



CARLSBAD'S VILLAGE - BUILDING DESIGN FOR THE CORE AREA WITH MIXED USE DEVELOPMENTS

August 22, 2022

CONTEXT & INFLUENCES

REGIONAL: So Cal Coastal - "Beach Town Character" Our new standard for building design should reflect this context.

LOCAL: It's a Village, what should that mean? For me this neighborhood's appearance should be a collection of small (narrow) buildings lining the public realm (think State st between CVD and Gand). Much of the core area was originally parceled into 25-50 or 40ft wide properties. Larger developments are good as they allow the room needed to put parking below grade (long be they rest). However all new buildings need to strengthen the atmosphere that is implied by the term "Village". Its appearance should be buildings built by different people over a longer period of time.

HERITAGE: The Village has been in place for over 100 years, this fact should have an influence on every new building built, require applicant to explain how their proposed project complies. New buildings could make use of reclaimed or weathered material that show age, getting away from every new building looking like it was built yesterday.

CLIMATE: Our's is benign, mild winters with low rainfall but daily afternoon breeze, this should effect roof-scapes and potential use of roofs as outdoor space. Core area with street level commercial should open up to the public realm creating an indoor / outdoor environment.

ATMOSPHERE / AMBIANCE: We must stress uniqueness & authenticity that reflect and respond to all of the CONTEXT & INFLUENCES. No building design that can be found in other locals in SoCal. Rather an unique style that becomes our **signature design statement** both physically and visually.

CHARACTER DRIVEN DESIGN: Rich in both design and materials, use of custom features and details; real building materials not faux; min of one purely artistic feature per project ,- wall surface; 3 dimensional stand alone in key area; overhead / aerial; or roofscape / skyline.

NEW TO THE NEIGHBORHOOD: "Welcome, please present what special step you will take to show the neighborhood you will be proud to be one of us"



NO BUILDING DESIGN THEMES THAT DON'T REPRESENT OUR CONTEXT AND INFLUENCES

Tutor design is nice but? I am sure the *Old World Center* building, due to its abundance of character, is one of our best liked buildings in the Village. Now allow me to share my opinion why that is all wrong. I also like the building for all of its character but I believe it is also all wrong for our Village. First it is a faux design as it is an expression that comes from its original regional context of northern Europe. A location with more severe winter weather (steep roofs to shed rain and snow). Shake roofs and plenty of wood trim (abundant forest near by). With its typically small windows the design is totally introverted, it is all about the interior space where inside you shake off the snow sit by a warm fire and have a black & tan (I have had my share there). The Center could just as easily sit in a sea of parking as it does very little to relate to its surroundings. At its location on Grand (Promenade) it should open up to that public realm corridor enriching an indoor / outdoor environment. Plus it should address all of the CONTEXT & INFLUENCES.

For the Core area with mixed use development, we should aim for a unique and authentic "Main Street America", "Village by the Sea" design standard. **A SIGNATURE BUILDING DESIGN STANDARD.** A standard that express specific design elements and expected final results. Then allows, no requires, a creative solution from the applicant's design team. A solution that is then supported by a written, graphic and verbal presentation by the applicant that is then judged against our new specific signature design standard, thumbs up thumbs down. Then no longer the make use of planning dept policy 35 in the Village, please see my next paper.

PLANNING DEPARTMENT
Administrative Policy

Policy No.	<u>35</u>
Date Issued	<u>August 18, 1998</u>
Effective Date	<u>February 26, 2001</u>
Revised Date	<u>February 23, 2001</u>
Supersedes No.	_____

General Subject: Discretionary Permit Consistency Determinations

Specific Subject: Guidelines

Copies to: Department Staff, File

POLICY:

I. Intent and Purpose

An expectation and goal of the Carlsbad City Council, Planning Commission, City staff and general public is that all aspects of an approved development project (i.e. site design, landscaping, architecture, grading and conditions of approval) are completely implemented through project build-out. The overriding objective is to attain the highest quality project consistent with the design, conditions, and commitments associated with the original project approval. To this end, project applicants are required to provide detailed planning, engineering and building design information during the project review process. It is, however, recognized that there will be situations where aspects of an approved project will be proposed for revision.

