



TO: Chair Fullerton and Planning Commissioners

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner

SUBJECT: Draft Objective Design Standards for Multiple-Unit and Mixed-Use Housing Projects

RECOMMENDATION:

Receive a presentation, allow public comments, and provide feedback on the Draft Objective Design Standards for Multiple-Unit and Mixed-Use Housing Projects (July 2022).

BACKGROUND:

In the past few years, the State adopted new laws that impose requirements on cities related to housing. One such law, Senate Bill (SB) 35 (2017), considers the application of, and limitation on, subjective standards to residential development proposals.

Among other things, SB 35 requires a streamlined, ministerial approval process for qualifying multiple-unit and mixed-use development, consistent with objective design standards. In order for a proposed development to qualify for this streamlined, objective review, the project must satisfy an extensive list of criteria, such as affordability levels, labor standards, and conformance with objective General Plan and zoning standards. The requirements of SB 35 are now codified as Government Code Section 65913.4. Currently, the City does not have a set of solely objective design standards to apply, should a project qualify under SB 35.

In 2021, the City began a project, with the support of RRM Design Group, to develop objective design standards. These objective design standards would apply, at a minimum, to projects qualifying for objective, streamlined review under SB 35. Development of objective design standards is critical to ensure that, if a development proposal qualifies, the City is prepared to apply adequate objective standards so that the proposed development is designed appropriately for the community.

Prior to preparation of draft standards, the City conducted three “study sessions” with the Design Review Board (DRB) to introduce the project, explain the process the project team would undertake to develop the objective design standards, and receive feedback from DRB members and members of the public to help guide the preparation of the draft objective design standards. These study sessions occurred on August 24, 2021; September 28, 2021; and October 26, 2021.

The project team also reviewed existing City documents, such as the General Plan/Local Coastal Plan (with a focus on the Visual and Historic Resources Element), Goleta Old Town Heritage District Architecture and Design Guidelines, and the Goleta Architecture and Design Standards for Commercial Projects to identify subjective design requirements that will need to be reflected in the objective design standards because these subjective requirements cannot be applied to projects qualifying under SB 35.

Based on the feedback received and a review of the existing subjective design standards found within City planning documents, the project team prepared “Draft Multiple-Unit and Mixed-Use Objective Design Standards” (Draft ODS). The Draft ODS were released for public review on July 6, 2022 and are provided as Attachment 1 to the staff report. The Draft ODS have been prepared to constitute a new chapter in the City’s zoning regulations (Chapter 17.44 of the Goleta Municipal Code (GMC)) and include five sections:

- Introduction
- Site Design
- Building Design
- Mixed-Use Standards
- Utilitarian Elements

Definitions for new terms used in the Draft ODS are also provided. Eventually, any new definitions will be codified in Chapter 17.73 (List of Terms and Definitions) of the GMC.

The Draft ODS were reviewed by the DRB at two meetings, on July 12, 2022 and July 26, 2022. At these meetings, the project team received input on the Draft ODS. A summary of this feedback is provided in the Discussion below. The Draft ODS in Attachment 1 do not include any edits proposed by DRB. DRB’s proposed edits, along with edits suggested by the Planning Commission, will be addressed after this study session through the release of an updated Public Hearing Draft ODS.

Additional project information is posted on the project webpage: <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation-projects/objective-design-standards>.

For reference, the entire zoning code for the City (Title 17 of the GMC) can be found here: https://library.qcode.us/lib/goleta_ca/pub/municipal_code/item/title_17.

DISCUSSION:

Draft ODS Summary

Below is a summary of the five sections of the Draft ODS to help foster discussion and feedback at the Planning Commission study session.

Section 17.44.010 (Introduction) includes subsections for “Purpose and Intent,” “Applicability,” “Consistency with Objective Standards,” “Permit Required,” and “Design Review.” Notable elements of these subsections are described below:

- As prepared, the Draft ODS would apply to those projects qualifying under State law for streamlined, objective review. The Planning Commission could suggest broadening the applicability to include other projects as it deems appropriate. Broader applicability could include projects that provide a certain amount of affordable units (such as 100% or 50%) that do not meet the other criteria required for objective, ministerial review under SB 35; projects that are limit in size (based on number of units, square footage, building footprint, etc.); or some other category of projects to support additional housing development within the City.
- Subsection 17.44.010(C)(2) makes clear that all objective design standards found elsewhere (beyond Chapter 17.44) still would apply. As such, it is important to note that Chapter 17.44 would not be the only standards against which a project is reviewed for consistency. Cross-references to other objective design standards in Title 17 are included in the Draft ODS.
- The proposed permit required for qualifying projects is either a Land Use Permit (Inland Area) or Coastal Development Permit (Coastal Zone). In many instances, this permit path would replace a Development Plan. The Development Plan is a discretionary approval, with subjective findings, that is impermissible for qualifying projects. The City is limited in the permit options for qualifying projects. A Zoning Clearance could be used, but a Zoning Clearance does not require public notice and cannot be appealed, which is why a Zoning Clearance is not proposed in the Draft ODS.
- Design review of qualifying projects is proposed to be done by the Director (or the Director’s designee), as opposed to the DRB. This is because the findings required for design review by DRB are subjective and therefore impermissible for qualifying projects.

Section 17.44.020 (Site Design) includes subsections for “Building Placement and Orientation,” “Vehicular Parking and Access,” “Pedestrian Circulation and Access,” “Common and Restricted Open Space,” and “Landscaping.” Notable elements of these subsections are described below:

- The Draft ODS seek to ensure orientation of projects is focused on the public right-of-way so as not to appear to wall off and seclude the development from the greater community.

- Standards are proposed to limit the impact of vehicular access and parking on the main right-of-way adjacent to the project. A new definition for “Primary Street” is proposed for clear and uniform application of these standards.
- On-site connectivity for pedestrians is detailed in the Draft ODS. Currently, Title 17 lacks detail for such pedestrian circulation requirements. Standards included focus on the locations on site that must be connected, the required materials for such connections, and enhancements specific to primary building entrances.
- While the size of required open space per dwelling unit is dictated in other locations of Title 17, the Draft ODS adds additional detail regarding the number of common open spaces (available to all residents on the site) required within a development and how individual unit open space (restricted open space) will be screened to ensure privacy of other units.
- Title 17 already includes an entire chapter on landscaping, but the Draft ODS includes additional standards for required landscaping locations, specific number and size of plants on site, a prohibition on artificial or synthetic plants, and a requirement to protect existing solar access on adjacent sites. Specific landscaping standards are also included in the Draft ODS to protect the privacy of individual dwelling units.

