



DESIGN REVIEW COMMITTEE

Agenda

May 25, 2023, 4 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.
-
- **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 agenda item 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 require 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, discuss and provide direction on the following topics:

a. **DRC Member Patrick Connolly (Village Resident) Resignation**

Pursuant to the DRC Charter, the DRC will consider whether or not to recommend that the Mayor/Mayor Pro Tem and City Council fill the vacated position.

Recommended Action

Discuss item 1a and provide direction if necessary.

b. **Design Review Committee Recap**

The committee will receive a presentation from city staff reviewing topics of discussion at the previous design review committee meetings, including the preferred architectural styles identified by the committee and community.

Recommended Action

Receive presentation from city staff regarding item 1b and discuss if necessary.

c. **Review Public Draft Village and Barrio Objective Design Standards**

The committee will receive a presentation from staff and the city consultant Howard Blackson (AVRP Studios) regarding the Village and Barrio objective design standards, as contained in the proposed Appendix E of the Village and Barrio Master Plan and related amendments to the Village and Barrio Master Plan.

Recommended Action: The Design Review Committee recommend that the City Council adopt by ordinance a Village and Barrio Master Plan Amendment (AMEND 2021-0008) and Local Coastal Program Amendment (LCPA 2023-0016) to approve the Village and Barrio objective design standards for eligible multifamily housing and mixed-use development.

d. **Next Steps**

Staff will summarize the next steps.

Recommended Action

Receive presentation from staff and discuss if necessary.

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

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

NEXT SPECIAL MEETING: *Discuss if a next special meeting is needed.*

ADJOURN: *Closing comments and adjourn meeting*



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

Minutes

Oct. 25, 2022

CALL TO ORDER: 3:00 p.m.

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

APPROVAL OF MINUTES:

Aug. 22, 2022

ACTION:

Due to lack of quorum of committee members present the approval of the minutes of Aug. 22, 2022, were postponed to the next meeting.

PUBLIC COMMENTS:

Lori Robin, a resident spoke her concern of new projects comingle with the existing architecture and developers maximized square footage at the expense of key design elements. A successful tool is a design standards manual that would help developers to expedite the review process by outlining design elements.

Chair Gocan reviewed the procedures the Committee would be following for that afternoon's public hearing.

DISCUSSION ITEMS

1. **COMMITTEE BUSINESS:** *Collaborate and discuss the following topics:*
 - a. **Design Review Committee Recap**
Associate Planner Glennon gave a recap on topics discussed at previous Design Review Committee meetings, including the top architectural styles identified by the committee and community.
 - b. **Architectural Styles by Subdistrict Discussion**
Howard Blackson (AVRP Studios), consultant gave a presentation on the seven architectural style options. He discussed how not all architectural styles will be allowed in every subdistrict in the Village and Barrio area.
 - c. **Next Steps**
Associate Planner Glennon provided information on the next steps which include: 1. a review the public draft objective design standards, and 2. Meet for the fourth Design Review Committee meeting and provide a

recommendation to the City Council regarding the public draft objective design standards.

Chair Gocan opened public testimony on Item 1.

PUBLIC COMMENT

Gary Nissim, a resident commented the city does all the styles presented but those should not go through the short line process. We need standards on buildings that are higher than four stories and no parking on the first floor for the first 50 ft because it is not pedestrian friendly.

Chair Gocan asked what happens if the standards are changed with buildings that have more than four floors.

City Planner responded there is only one way to go above four stories in the village is to do a density bonus project and this is allowed under state law. However, it would benefit the city to still have objective design standards because those projects would be evaluated against those objective design standards.

Robert Wilkinson, a resident commented that the state has required that you cannot require parking with a half mile of a major transient station. He further commented when you have a conflict on a project, please push for more character in the village.

Chair Gocan asked if there was anyone else who wished to speak on the project, seeing none she closed public testimony on item 1.

COMMITTEE DISCUSSION

Committee member Diaz asked if we include into the design standards historic preservation.

City Planner Lardy responded the City Council did pass the Mills Act Ordinance which addresses historic preservation of privately owned structures.

Committee member Lafferty asked what happens when a proposed project comes with net zero for the whole project and would it have an expedited review.

City Planner responded the only expedited/ministerial projects are the SB335 applications and net zero is not a requirement. He stated other projects would require either a site plan or conditional use permit that would need to be approved by City Council and would not be an expedited ministerial review.

ADJOURNMENT:

Chair Mona Gocan adjourned the duly noticed meeting at 4:36 p.m.



CITY COUNCIL
Staff Report

Meeting Date: May 25, 2023

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

ITEM 1 COMMITTEE BUSINESS

a. DRC Member Patrick Connolly (Village Resident) Resignation

DRC Member Patrick Connolly (Village Resident Representative) submitted his resignation on March 29, 2023. Pursuant to the DRC Charter, the DRC shall consider whether to recommend that the Mayor/Mayor Pro Tem and City Council fill the vacated position. Please note that it is anticipated that this will be the last DRC meeting as no additional items are required for review.

Recommended Action

Discuss item 1a and provide direction if necessary.

b. Design Review Committee Recap

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

Recommended Action

Receive presentation from city staff regarding item 1b and discuss if necessary.

c. Public Draft Village and Barrio Objective Design Standards Discussion

The committee will receive a presentation from staff and the city consultant Howard Blackson (AVRP Studios) on the draft objective design standards which is proposed as Appendix E to the Village and Barrio Master Plan (Exhibit 2). Please review the following documents:

- Overview of the Village and Barrio objective design standards project (Exhibit 1).
- Draft Village and Barrio Objective Design Standards (Exhibit 2).

- Draft Village and Barrio Master Plan amendments (strikeout/underlines). The amendments correspond to the incorporation and implementation of Appendix E: draft objective design standards (Exhibit 3).
- Comments received by community group Imagine Carlsbad related to this agenda item for your review and consideration (Exhibit 4).

Recommended Action

The Design Review Committee recommend that the City Council adopt by ordinance a Village and Barrio Master Plan Amendment (AMEND 2021-0008) and Local Coastal Program Amendment (LCPA 2023-0016) to approve the Village and Barrio objective design standards for eligible multifamily housing and mixed-use development.

d. Next Steps

Staff will present to DRC the next steps to take including, providing the DRC’s recommendations to the Planning Commission tentatively scheduled for a July 2023 hearing date and then to City Council by September 2023.

Recommended Action

Receive presentation from staff and discuss if necessary.

Fiscal Analysis

This action has no fiscal impact.

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.

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.

Exhibits

1. Public Draft Objective Design Standards Overview
2. VBMP Appendix E – Draft Village and Barrio Objective Design Standards
3. Draft Village and Barrio Master Plan Amendments (Strikeout/Underlines)
4. Imagine Carlsbad (Community Group) Comments Received 4.24.23 for Agenda Item 1c

OVERVIEW OF THE VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS

Below is an overview for the proposed Village and Barrio Master Plan “Objective Design Standards” and the Design Review Committee’s role in reviewing the corresponding documents as discussed below.

PROJECT DESCRIPTION

In response to new state housing legislation to address the state’s housing crisis, the city is creating Village and Barrio objective design standards that will support eligible multifamily housing (MFH) and mixed-use development (MUD) projects. Objective design standards are defined as standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal [Government Code Sections 65913.4 and 66300(a)(7)]

DESIGN REVIEW COMMITTEE WORK PRODUCT

Pursuant to the Design Review Committee (DRC) Charter, the committee members are,

“...responsible for reviewing and providing guidance on draft work products, specifically on objective design standards including a potential palette of architectural styles for developers to choose from when developing multifamily and/or mixed-use development projects in the Village and/or Barrio... As previously requested by City Council, the DRC is charged with reviewing only the objective design standards including a new palette of architectural design styles.

The primary purpose of the DRC in reviewing the work products is to ensure that the objective design standards accurately replace all [applicable] subjective design standards.”

DESIGN STANDARDS VS DEVELOPMENT STANDARDS

The Village and Barrio Objective Design Standards does NOT change existing **development** standards; it does amend the Village and Barrio Master Plan **design** Standards (see distinction below):

Development standards (not changed)

- Max. Height
 - Lot Area
 - Setbacks
 - Lot Coverage
 - Floor Area Ratio (FAR)
 - Density
 - Min. Parking Requirements
-

Design standards (updated)

- Building Articulation/Massing
 - Architectural Styles
 - Roofline Variation
 - Window Transparency/Fenestration
 - Site Design
 - Parking Screening/Access
 - Private and Public Open Space
 - Landscape, Hardscape, and Amenities
-

OBJECTIVE DESIGN STANDARDS VS SUBJECTIVE DESIGN STANDARDS

The design standards also must be objective NOT subjective as mandated by the state. See the below differences between objective and subjective standards:

Objective design standards:

- Provide measurable and specific direction for when and how to apply development requirements.
- Utilizes photographs and graphics, where needed, to clarify standards.
- Involves no personal judgment by a public official or decision maker.

Subjective design standards:

- Provide design preferences and flexibility for when and how to apply the development standards/guidelines.
- Provide poorly defined, ambiguous, and unmeasurable direction for when and how to apply development requirements.
- Involves personal judgement by a public official or decision maker due to the lack specificity in direction provided.

APPENDIX E - OBJECTIVE DESIGN STANDARDS

Provided below is a summary of each chapter provided in the proposed Appendix E. The standards have been developed within the following framework: Changing subjective guidelines/standards to objective standards; including sufficient objective standards to maintain architectural style integrity; reducing or removing extraneous design standards; ensuring design standard implementation is feasible for property owners; and ensuring the design standards reflect the architectural styles discussed at previous DRC meetings.

1) Table of Contents and Chapter E-1 - Introduction

The table of contents and introduction chapter in this appendix introduces the standard chapters, the purpose and intent of the new appendix, provides information about the eligibility and other processing requirements. **NOTE:** The DRC is not responsible for reviewing Chapter 1 as it does not involve reviewing objective design standards.

2) Chapter E-2 – Area-Wide Design Standards

The area-wide standards include all applicable design standards and development standards from the main VBMP document. Many of the design standards listed here have been updated to meet the definition of “objective design standard.” These area-wide design standards include site design, utilitarian design and building design standards. Site design standards address topics such as: pedestrian and vehicle access, vehicle and bicycle parking, building and entrance orientation, open space, and landscaping. Utilitarian design standards address topics such as fences and walls, equipment screening, utility placement, trash, recycling and mailbox enclosures and signage. Lastly, area-wide building design standards address topics such as roof structures, window glazing and standards for buildings that exceed the height limitation (i.e. density bonus projects).

3) Chapter E-3 – Architectural Styles Standards

This chapter explains building style techniques for the seven (7) architectural styles as identified at the last DRC meeting including: Spanish Revival, Craftsman, American Mercantile, Victorian, Colonial Revival/Cape Cod, Traditional Modern and California Contemporary. Each style is described by its prevalent language of composition, technique, materiality, and detail for the user to apply to new designs related to the buildings’ base, primary walls, roof-wall connections, roof, drainage, openings, attached elements, and massing. The standards cover the characteristics of the seven (7) architectural styles in relationship to each of the Village and Barrio Master Plan Sub-Districts (Tables 3.1 - 3.7) and in relationship to specific building types (Chapter E-4).

4) Chapter E-4 – Building Type Standards

Building type standards define buildings by these three elements: ground floor usage (either commercial or residential), orientation of street frontage orientation, and building configuration (horizontally and/or vertically attached units). The standards include direction related to where taller and more intense use building types vs. lower-scale and residential-only building types are appropriate within the different VBMP sub-districts. Building types are also related to architectural styles (Ch E-3), with larger buildings on shopping streets having different styles and building types than the smaller apartments and townhomes located on residential streets.

5) Chapter E-5 - Frontage Type Standards

Chapter E-5 provides standards for specific building frontage types that are appropriate in different contexts, from larger mixed-use buildings to smaller residential townhouses, and that provide a pedestrian orientation and transition from the public streetscape to each private building’s primary entrance. These types of entries, expressed as porches, stoops, terraces, forecourts, and shopfronts, are determined by the selected architectural style and building type that is allowed within the specific VBMP sub-district.

6) Chapter E-6- Windows and Balconies (Middle of Building) Standards

This chapter provides architectural standards that apply to the body/middle portion of all multifamily buildings. These form Building Wall Elements (see Chapter E-3) to address the composition of a building’s openings and projections as well as functional aspects of the middle of the building. These design standards frame the overall vision of assembling different architectural styles via the corresponding building types.

7) Chapter E-7 – Roof Articulation (Top of the Building) Standards

This chapter includes roof standards intended to ensure that these larger attached buildings are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for the Village and Barrio area.

8) Definitions of Key Terms

The last section Includes new definitions specific to this Appendix and not discussed in the VBMP appendix or CMC definition sections. Definitions allow for standards to be objective by clearly defining terms used in the standard.

PROPOSED AMENDMENTS TO THE VILLAGE AND BARIO MASTER PLAN

Also included as part of the Village and Barrio objective design standards project is the proposed amendments to the Village and Barrio Master Plan to ensure the new appendix is implemented. These amendments are shown in red underline/strikeout format. Only the Village and Barrio Master Plan pages that are being amended are included. **NOTE:** The DRC is not responsible for reviewing these amendments to the Village and Barrio Master Plan as it does not involve reviewing objective design standards.

A P P E N D I X E
DRAFT VILLAGE & BARRIO
OBJECTIVE DESIGN STANDARDS
MASTER PLAN
MA 2023

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E.1 Introduction

1.1 Background

The Objective Design Standards and Streamlined Permitting Review Process Appendix (objective design standards) provides local control over the design of future multifamily housing and mixed-use development within the adopted Village and Barrio Master Plan area. These standards assist the city to in sustaining the unique character of this area while complying with state housing laws designed to expedite housing production. Objective design standards are defined in California Government Code sections 65913.4 and 66300(a)(7) as standards that:

... involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.

The objective design standards are applicable to development applicants requesting a streamlined permitting process for multifamily housing and mixed-use projects located in the Village and Barrio Master Plan (VBMP) area. These objective design standards build upon existing Village and Barrio Master Plan policies and standards (see Section 2.2). The objective design standards required in this plan were generated in consultation with decision-makers, stakeholder committee and community workshops through an iterative multi-year process. The objective design standards are to be utilized during the city development review process to achieve the highest level of design quality, while at the same time allowing for some flexibility necessary to achieve site and building design creativity. All projects will be evaluated and analyzed on their adherence to the objective design standards through a design review process that includes a mandatory checklist of applicable objective design standards. To satisfy the design review requirements, a project must demonstrate how it is in substantial compliance with the applicable objective design standards therefore qualifying the project for a streamlined permitting process.

1.2 Purpose and Intent

The objective design standards provide the minimum design standards required to assure that new multifamily housing and mixed-use residential development projects embodies a specific architectural style with a high level of attention to design details. The purpose of objectivity is for a design standard to be measured and verifiable with no “gray area” for interpretation and therefore requiring no discretion.

The following Statements of Intent are established here to meet the VBMP set of goals (Section 1.5 Goals and Policies) and state mandates consistent with the aspirations of the community:

- Comply with state and local mandates to implement new objective design standards for eligible multifamily housing and mixed-use development projects located within the Village and Barrio Master Plan area.
- Ensure projects eligible for a streamlined review process pursuant to California Government Code Section 65913.4 comply with these objective design standards.
- Continue to build eclectic and diverse neighborhoods that evolve over time.
- Provide design details and illustrations that are prescriptive and objective.

- Ensure buildings are developed using accurate architectural styles that showcase a high level degree of design details as traditionally built throughout the Village and Barrio neighborhoods.

The objective design standards will help ensure the design of new multifamily housing and mixed-use development buildings will accurately reflect the selected architectural style that is found historically throughout the Village and Barrio Master Plan area but built using contemporary materials and current building practices.

The highest priority of this document is to ensure that each building demonstrates an authentic and accurate architectural style that is consistent with the local surrounding, creating an elegant and cohesive environment. These standards will therefore prevent the mixing elements of various traditions or styles on individual buildings which has resulted in a hybridization of styles that degrades and confuses the integrity of the original historically accurate architectural styles found throughout Carlsbad's Village and Barrio neighborhoods.

1.3 Eligibility

The following sections provide objective design standards required for use in the review of "developments" governed by California Government Code Section 65913.4 (Streamlined Ministerial Approval Process) and "housing development projects" as governed by California Government Code Section 65589.5 (Housing Accountability Act). These sections detail the review process required for projects that provide, generally, either affordable or market rate multifamily housing development projects with at least two (2) units or mixed-use development projects with at least two-thirds (2/3) square footage designated for residential uses, that are consistent with applicable objective standards included in the General Plan, zoning, and other codes, plans, and policies. A number of additional factors may exclude a particular site from being eligible. For full eligibility criteria, see the California Government Code sections listed above or the city's development application materials.

These objective design standards are intended to apply exclusively to multifamily and mixed-use residential developments that consist of at least two (2) attached dwelling units. These objective design standards do not apply to any other land development type, including a detached dwelling unit. Developments proposing *detached* dwelling unit project types or any other land development types are subject to the applicable objective standards found in other relevant regulatory documents and sections of code.

Modification or expansion of an existing conforming structure used for multifamily housing or mixed-use development that includes attached units and that exhibits an architectural style that is described as or closely aligned with one of the styles listed in Appendix E-3 is also eligible to use applicable standards of this Appendix.

1.4 Waiver Process

A project applicant may request up to four (4) waivers to the applicable design standards provided in this Appendix without the requirement for an additional application.

The waiver process set forth in this Appendix is in addition to and/or combined with the concessions/incentives and waiver process pursuant to Density Bonus Law (Govt Code Section 65915) and/or other applicable state laws. If the state density bonus concession/incentive or waiver is for objective design standard in this Appendix, it would be counted as one (1) of the four (4) allowed waivers under this section.

The request must be made in writing as part of the application for the proposed project. The written justification for a waiver(s) must contain the following:

- The design standard(s) that is being requested to be waived; and
- How the request meets the waiver findings listed below.

1.5 Waiver Findings

The decision maker will consider the request and information provided and make findings to approve or deny the request. A waiver shall be granted only if all the following findings are made:

1. The proposed project meets the intent of the design standard under consideration, or a similar design standards is implemented in substitution.
2. The project meets the allowed density with the proposed waiver(s).
3. The proposed project is consistent with the distinctive architectural style selected.*
*(VBMP ODS Only)

Findings to deny requested concession/incentives or waivers as part of a density bonus application are addressed and controlled by Density Bonus Law (Government Code Section 65915).

1.6 Other Applicable Objective Standards

Eligible projects must comply with all applicable regulatory documents (including but not limited to the VBMP, Carlsbad Municipal Code, Landscaping Manual, etc) for topics on which this document is silent.

1.7 Conflicting Standards

Where a standard exists for the same topic, in this Appendix and another applicable city regulatory documents, the standards in this Appendix shall prevail.

1.8 Streamlined Permitting Review Process

All project applicants requesting to process their eligible projects through the city's streamlined permitting review process, are required to submit a complete streamlined permitting review application. Required documents are provided by the City of Carlsbad Community Development Department, Planning Division.

1.9 Improvements, Modifications or Expansions to Structures

Improvements to existing multifamily housing and mixed-use development structures or sites that involve an improvement to conforming and nonconforming sites shall be subject to the following:

A. To bring nonconforming structures into compliance with the overall vision of the VBMP, nonconforming buildings or other structures, as to setback, yard, height, wall planes, or other VBMP provisions may be repaired, replaced, or added to, only to the extent permitted by VBMP.

1. New Additions

A nonconforming building or other structure may be added to, provided that an addition of 50% or more of the existing floor area shall trigger compliance with all VBMP provisions for the portion of the building or structure comprising the addition.

2. Restoration of Building or Other Structure

If a nonconforming building or structure is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God, structural alterations, or other repairs for

purposes of reconstruction may be carried out so long as they are repaired or replaced to no more than their original size (i.e., no additional floor area shall be added).

3. Other Repair

Repair of nonconforming buildings or other structures, other than structural alterations and other repairs required for restoration of damaged or partially destroyed buildings, may be carried out provided that they are in compliance with all VBMP provisions.

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E.2 Area-Wide Design Standards

2.1 Introduction

The area-wide design standards below are intended to enable new multifamily housing and mixed-use development to be built within the pre-established pattern of the Village and Barrio's streets and blocks. The following standards include all applicable VBMP design standards and development standards. Many of the design standards listed below have been updated to meet the definition of "objective design standard." F

These area-wide design standards includes site design, utilitarian design and building design standards. Site design standards address topics such as: pedestrian & vehicle access, vehicle & bicycle parking, building & entrance orientation, open space, and landscaping. Utilitarian design standards address topics such as fences and walls, equipment screening, utility placement, trash, recycling and mailbox enclosures and signage. Lastly, area-wide building design standards address topics such as roof structures, window glazing and standards for buildings that exceed the height limitation (i.e. density bonus projects).

2.2 Applicable VBMP Section 2.6 Area-Wide Design Standards

All multifamily housing and mixed-use developments shall comply with all objective design standards provided in Village and Barrio Master Plan Chapter 2, Section 2.6 area-wide standards as cited or updated to be objective below:

2.6.1.A. Vehicle Ingress and Egress

1. Vehicle access shall be taken from an alley, where the condition exists.
2. Where alleys provide vehicle access, driveways and parking area aisles shall be a minimum twenty (20') feet wide.
3. Where alley access is not available, vehicle access points shall be permitted as follows:
 - a. Reciprocal access with adjacent properties shall be provided for parcels fronting public streets.
 - b. Development sites shall be permitted a maximum of one (1) access point from the primary public street that is in front of the development.
 - c. The driveway apron shall not exceed twenty (20') feet in width.
4. A clear zone shall be provided at the intersection of a street and an alley or driveway to maintain a free line of sight consisting of an isosceles right triangle measured seven and half (7.5') feet in both directions from the perpendicular intersection of the two property lines.
5. The clear zone shall not be occupied by a ground floor building footprint, site features taller than thirty-six (36") inches, or landscaping that is taller than three (3") inches.

2.6.1.B. Parking

1. Surface parking shall be setback an additional thirty (30') feet from the primary building's front yard setback line.

2.6.6 Parking Standards:

1. Parking spaces shall be provided per Table 2-3.

2.6.1.D. Property Line Walls/Fences

1. Fences and walls within the front setback shall be a minimum of three (3') feet tall and a maximum six (6') feet tall, as specified per building frontage type in appendix E-5.

2. All property line walls/fences (including combination retaining walls and fences) located anywhere to the rear of the required front setback shall be limited to a maximum of feet (6') feet tall.

3. Wall or fence height shall be measured from the lowest side of the finished grade to the top of the wall.

2.6.2.A. Building Orientation

1. Fifty (50%) percent or more of the Primary Building's floor area shall face onto a primary and/or secondary street(s).

2.6.2.B. Building Entrances

1. The Primary Building's main entrance shall front onto and directly access the Primary Street's walkway.

2.6.2.C. Roof Protrusions

1. Rooftop elements, such as equipment housing and guardrails; mechanical equipment screening, and roof decks and their elements, shall be designed per the standards of the selected architectural style in appendix E-3.

2. Roof mounted mechanical equipment and freestanding screening that is not architecturally integrated shall be set back from the building face at least equivalent to the height of the screening.

3. All new development and additions to existing development that result in additional height above the building height maximum for the applicable district shall abide by the following regulations:

- a. Rooftop structures exceeding five (5') feet in height above the maximum stated height per Sub-District shall be set back at least an additional one (1') foot for every foot above five (5') feet.

- b. Guardrails or other barriers for roof decks shall not exceed forty-two (42") inches above maximum height.

- c. Roof structures specifically for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain a building shall be allowed up to ten (10') feet above maximum height.

- d. Vertically articulated architectural elements, per each Architectural Style identified in appendix E-3, shall not exceed ten (10') feet above maximum building height.

e. Solar energy systems and skylights may exceed height, setback and area standard to the minimum extent necessary for their safe and efficient operation, in accordance with the California Building Code and other applicable provisions of state law or local ordinance.

2.6.3.A. Window Glazing

1. All ground-floor facades with a commercial or retail use facing onto a Primary Street shall be a seventy-five (75%) percent minimum transparent or translucent glazing measured from finished floor to finished floor. One hundred (100%) percent opaque or reflective glass is not permitted.

2. The ground-floor facade with commercial or retail uses facing onto a Secondary Street shall be a forty-five (45%) percent minimum glazing area measured from finished floor to finished floor.

3. The ground-floor facade for office uses facing onto a Primary and/or Secondary Street shall be a thirty (30%) percent minimum glazing area measured from finished floor to finished floor.

2.6.4.B. Outdoor Dining on Private Property

1. Outdoor dining on private property shall not encroach onto or overhang public property.

2. A minimum unobstructed walkway width of five (5') feet to building entries shall be maintained.

2.3 Applicable VBMP Section 2.7 Supplemental District Standards

All multifamily housing and mixed-use developments shall comply with all objective design standards provided in Village and Barrio Master Plan Chapter 2, Section 2.7 Supplemental District Standards as cited or updated to be objective below:

2.7.1. Village Center (VC)

A. Setbacks: Front/Corner: Zero (0') feet minimum - Five (5') feet maximum, Side/Rear: Zero (0') feet.

D. Density: 28 minimum - 35 maximum dwelling units per acre.

E. Open Space: Private open space shall be provided at a minimum of sixty (60) sq. ft per unit with a minimum dimension of six (6') feet in any direction and with more than one private open space area.

- Common open space shall be provided at a minimum of fifteen (15) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).

- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

F. Service and Delivery Areas: Service and loading shall be conducted using alley access where the condition exists.

G. Height: Forty-five (45') feet maximum, four (4) stories. Ground floor; fourteen (14') feet minimum.

2.7.2. Village General (VG) 2.7.2

A. Setbacks: Front/Corner: Five (5') feet minimum - ten (10') feet maximum, Side: Five (5') feet minimum, Rear: then (10') feet minimum.

D. Density: Eighteen (18) minimum - twenty-three (23) maximum dwelling units per acre.

E. Open Space: Private open space shall be provided at a minimum of eighty (80) square feet per unit with a minimum dimension of six (6') feet in any direction and with more than one (1) private open space area.

- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).

- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

F. Service and Delivery Areas: Loading docks and service bays shall be screened from public view and located away from front property line.

G. Height: Thirty-five (35') feet maximum, Five (5) stories.

2.7.3. Hospitality (HOP)

A. Setbacks: Front/Corner: Zero (0') feet minimum - Five (5') feet maximum, Side/Rear: Zero (0') feet.

D. Density: Eighteen (18) minimum - Twenty-three (23) maximum dwelling units per acre.

E. Open Space: Private open space shall be provided at a minimum of eighty (80) square feet per unit with a minimum dimension of six (6) feet in any direction and with more than one (1) private open space area.

- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).

- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

F. Service and Delivery Areas: Loading docks and service bays shall be screened from public view and located away from front property line.

G. Height: Forty-five (45') feet maximum, Four (4) stories.

2.7.4. Freeway Commercial (FC)

A. Setbacks: Front/Corner: Ten (10') feet minimum - Five (5') feet maximum, Side: Zero (0') feet, Rear: Ten (10') feet minimum.

D. Density: Twenty-eight (28) minimum - Thirty-five (35) maximum dwelling units per acre.

E. Open Space: Private open space shall be provided at a minimum of eighty (80) square feet per unit with a minimum dimension of six (6) feet in any direction and with more than one (1) private open space area.

- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction (not including utilities or storage enclosures located within these spaces).

- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

F. Service and Delivery Areas: Loading docks and service bays shall be screened from public view and located away from front property line.

G. Height: Forty-five (45') feet maximum, Four (4) stories.

2.7.5. Pine-Tyler Mixed-Use (PT)

A. Setbacks: Front/Corner: Ten (10') feet minimum, Side: Five (5') feet, Rear: Five (5') feet minimum.

D. Density: Twenty-three (23) minimum - Thirty (30) maximum dwelling units per acre.

E. Open Space: Private open space shall be provided at a minimum of one-hundred (100) sq. ft per unit with a minimum dimension of six (6') feet in any direction and with more than one (1) private open space area.

- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction (not including utilities or storage enclosures located within these spaces).

- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

F. Service and Delivery Areas: Loading docks and service bays shall be screened from public view and located away from front property line.

G. Height: Thirty-five (35') feet maximum.

2.7.6. Barrio Perimeter (BP)

A. Setbacks: Front/Corner: Five (5') feet minimum - Ten (10') feet maximum, Side: Zero (0') feet, Rear: Ten (10') feet minimum.

D. Density: Twenty-eight (28) minimum - Thirty-five (35) maximum dwelling units per acre.

E. Open Space: Private open space shall be provided at a minimum of sixty (60) square feet per unit with a minimum dimension of six (6) feet in any direction and with more than one (1) private open space area.

- Common open space shall be provided at a minimum of fifteen (15) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).

- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

F. Service and Delivery Areas: Service and loading shall be conducted using alley access where the condition exists.

G. Height: Thirty-five (35') feet maximum.

2.7.7. Barrio Center (BC)

A. Setbacks: Front/Corner: Fifteen (15') feet minimum - twenty (20') feet maximum, Side: Five (5') feet, Rear: Ten (10') minimum.

D. Density: Eight (8) minimum - Fifteen (15) maximum dwelling units per acre.

E. Open Space: Private open space shall be provided at a minimum of one-hundred (100) sq. ft per unit with a minimum dimension of six (6) feet in any direction and with more than one (1) private open space area.

- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).

- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/

recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

F. Service and Delivery Areas: Service and loading shall be conducted using alley access where the condition exists.

G. Height: Thirty-five (35') feet maximum.

2.4 Applicable VBMP Section 2.8 Area-Wide District Guidelines

All multifamily housing and mixed-use developments shall comply with the below Chapter 2, Section as updated to be objective standards below:

A. 2.8.2.B.3 Mixed-use projects must buffer residential uses from commercial parking lots by landscaping, fencing and/or walls.

B. 2.8.2.F.3 Mechanical equipment and service areas shall be located along and directly accessible from alleys or the rear of properties.

C. 2.8.2.F.4 - Public utility equipment, meter pedestals, and transformers shall be located away from sidewalks and pedestrian areas.

D. 2.8.2.F.6 Roof mounted mechanical equipment and screening shall not interfere with required solar zones or installed solar photovoltaic or solar water heating systems.

E. 2.8.2.F.7. Trash, recycling, and mailbox enclosures shall incorporate the materials and colors of the primary building design.

2.5 Applicable VBMP Chapter 3 Sign Standards

All multifamily housing and mixed-use developments shall comply with the Chapter 3 Sign Standards. The types of signage allowed by sub-district is addressed below:

A. Chapter 3 Signs, Sections 3.1 – 3.8.

1. Signage allowed in VC, HOSP, FC, and PT: Address, Awning, Directional, Directory, Marquee, Plaque, Projecting, Suspended, Wall, and Window sign.

2. Signage allowed in VG, BP, and BC: Address, Directional, Directory, Plaque, and Yard sign.

2.6 Additional Area-Wide Standards

All multifamily housing and mixed-use developments shall comply with the additional area-wide design standards listed below:

A. Equipment & Utility Screening and Site Design.

1. Wall-Mounted utility elements such as vents, exhausts, wires, conduits, junction boxes, transformers, ballast, backflow devices, irrigation controllers, switch and panel boxes, and utilities such as gas and electrical meters shall be located at interior corners of building walls or behind building or landscape elements and outside of view from a public right-of-way.

2. All flashing, sheet metal vents, exhaust fans/ventilators, downspouts and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.

3. Trash and recycling enclosures shall be located along and directly accessible from alleys and rear of properties and outside of view from a public right-of way.

B. Bicycle Parking

1. Short-term Bicycle Parking. Short-term bicycle parking shall be provided in the form of permanent bicycle racks for at least six (6) bicycle parking spots. Racks shall be located within fifty to one-hundred (50-100) feet of the primary building entrance. Bicycle racks and associated bicycle maneuvering shall not impede upon the public sidewalk path of travel and shall not be placed within the public right-of-way.

2. A bike corral may be proposed in lieu of a bike rack if approved by the City of Carlsbad.

3. Long-term Bicycle Parking – Projects of More Than Ten (10) Units. Long-term bicycle parking shall be provided for projects of more than ten (10) units. Secure, long-term bicycle parking areas shall be enclosed and designed within a residential building or parking structure, or within a separate lockable storage enclosure. Long-term bicycle parking facilities shall incorporate materials and colors used in the primary building and shall not be visible from the public right-of-way.

C. Driveway Entrances

1. Enhanced Paving for Entry Driveways. Enhanced paving treatment using patterns and/or colored pavers, brick, or decorative colored and scored concrete shall be used for entry driveways, a minimum of twelve (12) feet deep, and spanning the width of the entry driveway. The decorative pavement for entry driveways shall use the same color palette as the decorative pavement for building entries.

D. Pedestrian Circulation and Access.

1. General. Paved or hardscape on-site pedestrian circulation and access shall be provided according to the following standards:

a. Pedestrian circulation shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common recreational space, waste and recycling enclosures, and other amenities.

b. Pedestrian walkways shall connect public sidewalks to all building entryways and vehicle parking areas.

2. Pedestrian Walkways. Pedestrian walkways shall be provided with a minimum width of five (5) feet along their entire length, according to the following standards:

a. Materials. Walkways shall be constructed of firm, stable and slip-resistant materials such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.

b. Enhanced Paving for Pedestrian Crossings. Where a pedestrian walkway intersects with a vehicle accessway, enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete shall be used. Pedestrian crossings shall feature enhanced paving with a minimum width of five feet and span the length of the intersecting drive area.

c. Pedestrian Walkway Landscaping. Pedestrian walkways that are private, interior

walkways, shall be flanked on both sides with landscaping, including, groundcover, and shrubs a maximum four feet in height. At a minimum, one side of the walkway shall provide trees which shall be spaced to shade at least fifty (50%) percent of the overall walkway length at maturity.

E. Private Recreational Space Screening

1. Where private recreational space (such as a balcony or ground floor patio) is located adjacent to a window, patio or balcony of an adjoining dwelling unit, balcony railings and patio walls or fencing shall be constructed with wood, metal, or glazing. Screening shall be constructed with limited openings to provide a minimum of eighty-five (85%) percentage surface area screening (measured from the finished floor of the private recreational space to the top of the railing, fencing, or walls).

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E.3 Architectural Styles

3.1 Introduction

An architectural stylistic framework shall be the basis for establishing objective design standards for multifamily housing and mixed-use development. This framework honors Carlsbad’s existing architectural styles by providing a regulatory framework to continue its eclectic architectural tradition found within the Village and Barrio neighborhoods.

The following standards enable the significant characteristics of the following seven (7) architectural styles that have been identified in relationship to each of the Village and Barrio Master Plan Sub-Districts (Tables 3.1 - 3.7) in direct relationship to specific building types (Chapter E-4). The styles allowed by sub-district and building type are identified below. The seven styles are the following:

- **Spanish Revival** (allowed with all multifamily and mixed-use building types)
- **Craftsman** (allowed with all multifamily and mixed-use building types)
- **American Mercantile** (only allowed with mixed-use building types)
- **Victorian** (predominately allowed with multifamily building types)
- **Colonial Revival/Cape Cod** (predominately allowed with multifamily building types)
- **Traditional Modern** (allowed with all multifamily and mixed-use building types)
- **California Contemporary** (allowed with all multifamily and mixed-use building types)

Tables 3.1 - 3.7 VBMP Sub-District and Related Architectural Style

The applicant shall select and conform to one architectural style and one corresponding building type for each proposed building pursuant to the project site’s sub-district location as illustrated in Tables 3.1 through 3.7 below. If a development is proposing several buildings and/or building types, the applicant may provide different architecture style and building type combinations in the same development as permitted in the sub-district.

Every sub-district table provides a variety of architectural styles and building type combinations that is most suitable for each sub-district based on the allowed density, surrounding neighborhood, and allowed residential/mixed-use development uses.

Note:

- Shaded boxes indicate the architectural style/building type combination is allowed in the sub-district.
- Clear boxes indicate the architectural style/building type combination is not allowed in the sub-district.

Village Area Sub-Districts:

Table 3.1, Village Center Sub-District

Sub-District		Building Type				
VC [Village Center] DENSITY 28 - 35 du/ac MAX. HEIGHT 45-feet / 4 Floors INTENT: A mix of attached commercial and residential building types, and built on or near the front property line, creating, throughout most of the district, a continuous commercial street frontage with residences or offices above.		Large Mixed-Use Building	Live-Work Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					

Table 3.2, Freeway Commercial Sub-District

Sub-District		Building Type				
FC [Freeway Commercial] DENSITY 28 - 35 du/ac MAX. HEIGHT 45-feet / 4 Floors INTENT: Provide a gateway along Carlsbad Village Drive that consists of traveler services normally associated with urban freeway interchanges and uses include residential, lodging, restaurants, retail and gas stations.		Large Mixed-Use Building	Live-Work Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					

Table 3.3, Hospitality Sub-District

Sub-District		Building Type				
HOSP [Hospitality] DENSITY 18 - 23 du/ac MAX. HEIGHT 45-feet / 4 Floors INTENT: The transition between the beach and the Village, and entirely within the Coastal Zone, provides visitor-serving and hospitality uses with ground floor commercial uses primarily catering to visitors. Mostly attached buildings are setback for a more open feel that may have a campus-like setting.		Large Mixed-Use Building	Live-Work Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					

Table 3.4, Village General Sub-District

Sub-District		Building Type				
VG [Village General] DENSITY 18 - 23 du/ac MAX. HEIGHT 35-feet / 3 Floors INTENT: Buildings may be attached or detached, and located near the front property line, or allow for an area for either small courtyards, outdoor dining or open space, and/or additional landscaping. Uses may exist in a horizontal or vertical mixed-use format. In addition, development standards serve to transition the area to adjacent neighborhoods.		Large Mixed-Use Building	Live-Work Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					

Barrio Area Sub-Districts:

Table 3.5, Barrio-Perimeter Sub-District

Sub-District		Building Type				
Architectural Style	BP [Barrio-Perimeter] DENSITY 23 - 30 du/ac MAX. HEIGHT 35-feet / 3 Floors INTENT: A mix of residential uses, including relatively dense, attached housing. Buildings should be carefully positioned along the railroad and Interstate in order to reduce noise and air quality impacts for inhabitants.	Large Mixed-Use Building	Live-Work Building	Large Apartment	Small Apartment	Townhouse
	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					

Table 3.6, Pine-Tyler Mixed-Use Sub-District

Sub-District		Building Type				
Architectural Style	PT [Pine-Tyler Mixed-Use] DENSITY 18 - 23 du/ac MAX. HEIGHT 35-feet / 3 Floors INTENT: Transition between the Village Center and established multi- and single-family Barrio neighborhoods. This district contains residential, commercial, office, and light-industrial uses. Industrial in nature with an eclectic mix of existing, incubator and/or start-up businesses, live/work units for artists and others, breweries, and dance studios.	Large Mixed-Use Building	Live-Work Building	Large Apartment	Small Apartment	Townhouse
	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					

Table 3.7, Barrio Center Sub-District

Sub-District		Building Type				
Architectural Style	BC [Barrio Center] DENSITY 18 - 23 du/ac MAX. HEIGHT 35-feet / 3 Floors INTENT: Residential in nature and is intended to protect and enhance the historic Barrio residential neighborhood, which contains a number of smaller homes and duplexes and some multiple-family structures. Buildings may be attached or detached, and may be set behind a small courtyard.	Large Mixed-Use Building	Live-Work Building	Large Apartment	Small Apartment	Townhouse
	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					

These elements are purposely assembled by building type selected (Chapter E-4) as allowed in each sub-district. Each style is described and differentiated from the others through three (3) building area criteria, the building’s ground floor base and frontage type (Chapter E-5), middle and upper floor windows and balconies (Chapter E-6), and the roof type (Chapter E-7).

The design criteria described outlines the building’s expression, composition, materiality, and detail for each of the various architectural styles as illustrated for informational purposes only:

Top of the Building (Chapter E-7)

- Roof Type
- Drainage
- Lightest Materials
- Lightest Colors

Middle of the Building (Chapter E-6)

- Windows
- Balcony Types
- Wall-to-Roof Connections
- Primary Walls
- Attached Elements

Base of the Building (Chapter E-5)

- Frontage Type
- Footer Element
- Doors and Windows
- Heaviest Materials
- Darkest Colors



Figure 3.1, Building Diagram

3.2 Spanish Revival

Derived from the adobe structures of the Spanish Missions and showcased in the California pavilion at the World’s Columbian Exposition of 1893, Spanish Revival architectural style was adopted by several railroad companies for their train stations and hotels and quickly became a fixed style of California, and today are widely used on both institutional and residential buildings. Walls often have significant thickness and any attempt to imitate these, especially in features such as arcades, will help the authenticity of the language. The Spanish Revival style heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature.

Key characteristics of the style include white or light-colored stucco walls, sloped red tile roofs with exposed rafter ends, shaped parapets, and extensive balconies often with ornate metal rails. Building composition is flexible, with both asymmetrical, picturesque arrangements and ordered, symmetrical ones appropriate to the style. Facades are articulated by traditional moldings or applied ornament of stone or cast concrete to describe the vertical divisions into the base, body and top. The use of arched openings, either unframed on windows, or in ground floor arcades at entries or adjacent to open space, is common. Building facade compositions can be symmetrical but are generally asymmetrical in terms of window size, location, and alignment.

A. Base of the Building (Chapter E-5)

1. If an articulated base element is applied on the ground plane, such as a footer, it shall ground the building up to three feet (3’-0”) maximum height.
2. The ground plane base element shall be one (1) of the following:
 - a. A horizontal band painted with the darkest accent color applied to the building facade.
 - b. A horizontal band painted the exact same color of the entire building facade.
 - c. A horizontal band of ceramic tile, plaster, stone or cast concrete materials.
3. Gates and doors shall be made of wood or decorative iron. Foam moldings shall not be allowed on the ground floor.
4. Building wall elements shall be recessed a minimum two-inches (0’-2”) from the wall.

B. Middle of the Building (Chapter E-6)

1. Exterior walls shall be expressed as single-plane expanse of stucco or plaster wall covering.
2. Stone or cast concrete materials shall not be allowed above the ground floor base element, except for attached chimneys.
3. Attached *building wall elements*, such as awnings and balconies, shall encroach into the building’s setbacks per Chapter E-6 standards.
4. Openings and windows shall be punched openings with little to no surround, and deep-set at a minimum two-inch (0’-2”) plaster return.
5. Window and opening compositions shall be square or vertically rectangle shaped.

6. Exterior walls shall transition into roof form by one of three devices:
 - a. If a gable roof, projected wooden eave with exposed wooden rafters on down slope gable.
 - b. A plaster molding.
 - c. A tile cap on gables ridge.
7. Cantilevered rooms shall not be allowed on exterior walls facing *primary* or *side streets*.
8. Window shuttles shall not be allowed.

D. Top of the Building (Chapter E-7)

1. If a parapet roof type, it shall be allowed and articulated as an explicit exterior wall visual transition to the sky.
2. If a gabled or hipped pitched roof, it shall be low-pitched at a 3:12 minimum to 5/12 maximum ratio and finished in clay or concrete barrel tile.
3. Overhanging downslope eaves shall be a minimum of sixteen-inches (1'-4") wide supported by wooden rafter tails and exposed eaves or metal brackets.
4. Low sloping extended roof eaves shall be supported by wood bracket details, low wide roof angles, exposed roof rafters, gabled or sloped roof dormers and tapered panel columns with stone bases.
5. Balconies shall be supported by bracketing entirely in metal materials.
6. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely metal materials.

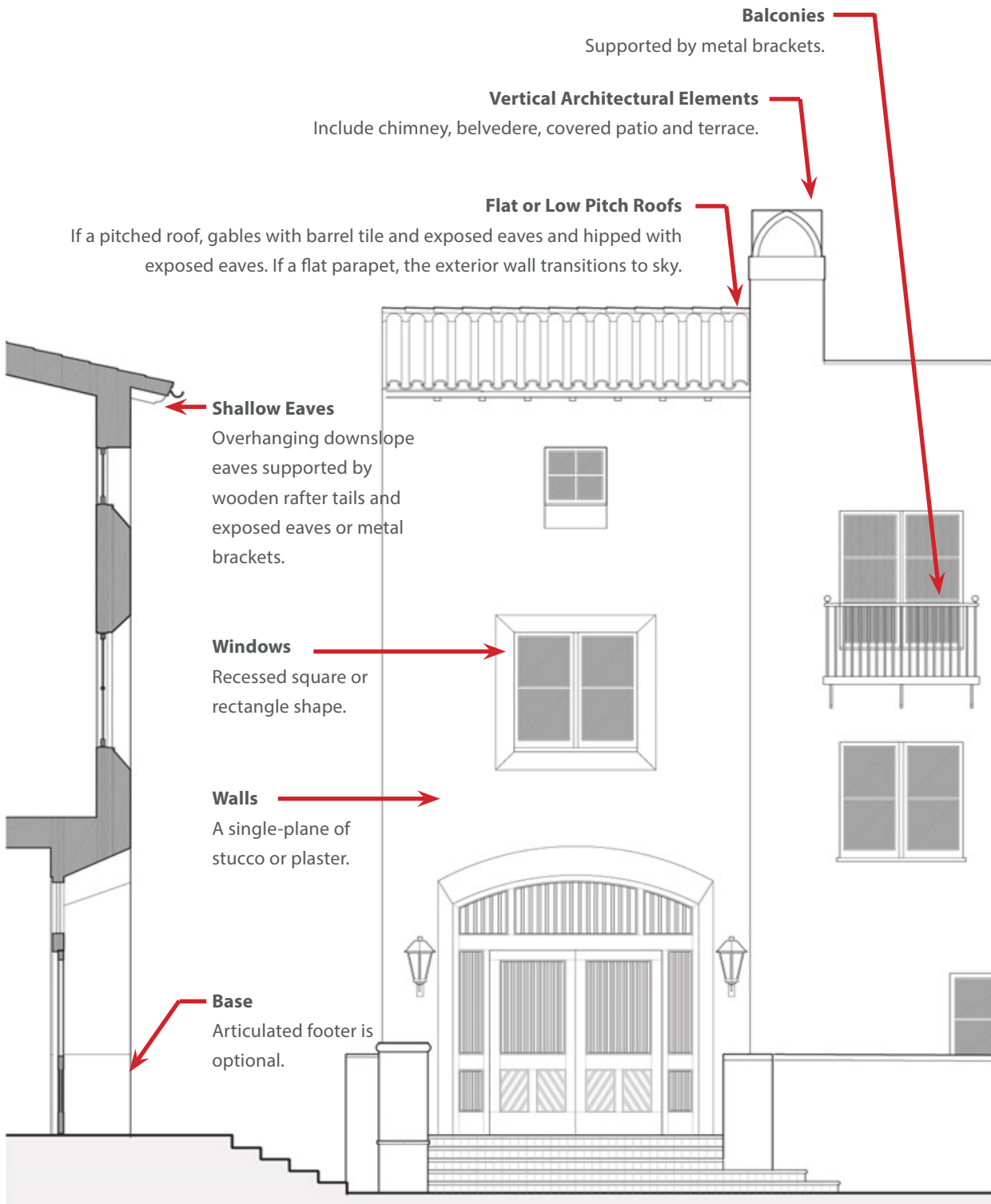


Figure 3.2 Spanish Revival Architecture Style Elements

3.3 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 style of the handmade and earthy, a reaction to the repetitiveness and homogenization of the industrial culture emerging at the time. The Arts and Crafts movement became the expression of choice for an unadorned, popular, and natural architecture. Exemplar examples of Craftsman buildings for larger scaled 3-5 story buildings can be found in historical hotels, California courtyard multifamily housing and mountain/national park resorts.

In its most simple form, it is a wood box surrounded by various attached elements, such as roof dormers or expressive downspouts. Walls are typically horizontally placed wood siding, shingles or board-and-batten (often in a combination of two or three) with a foundation base and piers in river stone, brick or stucco. Rafter tails, decorative brackets, and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms and made of wood or asphalt shingles with broad overhangs and eaves.

A. Base of the Building (Chapter E-5)

1. If an explicit base element is applied on the ground plane, such as a footer, it shall be up to three-feet (3'-0") horizontal band/layer pattern and made of brick, stone, stucco or shingle materials.
2. If a base element is applied to the entire ground floor it shall achieve the maximum ground floor height and be made of brick, stone, stucco shingle materials.
3. Primary entry doors on the ground floor shall be made of wood.
4. *Building wall elements, windows and openings, shall be recessed a minimum two-inches (0'-2") from the wall.*
5. Trellis and other woodwork shall define outdoor porches and patios.

B. Middle of the Building (Chapter E-6)

1. Brick, stone or cast concrete materials shall not be allowed above the ground floor base element, except for attached chimneys.
2. Upper floor exterior walls shall be clad as single-plane expanse of wood, shingle, shake, or clapboard siding up to the roof line.
3. Exterior wall material shall change vertically between the ground floor and upper floors. Ground floor material shall be stone, brick or stucco and the upper floors shall be shingles, shakes, or clapboard siding.
4. The space between columns and piers shall be either square or vertically rectangle shape with a height to width proportion ratio of no more than 3:1.
5. Door and window openings shall be centered on the spaces between columns/piers.

6. Window and opening compositions shall be either square and/or vertically rectangle shaped.
7. Attached building wall elements, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards.
8. Window shutters, if used, shall be the aggregate size of the associated opening.
9. Exterior walls shall transition into roof form by projected wooden eaves with exposed wooden rafters.

C. Top of the Building (Chapter E-7)

1. Roofs must be designed with a pitched gable or hipped roof and shall be sloped between 3:12 and 4:12.
2. Eaves shall be supported by wood bracket details and exposed wood rafters to support gable end roofs.
3. Dormers, if used, shall have shed or gable ends.
4. The building shall not have vertical elements on corner lots fronting on streets.
5. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely painted metal or copper materials.

