



Design Review Committee Meeting

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Community Development
October 25, 2022



TODAY'S PRESENTATION

- ✓ Design Review Committee Recap
- ✓ Architectural Styles by Subdistrict Discussion
 1. Location (Subdistricts)
 2. Building Type
 3. Architectural Styles
 4. ODS Design Elements
- ✓ Next Steps

DESIGN REVIEW COMMITTEE RECAP - RECENT STATE LEGISLATION

SB 167 Housing Accountability Act (1982, amended 2018)

- Can't deny...or make affordable housing projects infeasible
- Qualifying projects must be reviewed based on "objective" standards:
"involving no personal or subjective judgment by a public official and being uniformly verifiable by...uniform benchmark or criterion..."

SB 35 (2017) Housing Accountability & Affordability Act

- Housing projects in cities failing to meet RHNA goals (i.e., City of Carlsbad) must be permitted on a streamlined and ministerial basis, when these criteria are met:
 - Complies with objective standards
 - 50% of its units are very low/low-income
 - Not in Coastal Zone
 - + 9 other SB 35 criteria

SB 330 (2019)/ SB 8 (2020) Housing Crisis Act

- Can't impose non-objective design criteria created after 1/1/20
- Prelim application can lock in fees/standards
- 30 days to determine completeness
- 5 or fewer public hearings
- Must meet criteria:
 - Residential only; or
 - Mixed use (3/4 of sq. ft. is residential)
 - Outside very-high fire "severity" zones

DESIGN REVIEW COMMITTEE RECAP – VILLAGE & BARRIO OBJECTIVE DESIGN STANDARDS PROJECT

WHAT IS THIS PROJECT DOING?

- ✓ Replace existing subjective design guidelines with new objective design standards for future multifamily housing and mixed-use development projects within the Village and Barrio Master Plan area
- ✓ Create a palette of architectural design styles
- ✓ Create a streamlined permit review process

WHAT IS THIS PROJECT *NOT* DOING?

- ✓ Does not change existing standards such as building height, density or setbacks
- ✓ Does not apply to single-family lots or commercial/office sites
- ✓ Does not apply to previously approved multifamily housing and mixed-use development projects
- ✓ Does not apply to areas outside of the Village and Barrio

DESIGN REVIEW COMMITTEE RECAP

April 2022 Design Review Committee Meeting No. 1

- Established Committee Ground Rules
- Selected Chair/Vice Chair
- Project Introduction
- Self-Guided Walking Tour

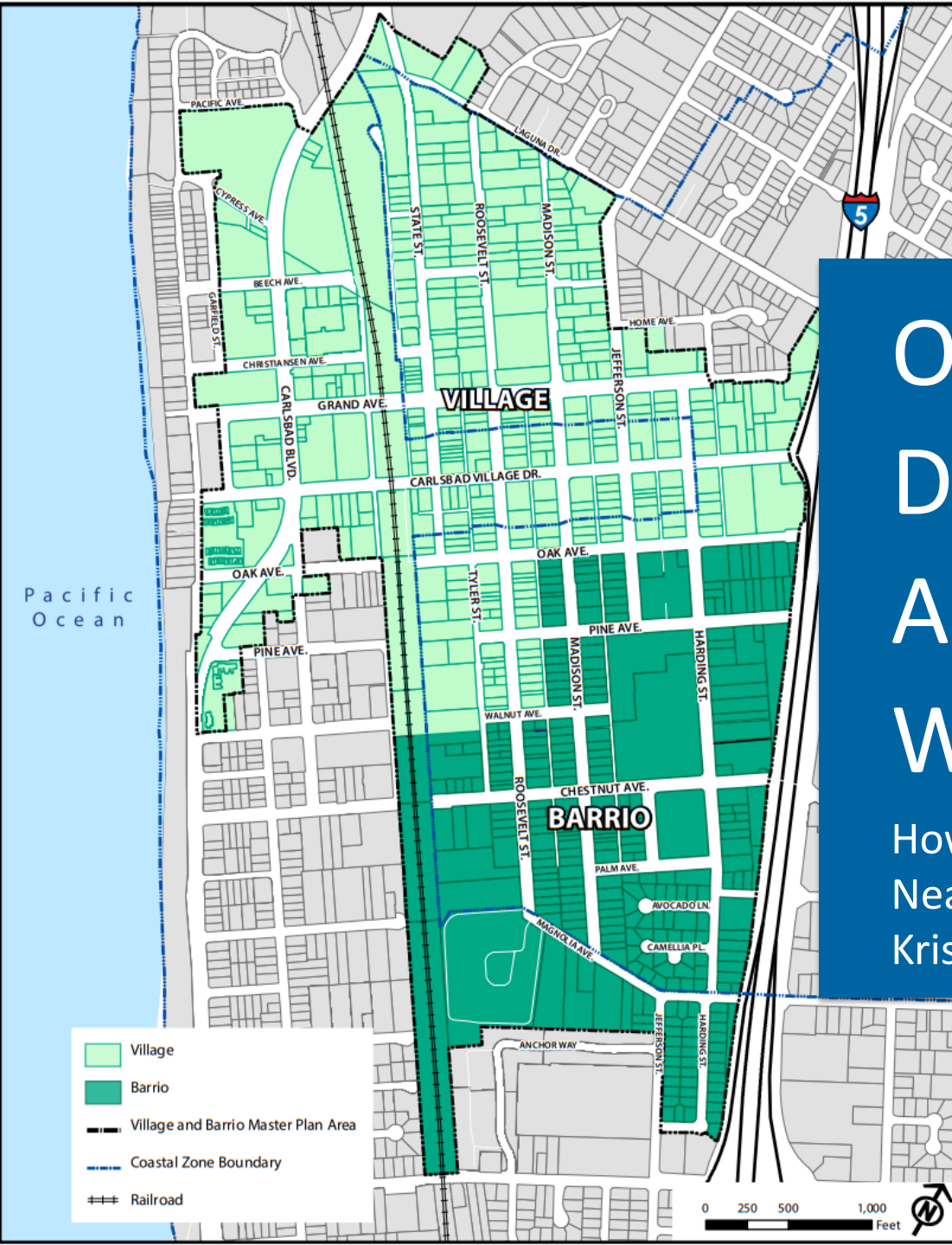
June-July 2022 Community Workshop / Community Survey

- Project Introduction
- Architectural Styles & Design Elements Overview
- Community FAQs
- Community Input

DESIGN REVIEW COMMITTEE RECAP

August 2022 - Design Review Committee Meeting No. 2

- Architectural Styles and Design Elements Overview
- Public Input Report Overview
- Self Guided Walking Tour Overview
- DRC provided staff/consultants with their comments regarding architectural styles



Objective Design Standards Design Elements and Architectural Styles Workshop #3

Howard Blackson, Urban Designer, Consultant
Neal Payton, Architect, Consultant
Kristin Blackson, CEQA Manager, Consultant

American Mercantile

Traditional Modern

Spanish Revival

Craftsman

Victorian

Colonial / Cape Cod

Contemporary Eclectic

Workshop #2 Styles



American Mercantile

Traditional Modern

Spanish Revival

Craftsman

Victorian

Colonial / Cape Cod

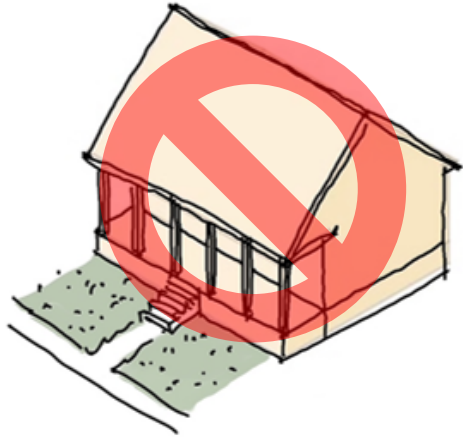
Contemporary Eclectic



Workshop #2 Styles

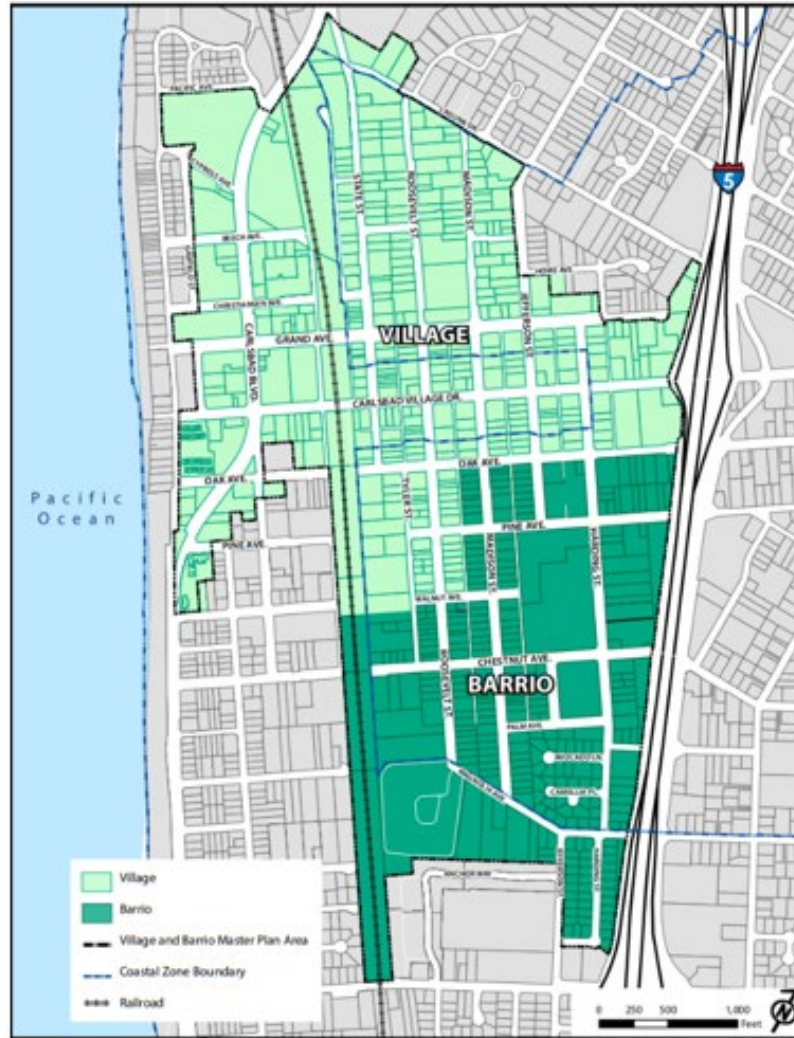
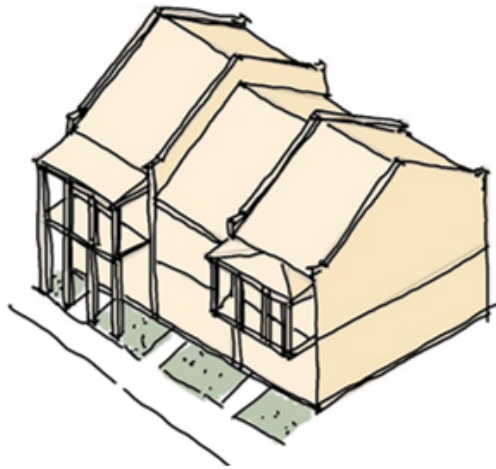
Single-Family Detached Building

[Not Eligible for this Program]

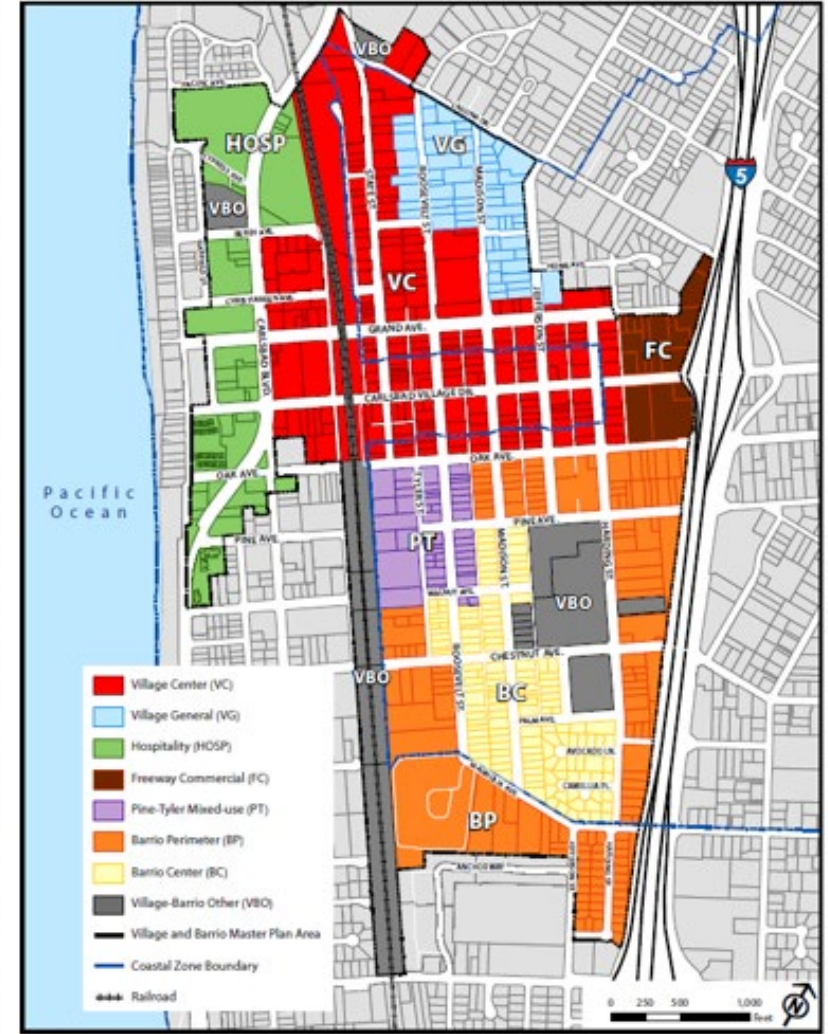


Multi-Family Attached Building

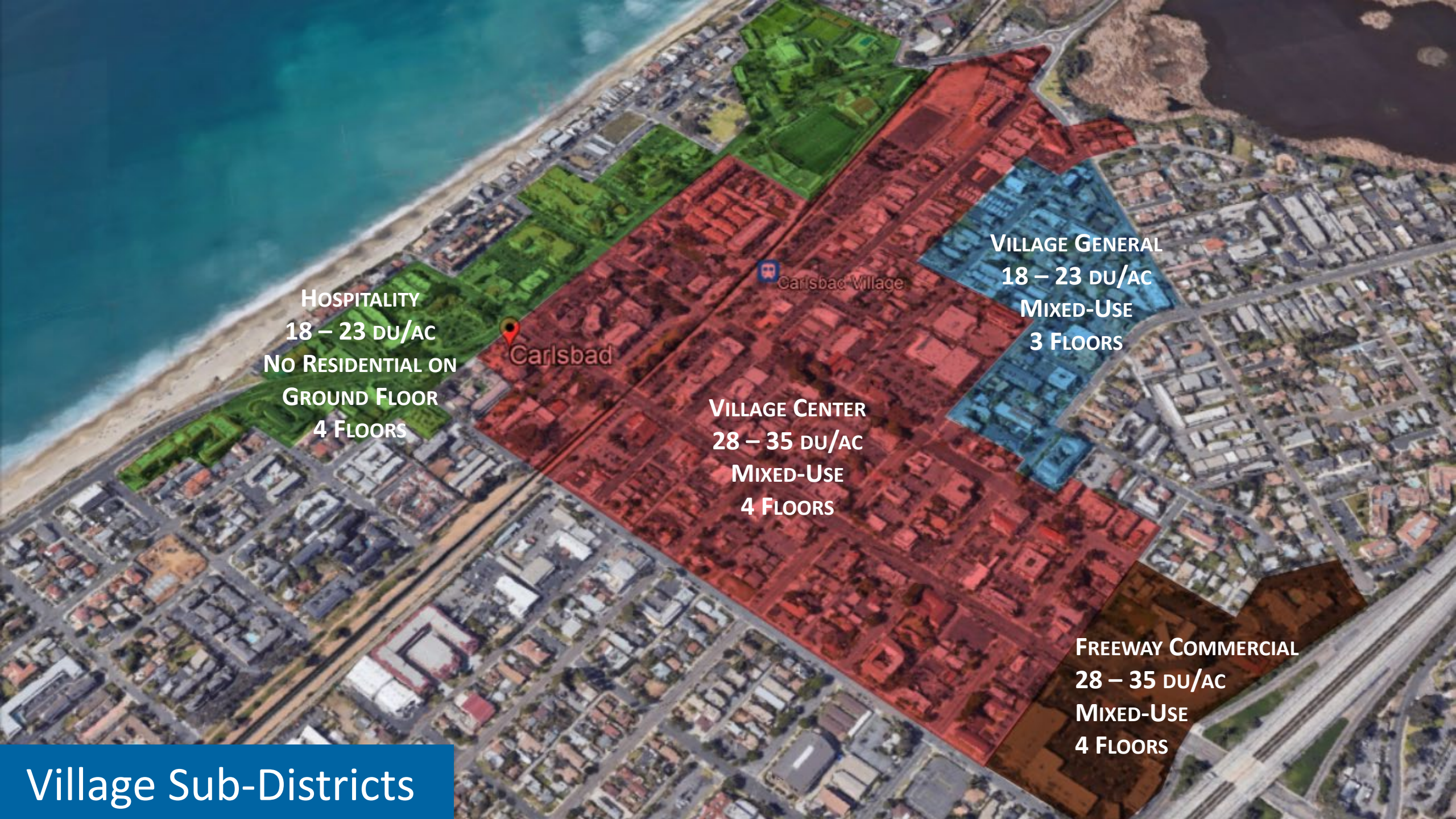
[Eligible for this Program]