Section 17.44.030 (Building Design) includes subsections for “Building Form, Massing, and Articulation,” “Building and Dwelling Unit Entrances,” “Windows and Doors,” “Materials and Color,” and “Parking Structures.” Notable elements of these subsections are described below:

- Building form is regulated in the Draft ODS through both the vertical and horizontal planes, with standards for façade variation. The Draft ODS makes clear that the required variation must occur on all sides of the building. Specific details are provided for corner lots with more than one street-facing façade.
- Roof line variation is required in the Draft ODS, including limitations on the extent of flat roofs and details on parapet design are included.
- Specific details for both primary building entrances and exterior individual unit entrances are included in the Draft ODS that require frequency of entrances and detail design elements to be provided.
- Proposed window and door standards in the Draft ODS focus on ensuring privacy of other dwelling units and window treatment standards are included to provide aesthetic quality to the relevant building façade.
- Details for exterior materials are proposed in the Draft ODS that specify allowed materials for siding and windows, where material changes on the façade may occur, and the number and type of accent materials that are required.
- Design standards for parking structures, should a development include one, are also included in the Draft ODS. These proposed standards consider wall plane variation, materials and colors, articulation, and landscaping to soften the structure façade and integrate with the building(s) on site.

Section 17.44.040 (Mixed-Use Standards) includes subsections for “Ground Floor Height,” “Ground Floor Transparency,” “Street-Facing Setbacks,” and “Street-Facing Entrance.” Notable elements of this Section are described below:

- This Draft ODS includes a height requirement of 15 feet for the first floor of the mixed-use development, ground floor transparency requirements, details of the landscaping and amenities that must be provided within a setback in front of a mixed-use building facing any street, and primary street entrance requirements. These Draft ODS standards are intended to help integrate the development with the public right-of-way.

Finally, Section 17.44.050 (Utilitarian Elements) includes subsections for “Bicycle Parking,” “Trash, Recycling, and Green Waste Container Enclosures,” “Fences and Walls,” “Lighting,” “Screening of Mechanical Equipment,” and “Vents and Exhausts.” As noted below, many utilitarian elements are already regulated in Title 17. Notable elements of these subsections are described below:

- Bicycle parking, lighting, and screening of mechanical equipment subsections in the Draft ODS simply provide cross-references to other requirements in Title 17 that serve as objective standards for those topics.
- Waste containment provisions are proposed for the location of, and materials used for, enclosures in addition to what is already included in Section 17.24.140 of the GMC.
- Additional material details are included for fences and walls in addition to what is already required in Section 17.24.090 of the GMC.
- New requirements for placement and design of vents and exhaust are proposed in the Draft ODS so that they are discrete and blended into the building design. Currently, Title 17 does not include regulations of these building features.

DRB Feedback

As noted above, the DRB reviewed the Draft ODS on July 12, 2022 and July 26, 2022. At these meetings, the project team received feedback from the DRB members. Below is a summary of the feedback received by DRB and how the project team plans to respond to the feedback:

- *General:* Include graphics to illustrate standards and add cross references to other standards in GMC.
Response: The project team is preparing graphics, similar to what is already included in Title 17 for other standards, for various requirements in the Draft ODS. Additional cross-references to Title 17 requirements will be added as well.
- *Circulation:* Consider ways to address bike circulation (in addition to pedestrians and vehicles).
Response: References to bike circulation will be added and may be included with pedestrian circulation standards where appropriate.

- *Bicycle Parking*: Add details for location within the site.
Response: Long-Term Bicycle Parking are already included in Title 17 in Section 17.38.090(B). A cross-reference to this Section will be added in Chapter 17.44.
- *Carports and Garages*: Address design, location, and compatibility.
Response: Details regarding placement and design of carports and garages will be added for the Public Hearing Draft. Including, but not limited to, requirements for carport materials to match residential structures and for garages to be minimized along primary streets.
- *Wall Variation*: Reduce required wall variation to less than every 50 feet in length.
Response: The wall variation distance standard will be reduced.
- *Materials*: Provide clarity and additional list of appropriate / prohibited materials, including prohibition on glass curtain walls.
Response: Added details regarding allowed and prohibited materials will be added.
- *Colors*: Prohibit color change at outside corners.
Response: A prohibition of color change at outside corners will be added.
- *Building and Unit Entrances*: Consider design elements to ensure safety.
Response: The project team will review and identify any changes to the Draft ODS that may be appropriate, including a requirement that individual dwelling unit entrances be lit or oriented towards a common area or public street.
- *Landscaping*: Revisit and verify landscaping requirements for size of plants and consider a new requirement for a minimum percent area of required groundcover.
Response: Planting size for vines will be reduced and a new standard for landscaping coverage will be added.
- *Private Storage Space*: Add a requirement for personal private storage space, outside the residential unit, on the project site, including dimension specifics.
Response: Currently, Title 17 does not require personal on-site private storage space. Staff welcomes additional feedback on this this potential standard and if included, where the storage would need to be located on the site. Note that a private storage standard was included in an early draft of the New Zoning Ordinance (in 2015) but was removed because such a requirement reflected a new amenity that may further constrain site development and increase costs, especially for renters.
- *Solar Photovoltaics*: Consider requirements for installation.
Response: Staff does not believe such a standard is appropriate for the objective design standards in Title 17. Solar installation requirements are addressed in the State energy efficiency standards that are adopted by the City in Title 15 of the GMC. These standards already have solar installation requirements for residential development that is up to three stories in height and will be expanded to all residential development on January 1, 2023.

Planning Commission Feedback

At the August 22, 2022 meeting, the Planning Commission, and the public, will be invited to ask questions and provide feedback on the Draft ODS. Staff will summarize the Draft ODS in a presentation to guide the Planning Commission and public input process. The staff presentation (Attachment 2) includes prompting questions staff will ask of the Planning Commission at the study session to facilitate feedback. Comments may be

broad in nature, particular to a specific clause or standard, or suggestions on other standards to include. This feedback, in addition to what has already been received by the DRB, will help inform revisions to the Draft ODS in preparation a Public Hearing Draft of the ODS for future adoption consideration.

NEXT STEPS:

After this study session, the project team will revise the Draft ODS based on input received, including from the DRB as noted above and from Planning Commission at this meeting. Revisions will also include clarification of draft standards that were flagged by the City Attorney’s Office as needing minor refinements to ensure objectivity. The revised Public Hearing Draft ODS will be presented to the Planning Commission and City Council at adoption hearings later this year. This timeline aligns with an agreed upon schedule as part of a Local Early Action Planning (LEAP) grant from the California Department of Housing and Community Development the City received to develop objective design standards. The LEAP grant is the primary funding source for this project.

