



# Design Review Committee Meeting

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Community Development  
May 25, 2022



## MEETING PURPOSE

- Review staff and consultant work since October 2022
- Receive comments from the public
- Ask staff/consultant questions and discuss
- Provide a recommendation on the draft objective design standard in advance of the Planning Commission and City Council Hearings

## APPLICABLE STATE LEGISLATION

1B DESIGN REVIEW COMMITTEE RECAP

### SB 167 Housing Accountability Act (1982, amended 2018)

- Can't deny...or make affordable housing projects infeasible
- Eligible 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

- Affordable housing projects in certain cities must be permitted on a streamlined and ministerial basis, when these criteria are met:
  - Complies with objective standards
  - Consistent with the existing General Plan Land Use Designation and Zoning
  - Not in Coastal Zone
  - + 10 other SB 35 criteria

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


- Affordable or market-rate residential projects
- Complies with objective standards
- Must be consistent with the existing General Plan Land Use Designation and Zoning
- Must be outside very-high fire “severity” zones

## SUMMARY OF DRC GUIDANCE

- City Council direction: Focus on architectural styles
- DRC highest rated styles include:
  - Spanish, Craftsman, Contemporary, Victorian, American Mercantile and Colonial/Cape Cod.
  - Community Survey indicated similar ratings except Tudor was rated higher than Contemporary.







CARLSBAD  
**VILLAGE  
& BARRIO**

MASTER PLAN

OCTOBER 2019

# VBMP Objective Design Standards Appendix E – Design Review Committee Meeting #4

Howard Blackson, AVR Studio  
Torti Gallas + Partners  
Harris & Associates







The Big Idea... (Be Walkable)

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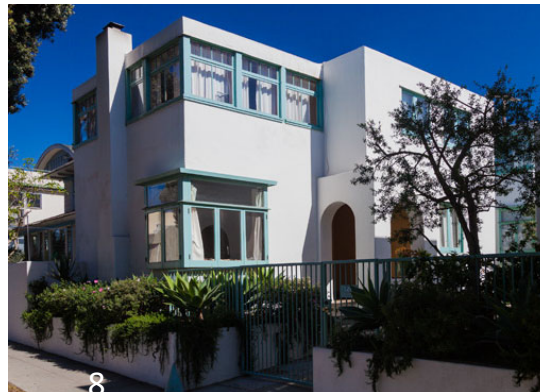
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1. Is your Project Eligible?
2. What Sub-District is it Located in?  
*Then Follow those General and Sub-District Standards in the VBMP.*
3. Choose an Architectural Style?
4. Choose a related Building Type(s)?
- 5 – 7. Follow these Additional Building Standards From Base, to Middle, to Top.
8. Glossary of New Definitions.

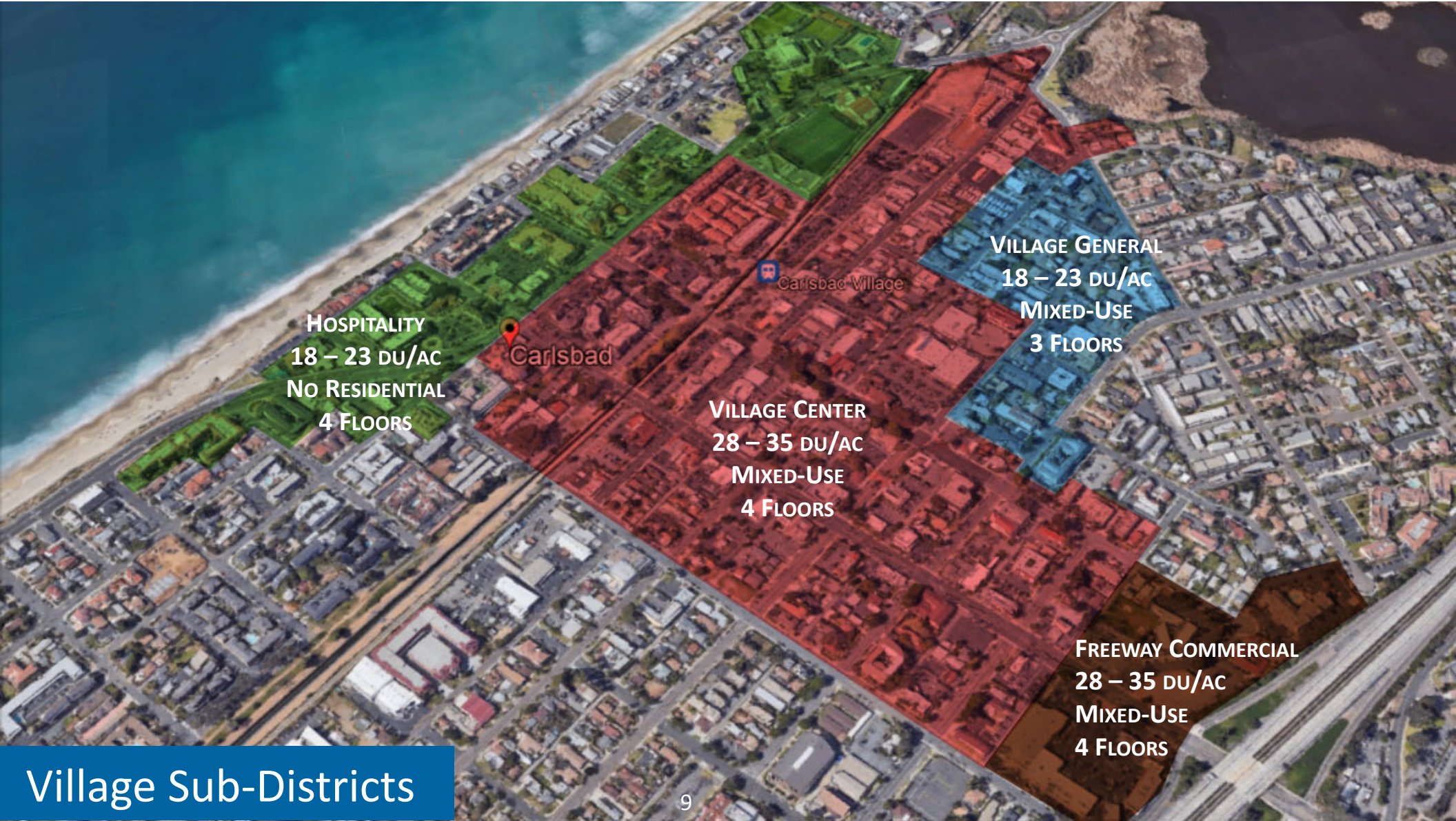


- **Spanish Revival**
- **Craftsman**
- **American Mercantile**
- **Victorian**
- **Colonial Revival/Cape Cod**
- **Traditional Modern**
- **California Contemporary**



