

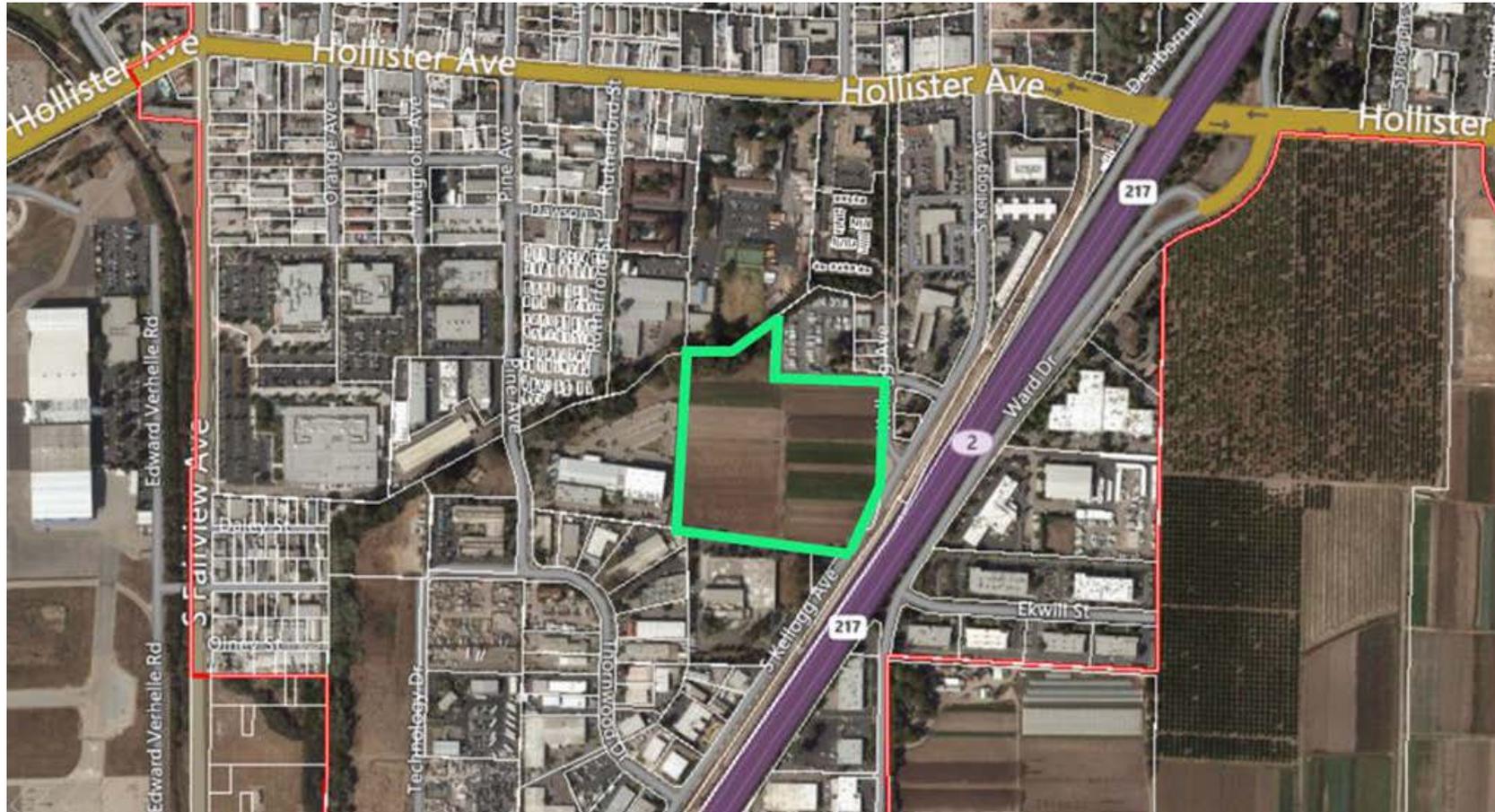


# OLD TOWN VILLAGE

## Mixed Use Project

City Council Meeting – October 20, 2015

# Vicinity Map



# Background

- The Project site has been in agricultural use since 1920s.
- The current General Plan designation for the site is Commercial Visitor-Serving.
- In July 2013, the City Council initiated a General Plan Amendment and zone change to consider the possible development of a mixed-use project.
- In January 2014, the DRB provided conceptual review comments.
- In April 2014, the Applicant submitted a formal application.
- On July 27, 2015, the Planning Commission reviewed the project and made recommendations to the City Council.
- On August 18, 2015, the City Council held a public hearing on this project and no action was taken.



