



Design Review Committee Meeting

Shelley Glennon, Associate Planner
Community Development
August 22, 2022

TODAY'S PRESENTATION

- ✓ Project Overview/Status
- ✓ Objective Design Standards, Design Elements and Architectural Styles Overview
- ✓ Public Input Report Results
- ✓ DRC Walking Tour Comments Overview
- ✓ DRC and Public Comments Synopsis
- ✓ Project Implementation Overview
- ✓ Next Steps

WHAT IS THIS PROJECT DOING?

- ✓ 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 permit review process

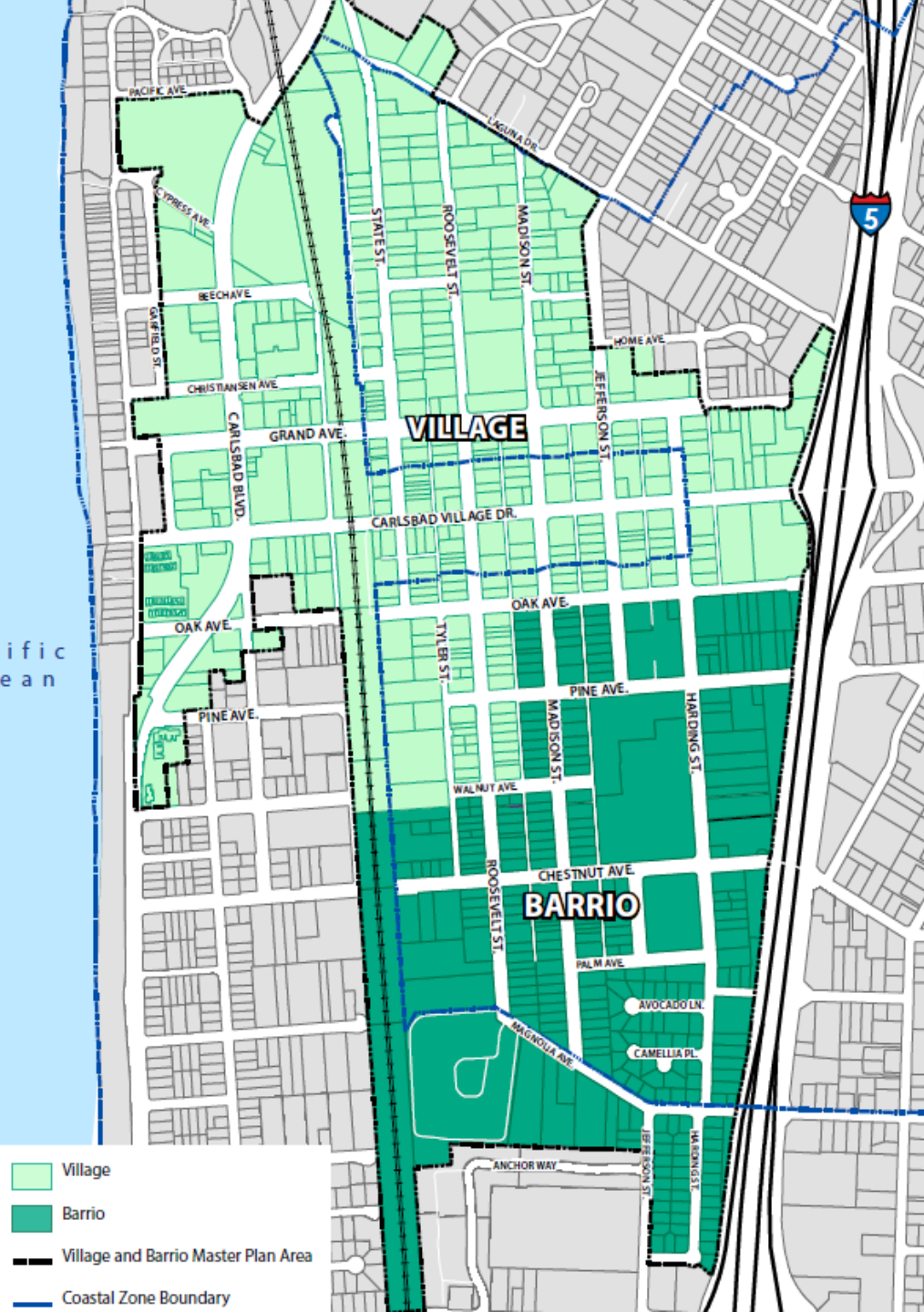
WHERE DO THESE STANDARDS APPLY TO?

Village Neighborhood (Multifamily and Mixed-Use)

- Condominium Projects
- Apartment Complexes
- Townhomes
- Mixed-Use Development (with residential)

Barrio Neighborhood (Multifamily housing only)

- Condominium Projects
- Apartment Complexes
- Townhomes



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 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

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)

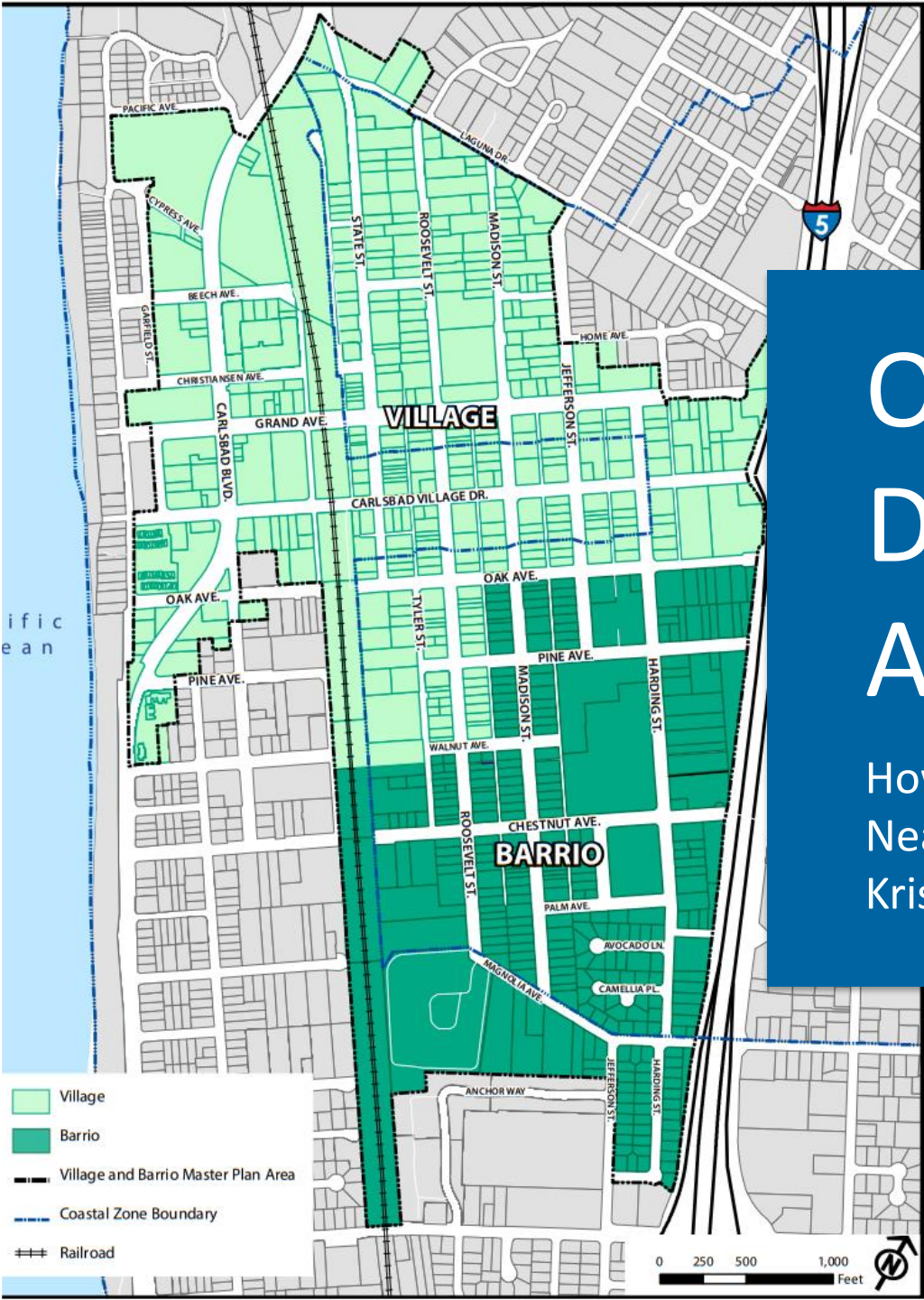
WHAT HAS BEEN DONE SO FAR?

Spring 2022

- ✓ City Council formed citizen's Design Review Committee (DRC)
- ✓ Staff & AVRPP began research /collecting data
- ✓ First DRC Meeting

Summer 2022

- ✓ Community Workshop
- ✓ Community Survey



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.

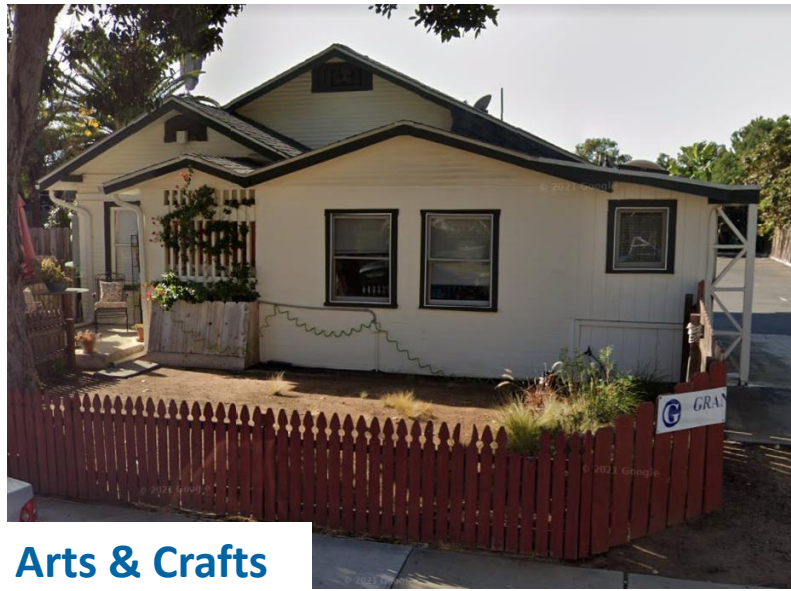
Enforce design guidelines that identify components of good design and promote compatibility with existing context, but do not specify any particular architecture or discourage creativity, in keeping with the eclectic mix of styles present in the Village and Barrio.

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





Mid-Century Modern



Arts & Crafts



Spanish Revival



Cottage



Tudor

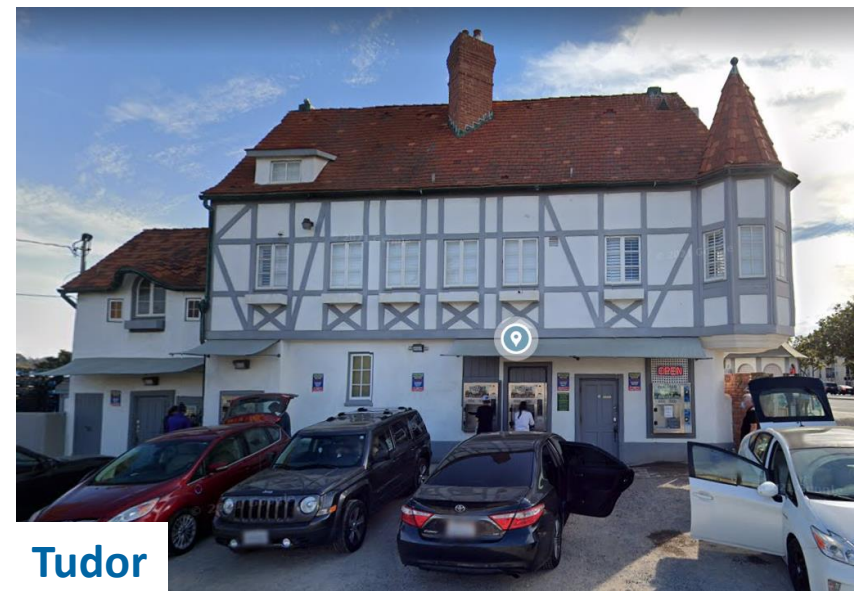
Free-Standing/Small-Scale Buildings



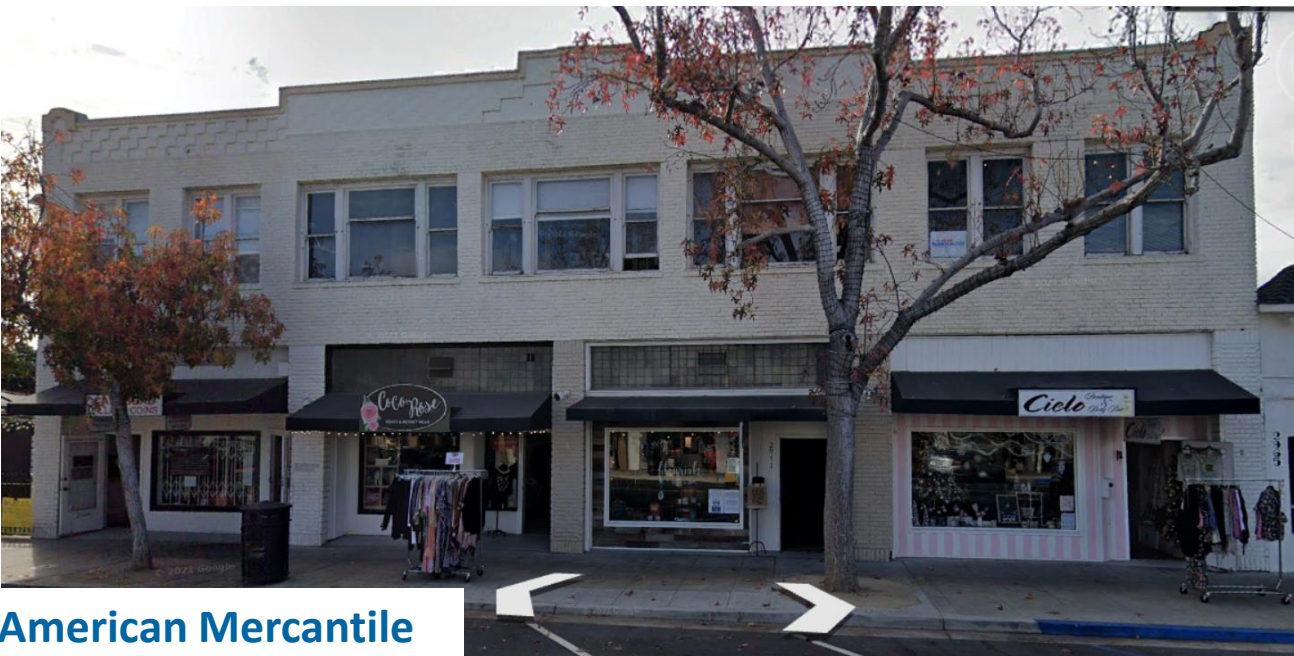
Mid-Century Modern



Arts & Crafts



Tudor



American Mercantile



Spanish Revival

Attached/Mixed Use Buildings



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 (if shops)
- 10-foot High Upper Floors

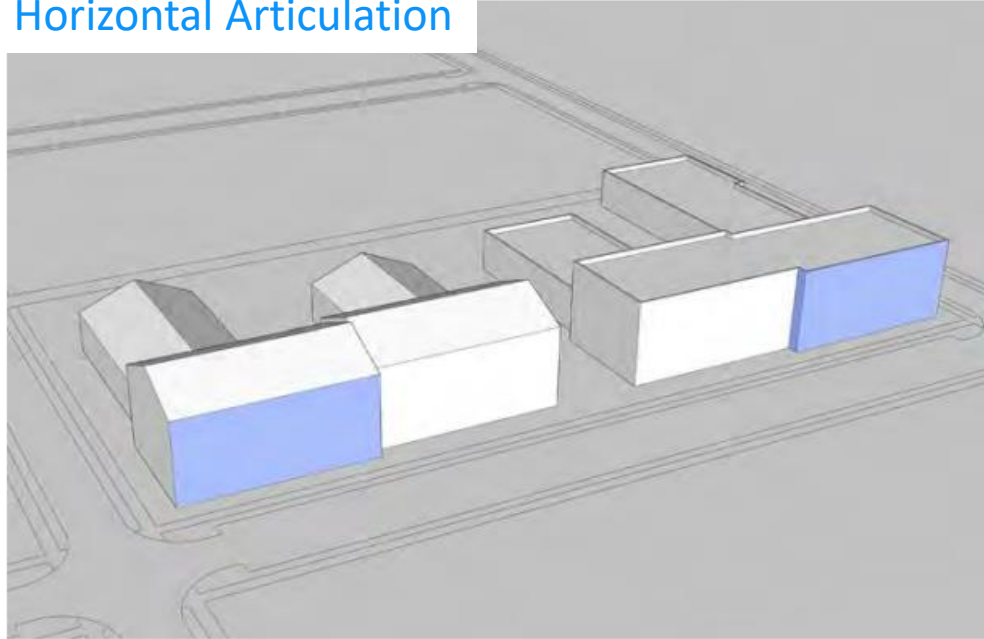


Vertical and Horizontal Patterns

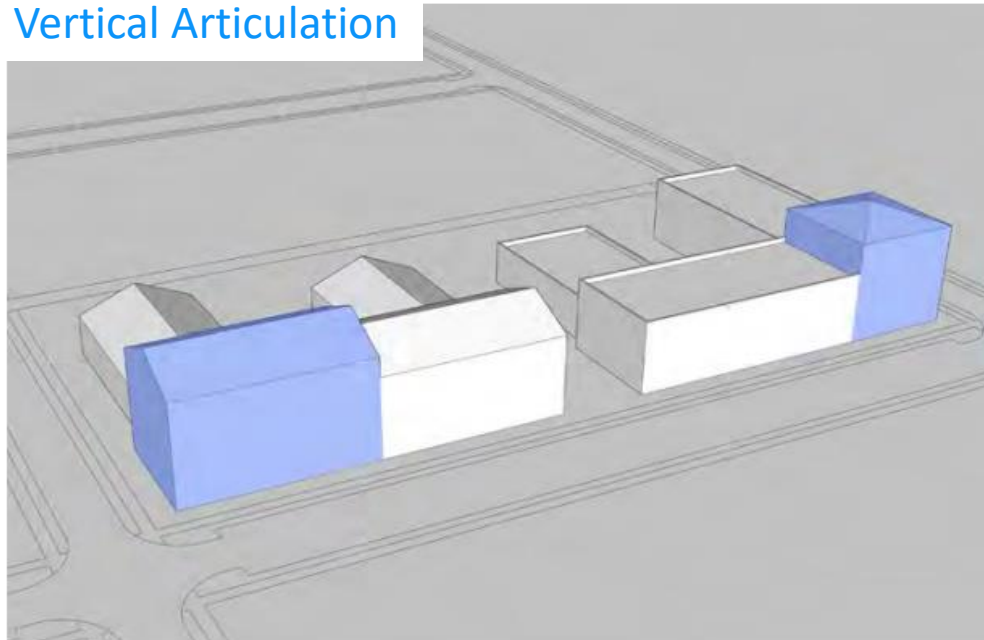
General Building Composition, Massing, and Articulation Elements

