



DESIGN REVIEW COMMITTEE

Agenda

October 25, 2022, 3 p.m.

Council Chamber
1200 Carlsbad Village Drive
Carlsbad, CA 92008

Welcome to the Design Review Committee Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the Design Review Committee and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website.

How to watch

In Person



Design Review Committee Meetings take place at City Hall, 1200 Carlsbad Village Drive

Online



Watch the livestream and replay past meetings on the city website, carlsbadca.gov/residents/communication/city-tv-channel

How to participate

If you would like to provide comments to the Design Review Committee, please:

- Fill out a speaker request form, located in the foyer.
 - Submit the form to the Committee Secretary before the item begins.
 - When it's your turn, the Committee Secretary will call your name and invite you to the podium.
 - Speakers have three minutes, unless the presiding officer (usually the chair) changes that time.
 - You may not give your time to another person, but groups can select a single speaker as long as three other members of your group are present. Group representatives have 10 minutes unless that time is changed by the presiding officer or the commission.
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- **In writing:** Email comments to planning@carlsbadca.gov Comments received by 1 p.m. the day of the meeting will be shared with the commission prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record. **Written comments will not be read out loud.**

Reasonable accommodations

Persons with a disability may request an agenda packet in appropriate alternative formats as required by the Americans with Disabilities Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Manager's Office at 760-434-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on the Thursday before the meeting to make arrangements.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

PUBLIC COMMENT:

The Brown Act allows any member of the public to comment on items not on the agenda. Please treat others with courtesy, civility, and respect. In conformance with the Brown Act, public comment is provided so members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The Design Review Committee will receive comments at the beginning of the meeting. In conformance with the Brown Act, no action can occur on these items.

DISCUSSION ITEMS:

1. COMMITTEE BUSINESS: *Collaborate and discuss the following topics:*

a. Design Review Committee Recap

The committee will receive a brief recap from city staff on what has been discussed at the previous design review committee meetings, including the top architectural styles identified by the committee and community.

b. Architectural Styles by Subdistrict Discussion

The committee will receive a presentation from city consultant Howard Blackson (AVRP Studios) on seven architectural style options. Not all of the architectural styles will be allowed in every subdistrict in the Village and Barrio areas. The discussion will include how these styles can be applied to the Village and Barrio Master Plan subdistricts.

c. Next Steps

Staff will summarize the next steps.

(Staff Contact: Shelley Glennon, Community Development Dept. Planning Division)

COMMITTEE MEMBER REQUESTS FOR FUTURE AGENDA ITEMS: *Highlight proposed focus for next meeting and invite committee member suggestions for topics or presentations to consider in upcoming meetings.*

ADJOURN: *Closing comments and adjourn meeting*

NEXT SPECIAL MEETING: *TBD (Early 2023)*



DESIGN REVIEW COMMITTEE

Minutes

Aug. 22, 2022

CALL TO ORDER: 3:00 p.m.

ROLL CALL: Committee members Annette Swanton, Debbie Sullivan, Mary Goetz, Mona Gocan, Nicholas Puccio, and Patrick Connolly present
Committee members Alicia Lafferty, Ginger Rabe, and Raul Diaz absent

APPROVAL OF MINUTES:

April 25, 2022

ACTION:

Motion by Committee Member Goetz, seconded by Committee Member Sullivan, to approve the April 25, 2022, meeting minutes. Motion carried 5/3/1 (Committee Members Lafferty, Rabe, and Diaz absent and Connelly abstained).

PUBLIC COMMENTS:

Richard Wilkinson, a resident expressed his concern with Planning Department's Policy 35. He asked the committee members to ask the Planning staff to put an immediate freeze on the use of this Policy 35 in the village.

Associated Planner Glennon stated that written public comments from Imagine Carlsbad and a copy of Policy 35 were received and distributed to the committee. Committee member Lafferty also submitted a copy of a historic property list, and it was distributed to the committee via email. It is not an official list, but it is for the committee's reference.

DISCUSSION ITEMS

1. **COMMITTEE BUSINESS:** *Collaborate and discuss the following topics:*
 - a. **Village & Barrio Objective Design Standards Project Status**
Associate Planner Glennon gave an update to the committee on the project status.
 - b. **Design Elements, Architectural Styles and Streamlined Review Process Presentation**
Howard Blackson, AVR Studio, consultant gave a presentation on architectural styles, design elements and a brief overview of a streamlined review process.
 - c. **Public Input Results**
Communications and Engagement Dept. Program Manager Sarah Lemons gave a presentation on public input report summarizing community feedback received on different architectural styles, which was gathered through a workshop and online survey in July 2022.
 - d. **Design Review Committee Self-Guided Walking Tour Comments**

Howard Blackson, AVR Studio gave an overview of the committee's comments on the self-guided walking tour.

e. **Project Implementation Overview and Next Steps**

Associate Planner Glennon provided information on implementing the new standards and streamlined review process, and what the next steps are.

