



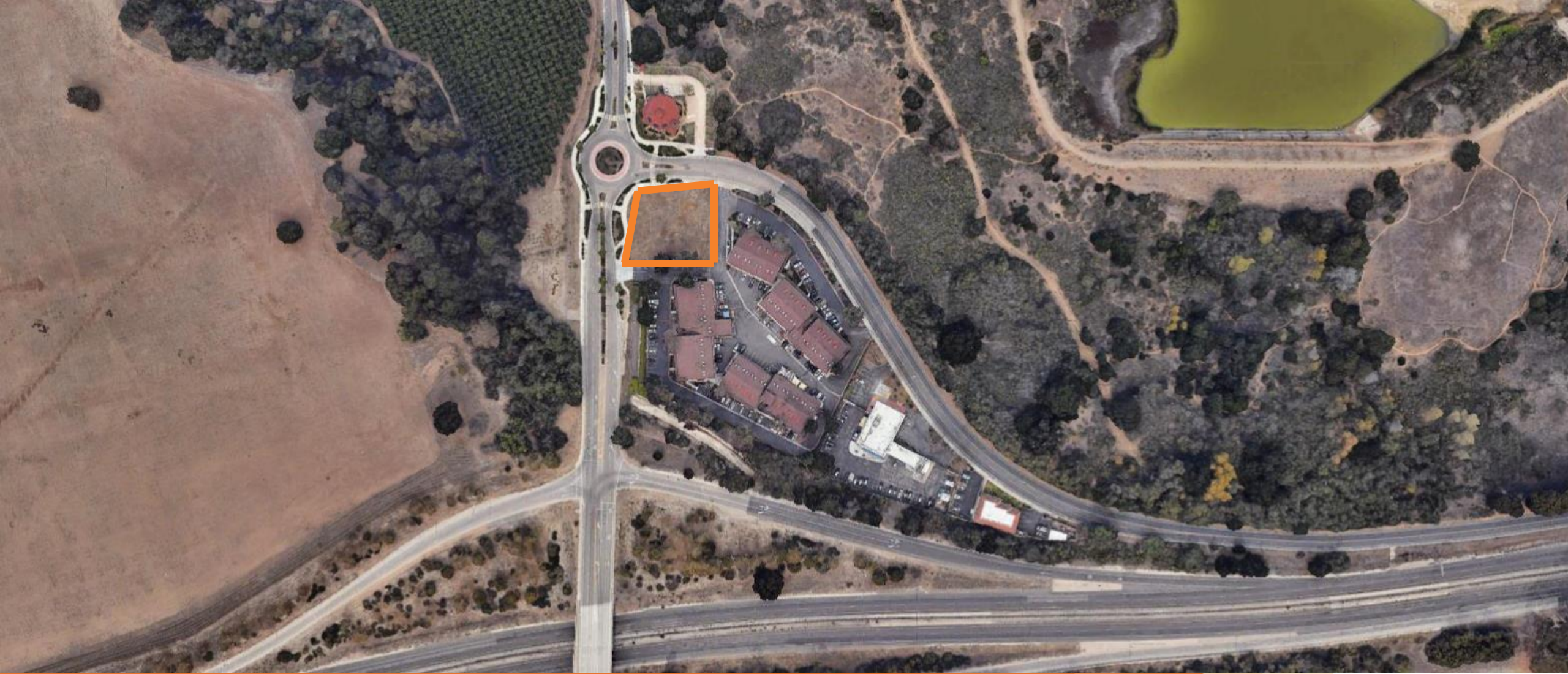
6491 Calle Real Mixed-Use

PLANNING COMMISSION
REQUEST FOR DISCRETIONARY APPROVALS
SEPTEMBER 11, 2023



OVERVIEW

1. Site and Project Overview
2. Approval Process
3. Proposed Design and Site Improvements
4. DRB comments
5. Traffic and Parking



