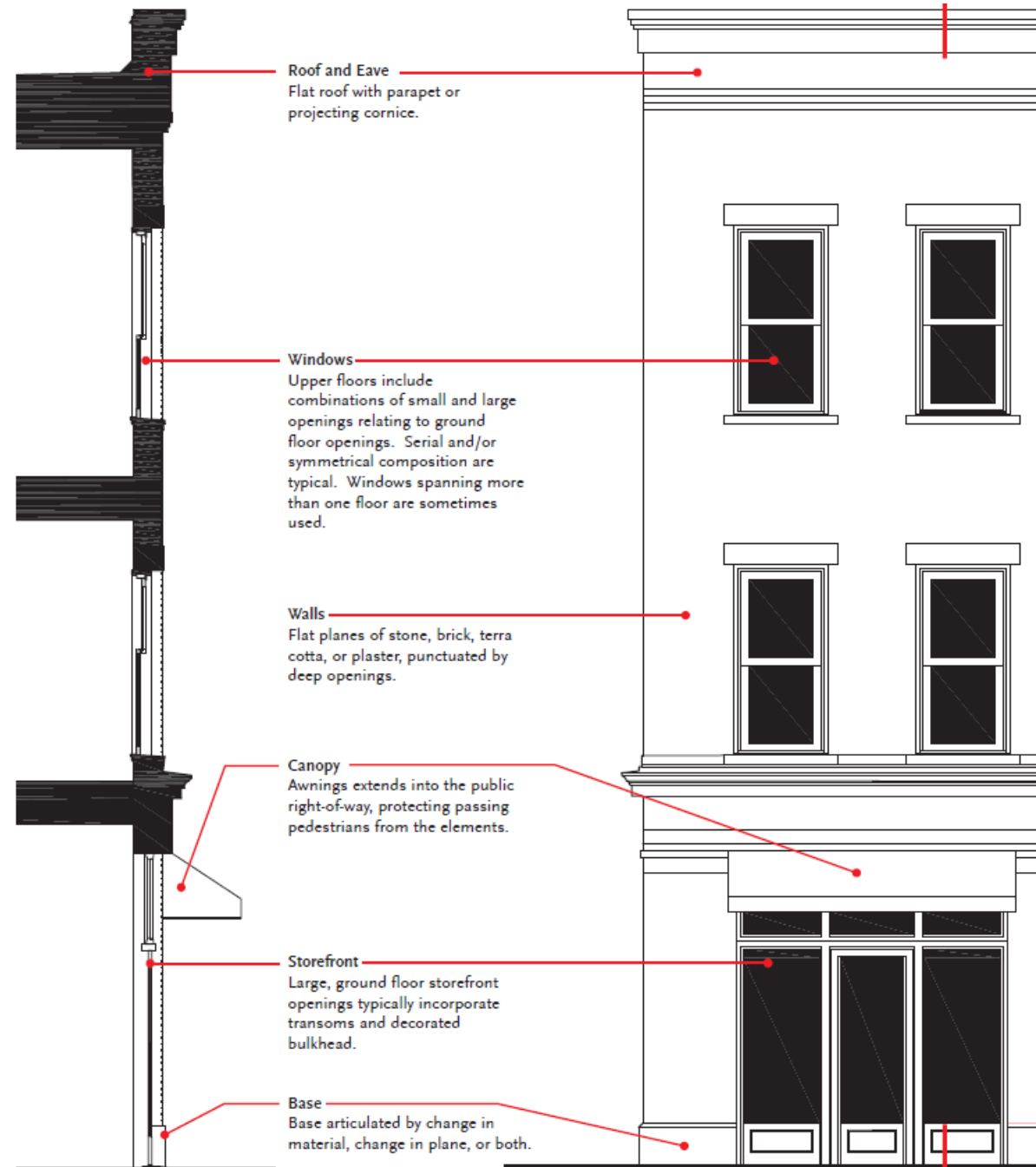
Distinguished by simple massing, smooth white walls, deeply set openings, and its red tile roofs. The mass has rhythmic placement of windows and doors. Color and decoration are restrained and reserved for railings, grilles, and colorful tile details at doors, windows, and fountains. Fronts are arcades, recessed entries, balconies, overhangs, and awnings are arranged accent the simple, geometric forms of buildings.



Main Street Mercantile



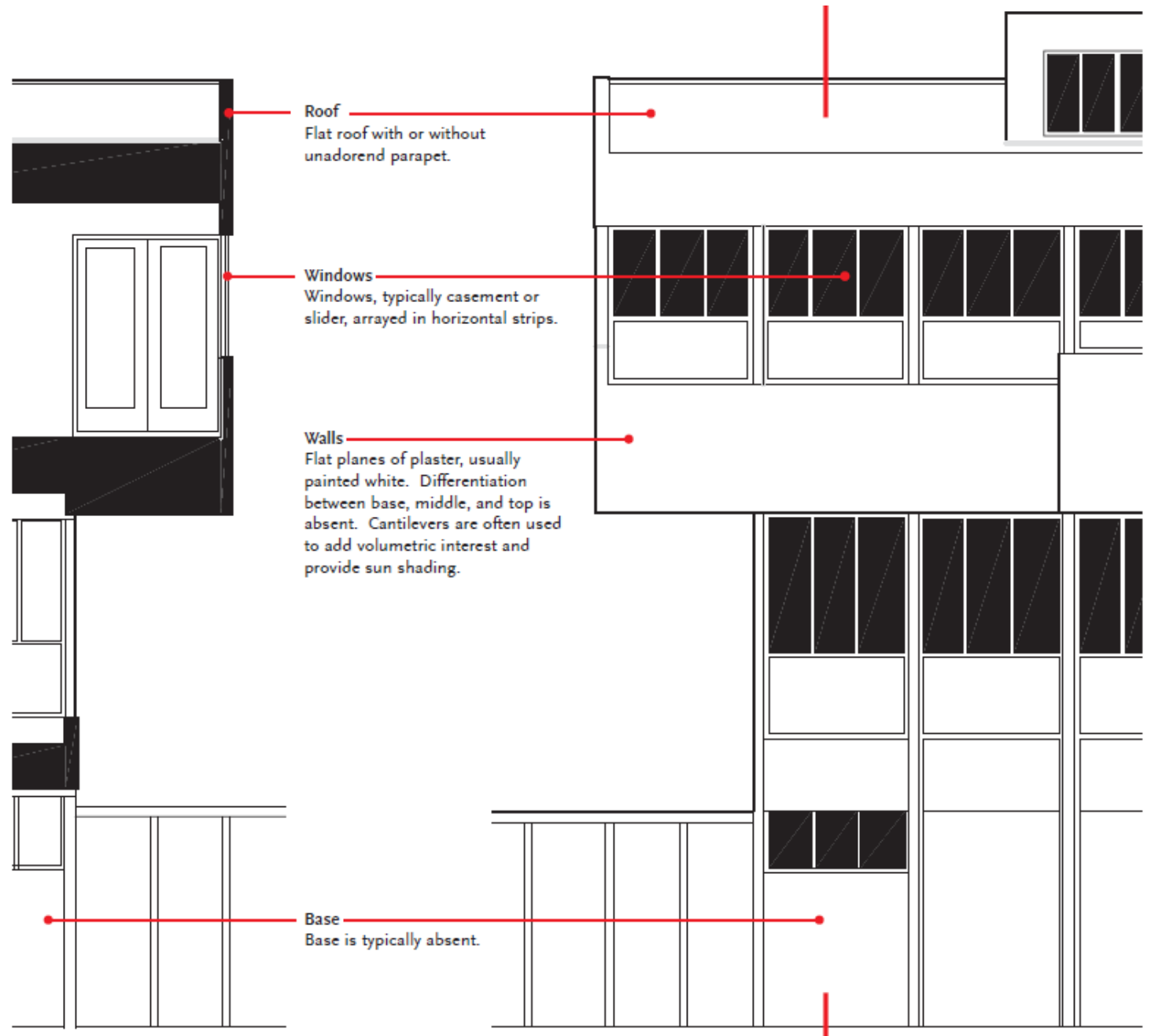
The Main Street style is expressed through brick, stone, and heavy plaster. Upper story window openings, whether single or grouped in a rhythmic serial pattern that relates directly to the ground floor storefronts. Wall planes are articulated by columns and lintels over openings. The ground floor is comprised of expansive glass storefronts, separated by structural columns with transoms to allow for light into the interior.