Legal Review By:

Approved By:

Winnie Cai
Assistant City Attorney

Peter Imhof
Director of Planning and
Environmental Review

ATTACHMENTS:

1. Draft Multiple-Unit and Mixed-Use Objective Design Standards (July 2022)
2. Staff Presentation

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Attachment 1

**Draft Multiple-Unit and Mixed-Use Objective Design Standards
(July 2022)**

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Chapter 17.44: Multiple-Unit and Mixed-Use Objective Design Standards

Sections:

- 17.44.010 Introduction
- 17.44.020 Site Design
- 17.44.030 Building Design
- 17.44.040 Mixed-Use Standards
- 17.44.050 Utilitarian Elements

17.44.010 Introduction

- A. **Purpose and Intent.** The purpose of the design standards of this Chapter is to provide the public, building and design professionals, and Review Authorities with objective criteria for eligible residential and mixed-use development in the City. The intent is to provide clear design direction that enhances an area's unique character and sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality living environment. Additional standards have been provided in Chapter 17.19 for projects located within the -OTH Old Town Heritage Overlay District boundary in order to enhance the image of Old Town and encourage a distinctive and pedestrian-oriented downtown area.
- B. **Applicability.** The provisions of this Chapter apply to residential and mixed-use development in all Zone Districts that qualify for streamlined, ministerial processing pursuant to California Government Code Section 65913.4, as well as any other project that qualifies for objective, ministerial review pursuant to State housing law.
- C. **Consistency with Objective Standards.** Projects shall comply with all objective City policies, development standards, and design standards as established in the General Plan and the Goleta Municipal Code.
 - 1. **Exception.** Any concessions, incentives, or waivers of development standards pursuant to Chapter 17.22, Density Bonus and Other Incentives of this Title.
 - 2. **Conflicting Standards.** Projects must meet objective standards in this Chapter in addition to all pertinent requirements of the Goleta Municipal Code. If there is any conflict between these objective standards and existing City and/or State objective standards, the more restrictive objective standard applicable to the project shall apply.
- D. **Permit Required.** Any eligible project processed pursuant to this Chapter shall require a Land Use Permit or a Coastal Development Permit, if located within the Coastal Zone.
- E. **Design Review.** Design Review of projects processed pursuant to this Chapter shall be done by the Director and shall only include consistency with adopted objective design standards.
 - 1. **Required Findings.** Other than those findings required pursuant to Section 17.52.070, Common Procedures – Findings for Approval, no additional findings are required.

Additionally, no findings for Design Review, including those in subsection 17.58.080, shall be required for approval of the project.

17.44.020 Site Design

A. Building Placement and Orientation.

1. **Street Wall.** If buildings on adjacent properties establish a contiguous street wall along the primary street frontage, new buildings shall be located to maintain the contiguous street wall, with allowances for variation in facade and entrances which are projected or recessed.
2. **Visibility of Entrances.** On all lots 60 feet or less in width, at least one primary building entrance or individual unit entrance shall be visible from the front or street side lot line. See subsection 17.44.030(C).
3. **-OTH Old Town Heritage Overlay District.** Buildings located with street frontage(s) along Hollister Avenue shall comply with the zero setback provisions of Section 17.19.040, Front Setback, Hollister Avenue Frontage, of this Title.

B. Vehicular Parking and Access. Vehicular parking and access shall comply with the provisions of Chapter 17.38, Parking and Loading, of this Title. In addition, projects shall provide the following:

1. **Primary Access.** Side street or alley access shall serve as the primary vehicular access to parking areas, if available. If not available, the primary street shall serve vehicular access.
2. **Number of Access Points.**
 - a. **Interior Lots.** A maximum of one vehicle access point from the street is permitted per 100 feet of street frontage.
 - b. **Corner Lots.**
 - i. One vehicular access point is permitted per lot with street frontage of less than 100 linear feet.
 - ii. Two vehicular access points are permitted on lots with street frontage of 100 linear feet or more, with an overall maximum of two vehicular access points permitted.
3. **Parking Location.** Parking areas shall not be located within any front or street side setback or between any primary structure and the primary street.
4. **Loading and Service Areas.** In addition to the provisions below, loading and service areas shall comply with the standards of Section 17.38.100, On-Site Loading, as applicable.
 - a. All required loading and service areas shall be located adjacent to a façade other than the primary street frontage.
 - b. Loading and service areas shall be located so as to not disrupt or block the flow of on-site and off-site vehicular traffic.
 - c. Loading and service areas shall not be located adjacent to residential dwelling units or common open space areas.
 - d. Loading and service areas shall be screened from view with walls, solid fencing, and/or landscape privacy screening as described in subsection 17.44.020(E).

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5. **Enhanced Paving for Entrance Driveways.** Paving treatment using patterned and/or colored pavers, brick, or decorative colored and/or scored concrete shall be used for entrance driveways, a minimum of 12 feet in length, and spanning the width of the entrance driveway.
 6. **Vehicle Light Intrusion.** Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into habitable, interior ground-floor spaces.
- C. **Pedestrian Circulation and Access.**
1. **General.** On-site pedestrian walkways shall be provided as follows:
 - a. Pedestrian walkways shall connect residential dwelling units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common outdoor open space, waste and recycling enclosures, and other amenities.
 - b. Pedestrian walkways shall connect public sidewalks, building entrances, and vehicle parking areas.
 - c. Pedestrian walkways shall connect building entrances through the site interior to all transit stops directly adjacent to the site.
 2. **Pedestrian Walkways.** Pedestrian walkways shall be provided with a minimum width of four feet along their entire length and shall be designed as follows:
 - a. *Through Lot Connection.* Through lots located more than 300 feet from a street intersection, measured from the closest point of the lot, shall provide a publicly accessible sidewalk or walkway connecting the two streets.
 - b. *Materials.* Walkways shall be constructed of firm, stable and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, decomposed granite, or concrete pavers.
 - c. *Paving for Pedestrian Crossings.* Where an intersection of pedestrian and vehicle access exists, 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 a minimum width of five feet and span the length of the intersecting drive area.
 - d. *-OTH Old Town Heritage Overlay District.* Covered pedestrian walkways within the -OTH overlay shall contain a repeating colonnade or arcade element.
 - e. *Maintenance.* Pedestrian walkways shall be maintained in good condition for the life of the project and shall not be allowed to fall into disrepair so as to constitute a nuisance or hazard to the public.
 3. **Enhanced Paving for Building Entrances.** Primary building entrances shall provide decorative and accent paving that contrast in color and texture from the adjacent walkway paving. Grasscrete is prohibited.
- D. **Common and Restricted Open Space.** Common and restricted open spaces for multiple-unit developments shall comply with the minimums required by the base Zone District in Chapter 17.07, Residential Districts, Section 17.24.120, Mixed-Use Development, and the Rules of Measurement established in Section 17.03.130, Restricted and Common Open Space, of this Title.