Step 1: Building Patterns

Horizontal Articulation



Vertical Articulation



Horizontal Articulation



Horizontal Articulation



Vertical Articulation



Vertical Articulation



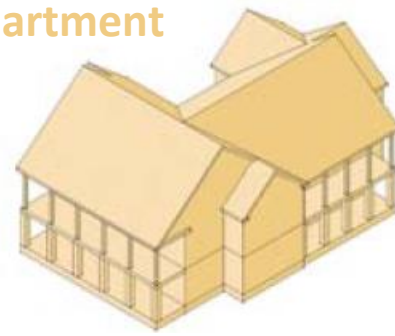
Building Types and Composition

General Design Elements for All Multi-Family Buildings

Step 2: Building Type

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

Mansion Apartment



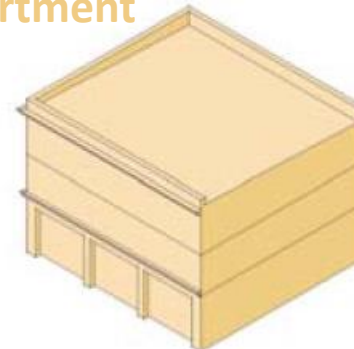
Townhouse



Stacked Flats Apartment



Mixed-Use Apartment





Mansion Apartment



Townhouse



Stacked Flats Apartments



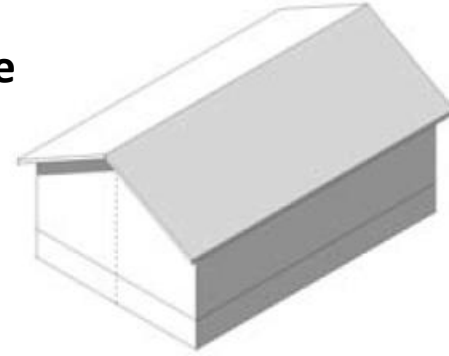
Mixed-Use Apartments

Building Types and Composition

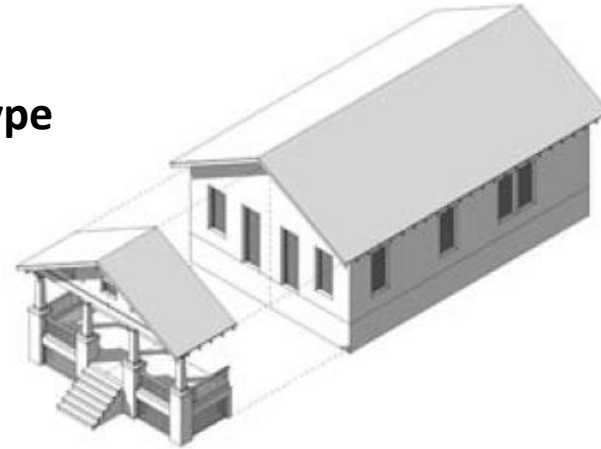
General Design Elements for All Multi-Family Buildings

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

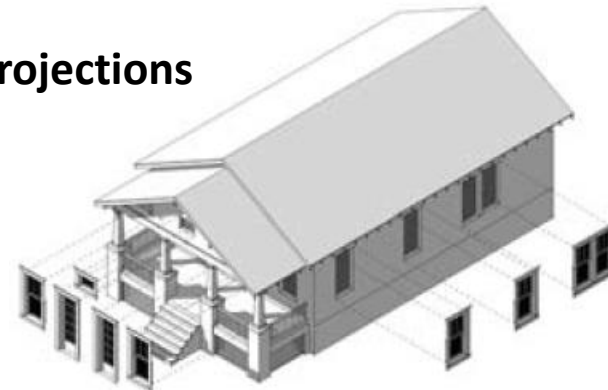
Height, Bulk, Scale and Roof Type



Frontage Type



Windows/Projections





Skillion/Shed



Butterfly



Flat - Parapet



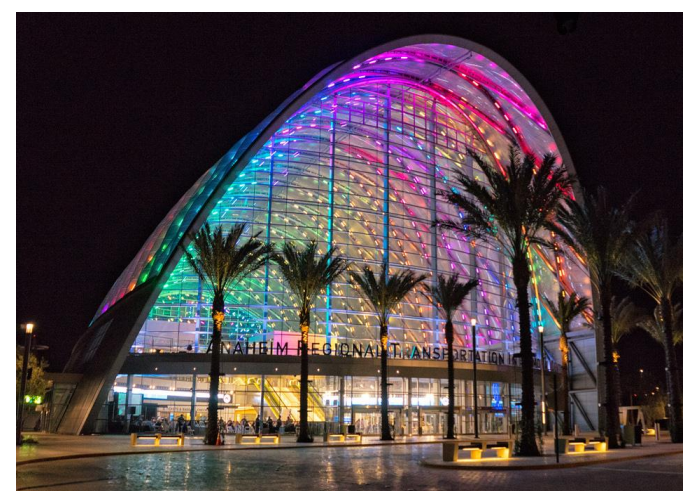
Mansard



Gabled



Hipped



Barrel-Curved

Roof Types



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

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>  |
|  |  |  |  | | | |

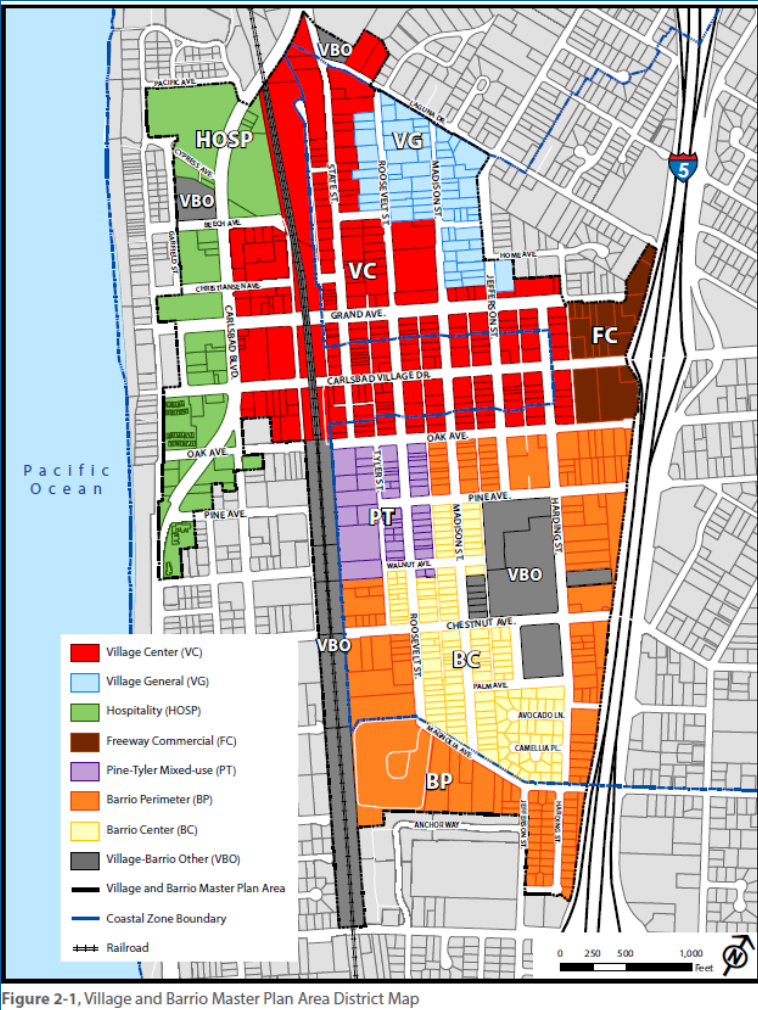


Figure 2-1, Village and Barrio Master Plan Area District Map

Frontage Type by Sub-District

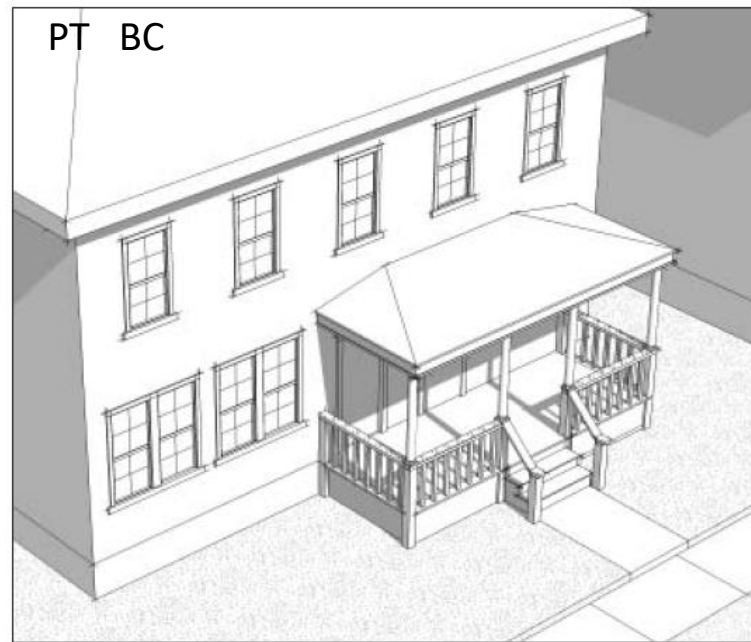
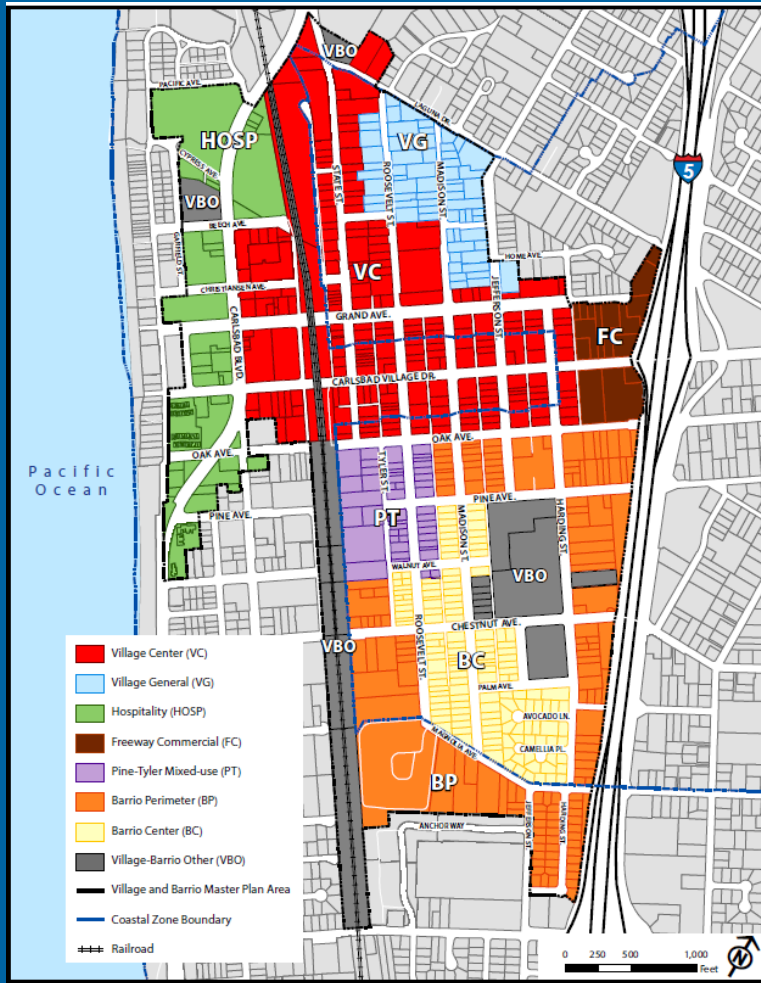


Diagram of a porch.

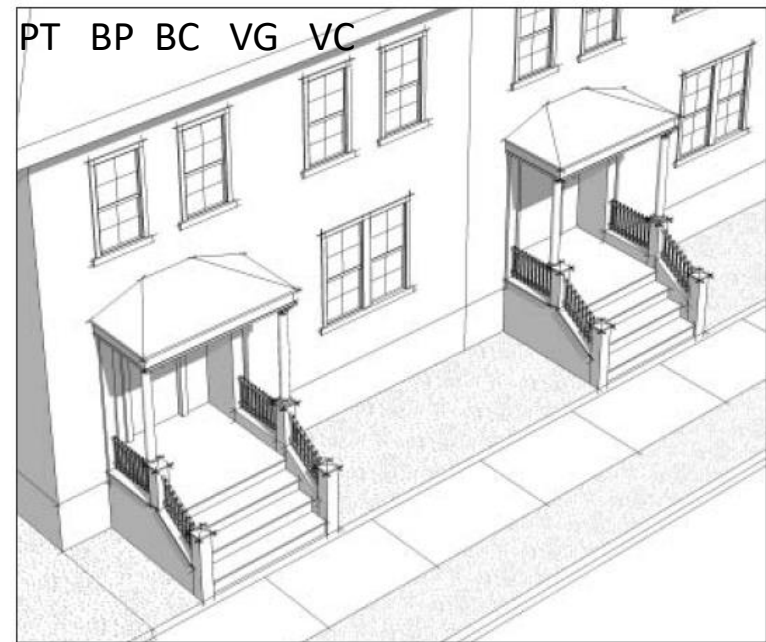


Diagram of a stoop.

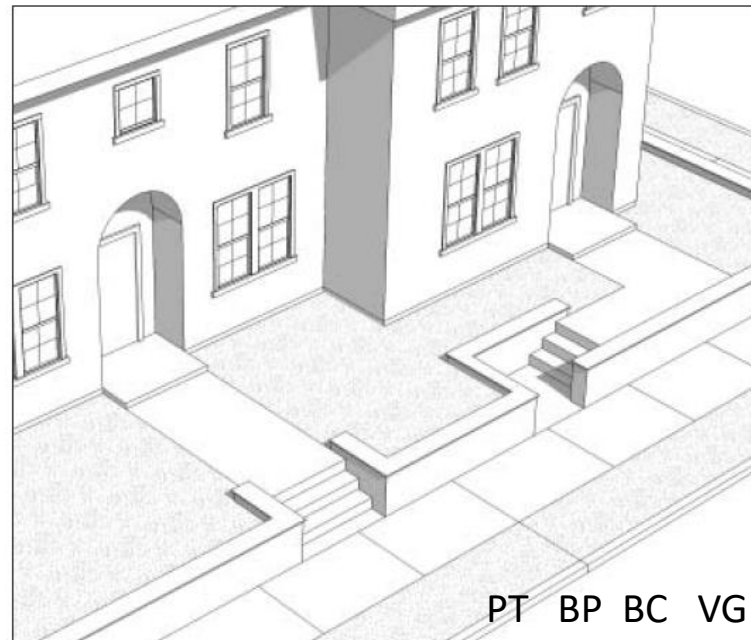


Diagram of a residential terrace.

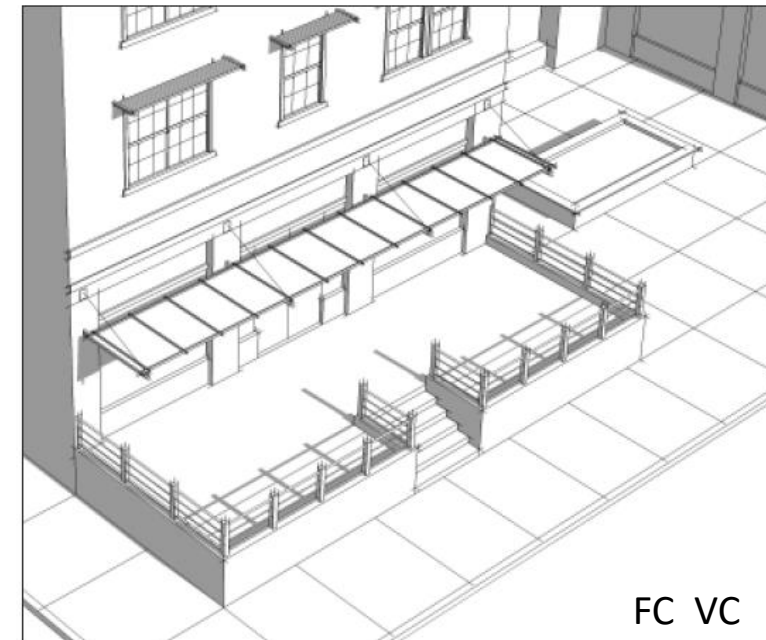


Diagram of a commercial terrace.

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Frontage Type by Sub-District

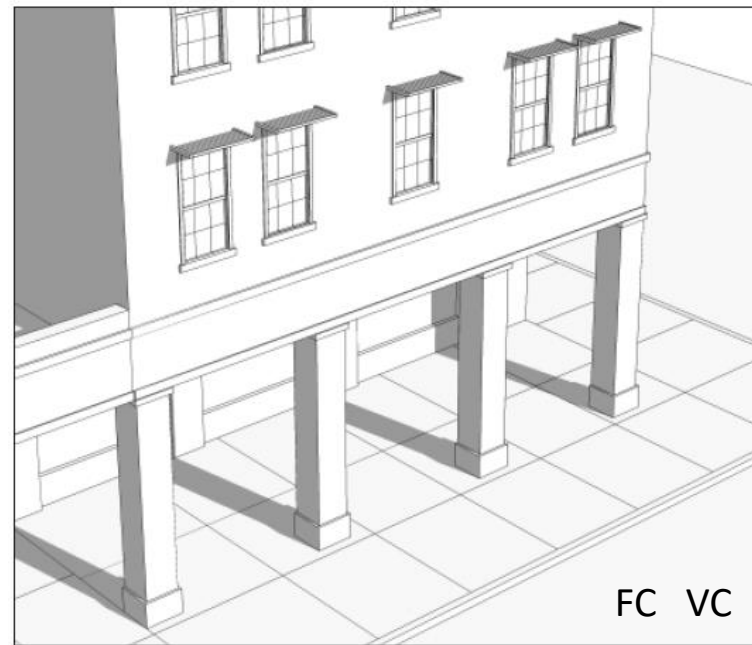
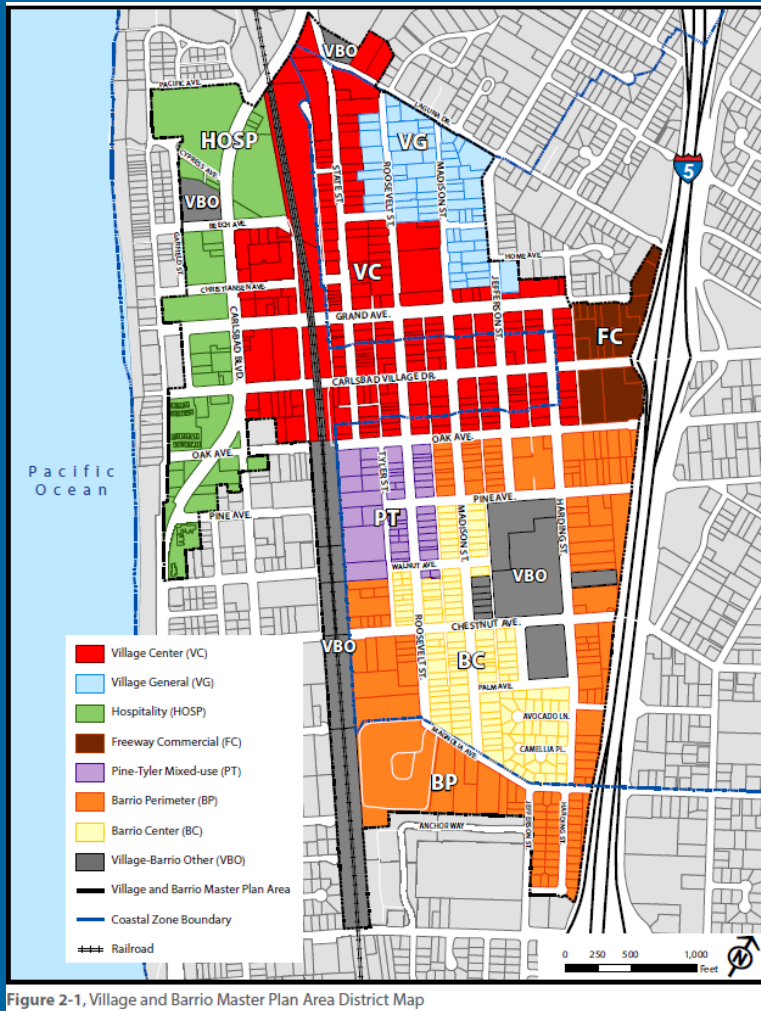


Diagram of arcade.

