



TO: Goleta Design Review Board

SUBMITTED BY: Christina McGuire, Associate Planner

SUBJECT: 7020 Calle Real (APN 077-155-003) New three-story 10 residential multi-unit development Case No. 25-0009-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

PROJECT DESCRIPTION:

This is a request for **Conceptual** review for a new a new 6,028 square foot three-story (approximately 32'-3" in height), 10 residential multi-unit development on a 0.52-acre lot with an existing approximately 2,984 square foot commercial store. The proposed development includes 10 new units comprising of four two-bedroom units, three one-bedroom units and three studio units with bicycle storage. The proposal includes 20 uncovered parking spaces and a new driveway on Colusa Street. No change to the existing commercial building is proposed.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Community Commercial (CC).

A comprehensive zoning analysis has not been completed at this time as the applicant has only submitted for Conceptual Review for the DRB to provide design related comments on the proposed concept. The CC District allows mixed-use developments with a maximum building height of 35' and with a maximum dwelling unit density of 20 units per acre. The project is consistent with the density allowed in the CC district.

The project was filed by architect, Wade Mously of MW Architecture, Inc. on behalf of Ed Abdullatif, Property Owner.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As this item is for conceptual review only, no CEQA action is needed currently. The entire project will be subject to environmental analysis at the time the Project is deemed complete in the future.

Next steps include: (1) Application Completeness Review (2) Project Review and CEQA Analysis (3) Preliminary DRB recommendation; (4) Review by Planning Commission (5)

a 10-day (Planning Commission) appeal period (6) Final DRB review (7) Condition Clearance (8) Issuance of Zoning Clearance; and (9) Building Permits and construction.

ATTACHMENTS:

Attachment A – Conceptual Plans

ATTACHMENT A

PROJECT PLANS

[illegible]

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GENERAL	
0000	COVER SHEET
0001	PERMIT TO WORK, MAJOR EXCAVATION
0004	PERMIT TO WORK, MAJOR EXCAVATION
0005	PERMIT TO WORK - MAJOR EXCAVATION
0006	SECOND STAGE - MAJOR EXCAVATION
0008	THIRD STAGE - MAJOR EXCAVATION
0009	FOURTH STAGE
0010	CONSTRUCTION PLAN
0011	CONSTRUCTION PLAN
0012	CONSTRUCTION PLAN
0013	CONSTRUCTION PLAN
ARCHITECTURAL	
0014	FIRST FLOOR PLAN
0015	SECOND FLOOR PLAN
0016	THIRD FLOOR PLAN
0017	FOURTH FLOOR PLAN
0018	SECTION ELEVATIONS
0019	SECTION ELEVATIONS
0020	SECTION ELEVATIONS

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Wadih Moudy
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wade@mwarchitectureinc.com

First Floor	<u>2,984 SF</u>
Total	2,984 SF

First Floor	1,976 SF
Second Floor	2,026 SF
Third Floor	<u>2,026 SF</u>
Total	6,028 SF

An approved sorting / recycling facility must be utilized for construction waste management to comply with construction waste, reduction, disposal, and recycling provisions of the California Green Building Standards Code Section 4,408.1. Minimum 65% non-hazardous materials recycled and/or salvaged for re-use. (CGBSC 4,408)

At the time of the final inspection, a manual, compact disc or web based reference shall be placed in the building. This manual shall include all of the items listed on the California Green Building Standards Code Section 4.410.1

Quality insulation installation is required.

Soils Testing and Inspection: Testing and inspection of soils shall be carried out as indicated in the soils report for this project. Please refer to the soils engineer's report for this information.

These plans comply with the 2022 California Residential and Building code series:

2022 CA Building Code (CBC)	2022 CA Fire Code (CFC)
2022 CA Residential Building Code (CRC)	2022 CALGreen Building Code (CGC)
2022 CA Mechanical Code (CMC)	2022 CA Energy Code (CEnC)
2022 CA Electrical Code (CEC)	2022 CA Plumbing Code (CPC)
City of Goleta Municipal Code (GMC)	County of Santa Barbara Fire Department

The following items shall be submitted to the local jurisdiction of authority under a separate building permit submittal.

At The Time of Final Insp

The design of the system shall be submitted by the fire protection contractor under a separate permit application.