Mid-Century Modern



Deemphasizing the role of buildings in visually resisting the force of gravity made possible by the availability of new materials, and a strong relationship between building interiors and gardens; a general sense of abstraction, repose, and horizontality in massing; a preference for low-slung form; a celebration of interior program; and abandonment of the ground floor of buildings to cars.



Irving Gill's Carlsbad Style

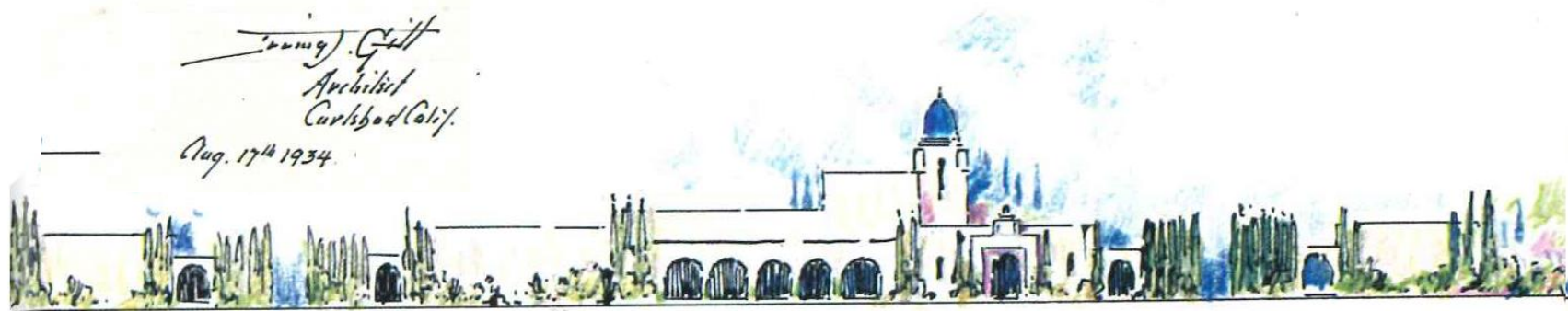


Irving J. Gill is noted for his pioneering and creative use of forms and aesthetics which places him at the dawn of the Modern Movement in architecture. While most other architects working in the beginning of the twentieth century were clinging to borrowed and fashionable styles, Gill pushed the technical and artistic boundaries of architecture.



SUGGESTION FOR
SPANISH VILLAGE
CARLSBAD CALIF

Irving J. Gill
Architect
Carlsbad Calif.
Aug. 17th 1934



WEST ELEVATION. scale 1/32" = 1/400'

Contemporary Eclectic

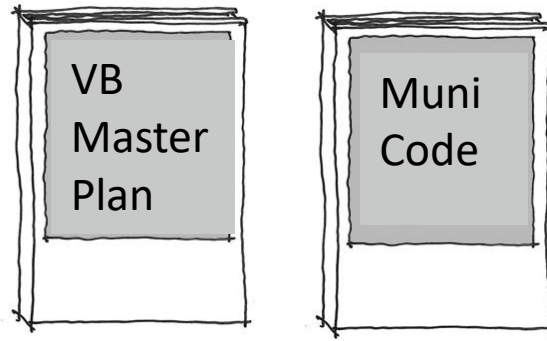


Deemphasizing the role of buildings in visually interior program; and abandonment of the ground floor of buildings to cars.

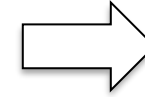


QUESTIONS AND COMMENTS ON ARCHITECTURAL STYLES?