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1. **Common Open Space.** Projects shall provide common space according to the standards below.
 - a. **Number of Common Open Spaces.** Projects shall provide common open spaces proportionate to the number of dwelling units as established below:
 - i. One to 25 dwelling units. At least one common open space shall be provided.
 - ii. 26 to 50 dwelling units. At least two common open spaces shall be provided.
 - iii. 51 to 75 dwelling units. At least three common open spaces shall be provided.
 - iv. 76 or more dwelling units. At least four common open spaces shall be provided.
 - b. **Visibility.** Common open space shall be located and arranged to allow visibility into the space from pedestrian walkways on the interior of the site. Fencing or barriers shall be designed with transparency to allow visibility.
 2. **Restricted Open Space Screening.** Where restricted open space is located adjacent to a window of an adjoining dwelling unit, balcony railings and patio walls or fencing shall be constructed with an opaque material. Screening shall be constructed with limited openings to provide a minimum of 85 percent surface area screening (measured from the finished floor of the restricted open space to the top of the railing, fencing, or walls).
- E. **Landscaping.** Landscaping shall be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space. Refer to Chapter 17.34, Landscaping, for additional regulations. Refer to Chapter 17.38, Parking and Loading, for landscaping in parking areas.
1. **Landscape Buffer.** A landscape buffer of minimum width of five feet shall be located between all ground-level restricted open spaces and pedestrian walkways. The buffer shall be planted with dense evergreen shrubs and vines which grow to or are maintained at a minimum height of four feet.
 2. **Pedestrian Walkways.** Pedestrian walkways shall be flanked on both sides with landscaping, and may include a mix of turf, groundcover, and shrubs. Both sides of walkways shall provide trees which shall be spaced to shade at least 25 percent of the overall walkway length at maturity.
 3. **Number of Plants.** A minimum of one 15-gallon tree or equivalent box size and 10 five-gallon shrubs shall be planted for every 1,000 square feet of required landscape area.
 4. **Plant Selection.** Artificial or synthetic plants, except for turf, are prohibited. Artificial turf is not permitted in front or street side setbacks.
 5. **Solar Access.** Landscaping shall not obstruct solar access to adjacent solar collectors for water heating, space heating or cooling, or electricity generation.
 6. **Privacy.** Landscape screening shall obscure direct sight lines into dwelling units and restricted open space areas from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscape screening may be used in combination with walls, fencing, and/or trellises to screen views.

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- a. *Location.* Landscape screening shall fit within associated planting areas and canopy sizes must not overlap with building foundations or eaves.
- b. *Plant Selection.* Landscape screening shall use evergreen trees, shrubs, and/or vines located and sized to buffer views. Deciduous species, perennials, and grasses or grass-like plants are not permitted for privacy screening.
- c. *Minimum Sizes.* Landscape screening and vegetation shall use the following minimum container sizes at time of planting:
 - i. Trees. 15-gallon size.
 - ii. Shrubs. 5-gallon size.
 - iii. Vines. 15-gallon size.

17.44.030 Building Design

A. Building Form, Massing, and Articulation.

1. ***Building Form and Hierarchy.*** Buildings that are three stories or more in height shall be designed to differentiate between a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following:
 - a. Color, texture, or material changes.
 - b. Variations, projections, or reveals in the wall plane.
 - c. Variations in fenestration size or pattern.
 - d. Decorative architectural details, such as cornices and columns.
2. ***Wall Plane Variation.*** Building façades visible from the primary street shall not extend more than 50 feet in length without either an architectural element or a five-foot variation in depth in the wall plane. Building entrances, front porches, upper-story setbacks, and projections, such as stoops, bays, overhangs, and trellises, count towards this requirement.
 - a. *-OTH Old Town Heritage Overlay District.* Building façades visible from Hollister Avenue shall not extend more than 30 feet in length without either an architectural element or a five-foot variation in depth in the wall plane.
3. ***All-Sided Architecture.*** Buildings shall be designed and articulated with common details, articulation, materials, and elements on all sides.
4. ***Corner Lots.*** Buildings located on corner lots shall include one or more of the following features on both street-facing facades, located within 25 feet of the corner of the building closest to the intersection:
 - a. An entrance to a ground-floor use or a primary building entrance.
 - b. A different material application, color, or fenestration pattern of windows and doors from the rest of the façade.
 - c. A change in height of at least 18 inches from the height of the abutting façade.

5. **Roof Line Variation.** Roof lines shall not extend more than a length of 50 feet without at least one prominent change as described below:
 - a. Variation in roof form, such as hip, mansard, gable, shed, and flat with parapet.
 - b. Variation in architectural elements, such as parapets or varying cornices.
 - c. Variation of roof height of at least 18 inches (as measured from the highest point of each roof line).
 6. **Flat Roofs and Parapets.**
 - a. Where rooftop equipment is located within 10 feet of a roof edge, a parapet shall be provided that is a minimum of six inches taller than all roof-top equipment.
 - b. Interior side of parapet walls shall not be visible from a common open space or public right-of-way.
 - c. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.
- B. **Building and Dwelling Unit Entrances.** See subsection 17.44.020(B) for orientation of building and dwelling unit entrances within a site.
1. **Primary Building Entrance.**
 - a. *Street-Facing Entrance.* Buildings located within 20 feet of the primary street right-of-way shall have a ground-level primary building entrance facing the primary street.
 - b. *-OTH Old Town Heritage Overlay District.* Buildings located along Hollister Avenue shall provide at least one primary building entrance every 50 feet along Hollister Avenue. Primary building entrances shall provide one or more of the following:
 - i. Entrance flanked by columns, decorative fixtures, or other similar elements.
 - ii. Entrance recessed within a large arch or cased decorative opening.
 - iii. Entrance emphasized by a change in roofline of at least 12 inches, or a tower or similar break in the wall façade
 - iv. Entrance covered by a large portico projecting at least 6 feet from the wall façade.
 - v. Entrance covered by an awning.
 2. **Individual Dwelling Unit Entrance.**
 - a. *General Requirement.* All individual unit entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.
 - b. *Street-Facing Unit Entrance.* Each dwelling unit located within 20 feet of a primary street right-of-way shall include at least one street-facing porch, balcony, or patio.
 - c. *Upper-Floor Unit Entrance.* Exterior entrances to individual dwelling units on upper floors are permitted. No exterior access corridor located above the ground floor may provide access to five or more upper-floor dwelling units.