Project Setting

General Plan: Office / Institutional

Zoning: OI

APN: 077-160-066

Lot Area: 0.53 ac

PROJECT GOALS

- Mixed-income affordable and workforce housing
 - Provides additional needed housing in the City
- Program and design objectives:
 - Economically viable multifamily housing development
 - Reduce VMT
 - Provide on-site amenities
 - All electric and no gas connection(s) are proposed
 - Provide two (2) deed-restricted affordable housing
 - Contextual density and design
 - Comprehensive Plan and Housing Element consistency

SB 330 PRELIMINARY APPLICATION

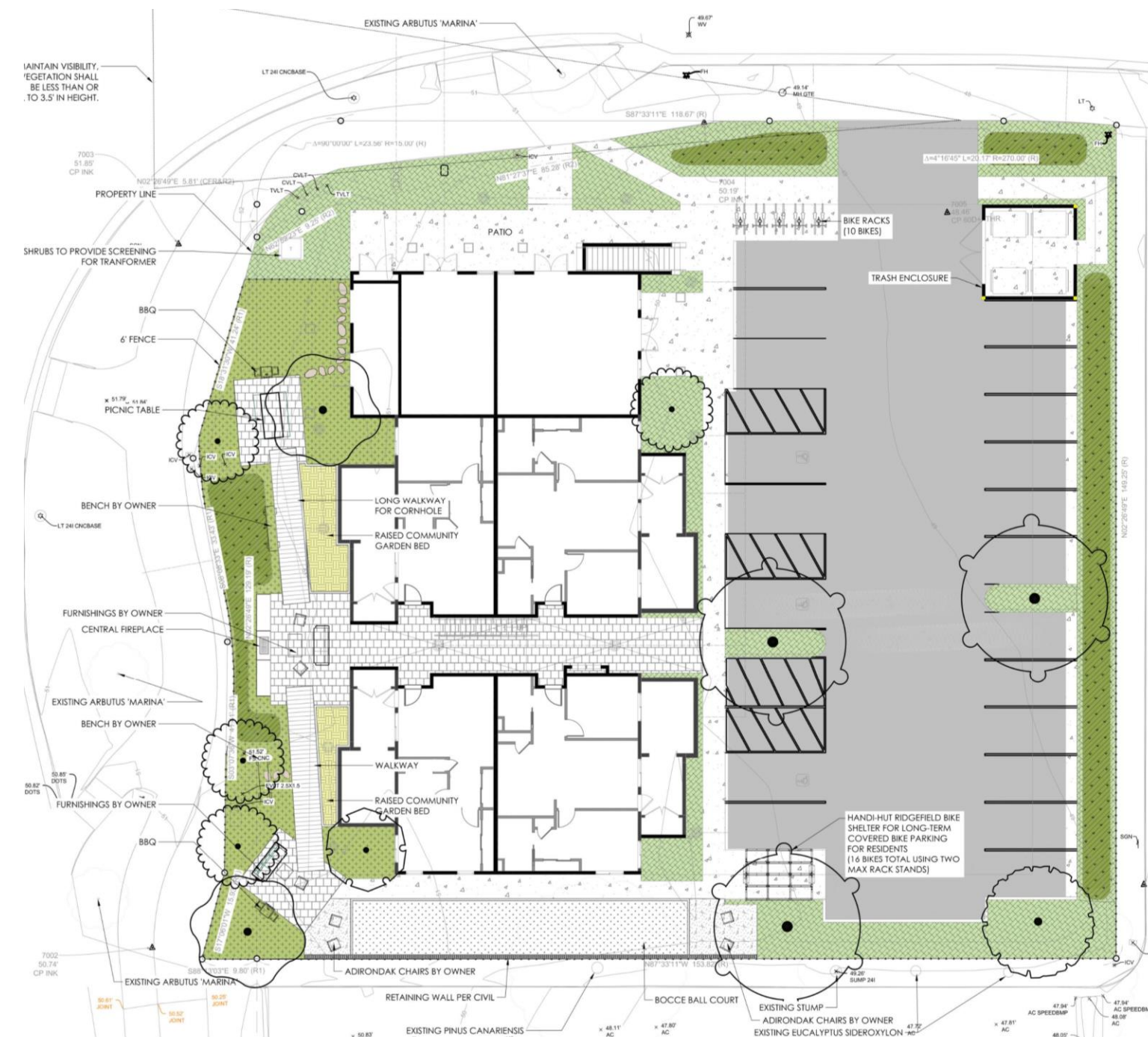
- Filed SB 330 Preliminary Application on May 6, 2022
- Deemed complete on May 18, 2022
- Not subject to City's Objective Design Standards
- Formal application deemed complete February 2023
- DRB recommended approval with comments July 2023