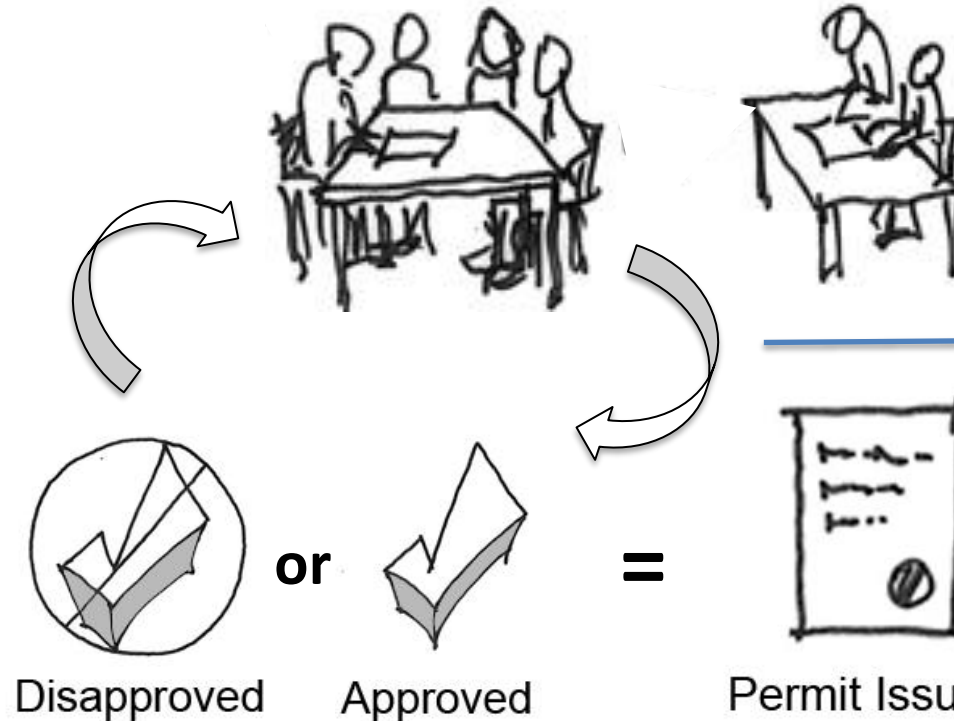
Existing Development Project Approval Process



Step 1 – Designer/Developer Makes a Project Relying on City Codes



Step 2 – Preliminary Meeting w/Staff



Step 3 – Discretionary Review Process [Submit Detailed Plans]

Step 4 – If Approved Pay Fees and Pull Permits

Existing Development Conformance Review Process

Planning Staff Project Application Review

- Application Completeness Review
- Plan Distribution Process
- Master Plan Conformance Review
- Recommendation

Discretionary Process Types

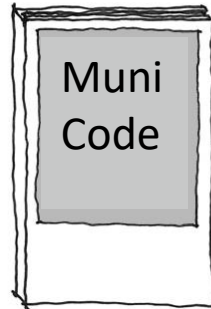
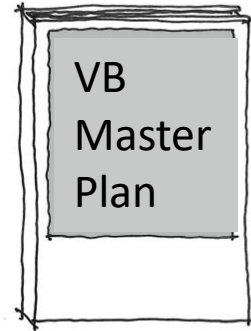
- Minor Site Development Plan
- Site Development Plan
- Conditional Use Permits

Discretionary Body Review

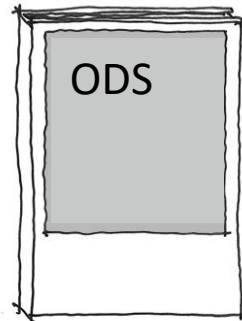
- City Planner
- Planning Commission Public Hearing
- City Council Public Hearing

Proposed Streamlined Permitting Conformance Process

Step 1 – Follow Policies and Codes



+



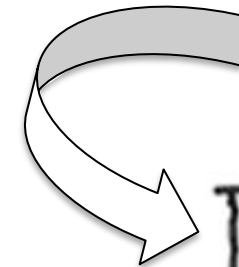
[Objective Design Standards Intended to Ensure a More Predictable Building]