Project Scope Includes:

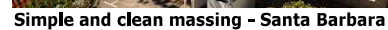
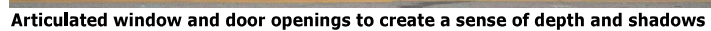
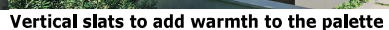
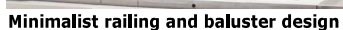
1. Construction of new 3-story, 10-unit residential building. See below for more information.
2. Partially re-configure the site plan to accommodate the required parking spaces.
3. Conditional Use Permit (CUP) is not required per 24-0004-PCD.

APR#	07/13-20/
Project description	Commercial Commercial (CC)
Existing use	Commercial Street Vender
Proposed use	Commercial Street Vender + Multi-family units
Single lot	No - Use Combined
Fire assembly required	Yes
Food service	Yes - 100+ sq. Foot units
Construction type	Wood
Occupancy category	2
Lot size	65.47' x 127' Side = 0' Rear = 314'
Required setbacks	314'
Maximum height limit	35'
Required open space	1,230 sq. ft.
Grading	
Cut & fill under main building	TBD Import = TBD
Cut & fill outside main building	TBD Export = TBD
NonResidential floor area (GNP)	N/A
SWPPP compliance	Yes New or reduced impermeable surface = TBD
Number of parking spaces	Indicate lot Existing = 12 Commercial Required = 6 Commercial + 14 Residential

PROJECT # 24R02

[illegible]

G001
COVER SHEET



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PROJECT # 24R02

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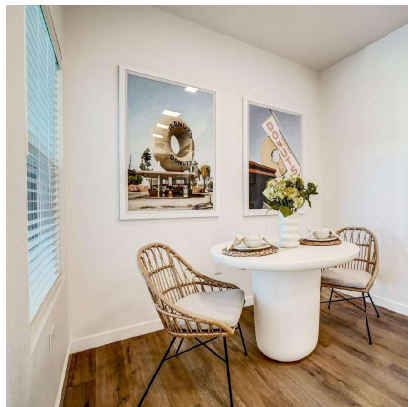
G003

INSPIRATIONAL IMAGES
EXTERIOR

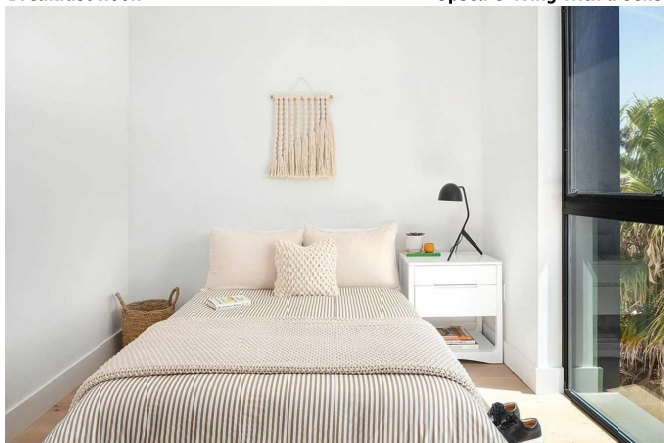
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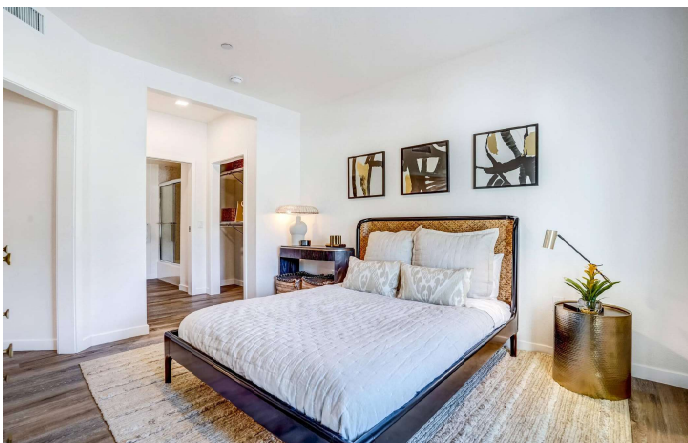
Warm materials