Mr. Blackson informed committee that building types differ by sub-district. Issue No. 1: the market is building bigger apartment buildings today and state law wants it., Issue No. 2: It is difficult to supersize a historic architectural style, Issue 3: Contemporary pluralism (eclectic architectural style that breaks all rules for architecture and that includes design elements from different architectural styles), and Issue 4 Traditional contemporary architecture vs eclectic contemporary architecture.

Senior Program Manager Lemons gave a presentation on the public input report. City staff conducted an online survey June 27 – July 18, 2022 and had an in-person workshop on June 29, 2022. Staff communicated to the public via e-letters on the Village & Barrio area, City Manager's update, social media channels, flyers at libraries, and community centers. There were a total of 425 people who participated in the survey and 24 people at the workshop. The largest participants were in northern Carlsbad.

Committee Member Connolly asked if we have done this same public outreach before.

Senior Program Manager Lemons responded there was a public outreach on the Village Barrio Master Plan. It is posted on the city's website.

Mr. Blackson reported on the Design Review Committee's self-guided walk tour comments. The positive comments were as follows: the variety of design, landscaping in terms of frontage, and the Spanish revival/Mediterranean styles. The negative comments were the following: boxy buildings, flat roofs, blank walls, industrial materials, too urban, brick, and trendy dark colors.

Committee member Puccio clarified the committee is trying to create four design styles for developers.

Chair Gocan opened public testimony on Item 1.

PUBLIC COMMENT

Gary Nissim, a resident commented if you only allow contemporary style then you will only get this type of style because it is more efficient. He would like to see Spanish and Santa Barbara styles combined. Please include a minimum of eight feet setback for sidewalks in the walkable area.

Robert Wilkinson, a resident commented that multi-family and mix use should not have the same type of standards. Seagrove Townhome complex should look more like the village design and not look like row housing in London.

Chair Gocan asked if there was anyone else who wished to speak on the project, seeing none she closed public testimony on item 1. Chair Gocan asked if the applicant would like to respond to Mr. Nissim's comments.

Mr. Blackson consultant responded on contemporary design needs to be coded different. The committee needs to have a list of what we don't want (i.e. boxy design). It is possible to do objective design standards for contemporary designs as long as we are following building codes and the direction of City Council.

COMMITTEE DISCUSSION

The committee members established these design styles for staff to evaluate: 1. Spanish Revival, 2. Craftsman, 3. Victorian, 4. Colonial/Cape Cod, 5. American Mercantile, and 6. Contemporary Eclectic

Associate Planner Glennon stated she will get the PowerPoint presentation to the committee, and it will be posted on website. This meeting is the initial feedback for an administrative draft on design styles and based on the committee's comments.

Committee member Sullivan asked for clarification on what the committee can address such as the eight-foot setbacks and landscaping.

Associate Planner Glennon responded we are looking at building and site design within private property and not public right-of-way.

Associate Planner Glennon stated the next meeting is scheduled on Oct. 25, 2022, to review sections of the administrative draft such as architectural styles. The fourth meeting will be in the winter of 2023 to review the public draft objective design standards.

City Planner Lardy explained the State Bill 35 (SB 35) varies by jurisdiction based on the number of housing units that are permitted. There are three tiers of SB 35. The city is in the middle tier for projects. If a project comes into the City of Carlsbad, provides 50% affordable housing, as well as meet other requirements, then it can come through as a ministerial process. The city can subject these projects to the objective design standards once it has been approved.

ADJOURNMENT:

Chair Mona Gocan adjourned the duly noticed meeting at 5:28 p.m.

Michele Hardy - Minutes Clerk



DESIGN REVIEW COMMITTEE

Staff Report

Meeting Date: October 25, 2022

To: Design Review Committee

From: Shelley Glennon, Associate Planner

Staff Contact: Shelley Glennon, Associate Planner
shelley.glennon@carlsbadca.gov or 442-339-2600

Subject: Committee Business

Recommended Action

Receive presentations from city staff and consultants on the following topics:

- a. Design Review Committee Recap**
The committee will receive a brief recap from city staff on what has been discussed at the previous design review committee meetings, including preferred architectural styles identified by the committee and community.
- b. Architectural Styles by Subdistrict Discussion**
The committee will receive a presentation from city consultant Howard Blackson (AVRP Studios) on seven architectural style options (Exhibit 1). Not all of the architectural styles will be allowed in every subdistrict in the Village and Barrio areas. The discussion will include how these styles can be applied to the Village and Barrio Master Plan subdistricts.
- c. Next Steps**
Staff will summarize the next steps.
(Staff Contact: Shelley Glennon, Community Development Dept. Planning Division)

Environmental Evaluation

In keeping with California Public Resources Code Section 21065, this action does not constitute a "project" within the meaning of the California Environmental Quality Act in that it has no potential to cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Therefore, it does not require environmental review.

Public Notification and Outreach

This item was noticed in keeping with the Ralph M. Brown Act and it was available for public viewing and review at least 72 hours before the scheduled meeting date.

Exhibits

1. Architectural Styles

Architectural styles

EXHIBIT 1



Spanish Revival



Craftsman



Victorian



Traditional Modernism



Contemporary Eclectic



American Mercantile



Colonial/Cape Cod