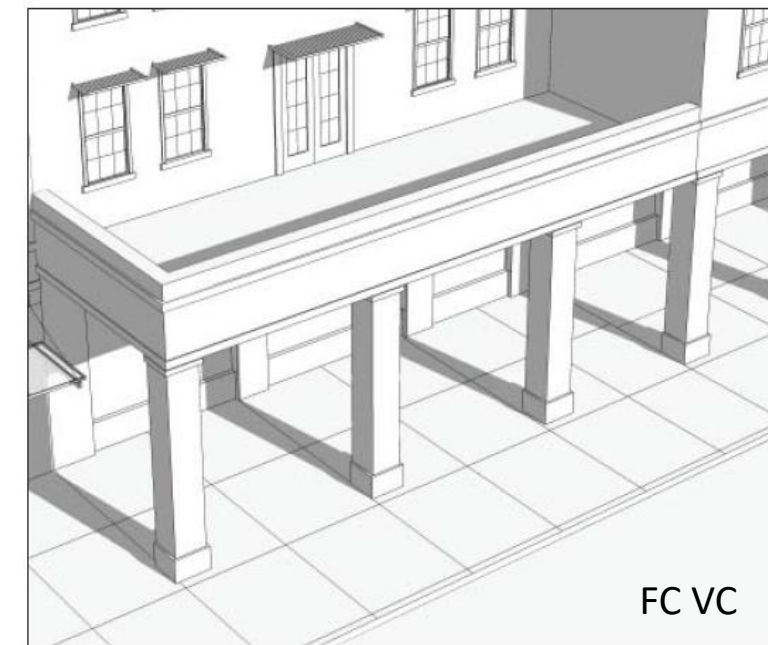


Diagram of gallery.



Diagram of shopfront.

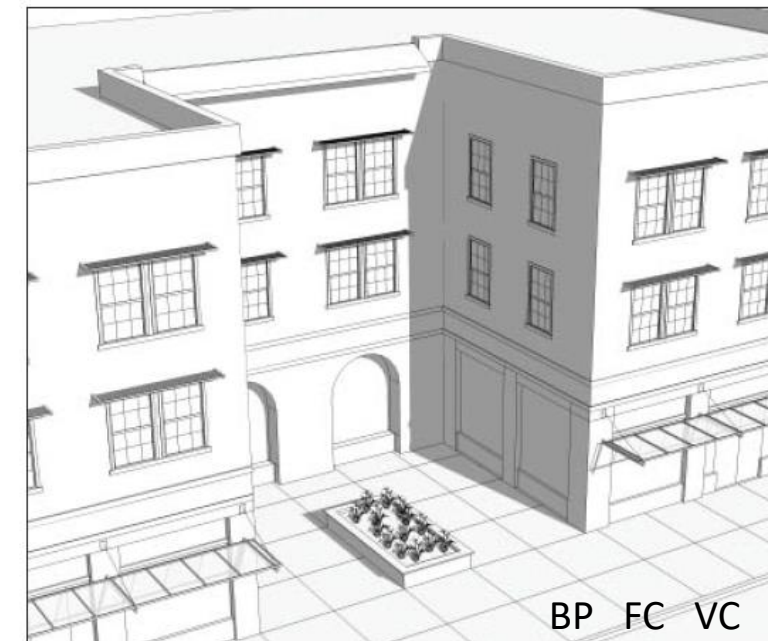
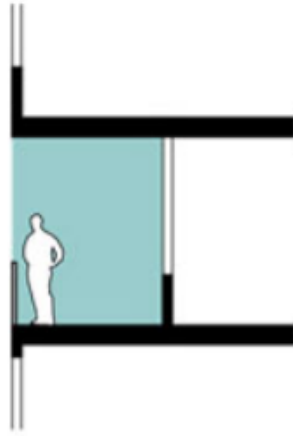


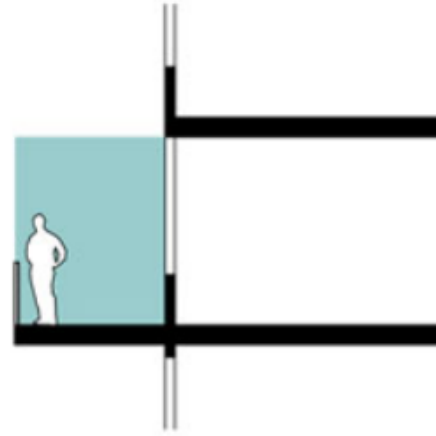
Diagram of forecourt.

Windows and Projections by Sub-District

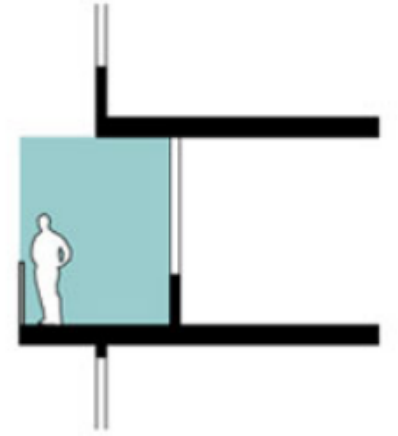
Balconies
Recessed



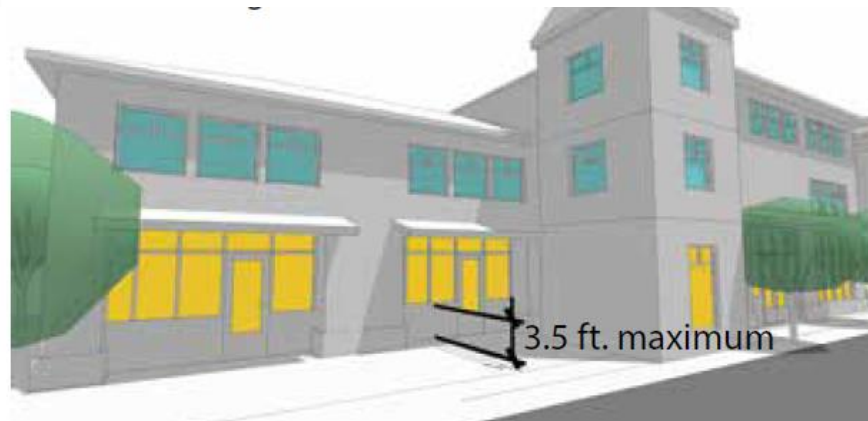
Cantilevered



Semi-Recessed



Windows
Transparency and Patterns



Awnings and Shopfronts
Signage and Encroachments

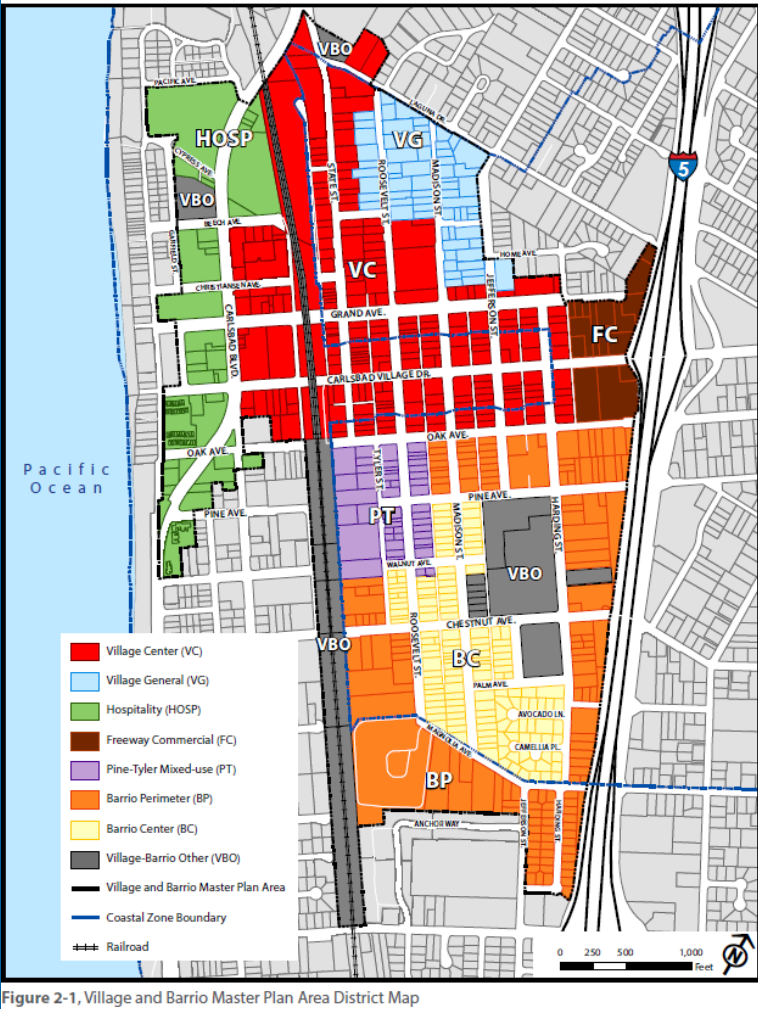


Figure 2-1, Village and Barrio Master Plan Area District Map

Building Transition Standards

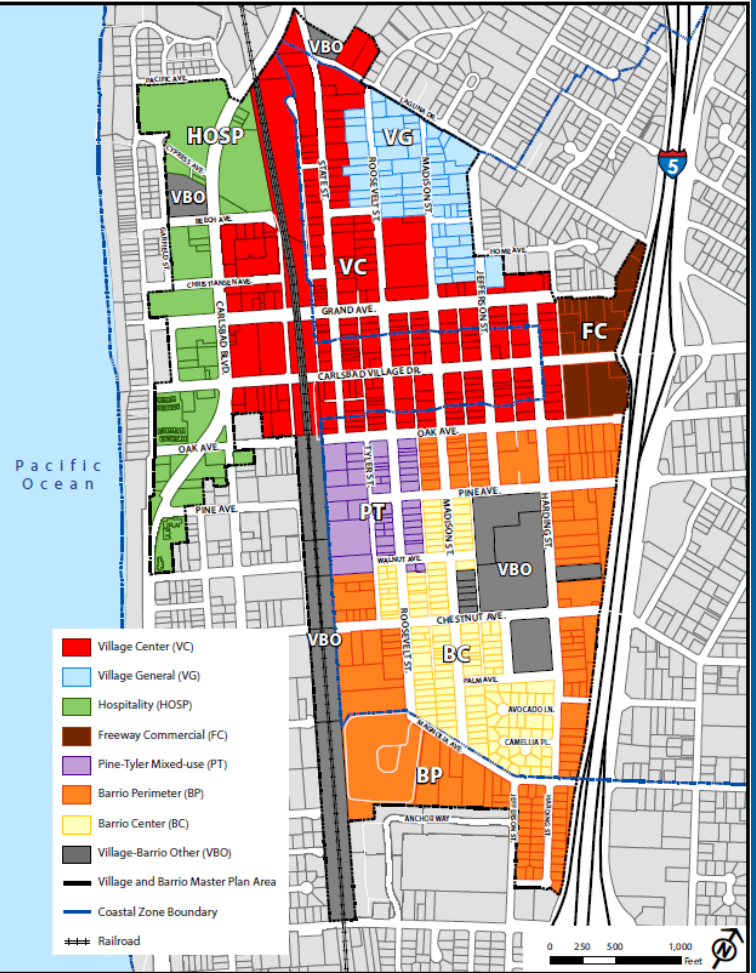


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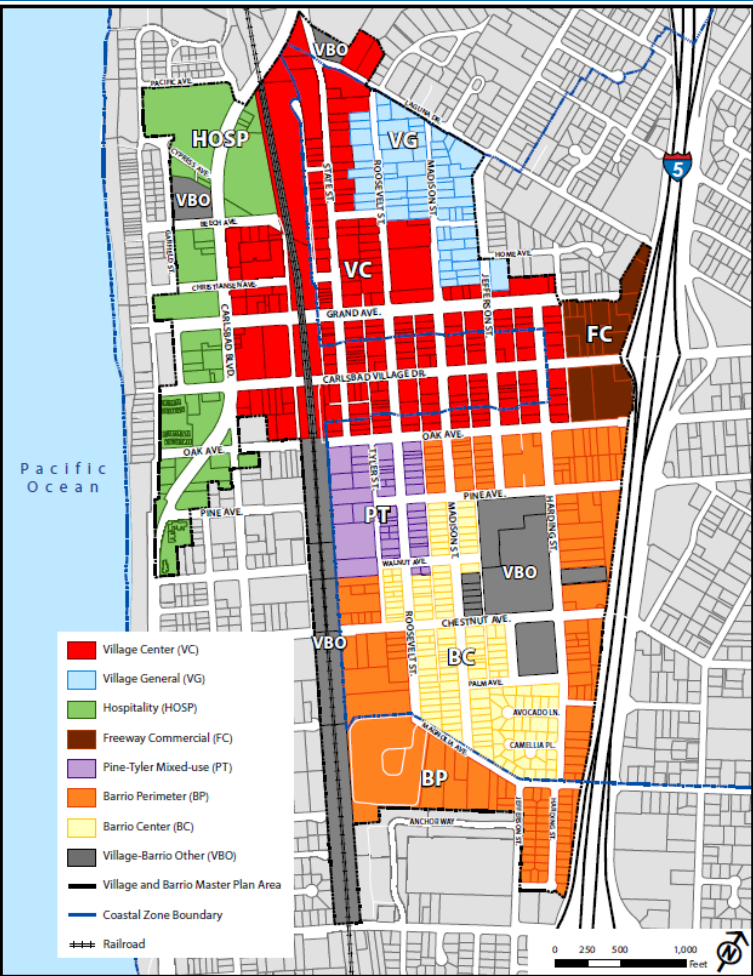
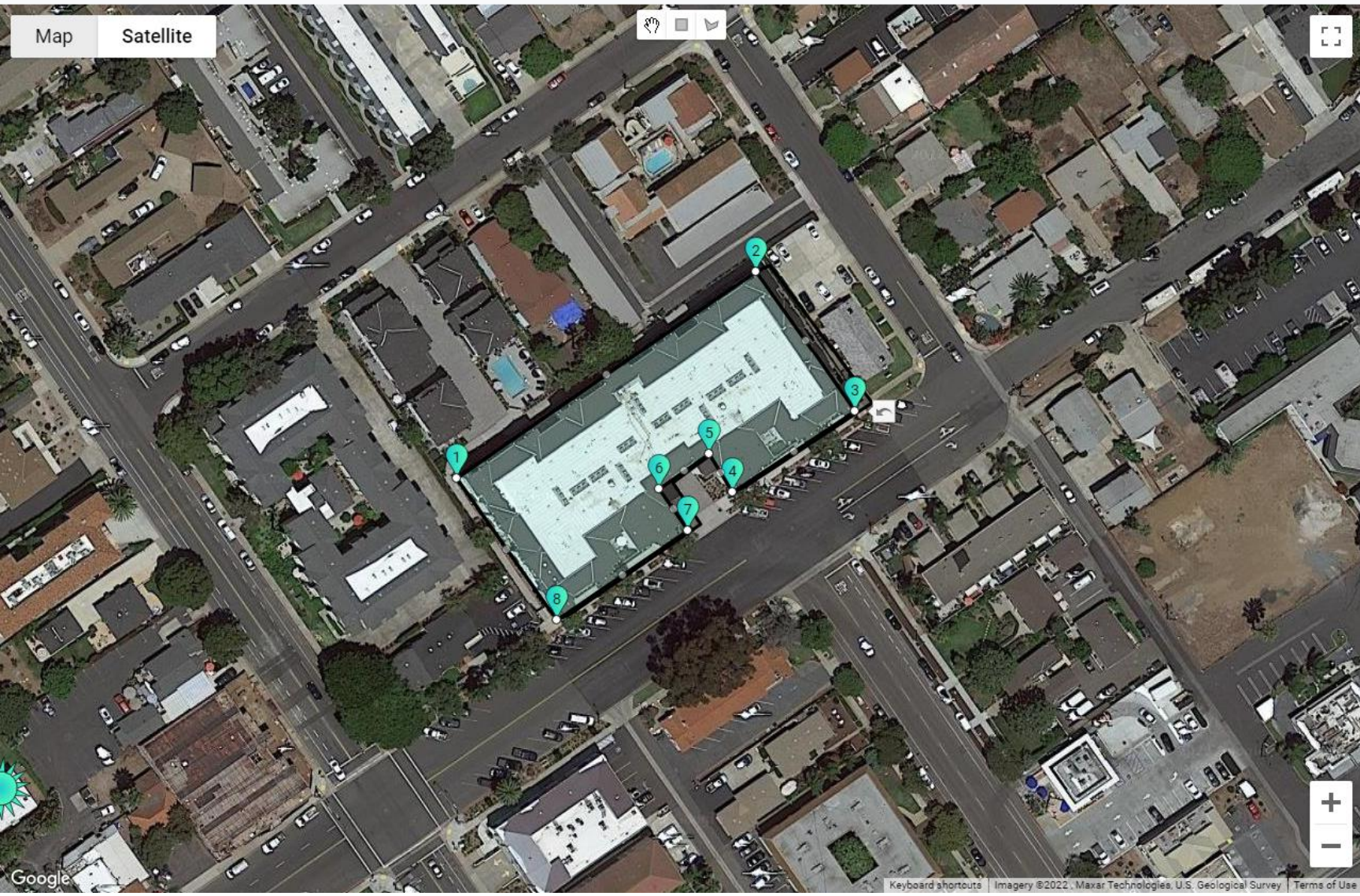


