

CITY COUNCIL HEARING
OCTOBER 20, 2015

OLD TOWN VILLAGE

CITY VENTURES

CITY VENTURES

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- ❑ City Ventures was formed in 2009 by proven leaders in residential development with vast experience in project design, entitlements, land development, and homebuilding
- ❑ Fully integrated developer/builder specializing in townhomes, single family detached and podium flats/townhomes
- ❑ City Ventures' works exclusively in California and has extensive experience in Santa Barbara and Ventura Counties including Santa Barbara, Camarillo, Moorpark, Thousand Oaks and Ventura



COMMITTED TO GREEN BUILDING

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- ❑ City Ventures is a green homebuilder with executives accredited by the U.S. Green Building Council
- ❑ Our industry leading “Green Key” program ensures our homebuyers an energy efficient home for a greener earth
- ❑ Our Green Key homes feature advanced solar power, efficient appliances and other innovations that allow our smart, sustainable homes to significantly reduce utility bills for our homebuyers



CITY VENTURES COMMUNITIES

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Village Commons Collection - Camarillo



Glendora Village Collection - Glendora

CITY VENTURES COMMUNITIES

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RENDERING OF OLD TOWN VILLAGE

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Community Center Perspective

RENDERING OF OLD TOWN VILLAGE

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Pocket Park Perspective

PROPOSED MIXED USE COMMUNITY

2.47 acres Ewkill Street
9.84 acres Community

175 Units

- 28 shopkeeper
- 34 live work
- 113 townhomes

Parking

- 487 Total Parking Spaces
- 2 garage spaces/home
- 112 uncovered spaces
- 27 Ewkill Street spaces



Schematic Landscape Plan

OLD TOWN VILLAGE - AMENITIES

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- 3 Open Space Areas
- Community Garden
- Pedestrian Walk Street
- 4 Bicycle Storage Areas
- Community Fitness Center
- Playground Area