VBMP Figure 1-1 Master Plan Area



VBMP Figure 2-1 Area Sub-Districts



HOSPITALITY
18 – 23 DU/AC
NO RESIDENTIAL ON
GROUND FLOOR
4 FLOORS

Carlsbad

Carlsbad Village

VILLAGE GENERAL
18 – 23 DU/AC
MIXED-USE
3 FLOORS

VILLAGE CENTER
28 – 35 DU/AC
MIXED-USE
4 FLOORS

FREEWAY COMMERCIAL
28 – 35 DU/AC
MIXED-USE
4 FLOORS

Village Sub-Districts



PINE-TYLER
18 – 23 DU/AC
MIXED-USE
3 FLOORS

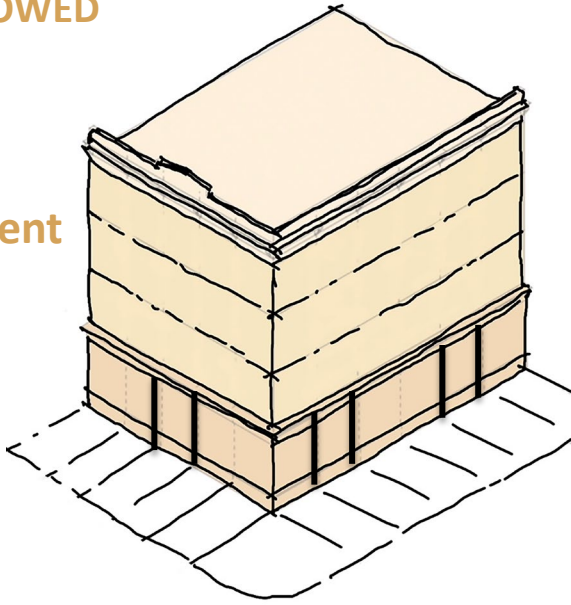
BARRIO PERIMETER
23 - 30 DU/AC
RESIDENTIAL-ONLY
3 FLOORS

BARRIO CENTER
18 – 23 DU/AC
RESIDENTIAL-ONLY
3 FLOORS

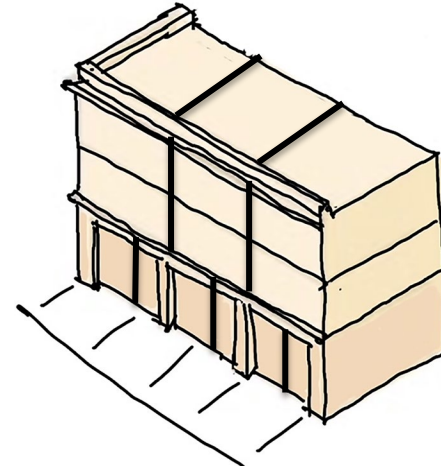
Barrio Sub-Districts

COMMERCIAL USES ALLOWED

Mixed-Use Apartment
18 – 35 du/ac

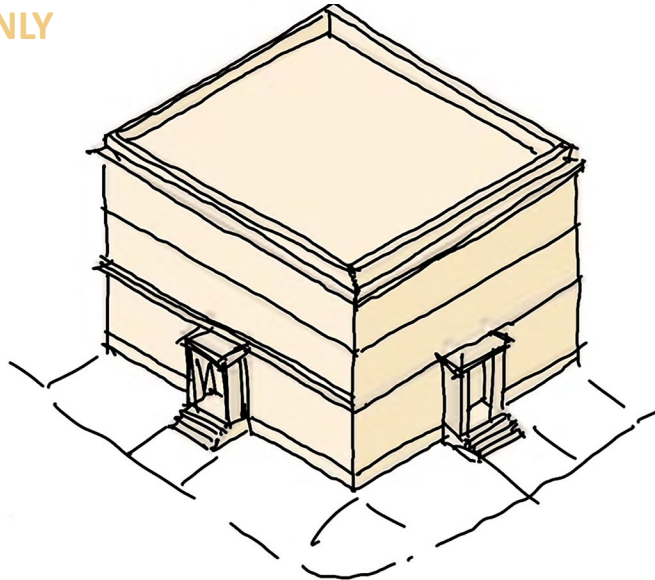


Live-Work Loft
Liner Building
18 – 30 du/ac

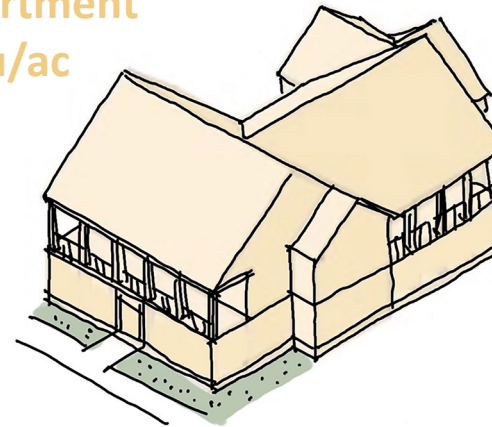


RESIDENTIAL USES ONLY

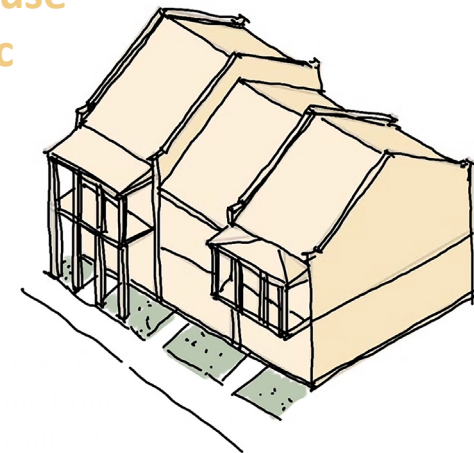
Large Apartment
18 – 35 du/ac



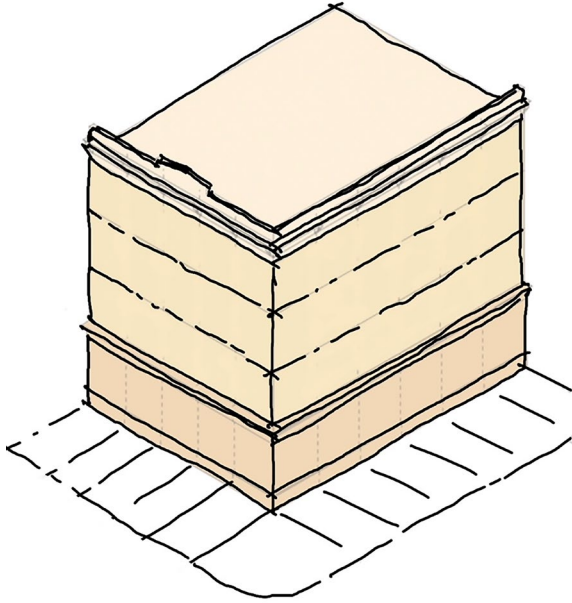
Small Apartment
18 – 30 du/ac



Townhouse
18 du/ac



Mixed-Use Apartment



American Mercantile

Traditional Modern

Spanish Revival

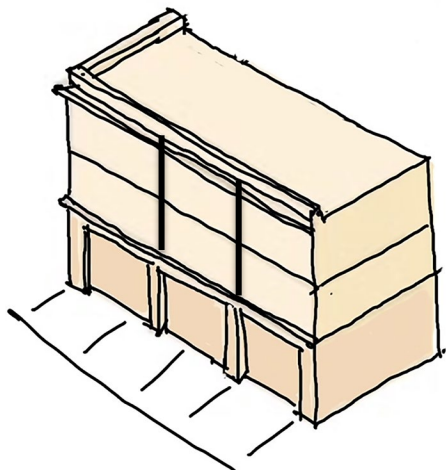
Craftsman

Contemporary Eclectic



Building Type – Mixed Use Apt.

Live-Work Loft
Liner Building



Traditional Modern

Spanish Revival

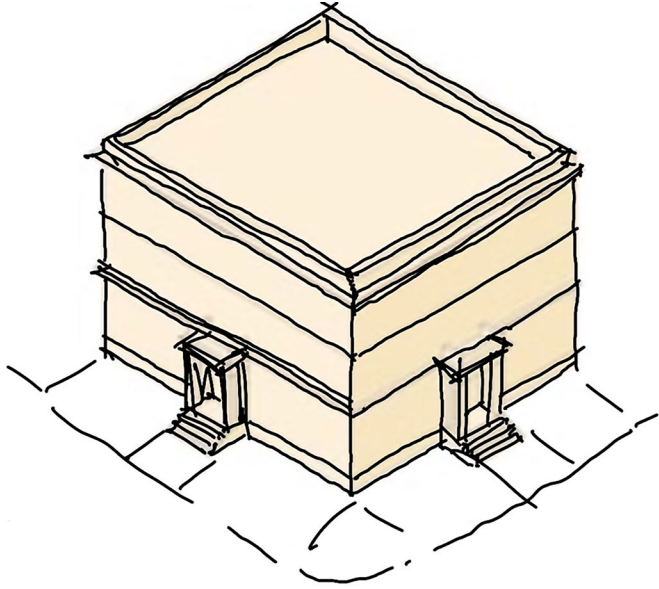
Craftsman

Victorian

Colonial/Cape Cod



Large Apartment



Traditional Modern

Spanish Revival

Craftsman

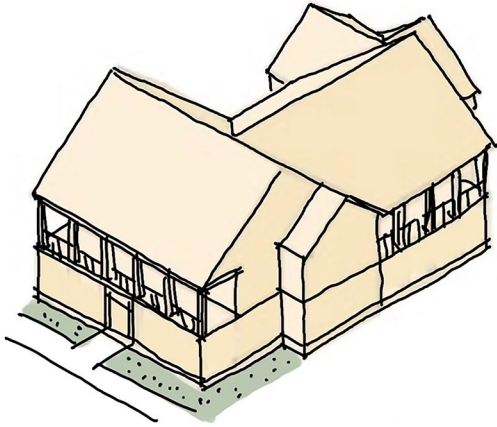
Victorian

Contemporary Eclectic



Building Type – Large Apartment

Small Apartment



- Traditional Modern
- Spanish Revival
- Craftsman
- Victorian
- Colonial/Cape Cod



Building Type – Small Apartment

Traditional Modern

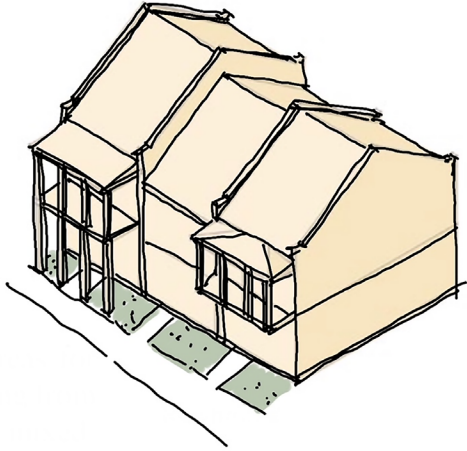
Spanish Revival

Craftsman

Victorian

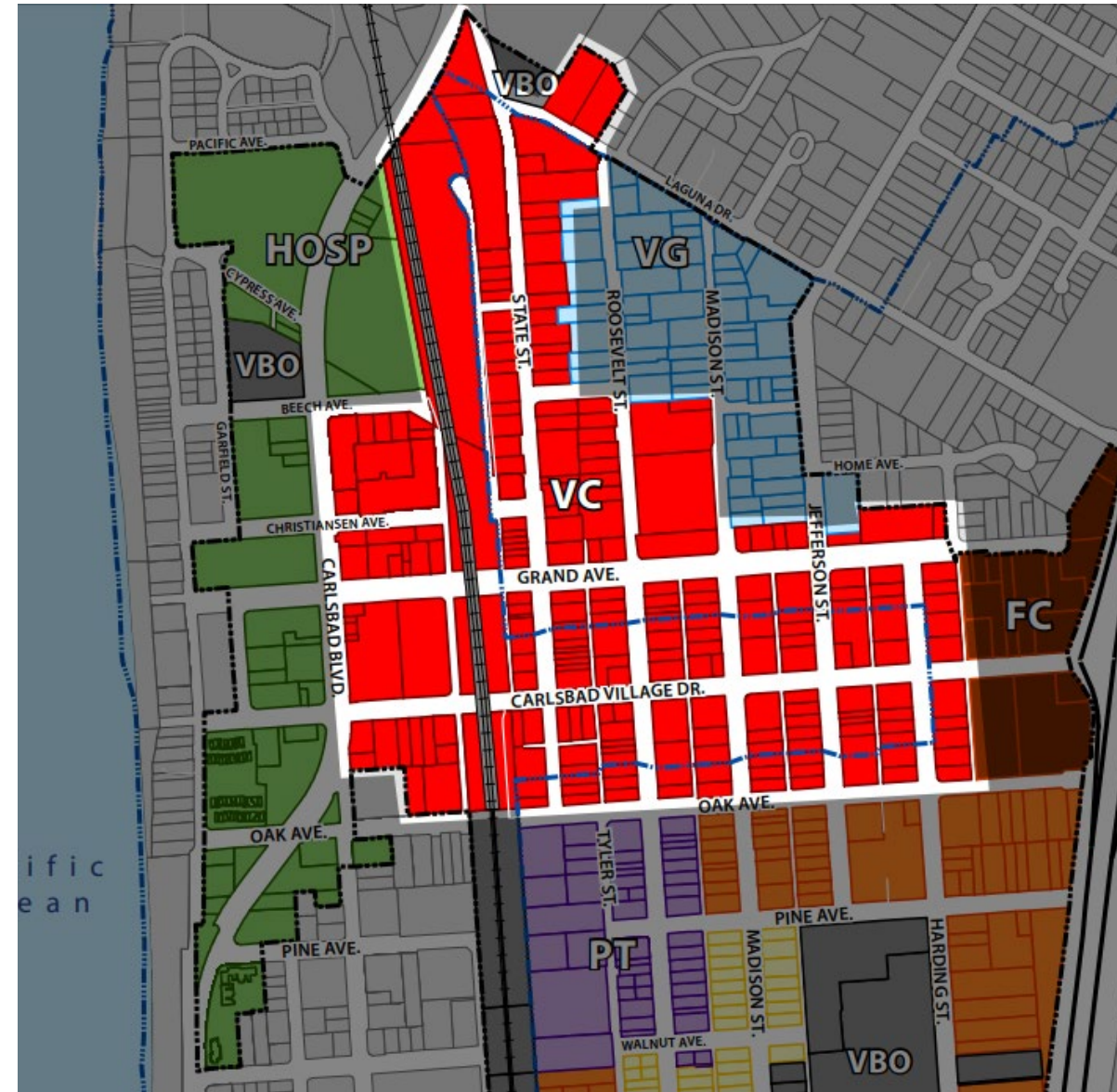
Colonial/Cape Cod

Townhouse

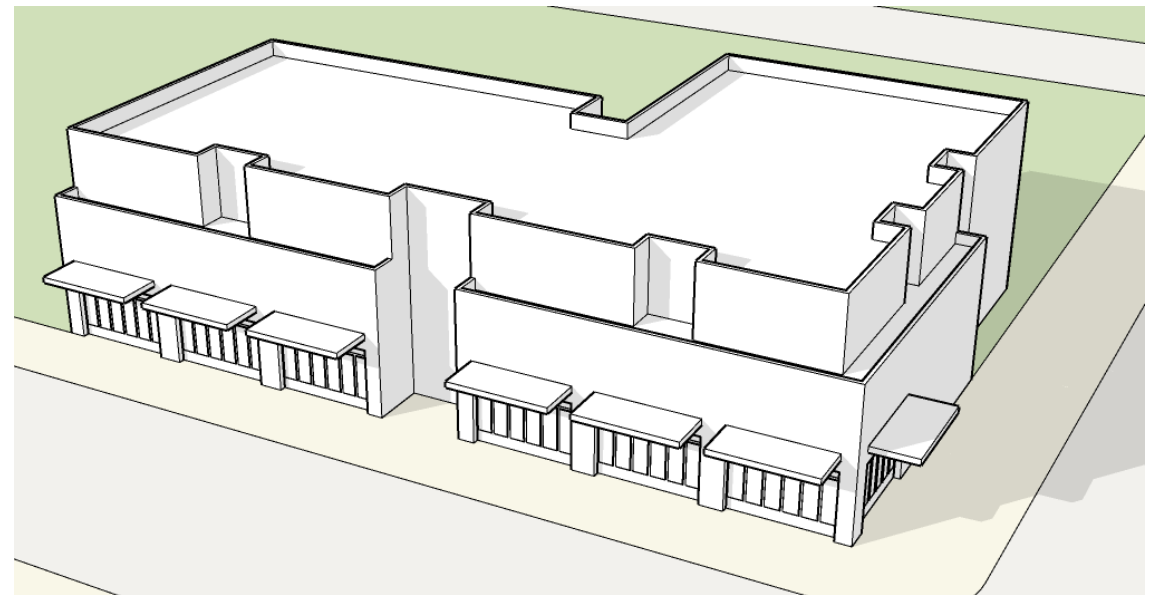


Building Type - Townhouse

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 Live-Work/Liner Bldg	Large Apartment	Small Apartment	Townhouse
Architectural Style	American Mercantile					
	Traditional Modernism					
	Spanish Revival					
	Craftsman					
	Victorian					
	Cape Cod Cottages/Colonial					