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3. **Architectural Treatments.** Entrances for buildings and individual dwelling units shall incorporate at least two of the following architectural treatments:
 - a. Feature window details;
 - b. Towers;
 - c. Decorative veneer or siding;
 - d. Porches or stoops; or
 - e. Changes in roof line or wall plane.
- C. **Windows and Doors.**
 1. **Location.** Windows and doors shall be located so they do not directly align with windows and doors of adjacent dwelling units.
 2. **Privacy.** Where windows are proposed within 10 feet of a window on another building, the design and placement shall avoid unfiltered/direct views into the adjacent site and shall be designed with one or more of the following:
 - a. Use non-transparent or obscured glazing, such as frosted/patterned glass. Reflective glazing is not permitted.
 - b. Provide permanent architectural screens or affixed louvers at windows.
 - c. Offset windows horizontally at least 12 inches from any windows in adjacent buildings (edge to edge), so as not to have a direct line-of-sight into adjacent units.
 3. **Window Treatment.**
 - a. Windows shall either be recessed at least two inches from the plane of the surrounding exterior wall or shall have a trim or windowsill at least one-half inch in depth.
 - b. *Windows Facing a Public Street.* Windows facing a public street shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.
- D. **Materials and Colors.** Affordable units and market rate units in the same development shall be constructed of the same materials and details such that the units are not distinguishable from one another in quality and detail.
 1. **Wall Material.** The primary exterior siding material for buildings shall be wood, stone, brick, stucco, fiber cement, composite wood, or stone. The use of exposed plywood is prohibited.
 2. **Window Consistency.** Window materials, color, and style shall be consistent on all elevations.
 3. **Material Transition.** Changes in material shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.
 4. **Accent Material.** Use of two or more accent materials, such as glass, tile, brick, stone, concrete, or plaster, shall be incorporated to highlight building features.

E. **Parking Structures.**

1. **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 50 feet in length without at least one of the following: a five-foot variation in depth in the wall plane, architectural element, or other prominent feature that provides visual interest.
2. **Materials and Colors.** The parking structure shall utilize the same colors and materials as the primary buildings.
3. **Articulation.** The exterior of the parking structure shall apply at least one of the following as articulation:
 - a. Applied materials, such as brick, stone, and/or siding, which extend at least two inches from the face of the structure to the face of the applied materials. Painted concrete, smooth concrete, or stucco walls shall not be considered sufficient articulation.
 - b. Decorative architectural features, such as cut metal screens, awnings, trellises, louvers, and/or decorative security grills.
4. **Vertical Plantings.** Vertical plantings shall be located between openings, entrances, and architectural accent features. Plantings shall be evergreen vegetation that will grow to a minimum height equivalent to 75 percent of the height of the parking structure; container size shall be selected to achieve a height of at least 50 percent of the height of the parking structure within at least two years from time of installation.

17.44.040 Mixed-Use Standards

- A. **Ground Floor Height.** The ground floor of a mixed-use building shall have a minimum floor height of 15 feet, measured from finished ground floor to the bottom of the finished second floor.
- B. **Ground Floor Transparency.** Exterior walls facing a public street shall include windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Parking garages are not required to meet the ground floor transparency requirement.
- C. **Street-Facing Setbacks.** Street-facing setbacks shall be landscaped and/or prepared for use by pedestrians. The setback area on each lot shall contain at least two amenities per 50 linear feet, such as benches, drinking fountains, shade structure, or other design element (e.g., public art, planters, kiosks, etc.).
- D. **Street-Facing Entrance.** Mixed-use buildings located within 20 feet of a primary street right-of-way shall incorporate at least one primary building entrance directly from the public sidewalk or right-of-way. The primary building entrance shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entrance or providing an awning or similar weather protection element.

17.44.050 Utilitarian Elements

- A. **Bicycle Parking.** Bicycle parking shall comply with the provisions of Section 17.38.090, Bicycle Parking, of this Title.

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- B. **Trash, Recycling, and Green Waste Container Enclosures.** Trash, recycling, and green waste container enclosures are required for multiple-unit and mixed-use developments, and shall comply with the provisions of Section 17.24.140, Trash, Recycling, and Green Waste Storage Areas, of this Title. Enclosures shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:
1. **Location.** The enclosure shall be located to the rear or side of the building and located outside of view from a public right-of-way.
 2. **Materials.** The enclosure shall incorporate the materials and colors of the primary building design.
- C. **Fences and Walls.** Fences and walls shall comply with the provisions of Section 17.24.090, Fences, Freestanding Walls, and Hedges, of this Title.
1. Fences and walls shall be designed with the same materials and colors as the primary building(s).
 2. Where fences and walls of different materials or finishes intersect, a natural transition or break, such as a column or pilaster, shall be provided.
- D. **Lighting.** Lighting shall comply with the provisions of Chapter 17.35, Lighting, of this Title.
- E. **Screening of Mechanical Equipment.** Equipment and utilities shall comply with the provisions of Section 17.24.170, Screening of Mechanical Equipment, of this Title.
- F. **Vents and Exhaust.** All wall-mounted vent and exhaust elements shall be located at interior corners of building walls or behind building elements that conceal them from public view. All flashing, sheet metal vents, exhaust fans or ventilators, and pipe stacks shall be painted a color to match the adjacent roof or wall material.

Definitions

Arcade. A series of arches supported by columns, pilasters, or piers.

Bracket. A projection from a vertical surface providing structural or visual support, typically found under cornices, balconies, windows, or any other overhanging element.

Cornice. A projecting shelf along the top of a wall supported by a series of brackets; the exterior trim where a roof and wall meet, consisting of soffit, fascia, and crown molding.

Dentil. An architectural detail of small, repeating blocks, typically used as a decoration under the soffit of a cornice.

Fenestration. The arrangement, proportioning, and design of windows, doors, and other exterior openings in a building.

Objective Design Standard. A standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

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Parking Structure. A wholly or partly enclosed structure, comprised of one or more stories, used exclusively for the parking and storage of vehicles. A parking structure may be totally below-grade or subterranean, partially above-grade, or totally above-grade.

Pilaster. A partial pier or column, often with a base, shaft, and capital that is embedded in a wall and projects slightly.

Reveal. An inner surface of an opening or recess in a wall, typically in relation to a window or door.

Roof, Gable. A roof which slopes downward in two opposite directions from an upper, central ridge.

Roof, Hip. A roof which slopes downward in four directions from an upper, central point.

Roof, Mansard. A roof with a steep lower slope and flatter upper slope on all sides, either of convex or concave shape.

Roof, Shed. A roof which slopes downward in one direction and has no hips, ridges, or valleys.

Street, Primary. A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the City's Transportation Element, and which carries the greater volume of vehicular traffic.

Street Wall. The wall plane or facade of buildings facing a street, comprised of one or more contiguous buildings. Often used to describe a pedestrian-oriented environment.