TYPICAL ELEVATIONS- OLD TOWN VILLAGE

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Shopkeeper Units

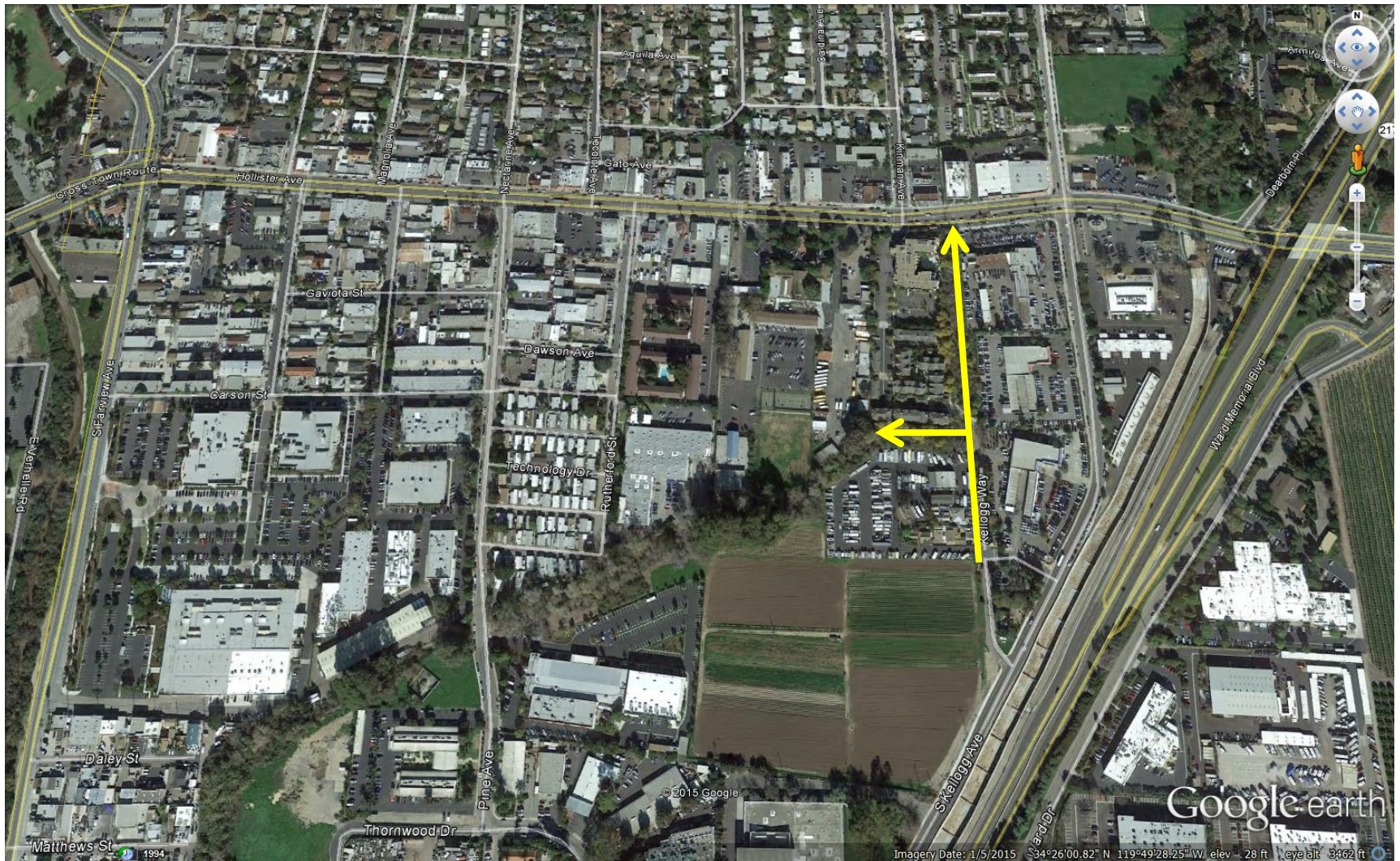
TYPICAL ELEVATIONS- OLD TOWN VILLAGE

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Live/Work Units

EXISTING PEDESTRIAN CONNECTION TO OLD TOWN GOLETA



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DISCUSSION POINTS

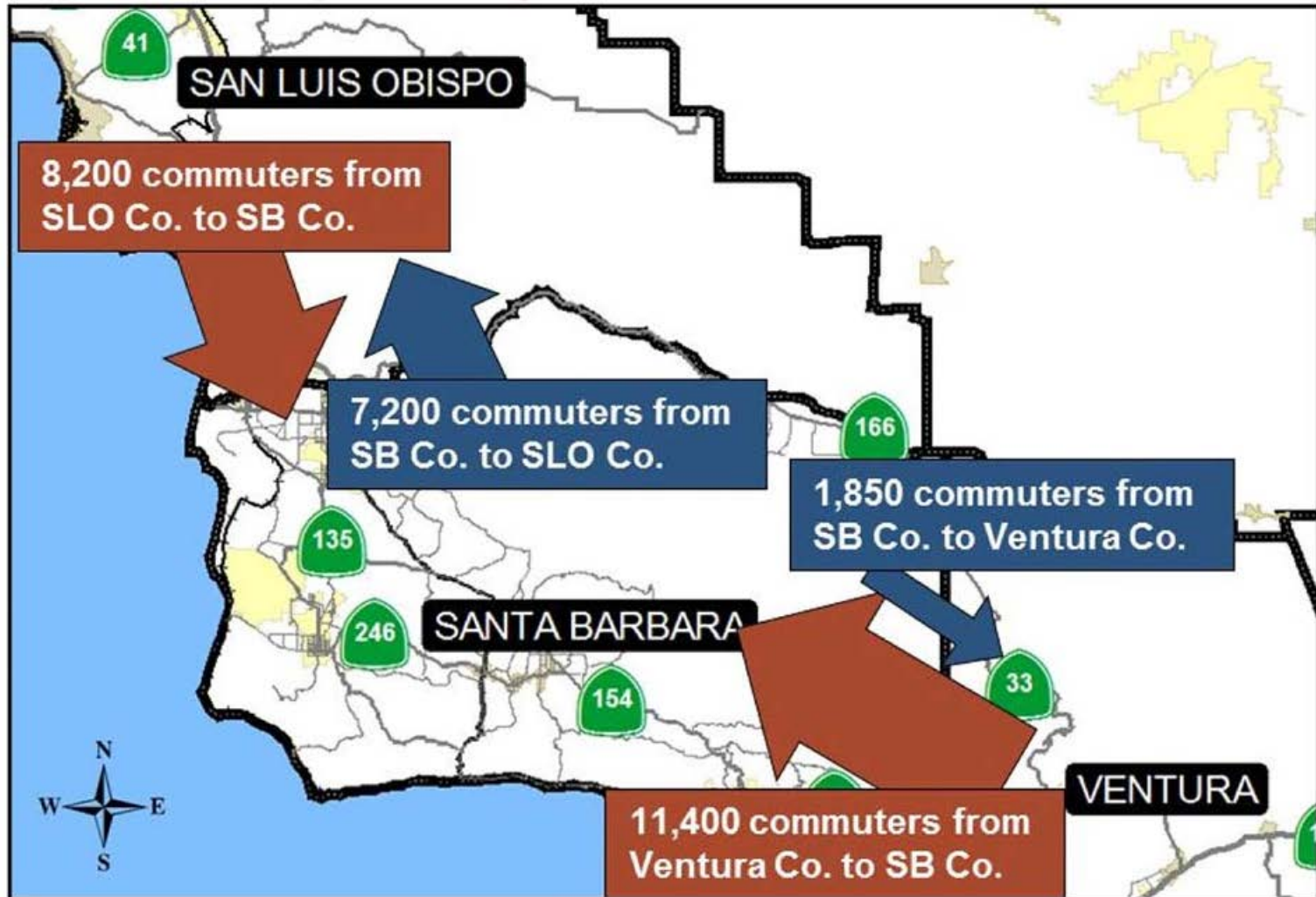
TRANSPORTATION – REGION

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- US-101 serves as the main connection between the Santa Barbara, San Luis Obispo and Ventura Counties
- Employment is concentrated in south Santa Barbara County
- Affordable housing is found in Buellton, Santa Maria, Ventura & Oxnard
- Congestion is due to this commuting pattern
- Old Town Village puts homes and jobs together

TRANSPORTATION – EXTRA-COUNTY

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TRANSPORTATION – INTRA-COUNTY

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LOCAL TRANSPORTATION CIRCULATION

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- Hollister Avenue serves as the primary east/west route through the City of Goleta
- Old Town Village will dedicated 2.47 acres of land to city for the Ekwil Street extension
- Ekwil Street/Fowler Road extensions will:
 - ▣ Relieve congestion
 - ▣ Improve traffic circulation in Old Town Goleta
 - ▣ Improve access within Old Town Goleta and to the airport
- Additionally, the community does not create a significant traffic impacts and pays \$1,760,459 in Goleta Transportation Improvement Plan (GTIP) fees

PLANNED CITY OF GOLETA TRANSPORTATION IMPROVEMENTS

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OLD TOWN VILLAGE – TRIP GENERATION

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**Table 18
Project Trip Generation**

Land Use	Size	ADT	AM Peak Hour	PM Peak Hour
Condominium ¹	175 units	1,017	77	91
Office	14,228 SF	133	19	18
Total Project Trip Generation		1,150	96	109
<i>Existing Agricultural Uses</i>	<i>-12.36 acres</i>	<i>-20</i>	<i>-2</i>	<i>-0</i>
Net New Trips		1,130	94	109

Source: Associated Traffic Engineers, October 2014.

PAGE PROPERTY – WATER USAGE

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- Existing Water Service Agreement requires that the Goleta Water District reserve 86.30 AFY for the property