Figure 2-1, Village and Barrio Master Plan Area District Map



Height: 13 → Shadow: 4.42 m

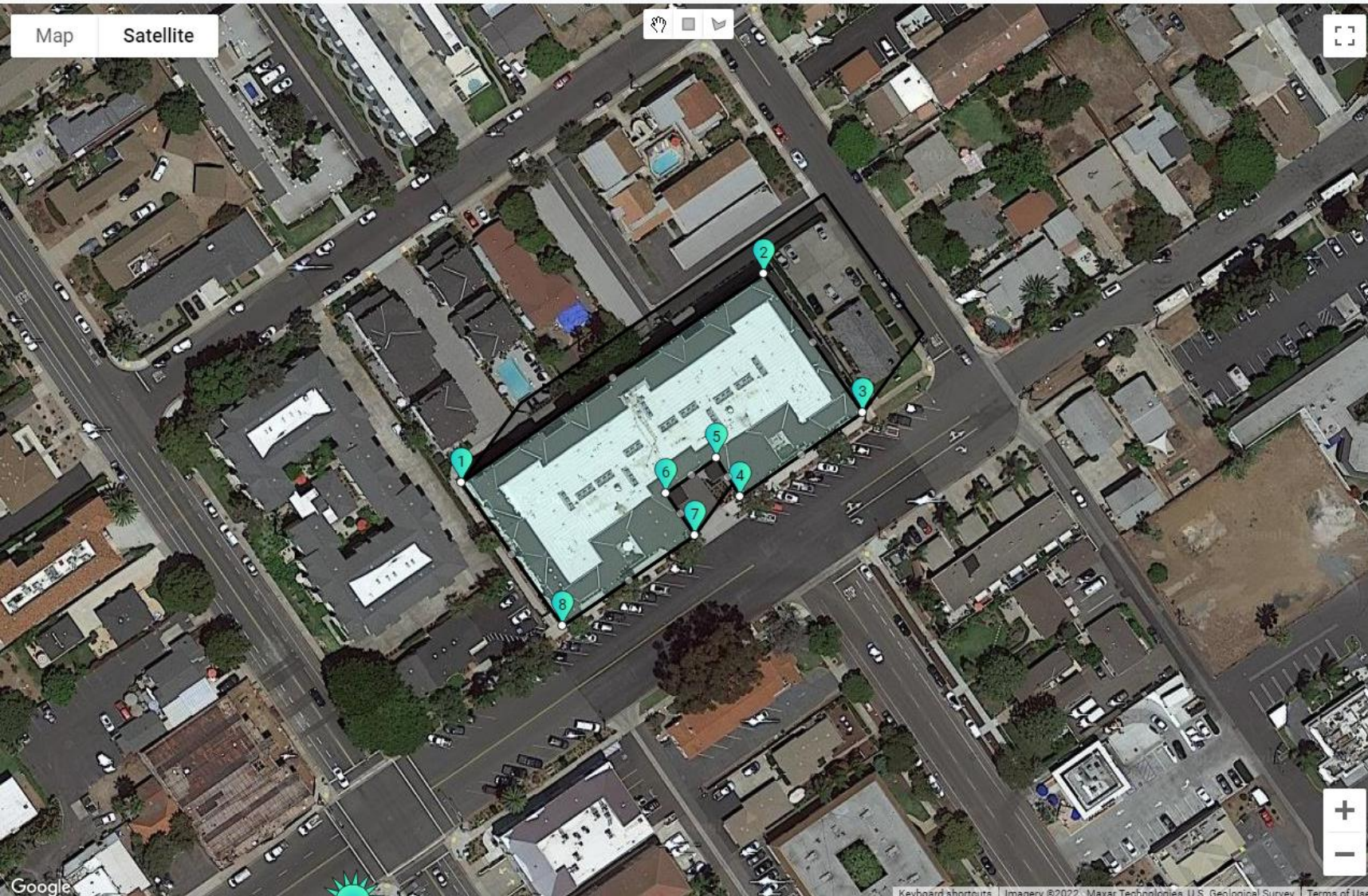
↺ ↻ ↷ ↶ ↷ ↴ ↵

☀️ 14:05 < 6/22/2022 > → 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



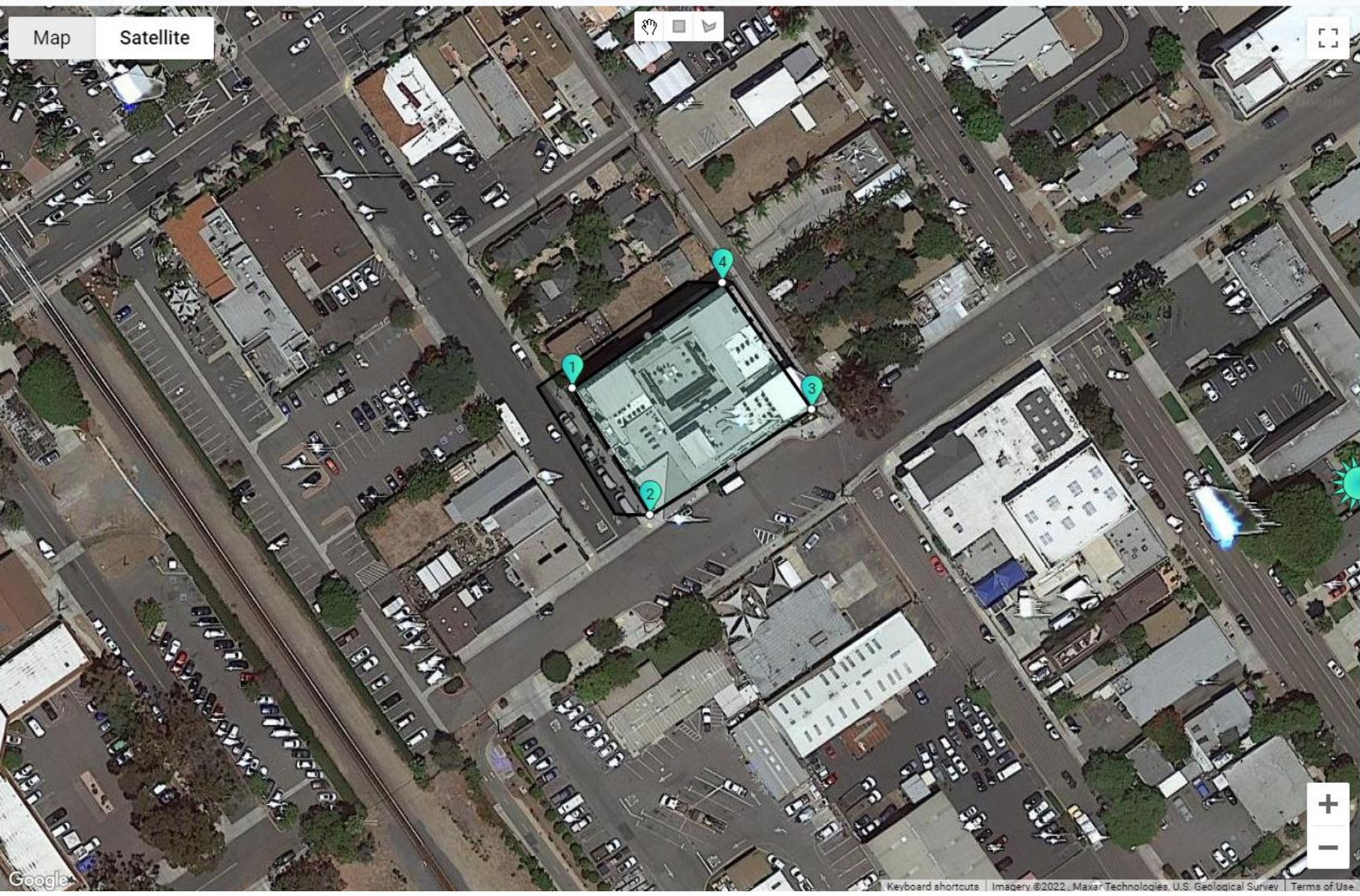
< 12/21/2022 >
→ 9h 57m

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°

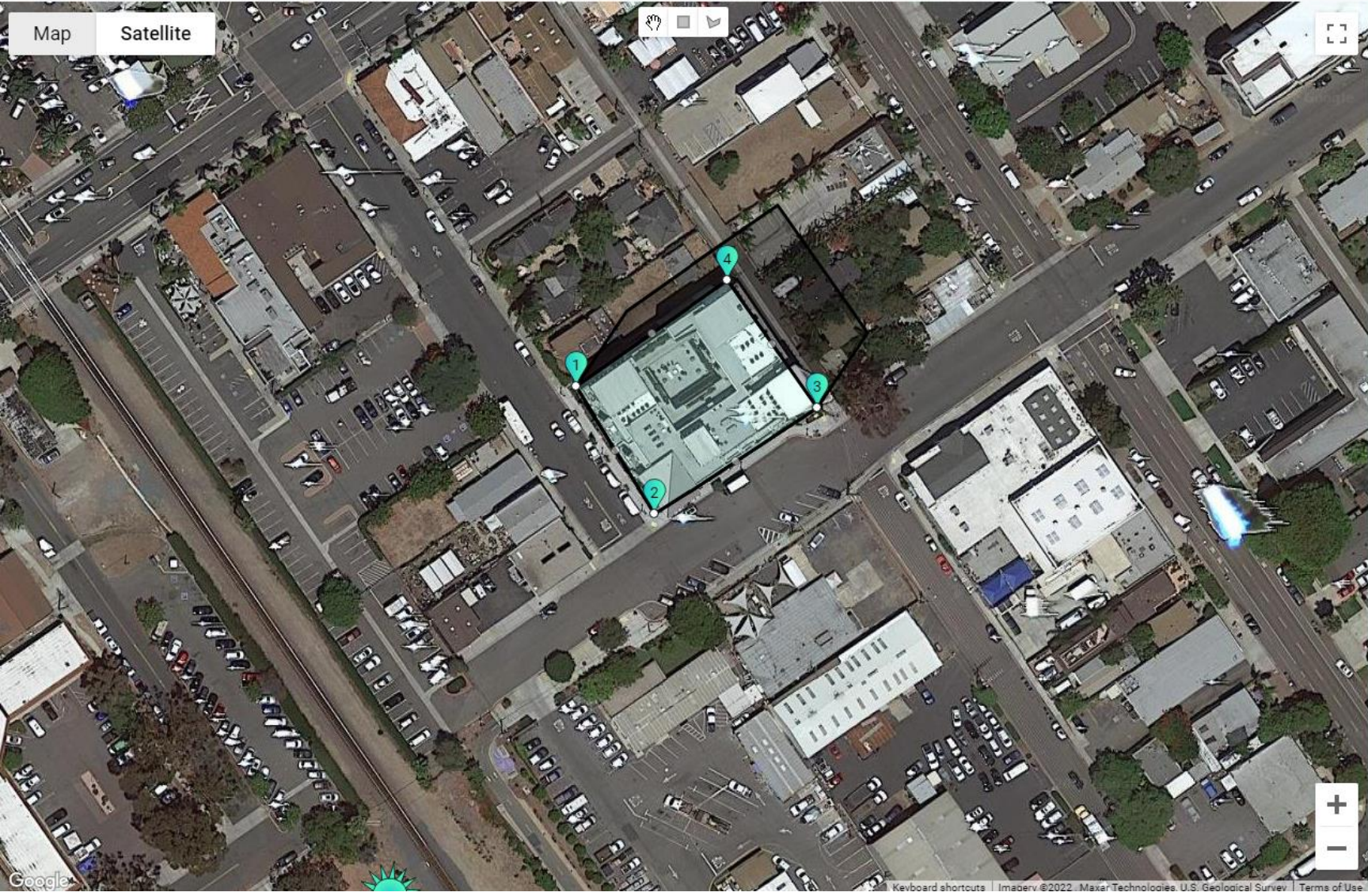
sunrise: 05:44 61°

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 | |





Map Satellite

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

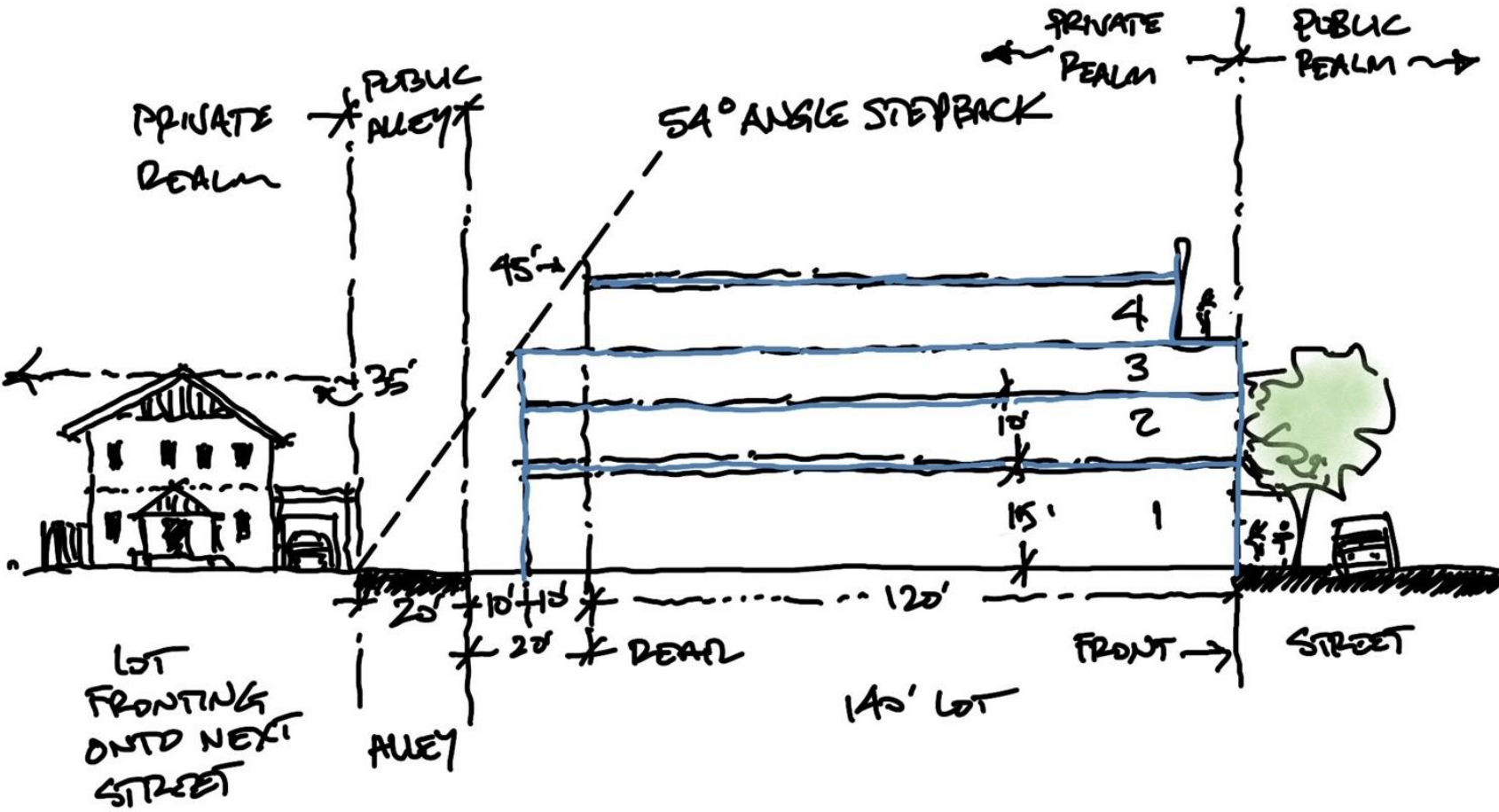
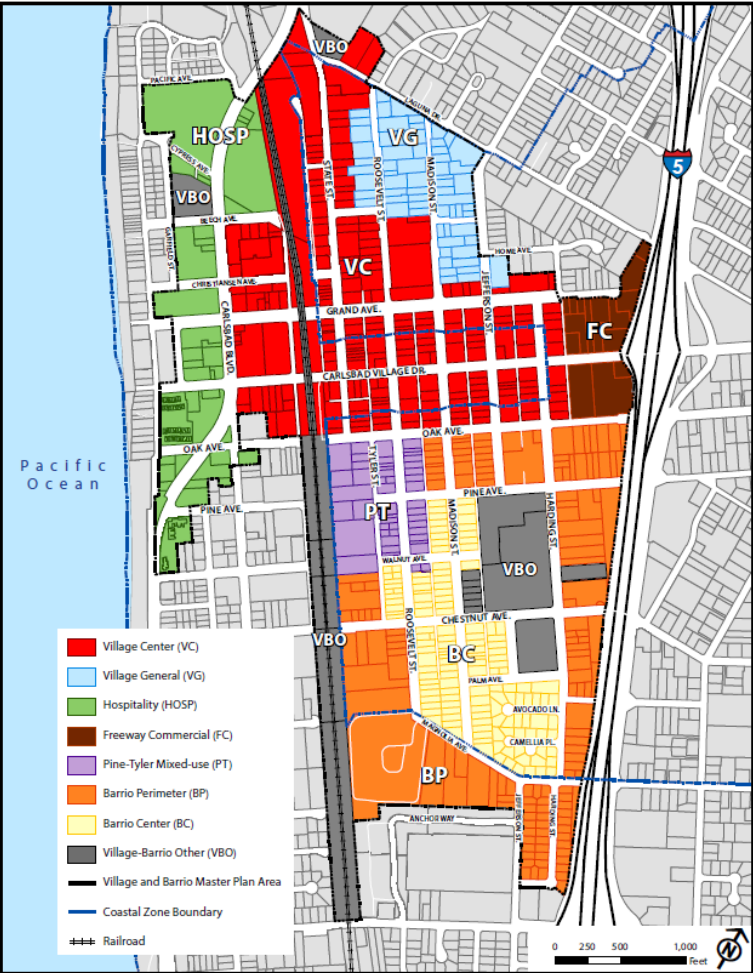


Figure 2-1, Village and Barrio Master Plan Area District Map

Building Transition Standards

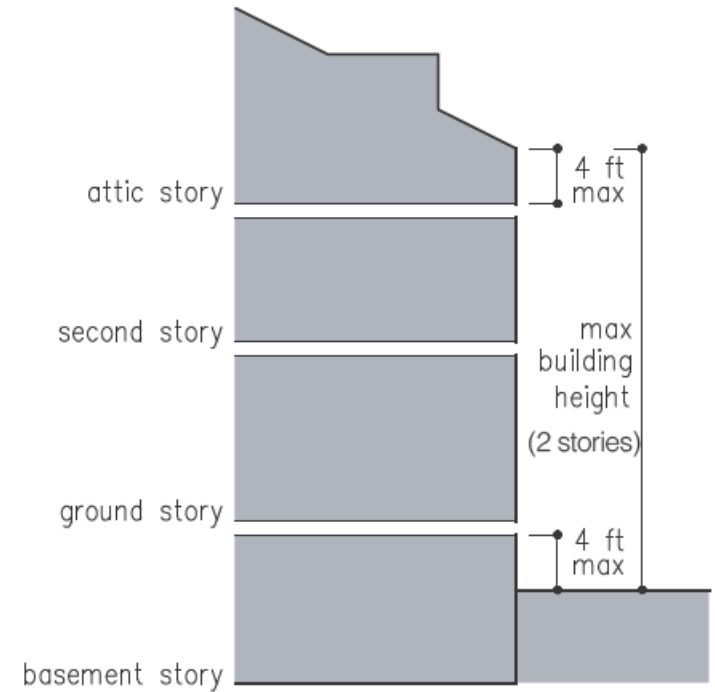
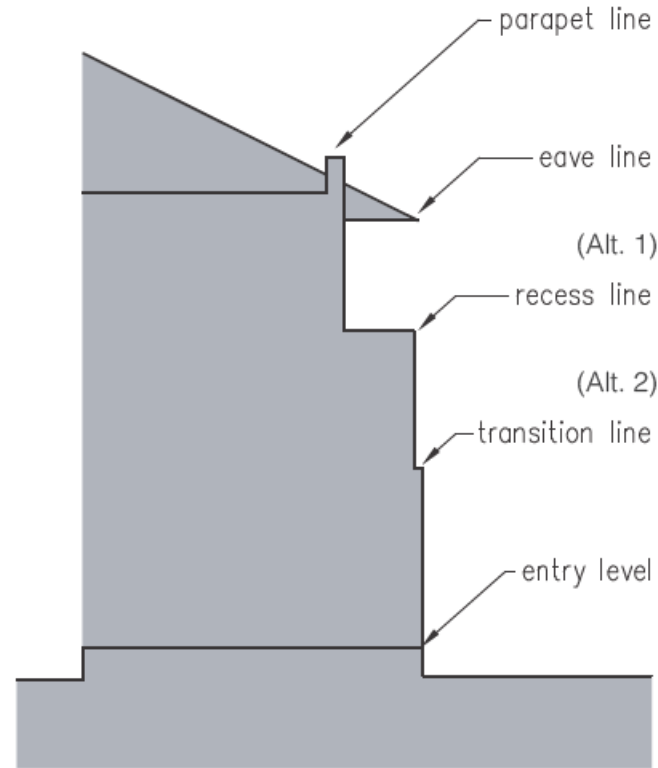
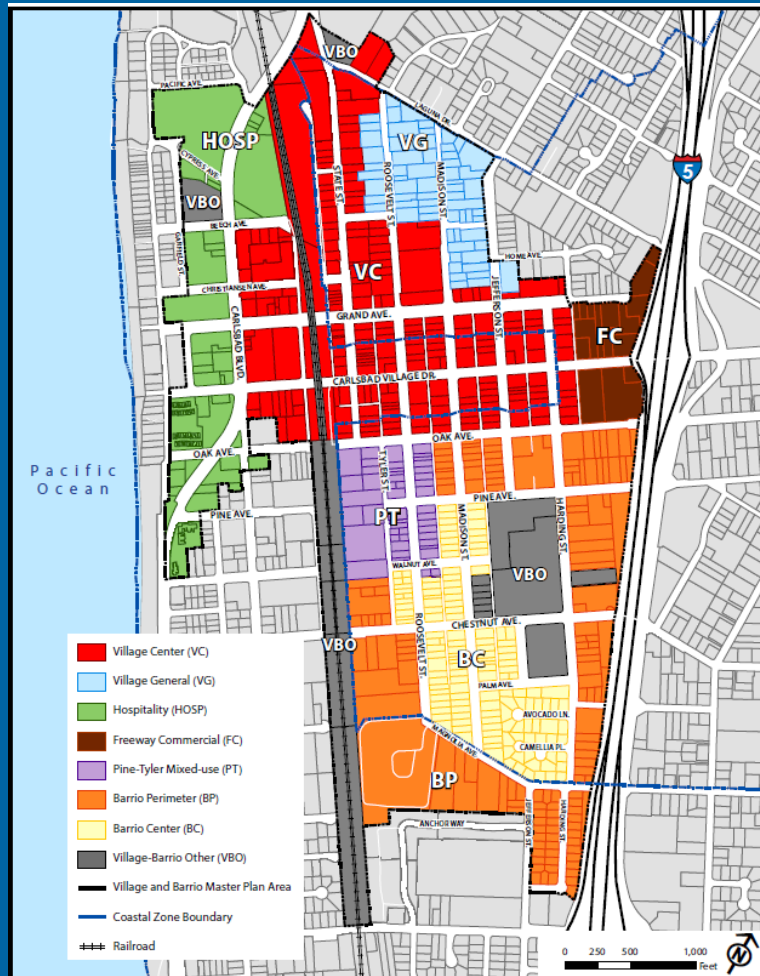