# Elevations



**Building V Front Elevation**

1/16" = 1'-0"



**Building V Left elevation**

1/16" = 1'-0"



**Building V Right Elevation**



**Building V Back Elevation**

# Project Description

- A **General Plan Amendment** to change land use designation from Commercial Visitor-Serving to Commercial Old-Town.
- A **Zone Change** from Resort/Visitor Serving Commercial to Old Town Residential/Commercial.
- A **Vesting Tentative Map** to create two parcels. Lot 1 will be for the proposed project and Ekwill Street improvements and Lot 2 for storm water management.
- A **Development Plan** for the construction of 113 townhomes, 28 mixed-use shopkeeper units, and 34 live-work townhomes.
- A **Modification** and a General Plan **Good Cause Finding** to allow a building height increase.
- A **Reduction** in the Inclusionary Housing Requirement.



# Project Considerations

- Change in Land Use Designation
- Modification and Good Cause Findings
- Water Availability
- Traffic
- Flood Plain
- Energy Efficiency Design

# General Plan Amendment

- Change the current Commercial Visitor-Serving designation to Commercial Old Town
- Allow a wide range of local and community-serving retail and offices uses as well as residential uses.
- The change would result in a development that would have fewer impacts than what could have been built, such as, less traffic which would result in less air quality impacts and less water usage.
- This project would support the objectives of the Goleta Entrepreneurial Magnet (GEM) program.

# Modification & Good Cause Findings

## Height Modification:

- Zoning code restricts residential buildings to 25 feet which can be modified if justifiable.
- Structures to the west and south are approximately 35 feet.
- The site is separated from properties to the north and east by roadways.
- The buildings are adequately setback from the property.
- General Plan requires a Good Cause Finding for all building heights exceeding 30 feet. The 3-story design provides greater amount of open space and landscaping.
- The project provides 2 large common open space areas, a tot lot, walking paths, a community garden and a community center.

# Inclusionary Housing Requirement

- Housing Element Policy 2.5 requires 20 percent of the units to be at an affordable rate.
- The applicant is requesting a reduction to 15 percent which would provide 27 affordable units. 14 would be income-restricted units and 13 would be provided with an in-lieu fee payment to the City to assist in funding future housing projects for low and very-low income households.
- The decrease in this percentage is primarily justified by the dedication of land to the City for Ekwil Street extension *and* for the 2.47 acres of land for stormwater management purposes.
- Providing the Ekwil Street ROW to the City is considered a community service and benefit and exceeds normal expectations set in applicable law.

# Water Usage

- An agreement was recorded between the property owner and Goleta Water District in 1998 to entitle 86.3 acre feet of water per year for the project site.
- The project of 175 units would require approximately 28 acre feet of water per year.
- As the project requires less water than allocated the current restriction on water service during drought conditions does not apply to this development.

# Environmental Review

- A **Mitigated Negative Declaration (MND)** was prepared and included Mitigation Measures for the following areas: *Aesthetics, Air Quality, Biology, Cultural Resources, Hydrology/Water Quality, Noise, and Traffic.*
- MND was circulated for public review and comments were generally regarding traffic and concerns of development. Minor revisions were made in the Final MND and the comments did not change any conclusions of the MND.
- An **Addendum** to the GP/CLUP Final EIR was prepared to address the proposed General Plan Amendment (GPA) from Commercial Visitor-Serving to Commercial Old Town.
- The GPA is from one urban use to a less intensive urban use resulting in impacts equal or less than the impacts identified in the General Plan EIR.

# Planning Commission Recommendations

1. On July 27, 2015 the Commission held a hearing and recommended approval of the project on a 4-0 vote.
2. On a separate vote of 3-1, the Commission recommended that the Council consider the following design changes:
  - Increase the distance between buildings 36 and 39
  - Increase the size of the community center
  - Provide some two-story townhomes

# Conclusion

- The project would provide needed market rate and affordable housing units;
- The Project is on an infill site in the eastern area of the Community and it's development will not contribute to “urban sprawl”;
- The project would provide low intensity office/commercial spaces that could be used for start up businesses and would be compatible with the Goleta Entrepreneurial Magnet (GEM) program;

# Conclusion

- The project would benefit the economic viability and add vibrancy to the Old Town area with an influx of new residents within walking distance of goods, services, and employment;
- The project has been designed to blend into the area and minimize environmental impacts through implementation of mitigation measures; and
- The applicant will be dedicating 2.47 acres to the City for storm water management and land for Ekwil Street Extension valued at approximately \$2.7 million.



# Recommendation

That the City Council adopt the Resolutions approving all project components for the reasons outlined in the staff report.