STATE DENSITY BONUS LAW

- Project includes 2 low-income affordable units
- Eligible for 35% density bonus, 2 concessions, and unlimited development standard waivers
- Prescriptive parking ratios under 65915(p)
- Requested concessions include:
 - Reduction of heat island effect requirements
 - Increase maximum height from 35' to 37'2"

PROJECT APPROVALS

- Design Review at City's Design Review Board
 - Recommendation for Prelim Design Approval to the Planning Commission
- Major Conditional Use Permit and Development Plan (Planning Commission)



SITE PLAN

- 585 sf commercial office space
- 14 one-bedroom residential units
- 20 uncovered vehicular spaces
- 10 short term bicycle spaces
- 16 long term bicycle spaces
- Outdoor site amenities
- 550 sf patio adjacent to commercial space
- 3,500 sf common open space for residents only



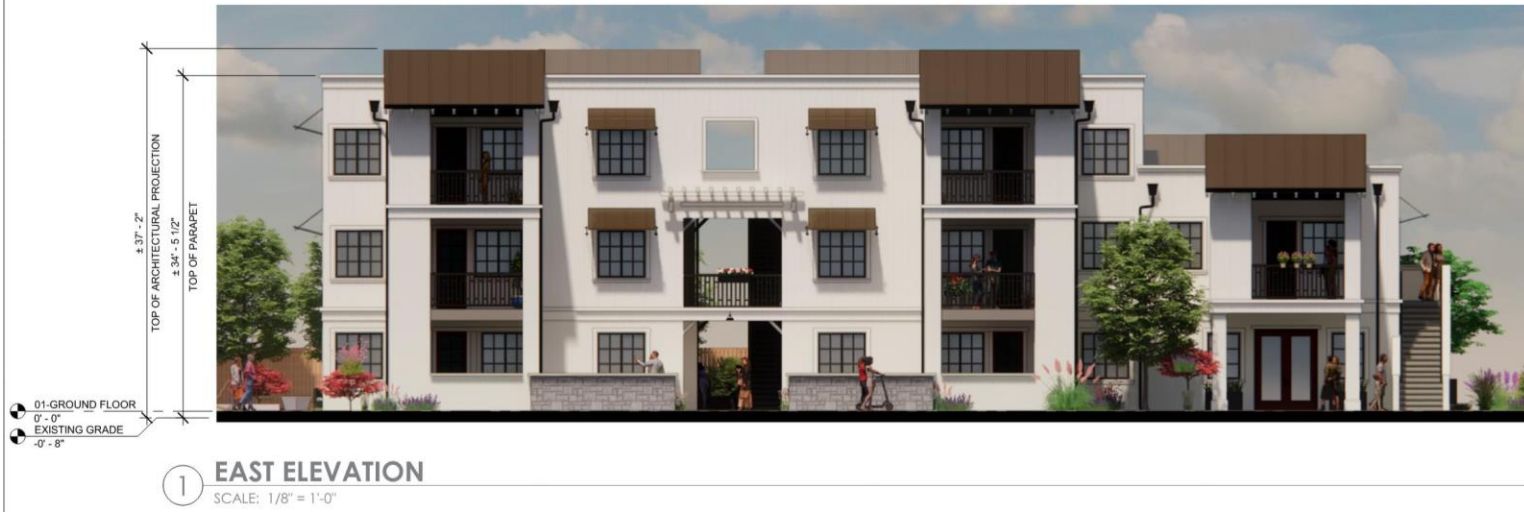
SCALE: 1/8" = 1'-0"