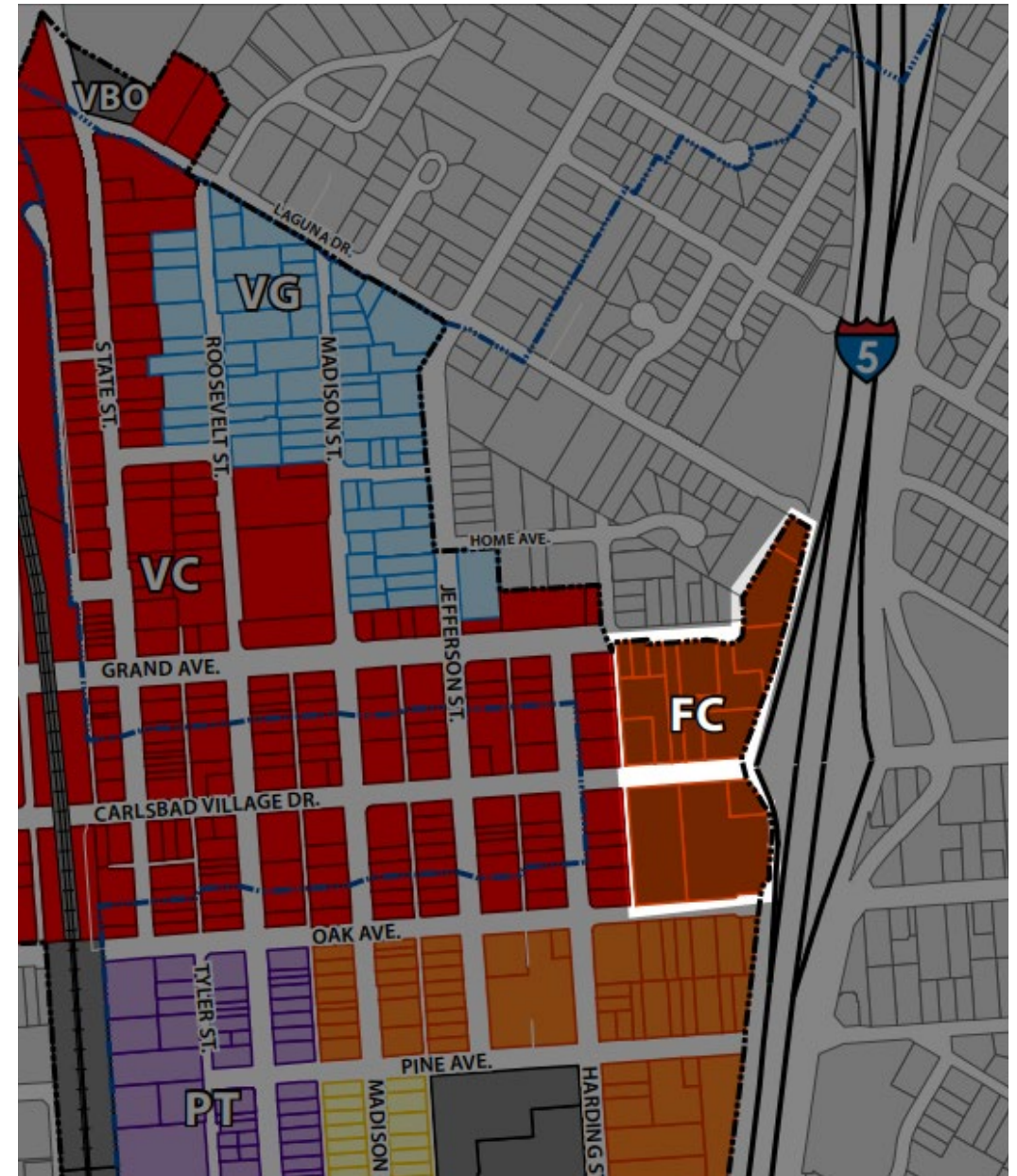


Village Center Building Type / Architectural Style

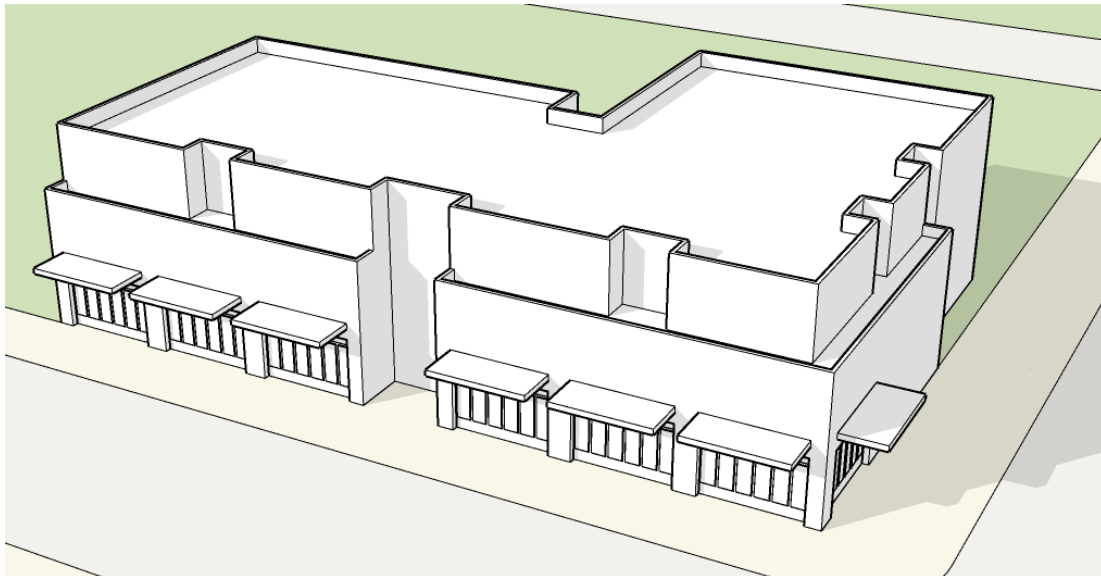


VC Building Type / Architecture Style

Sub-District		Building Type				
FC [Freeway Commercial] <p>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.</p>		Large Mixed-Use Building	Small Live-Work/Liner Bldg	Large Apartment	Small Apartment	Townhouse
Architectural Style	American Mercantile					
	Traditional Modernism					
	Spanish Revival					
	Craftsman					
	Victorian					
	Cape Cod Cottages/Colonial					

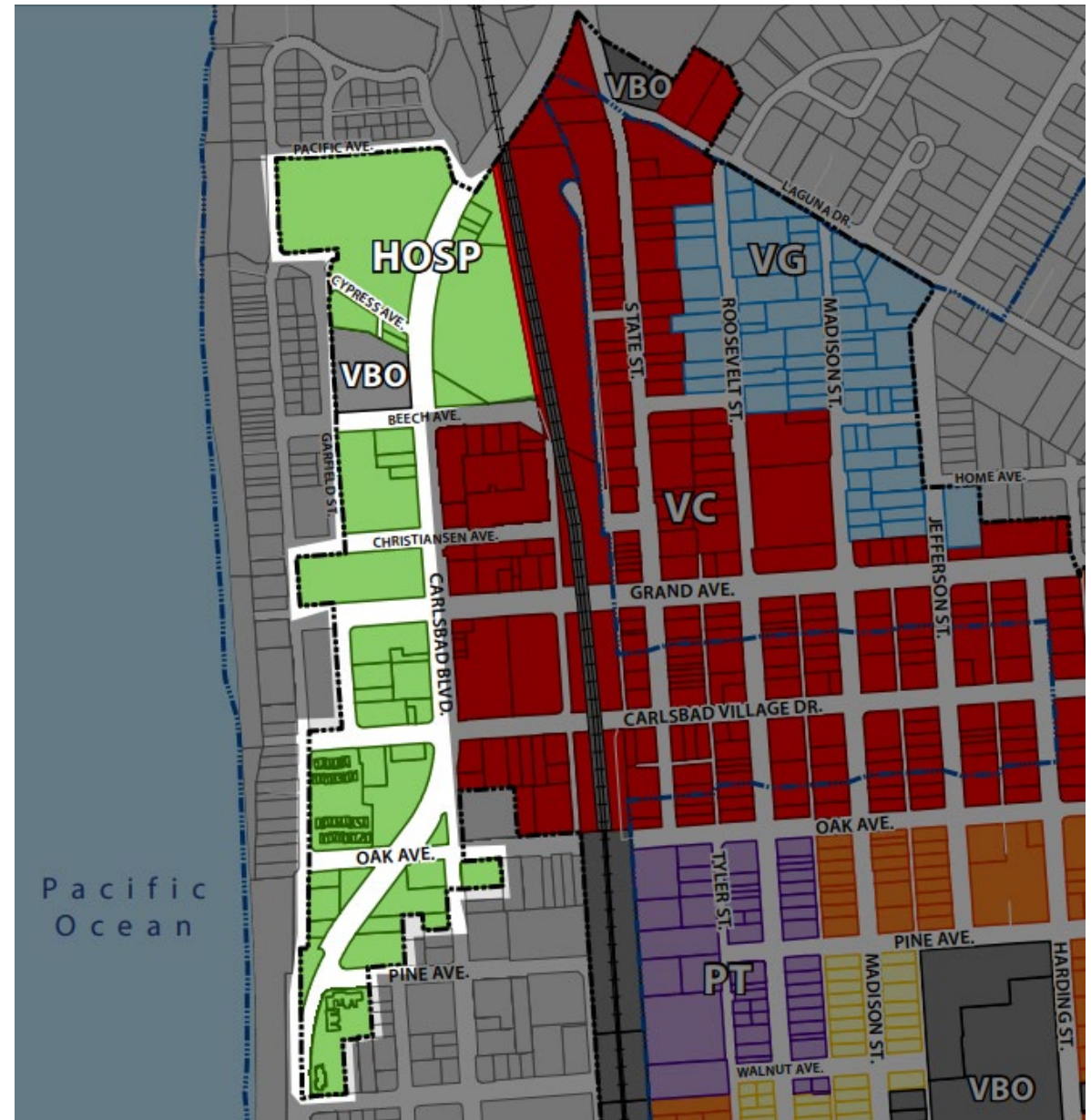


Freeway Commercial Building Type / Architectural Style

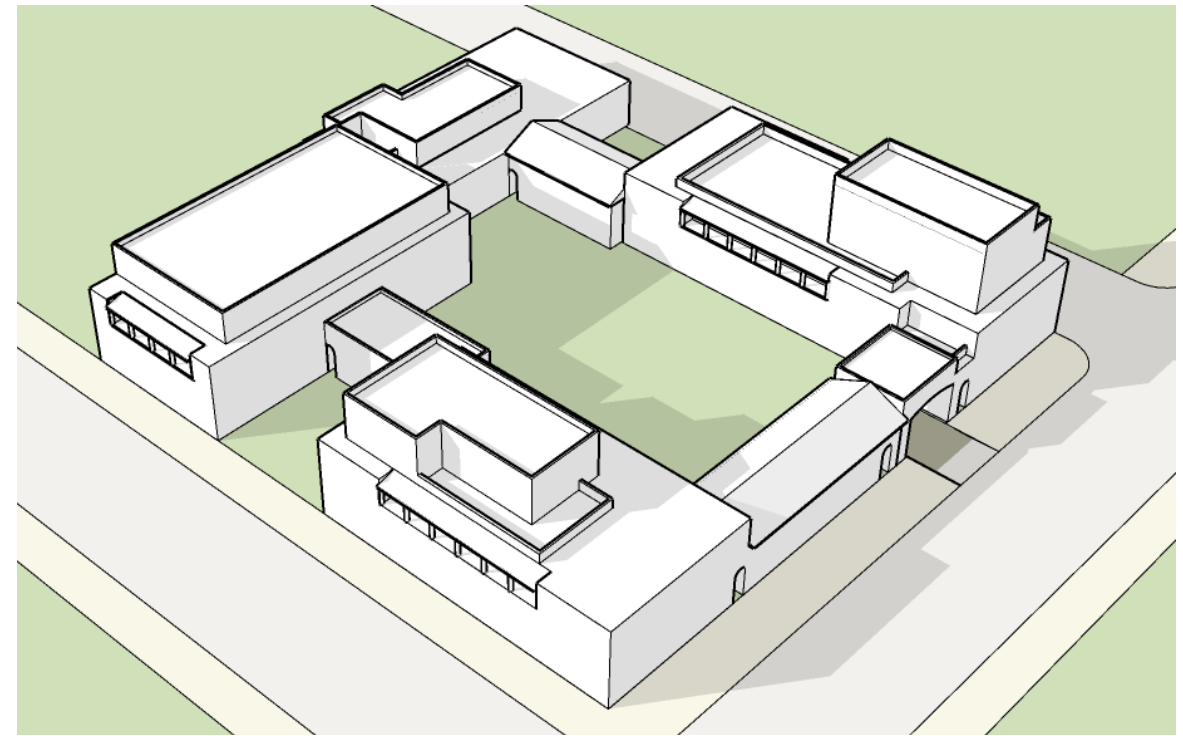


FC Building Type/ Architectural Style

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 Live-Work/Liner Bldg	Large Apartment	Small Apartment	Townhouse
Architectural Style	American Mercantile					
	Traditional Modernism					
	Spanish Revival					
	Craftsman					
	Victorian					
	Cape Cod Cottages/Colonial					

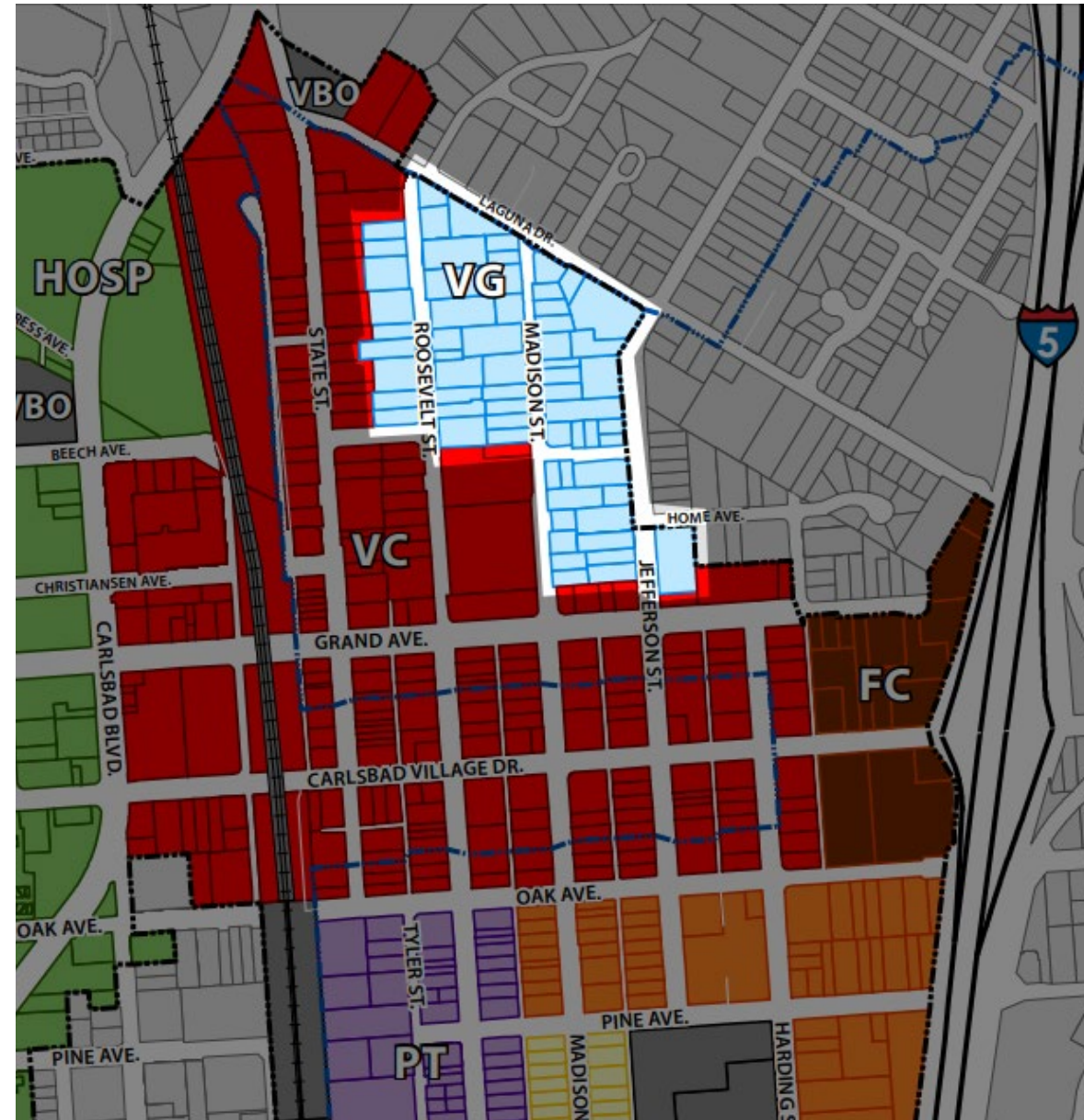


Hospitality Building Type / Architectural Style



HOSP Building Type, Architectural Style

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 Live-Work/Liner Bldg	Large Apartment	Small Apartment	Townhouse
Architectural Style	American Mercantile					
	Traditional Modernism					
	Spanish Revival					
	Craftsman					
	Victorian					
	Cape Cod Cottages/Colonial					