## Architectural Styles— Ch. 3





**HOSPITALITY**  
18 – 23 DU/AC  
NO RESIDENTIAL  
4 FLOORS

Carlsbad

Carlsbad Village

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

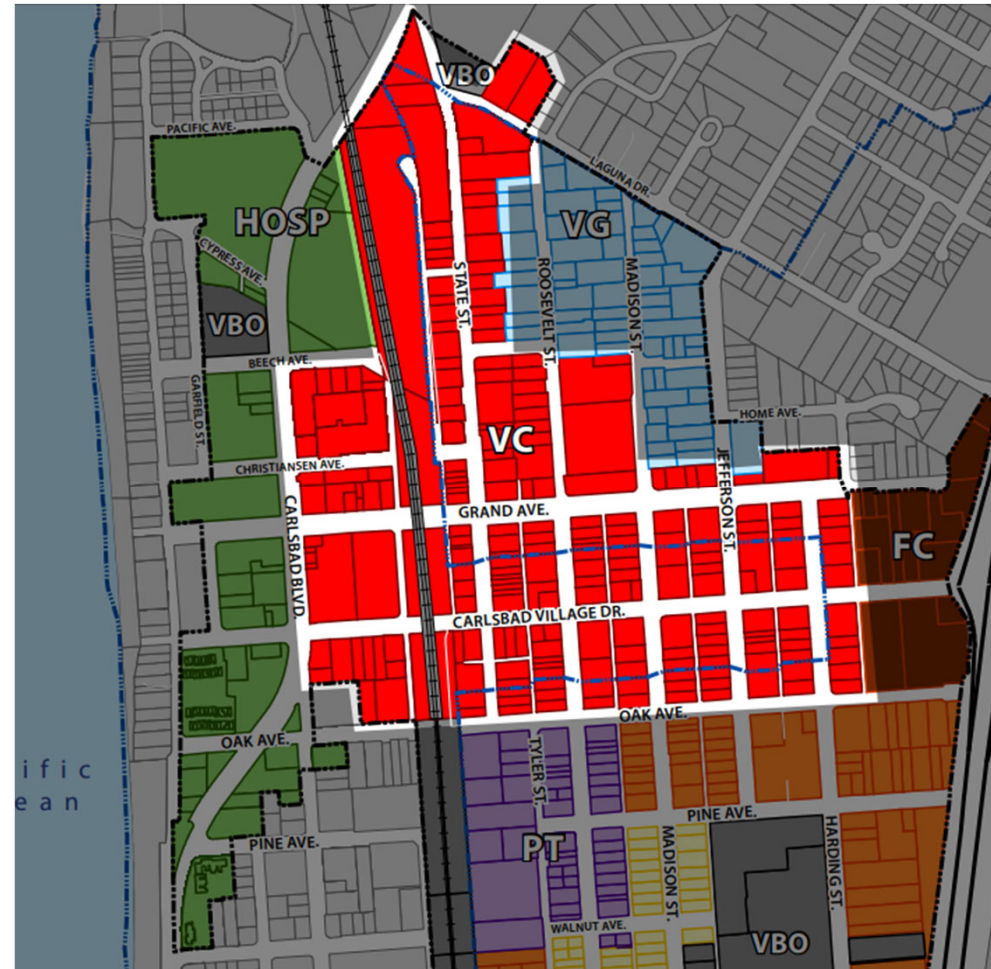
**VILLAGE CENTER**  
28 – 35 DU/AC  
MIXED-USE  
4 FLOORS

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

# Village Sub-Districts



Sub-District		Building Type				
<b>VC</b> [Village Center]	<b>DENSITY</b> 28 - 35 du/ac	Large Mixed-Use Building	Live-Work Building	Large Apartment	Small Apartment	Townhouse
	<b>MAX. HEIGHT</b> 45-feet / 4 Floors					
<b>INTENT:</b> 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.						
<b>Architectural Style</b>	Spanish Revival					
	Craftsman					
	American Mercantile					
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern					
	California Contemporary					



## Architectural Style/Building Type by Sub-District – Ch. 3





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

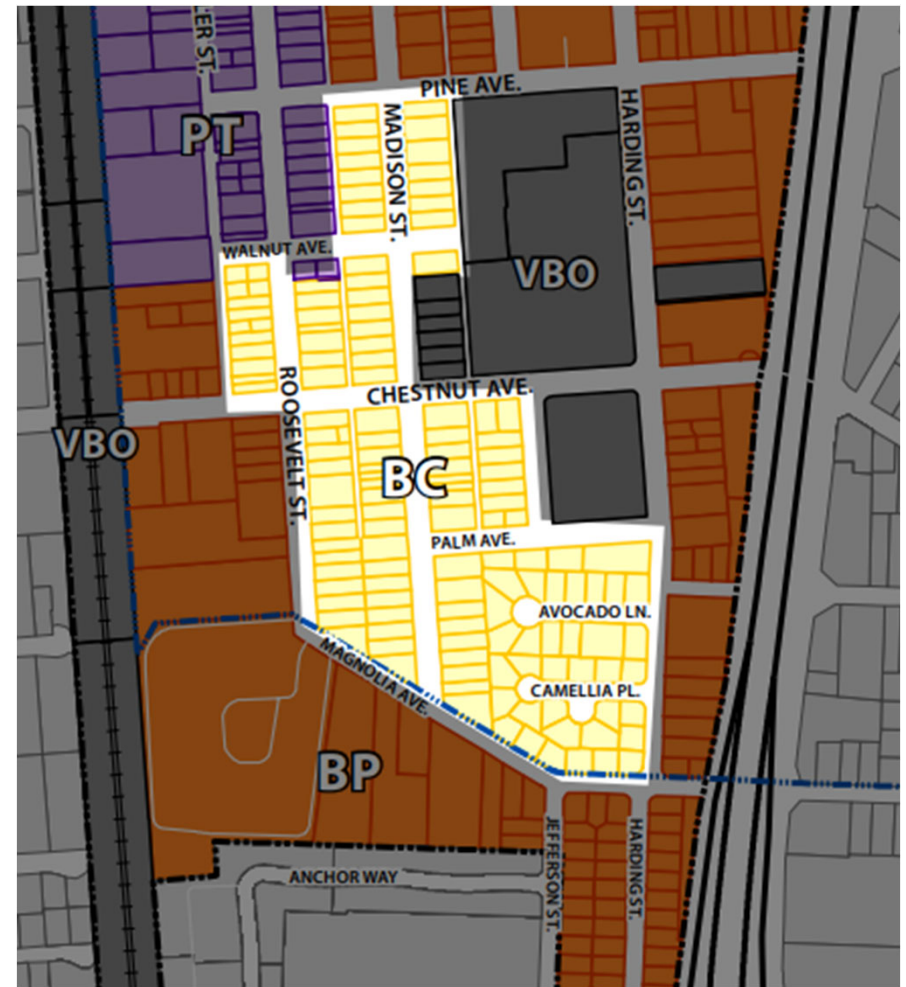
**BARRIO PERIMETER**  
23 - 30 DU/AC  
RESIDENTIAL-ONLY  
3 FLOORS

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

# Barrio Sub-Districts



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



# Architectural Style/Building Type by Sub-District – Ch. 3



**Top of the Building** (Chapter E-7)

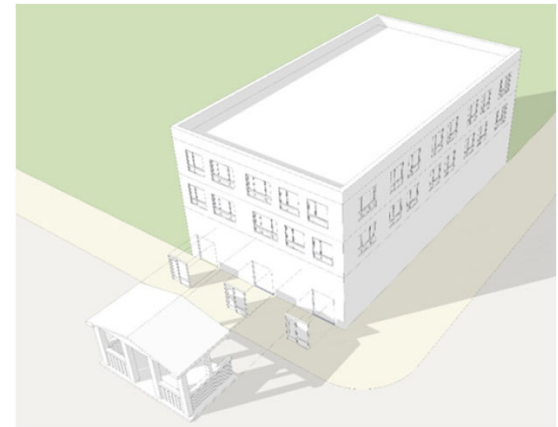
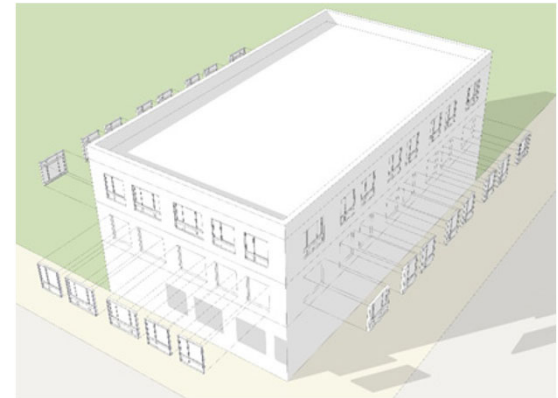
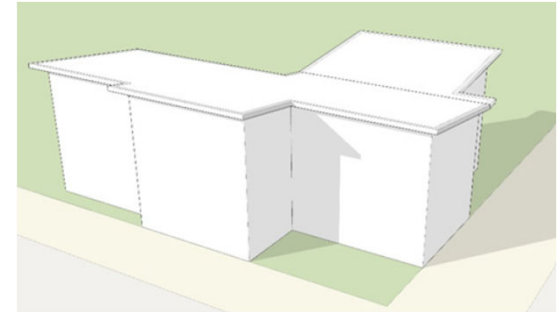
- Roof Type
- Drainage
- Lightest Materials
- Lightest Colors