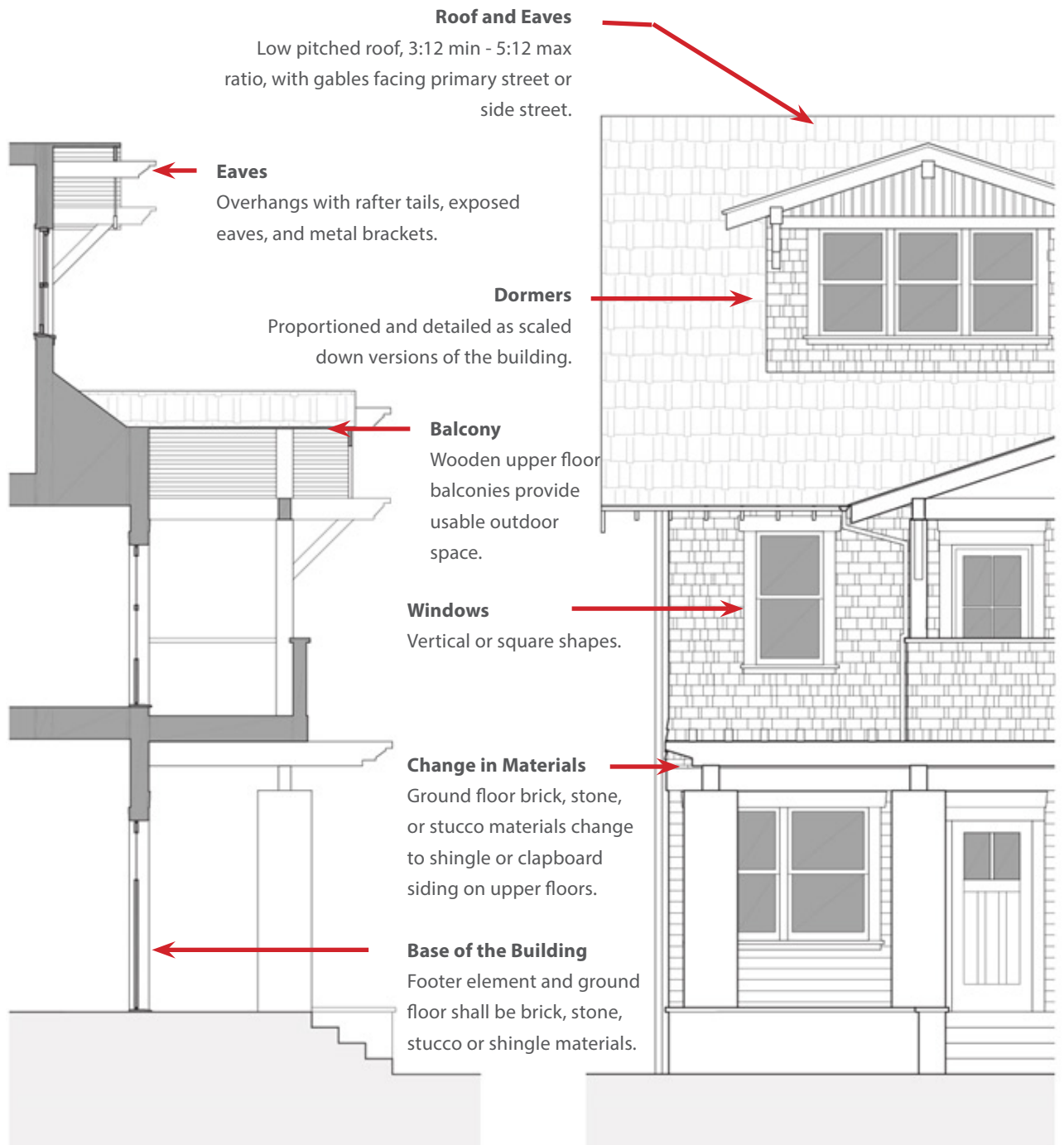


Figure 3.3 Craftsman Architectural Style Elements

3.4 American Mercantile

The American Mercantile architectural style is derived from the late nineteenth and early twentieth century mixed-use architecture and currently characterized in many downtowns of small cities and towns throughout California. Buildings of this style are decorated rectangular masonry (or stucco) boxes in terms of form and mixed-use with commercial ground floors in terms of function.

Multi-story facades are typically divided into base, middle and top, or “tripartite,” with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper-level windows are typically punched openings, grouped between piers, pilasters or other facade elements, creating a repetitive bay structure directly relating to the ground floor openings, which enriches the rhythm of the facade. A moderately pronounced cornice is typical.

A. Base of the Building (Chapter E-7)

- 1. An explicit base level element shall ground the building up to two and half-feet (2'-6") maximum height, such as a bulkhead, footer, or sill.
- 2. The ground floor base shall provide a minimum one (1) foot wide a horizontal band of a different plane on the façade at the top of the first story, such as a cornice or lintel.
- 3. Exterior wall materials shall be applied as a horizontal band of brick, stone, cast concrete, or stucco.

B. Middle of the Building (Chapter E-6)

- 1. Upper floors shall be a single-plane expanse of brick, stone, cast concrete, stucco, or plaster materials.
- 2. Projecting *building wall elements*, such as awnings and balconies, shall encroach into setbacks per Chapter E-6 standards.
- 3. The *building wall elements* shall be either square or vertically proportioned with a height to width ratio of no more than 3:1.
- 4. Door and window openings shall be centered on the spaces between ground floor columns and piers pattern.
- 5. Exterior walls shall transition directly into roof parapets or into plaster molding or cornice line forms.
- 6. Window shutters shall not be allowed.

C. Top of the Building (Chapter E-7)

- 1. Flat roof cornice lines shall be outlined, if used, with plaster moldings a maximum three-feet (3'-0") wide.
- 2. The building shall not have vertical elements on corner lots fronting on streets.
- 3. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely metal and painted metal materials.

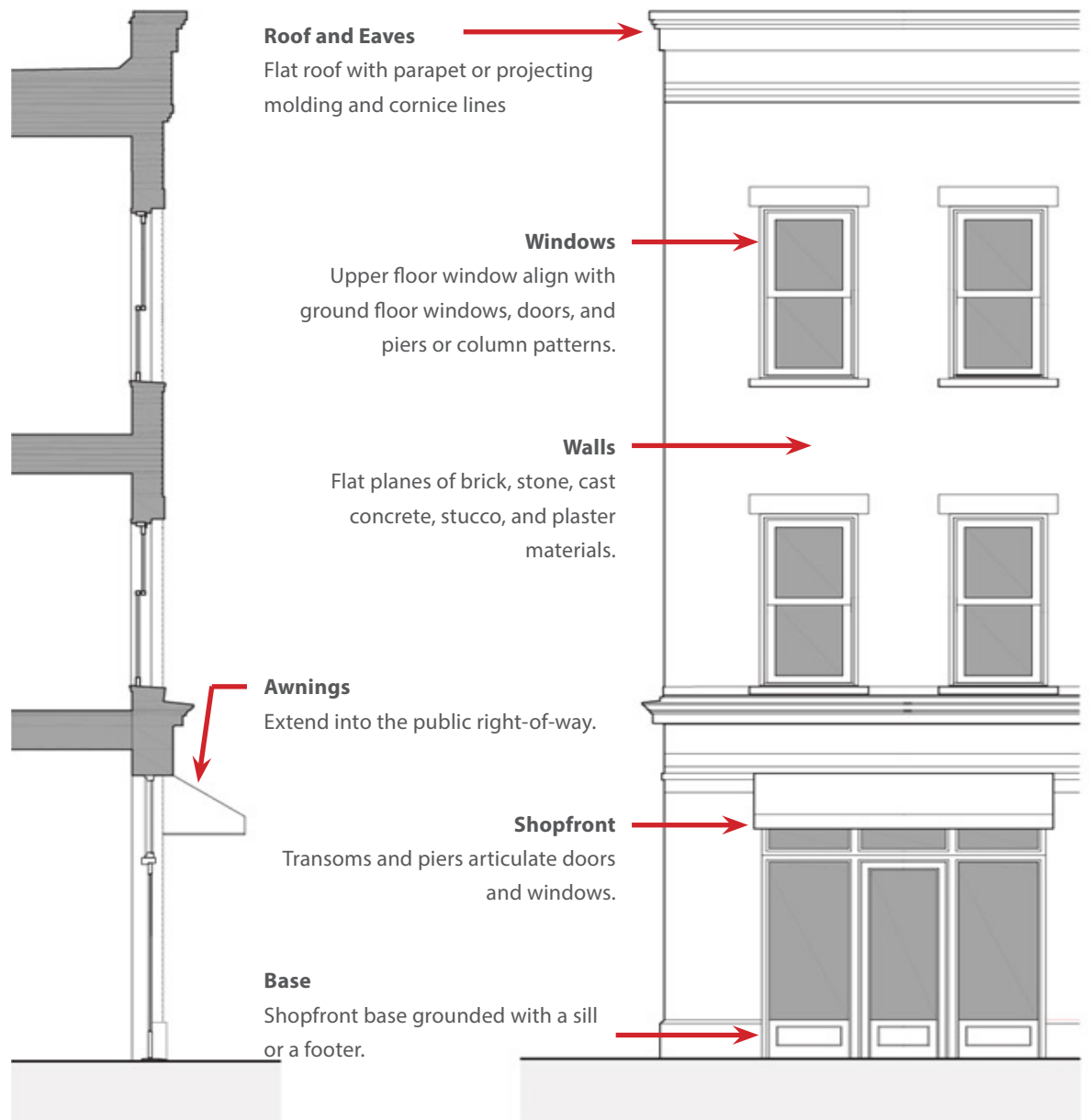


Figure 3.4 American Mercantile Architectural Style Elements

3.5 Victorian

Victorian is a blanket term used to describe the many ornate architectural styles that emerged during Queen Victoria’s reign over the United Kingdom from 1837 to 1901. This style was most prevalent in the American West from 1850-1880. The City of Carlsbad’s Victorian history was based on its foundation as a European spa and destination resort. Ornamentation and decorative details are common for this style, which rejected the practical simplicity of previous architectural eras.

Victorian buildings were adorned in extravagant ornamentation, decorative gables, eaves, and rooftop finials. Buildings have colorful exteriors painted in a variety of pastels, jewel tones, and earthy colors. Victorian buildings feature bay windows and large, wraparound porches.

A. Base of the Building (Chapter E-5)

1. An explicit base level element, a footer, shall ground the building up to three feet (3’-0”) maximum height. The base shall be of brick, stone or cast concrete, materials.
2. Primary entry doors on the ground floor shall be made of wood.
3. *Building wall elements*, windows and openings, shall be recessed a minimum two-inches (0’-2”) from the wall.
4. Trellis shall frame outdoor porches and patios and be made of wood.

B. Middle of the Building (Chapter E-6)

1. Upper floor exterior walls shall be clad as single-plane expanse of brick, wood, shingle, shake, or clapboard siding up to the roof line.
2. Stone or cast concrete materials shall not be allowed above the ground floor base/footer element, except for attached chimneys.
3. Attached *building wall elements*, such as awnings, balconies and bay windows, shall encroach into the building’s setbacks per Chapter E-6 standards.
4. Window and opening compositions shall be vertically rectangle shaped.
5. Bay windows shall be required on upper floors and located every twenty-five feet (25’-0”) apart maximum.
6. Window shutters, if used, shall be the aggregate size of the associated opening.
7. Balconies shall be supported by bracketing entirely in wood materials

C. Top of the Building (Chapter E-7)

1. Covered turrets and bay windows shall be vertical elements on corner lots.
2. Roof eaves shall overhang building walls a maximum of two-feet (2’-0”) and be supported by wood brackets and/or rafters.
3. Dormers, if used, shall have shed or gable ends.

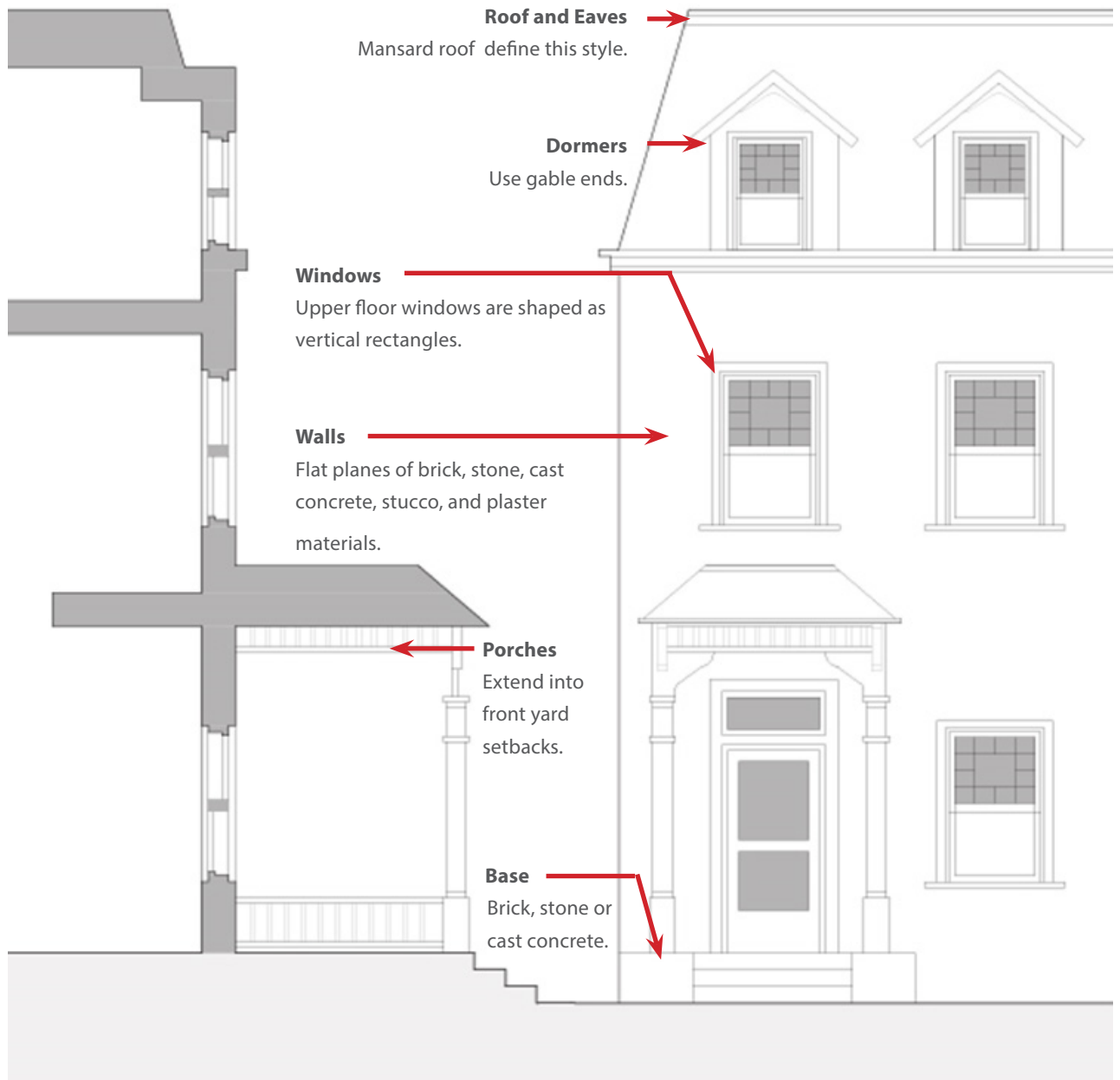


Figure 3.5 Victorian Architectural Style Elements

3.6 Colonial Revival/Cape Cod

This style is inspired by the Centennial of 1876 and revival of Americans' colonial past, especially in the English and Dutch houses of the Atlantic seaboard. In part a reaction to the excesses of Victorian Architecture, elements included simple colonial saltbox massing. Buildings are characterized by steep and wide narrow angles, exposed gabled or sloped roof dormers and classical columns on porches or stoops with brick stone bases.

Wings and additions often occur and are subordinate in scale to the primary mass. They are often plainer, less detailed, and more assembled than crafted. Neo-Colonials also reflect the common practice of constructing a brick facade on a structure usually wrapped in wooden or shingle siding.

A. Base of the Building (Chapter E-5)

1. An explicit base level element, a footer, shall ground the building up to three feet (3'-0") maximum height. The base shall be of brick, stone, or cast concrete, materials.
2. Primary entry doors on the ground floor shall be made of wood.
3. *Building wall elements*, windows and openings, shall be recessed a minimum two-inches (0'-2") from the wall.
4. Porches shall not extend deeper than six-feet (6'-0") and wider than eight-feet (8'-0").

B. Middle of the Building (Chapter E-6)

1. Upper floor exterior walls shall be clad as single-plane expanse of brick, wood, shingle, shake, or clapboard siding up to the roof line.
2. Stone or cast concrete materials shall not be allowed above the ground floor base/footer element, except for attached chimneys.
3. Attached *building wall elements*, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards.
4. Balconies shall be supported by bracketing entirely in wood materials
5. Window and opening compositions shall be vertically rectangle shaped.
6. Bay windows shall extend through all floors, ground floor to top floor.
7. Window shutters, if used, shall be the aggregate size of the associated opening.

C. Top of the Building (Chapter E-7)

1. Roofing material shall be composite shingles or metal materials.
2. Roof eaves shall overhang building walls a maximum of two-feet (2'-0") and be supported by wood brackets and/or rafters.
3. Dormers, if used, shall have shed or gable ends and be a maximum six-feet (6'-0") wide.

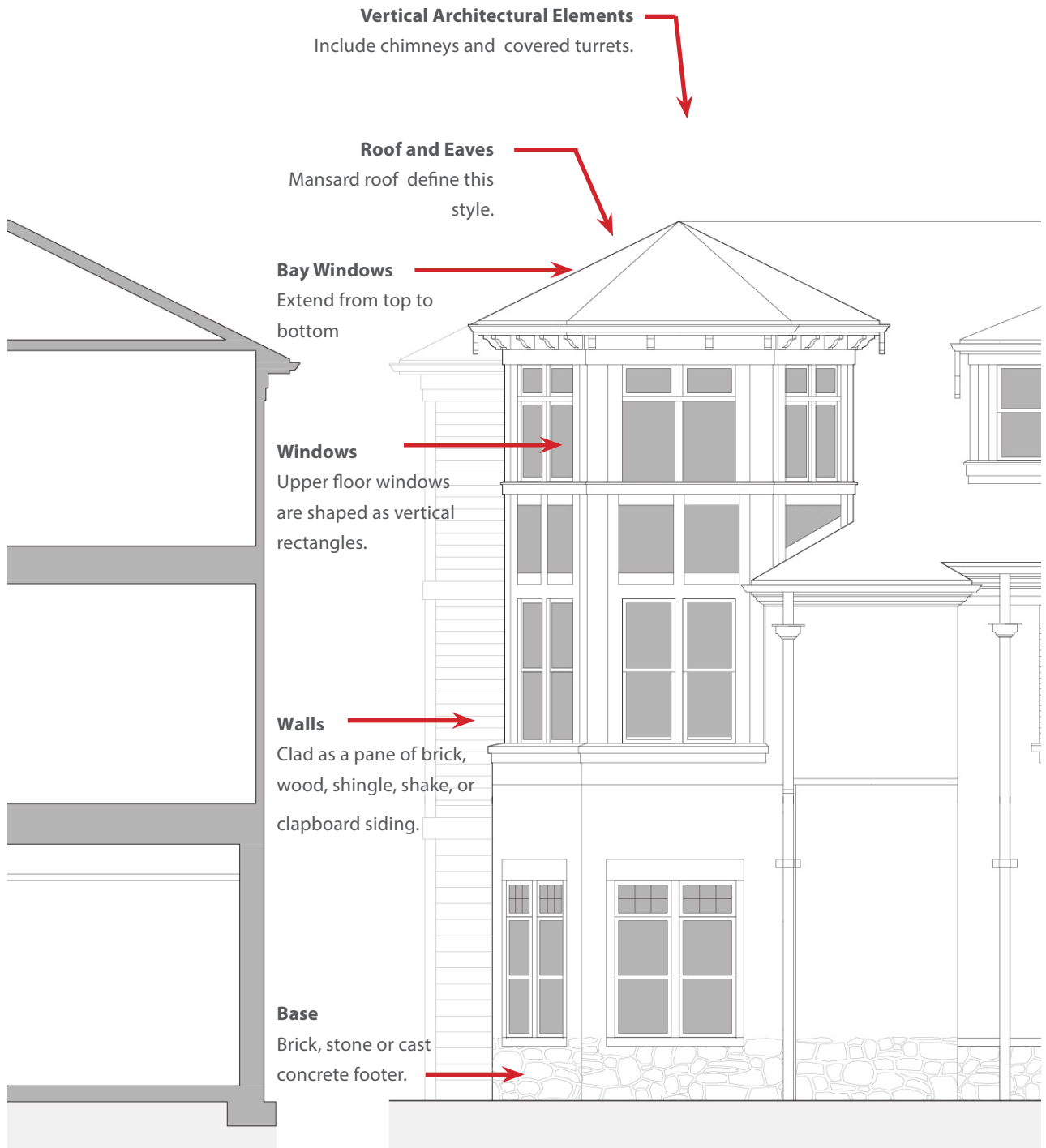


Figure 3.6 Colonial Revival/Cape Cod Architectural Style Elements

3.7 Traditional Modern

A now century old style that interprets traditional patterns and form with explicit geometries, such as circles, squares, and both vertical and horizontal rectangles. The style emphasizes massing over structural articulation and is characterized by interlocking volumes of solid colors and materials with large building volumes. The style is typified by flat roofs, symmetrical and streamlined building composition, repetitive building elements articulated as pure geometric planes or forms, and expanses of outdoor balconies that allow integration between interior and exterior spaces. The use of natural landscaping materials to adorn or ornate the exterior walls is common.

Carlsbad was home to San Diego’s foremost traditional modernist architect, Irving Gill, in the 1930s. This original modernist style influence both Carlsbad and Southern California architecture with its cubist shapes, simple lines, reduced ornamentation. This style, contemporary with Spanish Revival, transitioned Carlsbad from its Victorian, Craftsman, and cottage styles into the 20th century.

A. Base of the Building (Chapter E-7)

- 1. A base level element, a footer, if used, shall ground the building up to two and half-feet (2'-6") maximum height as a horizontal band of cast concrete, stucco, or plaster materials.
- 2. Exterior wall materials shall be applied as cast concrete, stucco or plaster materials throughout the ground floor level.
- 3. Doorways and opening shall allow exactly semi-circled formed arched arcades vertically proportioned with a height to width ratio no less than 1.5:1 and no more than 1.5:1 and not exceed the height of the Ground Floor.
- 4. Arcade and upper floor balcony shall be a minimum eight-feet (8'-0") deep and maximum length of the ground floor frontage line.

B. Middle of the Building (Chapter E-6)

- 1. Upper floors shall be a single-plane expanse of cast concrete, stucco and plaster materials.
- 2. Attached *building wall elements*, such as awnings and balconies, shall encroach into the building’s setbacks per Chapter E-6 standards.
- 3. Windows and openings shall be geometrically square, and horizontally or vertically rectangular.
- 4. Windows and openings shall not be centered on ground floor patterns.
- 5. Exterior walls shall transition directly into roof parapets or into plaster molding or cornice line forms.
- 6. Window shutters shall not be allowed.

C. Top of the Building (Chapter 5-7)

- 1. Rain drainage catchment shall be conducted with a combination of gutters and downspouts set entirely within the building envelope.
- 2. Roofing materials shall be painted white or with metal surfaces.

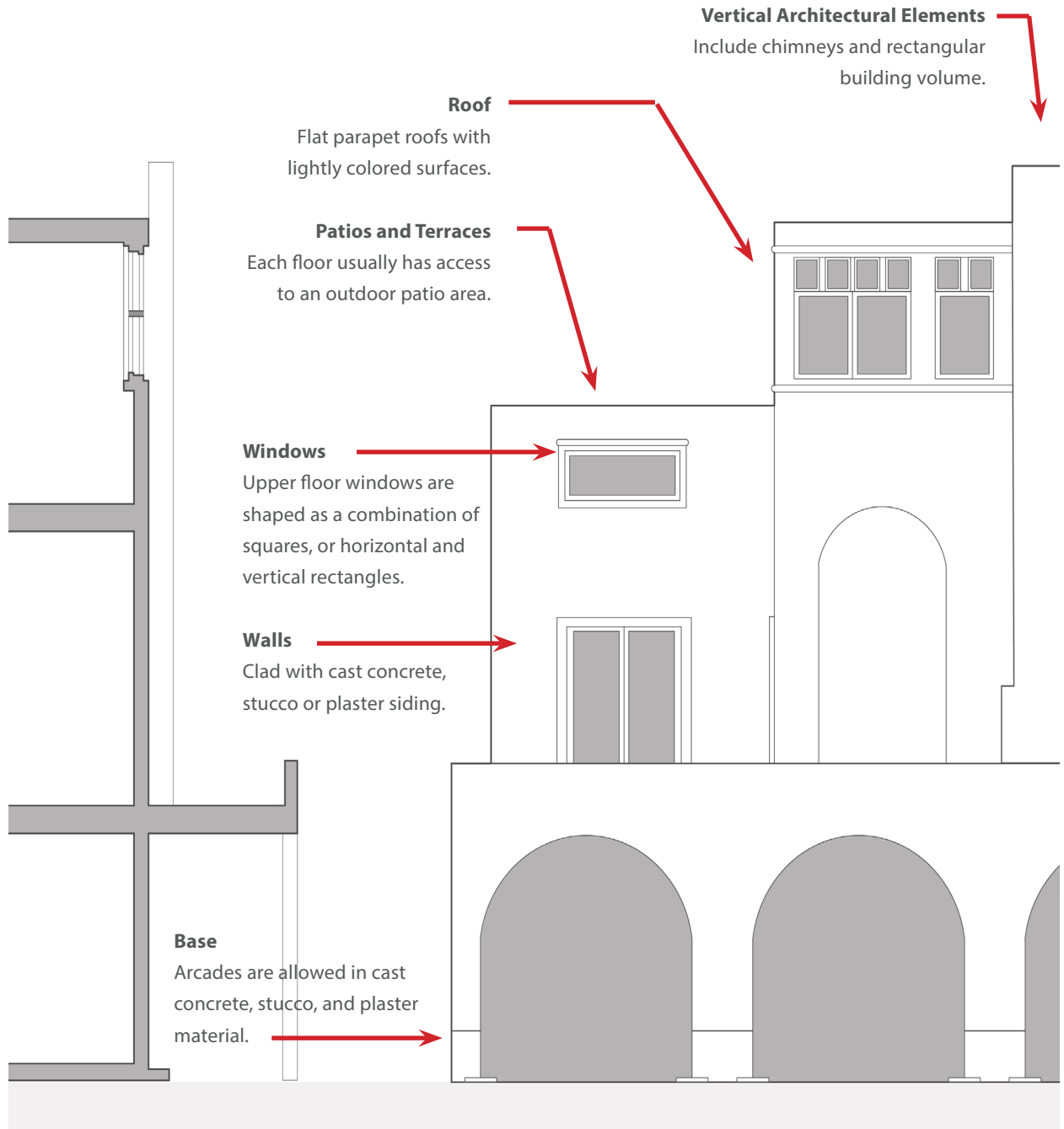


Figure 3.7 Traditional Modern Architectural Style Elements

3.8 California Contemporary

A reinterpretation of modernist traditions with a local amalgamations of Southern California modernist elements in an eclectic manner. It's raw concrete ground floor base is borrowed from Lou Kahn's Salk Institute icon. It's mid-century modern references to Cliff May are open floor plans, floor to ceiling glass walls, and an offset vertical element. It is characterized by interlocking volumes of different colors and materials and/ or large, unarticulated building volumes. Asymmetrical roof lines and streamlined building compositions with repetitive design elements articulate abstract shapes. And expanses of glass integrate its interior and exterior spaces. It uses industrial materials such as glass, concrete and fiberglass in combination with natural materials. Given its abstract nature, the This style relies heavily on the articulation of the exterior surface into planes with a visible layering. Unique facade features and individual volumes may be highlighted with a bright or contrasting colors.