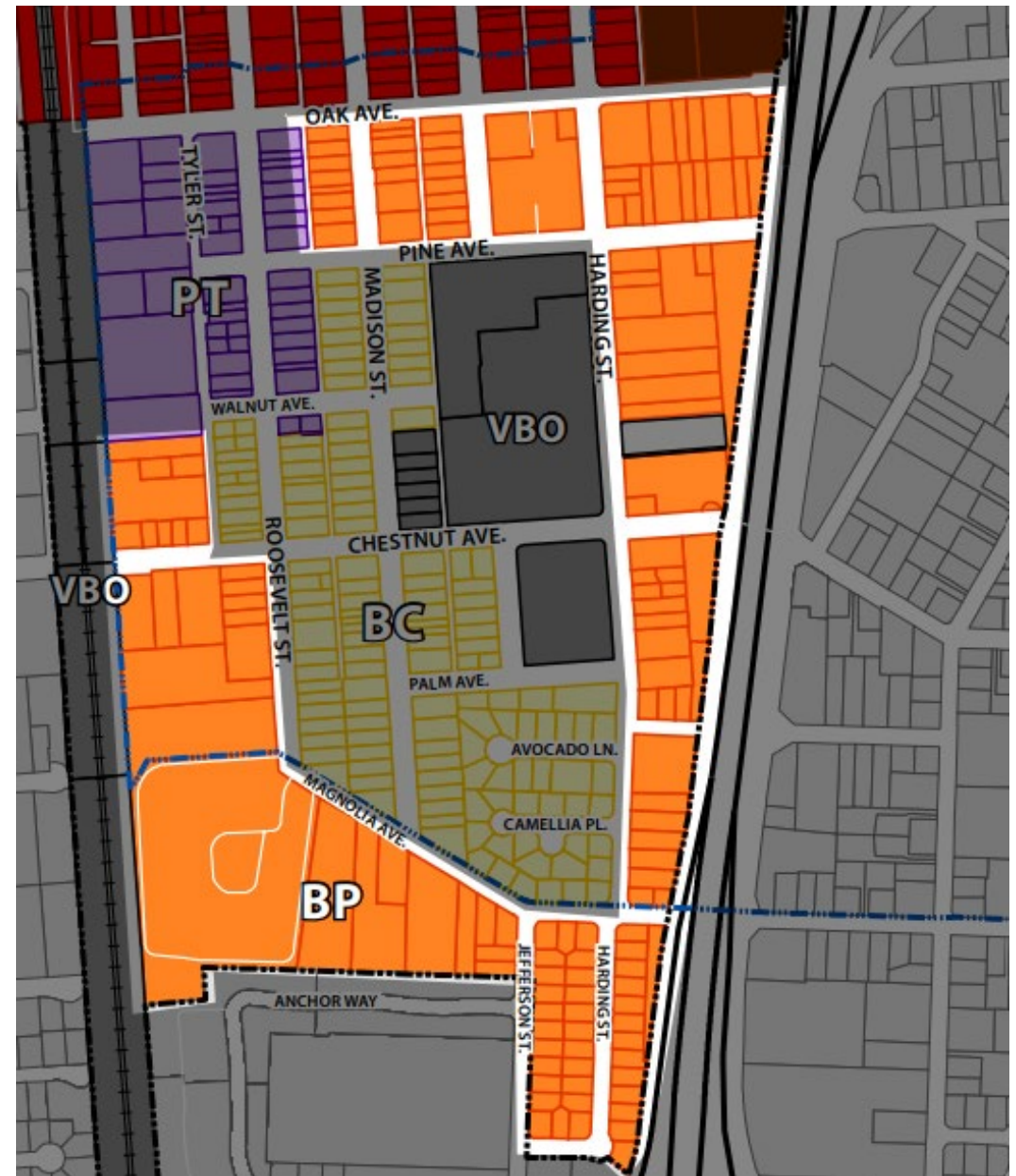


Village General Building Type / Architectural Style

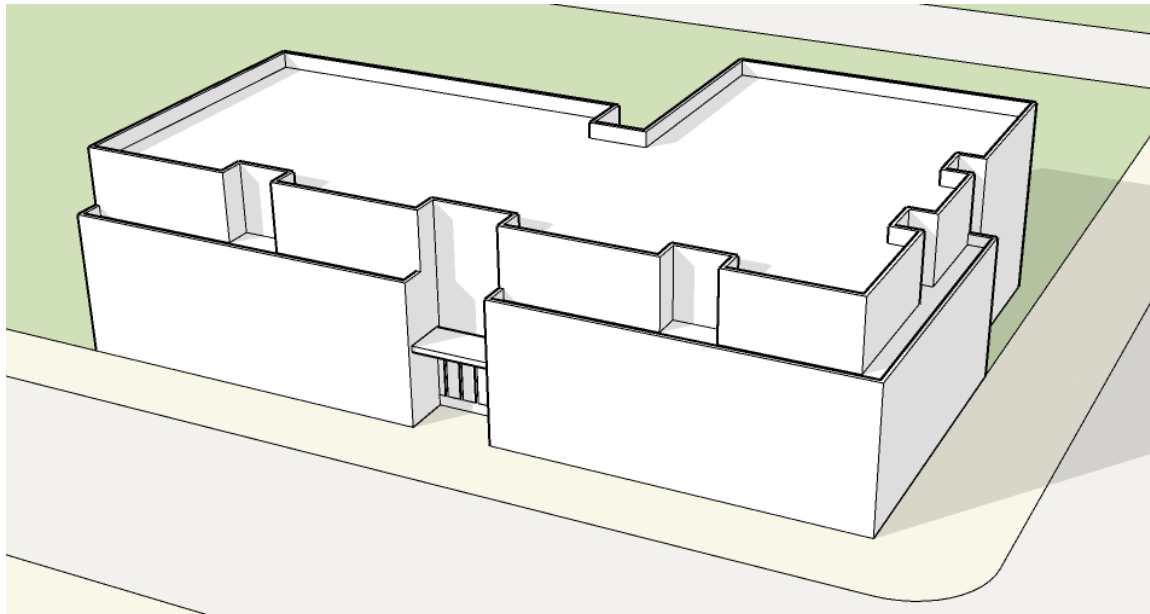


VG Building Type / Architectural Style

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 Live-Work/Liner Bldg	Large Apartment	Small Apartment	Townhouse
Architectural Style	American Mercantile					
	Traditional Modernism					
	Spanish Revival					
	Craftsman					
	Victorian					
	Cape Cod Cottages/Colonial					

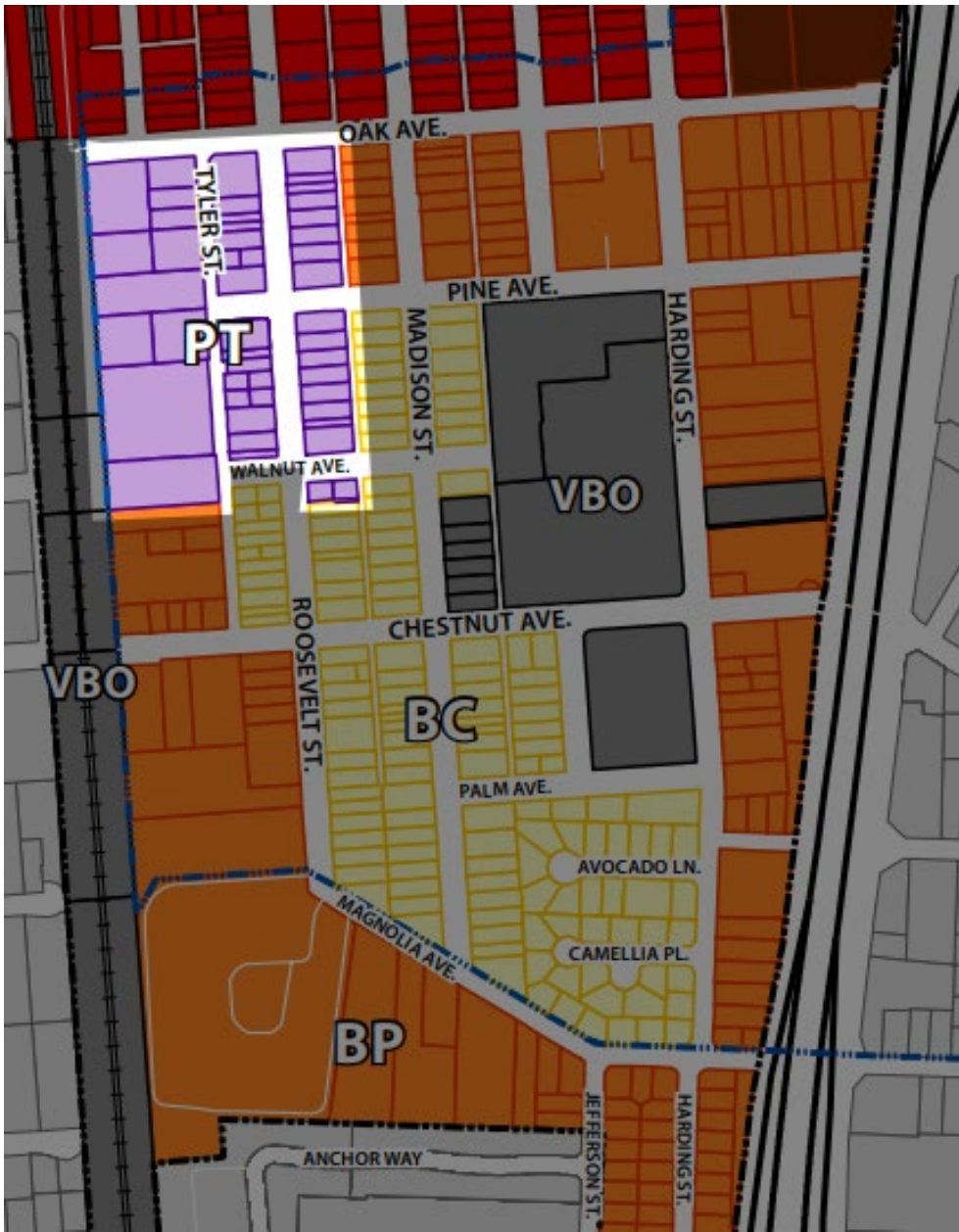


Barrio Perimeter Building Type / Architectural Style

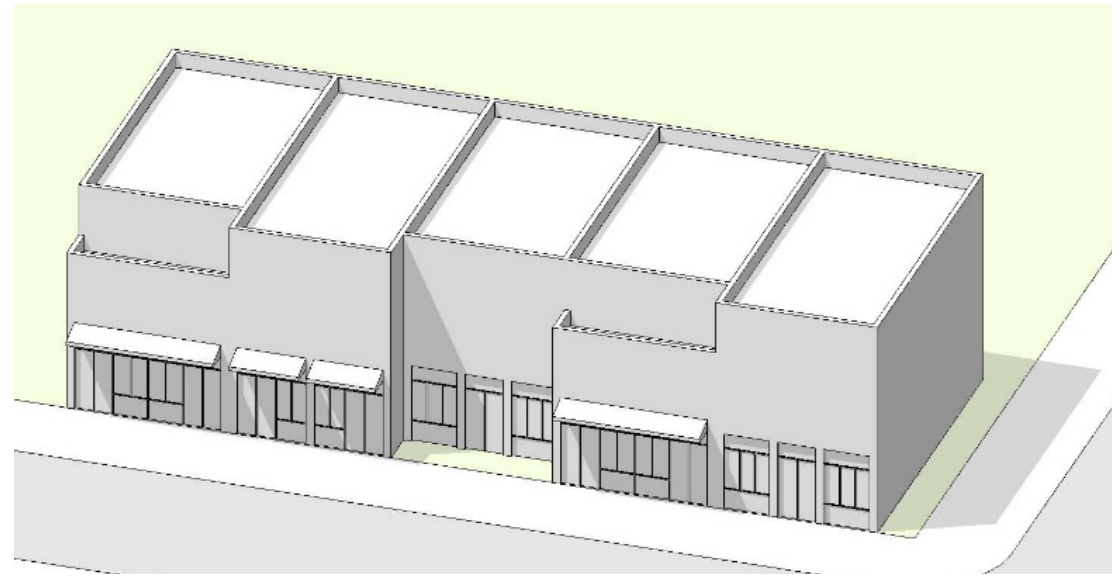


BP Building Type / Arch Style

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 Live-Work/Liner Bldg	Large Apartment	Small Apartment	Townhouse
Architectural Style	American Mercantile					
	Traditional Modernism		■	■	■	■
	Spanish Revival		■	■	■	■
	Craftsman		■	■	■	■
	Victorian				■	■
	Cape Cod Cottages/Colonial				■	■

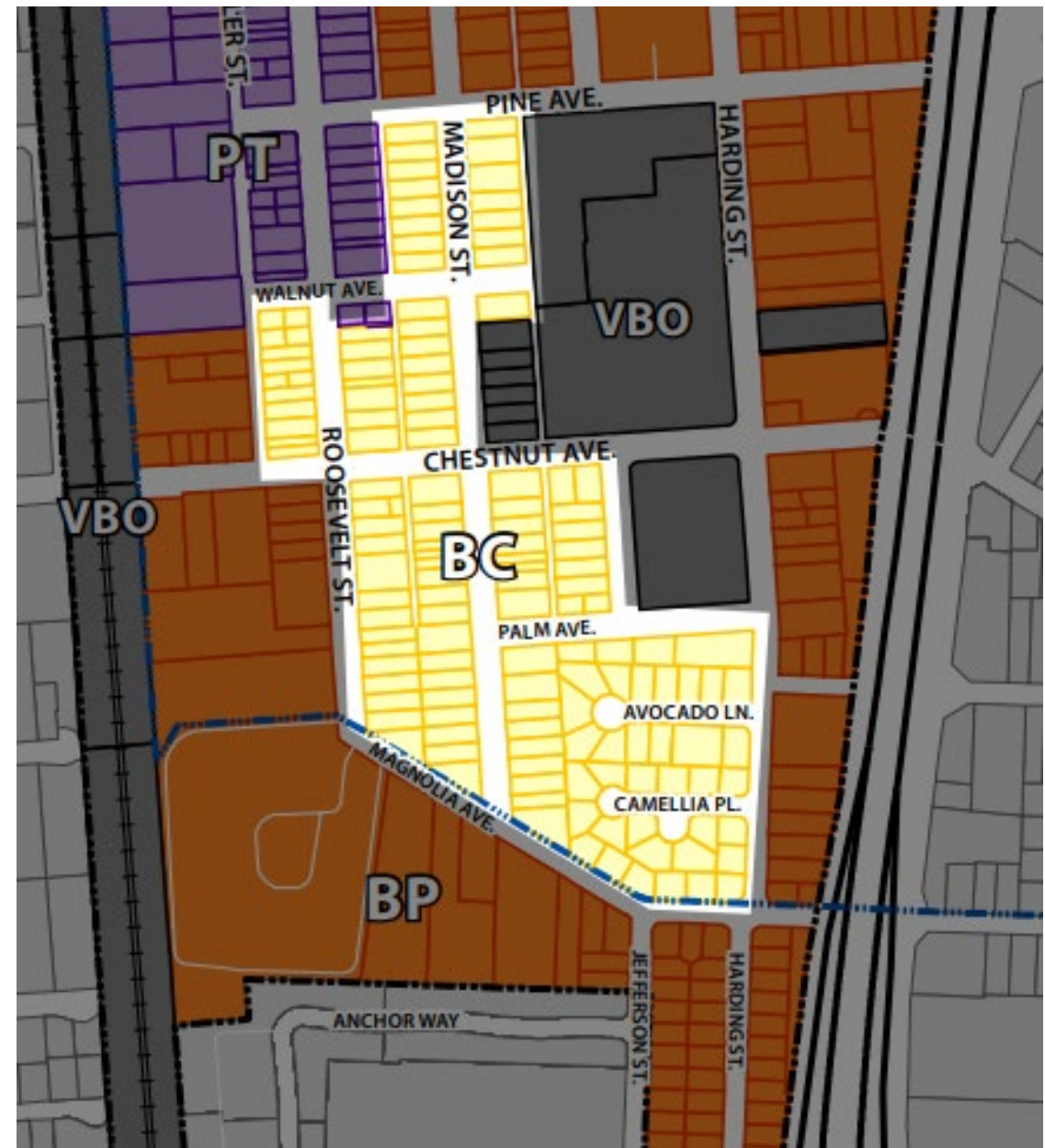


Pine Tyler Building Type / Architectural Style



PT Building Type / Architectural Style

Sub-District		Building Type				
BC [Barrio Center]		Large Mixed-Use Building	Small Live-Work/Liner Bldg	Large Apartment	Small Apartment	Townhouse
<p>DENSITY 18 - 23 du/ac</p> <p>MAX. HEIGHT 35-feet / 3 Floors</p> <p>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.</p>						
Architectural Style	American Mercantile					
	Traditional Modernism			■	■	■
	Spanish Revival			■	■	■
	Craftsman			■	■	■
	Victorian			■	■	■
	Cape Cod Cottages/Colonial			■	■	■