**Middle of the Building** (Chapter E-6)

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

**Base of the Building** (Chapter E-5)

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

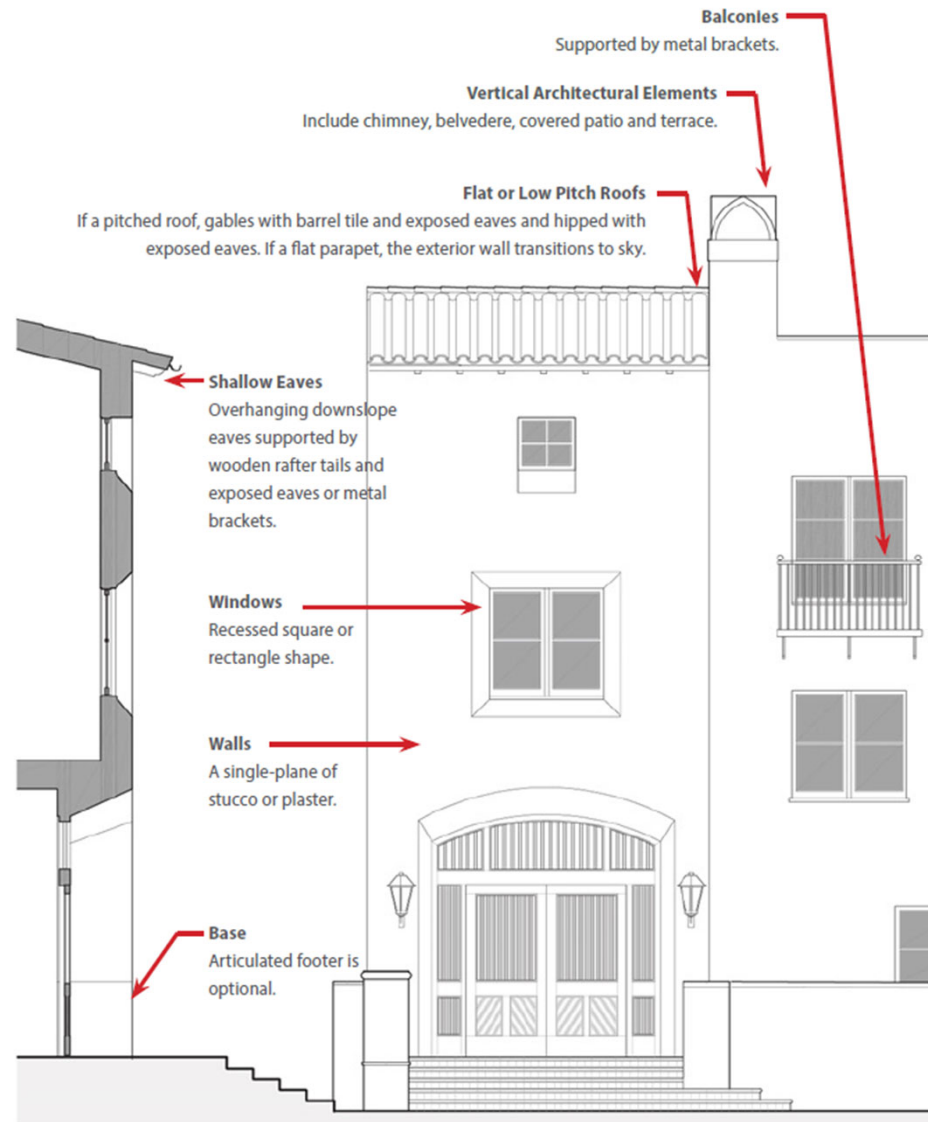


# Architectural Style Design Elements

# Spanish Revival



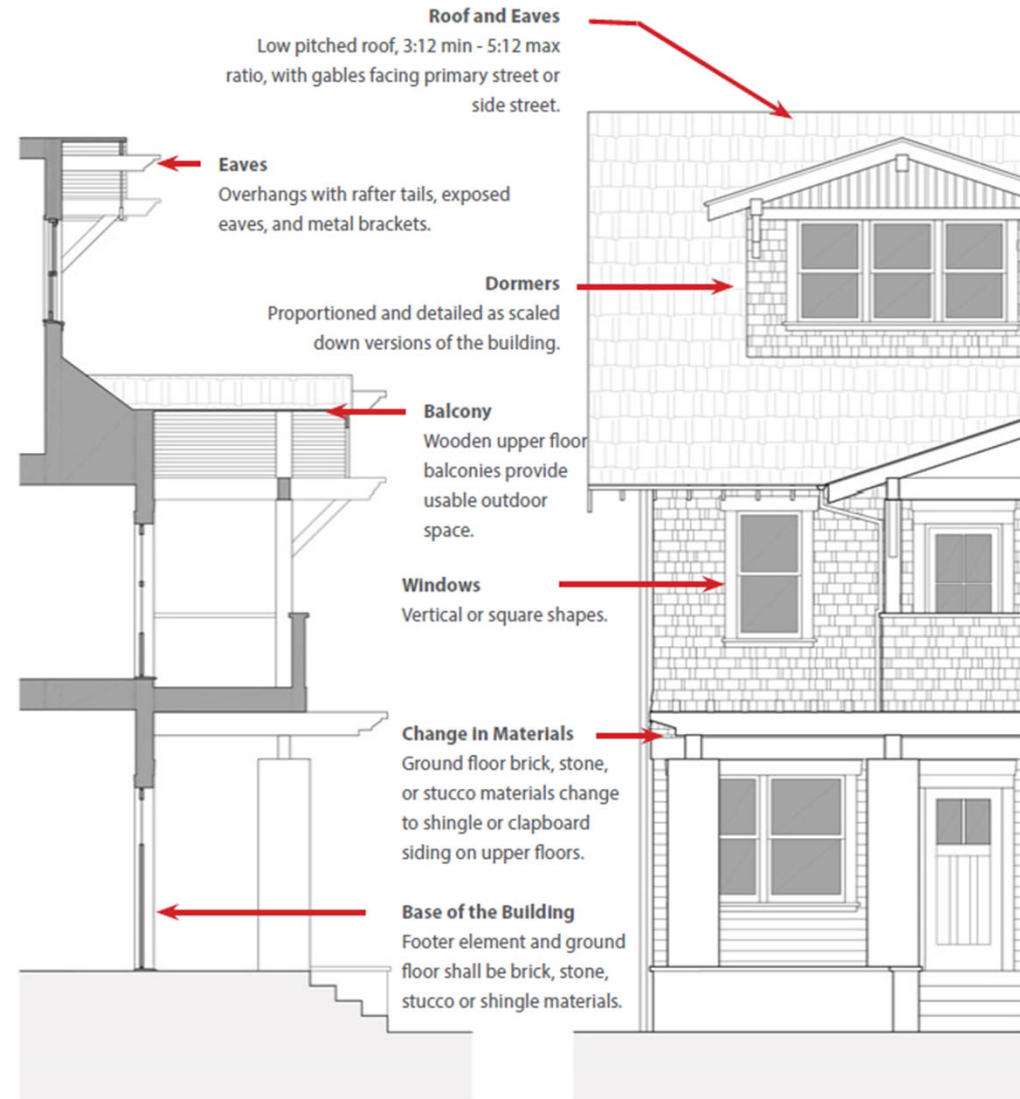
Distinguished by simple massing, smooth white walls, deeply set openings, and its red tile roofs. The mass has rhythmic placement of windows and doors. Color and decoration are restrained and reserved for railings, grilles, and colorful tile details at doors, windows, and fountains. Fronts are arcades,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