A. Base of the Building (Chapter E-7)

- 1. The base level shall be composed of the full ground floor length combination of cast concrete, stucco, wood or plaster materials.
- 2. Doorways and opening be located asymmetrical from the center of the building.
- 4. Windows and openings shall be square or horizontal rectangle shapes.

B. Middle of the Building (Chapter E-6)

- 1. Upper floors shall be a single-plane expanse of glass, metal and/or cast concrete materials.
- 2. Attached *building wall elements*, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards..
- 3. Exterior walls shall transition directly into flat roofs or into wood or plaster molded forms.

C. Top of the Building (Chapter 5-7)

- 1. Vertical element shall be an offset line of material unique to the building facade materials and set from the ground or second (2nd) floor and extends to the highest point of the building.
- 2. The building cap incorporates the roof parapet or roofline and is where the building side meet the top covering. Building caps should facilitate roof forms that are integral to the building's design on all sides of the structure.
- 3. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in metal materials.
- 4. Secondary building faces on flat-roofed buildings should have a parapet height that is consistent with the primary face. The vertical façade of a building face should not be extended above the actual parapet or roofline to give the appearance of a false front.
- 5. For buildings or portions of buildings which are three (3) to four (4) stories in height, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.

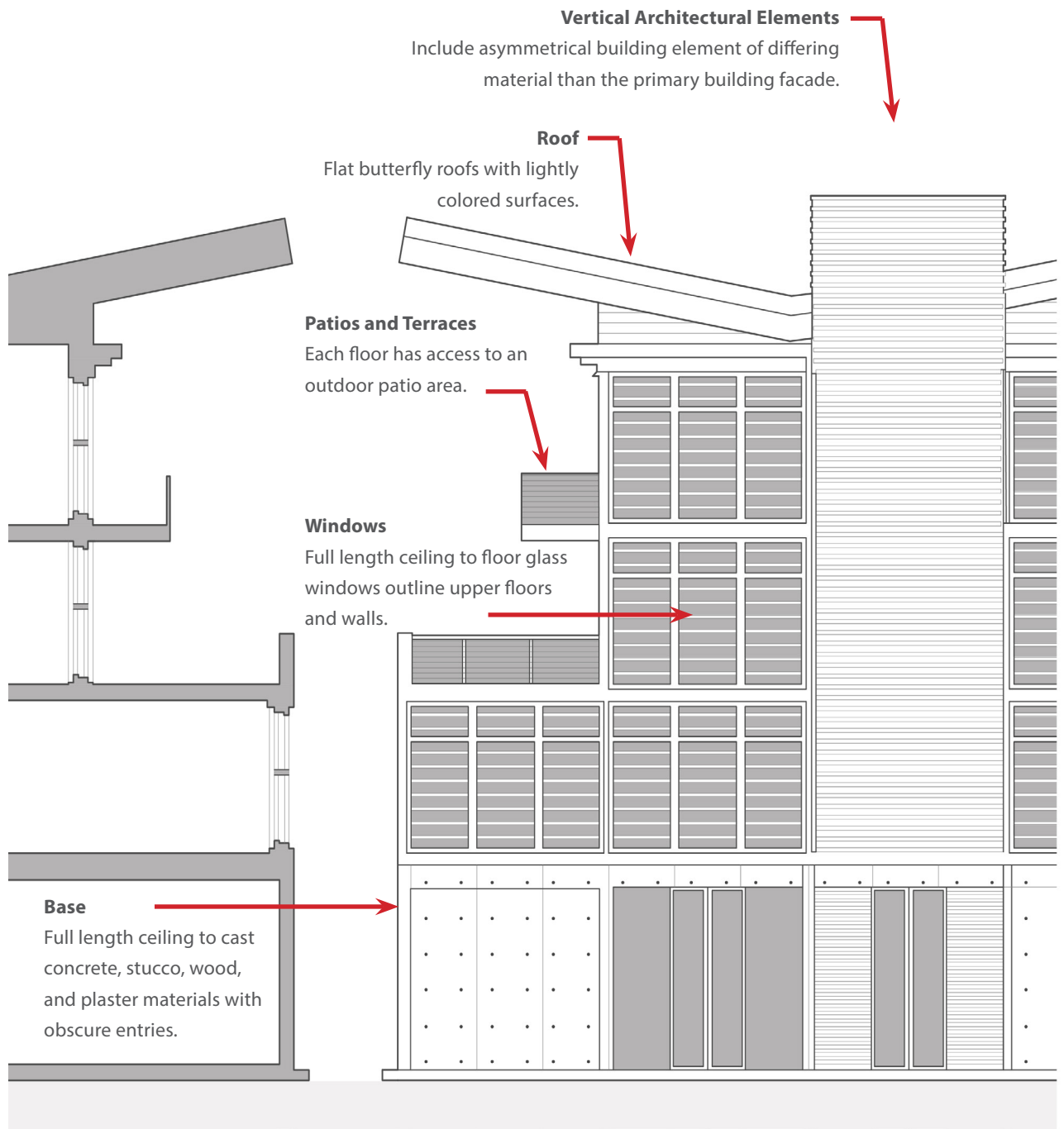


Figure 3.8 California Contemporary Architectural Style Elements

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E.4 Building Type Standards

4.1 Introduction

Multifamily housing and mixed-use development building types are defined by either more or less private ground floor functional uses, with commercial uses being less private and residential being more private. The assembly of the building's ground floor fronting onto a street determines its level of privacy. Residential-only buildings entries are either stepped back or stepped up from the street level to provide a physical separation to transition visitors from the public realm into the private realm. Mixed-use buildings with ground floor commercial entrances are set at grade to facilitate ease of ingress and egress to directly connect to the street and visitors to the ground floor commercial space.

Multi-storied building types are assembled in three patterns: 1) horizontally attached individual units placed side-by-side that may have up to three (3) floors within each attached unit, see Figure 4-1; 2) Individual floors of units vertically stacked atop each other, see Figure 4-2, and; 3) A combination of both vertically stacked units and horizontally attached units, see Figure 4-3.

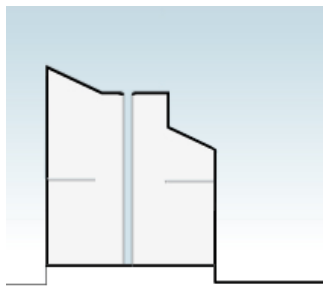


Figure 4.1 Horizontally attached units, side-by-side, one (1) to three (3) stories.

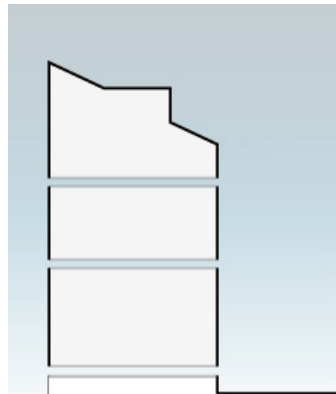


Figure 4.2 Vertically stacked units floor-by-floor, two (2) to four (4) stories.

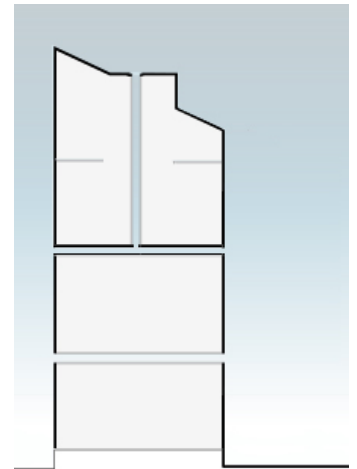


Figure 4.3 Horizontally attached units over vertically stacked units, three (3) to four (4) stories.

4.2 Buildings Located on Corners or Mid-Block Patterns

Corner lots are prominent sites as its buildings are seen in 3-dimensions at intersecting streets. Mid-block lots frame the public realm of the primary street it fronts onto or faces in 2-dimensions.

A. Buildings located on Primary and Secondary Street corners shall be accentuated with a vertically articulated architectural element per a selected architectural style (see previous section Chapter E-3) within a minimum of twenty-five feet (25'-0") of the street corner.

B. Buildings located mid-block, greater than 25-feet from the corner of a primary street, shall express a horizontal articulation via banded or layered Building Wall Element projections or encroachment within each story to the edge of the building. The architectural projections that can be used to express a horizontal articulation include balconies, bay windows, cantilevered rooms, and/or awnings (see Chapter E-6).

C. Full-block developments shall incorporate both corner and mid-block building patterns.

D. Facades for buildings over one hundred and fifty-feet (150'-0") in width along a Primary Street shall mix its building articulation to appear as though it is composed a minimum of two (2) distinctive, attached "buildings" with different building type combinations.

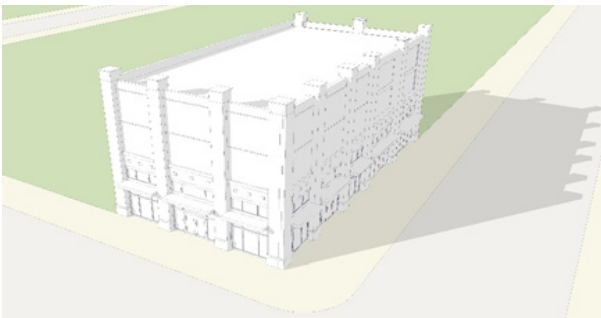


Figure 4.4 Corner Location

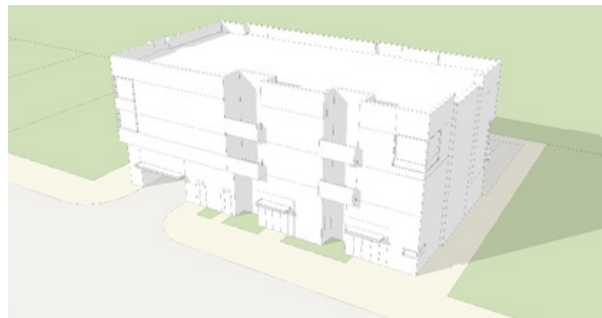


Figure 4.5 Mid-Block Location

4.3 Building Types

There are three (3) general multifamily building types: 1) Individual units horizontally attached side-by-side; 2) vertically stacked units, floor-by-floor, and; 3) existing buildings reused. The articulation of a building is determined by its specific location within the block, either on a corner or mid-block. These typologies breakdown into five (5) specific building type categories according to their functional use, disposition, and configuration, and accommodate common multifamily residential and mixed-use development programs. The five building types are grouped into two categories listed below:

A. Small horizontally attached unit building types - one (1) to three (3) stories tall:

Building Type 1: Townhouse building - Residential-only uses

Building Type 2: Live/Work building – Commercial/office and residential uses

B. Large vertically stacked unit building types - two (2) to four (4) stories tall:

Building Type 3: Small apartment building - Residential-only uses

Building Type 4: Large apartment building - Residential-only uses

Building Type 5: Large mixed-use building - Commercial/office and residential uses

C. Each of the five Building Types selected shall adhere to the following building type standards in the format below and discussed in further detail in the following sections (Section 4.4 through 4.8):

1. Description. General summary of each building type's disposition, configuration, and function.

2. Base of the Building: Frontage. Standards providing how the ground floor of the building fronts onto its primary street (see Chapter E-3 for selected Architectural Style Elements and Chapter E-5 Frontages for general-to-all building base standards).

3. Middle of the Building: Windows and Projections. Standards on how the primary walls contribute to the building's form (see Chapter E-3 for selected Architectural Style Elements and Chapter E-6 Windows and Projections for general-to-all detailed standards).

4. Top of the Building: Roof Articulation. Standards for the building's roof form and shape (see Chapter E-3 for selected Architectural Style Elements and Chapter E-7 Roof Articulation for general-to-all detailed standards).

D. Existing building adaptation to transition an existing multifamily attached or single-family detached building into a new multifamily housing and/or mixed-use buildings types (Section 4.9).



Figure 4.6

4.4 Townhouse

A. Description. A structure that consists of at least two primary residences with common walls, side-by-side along the building frontage, with access from a street or common walkway.

1. Allowed with the following architectural styles:
 - a. Spanish Revival
 - b. Craftsman
 - c. Victorian
 - d. Colonial Revival/Cape Cod
 - e. Traditional Modern
 - f. California Contemporary

B. Base of the Building:

1. Front entries shall be raised, or setback at grade from the primary street level, to facilitate private residential living.
2. Each unit shall have an individual entry from the street separated one from the other.
3. Allowed Frontage Types (see Chapter 5):
 - a. Front Porch
 - b. Stoop
 - c. Raised Terrace

C. Middle of the Building:

1. Townhouses on corners shall have at least two (2) building wall elements every twenty-five linear feet (25'-0") on each floor that fronts or faces onto primary street(s).
2. On corners, where the end unit faces onto a primary street, that end face shall be considered a Front. If on two primary streets, choose on street to front onto.
3. Mid-block lot(s) townhouses shall provide at least two (2) building wall elements every twenty-five feet (25'-0") on each floor .

D. Top of the Building:

1. The upper floors shall occupy at least seventy-five percent (75%) of the full ground-floor footprint area.
2. Buildings shall not exceed three (3) stories in height. Townhouse units may be incorporated into larger buildings and shall not exceed three (3) floors in each unit.

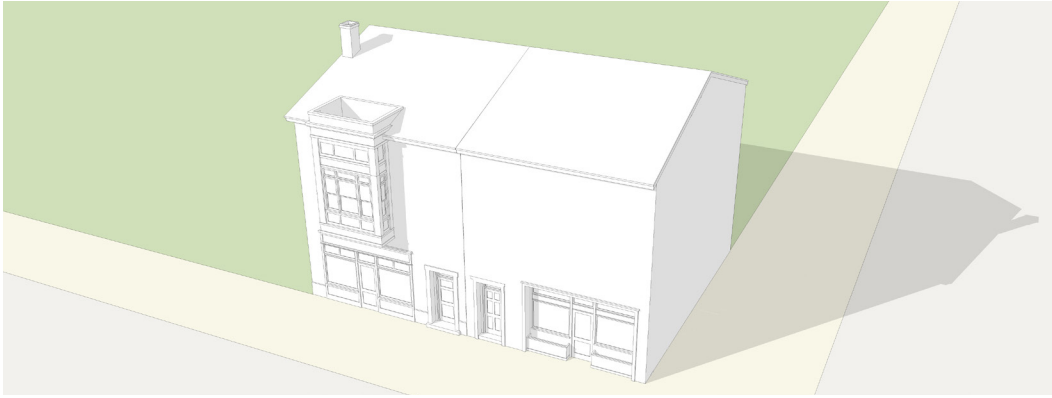


Figure 4.7

4.5 Live-Work Building

A. Description. An integrated residence and workspace that consists of at least two horizontally attached units arranged side-by-side with common walls facing onto the primary street or common walkway.

1. Allowed with the following architectural styles:

- | | | |
|-----------------------|--------------------------------------|------------------------|
| a. Spanish Revival | b. Craftsman | c. American Mercantile |
| d. Victorian (HOSP) | e. Colonial Revival/Cape Code (HOSP) | |
| f. Traditional Modern | g. California Contemporary | |

B. Base of the Building:

1. Front entries shall be either adjacent to the sidewalk or setback at grade on the street level, to facilitate commerce. Private residential entries may be located on the facade or within the building.
2. Each unit shall have an individual entry from the street separated one from the other.
3. Allowed Frontage Types (see Chapter 5):
 - a. Raised Terrace
 - b. Forecourt
 - c. Shopfront

C. Middle of the Building:

1. Live-Work Buildings on corners shall have at least two (2) building wall elements every twenty-five linear feet (25'-0") on each floor that fronts or faces onto primary street(s).
2. Live-Work Buildings located mid-block shall provide at least two (2) Building Wall element every twenty-five feet (25'-0") on each floor.

D. Top of the Building:

1. The upper floors shall occupy at least seventy-five percent (75%) of the full ground-floor footprint area.
2. Buildings shall not exceed three (3) stories in height. Live-Work Building units may be incorporated into larger buildings ground floor bass, and shall not exceed three (3) floors in each unit.

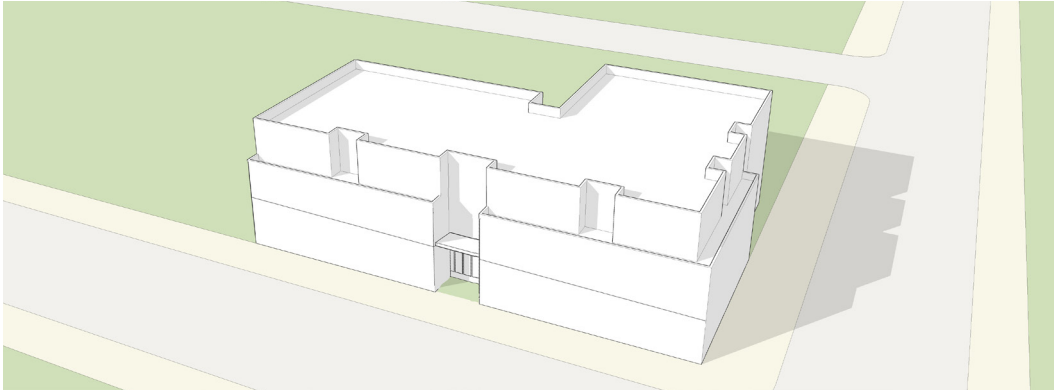


Figure 4.8

4.6 Small Apartment Building

A. Description. A small multifamily building with vertically stacked units floor-by-floor for residents.

1. Allowed with the following architectural styles:
 - a. Spanish Revival
 - b. Craftsman
 - c. American Mercantile
 - d. Traditional Modern
 - e. California Contemporary

B. Base of the Building:

1. The fronts shall have one (1) identifiable common entry within a selected frontage type that shall be raised (stoop and raised terrace), or at grade (forecourt) at the Primary Street level to facilitate private residential living.

2. Upper floor units shall share a common entrance fronting onto the primary street..

3. Allowed Frontage Types (Chapter 5):

- a. Stoop
- b. Raised Terrace
- c. Forecourt
- d. Fence and Hedge

C. Middle of the Building:

1. Maximum building wall width and length dimension along primary and side street frontages shall be two-hundred feet (200'-0").

2. Each floor that fronts onto a primary street(s) shall provide at least two (2) building wall elements every twenty-five linear feet (25'-0").

D. Top of the Building:

1. Buildings shall not exceed three (3) stories in height.

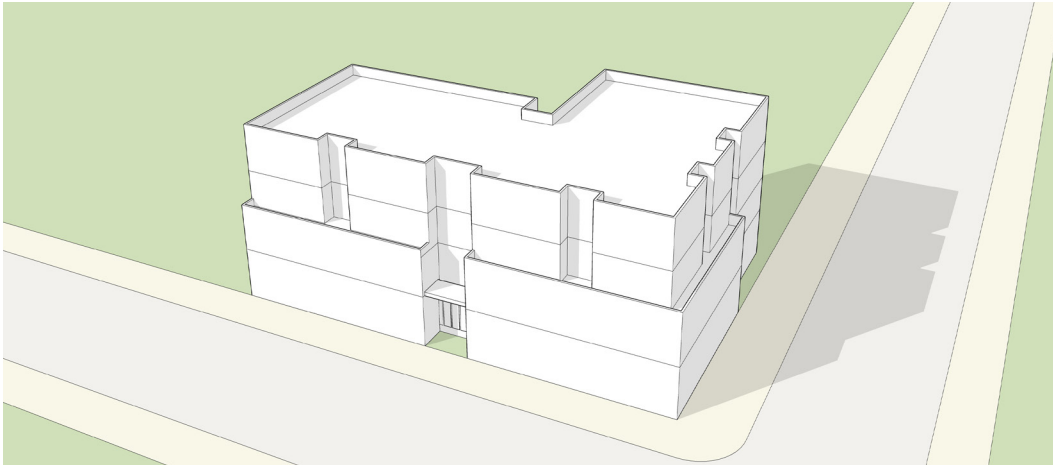


Figure 4.9

4.7 Large Apartment Building

A. Description. A large multi-family building with vertically stacked units floor-by-floor for residents.

1. Allowed with the following architectural styles:
 - a. Spanish Revival
 - b. Craftsman
 - c. Traditional Modern
 - d. California Contemporary

B. Base of Building:

1. Large Apartment fronts shall have one (1) identifiable common entry within a Frontage Type that shall be raised (stoop and terrace), or at grade (forecourt) at the primary street level to facilitate private residential living.
2. Upper floor units shall share a common entrance fronting onto the primary street.
3. Allowed Frontage Types (see Chapter 5):
 - a. Stoop
 - b. Raised Terrace
 - c. Forecourt
 - d. Fence and Hedge

C. Middle of the Building:

1. Maximum building wall width/length dimension along primary and side street frontages shall be two-hundred feet (200'-0").
2. Each floor fronting primary street(s) shall provide at least three (3) ground floor Building Wall element ever fifty feet (50'-0").
3. The upper third (3rd) and fourth (4th) floors, which shall only occupy up to seventy-five percent (75%) of the ground and second (2nd) floor footprint area.

D. Top of the Building:

1. Buildings shall not exceed four (4) stories in height.

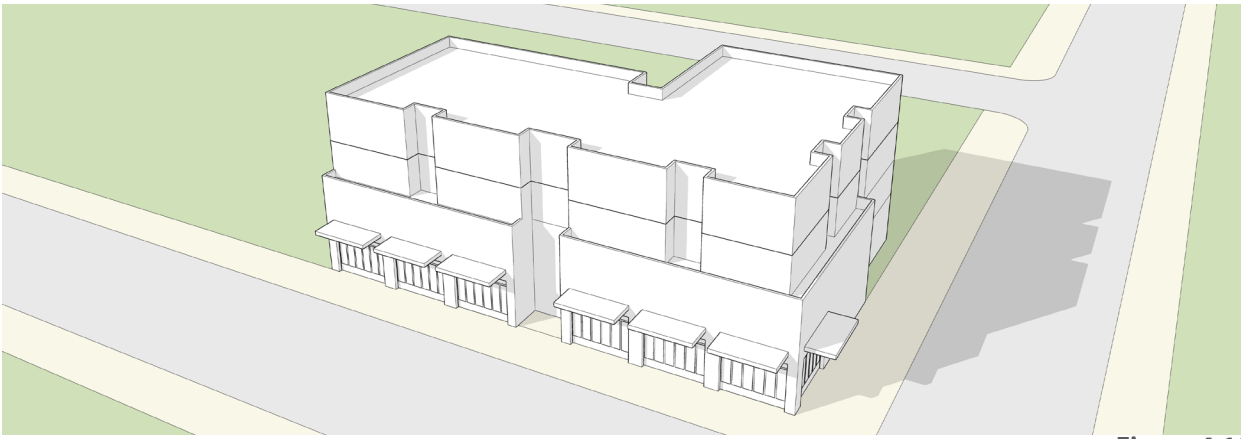


Figure 4.10

4.8 Large Mixed-Use Building

A. Description. A highly flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office, and residential uses vertically stacked floor-by-floor.

1. Allowed with the following architectural styles:
 - a. Spanish Revival
 - b. Craftsman
 - c. American Mercantile
 - d. Traditional Modern
 - e. California Contemporary

B. Base of the Building:

1. Front entries shall be either adjacent to the sidewalk or setback at grade on the street level, to facilitate commerce.
2. Upper floor units shall share a common entrance fronting onto the primary street.
3. The ground floor window frontage shall have a minimum of seventy-five percent (75%) transparency, measured along the length of the primary building frontage.
4. Allowed Frontage Types (see Chapter 5):
 - a. Raised Terrace
 - b. Forecourt
 - c. Shopfront
 - d. Industrial Shopfront

C. Middle of the Building:

1. Mixed-use buildings on corners building shall have three (3) ground floor building wall elements every fifty linear feet (50'-0").
2. The upper stories shall occupy the full ground floor footprint area, except for buildings over two-hundred fifty linear feet (200'-0") of Building Wall length where the fourth (4th) floor shall only occupy up to seventy-five percent (75%) of the ground floor footprint area.
3. Maximum Building Wall dimension along primary and side street frontages shall be two-hundred feet (200'-0").