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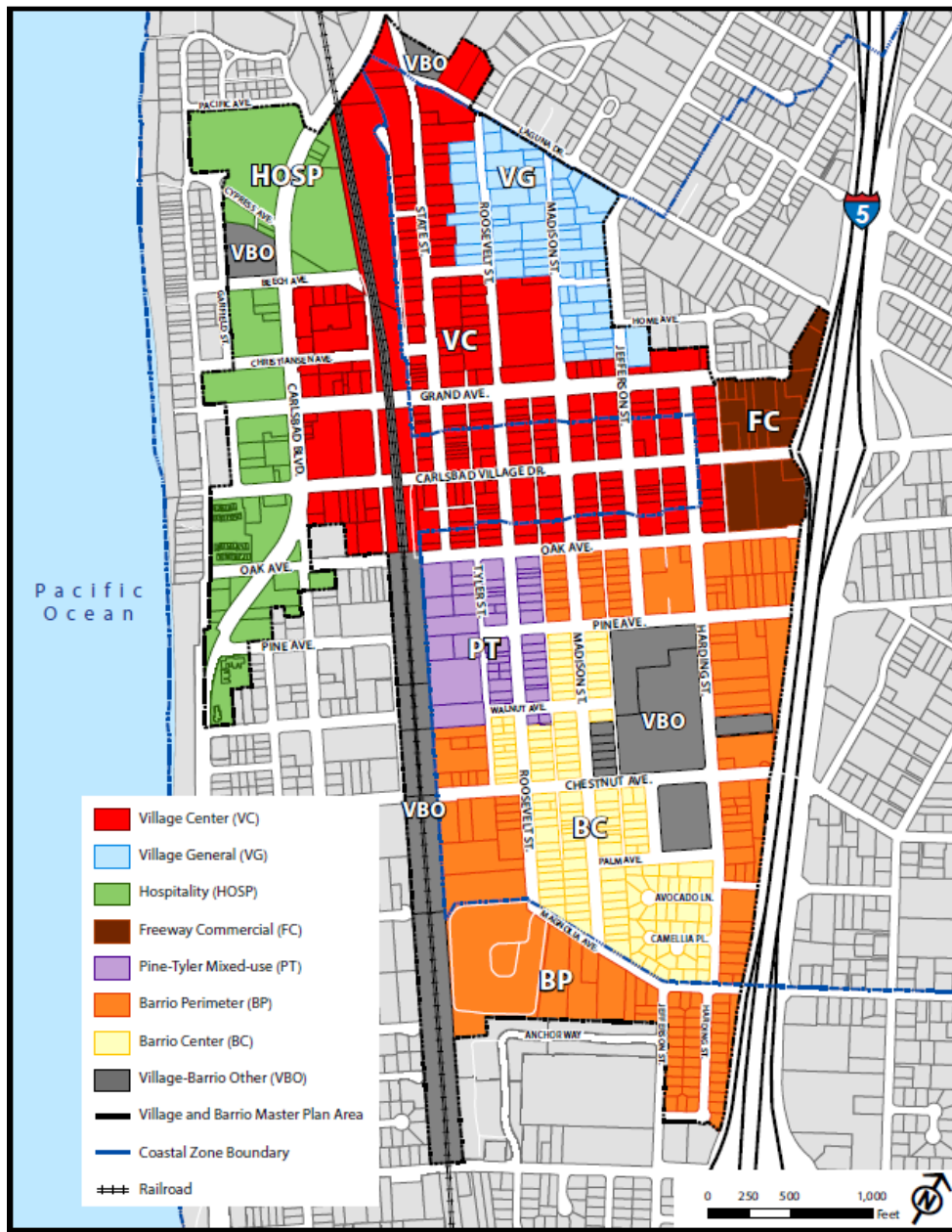


Figure 2-1, Village and Barrio Master Plan Area District Map

| | 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

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 Traditional Historical 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.

Victorian

Spanning more than 60 years and it encompasses a jumble of overlapping styles that include early Gothic Revival, Folk Victorian, Greek Revival, Italianate, Second Empire, Stick, Romanesque Revival, Shingle, Colonial Revival, and the popular Queen Anne style at the tail end of the era.



Carlsbad's Traditional Modernist Styles

Modernism

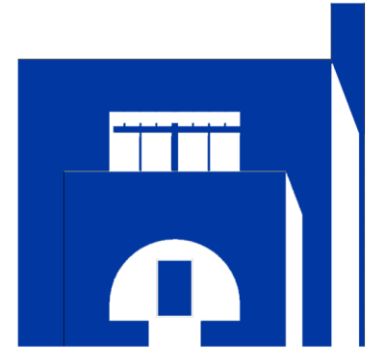
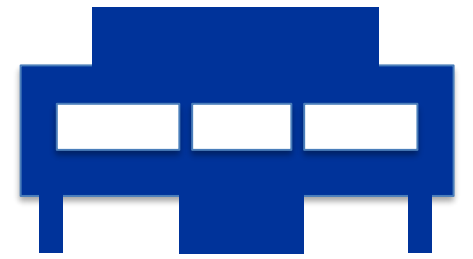
An emphasis on volume over mass, the use of lightweight, mass-produced, industrial materials, rejection of all ornament and color, repetitive modular forms, and the use of flat surfaces, typically alternating with areas of glass. A reaction to economic, social, and political changes that were occurring at the beginning of the twentieth century, promoted a clean break with all aspects of traditional culture.

Irving Gill Modernism

Construction with "tilt-slab" concrete building construction technique to assemble the exterior arcade walls on site. Walls integrate hollow, clay-block infill to lighten the slab's weight. For the interior walls and central "pop-up" volume, however, he employed conventional balloon-frame construction.

Mid-Century Modern

A mid twentieth-century style characterized by clean lines, muted curves, a lack of ornamentation, large windows, interior design based in functionality, and open floor plans intent on making indoor and outdoor living spaces complementary.



Contemporary Eclectic



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



Irving Gill's Carlsbad Style

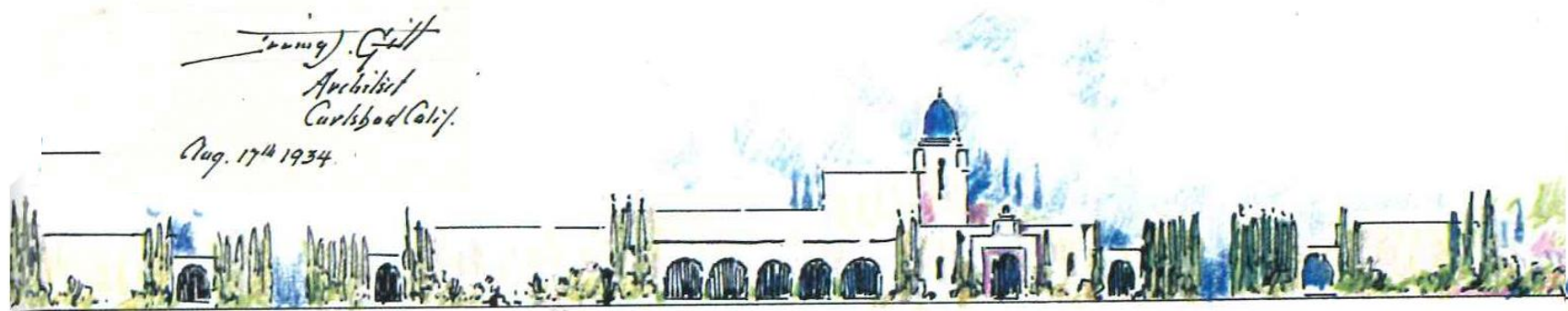


Irving J. Gill is noted for his pioneering and creative use of forms and aesthetics which places him at the dawn of the Modern Movement in architecture. While most other architects working in the beginning of the twentieth century were clinging to borrowed and fashionable styles, Gill pushed the technical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



SUGGESTION FOR
SPANISH VILLAGE
CARLSBAD CALIF

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

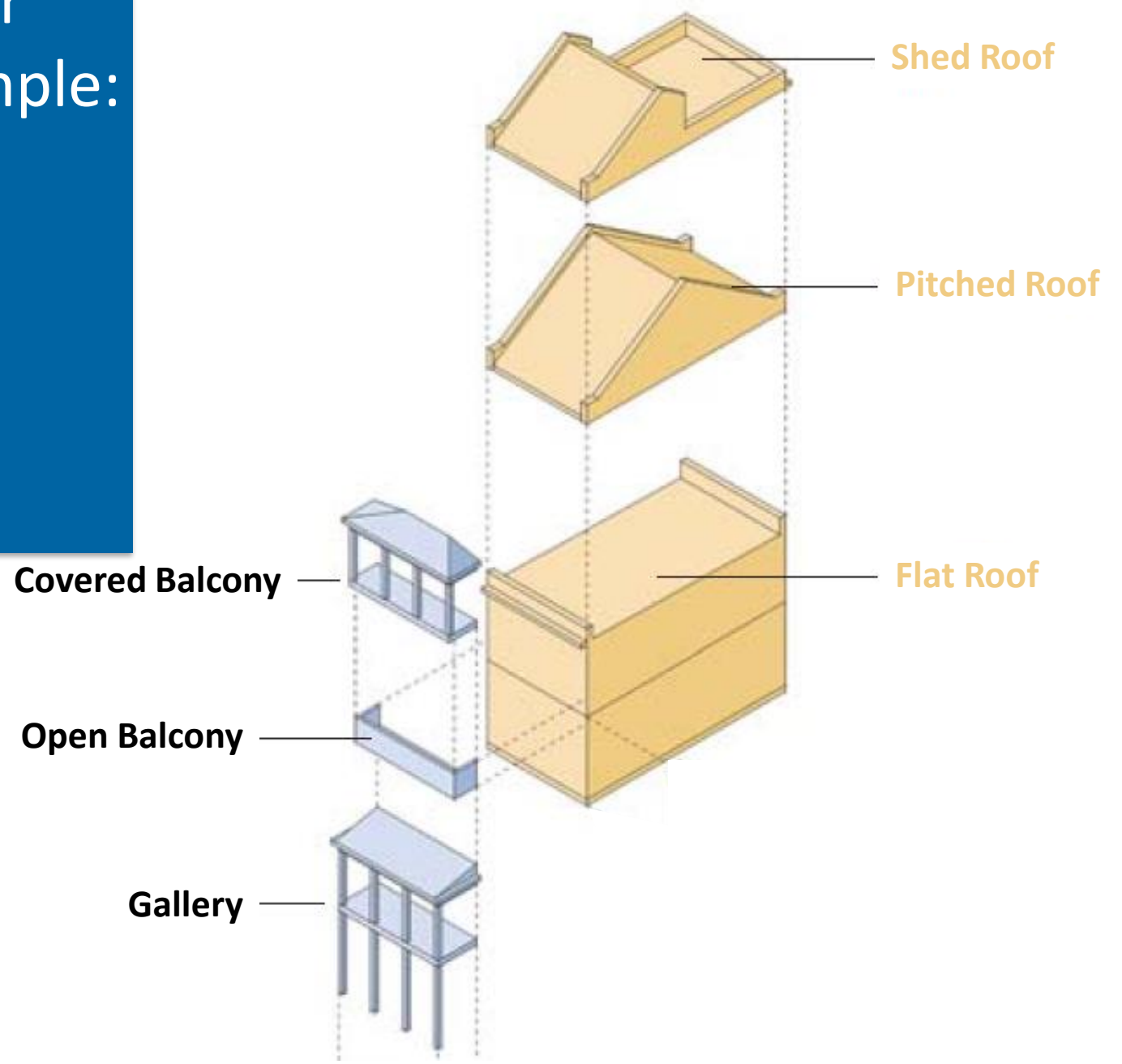
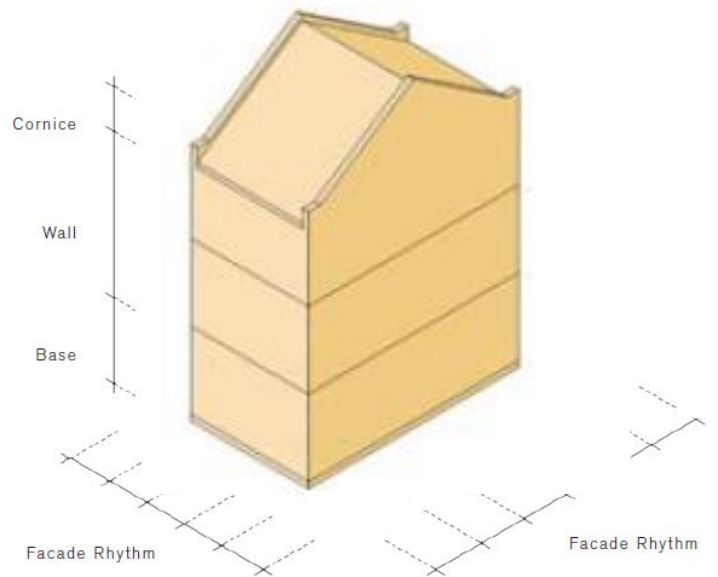


WEST ELEVATION. scale 1/32" = 1/foot.