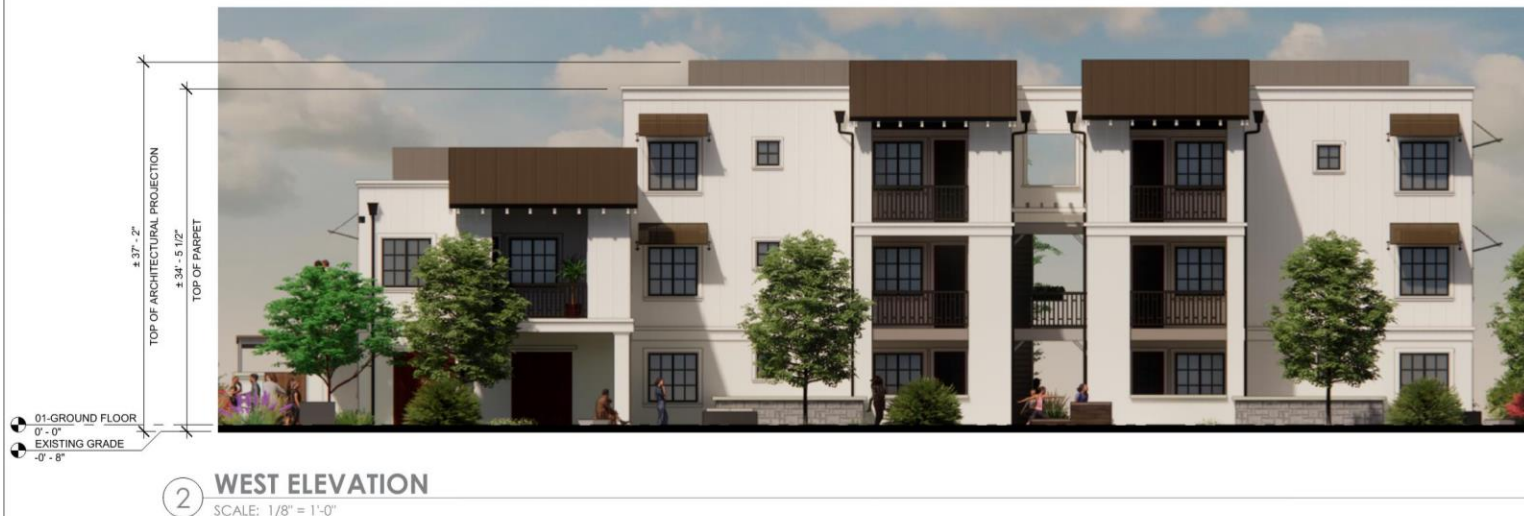
SCALE: 1/8" = 1'-0"

- The commercial space is accessed either off Calle Real or from the parking lot
- The building steps down to two stories on the Calle Real frontage
- A patio is provided off Calle Real for the commercial space
- Awnings are added to windows to provide shade and character

BUILDING ELEVATIONS



- Balconies break up the massing of the exterior and provide private outdoor space to residents
- Units are accessed via a breezeway that separates the three-story portion of the building



Looking North on
Los Carneros from
Highway offramp



Looking South
on Los Carneros

IMPACT ON VIEW CORRIDOR

- Visual simulation along Los Carneros frontage
- Consistent with General Plan Visual and Historic Resource Element policies

July 25, 2023 DRB comments:

1. Study relocating or screening infrastructure items at northwest corner of the site
2. Reconsider color palette
3. Restudy pitched roofs
4. Study South elevation
5. Downspouts should be better integrated with building and painted to match wall color
6. Study better integrating stair on north elevation with building
7. Revisit stormwater connection
8. Consider removing bocce ball court and moving bike parking to south of building, and options for an access gate near southwest corner
9. Reconsider specific plant selections, refer to comments in DRB video
10. Better integrate bike storage