When the project involves a Tentative Tract Map or Tentative Parcel Map, and the proposed revisions would change that map, then the applicant must follow the Substantial Conformance policy of the Engineering Department (Policy 30, dated September 5, 1990). In these cases, according to State Law, the City Engineer must determine if "the subdivision as shown is substantially the same as it appeared on the Tentative Map and approved alterations thereof."

Virtually all projects, however, involve a discretionary permit(s) issued by the authority of Title 21 - the Zoning Ordinance. In these cases, the Planning Director has the responsibility of determining if the revised project is substantially the same as approved. Therefore this policy was derived to outline the criteria and procedures for obtaining a Consistency Determination from the Planning Director.

More specifically, these Guidelines provide: (1) criteria for determining whether a requested project revision can be found to be consistent with the original project approval; and, (2) procedures for processing a Consistency Determination request. Since this process is different and separate from the Engineering Department's Substantial Conformance review, it is possible for a project to be conforming to the approved Tentative Map but not consistent to the other discretionary permits.

II. Consistency Determination Criteria

A project revision may be determined to be consistent with the approved project if all of the following findings can be made:

- (1) No project condition, feature, facility or amenity is changed or deleted that had been considered essential to the project's design, quality, safety or function;

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- (2) The request represents an upgrade in overall design features and or materials and improves upon the project's compatibility with the surrounding neighborhood;
- (3) The proposed revision does not change the density (i.e. the addition of units) or boundary of the subject property;
- (4) The proposed revision does not involve the addition of a new land use not shown on the original permit (e.g. adding a commercial use to a residential project, replacing single family units with attached residential units, vice versa for each example, etc.);
- (5) The proposed revision does not rearrange the major land uses within the development (e.g. it does not exchange the locations of single family units with attached units);
- (6) The proposed revision does not create changes of greater than ten percent (10%), provided that compliance will be maintained with the applicable development standards of the Carlsbad Municipal Code as follows:
 - Per individual lot or structure** - yards, setbacks, coverage or height (height reductions of >10% are permitted);
 - On an aggregate project basis** - parking, open space, common area or landscaping;
- (7) The proposed change will not result in any significant environmental impact, and/or require additional mitigation;
- (8) The proposed change would not result in any health, safety or welfare impacts;
- (9) There were not any major issues or controversies associated with the original project which would be exacerbated with the proposed change; and
- (10) The proposed change would not be readily discernible to the decision makers as being substantially different from the project as originally approved.

If the proposed revision does not comply with all of the above listed Consistency Determination findings, then a determination of consistency cannot be made. The proposed project revision should be processed as a formal project amendment.

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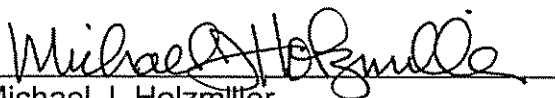
III. Consistency Determination Procedures

A request for a Consistency Determination shall be submitted to the Planning Department as a "major" Preliminary Review (CD) application **and the appropriate fees collected**. The application shall include 2 sets of amended exhibits, graphics, statements or other information as may be required to explain and justify the request.

Consistency Determination Preliminary Reviews will, where feasible, be assigned to the original project planner and engineer for review. The Consistency Determination request should also be reviewed by the project planner's "team". Within approximately 30 days of the Consistency Determination request submittal date, a letter will be sent to the applicant which will either: 1) include the Planning Director's decision on the Consistency Determination request; or 2) identify any additional information deemed necessary to make a Consistency Determination. Within approximately 30 days of the date of submittal of all requested additional information, notice of the Planning Director's decision on the Consistency Determination request shall be mailed to the applicant. The letter shall include a decision regarding whether the Consistency Determination request is granted or denied.

Upon approval of a Consistency Determination request by the Planning Director, the project applicant shall submit two (2) blueline copies (24" x 36") of all Consistency Determination exhibits to be stamped "Consistency Determination Exhibit" and filed in the appropriate project files. The applicant shall also provide the City with a reproducible 24" x 36" mylar copy of the amended Site Plan, which shall be stamped "Consistency Determination Exhibit" and signed by the Planning Director.

APPROVED BY:



Michael J. Holzmillier
 Planning Director