Breakfast nook



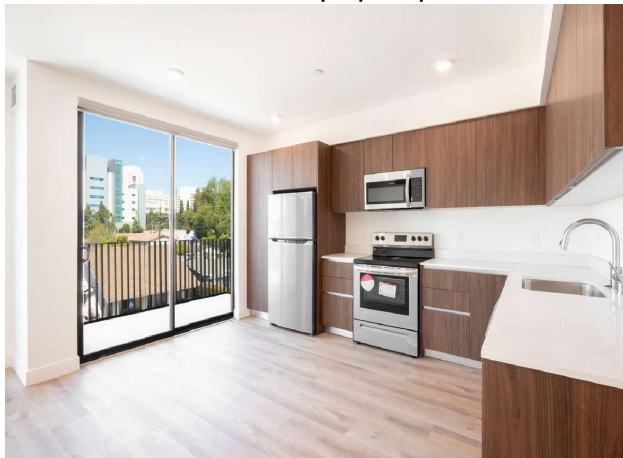
Tall ceilings for spacious atmosphere



Spacious primary suite with walk-in closet



Upscale living with a sense of peace



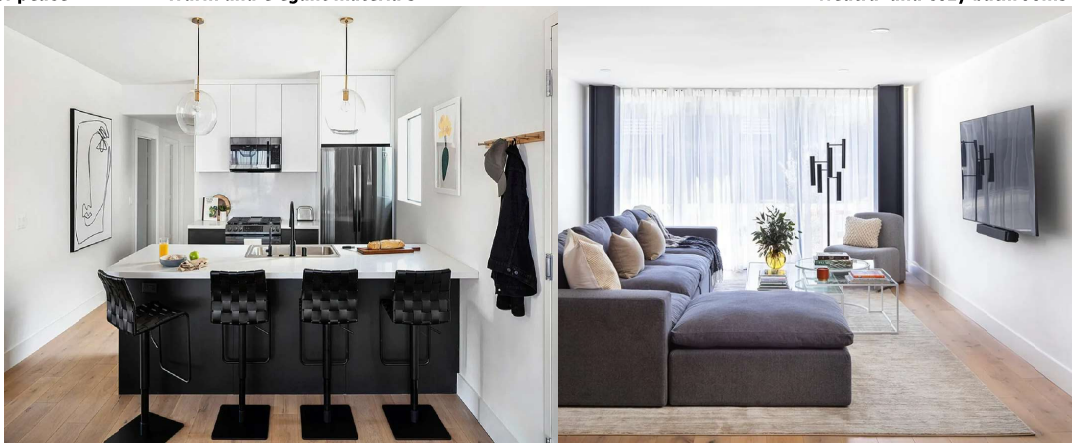
Warm and elegant materials



Open plan layout with indoor to outdoor connection



Neutral and cozy bathrooms



Spacious kitchen

Lots of natural daylight



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Drawn By: Monty Miller

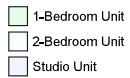
CALLE REAL APARTMENTS

PROJECT # 24R02

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INSPIRATIONAL IMAGES
INTERIOR



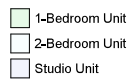
FIRST FLOOR - NET AREA **02**
1/4" = 1'-0"



FIRST FLOOR - GROSS AREA **01**
1/4" = 1'-0"

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FIRST FLOOR - AREA PLANS



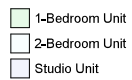
SECOND FLOOR - NET AREA **02**
1/4" = 1'-0"



SECOND FLOOR - GROSS AREA **01**
1/4" = 1'-0"

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SECOND FLOOR - AREA PLANS



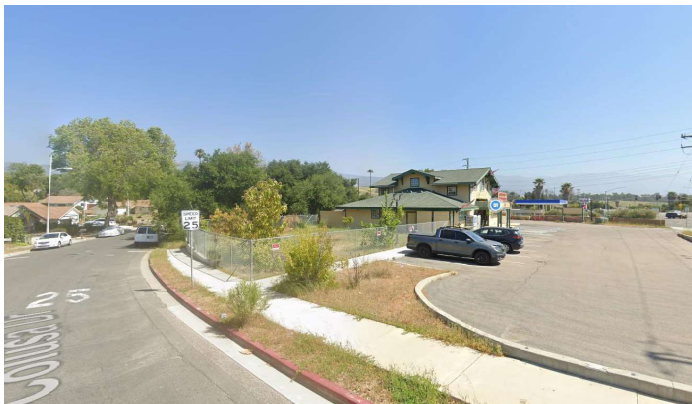
THIRD FLOOR - NET AREA **02**
1/4" = 1'-0"