# Craftsman



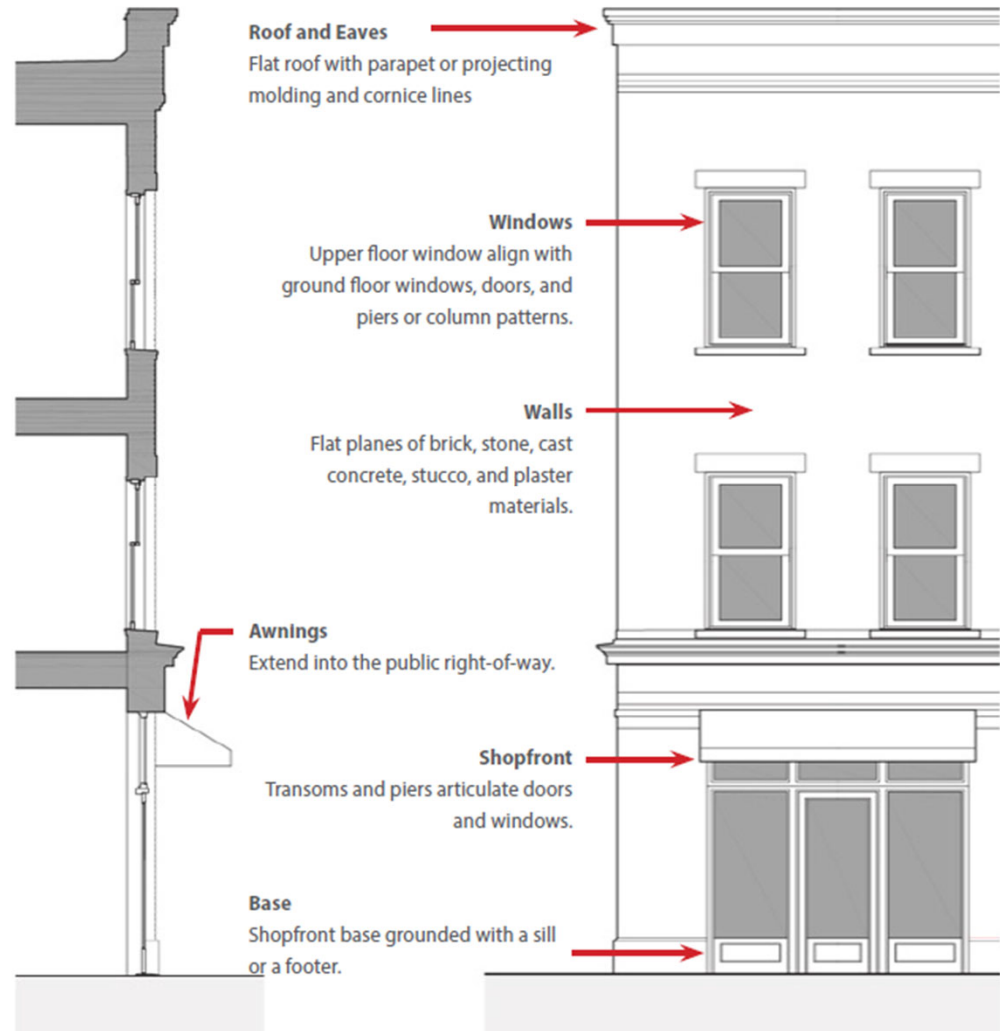
The style focused on the use of materials such as wood, tile, brick, stone, and copper, artfully combined and detailed. Through its emphasis on the detailing and joinery typical of carpentry construction, it embodied the modern notion of expressing its structural system on the exterior of the building.



# 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.

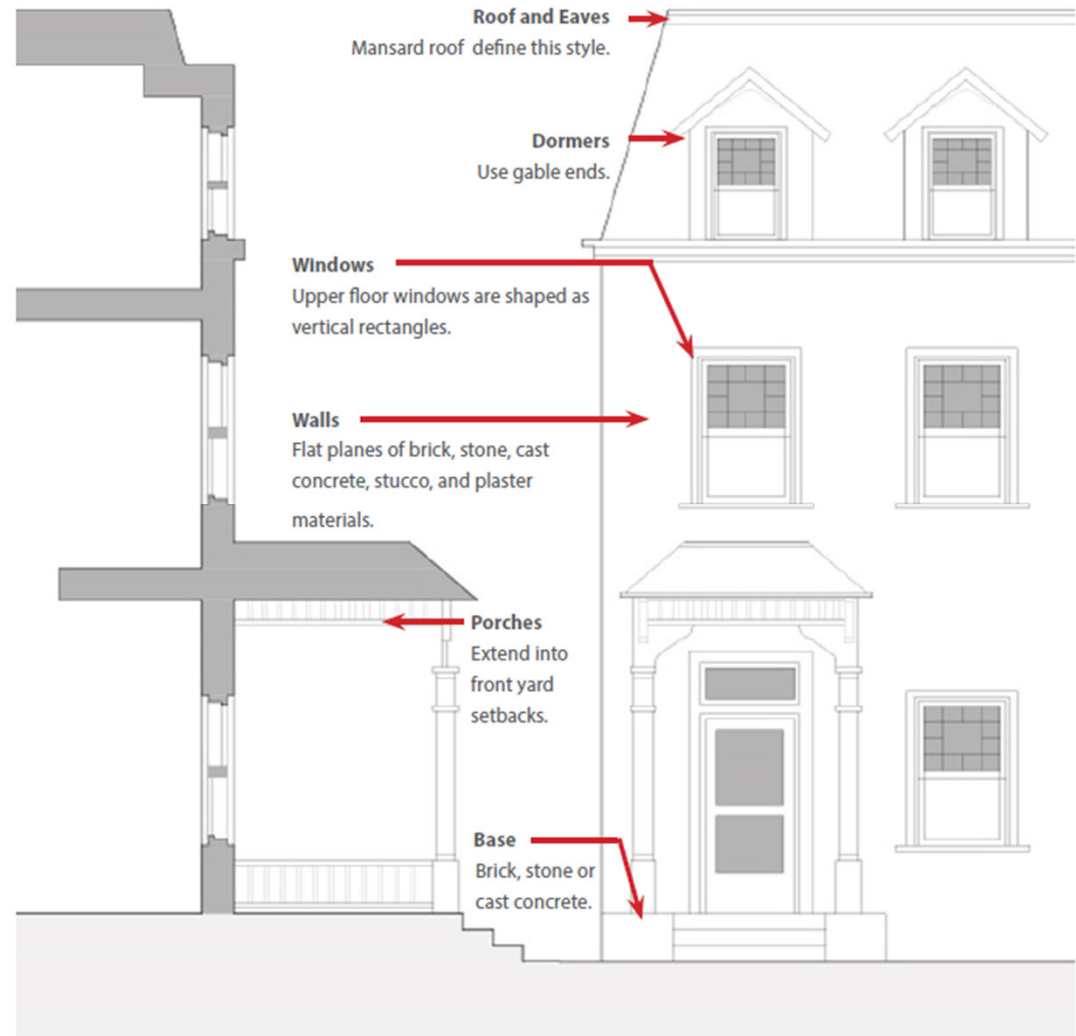




# Victorian



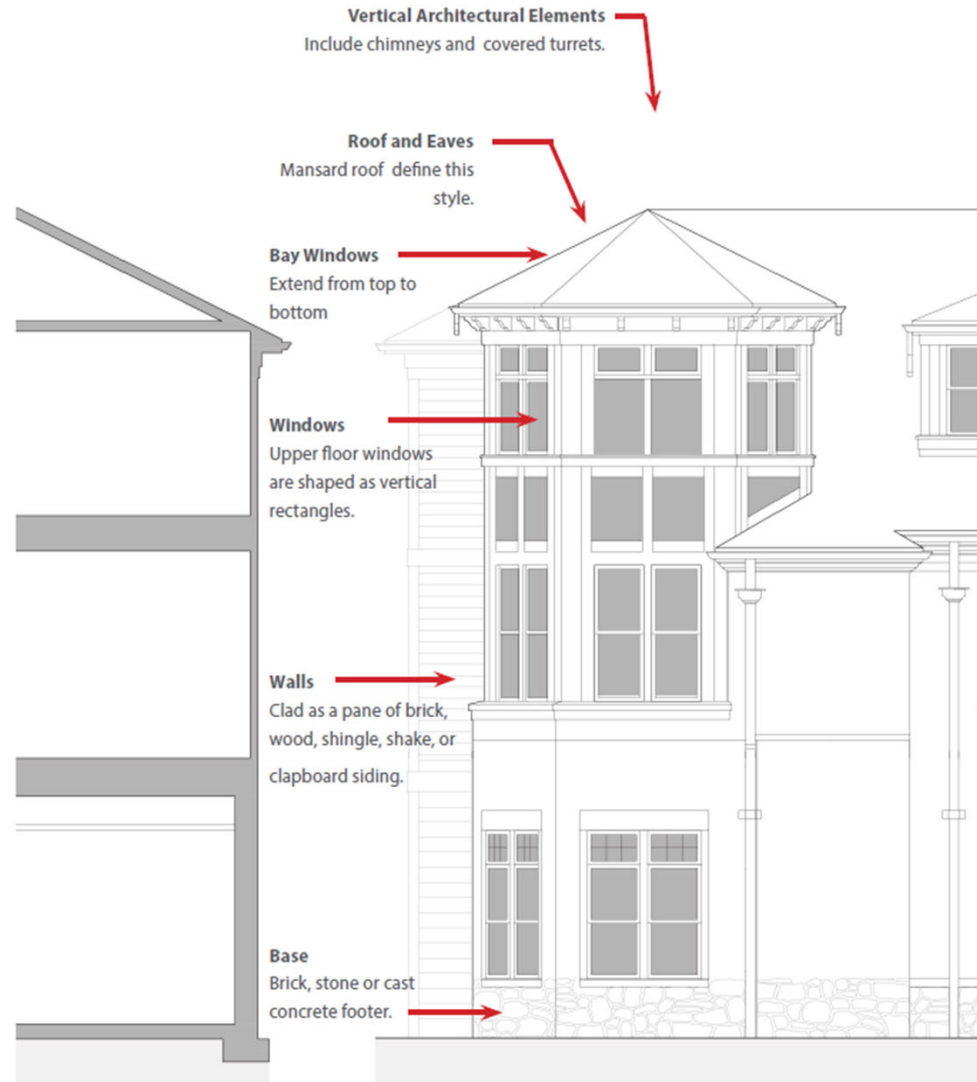
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 x y - q j x f s h q i n s l L t y m h w j { n f o f  
 N f q f s f y j x j h t s i % r u w j % z j j s %  
 F s s j x y m p x y - q j w t r f s j x v z j % s i %  
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# Colonial/Cape Cod