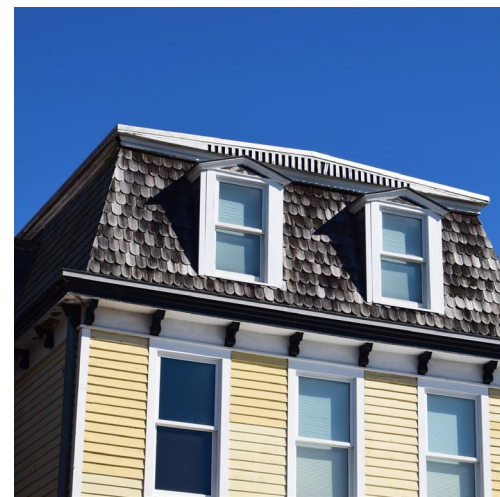


Barrio Center Building Type / Architectural Style



BC Building Type / Architectural Style

4.0 Building Articulation and Massing Standards		Roof Type					
Design roofs to be compatible with architectural style and add character to buildings. Articulated roof forms create an interesting skyline and can emphasize certain architectural elements of the building massing using combination of different roof forms including but not limited to the following:		Skillion Shed (Flat)	Butterfly (Flat)	Parapet (Flat)	Gabled	Hipped	Mansard
Architectural Style	American Mercantile	■		■			
	Traditional Modernism	■	■	■			
	Spanish Revival			■	■	■	
	Craftsman				■	■	
	Victorian				■	■	■
	Cape Cod Cottages/Colonial				■	■	



Roof Patterns and Architecture Style

4.0 Building Articulation and Massing Standards		Roof Type					
Design roofs to be compatible with architectural style and add character to buildings. Articulated roof forms create an interesting skyline and can emphasize certain architectural elements of the building massing using combination of different roof forms including but not limited to the following:		Skillion Shed (Flat)	Butterfly (Flat)	Parapet (Flat)	Gabled	Hipped	Mansard
Architectural Style	American Mercantile	■		■			
	Traditional Modernism	■	■	■			
	Spanish Revival			■	■	■	
	Craftsman				■	■	
	Victorian				■	■	■
	Cape Cod Cottages/Colonial				■	■	

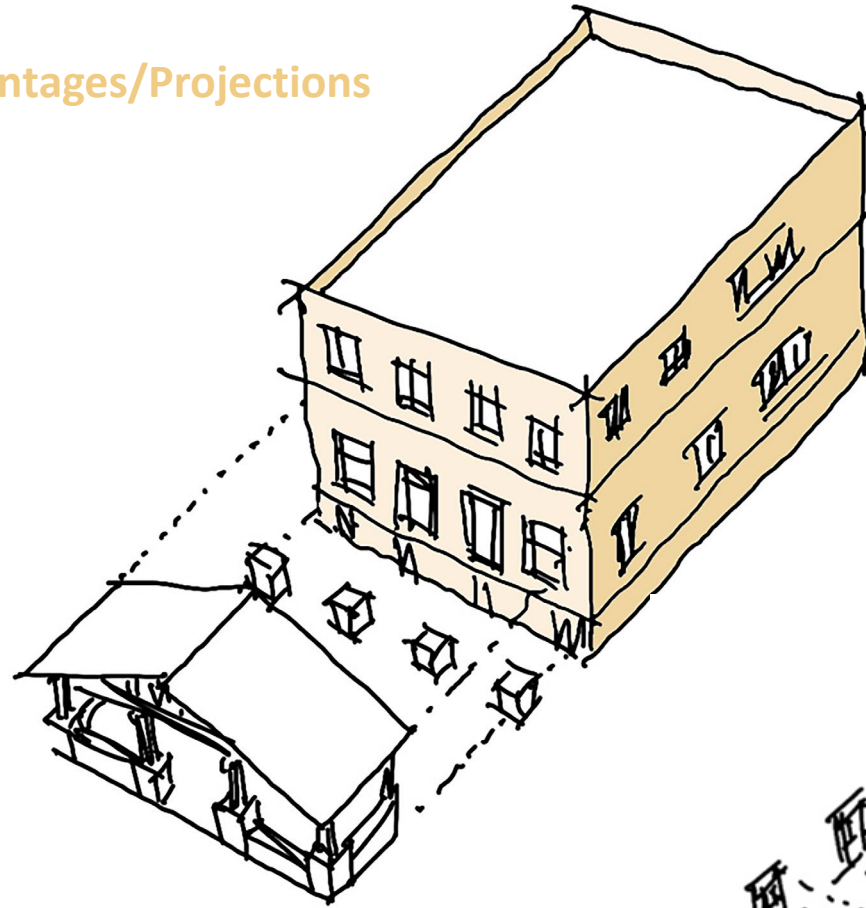


Roof Patterns and Architecture Style

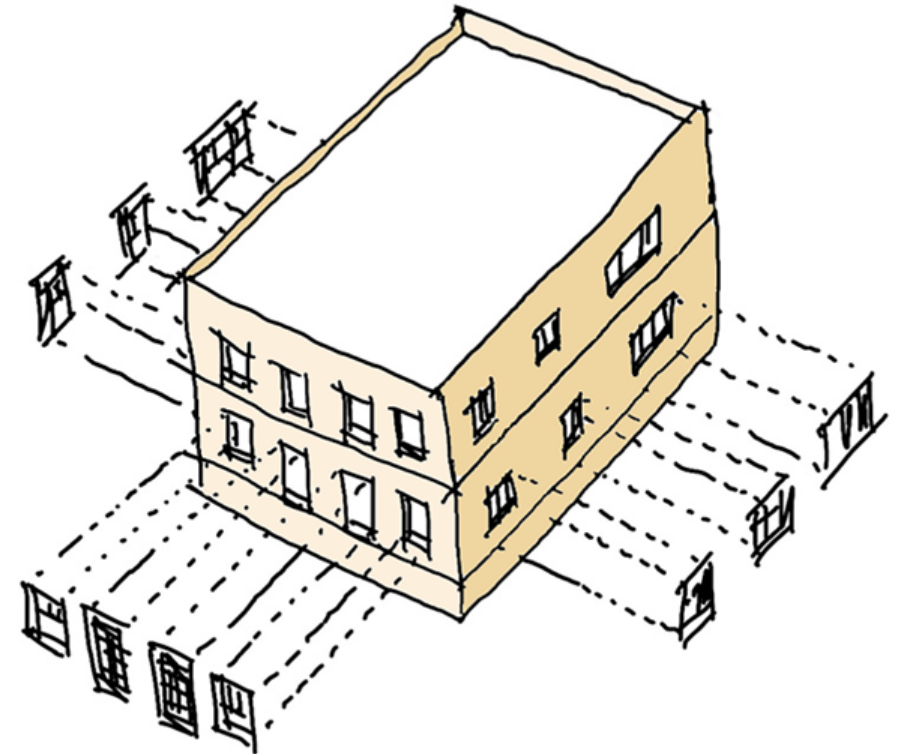
Building Elements

Composition of Frontage, Windows, Projections

Frontages/Projections



Windows/Apertures





Window Rhythm



Balconies



Bay Windows



Canopies and Awnings



Access to Parking



Walls and Fencing

Openings, Windows and Projections

5.0 Building Frontages		Frontage Type					
A building's frontage is the interface between the public realm and private development. 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 tables provides a palette of prototypical frontage types appropriately matched to its related architectural styles.		Front Porch	Stoop	Raised Terrace	Forecourt	Shopfront	Industrial Shopfront
		Architectural Style	American Mercantile				
Traditional Modernism							
Spanish Revival							
Craftsman							
Victorian							
Cape Cod Cottages/Colonial							



Diagram of a porch.



Diagram of a stoop.



Diagram of arcade.

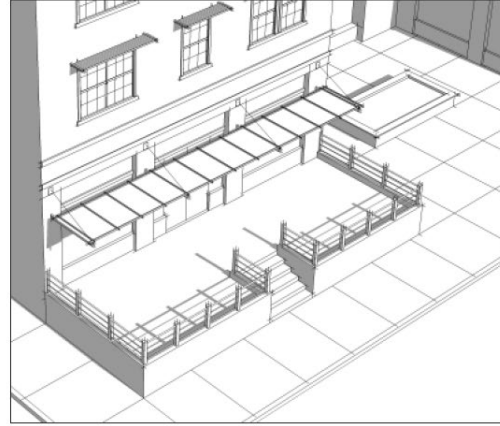


Diagram of a commercial terrace.

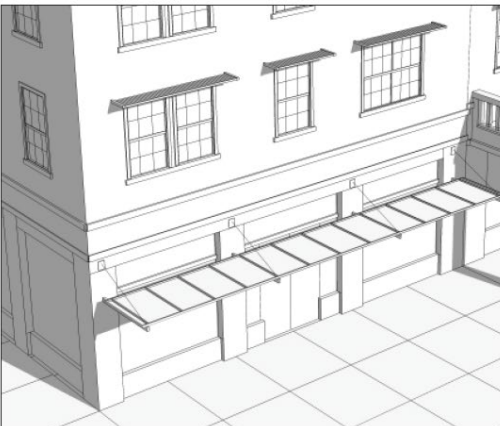


Diagram of shopfront.



Diagram of forecourt.

5.0 Building Frontages

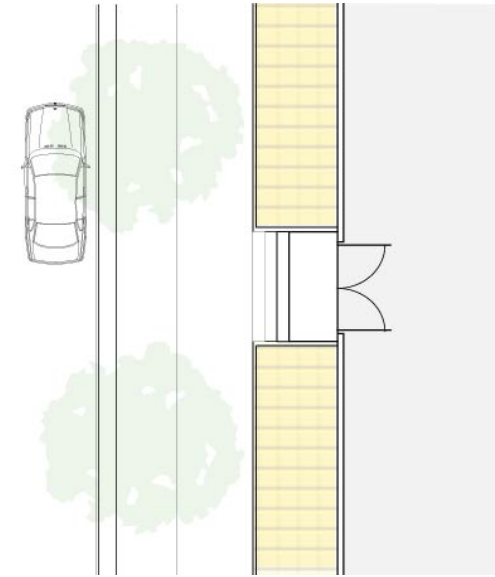
A building's frontage is the interface between the public realm and private development. The successful design of this interface significantly contributes to the realization of an active and engaging urban environment. Buildings have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This tables provides a palette of prototypical frontage types appropriately matched to its related architectural styles.

Frontage Type

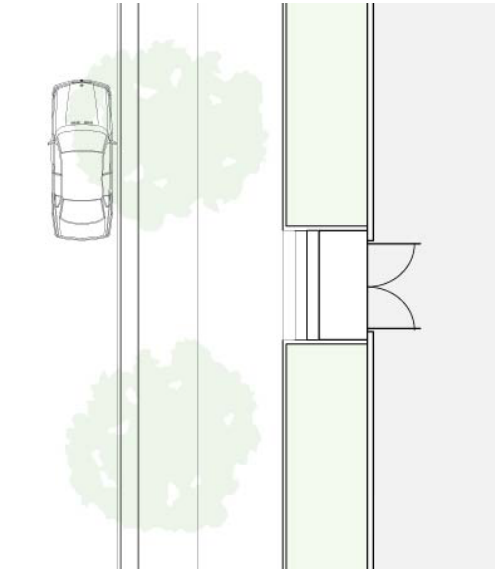
		Front Porch	Stoop	Raised Terrace	Forecourt	Shopfront	Industrial Shopfront
Architectural Style	American Mercantile					■	■
	Traditional Modernism	■	■	■	■	■	■
	Spanish Revival	■	■	■	■	■	
	Craftsman	■	■	■	■	■	
	Victorian	■	■				
	Cape Cod Cottages/Colonial	■	■				



Raised Terrace



Stoop



Blank Walls



Blank Walls

Confused Styles



Blank Walls

Addressing Frontage Issues Today

Balconies

Recessed

Semi-Recessed

Cantilevered

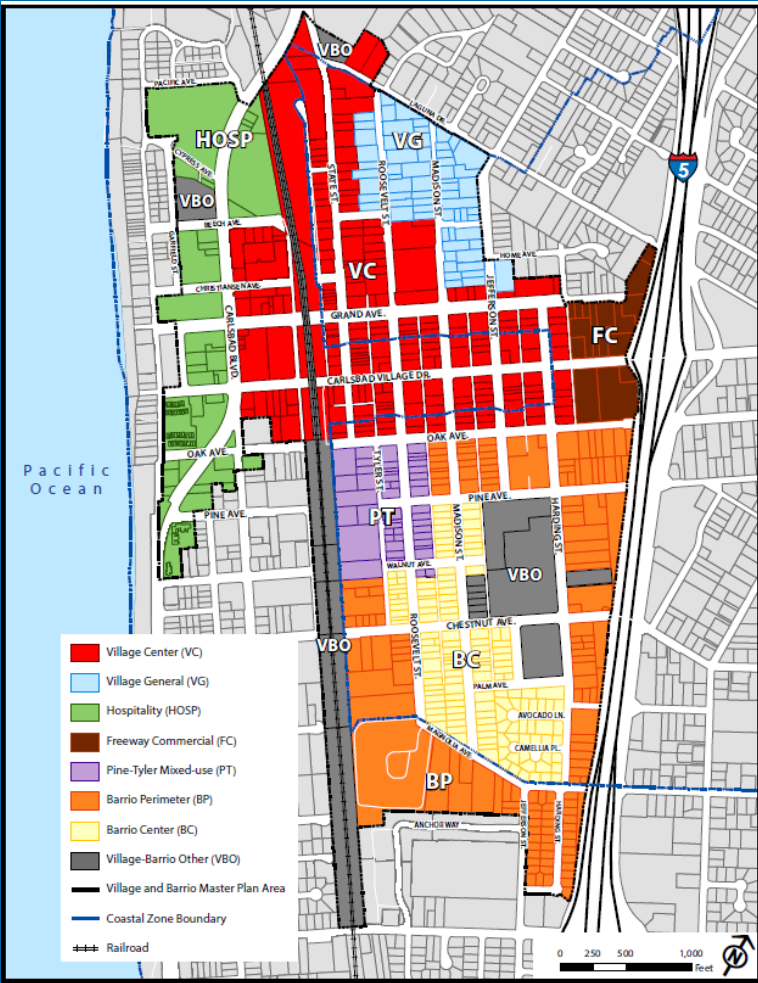
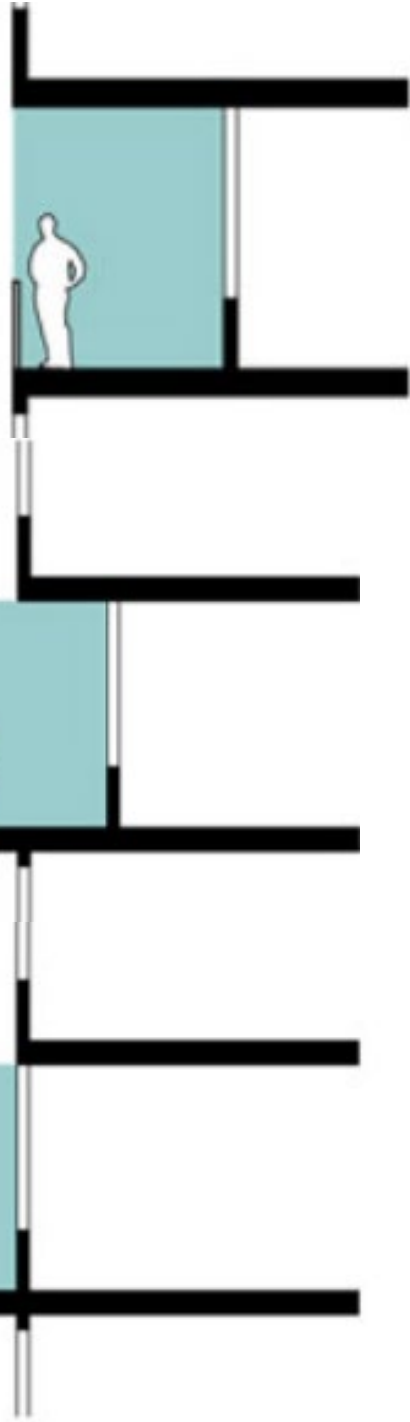
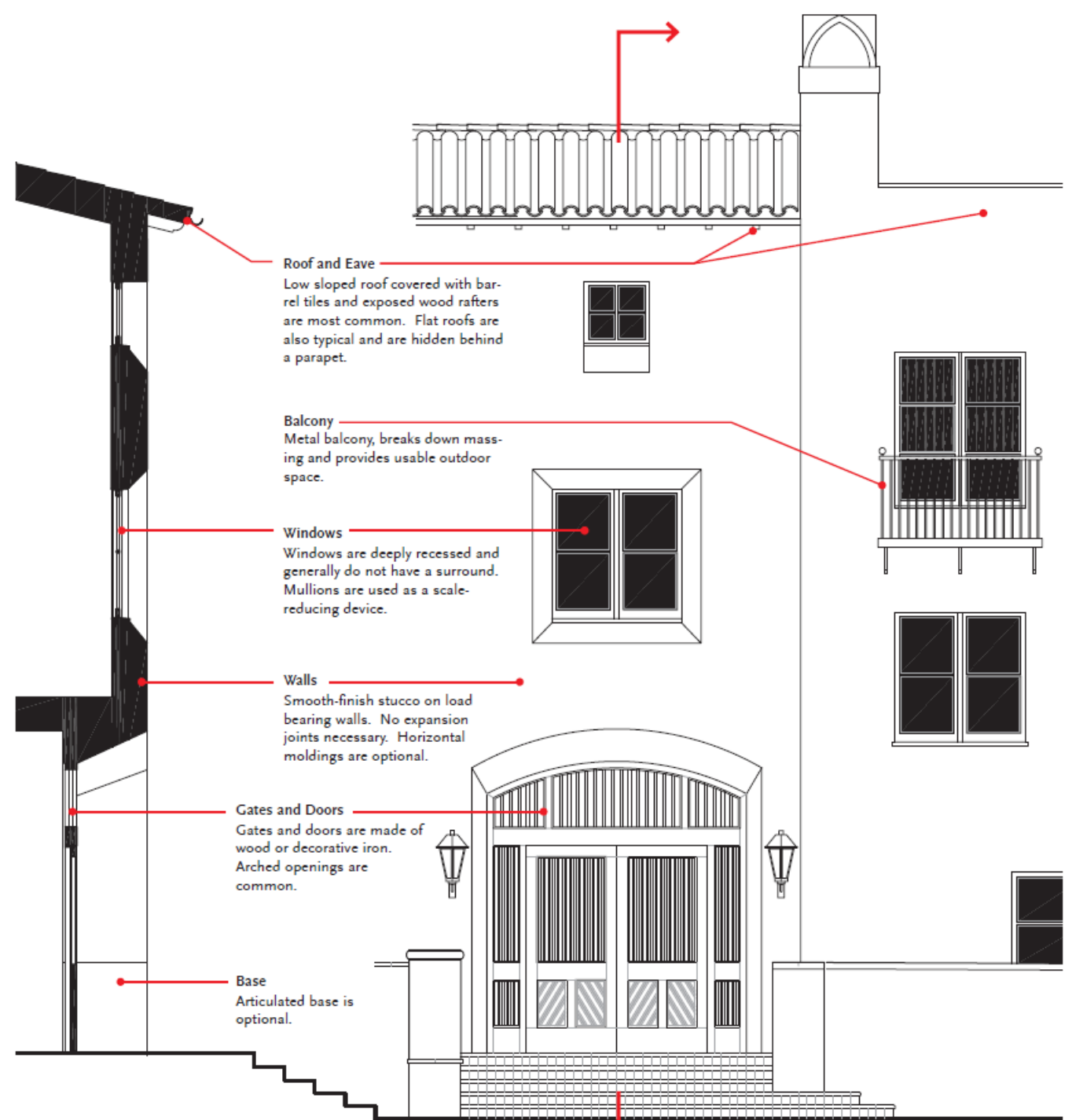