D. Top of the Building:

1. Buildings shall not exceed four (4) stories in height.

4.9 Historical and Existing Building Adaptations

A. All rehabilitations of existing buildings and additions shall be reassembled with the integrity of its originally intended architectural style referenced in Chapter E-3. If the original style is not listed in Chapter E-3 then it is not eligible for Streamlined Permit Processing (see Chapter E-1, Sections 1.4 and 1.8).

B. The adaptive reuse of architecturally distinctive buildings shall identify their architectural integrity on the sites of proposed multi-family buildings and design according to its architectural style referencing Chapter E-3, if applicable (see Chapter E-1, Section 1.8).

C. Development cannot demolish a historic structure individually listed on a national, state, or local historic register at the time of application submittal.

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E.5 Frontage Types Standards (Base of the Building)

5.1 Introduction

Buildings that face or front onto a Primary Street walkway provide a neighborhood's pedestrian orientation. The frontage area is the formal access and transition from the public streetscape to each private building entrance. The successful design of this interface significantly contributes to the realization of an active and engaging urban environment. Buildings have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This *base of the building* element shall be designed to appropriately fit within its context of each sub-district, architectural style, and building type.

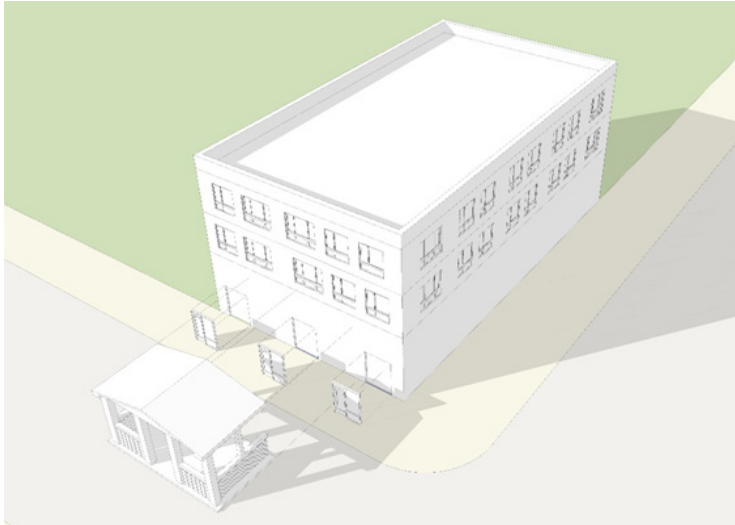


Figure 5.1 Base of the Building's Frontage

5.2 Frontage Standards

The base of the building's frontage type is the interface between the public realm and private development. Each type is related to a building type that is either directly accessed, such as small building walk up types, or accessed via a common entrances in larger buildings with elevators or stairwells. Table 5.1 provides a palette of prototypical frontage types appropriately matched to its related building type.

A building's frontage is the interface between the public realm and private development providing access to ground-floor and upper level uses. Each section provides standards in the following format:

A. Entries. These standards address entries at the front of each building.

B. Dimensions. Specific dimensions for entry features.

C. Paving and Landscaping. Addresses the private front setback area between the property line, starting at the public Primary Street's back-of-sidewalk, to the private building face.

D. Additional Standards. Additional direction to shape each distinctive frontage.

Notes:

■ Shaded boxes indicate the frontage/architectural style/building type combination is allowed.

□ Clear boxes indicate the frontage/architectural style/building type combination is not allowed.

5.1 Frontages by Building Type & Architectural Style							
The base of the building's frontage is the interface between the public realm and private development. This table provides the allowed frontage types appropriately matched to its related building type as well as the architectural styles allowed by building type.							
BUILDING TYPE	FRONTAGE TYPE						
	Front Porch	Stoop	Raised Terrace	Forecourt	Fence and Hedge	Shop front	Industrial Shop
STYLE ALLOWED BY BUILDING TYPE							
Large Mixed Use							
Spanish							
Craftsman							
American							
Traditional Mod							
Cali Contemp							
Live work Building							
Spanish							
Craftsman							
American							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
Large Apartment							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
Small Apartment							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
Town Homes							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							

Table 5.1 Frontage Types Allowed by Building Types and Architectural Styles

5.3 Front Porch

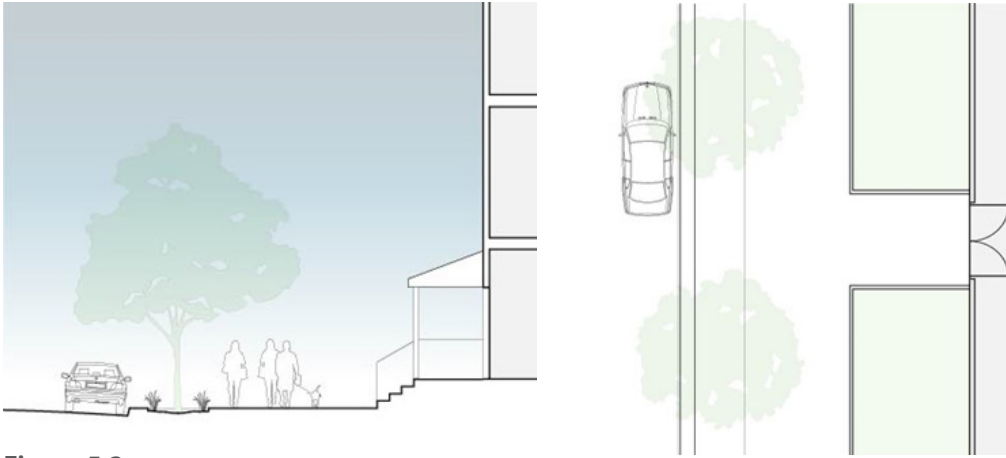


Figure 5.2

A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and up to the building. The distance and height of this direct entry frontage makes it more private. Porches provide buildings a landscaped area set back from the primary and/or side street property lines and encroach into the front yard setback.

A. Entries

1. Porches shall directly access the individual units located on the ground floor.
2. Porch materials and design shall conform to the details its selected architectural style as identified in Chapter 3 Architectural Style.

B. Dimensions

1. Porches shall be a minimum of six feet (6'-0") in depth.
2. Porches shall be a minimum of eight feet (8'-0") in width.
3. Ceiling height on porches shall be a minimum of eight feet (8'-0") and a maximum of twelve feet (12'-0").

C. Paving and Landscaping

1. Front yard setback areas, not included in the walkway, shall be landscaped with native or adaptive landscaping as defined in the City of Carlsbad Landscape Manual.

D. Additional Standards

1. Shed roofs shall cover porches.

5.4 Stoop



Figure 5.3

Stoops are elevated entry stairs, placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for direct entry into ground-floor units, encroaches into short setbacks and may be covered.

A. Entries

1. Stoops shall directly access the individual units located on the ground floor with an exterior stair and landing at the entrance.
2. Stoop materials and design shall conform to the details its selected architectural style as identified in Chapter E-3 Architectural Style.

B. Dimensions

1. Stoop Width: six to ten feet (6'-0" to 10'0")
2. Stoop Depth: six to ten feet (6'-0" to 10'-0")
3. Height: from above finished grade twelve to forty-eight inches (12" to 48")

C. Paving and Landscaping.

1. Front yard setback areas not included in the walkway shall be landscaped with native or adaptive landscaping as defined in the City of Carlsbad Landscaping Manual.

D. Additional Standards

1. Awnings, canopies, or shed roofs shall cover Stoops.

5.5 Raised Terrace

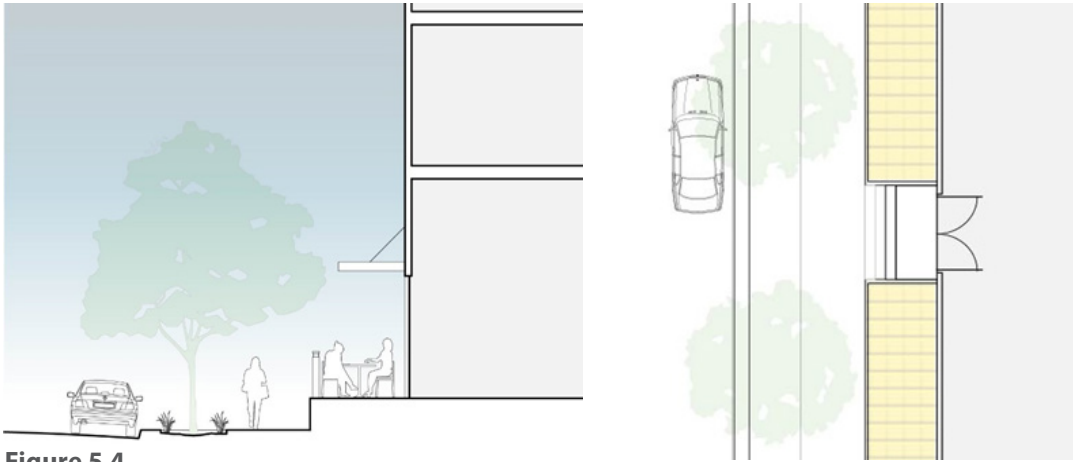


Figure 5.4

A raised terrace is a level, paved area accessible directly from a building as its extension. It provides a ground floor outdoor area to enable a mix of uses. They are able to accommodate grade changes between the adjacent sidewalk and the finished floor. Raised commercial terraces are appropriate frontages for mixed-use buildings. These are used for common entry buildings.

A. Entries.

1. Raised Terraces shall directly access the ground floor plane entrance with an exterior stair.
2. Raised Terrace materials and design shall conform to the details its selected architectural style as identified in Chapter E-3 Architectural Style.
3. Raised Terraces shall encroach into the front yard setback to meet the back-of-sidewalk of the primary street.

B. Dimensions

1. Terraces shall be raised up to a maximum of three feet (3'-0") above the adjacent sidewalk.
2. Terraces shall be a minimum of six-feet (6'-0") deep.
3. Terrace frontage shall match the functional building width and door/window bay pattern.
4. Steps and walkway accessing the Raised Terrace from the Primary Street sidewalk shall be a minimum of six-feet (6'-0") wide and paved with hand railings.

C. Paving and Landscaping

1. Raised Terraces shall be hardscaped.

D. Additional Standards

1. Terraces shall be clearly delineated with permeable fencing, low walls or landscaping a maximum three-feet (3'-0") high.
2. Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the raised terrace.

5.6 Forecourt



Figure 5.5

A forecourt is a public space formed by a recess in the facade of a building. The forecourt is typically at grade and may be raised from the sidewalk per ADA accessibility standards and enables a mix of uses. These are used to frame common entries that lead to stairwells or elevators.

A. Entries

1. A common building lobby shall directly accessed from the forecourt.
2. At least one building entry shall be accessible from the forecourt.
3. All building edges surrounding the forecourt shall have a minimum of one (1) bay of windows.

B. Dimensions

1. Each forecourt shall not be wider than twenty-five feet (25'-0")
2. A forecourt shall be a maximum of forty feet (40'-0") deep, and a minimum of twenty feet (20'-0") deep.
3. A forecourt with a minimum thirty feet (30'-0") to a maximum forty-foot (40'-0") deep forecourt shall have a related building height of four (4) stories.

C. Paving and Landscaping

1. Forecourts shall be landscaped and/or hardscaped.
2. Landscaping shall be native or adaptive landscaping as defined in the City of Carlsbad Landscaping Manual.

D. Additional Standards

1. Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the forecourt.

5.7 Fence and Hedge

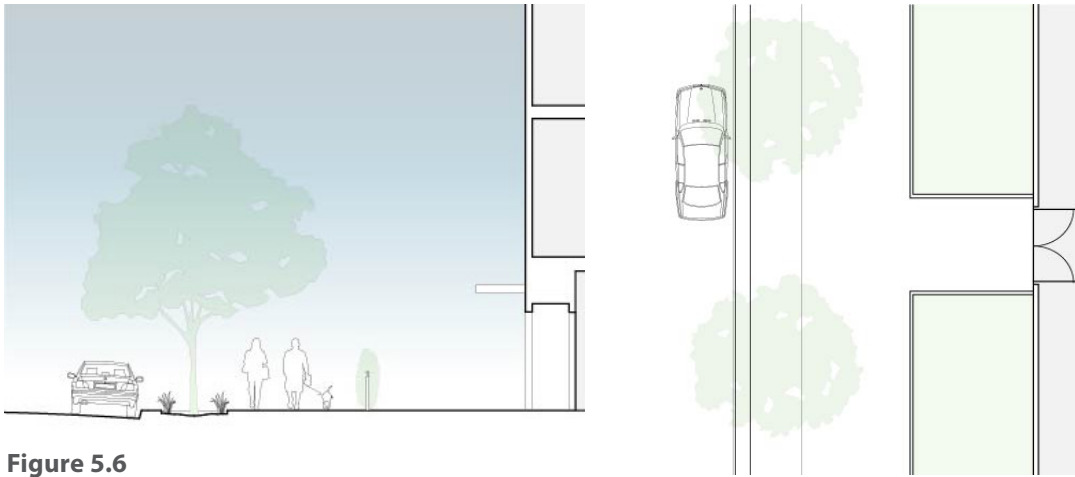


Figure 5.6

Fence and hedge fronts are a level area accessible directly from a building as its extension. It provides a ground floor outdoor area for private residents uses. These are used for common entry buildings.

A. Entries.

1. Fence and hedge frontages shall directly extend from the ground floor plane at grade.
2. Fence and hedge frontages shall encroach into the front yard setback to meet the back-of-sidewalk of the primary street.

B. Dimensions

1. Fence and hedge frontages shall be clearly delineated with permeable fencing, low walls or landscaping to a minimum of three-feet (3'-0") located in the front yard setback parallel to the sidewalk to a maximum of six-feet (6'-0") above the adjacent sidewalk if perpendicular to the front sidewalk in the sideyard setback.
2. Fencing and hedges shall be a maximum of seventy-five feet (75'-0") in frontage length.
3. The area between the building and the fence and hedge shall be a minimum of six-feet (6'-0") deep.

C. Paving and Landscaping

1. The area between the building and fencing and hedges shall be landscaped and/or hardscaped.
2. Landscaping shall be native or adaptive landscaping as defined in the City of Carlsbad Landscaping Manual.

D. Additional Standards

1. Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the area between the building and fence and hedge.

5.8 Shopfront



Figure 5.7

Shopfronts provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with shops and offices. Where space is available, shopfront frontages may provide outdoor seating areas and outdoor displays. Shopfronts are appropriate frontages for mixed-use buildings as they provide large windows and window display boxes along ground floor commercial spaces to activate streets and allow pedestrians to view the merchandise for sale, restaurant interiors, dance classes, art galleries, artists at work, etc.

A. Entries

1. Shopfronts shall correspond directly with the building entrance to which they provide access.
2. Shopfront entries along the ground floor shall be at fifteen to twenty-five feet (15'-0" to 25'-0") intervals for the length of the building frontage,

B. Dimensions

1. Shopfronts shall be between twelve to twenty-five feet (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shopfront space.
2. Shopfront frontages shall be setback no more than twelve inches (0'-12") from the adjacent sidewalk at the primary entrance.
3. Shopfront facade area shall be a minimum of ninety percent (90%) glazed transparent and clear; opaque, highly reflective, and dark tinting are not permitted.
4. The sill height of a storefront window shall be no more than thirty inches (0'-30") high measured from the adjacent finished sidewalk.
5. The maximum length of blank, opaque walls facing the street shall be limited to fifteen horizontal feet (15'-0") for any one stretch in either direction.

6. The maximum distance between shopfront entries is fifty-feet (50'-0").

C. Paving and Landscaping

1. Any area between the property line back-of-sidewalk and the building face shall be hardscaped.

D. Additional Standards

1. In a condition with multiple Shopfront entries, a transition between Shopfronts with a defined edge treatment, such as a change in plane, column, or a vertical trim element between shopfronts shall be provided.

2. Transoms shall be incorporated above entry doors.

3. Doors and entryways to stores shall be recessed a minimum of three-feet (3'-0") to articulate the entrance and ensure that doors do not swing into the Sidewalk.

4. Awnings shall be lightweight structures of wood, metal, or canvas, cantilevered from the building facade.

5. Awnings shall project out to a maximum of eight-feet (8'-0") in width or to the back of the sidewalk with townhouse, live-work, small and large apartments building types.

6. Awnings shall project out a maximum of eight-feet (8'-0") or to the back of the sidewalk walkway to cover outdoor dining and display zones in front of the building, whichever is greater with Mixed-Use

7. Awnings, shall be a minimum of ten-feet (10'-0") in height at its front edge.

8. Support for the canopy's structure in the form of two posts shall be no greater than four inches (0'-4") in diameter may be provided at least two feet (2'-0") from the back of the curb.

5.9 Industrial Shop

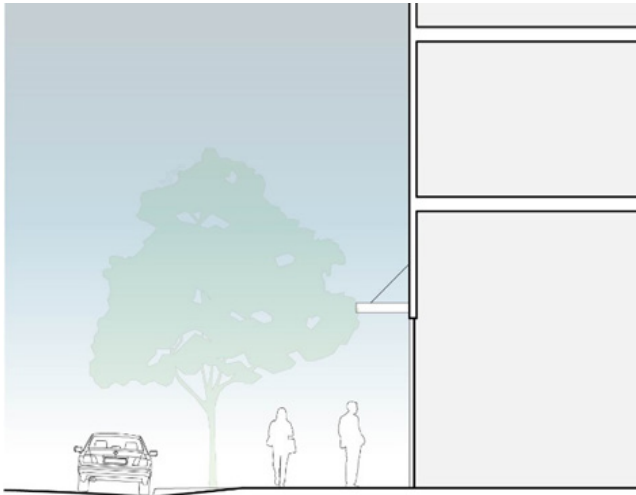
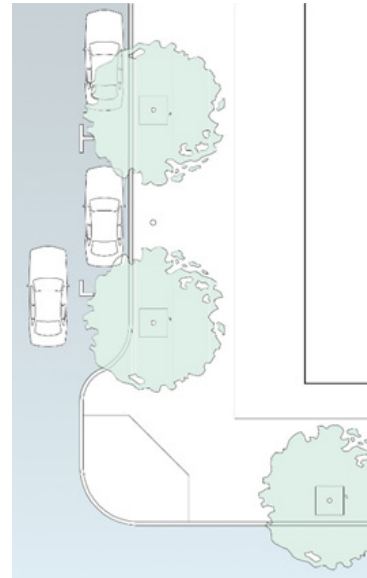


Figure 5.8



Industrial shop frontages are intended for settings where large street-facing openings are needed for workshops and may be elevated from the sidewalk.

A. Entries

1. Ground-floor units shall be accessible from a common building lobby and/or directly from the sidewalk.
2. Industrial Shops shall correspond directly with the building entrance to which they provide access.
3. Materials and design shall conform to the details its selected architectural style as identified in Chapter 3 Architectural Style.

B. Dimensions

1. Industrial Shopfronts shall be between twelve to twenty-five feet (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shop space.
3. Building frontages shall be setback a minimum of twelve inches (0'-12") from the adjacent sidewalk at the primary entrance.
4. The shopfront facade area shall be a minimum of seventy-five percent (75%) glazed transparent and clear; opaque, highly reflective, and dark tinting are not permitted.
5. The maximum length of blank walls facing the street shall be limited to fifteen horizontal feet (15'-0") for any one stretch in either direction.
6. Industrial Shop entries along the ground floor shall be at twenty to thirty feet (20'-0 to 30'-0") intervals.
7. The maximum distance between shopfront entries is fifty-feet (50'-0").

C. Paving and Landscaping

1. Any area between the property line back-of-sidewalk and the building face shall be hardscaped.

D. Additional Standards

1. Awnings shall be lightweight structures of wood, metal, or canvas, cantilevered from the building facade.
2. Awnings shall project out to a maximum of eight-feet (8'-0") in width or to the back of the sidewalk with townhouse, live-work, small and large apartments building types.
3. Awnings shall project out a maximum of eight-feet (8'-0") or to the back of the sidewalk walkway to cover outdoor dining and display zones in front of the building, whichever is greater with Mixed-Use
4. Awnings, shall be a minimum of ten-feet (10'-0") in height at its front edge.
5. Support for the canopy's structure in the form of two posts shall be no greater than four inches (0'-4") in diameter may be provided at least two feet (2'-0") from the back of the curb.

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E.6 Windows and Balconies (Middle of the Building)

6.1 Introduction

The following are general architectural standards that apply to all multifamily buildings. These form Building Wall Elements (see Chapter E-3) to address the composition of a building's openings and projections as well as functional aspects of building. These design standards frame the overall vision of assembling different architectural styles via different building types.

6.2 Windows and Apertures

These are perforations and openings form Building Wall Elements that provides visual relief to and from the bulk of multi-story walls.

A. Windows. The arrangement of windows and doors on the elevations of a building, fenestration, shall be regulated by height-to-width shape, either rectangular or square, as identified in each architectural style detailed in Chapter E-3.

1. Outer surface of window frames facing Primary or Secondary Streets shall be recessed a minimum one- inch (0'-1"), from the wall or trim surface, except when applied to California Contemporary architectural style (see Chapter E-3, Section 3.8).



Figure 6.1 Upper Floor Windows Diagram

B. Building Wall Elements Transparency. The percentage of transparency per upper floor building walls should be calculated within the area between finished floor and finished ceiling and should be a total percentage of doors and windows along that portion of the facade.

Building facades that front onto or face a primary street shall meet the following minimum transparency requirements:

1. Minimum facade transparency for all upper floors shall be twenty-five percent (25%) to a maximum of forty percent (40%) on the following building types (see Chapter E-4):
 - a. Townhouse (80% max with California Contemporary per Chapter E-3)
 - b. Small Apartment (80% max with California Contemporary per Chapter E-3)
 - c. Large Apartment (80% max with California Contemporary per Chapter E-3)



Figure 6.2 Facade Transparency Upper Floors - Residences

2. Maximum facade transparency for all upper floors shall be sixty percent 80% to a minimum of fifty percent (50%) on the following building types:
 - a. Live-Work Units (25% min with Spanish Revival and Craftsman per Chapter E-3)
 - b. Mixed-Use Building (25% min with Spanish Revival & Craftsman per Chapter E-3)



Figure 6.3 Facade Transparency Upper Floors - Mixed Use

6.3 Projections and Encroachments

The following *building wall element* projections are the permitted encroachments and/or projections into the public right-of-way and/or setback as indicated below:

A. Awnings and Canopies. These projections are used to cover *building wall elements* on upper floors facing onto *primary streets* with the following standards:

1. Awning shall be constructed of wood, metal or canvas and project out, cantilevered, from a building wall facade.
2. Awnings shall project out a maximum of six-feet (6'-0") in length from the building wall.
3. The width of the awning shall be a maximum of one-foot (1'-0") beyond the each side of the extent of the building wall element it is shading.
4. Upper floor awnings shall cover no more than one window opening each.

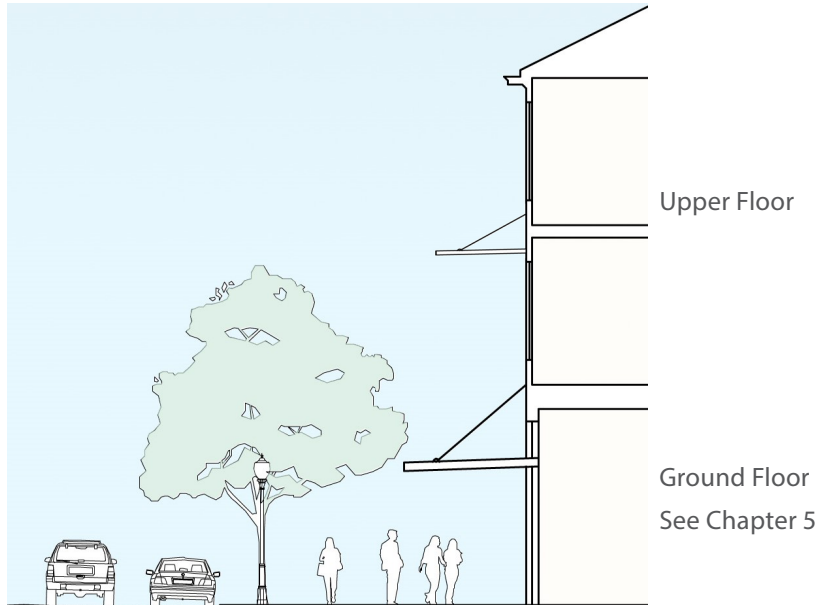


Figure 6.4 Upper Floor Awning and Canopy

B. Balconies. An unenclosed, occupiable structure, usually cantilevered from a facade or an elevation, providing private outdoor space to an apartment per Table 4.0 (To be edited from 6.0 below).