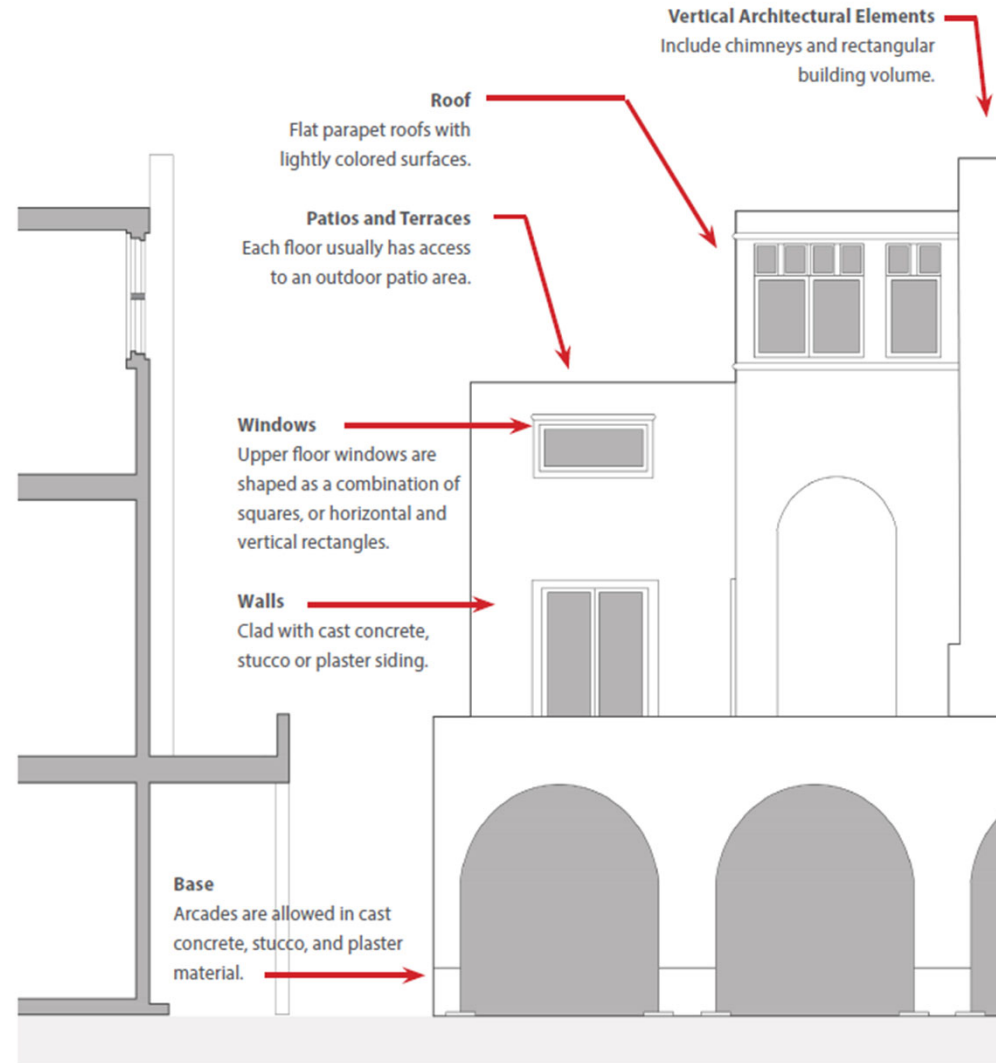
A historic residential style that are traditionally single-story homes with a low and broad rectangular profile, a central chimney, and a pitched, side-gabled roof. In later years, dormers or second stories are often added to Cape Cod homes, though other primary features were maintained.



# Traditional Modern



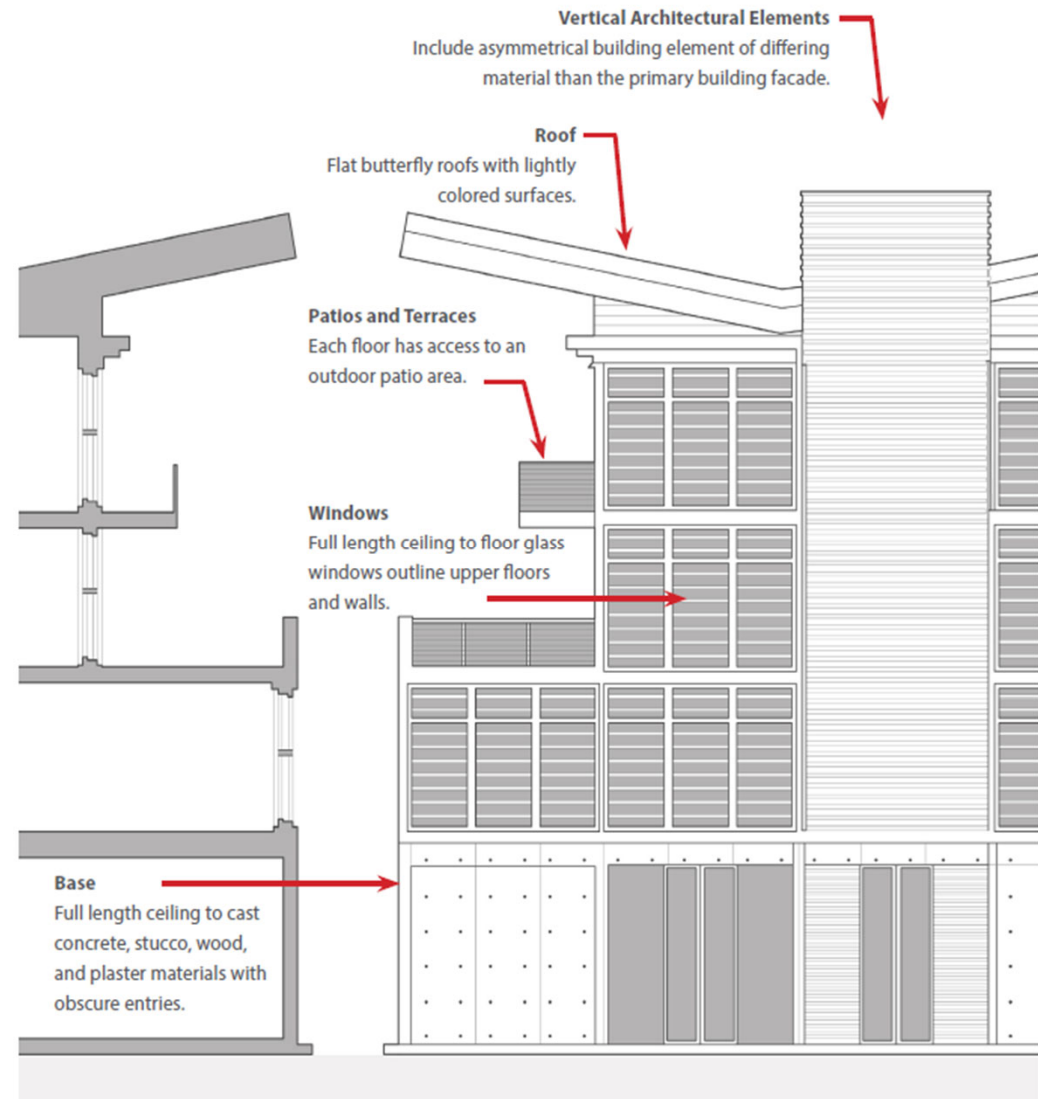
Reinterprets traditional patterns with explicit geometries, such as circles, squares, and both vertical and horizontal rectangles. The style emphasizes structural articulation and is characterized by interlocking volumes of solid colors.