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

Building/Roof Types

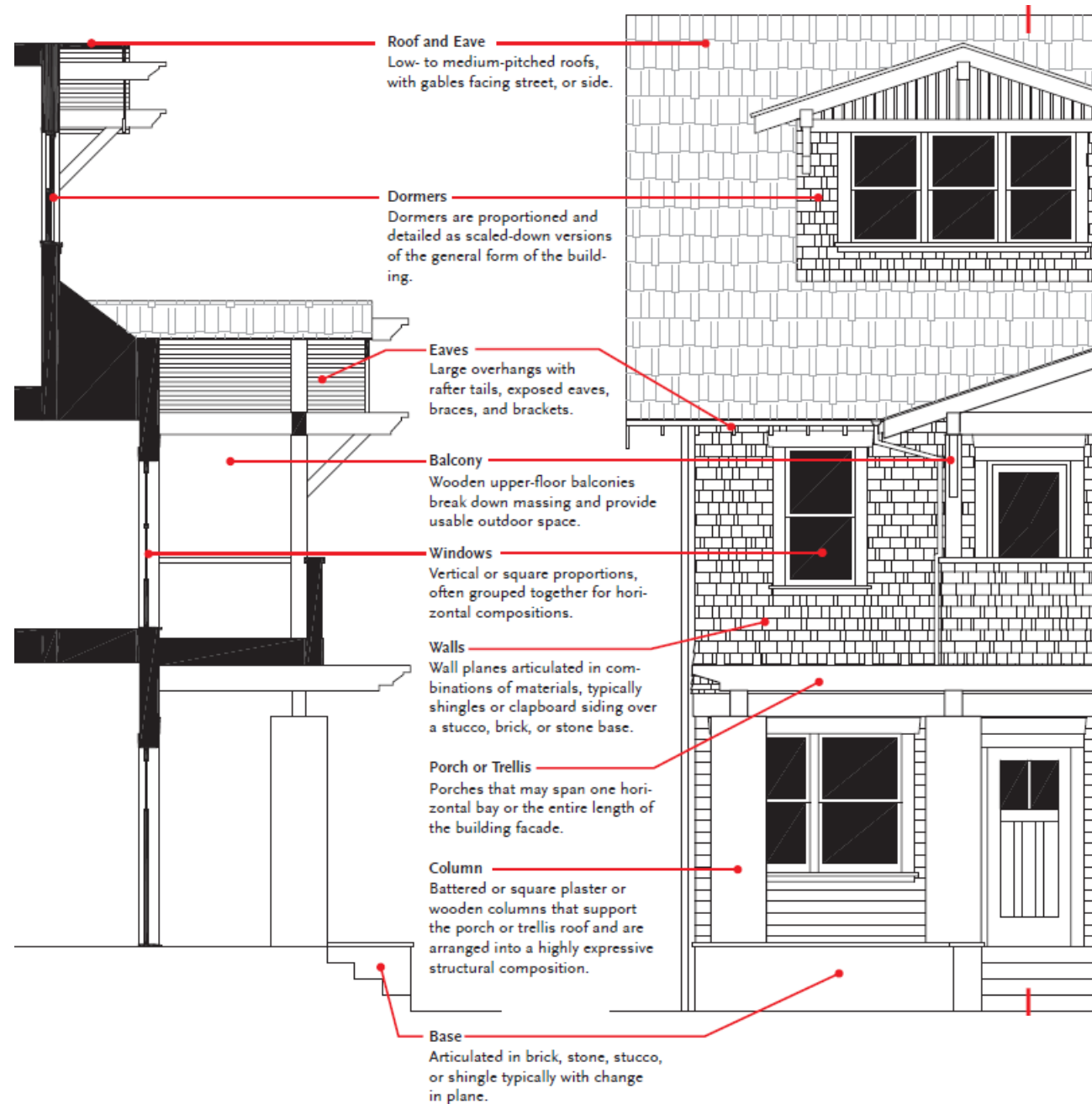
Frontage/Projections Types



Craftsman



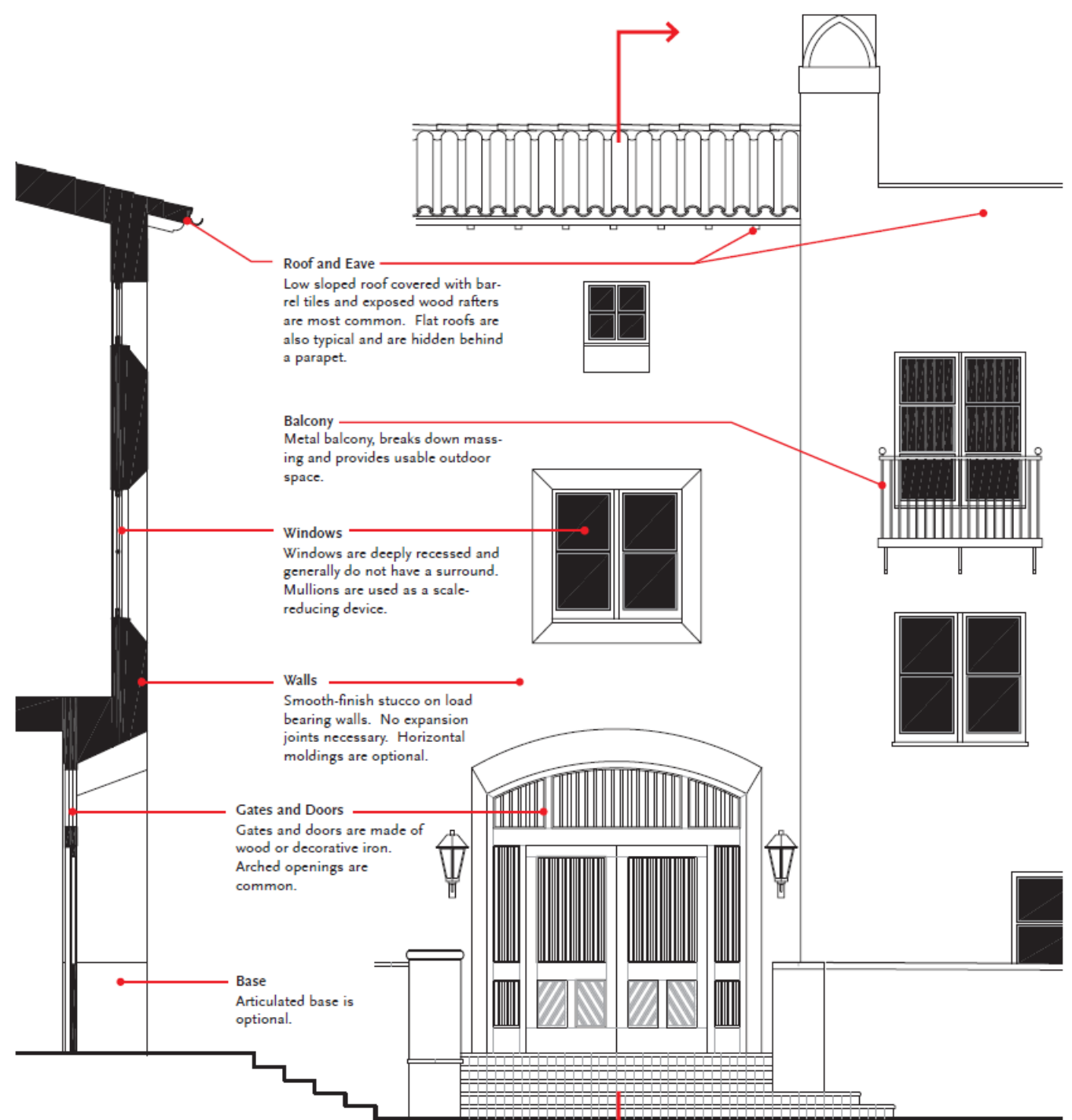
The style focused on the use of materials such as wood, tile, brick, stone, and copper, artfully combined and detailed. Through its emphasis on the detailing and joinery typical of carpentry construction, it embodied the modern notion of expressing its structural system on the exterior of the building.



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.



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

Building/Roof Types

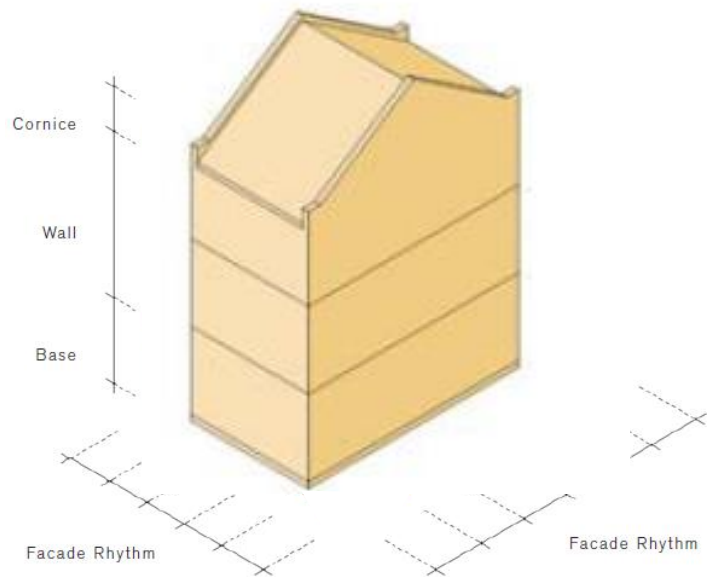
Frontage/Projections Types

Spanish Revival

Pitched Roof



Semi-Recessed Balcony

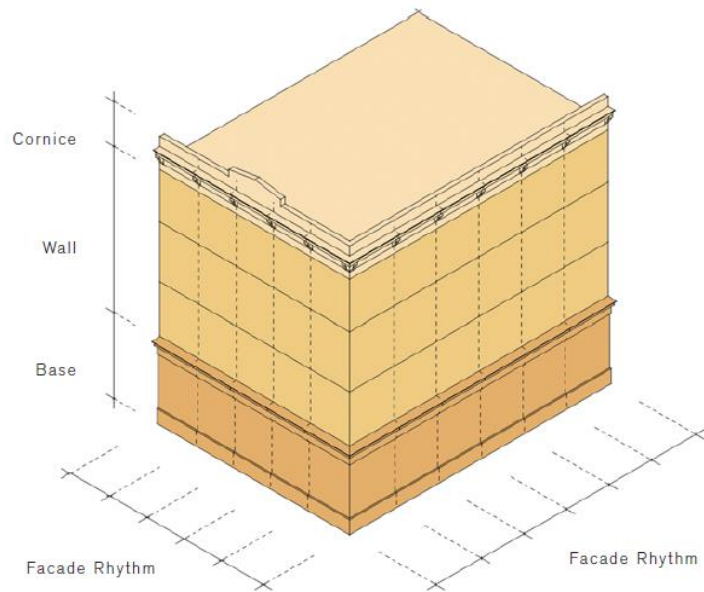


Terrace Frontage

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

Roof Types

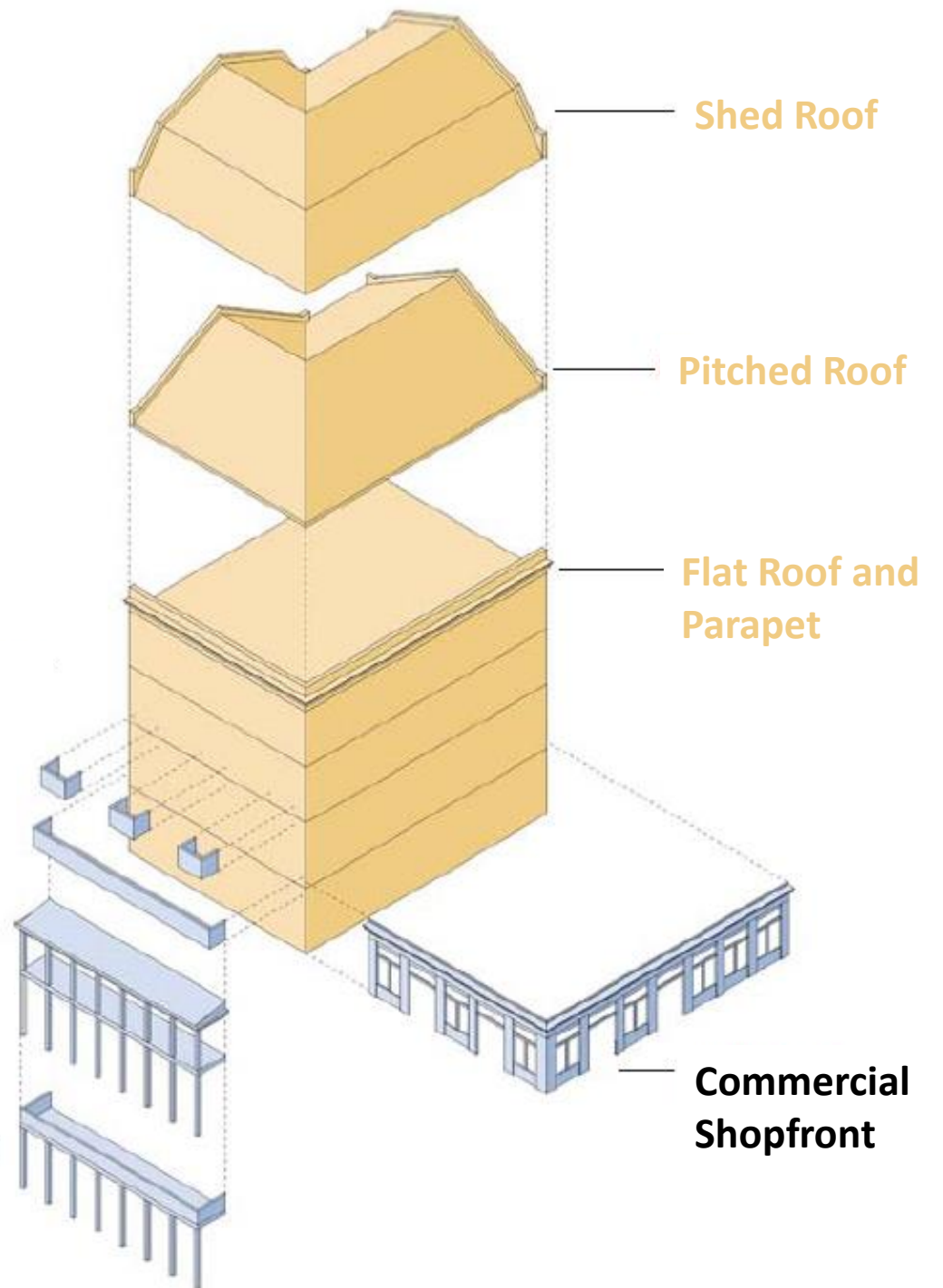
Frontage/Projections Types



Open Balcony

Covered Balcony

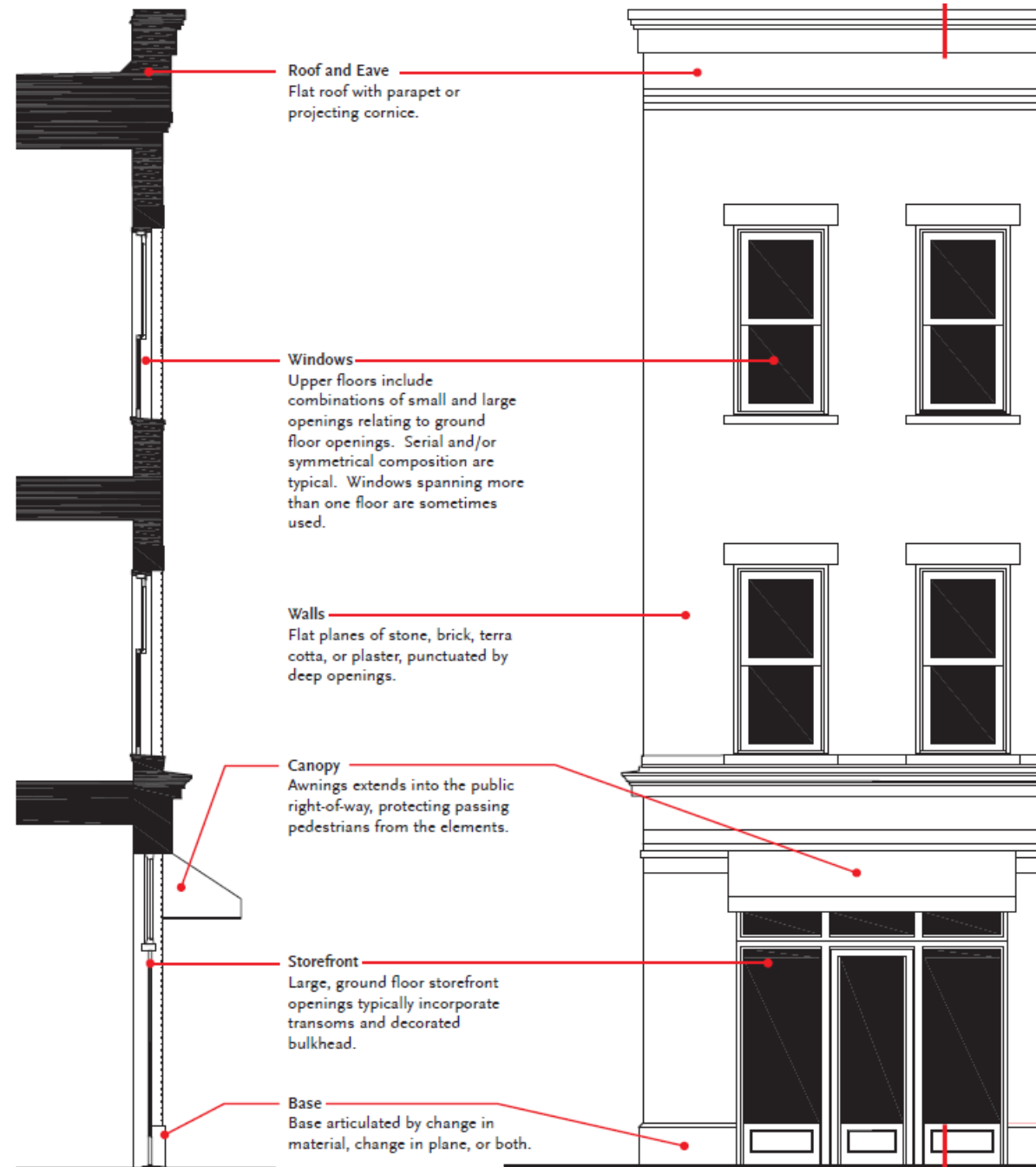
Gallery



Main Street Mercantile



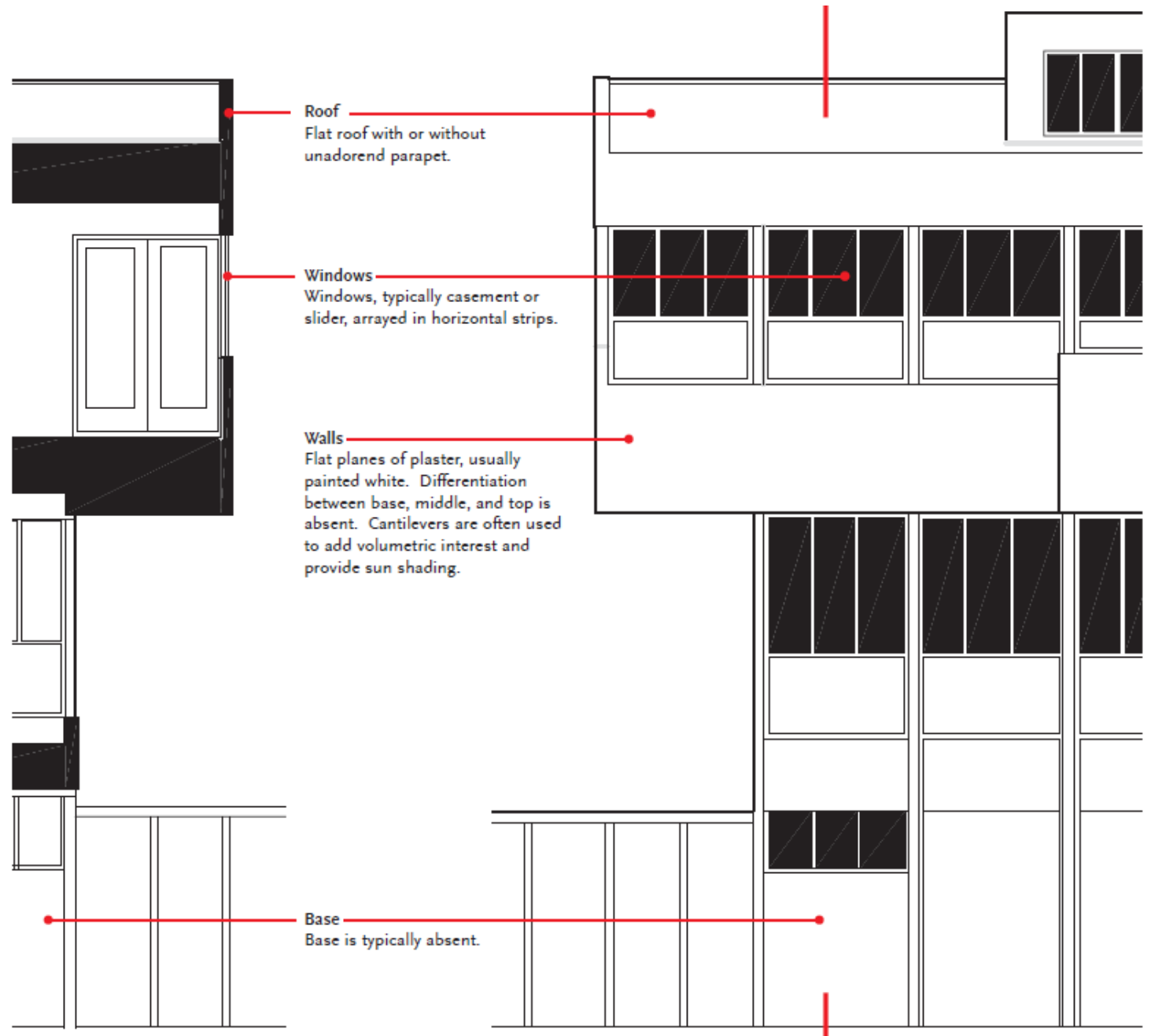
The Main Street style is expressed through brick, stone, and heavy plaster. Upper story window openings, whether single or grouped in a rhythmic serial pattern that relates directly to the ground floor storefronts. Wall planes are articulated by columns and lintels over openings. The ground floor is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



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.