Figure 2-1, Village and Barrio Master Plan Area District Map

Spanish Revival



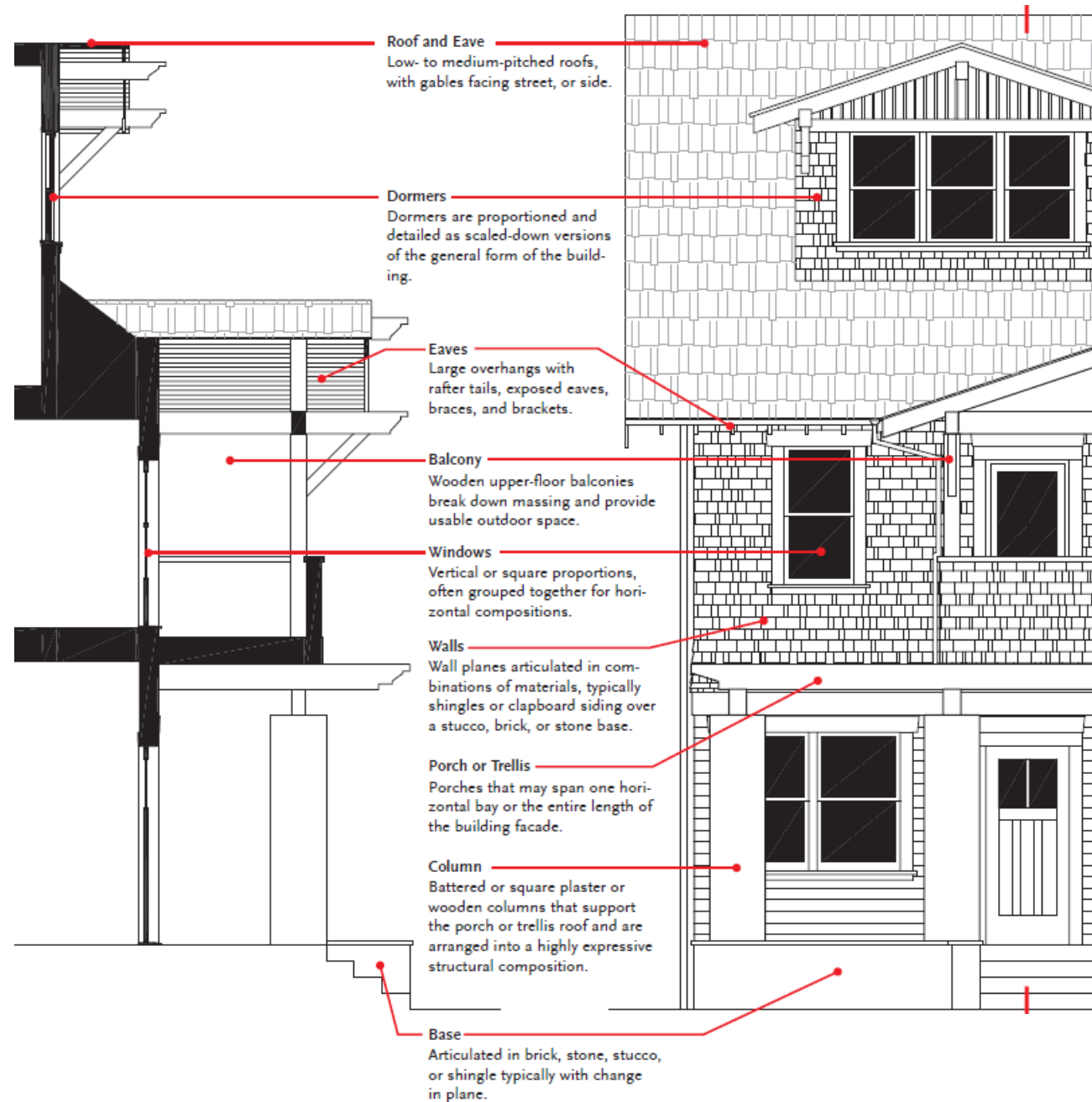
Distinguished by simple massing, smooth white walls, deeply set openings, and its red tile roofs. The mass has rhythmic placement of windows and doors. Color and decoration are restrained and reserved for railings, grilles, and colorful tile details at doors, windows, and fountains. Fronts are arcades, recessed entries, balconies, overhangs, and awnings are arranged accent the simple, geometric forms of buildings.



Craftsman



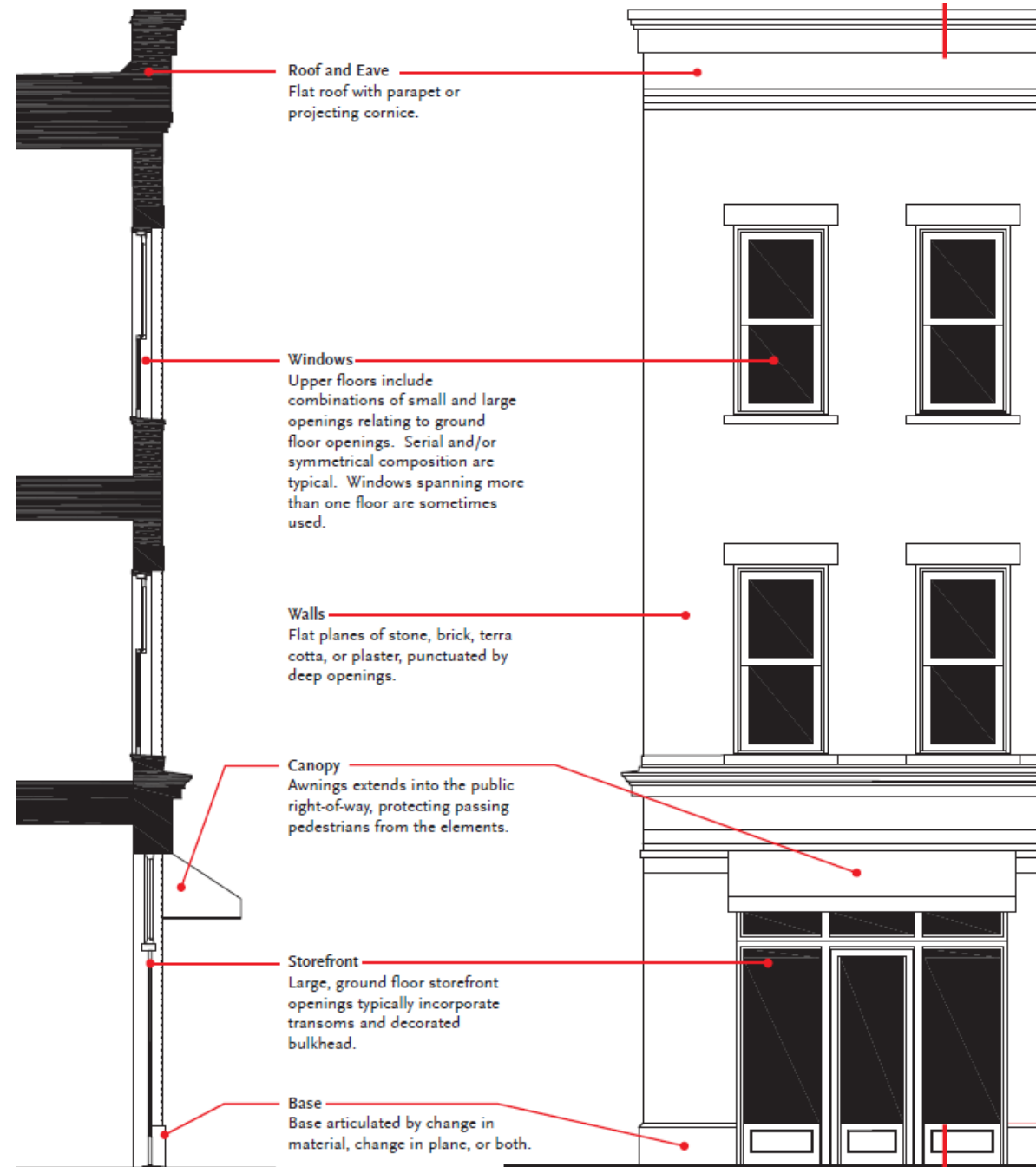
The style focused on the use of materials such as wood, tile, brick, stone, and copper, artfully combined and detailed. Through its emphasis on the detailing and joinery typical of carpentry construction, it embodied the modern notion of expressing its structural system on the exterior of the building.



American Mercantile



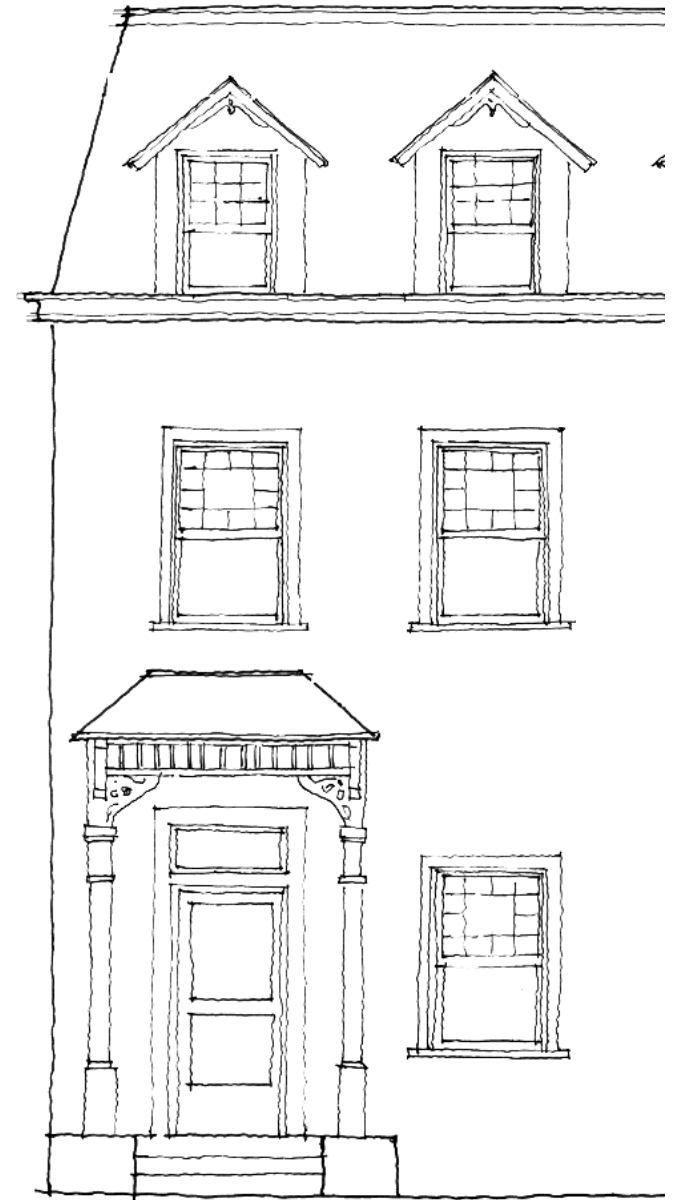
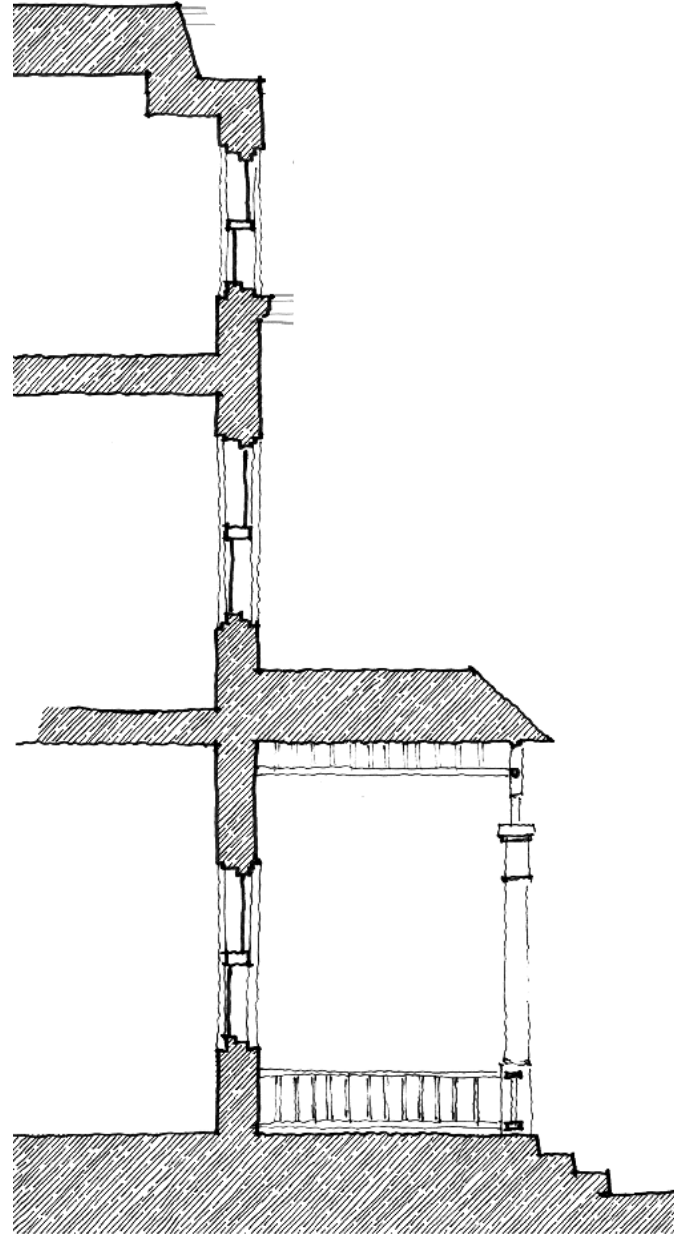
The Main Street style is expressed through brick, stone, and heavy plaster. Upper story window openings, whether single or grouped in a rhythmic serial pattern that relates directly to the ground floor storefronts. Wall planes are articulated by columns and lintels over openings. The ground floor is comprised of expansive glass storefronts, separated by structural columns with transoms to allow for light into the interior.