THIRD FLOOR - GROSS AREA **01**
1/4" = 1'-0"

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THIRD FLOOR - AREA PLANS



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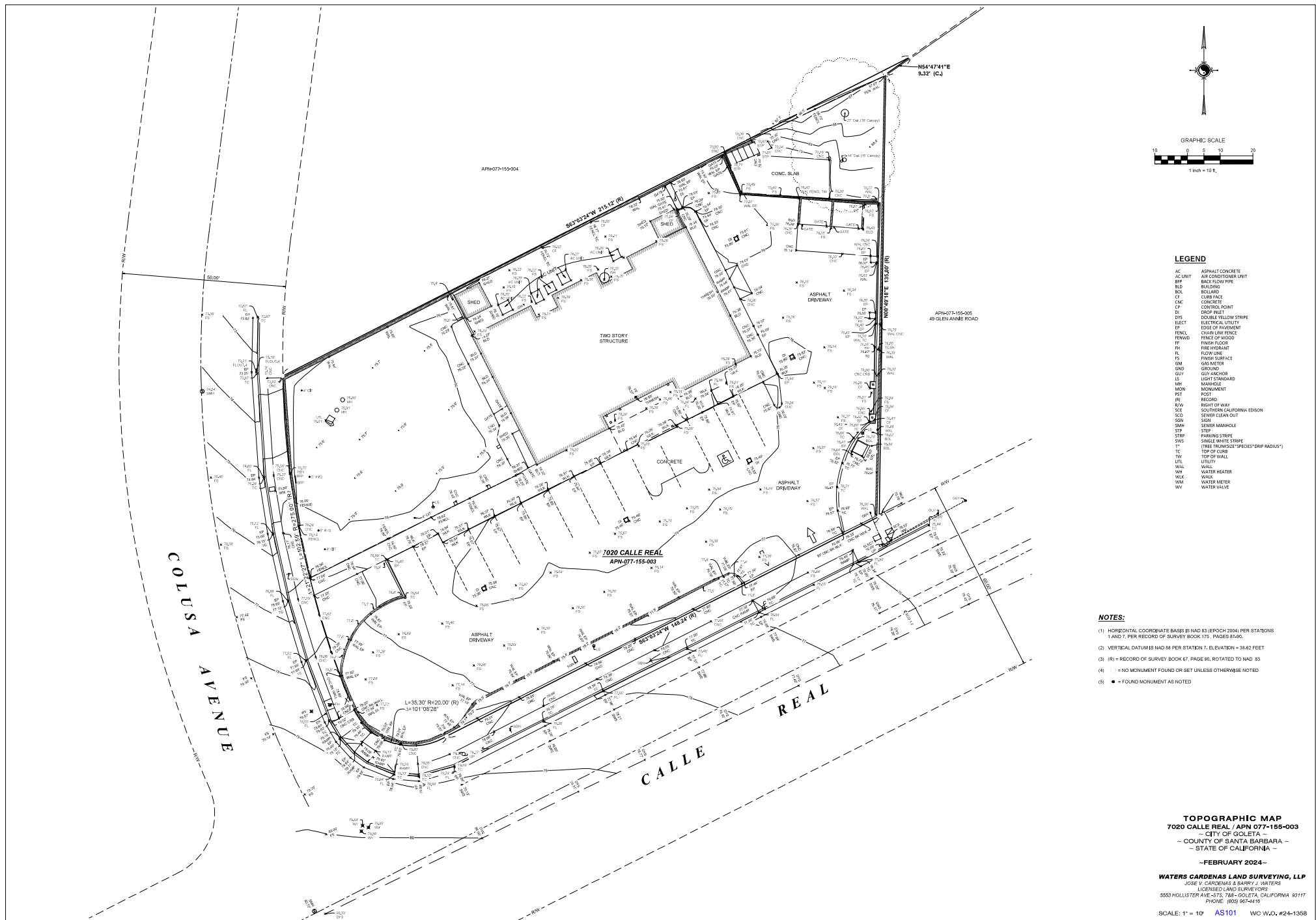
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G011

SITE PHOTOS





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[illegible]

DOI: 10.1002/for

Per the GMC zoning ordinance (Title 17) amendment Section 4.4., for Mixed-Use Development where no more than 40 percent of the total floor area of the development is devoted to residential use, a minimum of 60 square feet of open space per unit is required, which may be provided as restricted and/or common open space,

- For the First floor residential units, each unit has its own open yard area, which is over 60 SF.
- For the Second and Third floor units (total of six units), the required open space area is $6 \times 60 = 360$ SF.