Disapproved



Approved



Step 3 - Pay Fees and Pull Permits

Permit Issued

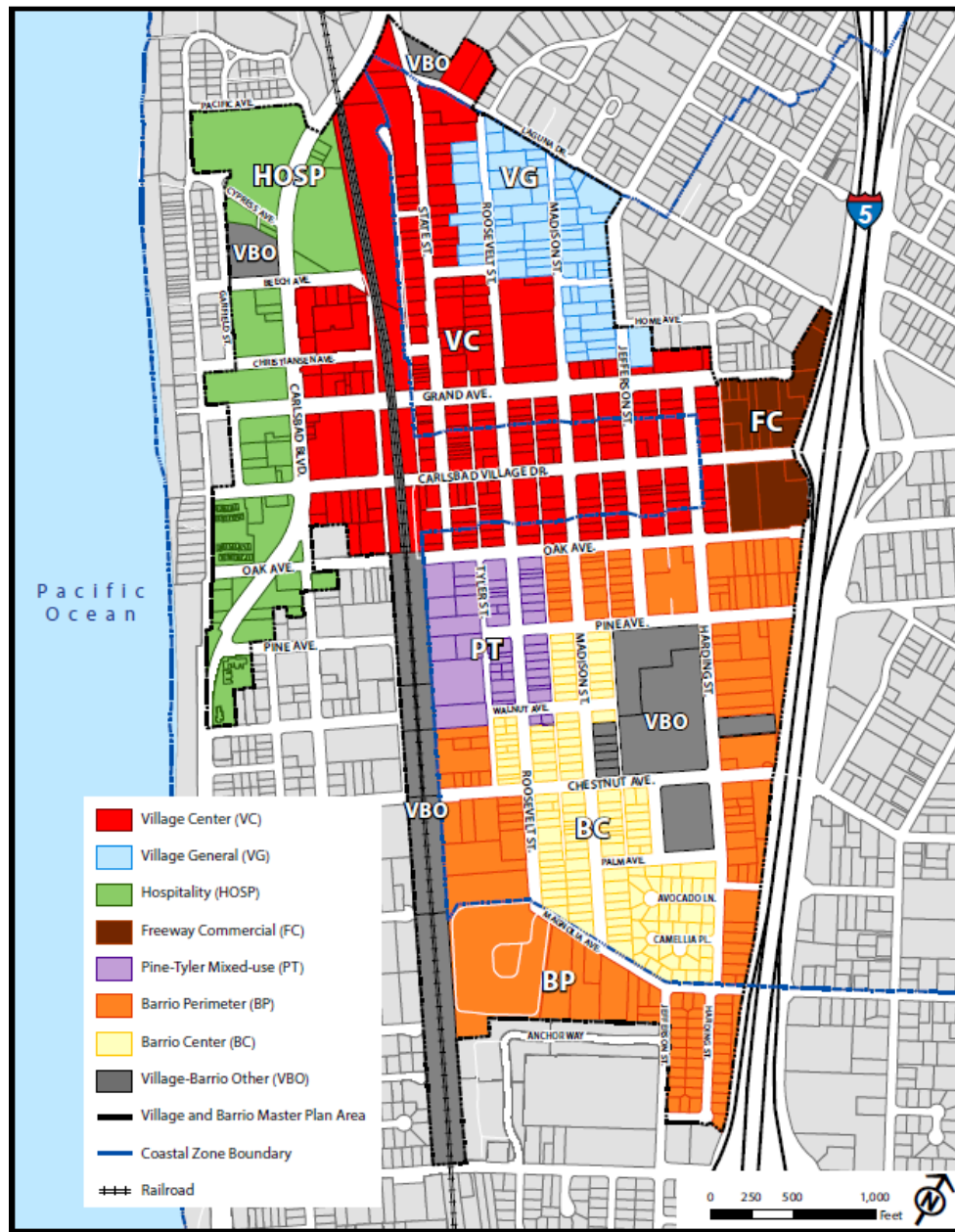


Figure 2-1, Village and Barrio Master Plan Area District Map

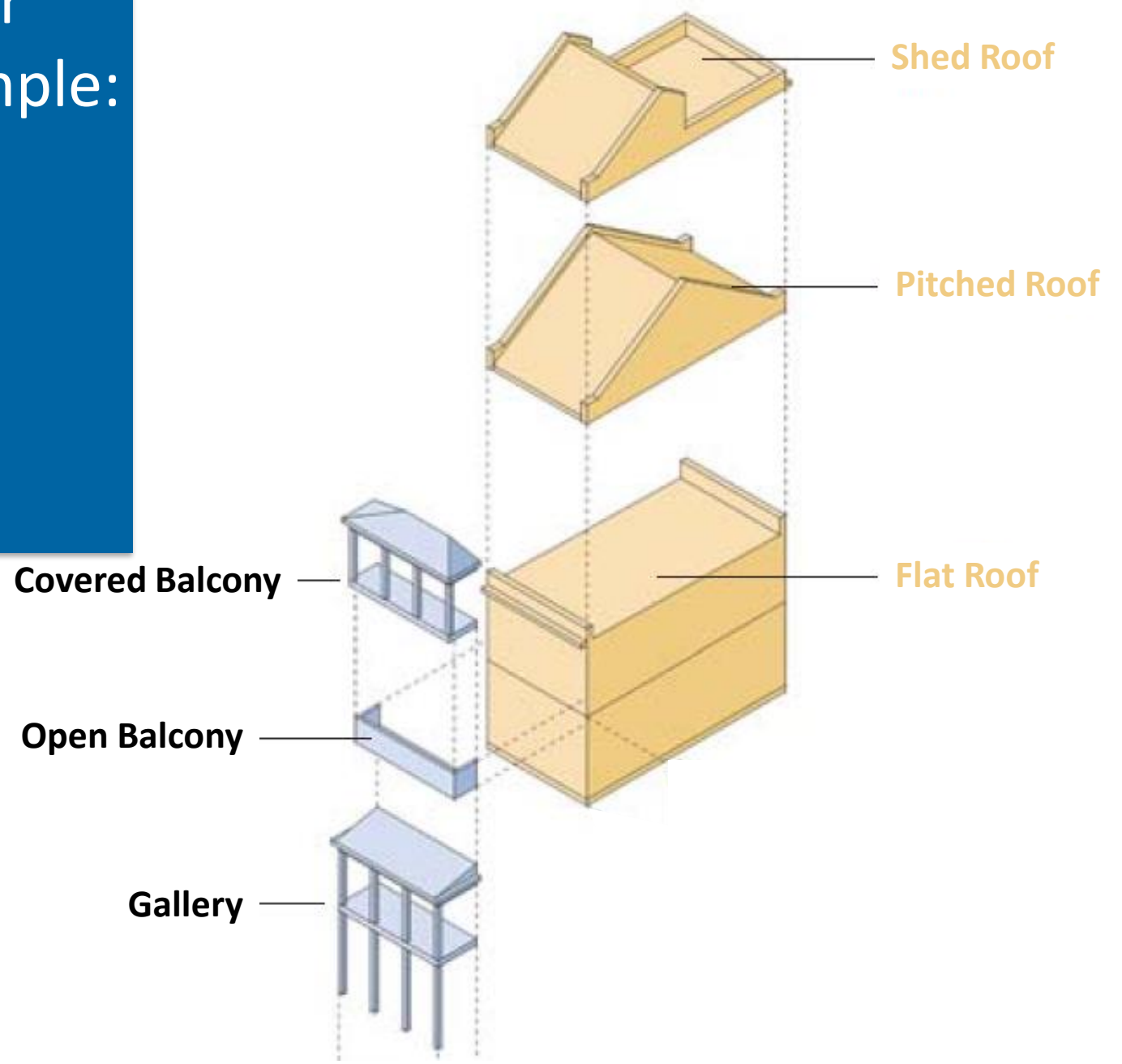
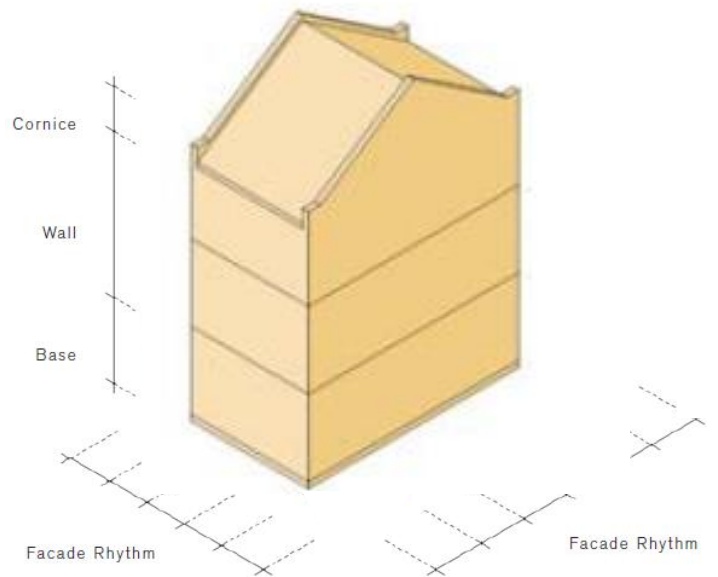
	Village Center	Village General (VG)	Hospitality (HOSP)
Setbacks - Front/Corner	0' to 5' feet to building (at the ground floor). Additional depth permitted where area includes a plaza, courtyard, or outdoor dining*	5' to 10' to building. Additional depth permitted where area includes a plaza, courtyard, or outdoor dining* Encroachments permitted within the setback up to the property line.	For Parcels along Carlsbad Blvd between Beech Ave and Carlsbad Village Dr: 0' to 5' feet to building (at the ground floor). Additional depth permitted where area includes a plaza, courtyard, or outdoor dining* All other parcels: Minimum of 10'
Minimum Setbacks - Side	0'	5'	between Beech Ave and Carlsbad Village Drive: 0' All other parcels: Minimum of 0' (interior) and minimum of 10' (street)
Minimum Setbacks - Rear	0'	10'	For Parcels along Carlsbad Blvd between Beech Ave and Carlsbad Village Drive: 0' All other parcels: Minimum of 5'
Accessory Buildings or Structures	N/A	N/A	N/A
Minimum Landscape setback where surface parking is adjacent to a public street	N/A	10'	15'
Setback from shared property line with parcels outside the plan	N/A	N/A	minimum: 10' for portions over 35' tall minimum of 15'. For portions over 40' tall, minimum of 25'
Lot Size and Dimension	N/A	N/A	N/A
Lot Coverage	N/A	80%	80%
Density	28-35 DU/ac	18-23 DU/ac	18-23 DU/ac