Victorian



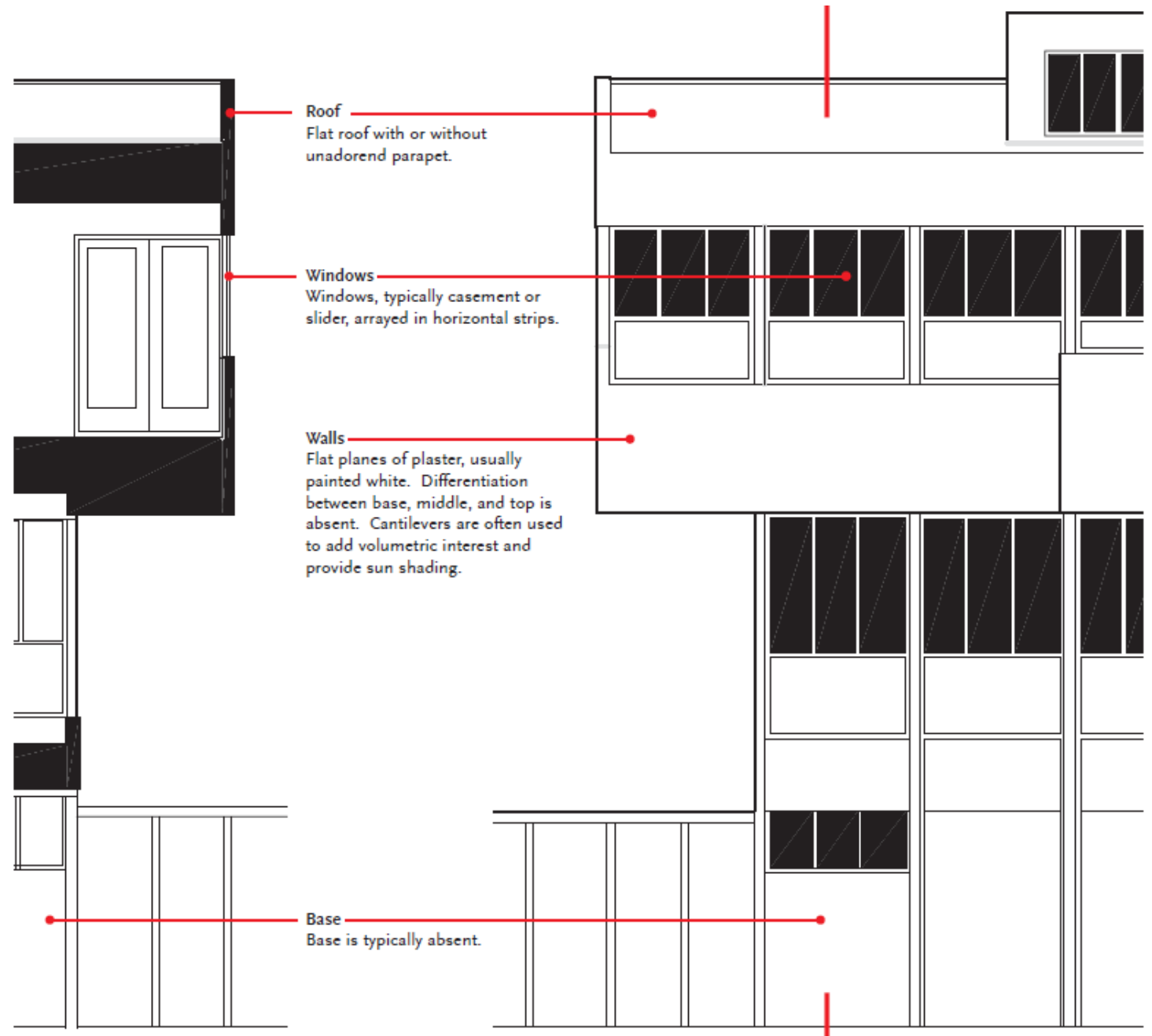
A style that emerged in the period between 1830 and 1910, during the reign of Queen Victoria. The Victorian era spawned several well-known styles, including **Gothic revival**, **Italianate**, **Second Empire**, **Queen Anne**, **stick style**, **Romanesque style** and **shingle style**.



Traditional Modern



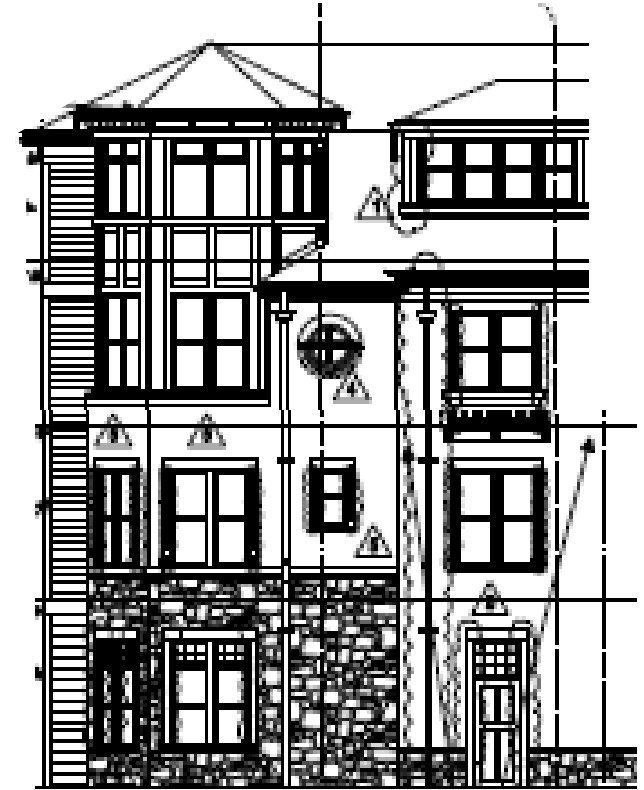
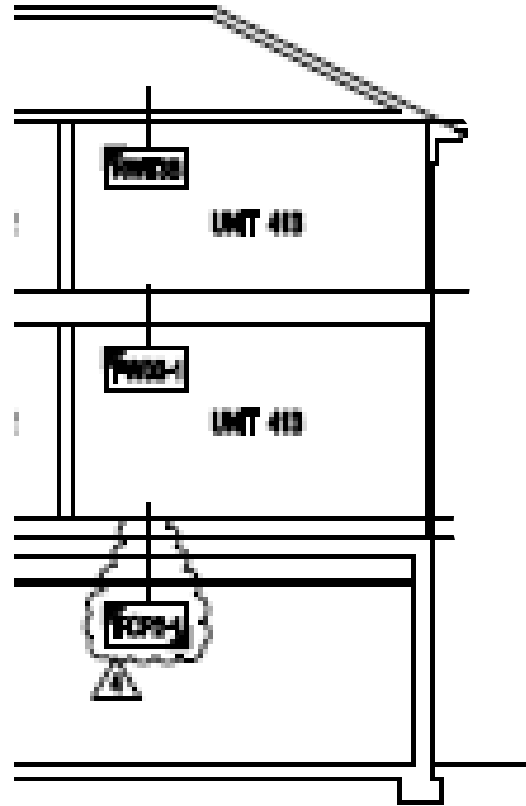
A century old style that uses a traditional architectural envelope and proportions and reinterprets elements that are typically used in a traditional settings, such as window treatments, furnishings, patterning, color and scale.



Colonial/Cape Cod



A historic residential style that are traditionally single-story homes with a low and broad rectangular profile, a central chimney, and a pitched, side-gabled roof. In later years, dormers or second stories are often added to Cape Cod homes, though other primary features were maintained.



Contemporary Eclectic



California Eclectic style asserts that a uniformed design approach is no longer sufficient in a world where **difference is increasingly valued**. Contemporary Pluralism architecture is expressed as fragmented compositions and plural solutions. This approach prefers complexity, contradiction, and ambiguity that reject a formal or unified design approach.

LIST of Workshop #2 Standards:

Quality Materials

Landscaping

Ground Floor

Building Massing

Bulk and Scale

Which Sub-Districts are most Appropriate?

In the Village?

In the Barrio?

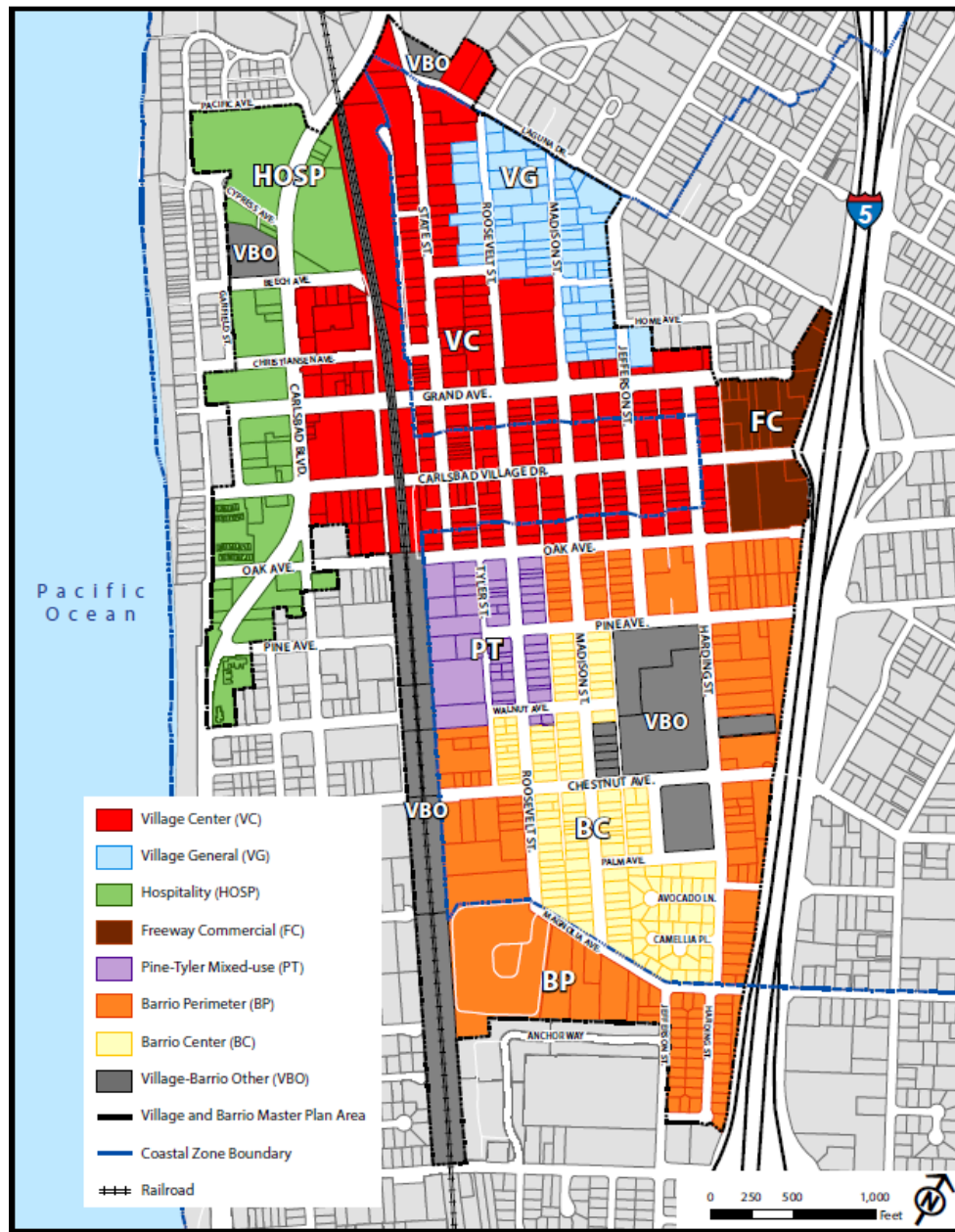
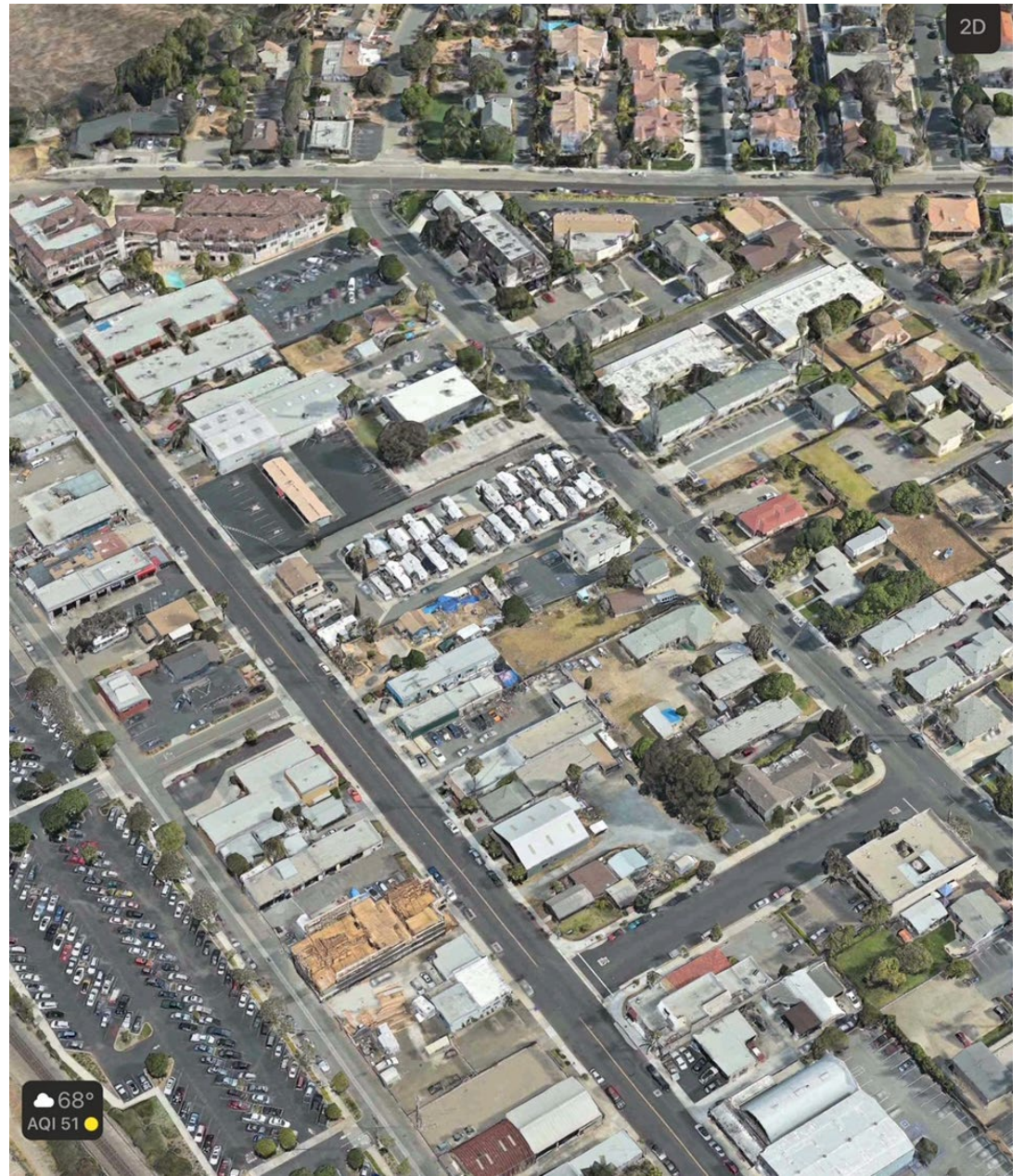