DRB COMMENTS & CONDITIONS

- July 25, 2023 DRB recommended design approval with suggested conditions
- Applicant is ok with adding the comments as conditions of approval
- Applicant will work with DRB to address all comments at Final Design Approval

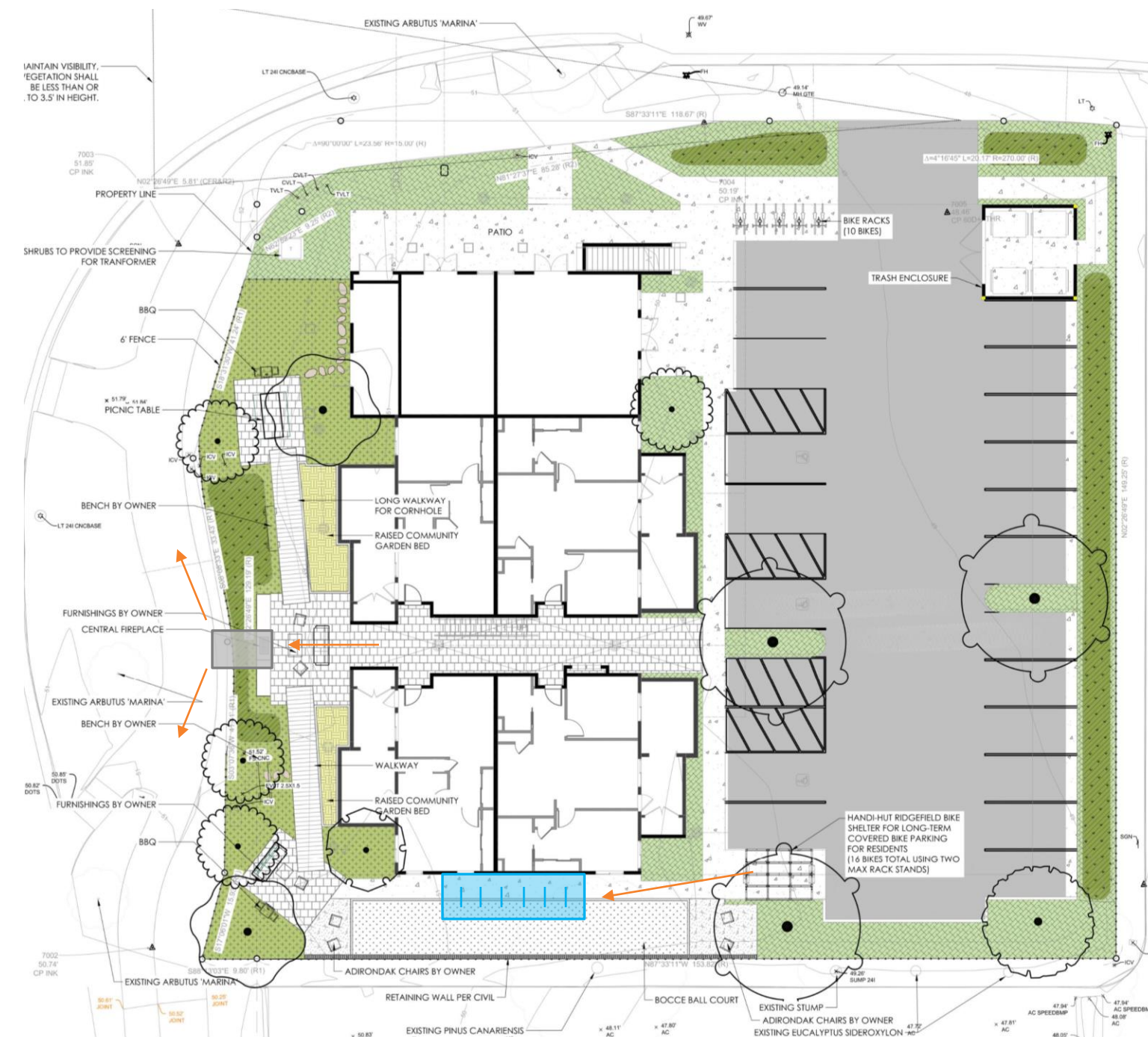
Proposed Project 7/25/23 DRB:



- ✓ Reconsider color palette
- ✓ Restudy pitched roofs
- ✓ Downspouts should be better integrated with building and painted to match wall color

Potential Revised Elevation in response to DRB conditions:





- ✓ Study South elevation
- ✓ Consider removing bocce ball court and moving bike parking to south of building, and options for an access gate near southwest corner
- ✓ Better integrate bike storage

Other Comments to be addressed with DRB at Final Approval:

1. Study relocating or screening infrastructure items at northwest corner of the site
2. Study better integrating stair on north elevation with building
3. Revisit stormwater connection
4. Reconsider specific plant selections, refer to comments in DRB video

Request correction of Condition 56.B.i.a to read:

Study relocating or screening infrastructure items at northwest corner of the site

DRB COMMENTS & CONDITIONS

- July 25, 2023 DRB recommended design approval with suggested conditions
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TRAFFIC & SIGHT DISTANCE ANALYSIS



Looking West



FIGURE 2
CM-ATE#22007



Looking East

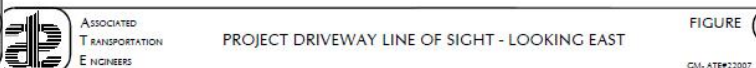


FIGURE 3
CM-ATE#22007

- Traffic study and sight distance analysis was completed
- Based on driving speeds, sight distances meet Caltrans requirements
- Study recommends landscaping along Calle Real be limited to a height no greater than 3.5 feet
- Study was reviewed and approved by City PW Dept and conditioned accordingly

Sight distances were measured looking east and west from the Project driveway along Calle Real. The sight distance looking to the west was measured along the curve at 152 feet to the Los Carneros Road/Calle Real roundabout, as shown on Figure 2 (attached). **This sight distance meets the Caltrans 130-foot minimum requirement.** The sight distance looking to the east was measured at 295 feet along the curve on Calle Real, as shown on Figure 3 (attached). **This sight distances meets the Caltrans 220-foot minimum stopping sight distance requirement.**

It is noted that the landscaping along the Calle Real frontage of the Project site should be maintained at a height of 3.5 feet in order to provide intervisibility between the eastbound through traffic on Calle Real and the vehicles exiting the Project driveway (see Figure 4).

PARKING

- Parking concerns brought up at DRB by adjacent tenants of Los Carneros Business Center
- Owners met with business owners to discuss parking management, and will continue to work with neighbors to resolve any future concerns
- Project includes 4 surplus parking spaces beyond requirement
- Parking constraints at LCBC created by existing misuse and management of parking spaces

ARCH MONITORING CONDITION

No avoidance or Project redesigns are needed and the Project can proceed as planned. Because the Project site is located within a culturally sensitive area as designated by local tribal representatives, Padre recommends that the Project over-excavation and excavation of the storm water basin be monitored by a local Chumash representative with knowledge of the potential resources that could be encountered.

In the event cultural resources are encountered during the proposed Project, Padre recommends the client cease construction activities within a 100-foot radius. Work will resume once a City-qualified archaeologist has assessed the find and identified and implemented appropriate mitigation measures.

- Condition 56.G. requires full time monitoring by both an archaeologist and Chumash representative
- Inconsistent with peer-reviewed Ph. I archaeological study
- Request change to require only local Chumash observation during stated work
- Findings based on previous excavation done on the site by City as part of roundabout improvements

CONCLUSION

- Provides additional rental housing in City of Goleta
- Adjacent to urbanized area, infrastructure, and employment centers
- Exceeds vehicle and bike parking requirements
- Consistent with City's 6th Cycle Housing Element
- Project complies with all objective standards and criteria
- Request PC approve the project with corrections to identified conditions



Thank You!

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