Refer Policies, Guidelines, and Standards by Sub-District

General Design Elements for Multi-Family Buildings Example: Residential Townhouse

Building/Roof Types

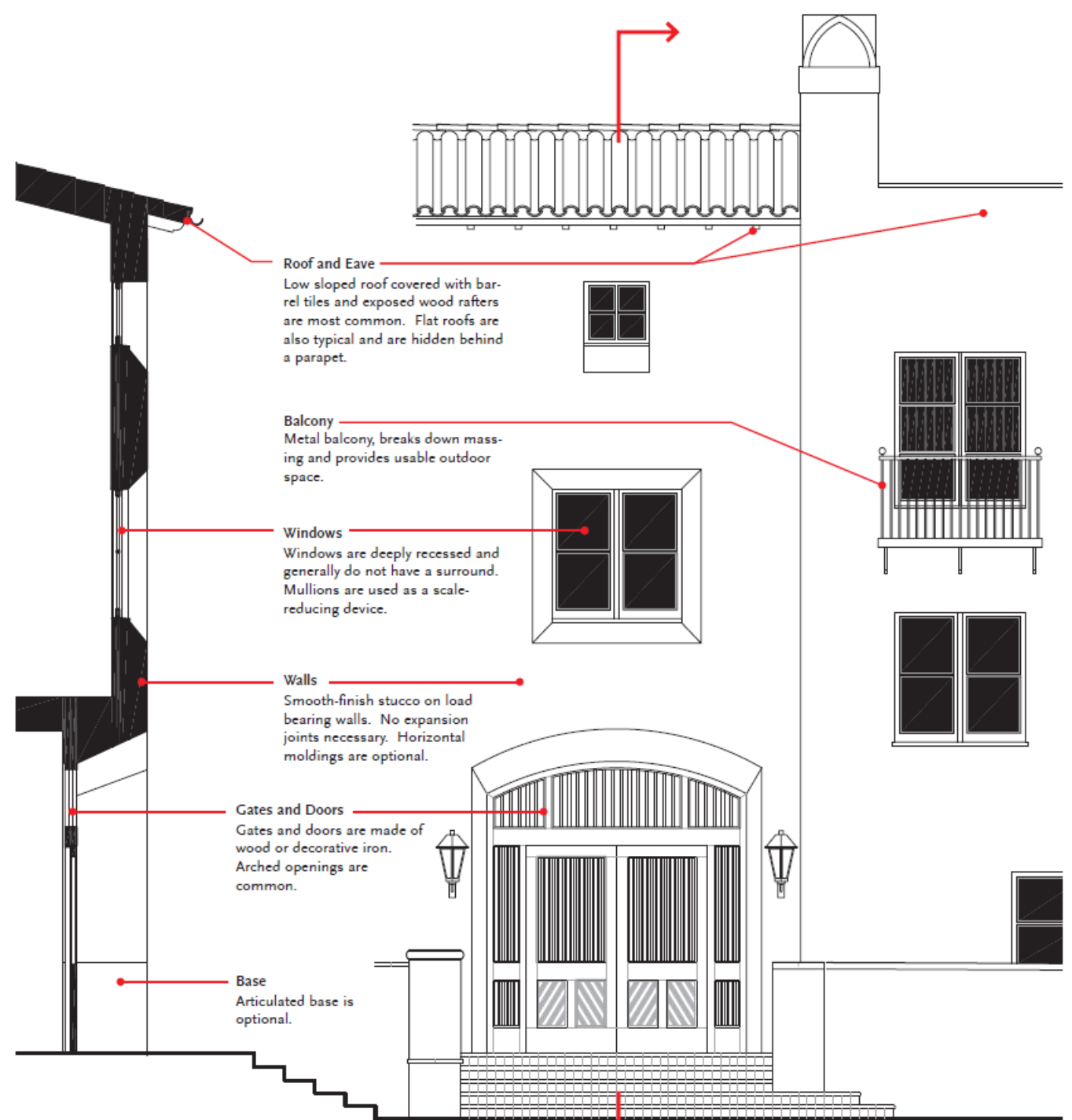
Frontage/Projections Types



Mediterranean



Distinguished by simple massing, smooth white walls, deeply set openings, and its red tile roofs. The mass has rhythmic placement of windows and doors. Color and decoration are restrained and reserved for railings, grilles, and colorful tile details at doors, windows, and fountains. Fronts are arcades, recessed entries, balconies, overhangs, and awnings are arranged accent the simple, geometric forms of buildings.



General Design Elements for Multi-Family Buildings Example: Residential Townhouse