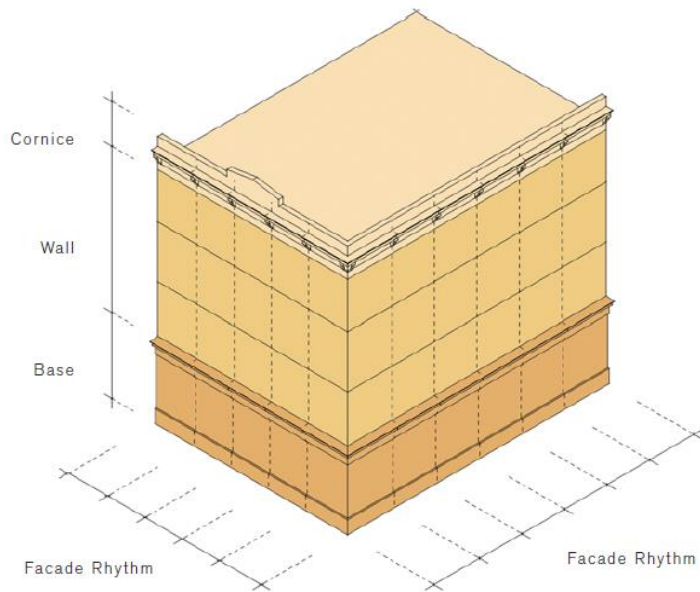
General Design Elements for Multi-Family Buildings Example: Mixed-Use Apartment

Roof Types

Frontage/Projections Types

Apartments

Flat Roof and Parapet



Mercantile

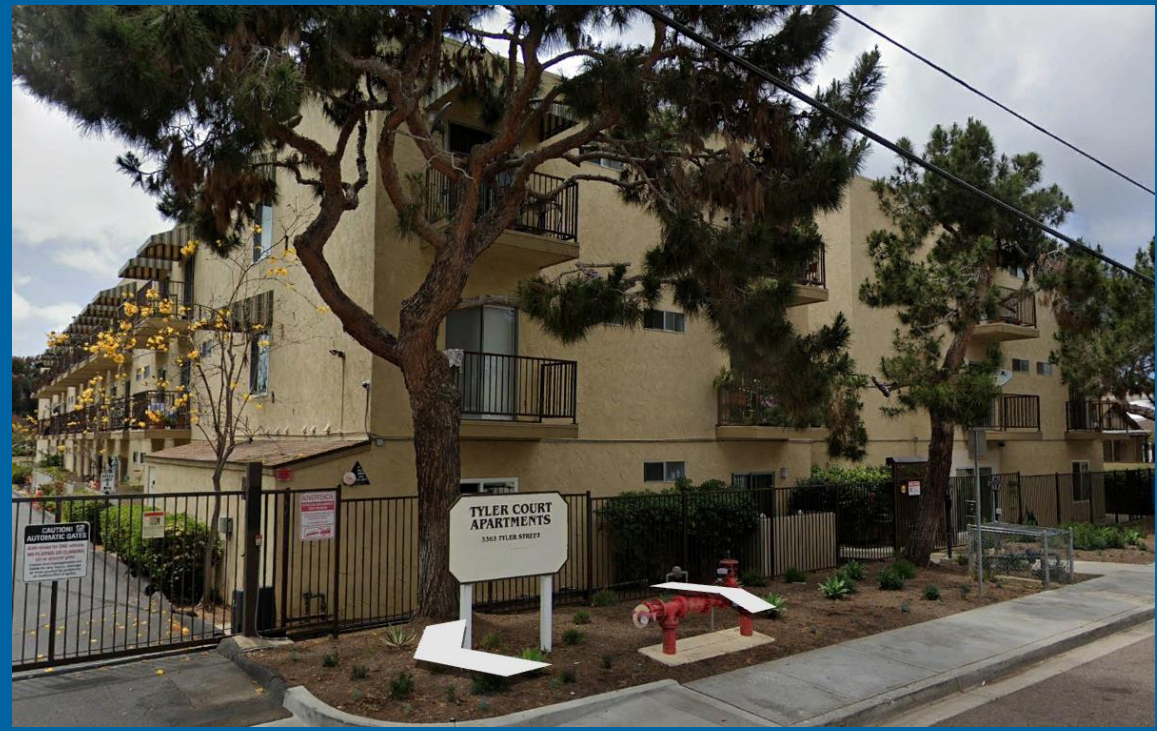
Open Balconies



Window Pattern

Commercial Shopfront

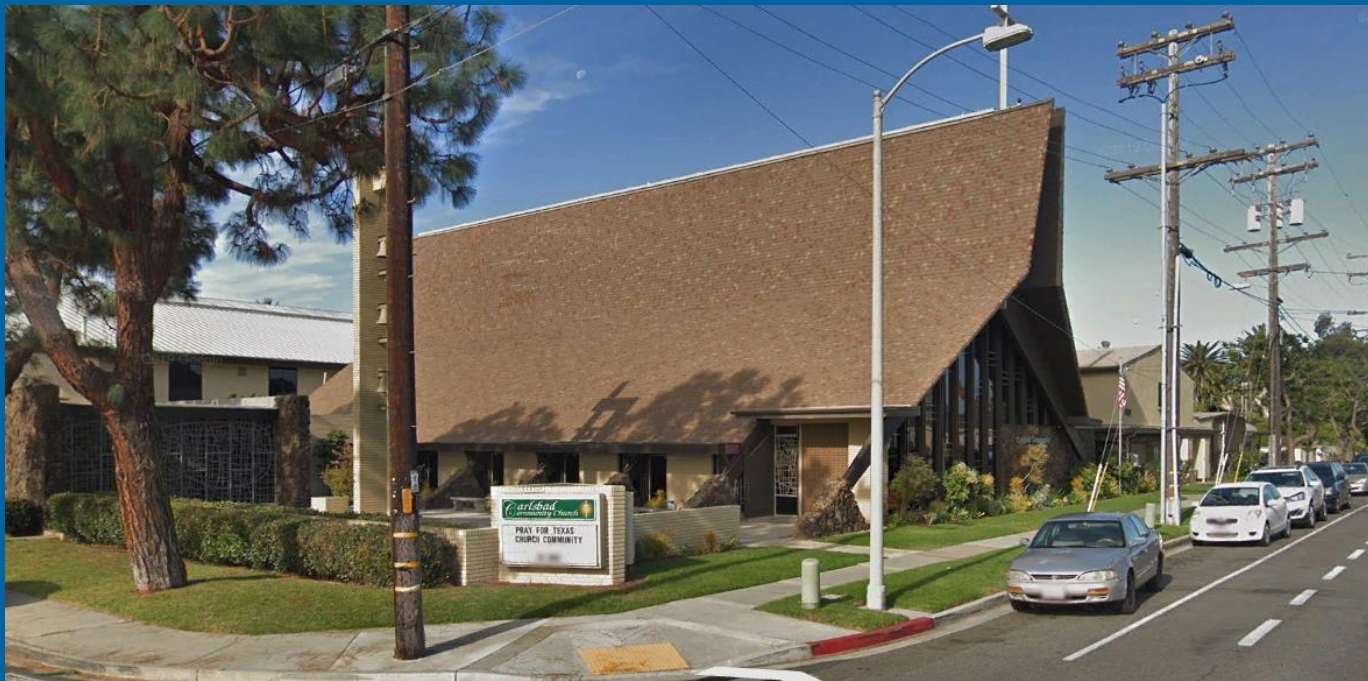
Private Multi-Family Buildings - Barrio



Private Multi-Family Bldg - Village



Public Buildings - Barrio



Issue #1
The Market is
Building Bigger
Apartment
Buildings Today



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





What We Heard Public Input Report

Sarah Lemons
Communication & Engagement

Aug. 22, 2022



TODAY'S PRESENTATION

- How we engaged
- Who participated
- What we heard



How we engaged

INPUT OPPORTUNITIES



Online survey, June 27 – July 18, 2022



In-person workshop, June 29, 2022



Village & Barrio Objective Design Standards INPUT WANTED!



The City of Carlsbad would like your input to help create objective design standards for multifamily housing and mixed-use development in the Village and Barrio areas. You can provide feedback two ways:

Workshop

Tonight, June 29
5 – 7 p.m.
Senior Center Auditorium
799 Pine Ave.

Online survey

Available through July 18
[Take the survey](#)

About the project

- The city is seeking feedback from the community on objective design standards.
- The objective standards created through this effort won't change things like building heights or setbacks defined in the Village and Barrio Master Plan.
- Instead, they will add clarity and specificity to what's in the plan so Carlsbad can better preserve the unique character and charm of the Village and Barrio areas while complying with state laws designed to ease California's housing crisis.
- The standards will identify several architectural design styles for developers to choose from, helping to streamline permitting for new multifamily housing and mixed-use projects.



City of Carlsbad @carlsbadcagov · Jul 11

Input opportunity 🗨️ Give input on objective design standards for future multifamily and mixed-use development in the #CarlsbadVillage and Barrio areas. Complete a quick survey by Monday, 7/18 to share your thoughts: loom.ly/4JXwCPk #getinvolved @CarlsbadVillage



Village & Barrio Objective Design Standards



INPUT WANTED!

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Workshop

June 29 | 5-7 p.m.
Senior Center
799 Pine Ave.

Online survey

Through July 18
carlsbadca.gov/input

www.carlsbadca.gov/vbdesign



Who participated

WHO PARTICIPATED



425

TOOK
SURVEY



24

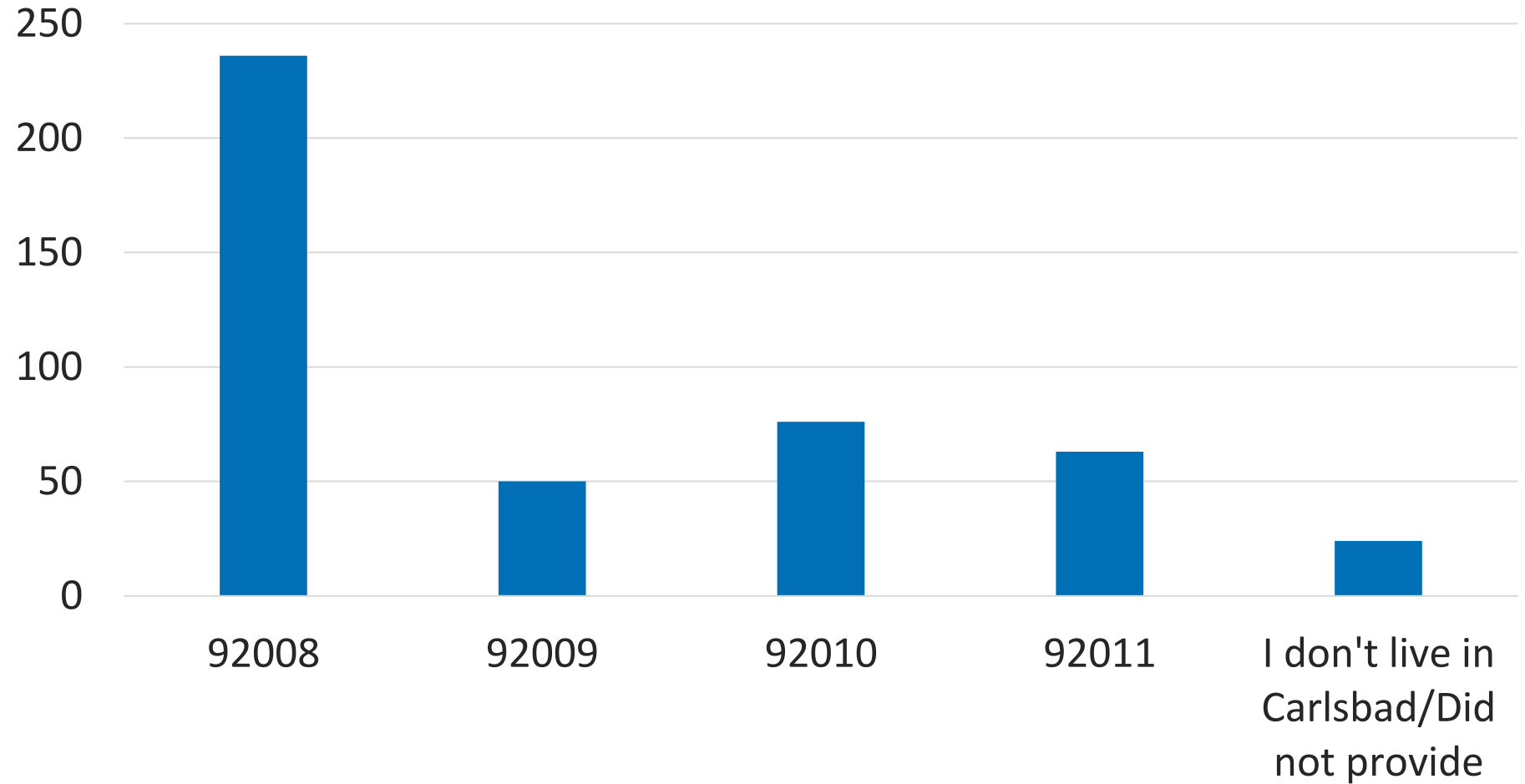
WORKSHOP
PARTICIPANTS



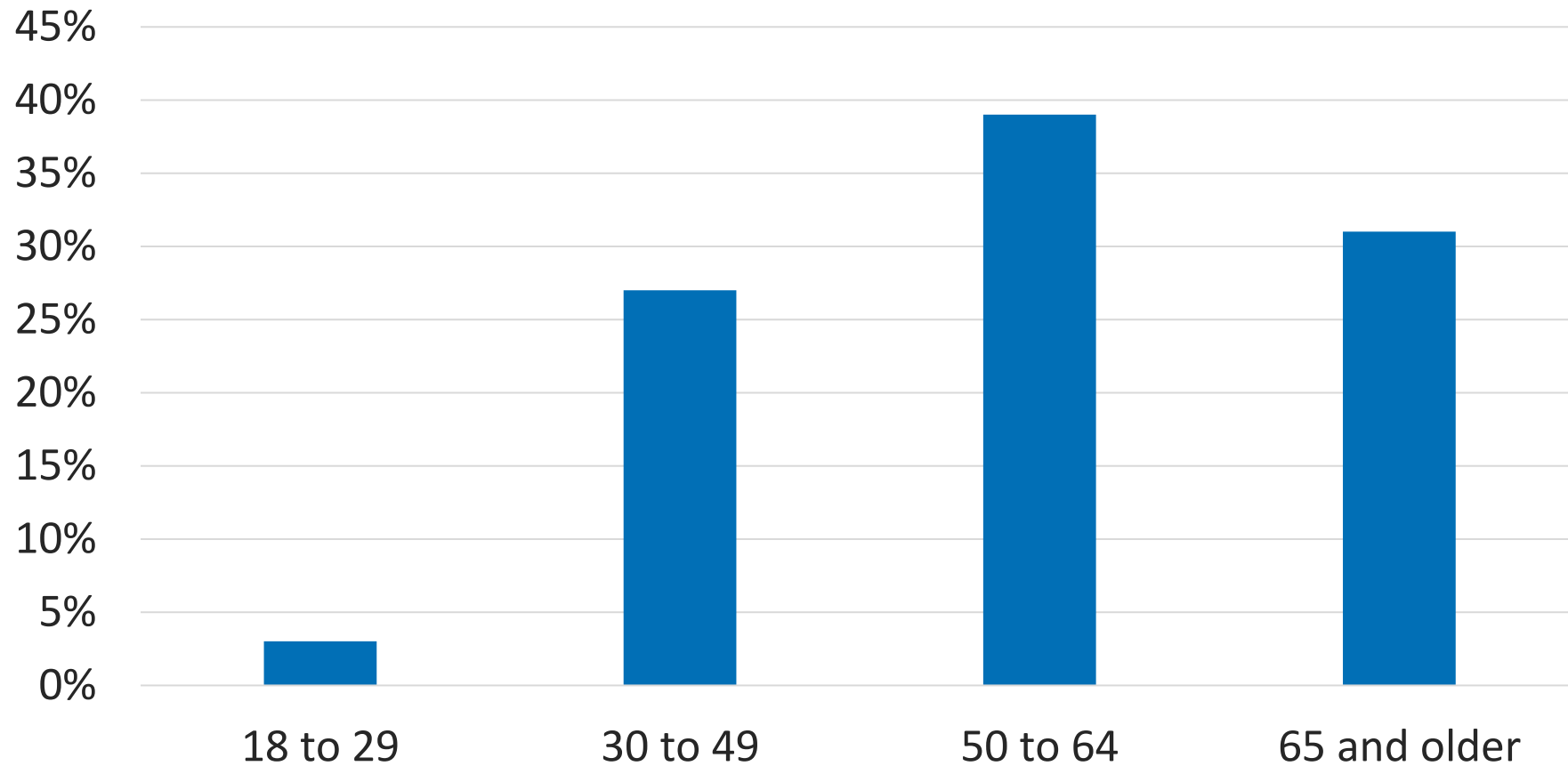
449

TOTAL
PARTICIPANTS

WHERE PARTICIPANTS LIVE



AGE RANGE*



* Survey participants

ABOUT THE INPUT



Qualitative

- Focuses on understanding the “why”
- Identifies a range of perspectives
- Allows for discovery of new ideas
- Analyzed by themes



Convenience sample

Only those who knew about the opportunity to provide input were able to do so

Quantitative

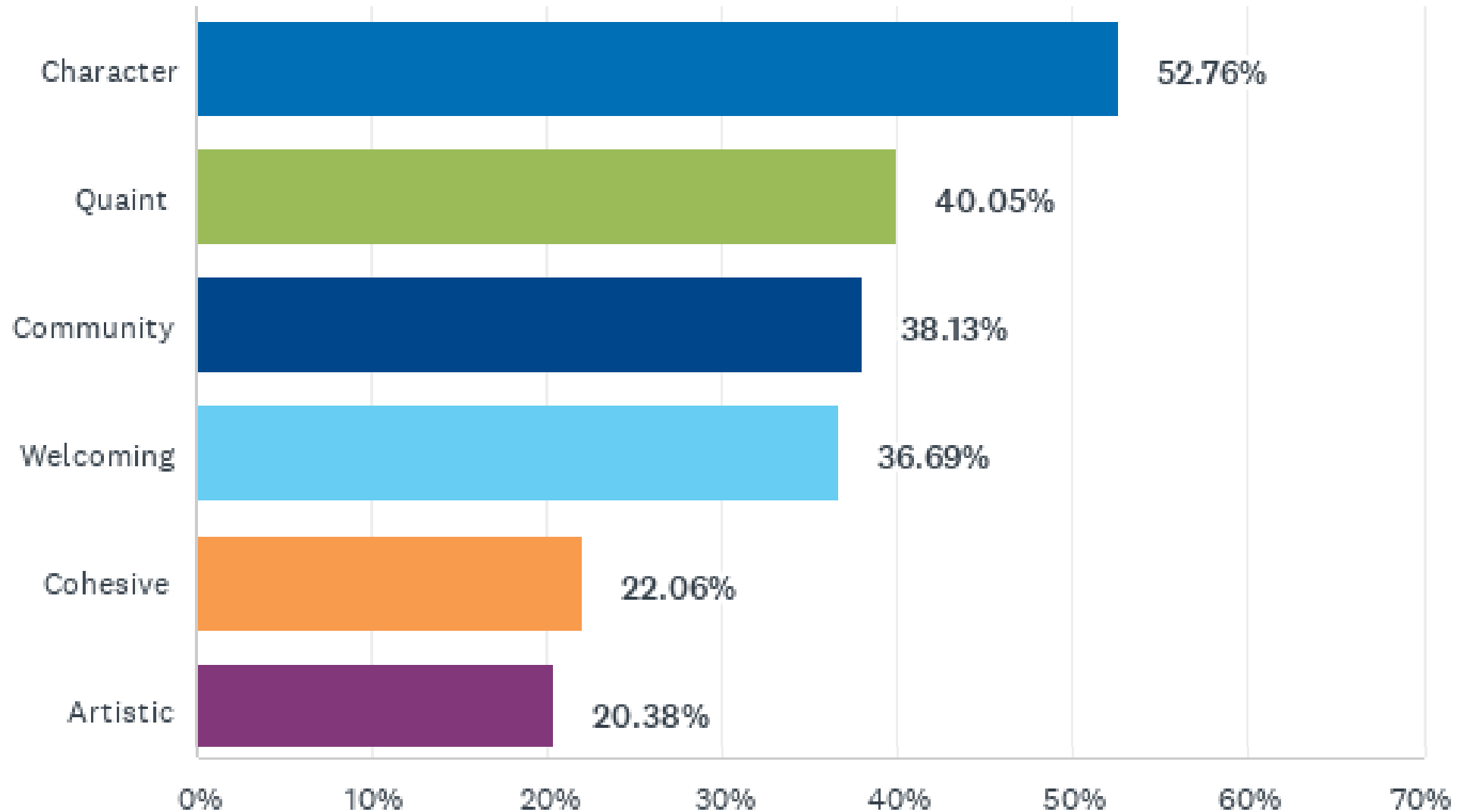
- Focused on facts/absolutes
- Data focused on measuring
- Analysis includes numerical comparisons
- Allows for statistical analysis