Attachment 2
Staff Presentation

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Objective Design Standards

August 22, 2022 Planning Commission Study Session

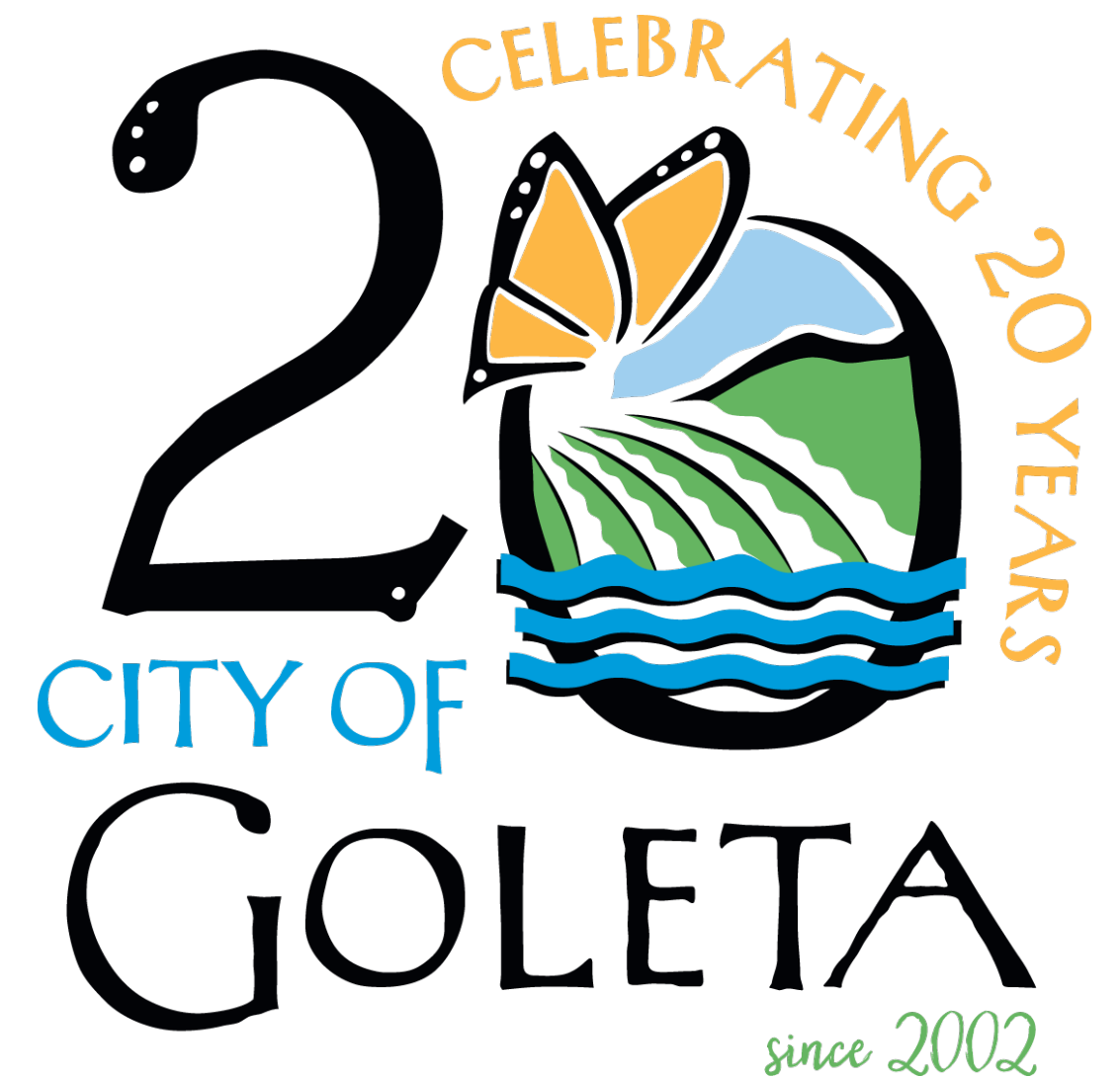
Presentation by:

Anne Wells, Advance Planning Manager

Andy Newkirk, Senior Planner, Advance Planning

Jami Williams, RRM Design Group

Scott Martin, RRM Design Group



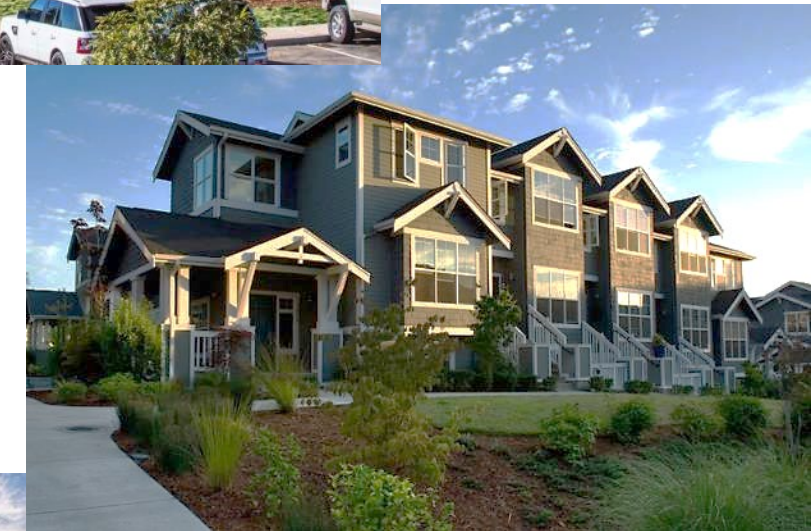
Study Session Agenda

- Overview
- Draft Objective Design Standards Discussion
 - Introduction
 - Site Design
 - Building Design
 - Mixed-Use Standards
 - Utilitarian Elements
- Summary of DRB Feedback
- Questions and PC Feedback
- Next Steps



Overview

- New State laws (SB 35) requires a **streamlined, ministerial** process for qualifying **multiple-unit and mixed-use projects**
- Subjective regulations may not be a part of the approval process
- City needs to adopt **objective design standards** that would apply to these projects under SB 35



Objective Design Standards vs Traditional Zoning Regulations?

Traditional Zoning Regulations include development standards which regulate the building envelope, such as:

- Height and Setbacks
- Density
- Parking requirements

VS

Objective Design Standards will not replace, but add to, existing traditional standards. Focus on building and site design.



Objective vs. Subjective

Objective Regulations:

- Involve no personal judgment by a public official or decision-maker
- Provide clear and measurable design requirements

Subjective Regulations:

- Demonstrate preferences while allowing discretion and flexibility
- May allow differing interpretations causing uncertain outcomes



Process

- Fall 2021: Three DRB study sessions were conducted in Fall 2021 to receive community feedback to inform the objective design standards
- 2021-2022: The project team prepared objective design standards that would **allow for new multiple-unit and mixed-use residential** development, while being **context-sensitive** and **high quality**
- July 2022:
 - Public Review Draft published by City to continue collecting community feedback
 - Two additional DRB study sessions to gather input





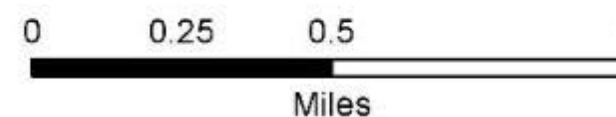
Where can objective design standards be applied?