Building/Roof Types

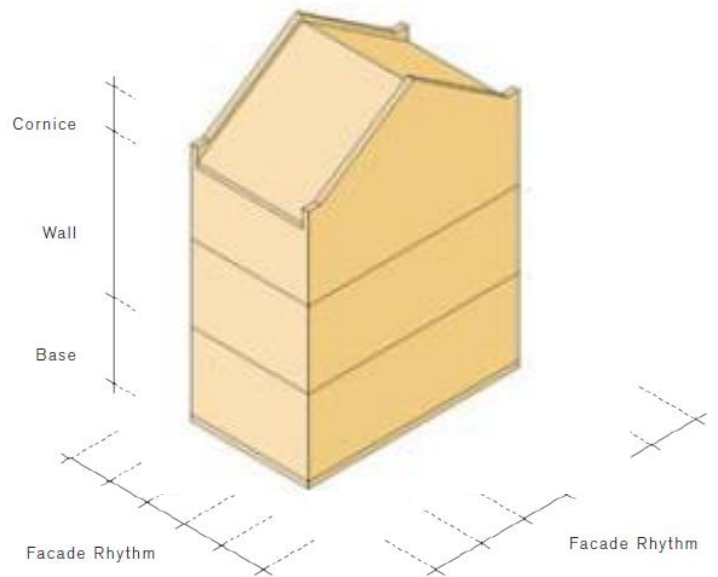
Frontage/Projections Types

Spanish Revival

Pitched Roof



Semi-Recessed Balcony

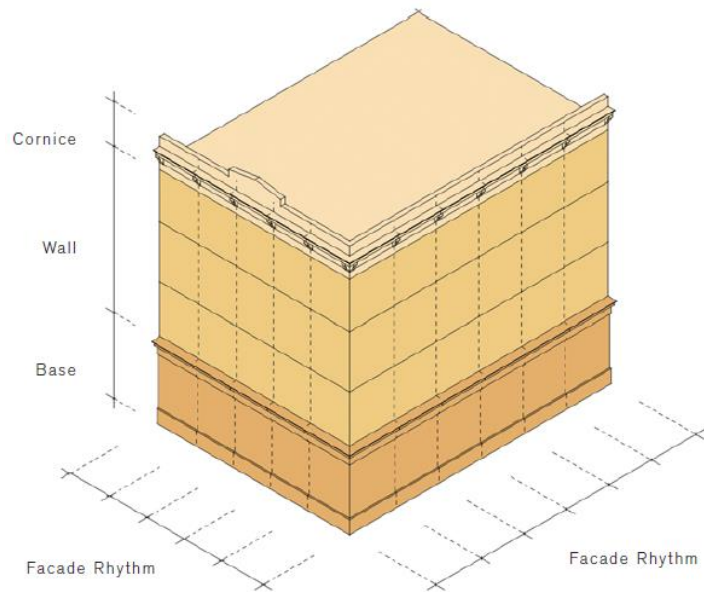


Terrace Frontage

General Design Elements for Multi-Family Buildings Example: Mixed-Use Apartment

Roof Types

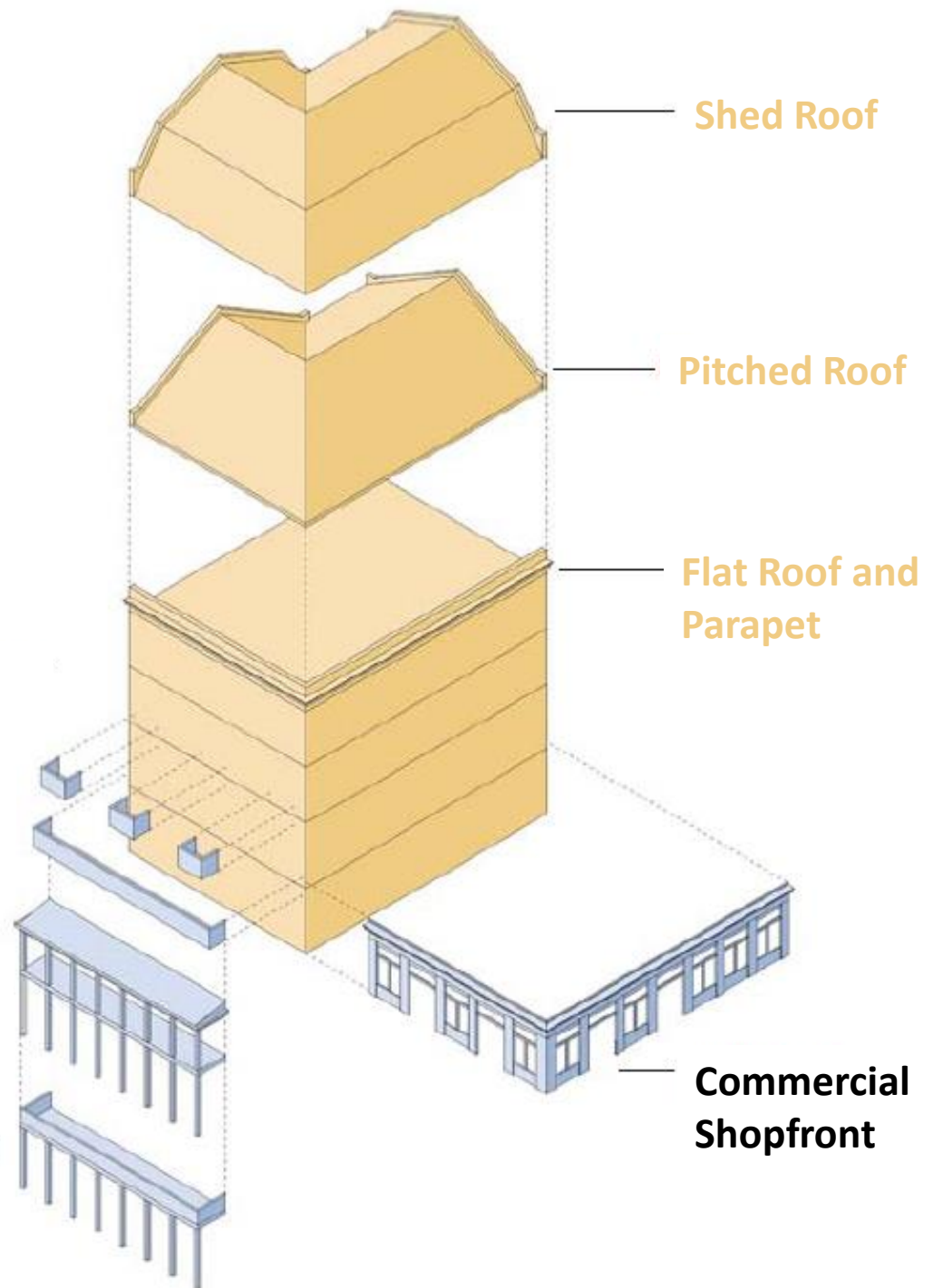
Frontage/Projections Types



Open Balcony

Covered Balcony

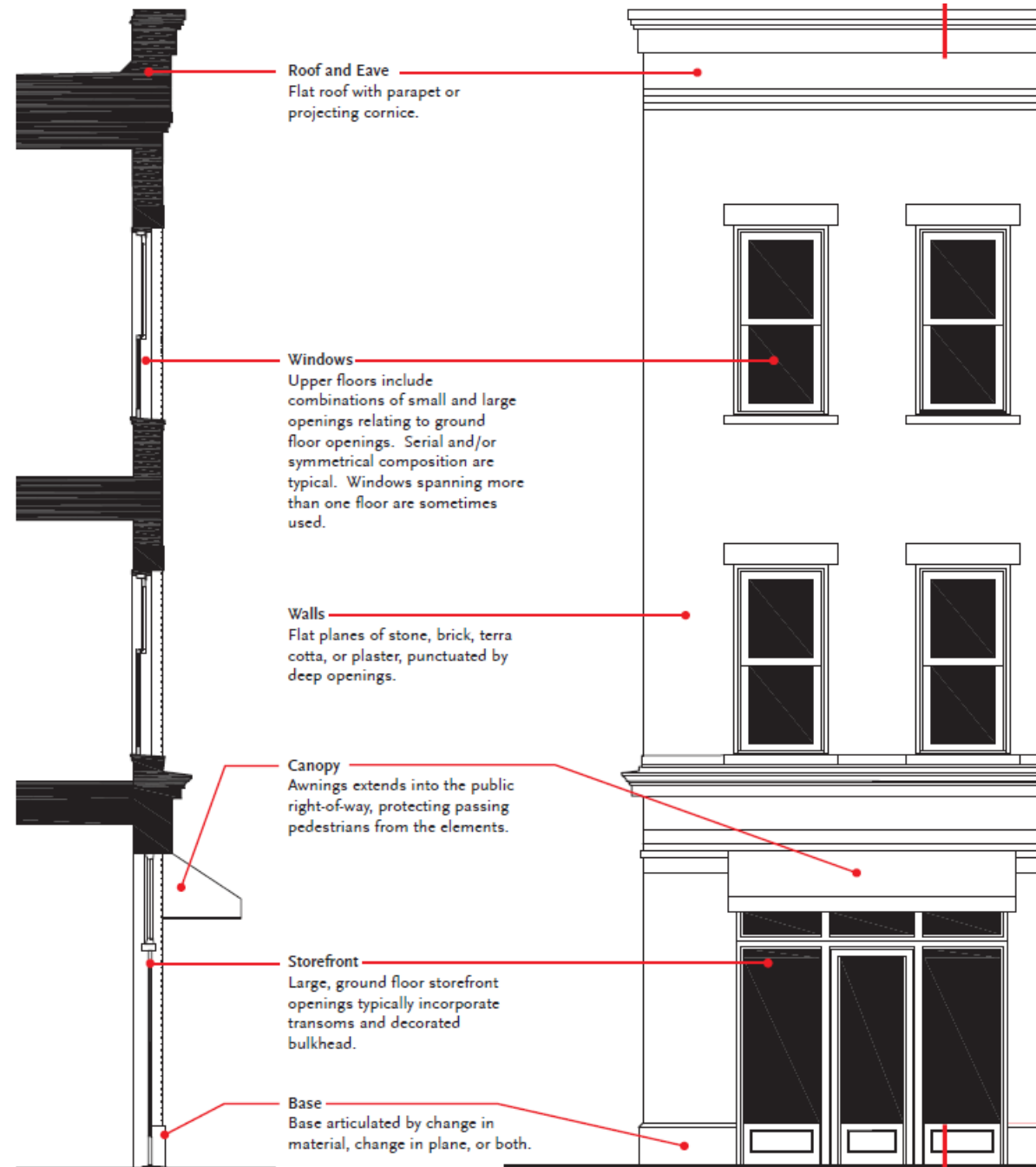
Gallery



Main Street Mercantile



The Main Street style is expressed through brick, stone, and heavy plaster. Upper story window openings, whether single or grouped in a rhythmic serial pattern that relates directly to the ground floor storefronts. Wall planes are articulated by columns and lintels over openings. The ground floor is comprised of expansive glass storefronts, separated by structural columns with transoms to allow for light into the interior.