1. Balconies, when used on buildings facing primary street, shall have a minimum occupiable depth of at least six feet (6'-0").
2. Balconies shall encroach into the front and side yard setbacks up to eight feet (8'-0") from a building face but shall not encroach within two feet (2'-0") from the lot line.
3. The following Balcony types, recessed, semi-recessed, and cantilevered shall be allowed in the following sub-districts:

6.1 Balcony Standards - Subdistrict		Balcony Types		
Sub-District		Recessed	Semi-Recessed	Cantilevered
	Village Center (VC)		■	■
	Freeway Commercial (FC)	■		
	Village General (VG)	■	■	
	Hospitality (HOSP)	■	■	■
	Barrio Perimeter (BP)	■		■
	Pine-Tyler (PT)	■	■	■
	Barrio Center (BC)	■	■	

Table 6.1 Balconies Allowed by Subdistrict

Note:

■ Shaded boxes indicate the architectural style/building type combination is allowed in the sub-district.

□ Clear boxes indicate the architectural style/building type combination is not allowed in the sub-district.

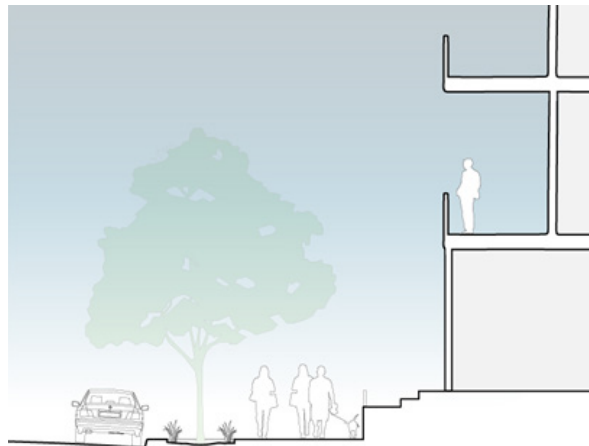


Figure 6.5 Recessed Balcony
(Set fully within the building footprint)

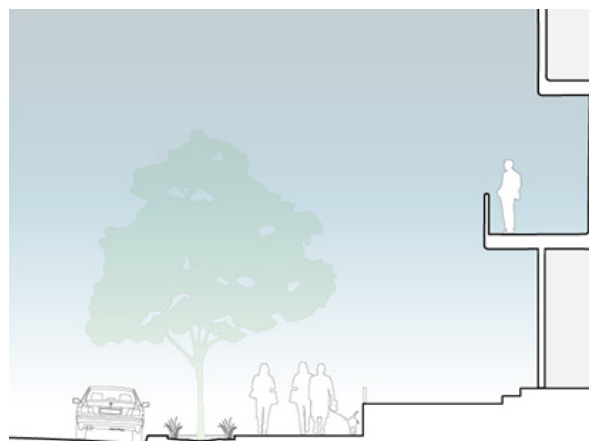


Figure 6.6 Semi-Recessed
(set partial within the building footprint)

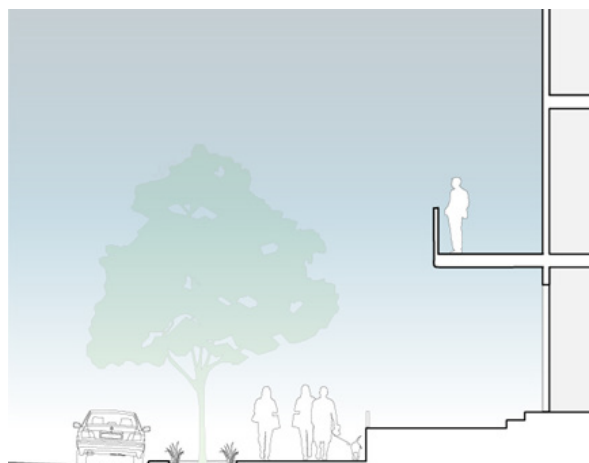


Figure 6.7 Cantilevered
(Set fully outside of the building footprint)

C. Bay Windows. A window, oriel, alcove, and picture window built to project outward from an outside wall.

1. Bay windows shall be a maximum of ten feet (10'-0") wide and shall have a height that is equal to or greater than their width.
2. Bay windows shall be placed a minimum of two feet (2'-0") from any building corner and a minimum of three feet (3'-0") from any other bay window.
3. Bay windows shall consist of at least seventy-five percent (75%) transparent fenestration.
4. Bay windows may project up to four feet (4'-0") from the building face but shall not extend over the lot line, unless noted otherwise per a building type's standards.



Figure 6.8 Bay Window Section

D. Cantilevered Rooms. An enclosed, habitable structure cantilevered from a facade or an elevation providing private space to an apartment

1. Cantilevered Room shall be a maximum of eight feet (8'-0") wide.
2. Cantilevered Rooms shall be placed a minimum of ten feet (10'-0") from any other Cantilevered Room.
3. Cantilevered rooms shall be supported by brackets, extended beams, or other elements.
4. Minimum vertical clearance of cantilevered rooms above the ground floor shall be fifteen-feet (15'-0") from the sidewalk grade on shopfront and ten feet (10'-0") on other frontage types.



Figure 6.9 Cantilevered Room Section

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E-7 Roof Articulation Standards (Top of the Building)

7.1 Introduction

The desired pedestrian scale and character of the Village and Barrio require that multifamily buildings not appear as massive, monolithic structures, but instead as a series of architecturally authentic buildings. This goal is a particular challenge when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this section are intended to ensure that these larger attached buildings are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for Carlsbad.

Roof types and forms per selected architectural style shall conform to Table 7.1:

7.1 Roof Type Standards - Architectural Style		Roof Type					
Architectural styles are defined within a compatible range of roof types. Articulated roof forms express a building's architectural style while creating an interesting skyline. Each architectural style has its unique roof configuration standards in Chapter 3.		Skillion Shed (Flat)	Butterfly (Flat)	Parapet (Flat)	Gabled	Hipped	Mansard
Architectural Style	Spanish Revival			■	■	■	
	Craftsman				■	■	
	American Mercantile	■		■			
	Victorian				■	■	■
	Colonial Revival/Cape Code				■	■	
	Traditional Modern	■	■	■			
	California Contemporary	■	■	■			

Table 7-1 Roof Types per Architectural Style

7.2 Upper Floor Stepbacks

A. All three (3) story buildings shall have a minimum building stepback of ten-feet (10'-0") on the third (3rd) floor by stepping a portion of the street-facing facade backward (from the front setback) a minimum of six feet (6'-0") from the predominant facade plane (Figure 7-1), and/or vertically articulated plane, for a minimum width of twenty-five feet (25'-0").

B. All four (4) story buildings shall have a minimum building stepback of ten- feet (10'-0") starting at the third (3rd) floor by stepping a portion of the street-facing facade backward (from the front setback) a minimum of six feet (6'-0") from the predominant facade plane, and/or vertically articulated plane, for a minimum width of twenty-five feet (25'-0").

C. To maintain sun exposure on neighboring lots, where new multifamily housing and mixed-use development is located on a lot facing a *side street*, between an alley and a *primary street*, buildings shall stepback toward the interior of the lot at a 54-degree angle from the vertical plane starting at thirty-five feet (35'-0") in height, up to the maximum building height (Figure 7-2).

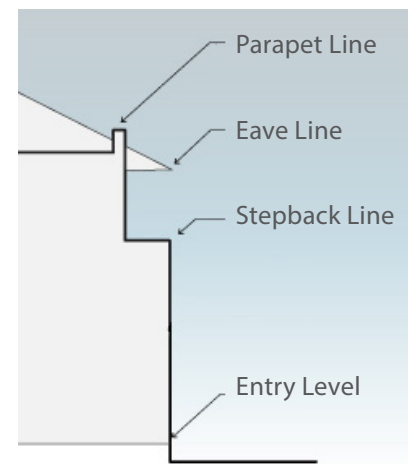


Figure 7-1 Upper Floor Stepback Fronting onto Primary Streets

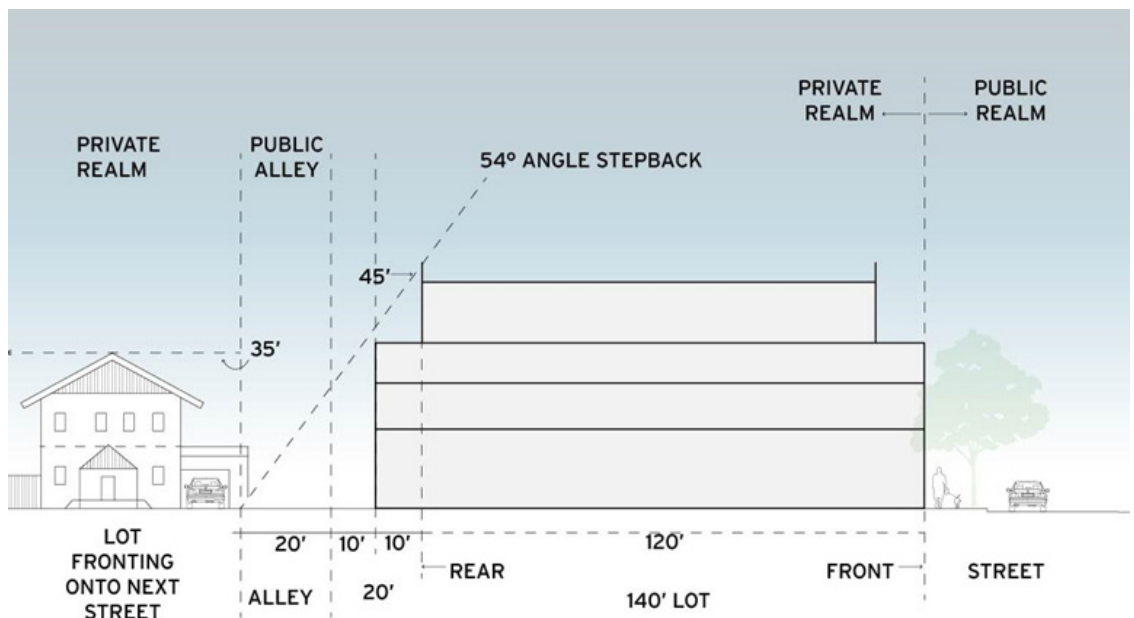


Figure 7-2 Building Stepback on Side Streets with Alleys

7.3 Roof Types

The type and shape of roofs are compatible with specific architectural styles. Roof tops provide space for, low maintenance green roofs, green stormwater infrastructure, renewable energy generation, and mechanical equipment required for the building. Articulated roof forms emphasize certain architectural elements and including the following:

A. Skillion Shed (Flat): A shed roof, pent roof, or lean-to roof is a single-pitched roof surface. This contrasts with a dual- or multiple-pitched roof.

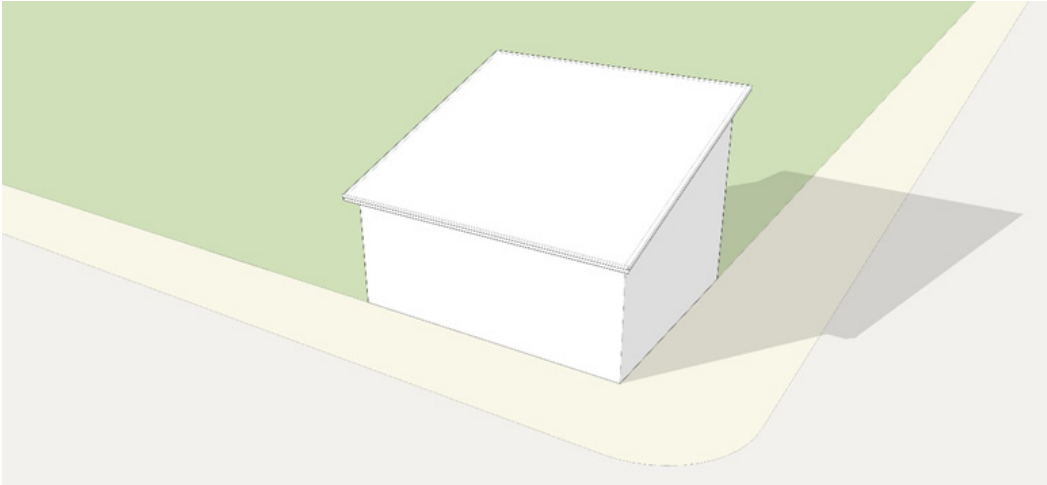


Figure 7-3 Skillion (Flat)

B. Butterfly (Flat): Characterized by an inversion of a standard roof form, with two roof surfaces sloping down from opposing edges to a valley near the middle of the roof. Its shape resembles a butterfly's wing.

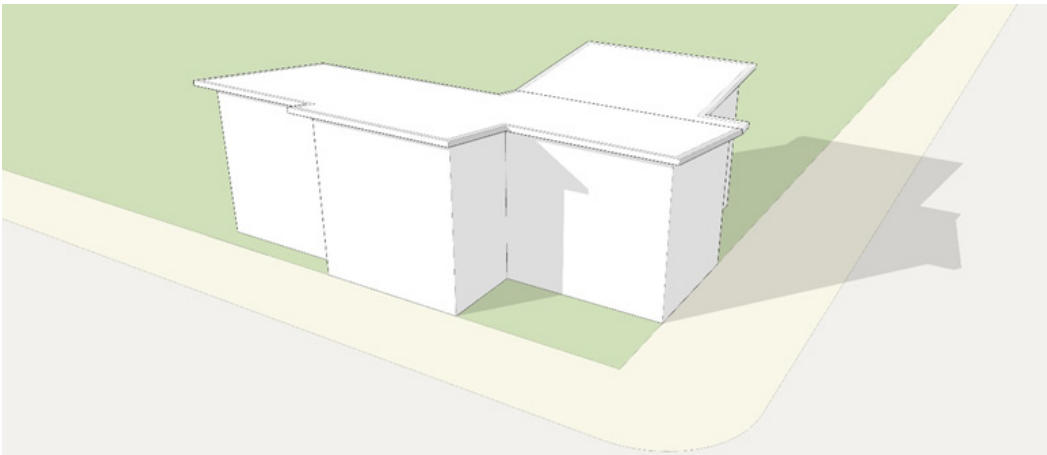


Figure 7-4 Butterfly (Flat)

C. Parapet (Flat): A barrier that is an extension of the building façade wall at the edge of a roof, terrace, balcony, walkway, or other structure.

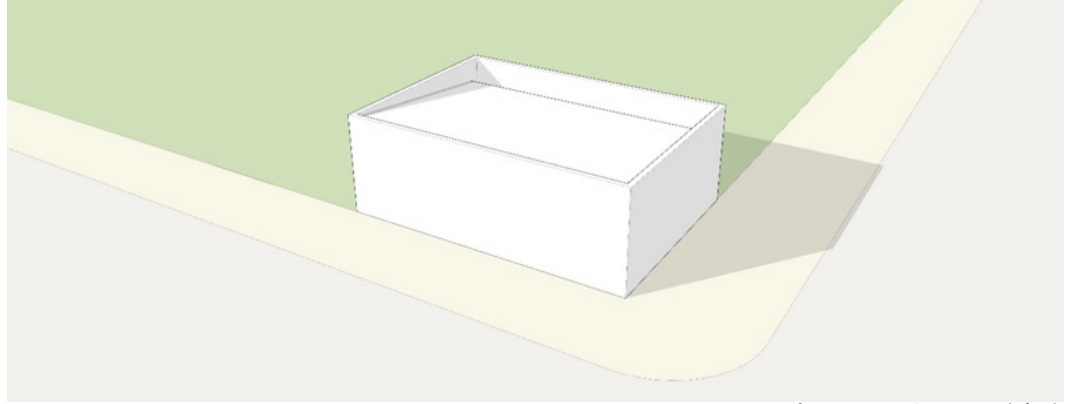


Figure 7-5 Parapet (Flat)

D. Gabled: Consists of two sections whose upper horizontal edges meet to form its ridge.

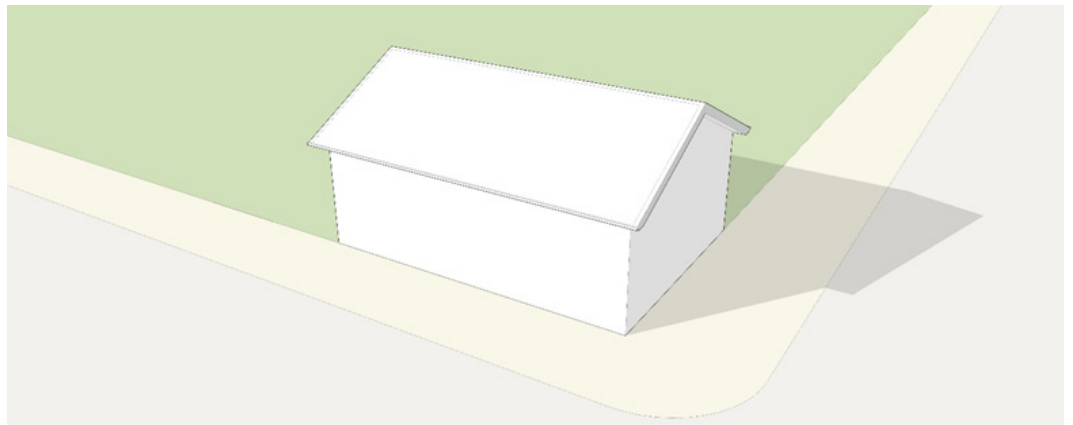


Figure 7-6 Gabled

E. Hipped: All sides slope downwards to the walls, usually with a fairly gentle slope. Thus, a hipped roof has no gables or other vertical sides to the roof. A square hip roof is shaped like a pyramid.

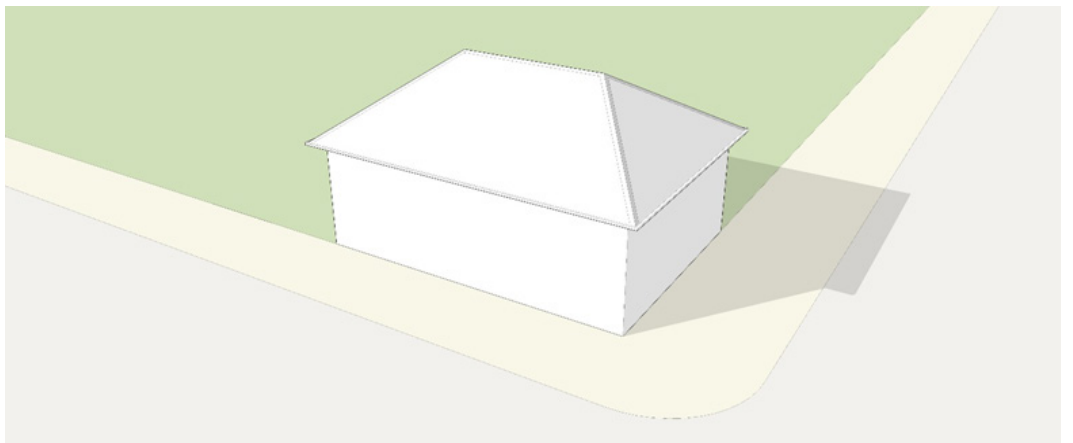


Figure 7-7 Hipped

F. Mansard: A four-sided gambrel-style hip roof characterized by two slopes on each of its sides with the lower slope, punctured by dormer windows, at a steeper angle than the upper.

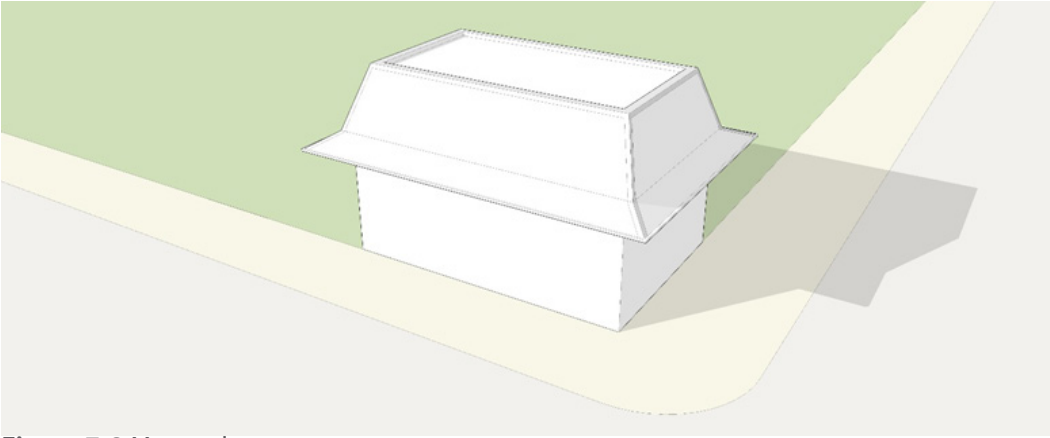


Figure 7-8 Mansard

7.4 Vertical Articulation and Roof Top Elements

A. Habitable space within enclosed attics and vertically articulated tower elements, such as cupolas, turrets, and penthouses, with an area equaling fifty-percent (50%) or less of the building area of the story immediately below shall not be counted as a story.

B. Lofts and mezzanines shall not be considered as a story provided they do not exceed 50% of the floor area of the story they are located within.

C. Unenclosed shade structures, such as roof top patio, terrace, and belvedere, shall not exceed sixteen-feet (16'-0") feet in height from the roof deck floor level and do not count as a story.

D. Non-conditioned rooftop space covered or uncovered, such as rooftop terraces and patios, shall not be included as habitable space.

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E. Definitions of Key Terms

These are commonly used terms that are uncommon in everyday conversations. These may be italicized in Appendix E when used for the first time or repeatedly. Refer to CMC Section 21.04 and VBMP Appendix A for additional definitions.

Base, of the Building: the ground floor area, floor to ceiling, from the ground plane to second floor. Footings and sills are base elements that ‘ground’ the building to the ground plane. Building entrances and frontages are within the Base of the Building.

Bays: Buildings are expressed either vertically from the base to the roof and/or horizontally along a typically 50-foot lot width interval. Each vertical increment along the front and side of a building is a bay and is usually in 12.5-feet, 25-feet, 37.5-feet, to achieve the 50-foot typical lot width. These intervals windows, balconies, and doors are aligned either symmetrically or asymmetrically per the selected architectural style patterns.

Bay Window: a window built to project outward from an exterior building wall.

Belvedere: an elevated structure located on the roof and intended to provide a long-distance views across the Village and Barrio neighborhoods. A belvedere may be a pavilion within an open space or the rooftop portion of a building.

Building Height, Floors: in reference to a singular story within a multi-story building.

Building Height, Stories: in reference to the total/collective number of floors in a singular building with multiple floors.

Building Type: are defined by these three elements: functional use (multifamily housing), disposition on the lot (Primary Building fronting onto the Primary Street), and configuration (Horizontally attached and/or Vertical attached units).

Building Wall Elements: a perforation (windows and doors) or projected (balcony and frontage) event in the massing of a building in plan or in elevation. Standards are per each floor of an individual building type.

Design Standard: Regulations for assembly of a multifamily housing building or mixed-use development building(s) located in the VBMP sub-district areas.

Development Standard: Regulations for development of land located in VBMP area.

Entry, Common: multiple units share an entry, usually with stairwells and/or elevators or lifts for multiple floors, accessed from the street.

Entry, Individual: each unit is accessed directly from the street.

Housing Development Project: Defined under California Government Code Section 69988.5(h)(2).

Middle, of the Building: the upper floors between the ground floor and the roof.

Mixed-Use Development: A variety of land-uses built in a single or multiple buildings on land located in the VBMP area.

Multifamily Housing: A vertically or horizontally attached building of residences built in a single or multiple buildings on land located in the VBMP area.

Primary Building: the principal or main building on a lot, disposed to provide the facade on the frontage, in distinction to an accessory and/or outbuilding, which are ancillary in use and form and usually to the rear of the lot.

Primary Street: the long section of a block oriented north-south or east-west with existing commercial uses located in the VBMP area.

Secondary Street: the short section of a block oriented east-west and without existing commercial uses located in the VBMP area.

Top, of the Building: the roof area, including unenclosed patios, terraces, and enclosed attics, and architectural features, such as a turret, tower, or belvedere.

Transom: the horizontal and vertical divisions of large expanses of glass used above the entrances and display windows.

Ex. 3

CARLSBAD
**VILLAGE
& BARRIO**

MASTER PLAN

OCTOBER 2019

CARLSBAD
VILLAGE
& BARRIO
MASTER PLAN

ADOPTED BY ORDINANCE

CS-335

July 24, 2018

CS-357

Aug. 27, 2019

CS-392

Feb. 16, 2021

CS-XXX

Xxx. XX, 2023

CERTIFIED BY THE CALIFORNIA COASTAL COMMISSION

(IF APPLICABLE)

CS-335 and CS-357

Oct. 16, 2019

CS-392 Aug. 13, 2021

CS-XXX

Xxx. XX, 2023



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- **Mobility and Beautification:** Describes plans for and improvements to the area’s network of streets, bicycle routes, sidewalks, and parking and mobility. Focuses on techniques to beautify the streetscape and public spaces, promote and encourage arts and culture, and enhance community character and historic resources.
- **Administration:** Describes the authority of the Master Plan, processing requirements and the administrative procedures required for amendments to the Master Plan.
- **Implementation:** Identifies strategies and provides direction for achieving the Master Plan’s goals.
- **Appendix:** Includes information to support and supplement the above Master Plan sections, [including Objective Design Standards for eligible multifamily housing and mixed-use development projects.](#)

1.3 Setting

1.3.1 Overall Description and Master Plan Boundary

The Master Plan boundary encompasses much of the area west of Interstate 5 between Oak Avenue and Laguna Drive and extends nearly to the Pacific Ocean along Garfield Avenue and parts of Ocean Street. South of the Village, the Master Plan incorporates the Barrio neighborhood from Interstate 5 west to the railroad corridor and from the Village south to the vicinity of Tamarack Avenue. The southern limits of the Master Plan exclude the area west of Jefferson Street containing Jefferson Elementary School and the homes and apartment complex around it. As the city lacks land use jurisdiction over the school, and much of the neighboring residential area developed separately and differently from the Barrio and with Tamarack Avenue orientation, this area is not within the plan’s boundaries. Tamarack Shores, for example, the 80-unit planned community along the north and west sides of the school, was built in the 1970s and 80s, considerably later than and in a format unlike much of the Barrio.

