

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS PROCESSING GUIDE

For Multifamily Housing & Mixed-Use Development

The Village and Barrio Objective Design Standards located in Appendix E of the Village and Barrio Master Plan (VBMP) provides local control over the design of future multifamily housing and mixed-use development projects within the adopted Village and Barrio Master Plan area. These standards assist the city 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 following guide details the steps for applicants to follow when applying the Village and Barrio Objective Design Standards to eligible projects within the VBMP area:

STEP 1: REVIEW VBMP AND SELECT PROJECT SITE LOCATION. Applicants proposing new development in the Village and Barrio Master Plan area should first review the latest version of the Village and Barrio Master Plan with a focus on Chapter 1: Introduction to become familiar with the community's vision and goals. Next, determine the project site's applicable subdistrict in the VBMP Figure 2-1, and review the applicable subdistrict development standards. The Village and Barrio Master Plan can be found here: <https://www.carlsbadca.gov/departments/community-development/planning/village-barrio-plan>.

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STEP 2: DETERMINE APPLICABILITY & PERMITTING REVIEW PROCESS. All applicable multifamily housing or mixed-use development projects proposing at least two attached residential units are required to comply with the Village and Barrio Objective Design Standards – Appendix E of the Village and Barrio Master Plan.

Applicable Village and Barrio projects include: •Townhomes • Duplexes • Condominiums • Apartment complexes • Mixed-use development projects

Non-Applicable Village and Barrio projects include:

- Previously approved multifamily housing or mixed-use projects (unless modifications are proposed)
- Projects that are in process and deemed complete either through SB 330 or the Permit Streamlining Act prior to the new standards becoming effective.
- Single-family residential developments/subdivisions
- Accessory dwelling units (ADUs)
- Single-family homes with attached ADUs
- Multifamily or mixed-use projects requiring an amendment to the General Plan or zoning ordinance
- Non-residential developments such as commercial, industrial or office sites

After determining if your project must apply the VBMP Appendix E: Village and Barrio objective design standards, review the different processing options and the required criteria for each process:

PROCESSING OPTIONS	PROJECT TYPE CRITERIA
Ministerial Approval Process	Min. two attached residential units
	Mixed-use project with at least two-thirds sq. ft. of residential uses
	Outside Coastal Zone
	50% affordable residential units
	Fair labor practices required
	See SB-35 IB for more criteria info
Limited Discretionary Approval Process	Min. two attached residential units
	Mixed-use project with at least two-thirds sq. ft. of residential uses
	See SB-330 IB for more criteria info
Standard Review Process	Min. two attached residential units
	Mixed-use development consisting of residential units.

STEP 3: DETERMINE DENSITY BONUS ELIGIBILITY

If the project exceeds the maximum density allowed under the Village and Barrio Master Plan, and meets the required density bonus criteria pursuant to the State Density Bonus Law, then the project can be processed as a density bonus project (see State Density Bonus Law [IB-112](#) and Title 21 [Chapter 21.86](#)). **NOTE:** The Density Bonus Incentive/Concessions and Waiver Process is a separate process from the waiver process identified in Ch. E-1 Section 1.4.

STEP 4: SELECT ARCHITECTURAL STYLE AND BUILDING TYPE COMBINATION ALLOWED BY SUBDISTRICT (Chapter E-3).

Once the project (multifamily or mixed-Use), project site, and applicability of objective design standards are determined, use the applicable subdistrict table found in Ch. E-3 (Tables 3.1.1 – 3.1.7), to select the allowed architectural style and building type combinations for each proposed building, as desired. The allowed architectural style and building type combinations are intended to be consistent with and/or encourage the densities allowed in the sub-district and to reinforce the individual sub-district’s desired development pattern, character and image as discussed in Section 2.2 “District-Based Approach.” Below are the subdistrict tables showing the allowed architectural style and building type combinations provided by sub-district. For reference, the tables also include the allowed densities, maximum height, and sub-district intent.