General Design Elements for Multi-Family Buildings Example: Mixed-Use Apartment

Roof Types

Frontage/Projections Types

Apartments

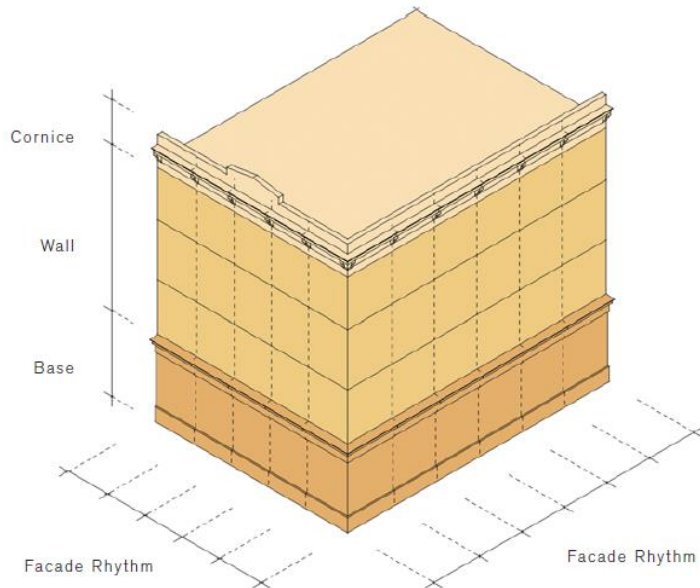
Flat Roof and Parapet

Mercantile

Open Balconies

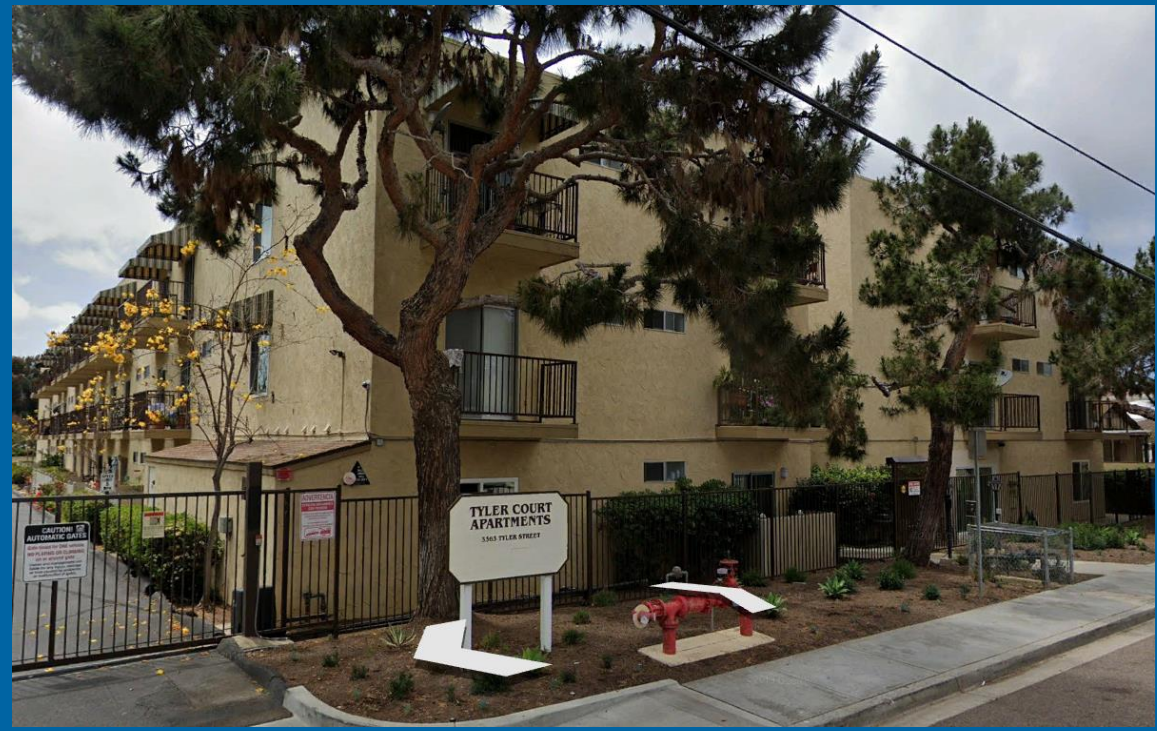
Window Pattern

Commercial Shopfront



QUESTIONS AND COMMENTS ON THE DEVELOPMENT PROCESS?

Private Multi-Family Buildings - Barrio



Private Multi-Family Buildings - Village



Public Buildings - Barrio



Issue #1
The Market is
Building Bigger
Buildings Right Now



Issue #2
It is Difficult to
Supersize a Historic
Building Style



Today's "Contemporary Pluralism" (or Eclectic) architectural style asserts that a uniformed design approach is no longer sufficient in a world where **difference is increasingly valued**. Contemporary Pluralism architecture is expressed as fragmented compositions and plural solutions. This approach prefers complexity, contradiction, and ambiguity that reject a formal or unified design approach.

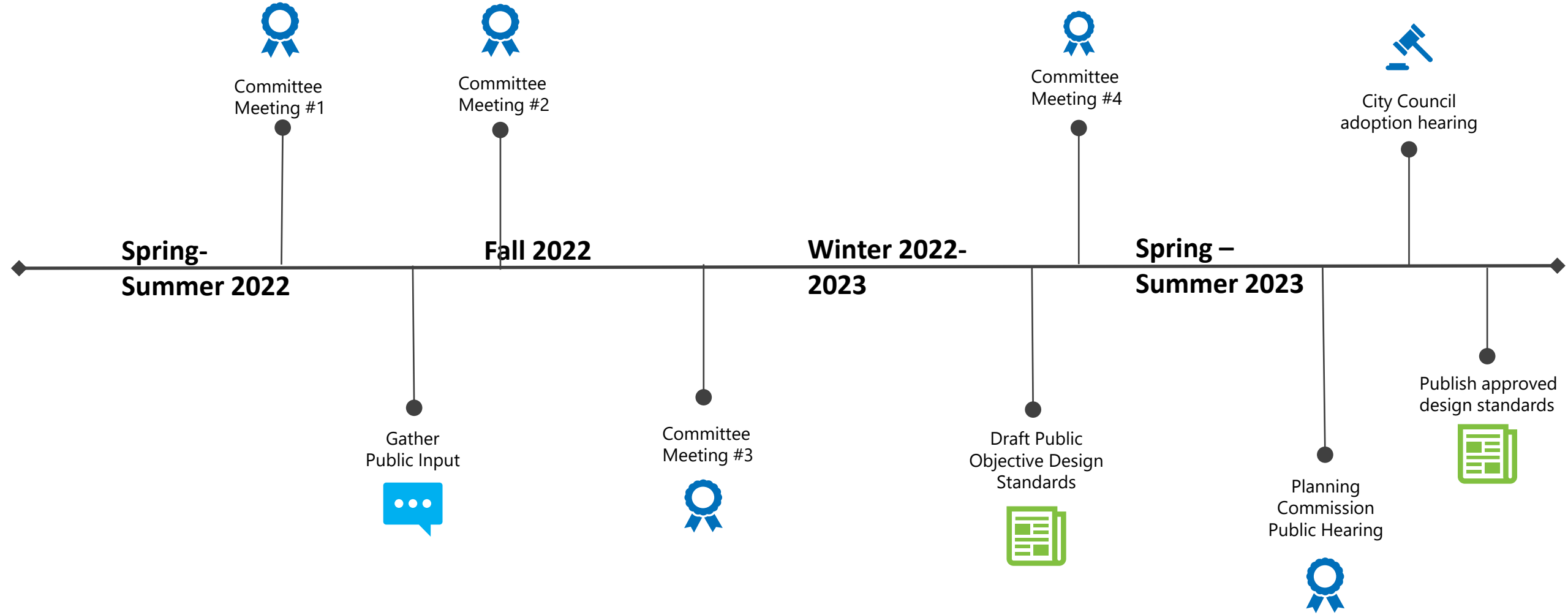
Issue #3

Contemporary Pluralism (Eclectic) Architectural Style



QUESTIONS AND COMMENTS ON
THESE OR OTHER ISSUES?

Village & Barrio Objective Design Standards Project Schedule



NEXT STEPS

Community Survey Open until Monday July 18th, 2022

www.carlsbadca.gov/input (click on “building designs” to go to the survey)

- Second Design Review Committee Meeting held late August
(update to follow)



STAY CONNECTED

Project Website: www.carlsbadca.gov/vbdesign

Design Review Committee: <https://www.carlsbadca.gov/city-hall/meetings-agendas/boards-commissions/village-barrio-design-review-committee>

Request to be added to the Mailing List or for any questions/comments please contact

Project Manager Shelley Glennon, Associate Planner
Shelley.Glennon@carlsbadca.gov; (442)339-2605



THANK YOU!