Together, the Village and Barrio comprise approximately 350 acres. They share a long and varied history and many traits including period of settlement, geography, topography and others. While the Village was established as the center of commerce, the Barrio has historically been a predominately Hispanic neighborhood with individual properties passed down for generations.

Both neighborhoods are physically cut off from nearby parts of Carlsbad to the east and west and from one of the city’s greatest assets: the ocean. The railroad forms the entire west boundary of the Barrio and splits the Village. Only four railroad crossings exist in the planning area. Similarly, Interstate 5 forms an eastern barrier crossed in only three places along the Village and Barrio.

Figure 1-1 shows the boundaries of the Village and Barrio Master Plan.



- **Embody the principles of smart growth, with a mix of commercial and residential land uses, a variety of housing choices, walkable neighborhoods and multiple transportation options.** The Master Plan capitalizes on the Village and Barrio's varied and compact mix of land uses, walkable street grid, and transportation or mobility options, all of which enable the neighborhoods to be places where people can live, work and play in a way that respects sustainability. The plan also encourages connections externally, such as across the railroad and Interstate 5, to further improve the ways in which people can move about the area.
- **Attract high quality, sustainable development that enhances vitality and local character.** Overall, development standards and guidelines of the Master Plan maintain existing land use patterns and densities and accommodate both residential and non-residential growth. Existing character is respected and also enriched by emphasizing a street network inviting and attractive to all users, whether arriving on foot or bike, by car or transit, and a pedestrian-orientation for buildings and public spaces. Further, in keeping with the eclectic mix of building designs prevalent in the Village and Barrio, the Master Plan emphasizes quality architecture **for over** any particular style. The importance the Master Plan places on design, circulation and mobility supports economic development and attracts quality business and shops.

1.5.1 LAND USE AND COMMUNITY CHARACTER

B. *Maintain and enhance the predominantly residential character of the Barrio.*

1. Encourage a range of housing types, including medium density single-family, two-family and small-scale multi-family development in the Barrio center, and higher density multi-family housing in the perimeter, consistent with the General Plan Land Use Map.
2. Allow a mix of office, service commercial, retail, and light industrial uses as the residential neighborhood of the Barrio transitions to the commercial core of the Village.
3. Continue to maintain and provide recreational, community, and senior services at the Pine Avenue Community Park and Carlsbad Senior Center for Village and Barrio residents, and the surrounding community.



C. *Promote infill development and private reinvestment in property in a way that protects and enhances the character of the Village and Barrio yet provides enough flexibility and opportunity for quality growth.*

1. 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.

CI. *Promote rehabilitation and adaptive re-use of existing buildings in the Village and Barrio.*

1. Provide flexibility in meeting parking standards for changes in non-residential use of buildings existing as of this Master Plan's adoption date.
2. Encourage property owners to rehabilitate substandard and deteriorating structures, subject to the nonconforming lots, structures, and uses standards (Carlsbad Municipal Code Chapter 21.48).

Table 2-1, Permitted Uses

RESIDENTIAL	VC	VG	HOSP	FC	PT	BP	BC
Dwelling, One-Family	-	P ¹	-	-	P ¹	P ¹	P ¹
Dwelling, Two-Family (attached)	P ²	P	P ²	P	P	P	P
Dwelling, Multiple-Family ⁶	P ²	P	P ²	P	P	P	P
Accessory Dwelling Unit (accessory to a single one-family dwelling only and provided no other dwellings are on the same lot)	A	A	A	A	A	A	A
Housing for Senior Citizens	P ²	P	P ²	P	P	P	P
Live/Work Unit ^{5,6}	C ^{2,3}	C ³	-	-	C ³	-	-
Managed Living Units ⁵	C ²	C	-	-	C	-	-
Mixed-use ⁶ (subject to the uses permitted in this table)	P	P	P	P	P	-	-
Residential Care Facilities (serving 6 or fewer persons)	P ²	P	P ²	P	P	P	P
Residential Care Facilities (serving more than 6 persons)	-	C	C ²	-	C	C	-
Supportive Housing	P ²	P	P ²	P	P	P	P
Transitional Housing	P ²	P	P ²	P	P	P	P

LODGING	VC	VG	HOSP	FC	PT	BP	BC
Bed and Breakfast Inn ⁵	C ³	C ³	C ³	C ³	C ³	C ³	C ³
Hotel	C	C	P	P	-	-	-
Motel	-	C	P	P	-	-	-
Timeshare Project (prohibited in combination with residential uses in the same building or on the same lot)	C	-	-	C	-	-	-

RETAIL	VC	VG	HOSP	FC	PT	BP	BC
Brewery ⁵	C	-	C	C	C	-	-
Convenience Store	P	C ³	P	P	C ³	-	-
Distillery ⁵	C	-	C	C	-	-	-
Drive-Thru Facility	-	-	-	C	-	-	-
Financial Institution	P	P	C ³	P	P	-	-
Personal Services	P	P	P	P	P	-	-
Restaurant	P	P	P	P	P	-	-
Restaurant, Delicatessen	P	P	P	P	P	-	-
Restaurant, Fast Food	P	P	P	P	P	-	-
Restaurant, Limited Take-Out Service	P	P	P	P	P	-	-
Retail	P	P	P	P	P	-	-
Winery ⁵	C	-	C	C	C	-	-

Table 2-1, Permitted Uses (Continued)

OFFICE	VC	VG	HOSP	FC	PT	BP	BC
Business/Professional Office	P ²	P	P ²	P	P	-	-
Medical Office	P ²	P	P ²	P	P	-	-
CIVIC	VC	VG	HOSP	FC	PT	BP	BC
Community Gardens	-	Cm	-	-	Cm	Cm	Cm
Cultural Facility	P	P	P	P	P	-	-
Mobility Hub	C	-	-	-	-	-	-
Mobility Support Services	C	C	C	C	-	-	-
Parking Lot (surface), Stand-alone	Cm	Cm	Cm	Cm	Cm	-	-
Parking Structure	C	C	C	C	-	-	-
Parks and Open Space	C	C	C	C	C	C	C
Public/Quasi-public Uses	C	C	C	C	C	C	C
EDUCATION	VC	VG	HOSP	FC	PT	BP	BC
Child Day Care Center	C ^{2,3}	C ³	C ^{2,3}	C ³	C ³	C ³	C ³
Educational Facilities, Other	P ²	P	P ²	P	P	-	-
Educational Institutions or Schools, Public and Private	C ^{2,3}	C ^{2,3}	C ^{2,3}	-	-	-	-
OTHER	VC	VG	HOSP	FC	PT	BP	BC
Accessory Structure	A	A	A	A	A	A	A
Athletic and Health Club, Gymnasium, and Physical Conditioning Business	P	P	P ²	P	P	-	-
Automobile Service	-	-	-	-	C ^{3,4}	-	-
Church, other Places of Worship	C	C	C	C	C	C	C
Cinema, Theater	C	C	C	C	-	-	-
Farmer's Market	C	-	-	-	-	-	-
Gasoline Station	-	-	-	C	-	-	-
Laundromat	-	P	P	P	P	-	-
Light Industrial	-	-	-	-	C ^{3,4,6}	-	-
Professional Care Facility	-	-	C ^{2,3}	-	-	-	-
Right of way Uses	R	R	R	R	R	-	-
Veterinarian and Small Animal Hospital	-	P	-	P	P	-	-
Wireless Communication Facility	C ³	C ³	C ³	C ³	C ³	C ³	C ³

Table 2-1, Permitted Uses (Continued)

EXPRESSLY PROHIBITED USES	VC	VG	HOSP	FC	PT	BP	BC
Adult Businesses (CMC 8.60)	-	-	-	-	-	-	-
Bars and Cocktail Lounges Not Part of a Restaurant	-	-	-	-	-	-	-
Camping on Public Property (CMC 8.36)	-	-	-	-	-	-	-
Cannabis Activities (CMC 8.90)	-	-	-	-	-	-	-
Card Rooms (CMC 5.12)	-	-	-	-	-	-	-
Drug Paraphernalia Stores	-	-	-	-	-	-	-
Escort Services (CMC 5.17)	-	-	-	-	-	-	-
Hookah or Tobacco Lounges	-	-	-	-	-	-	-
Mini-satellite Wagering (CMC 8.80)	-	-	-	-	-	-	-
Retail Sale of Dogs and Cats (CMC 7.16)	-	-	-	-	-	-	-
Tattoo Parlors	-	-	-	-	-	-	-

P = Permitted Use

C = Conditional Use

Cm = Minor Conditional Use

A = Accessory Use

R = Right of Way Use

- = Prohibited Use

¹ One-family dwellings are permitted when developed (1) as two or more detached units on one lot (VG, PT, BP and BC districts only) or (2) on a small lot (BC district only). Also, a single one-family dwelling shall be permitted in all districts on any legal lot that existed as of October 28, 2004. Any proposal to subdivide land or construct more than one dwelling shall be subject to the density and intent of the underlying residential land use designation.

² Not permitted on the ground floor street frontage as identified in Figure 2-2. See exception for “Educational Institutions or Schools, Public or Private,” in Section 2.7.3.J., Hospitality Supplemental District Standards.

³ For these conditional uses only, the city planner may approve minor conditional use permits up to the square footage and dwelling unit limitations for minor site development plans specified in Section 5.3.2.1. For wireless communication facilities the city planner may approve minor conditional use permits pursuant to CMC 21.42.140.B.165.

⁴ Automobile service and light industrial uses are permitted on the west side of Tyler Street only, as identified in Figure 2-2.

⁵ For these uses, refer to Section 2.6.8, Conditional Use Permit and Minor Conditional Use Permit Special Regulations.

⁶ [For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.](#)

2.6 AREA-WIDE

2.6.8 CONDITIONAL USE PERMIT AND MINOR CONDITIONAL USE PERMIT SPECIAL REGULATIONS

D. LIVE/WORK UNIT^{6,7}

1. The commercial component of live/work units is intended for professional office and artisan uses only. Artisan uses include the creation or assembly of art, crafts, graphic design, photography or similar handcrafted products for display and/or sale. On-site business activities may include the display and sale of those hand-crafted goods.
2. The residential and the commercial space must be occupied by the same household, and no portion of the live/work unit may be rented or sold separately.
3. The live/work unit shall be in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.
4. Internal access between the residential and commercial spaces shall be provided.
5. The commercial component shall be on the ground-floor facing and oriented toward the street or sidewalk to allow pedestrian exposure and direct access to the work space. The residential portion of the live/work unit shall be on the upper levels or behind the commercial use.
6. The external access for the commercial component shall be oriented to the street, shall be on the ground level, and should have at least one external entrance/exit separate from the living space.
7. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
8. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development or other residential units in adjacent developments.
9. The commercial component shall contain an active use and shall not be used exclusively for storage or warehousing.

2.6 AREA-WIDE

2.6.8 CONDITIONAL USE PERMIT AND MINOR CONDITIONAL USE PERMIT SPECIAL REGULATIONS

12. A management plan shall be submitted for review and approval by the City Planner prior to occupancy and in compliance with any conditions of approval. A management plan typically includes the following items although additional or other items may also be required:
 - a. Management policies and operational procedures;
 - b. A security program for the building and all internal areas, parking areas, and grounds. The security program shall feature a comprehensive video monitoring system and secured entrances and exits;
 - c. Tenant selection procedures to ensure fair and equal access to housing;
 - d. Tenant rights;
 - e. Tenant and guest rules and regulations;
 - f. Rental rate policy regarding rent levels, collection of rent and rent increases;
 - g. Security deposit policy and procedure;
 - h. Maintenance plans, including custodial care, for the building, parking areas, and grounds;
 - i. Emergency procedures.

F. WINERIES⁶

1. Deliveries of materials and supplies should not occur during hours that would negatively impact residents within the vicinity of the winery's location.
2. Refuse, including grape stems, shall be removed from the winery site within 24 hours of the de-stemming process.
3. Fermentation tanks shall be located indoors and installed with a filter to reduce the odor emanating from the winery site.

⁶ For these uses, refer to Appendix A, Definitions.

⁷ For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.

2.7 Supplemental District Standards

2.7.1 Village Center (VC)

The Village Center District, comprised of unique mixed-use development, is the heart of downtown Carlsbad. The District functions as a strong retailing and financial service center serving city residents as well as tourists and regional visitors. The intent of development standards for this district is to reinforce the pedestrian shopping and dining environment, encourage mutually supportive uses and provide a major activity focus for the Carlsbad Village and the city as a whole. Retail shopping continuity, local serving shops and restaurants, as well as facilities and services for travelers in the coastal zone are emphasized. **For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.**

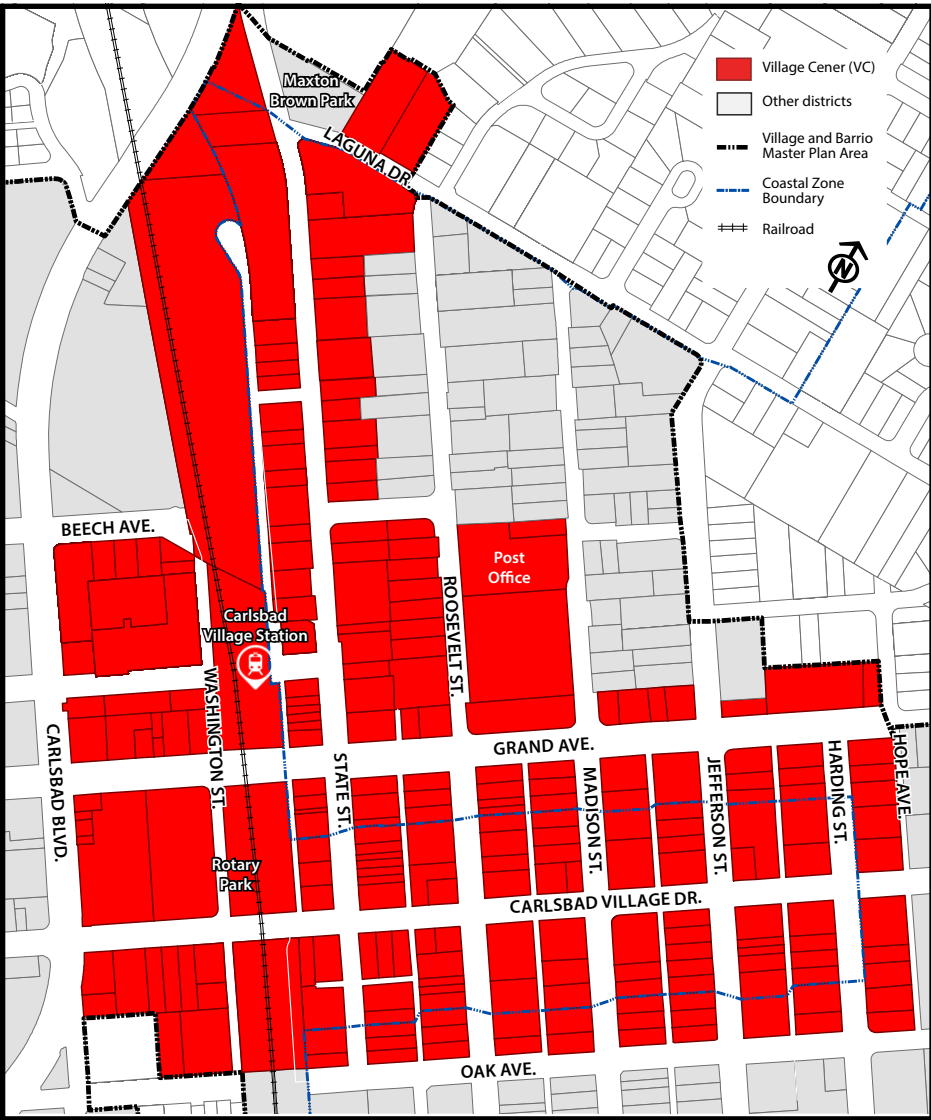


Figure 2-4 Village Center District Map

2.7.2 Village General (VG)

The Village General district serves as a buffer and transition area between the neighboring Village Center District and surrounding residential neighborhoods. Existing uses in this district are primarily stand-alone office and residential with a limited retail presence. Opportunity exists for Village commercial uses to expand into this district. Setbacks in the Village General district are slightly larger and allowed density is reduced from the Village Center requirements.

For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.

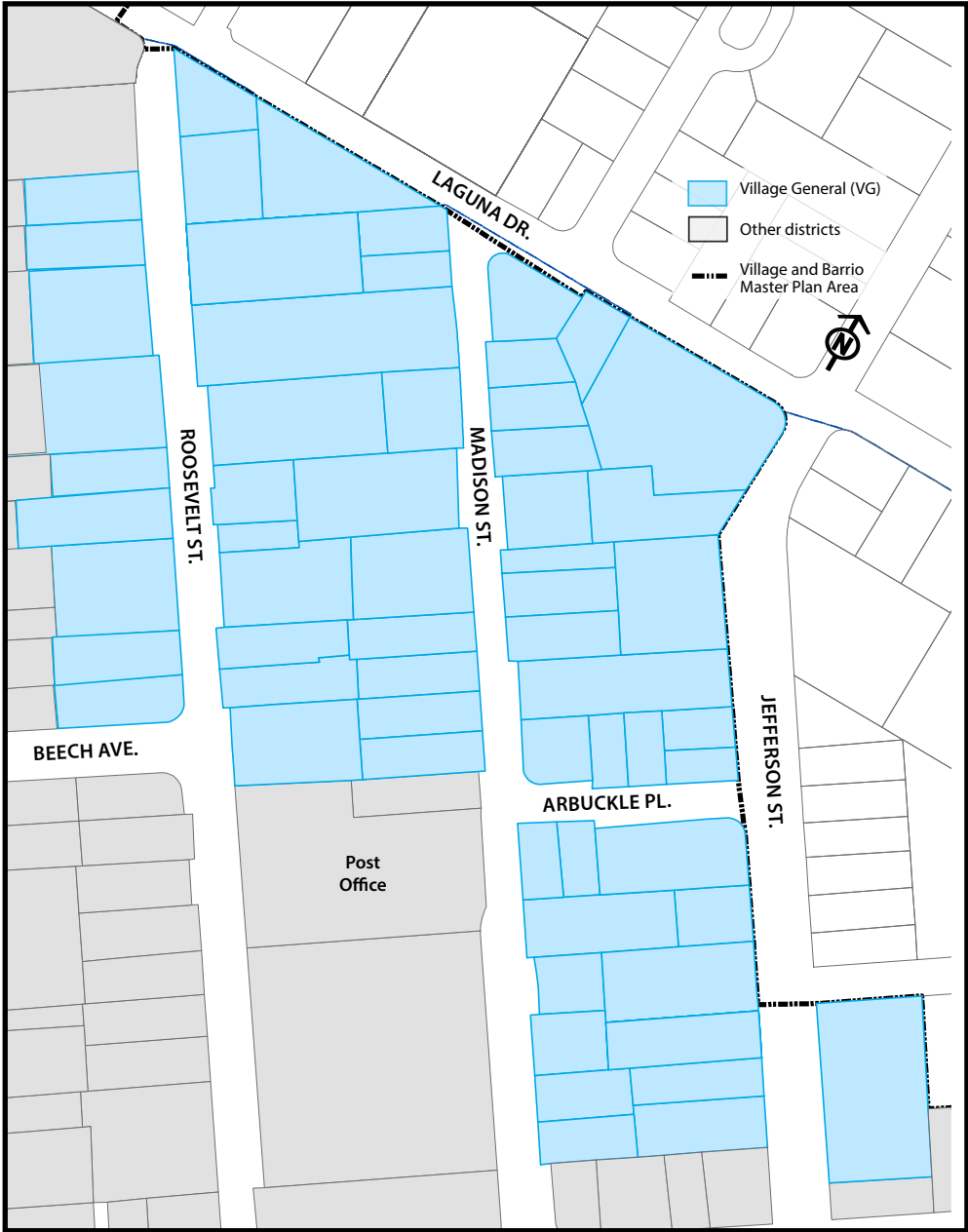


Figure 2-7, Village General District Map

2.7.3 Hospitality (HOSP)

The Hospitality District, consisting of larger lots with coastal adjacency, supports a broad mix of uses serving residents and visitors. The area contains a private school, church, lodging, retail, and a retirement community. The allowance of residential uses only above or behind the ground floor street frontage and minimal setbacks along part of Carlsbad Boulevard fosters an active public realm. An exception is made for the Army and Navy Academy, which has an adopted Master Site Plan to conceptually guide development on the large campus. Maintaining access and viewsheds toward the coastline are important planning considerations in this district. For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.



Figure 2-8, Hospitality District Map

2.7.4 Freeway Commercial (FC)

The Freeway Commercial District is comprised of primarily commercial and visitor-serving uses. The majority of the lots in this district are fairly large, with buildings located away from the street edge. Surface parking is ample in the Freeway Commercial District, and pedestrian amenities like pathways, access points, and shade trees should be provided. Many buildings in this district are highly-visible from Interstate 5, therefore service and delivery areas and mechanical equipment should be screened from view. **For eligible multifamily housing or mixed-use development projects including including projects eligible for a streamlined ministerial approval process, refer to Appendix E.**

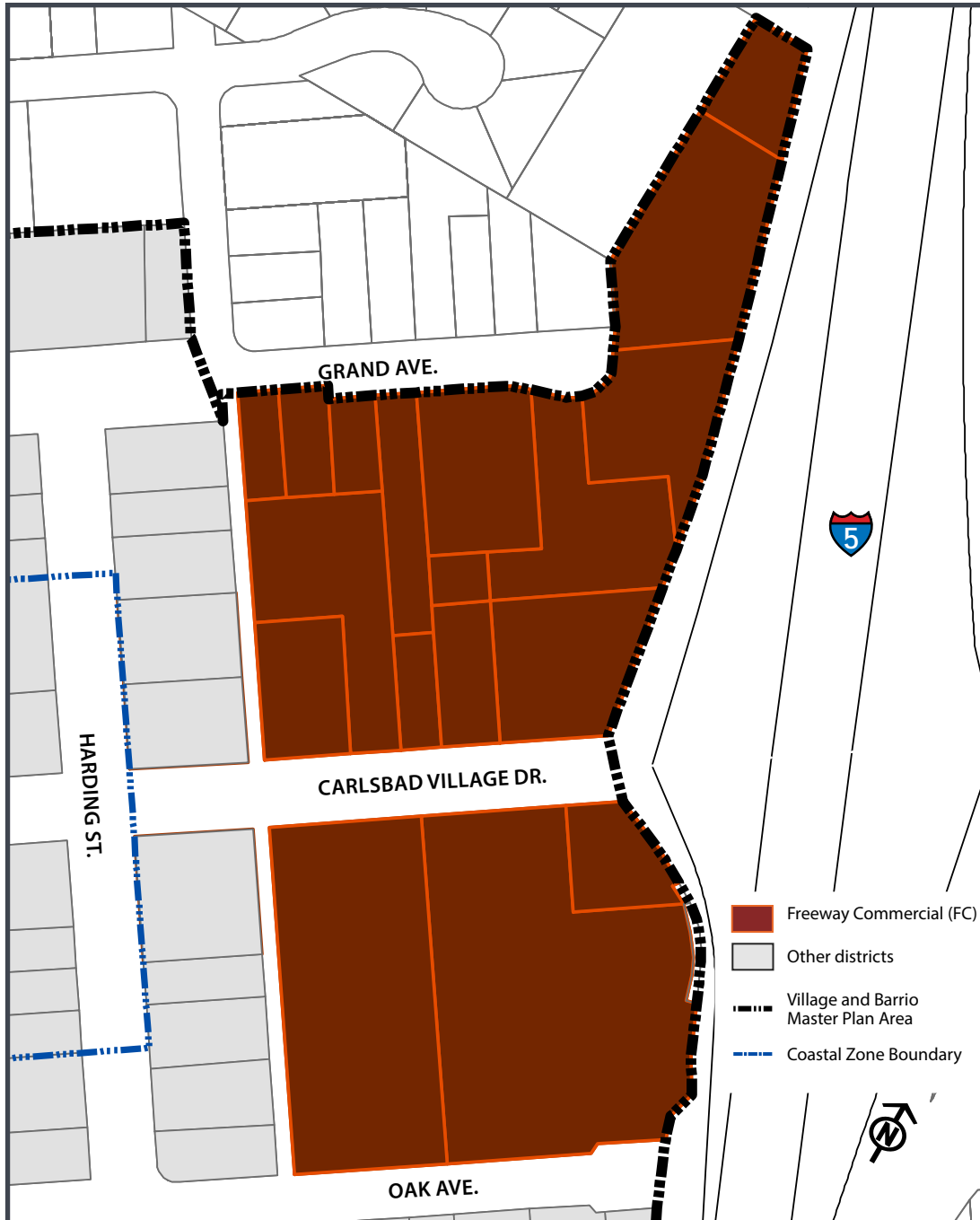


Figure 2-9, Freeway Commercial District Map

2.7.5 Pine-Tyler Mixed-Use (PT)

The Pine-Tyler Mixed-Use District contains a broad range of uses. The eclectic nature of this district allows for the support of creative offices, start-up businesses, shops and restaurants and live-work units in combination with a variety of residential as well as light industrial uses. In order to maintain compatibility of uses, loading and mechanical equipment should be screened and located outside of public view. Creative use of materials and design is encouraged, and will serve to define the unique character of the Pine-Tyler Mixed-use District. For eligible multifamily housing or mixed-use development projects including including projects eligible for a streamlined ministerial approval process, refer to Appendix E.