# California Contemporary

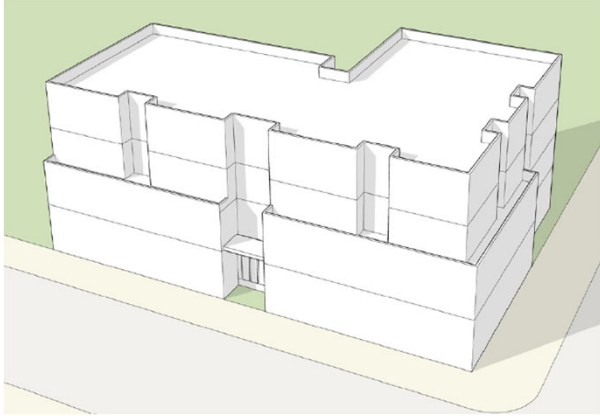


A reinterpretation of modernist traditions with a local amalgamations of Southern California modernist elements in an eclectic manner. Its raw concrete ground floor base is borrowed from Lou Kahn's Salk Institute icon. It's mid-century modern references to Cliff May are open floor plans, floor to ceiling glass walls, and an offset vertical element with open balconies and Flat/Butterfly rooflines.



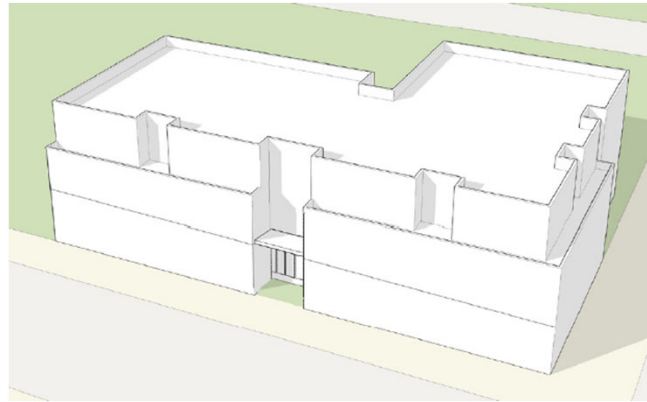


## RESIDENTIAL USES ONLY

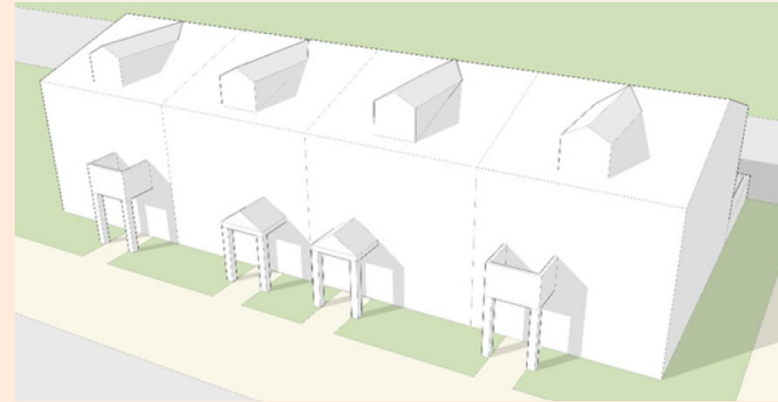


Large Apartment 18 – 35 du/ac

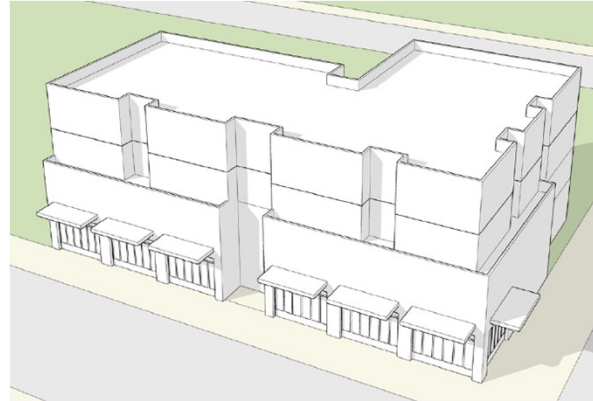
Small Apartment 18 – 30 du/ac



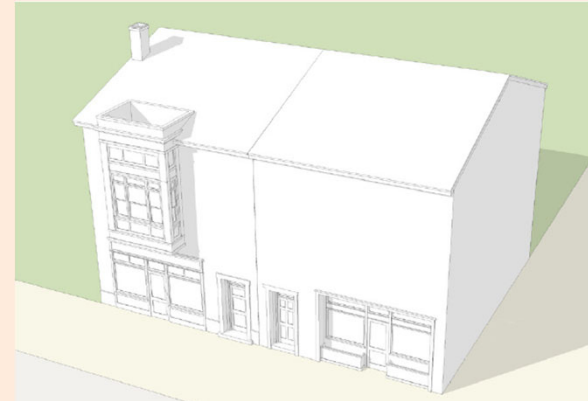
Townhouse 18 du/ac



## COMMERCIAL USES ALLOWED

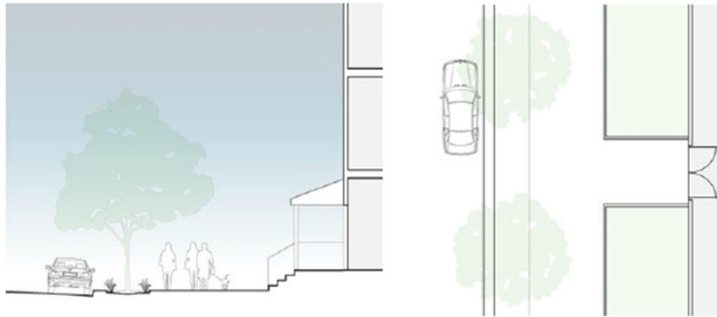


Mixed-Use Building 18 – 35 du/ac

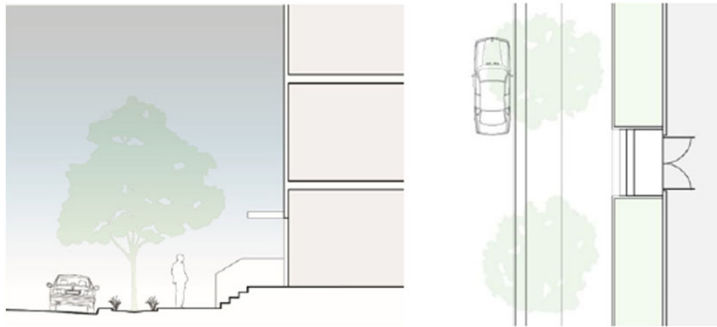


Live-Work Building 18 – 30 du/ac

Front Porch



Stoop



Terrace



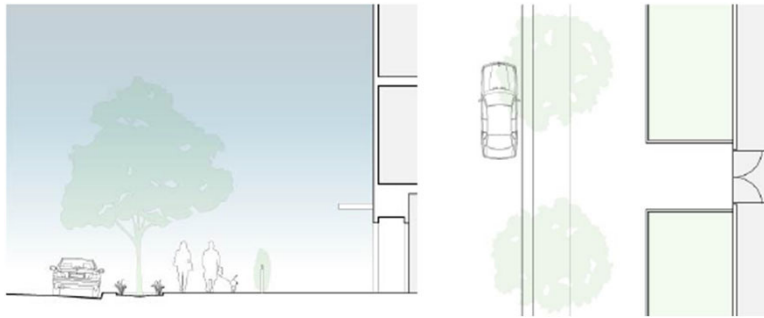
# Base / Frontage Types – Ch. 5

BUILDING TYPE	FRONTAGE TYPE						
	Front Porch	Stoop	Raised Terrace	Forecourt	Fence and Hedge	Shop front	Industrial Shop
<b>Large Mixed Use</b>							
Spanish							
Craftsman							
American							
Traditional Mod							
Cali Contemp							
<b>Live work Building</b>							
Spanish							
Craftsman							
American							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
<b>Large Apartment</b>							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
<b>Small Apartment</b>							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
<b>Town Homes</b>							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							

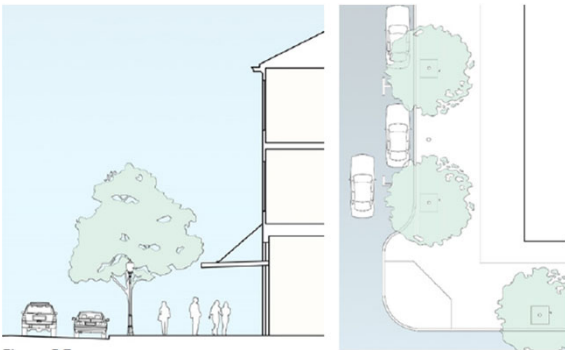
Forecourt



Fence & Hedge



Shopfront



# Base / Frontage Types – Ch. 5

BUILDING TYPE	FRONTAGE TYPE						
	Front Porch	Stoop	Raised Terrace	Forecourt	Fence and Hedge	Shop front	Industrial Shop
<b>Large Mixed Use</b>							
Spanish							
Craftsman							
American							
Traditional Mod							
Cali Contemp							
<b>Live work Building</b>							
Spanish							
Craftsman							
American							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
<b>Large Apartment</b>							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
<b>Small Apartment</b>							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							
<b>Town Homes</b>							
Spanish							
Craftsman							
Victorian							
Cape Cod							
Traditional Mod							
Cali Contemp							