Required Car Parking (Residential):

Per the adopted City Council parking regulation:

- 1. For Studios: 1 space per unit
- 2. For one-bedroom units: 1.5 space per unit
- 3. For two or more bedrooms units: 2 space per unit
- 4. Additional guest parking spaces may be provided for every 3 units.

Proposed residential parking on the project:

(a) Studios:	3.1 x 1 = 3.0 parking spaces
(b) one-bedroom:	3.1 x 1.5 = 4.6 parking spaces
(c) two-bedroom:	4.2 x 2 = 8.0 parking spaces
Guest parking:	10 / 3 = 3.3 parking spaces (1 space for every 3 units)
Total parking:	18.9 parking spaces

per IRC Table 12.08.0404, the required parking space reduction is:
18.9(1 - 0.57) = 6.41 (rounded) **required parking spaces required**
18.9 - 6.41 = 12.49 (rounded) **required parking spaces required**

Per State of California Government Code §50095.54, onsite parking for unincorporated area is allowed.

Required Car Parking (Retail/Shop):

- 1 space per 500 SF of floor area.
- 3,000 SF of unenclosed parking spaces required

Required Loading Space:

- 0.5-1.00 car, 0 loading space required

Short-Term Bicycle Parking:

At least 10 percent of the number of required automobile parking spaces, with a minimum of one bicycle parking space provided per establishment,
10% x 24 = 2.4 bicycle parking spaces

Three short-term bicycle parking spaces required

Long-Term Bicycle Parking:

- 1 space for every unit – **no** required parking spaces

Bicycle Charging:

- 1 Charge electrical outlet is required for every 10 required bicycle parking space
- one - bicycle charging required**



PROJECT # 24R02

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AS103

PROPOSED SITE PLAN

SITE PLAN **01**
1" = 10.0'

GROUP	SPRINKLERED		NON-SPRINKLERED		
	Interior or exterior, ordinary and light hazard, fire protection	Exterior and ordinary and light hazard, fire protection	Interior or exterior, ordinary and light hazard, fire protection	Exterior or interior, fire protection	Exterior or interior, fire protection
A-2	C	C	B	B	C

Class A: flame spread 0-25; smoke developed 0-450
 Class B: flame spread 26-75; smoke developed 0-450
 Class C: flame spread 76-200; smoke developed >450

GROUP	SPRINKLERED			NON-SPRINKLERED		
	Interior exit stairways, interior exit ramps 5, and passageways	Corridors 3 and 4 and for exit areas stairways 5, exit access ramps	Stairs 2 and 3 and spaces	Interior exit stairways, interior exit ramps 5, and passageways	Corridors 3 and 4 and for exit areas stairways 5, exit access ramps	Stairs 2 and 3 and spaces
A-2	C	C	C	B	B	C

Class A: flame spread 0-25; smoke developed 0-450
Class B: flame spread 26-75; smoke developed 0-450
Class C: flame spread 76-200; smoke developed 0-450

[illegible]

CALE = 1/8" = 1'-0"

GROUP	SPRINKLERED		NON-SPRINKLERED		
	Interior or exterior, ordinary or light hazard occupancy	Interior or exterior, ordinary or light hazard occupancy	Interior or exterior, ordinary or light hazard occupancy	Interior or exterior, ordinary or light hazard occupancy	Interior or exterior, ordinary or light hazard occupancy
A-2	C	C	C	B	C

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[illegible]

CALE = 1/8" = 1'-0"

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ROOF PLAN **01**
1/4" = 1'-0"

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ROOF PLAN



Perspective Rendering - Looking North-East **02**
NOT TO SCALE

g North-East 02
NOT TO SCALE



Perspective Rendering - Looking South **01**
NOT TO SCALE

Looking South 01
NOT TO SCALE

NOT TO SCALE

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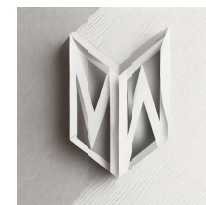
**CALLE REAL
APARTMENTS**

PROJECT # 24R02

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RENDERED IMAGERY



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**CALLE REAL
APARTMENTS**

PROJECT # 24R02

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RENDERED IMAGERY