Figure 2-10, Pine-Tyler Mixed-use District Map

2.7.6 Barrio Perimeter (BP)

The Barrio Perimeter District consists of primarily multifamily residential uses, with single-family residential distributed throughout the area. The intent of the development standards for this district is to maintain the character of these largely residential neighborhoods. Quality orientation and design are encouraged due to the district's adjacency to Interstate 5, the Barrio Center, and the neighborhood alongside Jefferson Elementary School, which exhibit a lower density, more single-family nature. **For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.**

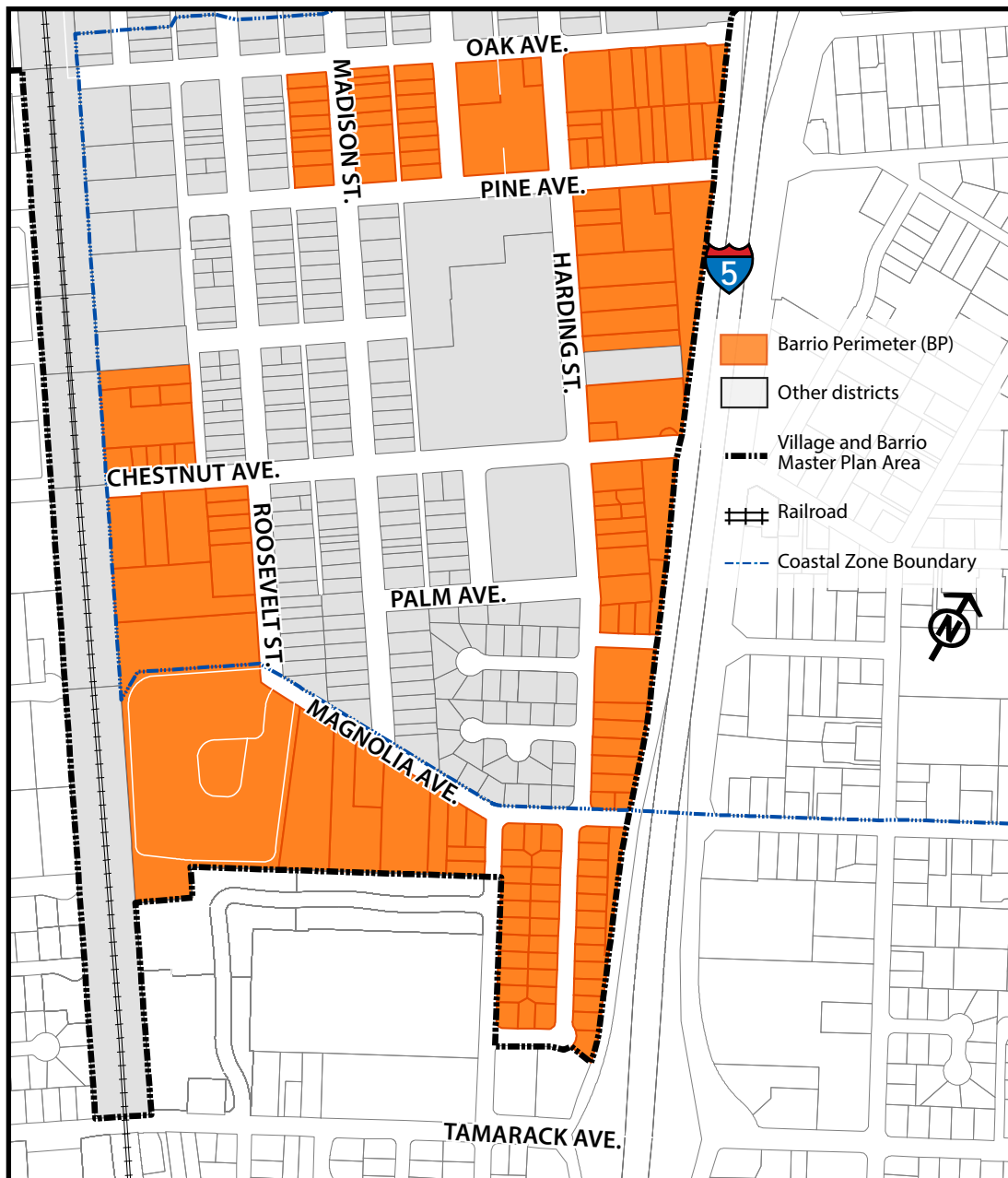


Figure 2-11, Barrio Perimeter District Map

2.7.7 Barrio Center (BC)

The Barrio Center District consists of primarily single-family and two-family residential uses, with multifamily residential distributed throughout the area. These development standards strive to maintain the neighborhood’s character. While setbacks are the largest in this district, allowance is made for structures that provide transition between public and private space and foster a neighborly community. [For eligible multifamily housing development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.](#)

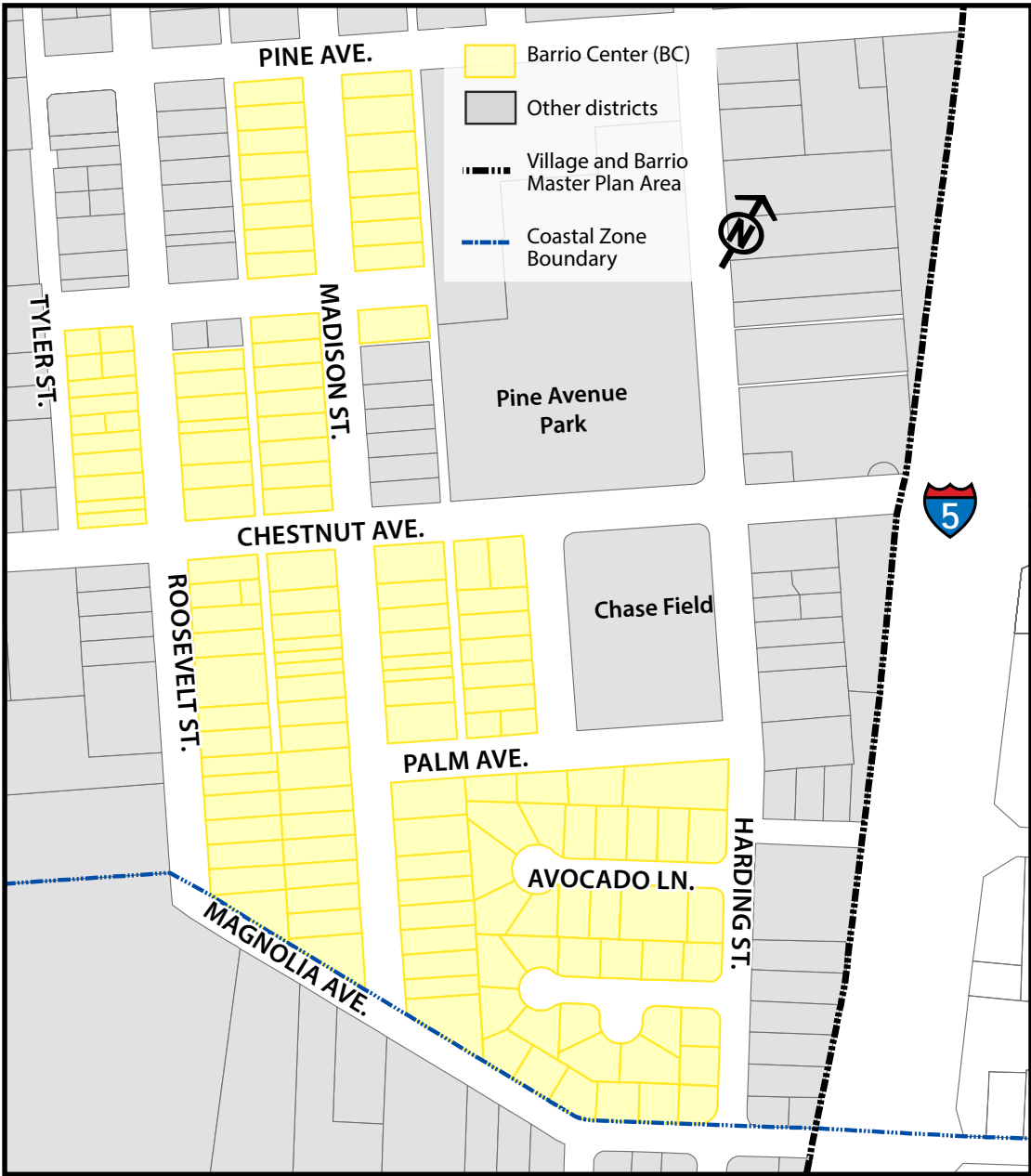


Figure 2-12, Barrio Center District Map

6.2.4 Enforcement

The Village and Barrio Master Plan promotes orderly development and the zoning for the Village and Barrio. Consistent with the CMC, any violation of the standards and regulations identified in the Village and Barrio Master Plan adopted by the City Council shall be considered a violation of the Zoning Ordinance. The city shall have the authority to enforce violations of this Master Plan in accordance with the provisions of local ordinances and state laws. The enforcement of all permits issued pursuant to this Master Plan, shall be governed by CMC Chapter 21.58, which includes the process for time extension, revocation, and extension of permits.

6.2.5 Village Master Plan and Design Manual

References to the “Village Master Plan and Design Manual” in existing plans, permits and approval documents, etc., shall be construed to mean the Village and Barrio Master Plan to the extent such references remain applicable.

6.2.6 Severability

In the event that any regulation, condition, program, or portion of this Village and Barrio Master Plan is held invalid or unconstitutional by a California Court or Federal Court of competent jurisdiction, such provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions.

6.3 Permit Requirements

Due to the complexity of overlapping areas of authority, the permit process for the Village and Barrio has been designed to address:

1. The vision and objectives for the Village and Barrio as a whole as described in Chapter 1 – Introduction; and
2. The goals and policies of the General Plan and the Local Coastal Program for those portions of the Village and Barrio which are within the Coastal Zone boundaries.
3. [For eligible multifamily housing and mixed-use development projects subject to the Housing Accountability Act \(Cal Gov. Code Section 65589.5\) including projects eligible for a streamlined ministerial approval process \(Cal Gov. Code Section 65913.4\), the Objective Design Standards in Appendix E shall apply.](#)

6.3.1 City Planner (Administrative) Responsibilities

The City Planner shall have the responsibility for administering the land use permitting process for development in the Master Plan area. The City Planner’s duties include, but are not limited to, the following:

1. Reviewing applications and making a determination of completeness for processing purposes and preparing related correspondence and staff reports as necessary;
2. Making project exempt determinations as related to permit requirements or identifying the type of discretionary review permit required, if a project is not exempt;
3. Coordinating the review of projects among various city departments, other agencies, and the public;
4. Approving or denying certain minor permits and minor variances as specified in Section 6.3.3;
5. Developing recommendations and referring non- minor permits and plan amendments to the Planning Commission and City Council, as appropriate; and
6. Processing the necessary environmental documentation as required by the California Environmental Quality Act.

Staff of the Planning Division, acting under the supervision of the City Planner, shall be responsible for coordinating all activities leading to the approval, conditional approval, or denial of review permits and amendments. Such activities may include, but are not limited to, document processing, report writing, scheduling, and presenting at Planning Commission and City Council public meetings and hearings, and preparing recommendations, resolutions, and conditions.

6.3.2 Exempt Projects

- A. The following improvements and activities are exempt from a discretionary permit except as provided in Section 6.3.2.C. below:
1. One new single-family detached dwelling (however, compliance with Section 2.8.3.F, Residential Design Guidelines, shall be required; additionally, a minor coastal development permit shall be required if located in the Coastal Zone);
 2. One accessory dwelling unit (ADU) (a minor coastal development permit may be required if located in the Coastal Zone per Section 6.3.3.D.);
 3. Additions to an existing single-family detached dwelling or ADU (a minor coastal development permit may be required if located in the Coastal Zone per Section 6.3.3.D.);
 4. Interior or exterior improvements to existing structures which do not change the intensity of use of a structure;
 5. Additions to existing structures, other than single-family detached dwellings and ADUs, which result in a cumulative increase of less than 10 percent of the internal floor area up to 2,500 square feet;
 6. Demolition of a structure (however, a minor coastal development permit shall be required if located in the Coastal Zone);
 7. Changes in permitted land uses which do not require site changes, result in increased traffic, result in increased parking requirements, or result in compatibility issues or problems, as determined by the City Planner;
 8. Landscaping on the lot unless it will result in erosion or damage to sensitive habitat;
 9. Repair or maintenance activities to existing structures and facilities;
 10. Activities of public utilities regulated by a government agency;
 11. Projects that do not require a variance or discretionary permit of any type.
 12. Multifamily housing and mixed-use development projects applying for Streamlined Ministerial Approval Process (Gov. Code Section 65913.4), when determined by city staff to be in conformance with objective design standards found in Appendix E.
- B. Within the Coastal Zone of the Village and Barrio Master Plan, improvements and activities described in CMC Section 21.201.060 are exempt from a minor coastal development or coastal development permit, unless one of the exceptions described therein applies.
- C. Notwithstanding the exemptions described in paragraphs A and B of this section, improvements and activities shall be subject to a minor site development plan permit if they:
1. Request a standards modification pursuant to Section 2.6.7;
 2. Request a parking option as described in Section 2.6.6 (Table 2-4);
 3. Have the potential for a significant adverse impact on environmental resources, including designated or potential historic resources.

Members of of the Citizen V-B Architecture Committee,

April 24, 2023

Imagine Carlsbad appreciated the time and effort each of you have given to this task. We hope it has been a rewarding and a learning experience. We understand steps were required to make Carlsbad's standards and review/approval process more acceptable to the State.

However, I.C. believes your final product should have an additional steps added to it. These additions are needed to get to a high level of quality in the buildings we approve to be built in the V-B. We ask that the final product that goes to Council include two additional steps.

First step is adding to the list of 5 or so "tried and true" styles one additional style, leaving open an additional slot for a future style to be created soon. This will be a new style specific to Carlsbad, a "Signature Carlsbad Style" to be used in the mixed use area of the Village. The "Signature Style" will be created by a design competition between 6-9 architecture firms in the southern California area. We propose that this effort be self funded by I.C. and other members of the community at no or very little cost to the City.

Second step are further recommendations on Village Character, again for mixed use re-development in the three "downtown" districts. We believe the physical and visual traits of **Character** fitting for a neighborhood we call our "Village" deserves a bit more effort to define what we want to see built in this area so important to Carlsbad's community. This effort will focus on two character traits that visually say "Village". First is the issue of scale (width) of a building's facades visible from the public realm. Second the added richness in character from some level of roofscapes.

Please see the three page pitch on the second step task that should be attached to this cover letter.

Respectfully

Imagine Carlsbad

FRAMEWORK CRITERIA TO PLAN & DESIGN ARCHITECTURE USED ON BUILDING EXTERIORS IN THE REDEVELOPMENT OF THE VILLAGE'S 3 DOWNTOWN DISTRICTS; Central, Hosp, I-5 Com 4.21.23

HERITAGE : This Carlsbad neighborhood has been here for 100+ years (many different buildings, built by many different people, over many different years). This fact should have an influence on its appearance as it moves further on with re-development.

UNIQUENESS : Our “Start & Heart” Village should have its own appearance. We should not let it look like all the other areas that are developing in the same time frame with the current architectural styles that are now “in vogue”.

AUTHENTICITY : We have always called this Carlsbad neighborhood our “Village”. This term / title should have meaning to the community. Lets come together with a consensus on what that meaning is. Then only approve re-development proposals that reinforce that meaning and its desirable character traits.

MEANINGFULNESS : I.C.’s definition of the term / title “Village” A place where, over time, a collection of people have come together in a relatively small geographical location. Through their individual and collective efforts they built up what appears to be a collection of many narrow buildings side by side . Producing a compound of building designs that expresses a mixture of character traits given by the many different builders over time.

CHARACTER : Village character should respond to Heritage; Uniqueness; Authenticity and Meaning in the three Master Plan Districts - Central; Hospitality; Freeway Commercial: Creating a semi-urban environment with bldgs that frame the public realm, with limited setbacks (zero for most edges), where only street trees are positioned to mitigate mistakes in the frame of building facades we build.

Within these three districts, lets create a strong “Mixed Use” environment with a rich store front character for a vibrant commercial atmosphere and build housing above as a great semi urban place to call home. Provide venues for both indoor and outdoor events and activities. Frame much of the public realm with a “Main Street” scape, a fabric of narrow building facades sitting side by side that enrich the village walking experience. An experience that reinforces our community’s objectives for self definition and a collective image. Buildings and facades that respond to our climate and regional setting producing a meaningful effort toward true sustainability. A full effort that stresses creativity and artistic expression as the basis for design quality throughout.

These statements are offered by the community as our criteria for re-de. We ask that each is turned into new Master Plan standards. Until that time we ask that this list be made available at the initial contact with any party interested in building projects in these Village districts

How does your proj/bldg respond to this area's current and future climate?

How does your proj/bldg reflect Carlsbad's regional setting?

How does your proj/bldg reflect the Carlsbad community? How is it unique to Carlsbad's Village? Not found in other areas.

How have you attempted to personalize your proj/bldg? How does your proj/bldg propose to be a stand out success in this neighborhood?

A "Main Street" setting is a critical physical/visual character aspect of a Village. Step one is to divide buildings into individual facades with an average width of 50ft and further define these with a 5 ft offset. See diagram A

All building's street facades need to include a "roofscape". 15-30% of the building's total street width. Only conditions deemed as special will be allowed to rise above 45-50ft. Most will be 3rd level roofs. See diagram A

What storefront design treatments does your proj/bldg use to enhance the "Main Street" atmosphere and engage shoppers & strollers?

To provide visual interest and texture from shadow patterns, what relief are you giving the bldg elevations? What colors are planned?

Glazing and window treatments - what composition and materials does your proj/bldg propose to use and to what effect?

Does your proj/bldg offer any stylized design detail elements and does it include any public art work?

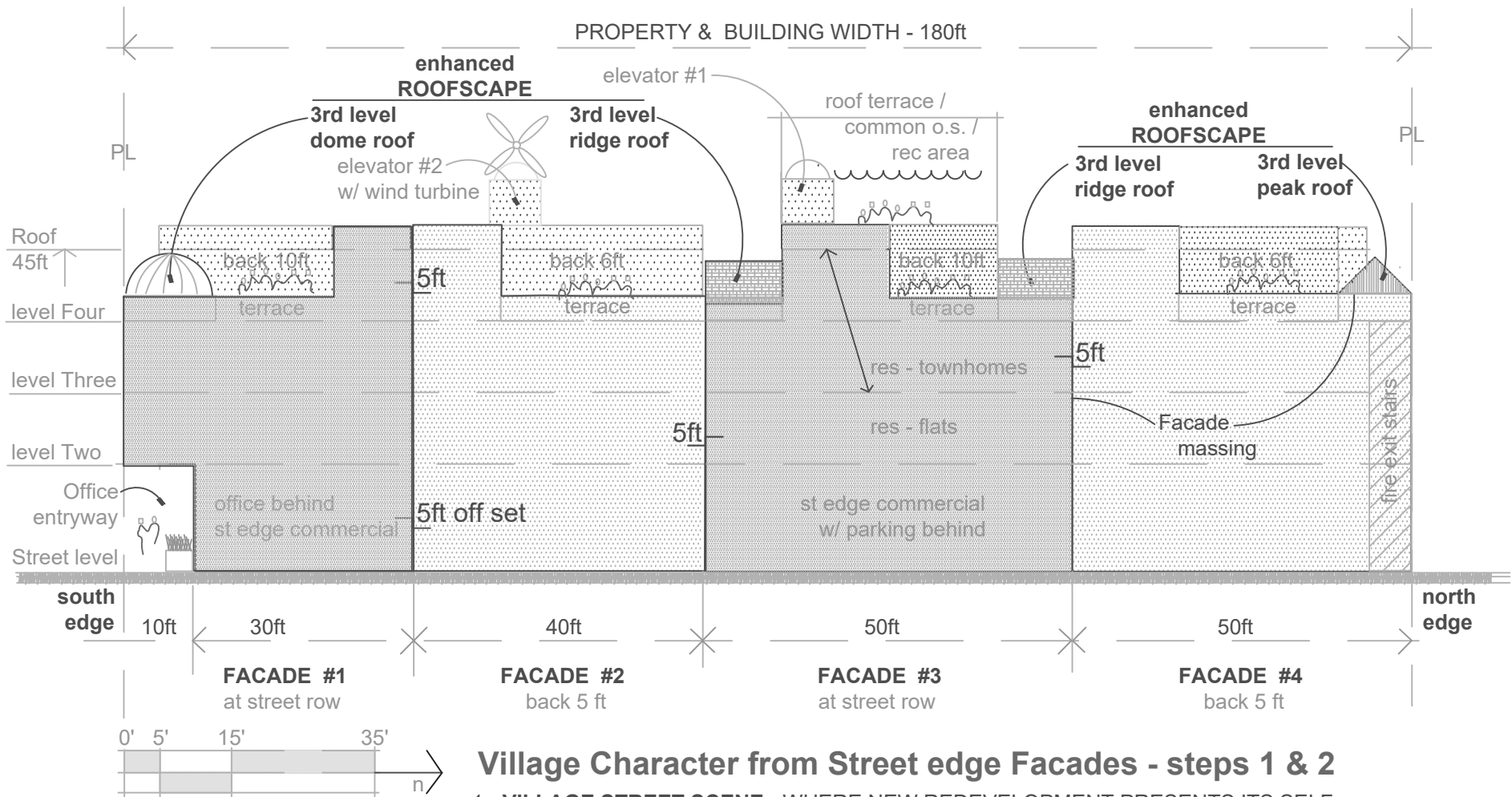
What building materials are you using to enhance the physical / visual character of the proj/bldg and what sustainability / environmental impact rating do these materials have?

What LEED designation has your proj/bldg been given? What advanced energy use and/or generation devices have you included?

How does your proj/bldg relate to other adjacent or near by recently redeveloped project / buildings?

Does your proj/bldg propose any modification to the adjacent public realm, if so why and to what effect?

All development / re-development proposals should now be required to give a full presentation on the exterior design qualities of their proposal. A full presentation, written, graphic and verbal at each public hearing. This presentation should answer all of the questions above.



Village Character from Street edge Facades - steps 1 & 2

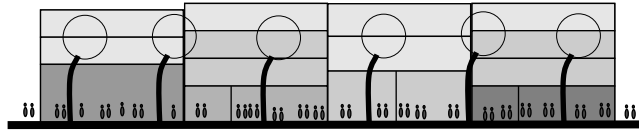
1 - VILLAGE STREET SCENE: WHERE NEW REDEVELOPMENT PRESENTS ITS SELF WITH BUILDINGS THAT ARE BROKEN INTO A SERIES OF VILLAGE SIZE FACADES.

2 - ROOFSCAPE: ALL ST EDGE FACADE GROUPINGS MUST CONTAIN A ROOFSCAPE ALONG THE 3RD LEVEL EDGE. THIS MUST BE 15-30% OF THE DEVELOPMENTS TOTAL WIDTH. THE LOWER THE PERCENTAGE THE MORE VISUALLY IMPACTFULL & MEANINGFUL TO VILLAGE CHARACTER THE ROOFSCAPE MUST BE. ALONG THIS EDGE THE ROOFSCAPE WILL COUNT TOWARD THE REQUIRED 70% STREET EDGE SETBACK FOR THE 4TH LEVEL.

DIAGRAM "A" (bldg massing)

Design Competition

Redevelopment Architecture in Carlsbad's Village Core



Carlsbad's City government is currently selecting acceptable building design styles, in response to a new edict from the State. These six or so styles will be deemed approvable for new development in the Village-Barrio via a stream lined process. The community, lead by "Imagine Carlsbad", is attempting to take that effort a step further to produce a new architectural design style unique to Carlsbad's Village. This style's primary use will be for 50ft wide facades on mixed use "Main Street" buildings set side by side in the core area of the Village. The intent is to produce a "Main Street" setting with multiple 50ft facades. Your design will produce a building that will appear from the street as 50ft wide facades side by side. Each of the street facades, must appear to be a separate building. The appearance of individual buildings appearance will be aided by being set apart with a varied 5 ft front edge setback. In presentation of your "signature design facade" you can present up to six 50ft wide facades to illustrate the options and flexibility of your designed style.

**Create a New & Unique
"Signature Building Style" for Carlsbad**

**Reveling Carlsbad's Identity,
expressing the Community's Personality
and our Beach Town Character;
responding to our "Start & Heart" Village Atmosphere
in a Semi Urban Downtown Environment**

Your firm is one of a dozen or so contacted in hopes of gaining your participation in this design effort. Taking part you will be assisting us in producing a combination of enhanced authenticity & creativity. The top three designs will be rewarded financially.

Please let us know of your interest. With that, additional information will be sent to your firm on the frame work for design and selection process.

Please contact us at gradprom@gmail.com

Competition's (potential) primary sponsors are
Carlsbad's Chamber of Commerce & Grand Pacific Resorts

January 2023