Objective Design Standards Multi-Unit Zoning Districts

-  RH - High-Density Residential
-  RM - Medium-Density Residential
-  RP - Planned Residential

-  City of Goleta
-  Coastal Zone

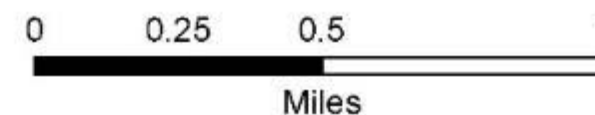


Where can objective design standards be applied?

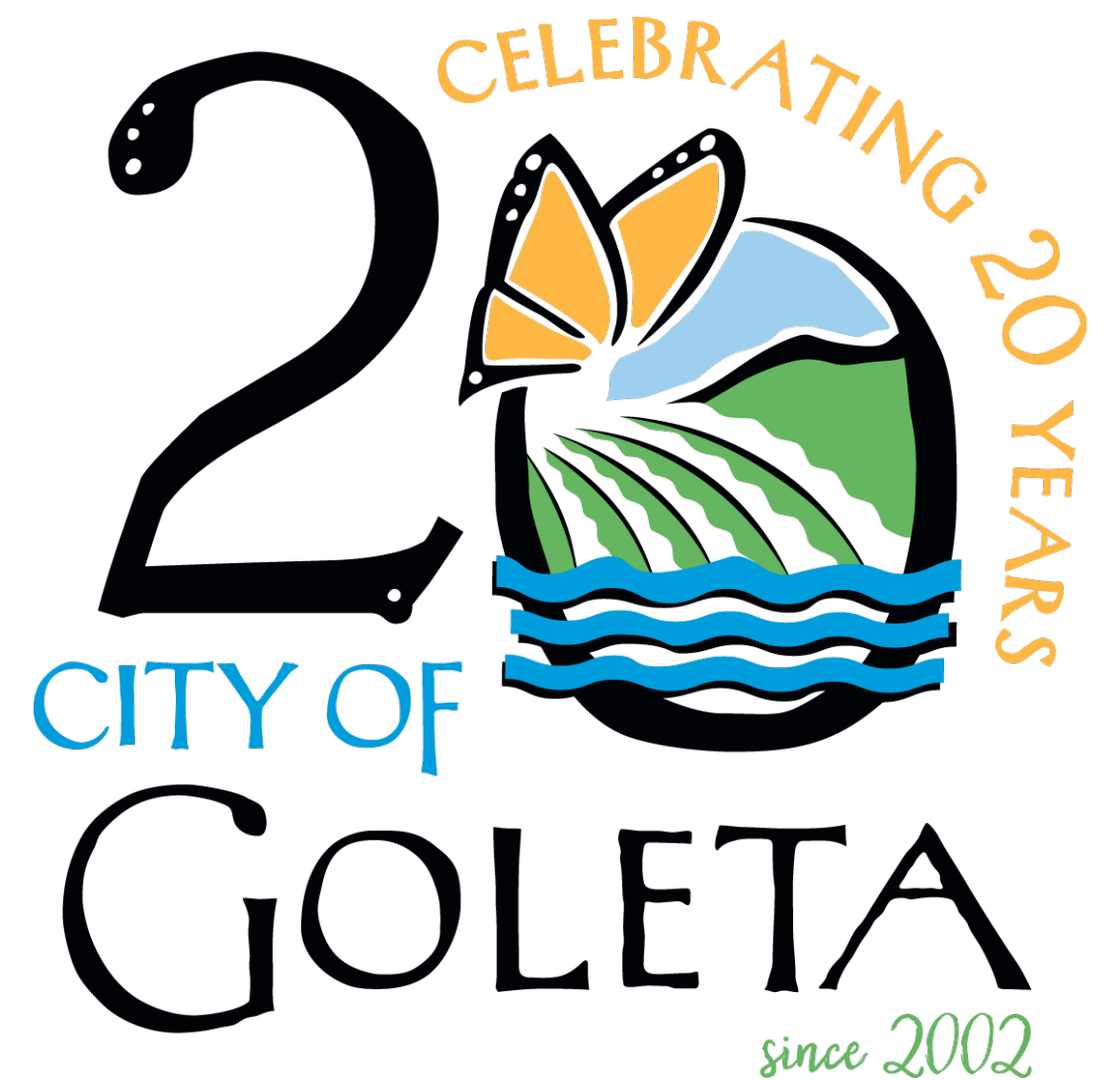


Objective Design Standards Mixed-Use Zoning Districts

-  CC - Community Commercial
-  OI - Office/Institutional
-  OT - Old Town Commercial
-  City of Goleta
-  Coastal Zone



Objective Design Standards



Organization of the Document

- Five sections
- Includes cross-references to other Title 17 provisions, consistent terms, and definitions
- Where possible, existing standards have been “translated” to remove subjectivity

Sections:

17.44.010	Introduction
17.44.020	Site Design
17.44.030	Building Design
17.44.040	Mixed-Use Standards
17.44.050	Utilitarian Elements



17.44.010 Introduction

- **Applicability:**

- Provisions will apply to qualifying multiple-dwelling and mixed-use projects that opt for and qualify for streamlined, ministerial process via SB 35
 - The City may broaden the applicability to include other appropriate projects
- All **existing, objective** standards found elsewhere in the GMC apply:
 - Height
 - Setbacks
 - Parking Requirements
 - etc.