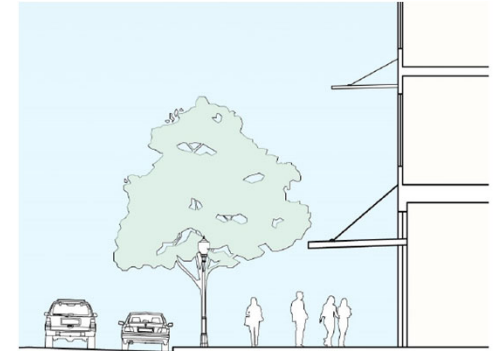


**Window Openings – Residential**



**Window Openings – Mixed-Use**

**Upper Floor Projections  
Awnings & Canopies**



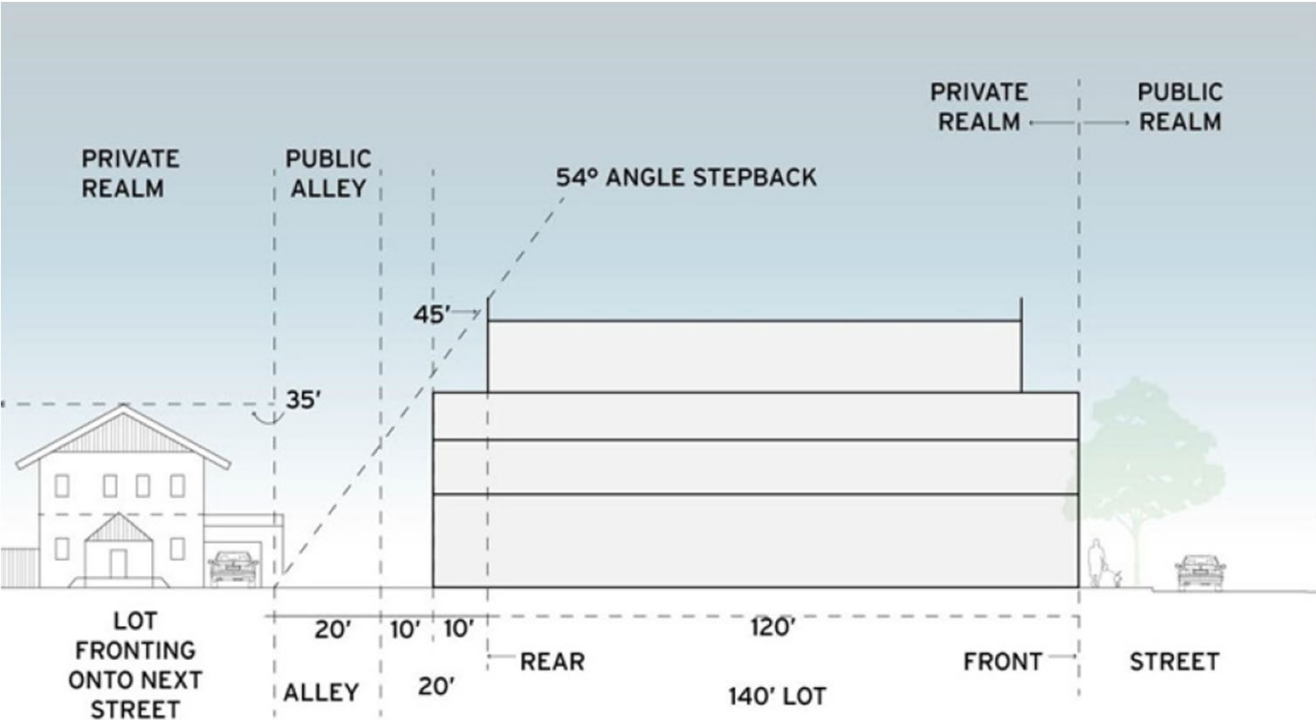
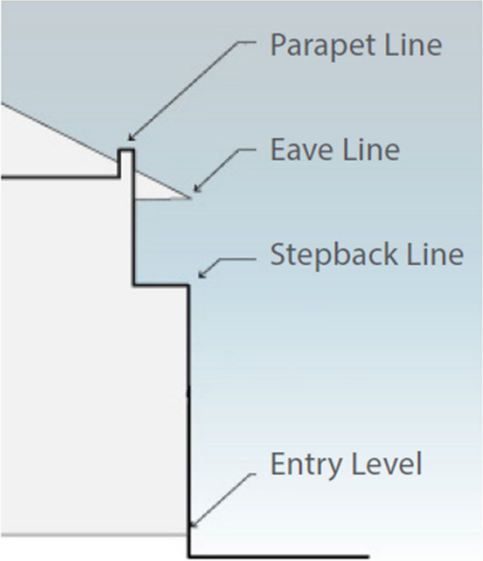
**Bay Windows**



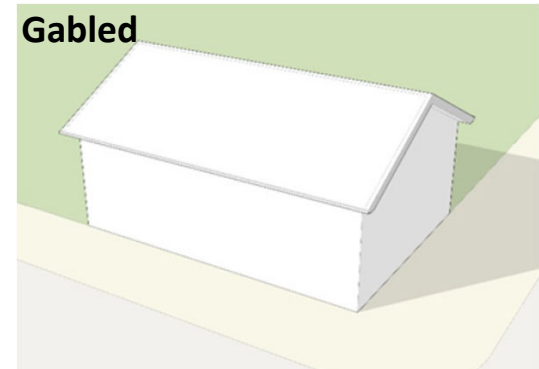
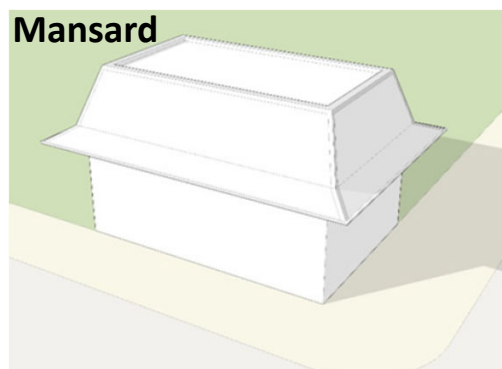
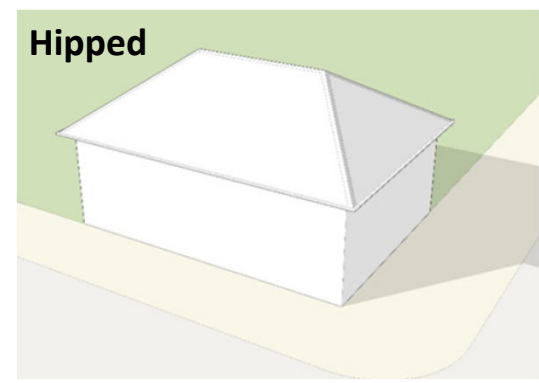
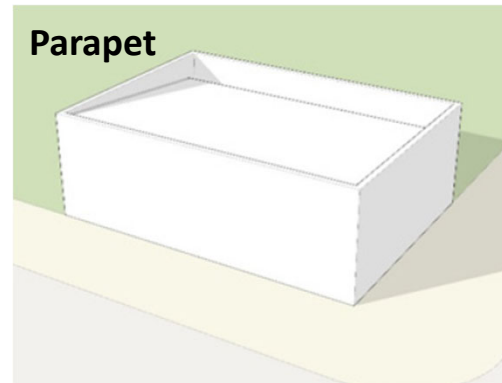
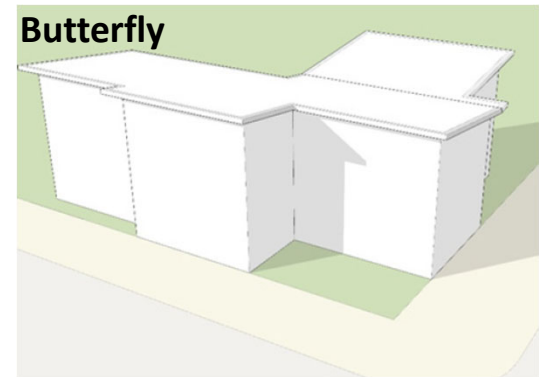
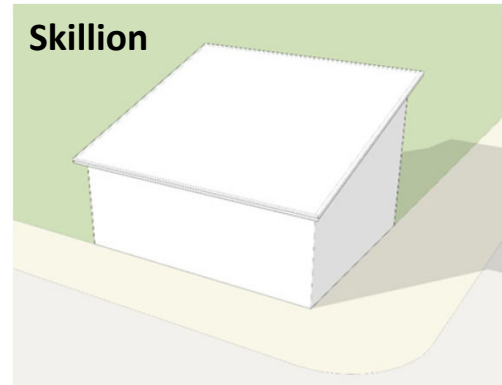
**Cantilevered Rooms**