Random sample

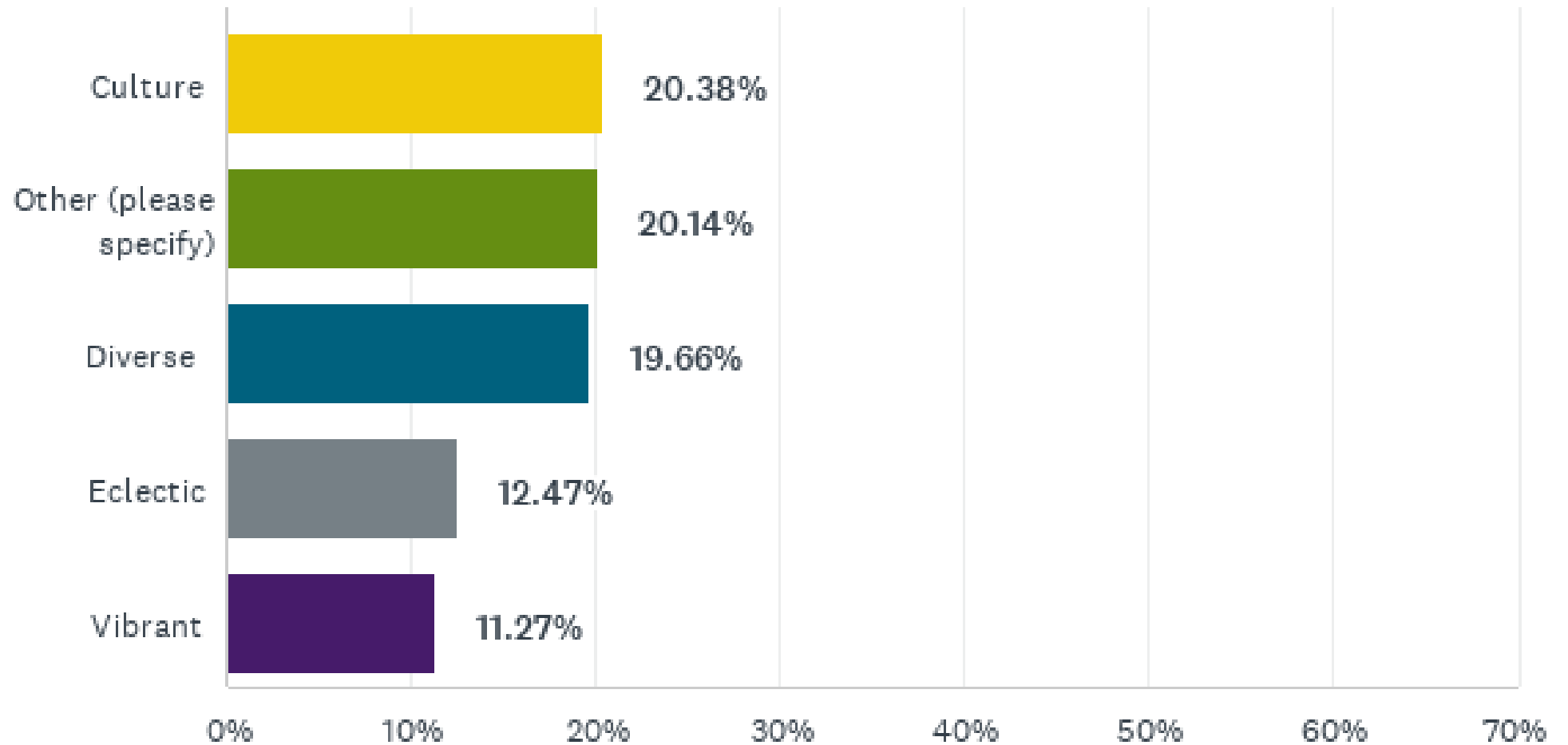
All members of the target population had an equal opportunity to participate

What we heard

3 words for design of future buildings?



3 words for design of future buildings? (cont.)



Other words frequently submitted

- Small
- Charm
- Walkable
- Coastal
- Modern
- Scale

Architectural styles



Spanish Revival – 62%



Craftsman – 51%



Victorian – 40%



Colonial/Cape Cod – 39%



Tudor – 31%



American Mercantile – 26%

Architectural styles



Contemporary Eclectic – 17%



Irving Gill – 14%



Mid-Century Modern – 8%

Themes

SPANISH REVIVAL STYLE

- Fits the history, character and style of Carlsbad and the region
- Both modern and classic
- Traditional
- Quaint and inviting



CRAFTSMAN STYLE

- Fits the history, character and style of Carlsbad and the region
- Both modern and timeless
- Has clean lines and is inviting



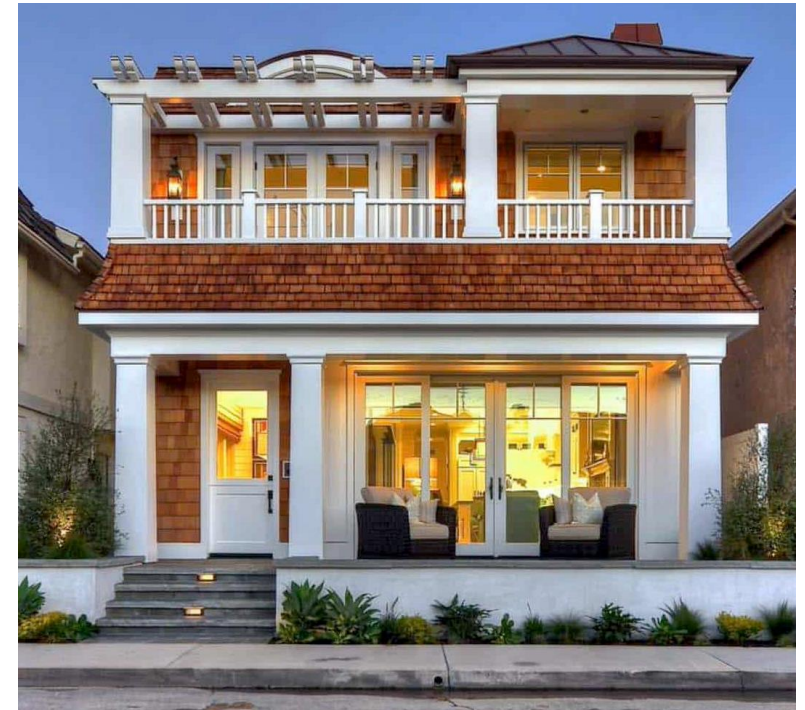
VICTORIAN STYLE

- Cohesion with Carlsbad character
- Classic, historic and timeless
- Has character
- Eclectic and unique



COLONIAL/CAPE COD STYLE

- Beachy design and feel fits in with coastal areas
- Timeless
- Historic



WHAT DON'T YOU LIKE?

- Outdated
- Too modern
- Out of place
- Clutter
- Lack character, interesting details or are too boxy
- Don't fit with the history, small town charm and style of the city
- Don't allow space or interact well with the sidewalk and street
- Don't strike balance of being timeless and contemporary

WHAT ELSE SHOULD BE CONSIDERED?

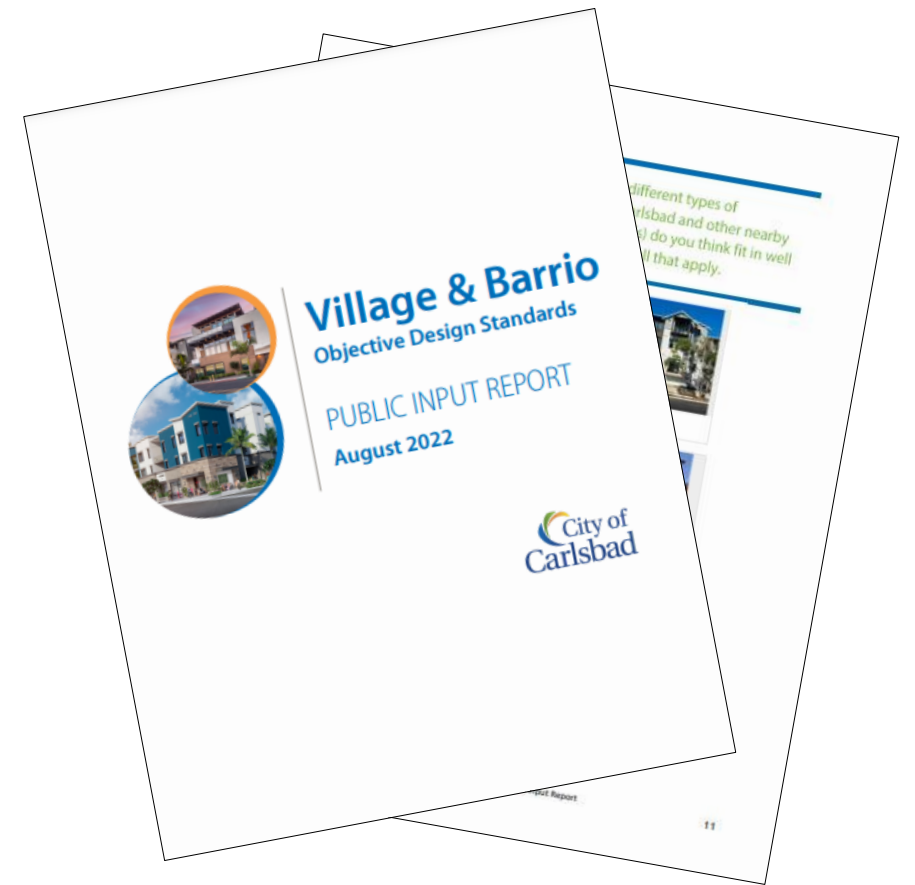
- Maintain Carlsbad's charm and history
- Create space for community
- Build in sustainability
- Maintain cohesion with existing buildings
- Include natural design elements, green spaces, lots of trees
- Traffic and parking

BUILDING EXAMPLES



SUMMARY

- Concern about losing the small town feel and character that makes Carlsbad special
- Desire to preserve Carlsbad's history and charm
- Maintain cohesion with what we already have





DESIGN REVIEW COMMITTEE SELF-GUIDED WALKING TOUR COMMENTS OVERVIEW

The Pedestrian Experience

Variety, vitality & being outdoors

Ground floor activation:

- Landscaping
- Colors/materials
- Planters
- Windows
- Seating
- Art



Self-Guided Walking Tour Comments (Positive)

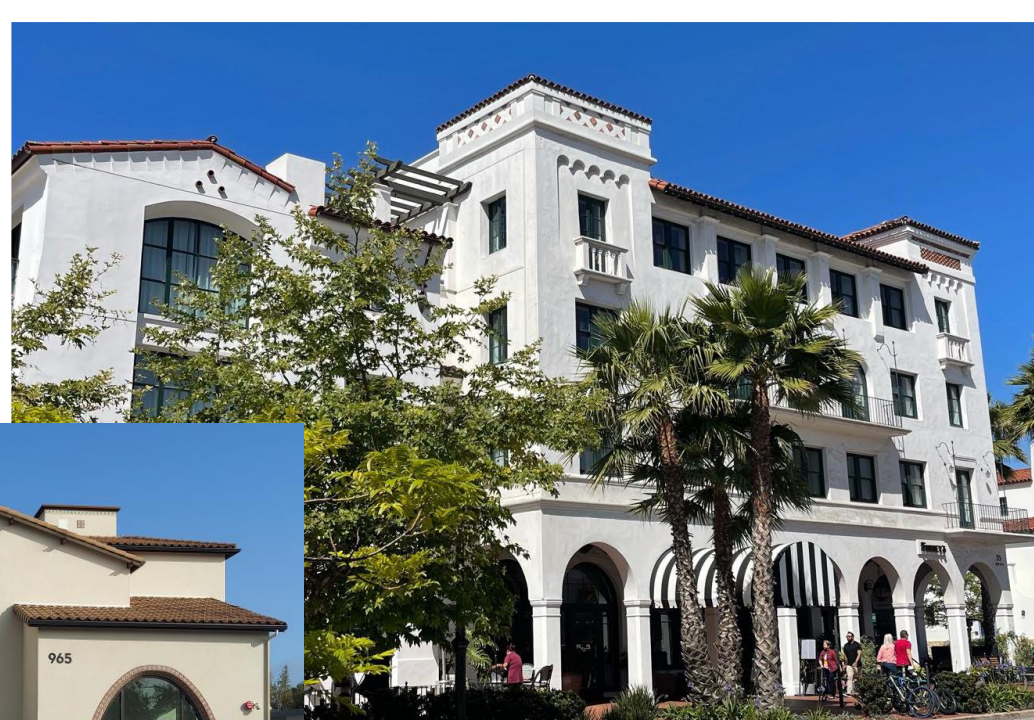
The Pedestrian Experience

- large outdoor corner patio areas.
- Upper floors setback from Street
- Different angles, slanted balconies
- Front Facing Balconies/Windows



Architecture Styles

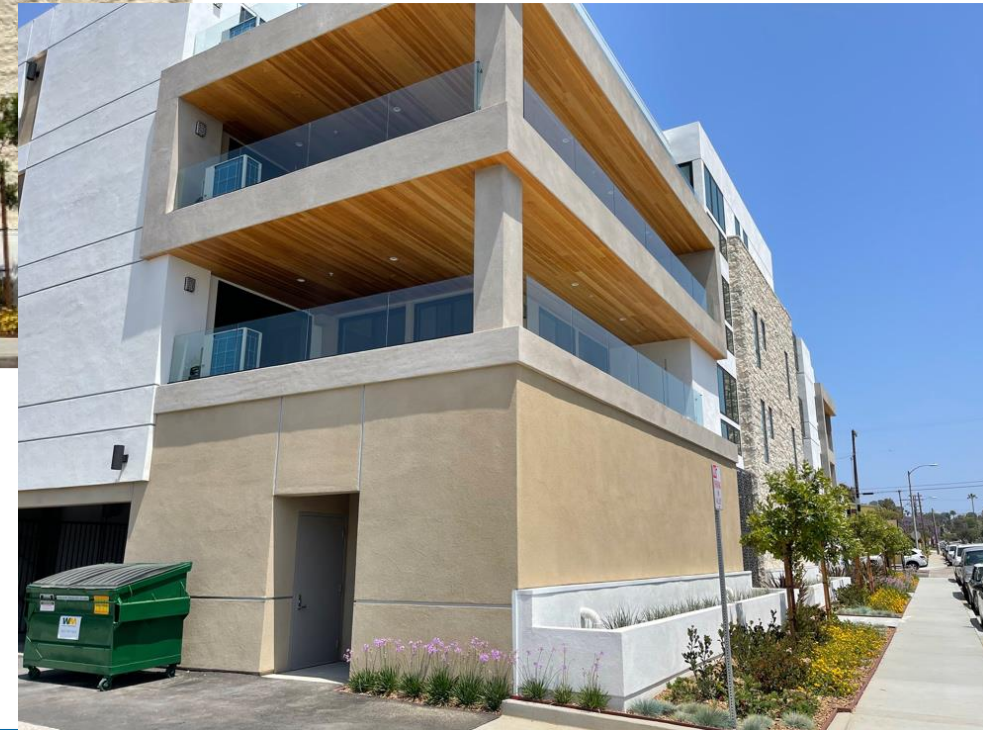
- Spanish Revival/ Mediterranean (many Santa Barbara examples)
- Mixture of architectural elements
- Modern creative architecture
- Varied roof lines (gable/butterfly/pitched)



Self-Guided Walking Tour Comments (Positive)

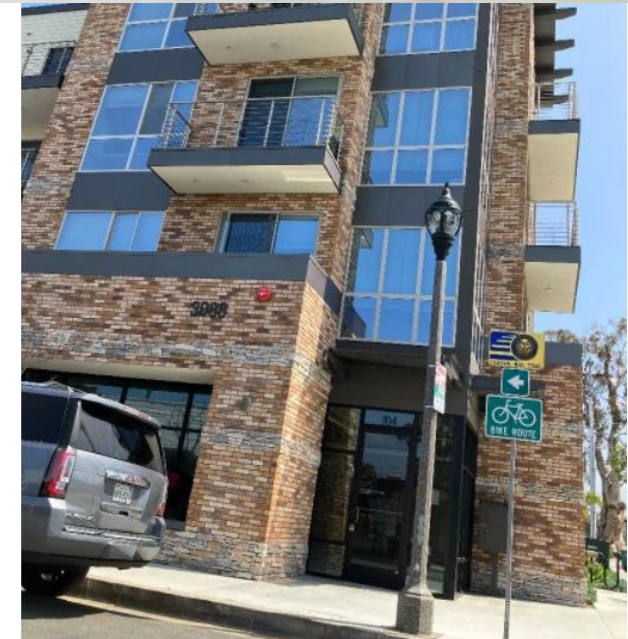
The negative experience

- Boxy Buildings
- Flat roofs
- Blank walls or minimal design elements
- Disproportionate (base to upper levels – materials)
- Awnings maintenance



The negative experience

- Industrial materials / mechanical patterns (concrete/glass)
- Several buildings/colors/projections instead of one unified edifice
- Heavy brick elements
- Color schemes: trendy dark grey colors are oppressive/color schemes that don't blend





COMMUNITY & DESIGN REVIEW COMMITTEE INPUT SYNOPSIS

Better Street Experience

- Entry Patios/Porches/Balconies for a better street experience.
- Upper floors should be setback from street.
- Lower building heights, less density, greater setbacks, and less bulky buildings.
- Landscaping, courtyards, patios, and parks.

More Facilities

- More parking.
- More Pedestrian/Bike/Transit facilities.

Architectural Styles Comments

- Spanish Revival/Mediterranean and Craftsman Preferred.
- Modern and creative architecture (contemporary modernism) - both appreciated & loathed.
- **Historically Referenced Architecture (Ordered/Classical):**
 - Spanish Revival/Mediterranean
 - Craftsman
 - Colonial-Cape Cod, Mercantile, Tudor, Victorian
- **Modern Referenced Architecture (Disordered/Contemporary)**
 - Self-Referential
 - Contemporary Eclectic, Mid-Century, and Irving Gill

Issue #4
Traditional
Architectural
Standards
versus
Contemporary
Architecture
Pluralism

Traditional historic and modernist architectural styles are well-understood having been built with uniformed design standards over the past century as technologies have changed. **And is easily codified.**



Today's Self-Referential and Contemporary Eclectic architectural styles reject uniformed design standards, which are no longer sufficient in a world where difference is increasingly valued **and cannot be coded.**



Traditional
Architectural
Styles that are
Difficult to Codify
as a Multi-Family
Building



Historically Small-Scaled Buildings, such as Cape Cod (beach) Cottages, and Older Victorian, Tudor, and Colonial Styles.



Traditional
Architectural
Styles that are
Difficult to Codify
as a Multi-Family
Building



Modern
Architectural
Styles that are
Difficult to Codify
as a Multi-Family
Building



**Self-Referential, Contemporary Eclectic,
and Small-Scale Mid-Century Ranchette
Styles**



Modern
Architectural
Styles that are
Difficult to Codify
as a Multi-Family
Building



Modern
Architectural
Styles that are
Easy to Codify as
a Multi-Family
Building



Irving Gill and Mid-Century Modern



Traditional
Architectural
Styles that are
Easy to Codify as
a Multi-Family
Building



Mediterranean/Spanish, Craftsman, and
American Mercantile Styles



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



PROJECT IMPLEMENTATION OVERVIEW

- VILLAGE AND BARRIO MASTER PLAN AMENDMENT
 - ***NEW*** MULTIFAMILY/MIXED-USE OBJECTIVE DESIGN STANDARDS
 - ***NEW*** PALETTE OF ARCHITECTURAL STYLES
 - ***NEW*** STREAMLINED REVIEW PROCESS

SB 35 & SB 330 Streamlining

- SB 35 or SB 330 projects qualify for a streamlined permit review process
 - Reduced review periods
 - Ministerial or limited discretionary approval
- Application of objective design standards helps achieve the requirements for streamlining



NEXT STEPS

NEXT STEPS

October 25, 2022 - 3rd Design Review Committee Meeting

Review sections of the Admin Draft such as the architectural styles

Winter 2023 - 4th Design Review Committee Meeting

Review the public draft objective design standards

Tentative Project Schedule

VILLAGE & BARRIO OBJECTIVE DESIGN STANDARDS