Table 3.1.1, 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	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival	■	■	■		
	Craftsman	■	■	■		
	American Mercantile	■	■			
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern	■	■	■		
	California Contemporary	■	■	■		

Table 3.1.2, 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	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival	■	■	■		
	Craftsman	■	■	■		
	American Mercantile	■	■			
	Victorian					
	Colonial Revival					
	Traditional Modern	■	■	■		
	California Contemporary	■	■	■		

Table 3.1.3, 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	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival	■	■			
	Craftsman	■	■			
	American Mercantile	■	■			
	Victorian	■	■			
	Colonial Revival/Cape Cod		■			
	Traditional Modern	■	■			
	California Contemporary	■	■			

Table 3.1.4, 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	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival		■	■	■	■
	Craftsman		■	■	■	■
	American Mercantile		■	■	■	■
	Victorian			■	■	■
	Colonial Revival/Cape Cod			■	■	■
	Traditional Modern		■	■	■	■
	California Contemporary		■	■	■	■

Notes:



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.

Table 3.1.5, Barrio-Perimeter Sub-District

Sub-District		Building Type				
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	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Code					
	Traditional Modern					
	California Contemporary					

Table 3.1.6, Pine-Tyler Mixed-Use Sub-District

Sub-District		Building Type				
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	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Code					
	Traditional Modern					
	California Contemporary					

Table 3.1.7, Barrio Center Sub-District

Sub-District		Building Type				
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	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					

Notes:



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.

STEP 5: APPLY AREA-WIDE DESIGN STANDARDS (Chapter E-2). The area-wide design standards 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. These standards address primarily site design (i.e. pedestrian access and private open space) and utilitarian design (i.e. equipment screening) of multifamily development projects.

STEP 6: APPLY ARCHITECTURAL STYLE STANDARDS (Chapter E-3). Apply the architectural style standards to ensure the building is designed to accurately reflect the proposed architectural style chosen.

STEP 7: APPLY BUILDING TYPE STANDARDS (Chapter E-4). Apply the required building type standards that corresponds to the chosen architectural style as discussed in STEP 4. There are five building types provided to accommodate the different types of multifamily residential and mixed-use development projects.

STEP 8: APPLY GENERAL BUILDING DESIGN STANDARDS (Chapters E-5, E-6 and E-7). Apply the design standards provided in the following chapters to ensure each building elevation is articulated with the same design integrity using architectural details and materials consistent with the chosen architectural style and building type combination:

- Chapter E-5 Frontage Types (the base of the building)
- Chapter E-6 Windows and Balconies (the middle of the building)
- Chapter E-7 Roof articulation (the top of the building)

STEP 9: APPLY ALL APPLICABLE OBJECTIVE STANDARDS. Review and apply all remaining applicable objective standards outlined in the VBMP, including objective standards in Chapters 2 through 4, as well as other city documents such as the Landscape Manual, Community Forest Management Plan, Noise Guidelines, Habitat Management Plan, etc.

NOTE: Conflicting Standards: Any conflicting objective *design* standards found in Appendix E and any other standard outside of Appendix E, the standards in the Appendix shall prevail (Ch. E-1. Sect. 1.7).

Subjective Standards/Guidelines: Existing subjective design guidelines in VBMP Chapters 2 through 4 cannot be applied to eligible projects pursuant to state housing law requirements. Pursuant to state law existing subjective design guidelines are not required to be implemented since they cannot be used to approve or deny eligible projects. Subjective guidelines are those guidelines that provide poorly defined, ambiguous and/or unmeasurable

direction for when and how to apply development requirements and therefore involve personal judgement by a public official or decision maker due to the lack of specificity in direction provided.

STEP 10: SUBMIT A COMPLETE APPLICATION. Submit a project application with the Objective Design Standards Compliance Checklist and all other permitting forms and fees required for a complete streamlined permitting review application. The objective design standards compliance checklist is a tool used to ensure all applicable objective design standards are met, not applicable or not in compliance. If not in compliance with a design standard, applicants can request a waiver for up to four individual standards. If a waiver(s) is being requested pursuant to Ch E-1 Sections 1.4-1.5, please indicate which standard(s) is/are being requested to be waived in the provided checklist and provide supporting documentation that indicates how the waiver finding(s) are met.

NOTE: The City of Carlsbad is not required to grant waivers if the decision maker determines the findings cannot be met. For applications that do not comply with required objective design standards (excluding granted waivers), pursuant to state law these applications are NOT consistent with the Village and Barrio Master Plan and therefore provides grounds for the city to deny eligible projects based on noncompliance with the objective design standards as defined by Government Code Section 65913.4 and 66300(a)(7).

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