# Upper Floor Stepbacks



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



## DISCUSSION & RECOMMENDATION





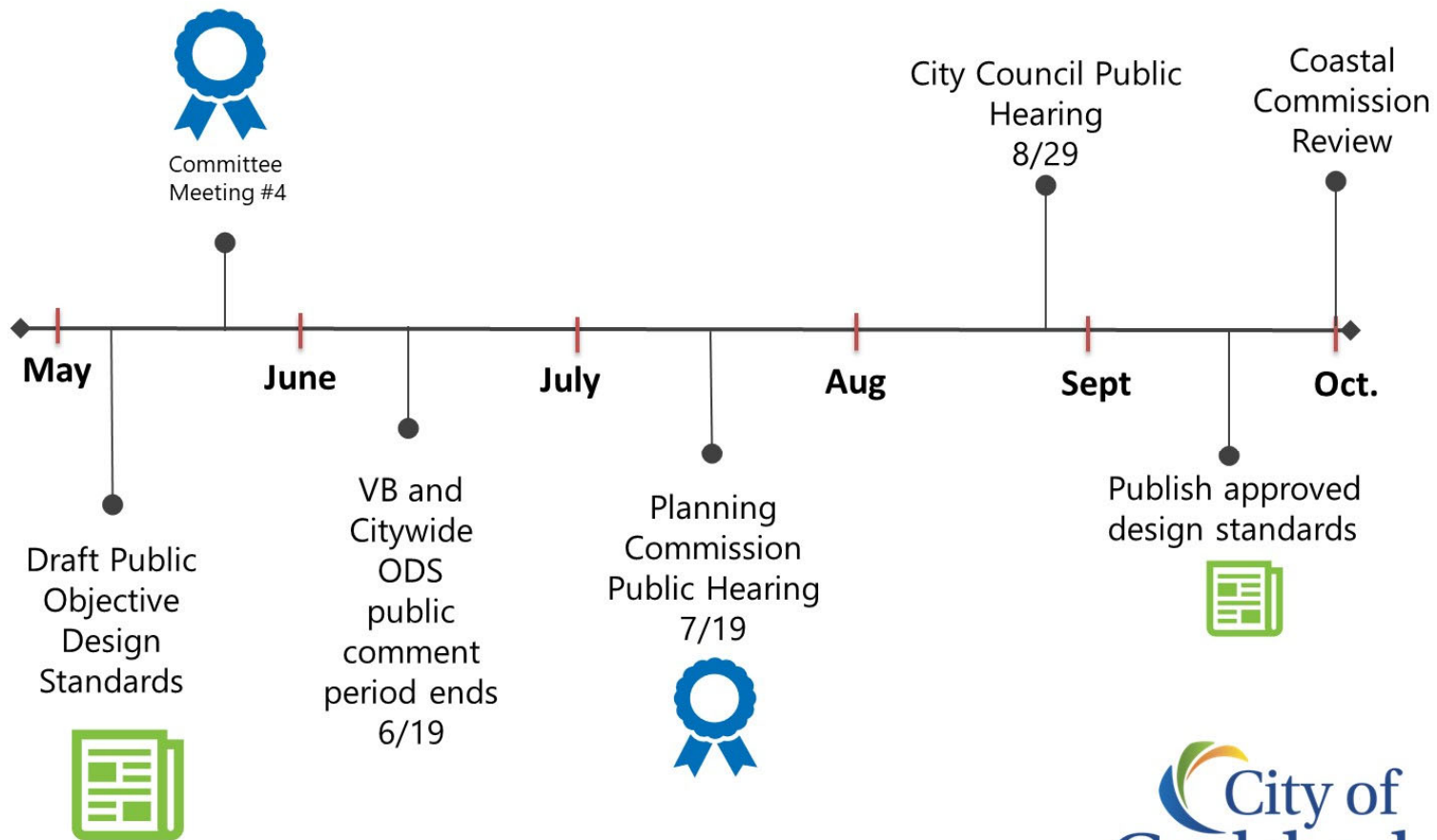


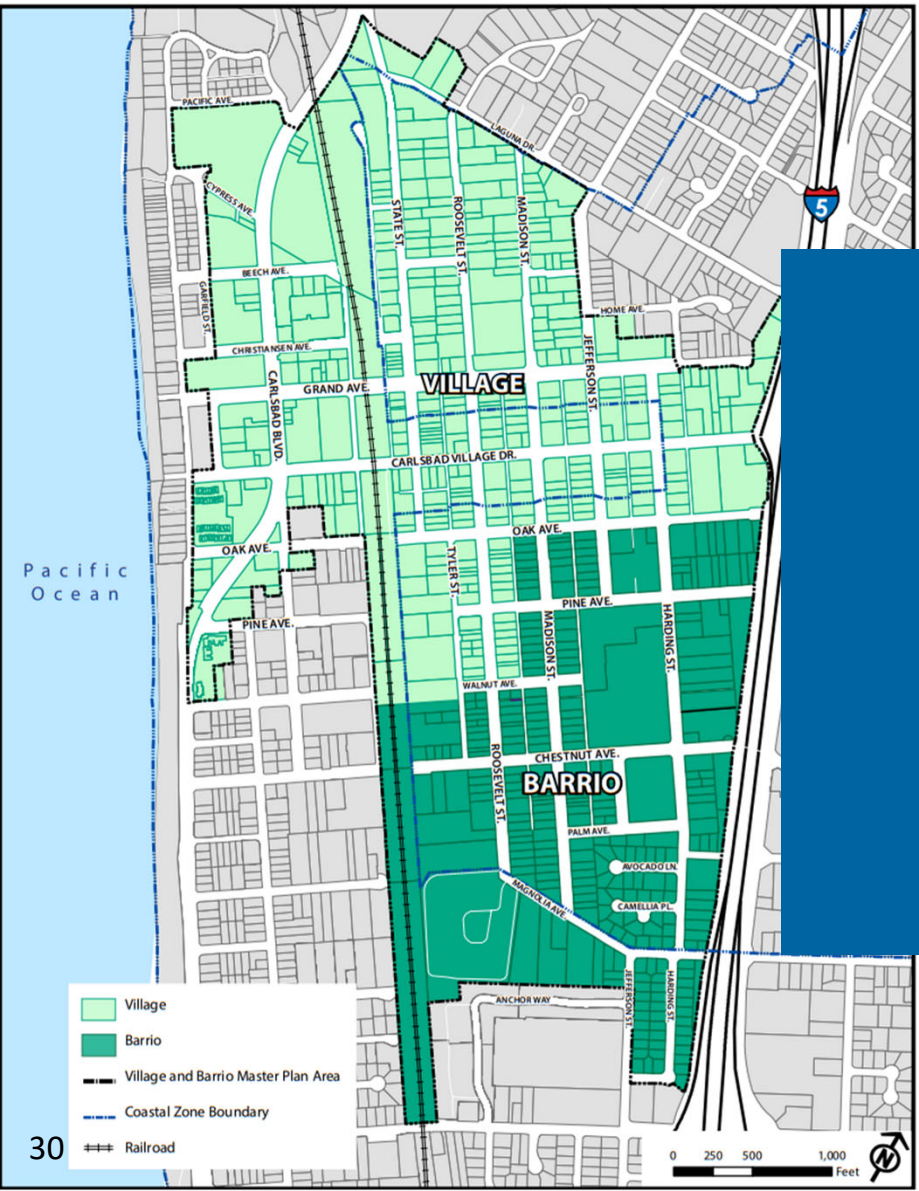
# NEXT STEPS





# NEXT STEPS





Thank you!