17.44.010 Introduction

- **Inland Area**: Qualifying projects will require a Land Use Permit
- **Coastal Zone**: Qualifying projects will require a Coastal Development Permit
- **Design Review**:
 - Director review will apply the adopted objective design standards
 - The City's design review findings are subjective and cannot be applied to qualifying projects



17.44.020 Site Design

- **Topics:** Building Placement, Parking, Pedestrian Circulation, Open Space, Landscaping
- Many draft standards identify a “primary street” to establish rules for:
 - Building placement and orientation
 - Emphasis to entries or facades
 - Vehicle entrances, parking location, and circulation



17.44.030 Building Design

- **Topics:**

- Building Form, Massing, and Articulation
- Building and Dwelling Unit Entrances
- Windows and Doors
- Materials
- Parking Structures



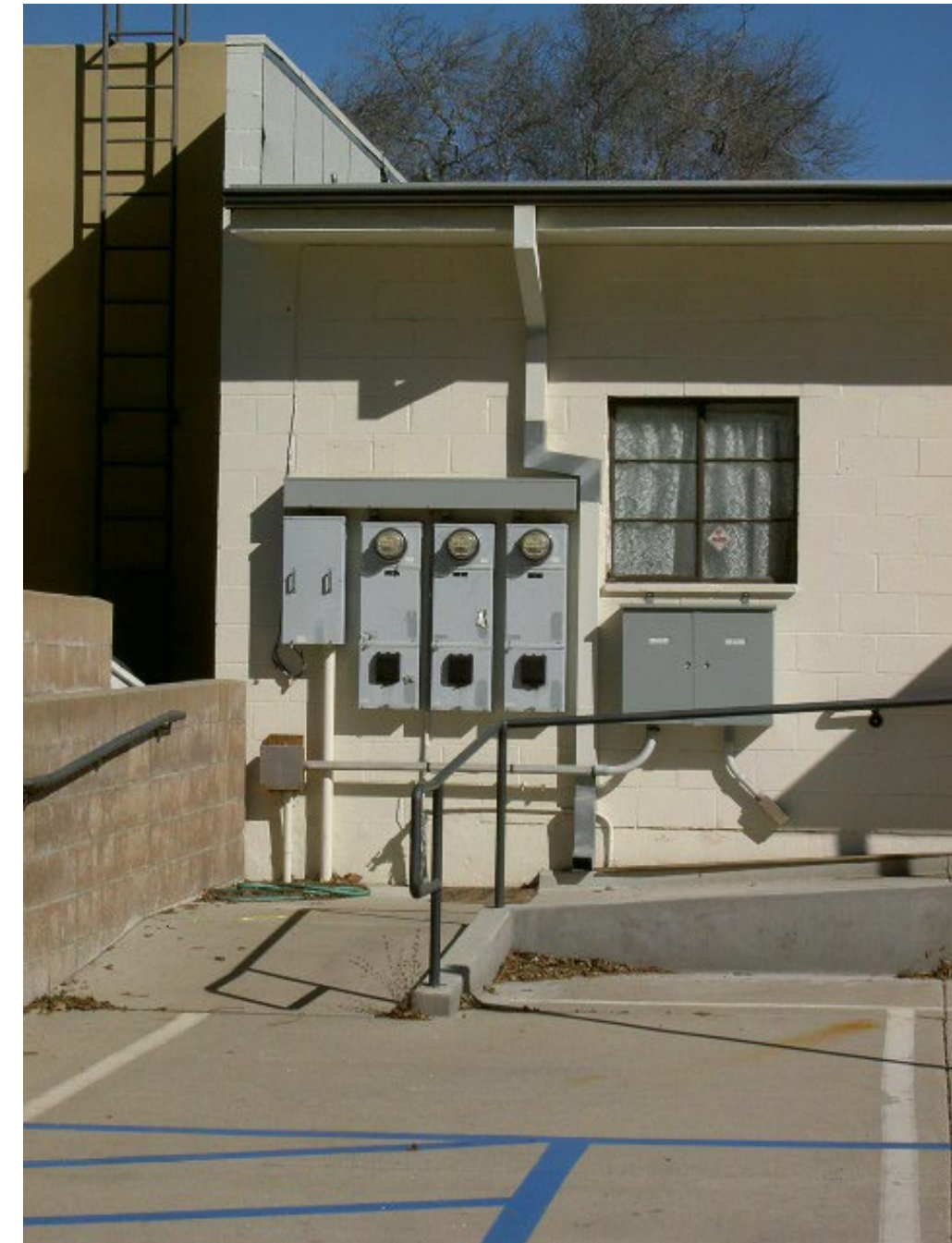
17.44.040 Mixed-Use Design

- **Topics:**
 - Ground-Floor Height
 - 15 ft. minimum
 - Ground-Floor Transparency
 - 50% at ground floor
 - Street-Facing Setbacks
 - Pedestrian oriented paving and elements
 - Street-Facing Entrances



17.44.050 Utilitarian Elements

- **Topics:**
 - *Bicycle Parking*
 - *Trash, Recycling, and Green Waste*
 - *Fences and Walls*
 - *Lighting*
 - *Mechanical Equipment Screening*
 - *Vents and Exhaust*
- Topics in *blue* reference existing objective standards in the GMC.



Summary of DRB Feedback

- General:
 - Include graphics to illustrate standards
 - Add cross references to other standards in GMC
- Circulation: Consider ways to address bike circulation (in addition to pedestrians and vehicles)
- Bicycle Parking: Add details for location within the site
- Carports and Garages: Address design, location, and compatibility



Summary of DRB Feedback

- Wall Variation: Reduce required wall variation to less than every 50 feet in length
- Materials: Provide clarity and additional list of appropriate / prohibited materials
 - Prohibit glass curtain walls
- Colors: Prohibit color change at outside corners
- Building and Unit Entrances: Consider design elements to ensure safety



Summary of DRB Feedback

- Landscaping: Revisit and verify landscaping requirements for size of plants
 - Consider new requirement for a minimum % area of required groundcover
- Private Storage Space: Add a requirement, including dimension specifics
- Solar Photovoltaics: Consider requirements for installation



Questions & Comments

Planning Commission Feedback - Introduction

- Should we broaden applicability of the ODS?
 - Affordable housing? Small projects?
- Do you support the permit path of a Land Use Permit?
 - As opposed to a Zoning Clearance
- Are there other comments regarding draft Section 17.44.010?



Planning Commission Feedback – Site Design

- Does anything in Section 17.44.020 need clarifying?
- Are there any issues regarding Site Design that we missed?
- Are there any standards regarding Site Design that are too restrictive?



Planning Commission Feedback – Building Design

- Does anything in Section 17.44.030 need clarifying?
- Are there any issues regarding Building Design that we missed?
- Are there any standards regarding Building Design that are too restrictive?



Planning Commission Feedback – Mixed-Use Standards and Utilitarian Elements

- Does anything in Section 17.44.040 or 17.44.050 need clarifying?
- Are there any issues regarding Mixed-Use Standards and Utilitarian Elements?
- Are there any standards regarding Mixed-Use Standards and Utilitarian Elements that are too restrictive?



Planning Commission Feedback – DRB Input

- Do you want to include a requirement for personal storage space? If so, what size (volume) do you think is appropriate?
 - Previously removed from Draft New Zoning Ordinance
- Are there other comments regarding DRB's input?



Next Steps

- Revisions to Draft Objective Design Standards based on input received
- Fall 2022 – Objective Design Standards Ordinance Adoption Hearings (Planning Commission and City Council)



Thank You!

Looking for More Info? Contact City staff:
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(805) 961-7544

Visit the Website!
<https://bit.ly/3OU54TK>