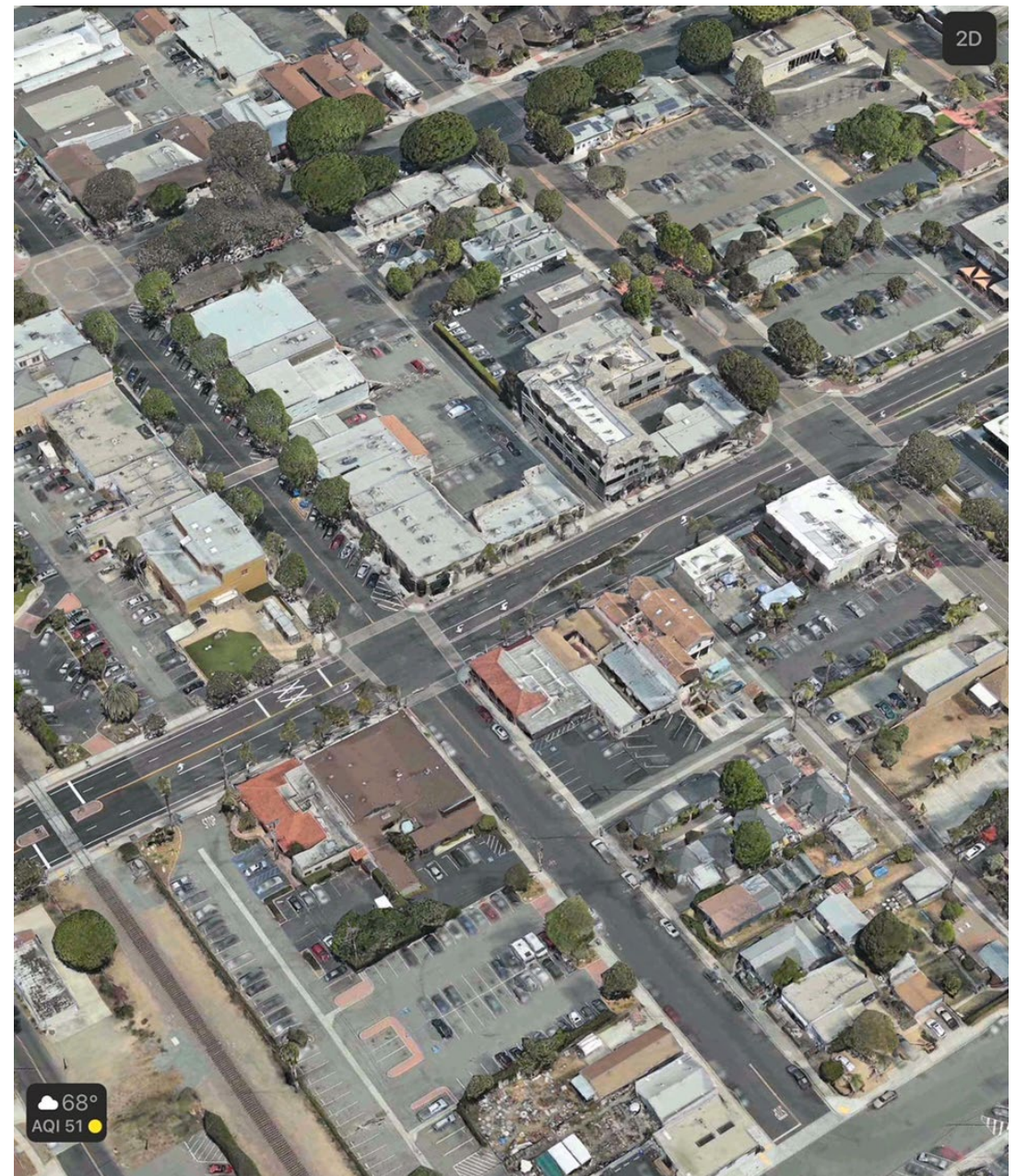
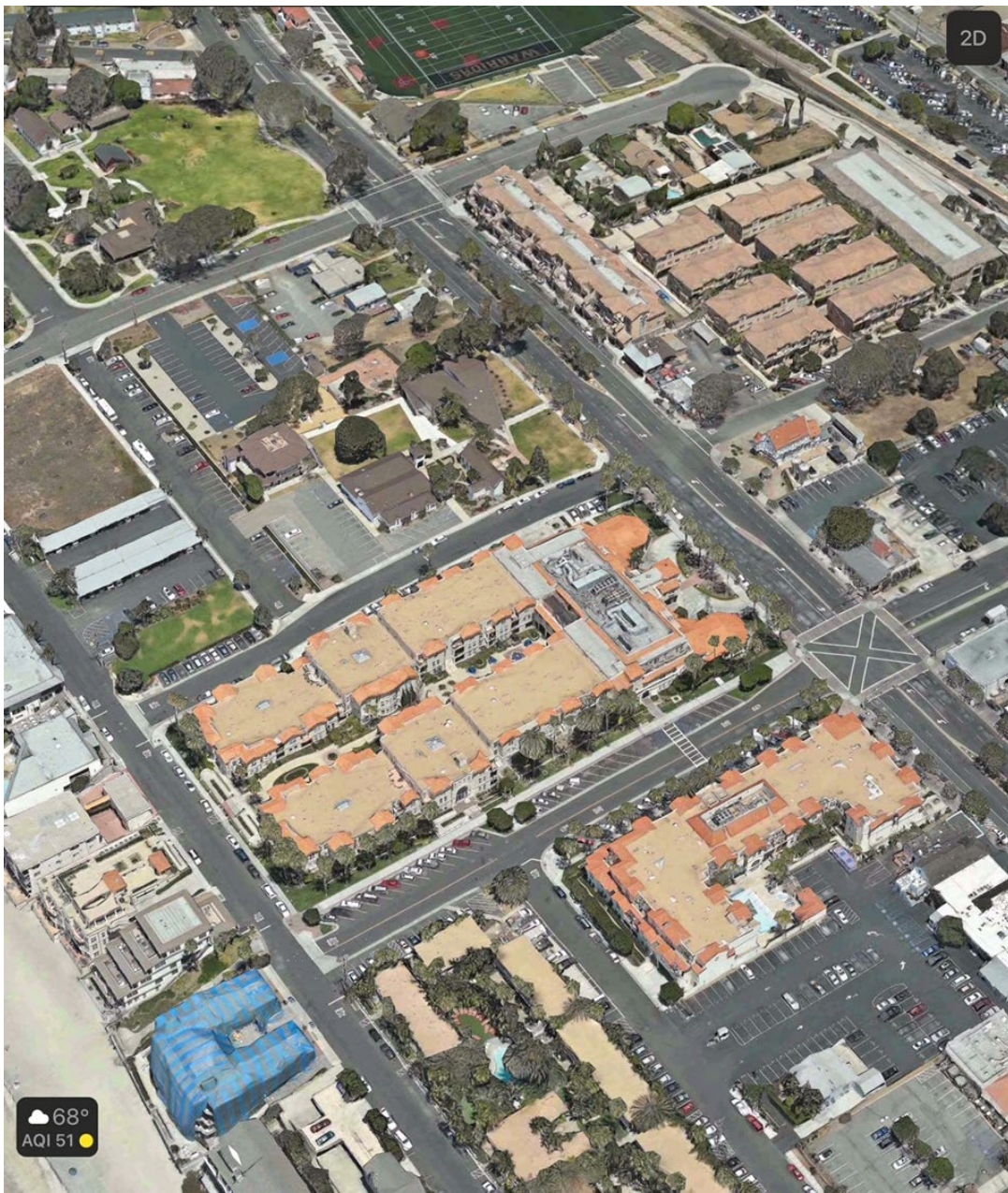
Figure 2-1, Village and Barrio Master Plan Area District Map

	Village Center	Village General (VG)	Hospitality (HOSP)
Setbacks - Front/Corner	0' to 5' feet to building (at the ground floor). Additional depth permitted where area includes a plaza, courtyard, or outdoor dining*	5' to 10' to building. Additional depth permitted where area includes a plaza, courtyard, or outdoor dining* Encroachments permitted within the setback up to the property line.	For Parcels along Carlsbad Blvd between Beech Ave and Carlsbad Village Dr: 0' to 5' feet to building (at the ground floor). Additional depth permitted where area includes a plaza, courtyard, or outdoor dining* All other parcels: Minimum of 10'
Minimum Setbacks - Side	0'	5'	between Beech Ave and Carlsbad Village Drive: 0' All other parcels: Minimum of 0' (interior) and minimum of 10' (street)
Minimum Setbacks - Rear	0'	10'	For Parcels along Carlsbad Blvd between Beech Ave and Carlsbad Village Drive: 0' All other parcels: Minimum of 5'
Accessory Buildings or Structures	N/A	N/A	N/A
Minimum Landscape setback where surface parking is adjacent to a public street	N/A	10'	15'
Setback from shared property line with parcels outside the plan	N/A	N/A	minimum: 10' for portions over 35' tall minimum of 15'. For portions over 40' tall, minimum of 25'
Lot Size and Dimension	N/A	N/A	N/A
Lot Coverage	N/A	80%	80%
Density	28-35 DU/ac	18-23 DU/ac	18-23 DU/ac

VBMP Guidelines and Standards by Sub-District



Barrio and Village General Patterns



Beachside and Village Core Patterns

Building Rhythms are based on the following Patterns:

Horizontal

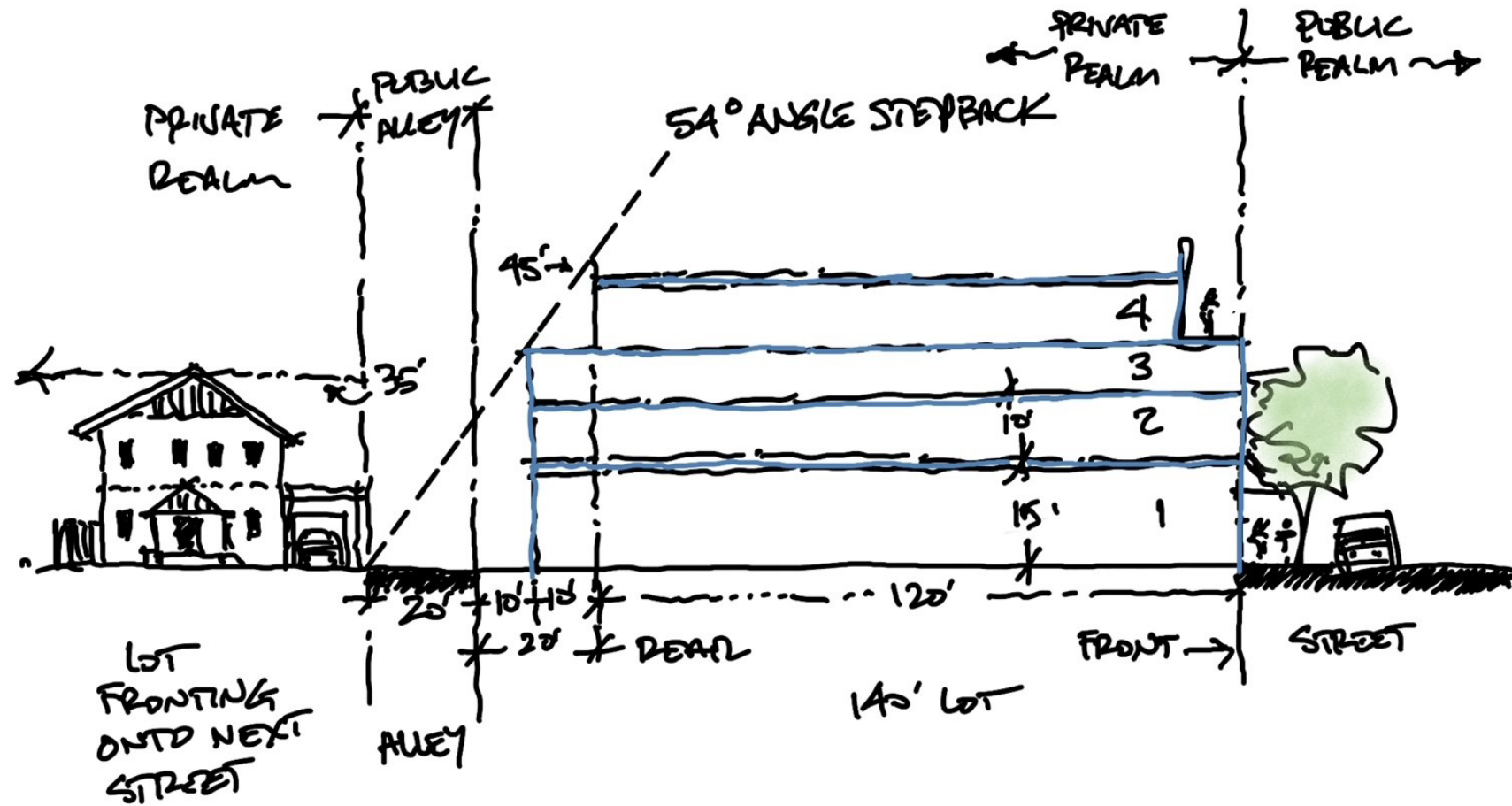
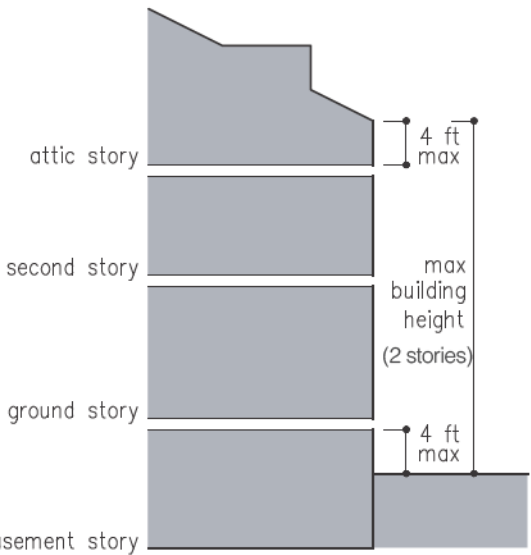
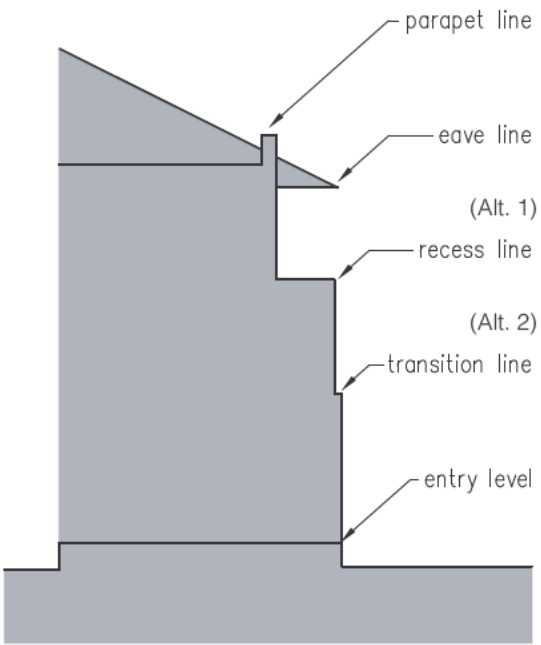
- 50-wide x 140-foot deep Lots
- 400-foot long x 300-foot wide Blocks
- 80-foot wide Streets Patterns

Vertical

- 10 to 15-foot High Ground Floor (if shops)
- 10-foot High Upper Floors



Vertical and Horizontal Patterns



Building Mass, Bulk, Scale Patterns













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DRC QUESTIONS?

Did we miss anything?

- Sub-District Intent
- Building Types
- Architectural Styles
- Building Elements
- Critique of Today's multifamily development

What did we get right?

- Architectural Style Selection
- Style Locations

Did we hear your Direction?

Help with Contemporary Eclectic Style Issues

List from DRC Meeting No. 2:

- Quality Materials
- Landscaping
- Ground Floor
- Building Massing
- Bulk and Scale

Which Sub-Districts are most appropriate for this style?

- Village (VC, FC, HOSP, VG)
- Barrio (P-T, BP, BC)



NEXT STEPS

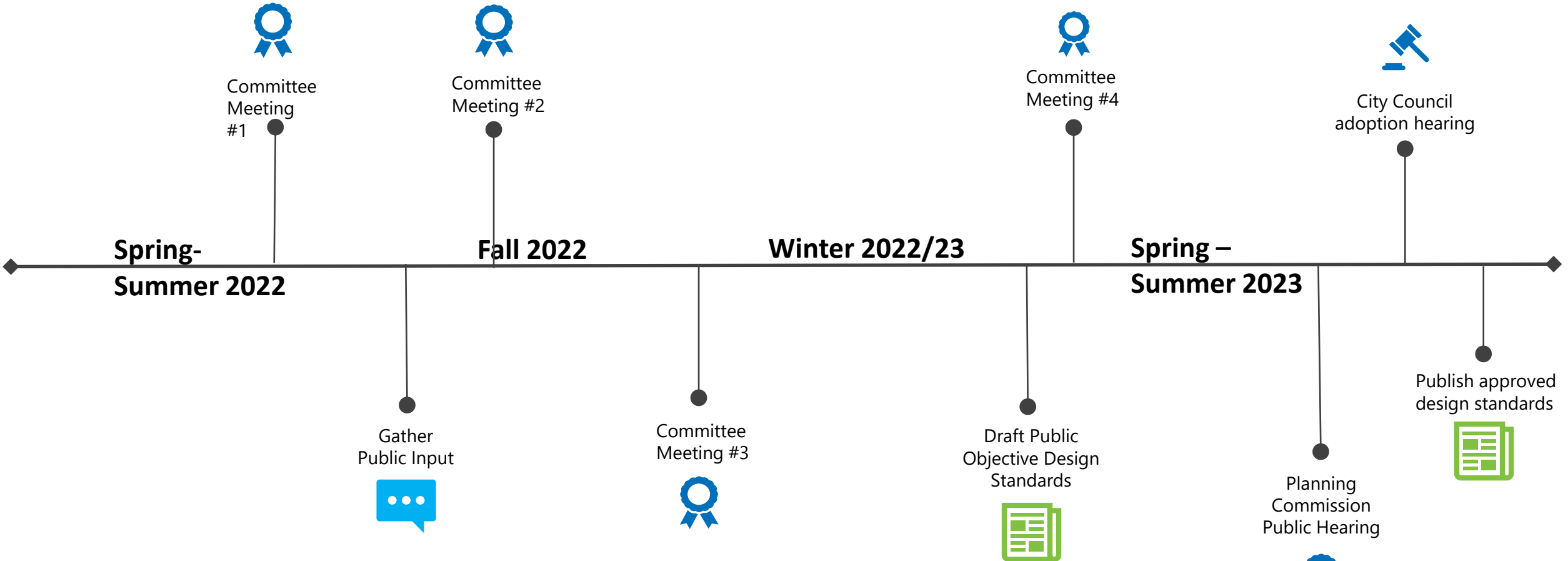
NEXT STEPS

Winter 2022-23

- Review the public draft objective design standards
- 4th Design Review Committee Meeting (Recommendation to City Council)

Tentative Project Schedule

VILLAGE & BARRIO OBJECTIVE DESIGN STANDARDS





Design Review Committee Meeting

Oct. 25, 2022