- 2014 water useage was 23.85 acre feet of water
- Community's anticipated water use is 28 AFY
- Community will use reclaimed water for landscape irrigation when available
- The CALGreen Building Code continues to require greater efficiency standards with every update

NEW RESIDENTIAL CONSTRUCTION - WATER USAGE

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- The CALGreen Building Code sets standards for maximum flow rates for plumbing in new construction
- Based on the latest adopted standards (2013) a new 3 bedroom home with 4 occupants in California use an estimated 46,521 gallons of water per year• or 0.14 acre feet for interior use (kitchen, showers, lavatory and clothes washers)
- This represents a savings of over 20,500 gallons of water per year from homes built in 1992 and 47,000 gallons of water per year from homes built in 1980•
- Codes and Standards Research Report California's Residential Indoor Water Use 2nd Edition (Revised May 8, 2015)

HOUSING AFFORDABILITY

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- Capital “A” Affordable Housing
 - ▣ Covenanted Affordable Housing:
 - 7 moderate income homes
 - 7 above moderate income homes
 - ▣ Income level for a family of four in Santa Barbara County
 - \$90,500 at moderate income (120% AMI)
 - \$113,400 at above moderate income (150% AMI)
 - ▣ Average annual starting salaries
 - Santa Barbara County Deputy Sheriff = \$68,568
 - City of Goleta Assistant Planner = \$61,382
 - Santa Barbara County Firefighter = \$54,379
 - Santa Barbara Unified School District Teacher = \$46,665

HOUSING AFFORDABILITY

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- \$1,048,385 in-lieu payment for Low and Very Low homes
- Small “a” Affordable Housing
 - ▣ Market rate units priced to be affordable to the workforce - \$400,000 - \$600,000
 - ▣ FHA loans will be available – 3% down
 - ▣ Homes will be marketed to local workforce first

SUSTAINABLE DEVELOPMENT/CONSTRUCTION

GREEN KEY STANDARDS

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- **Monthly electric bill reducing solar panels**
- Complete elimination of monthly natural gas bills
- Cutting edge hybrid high efficient all electric water heater
- Energy efficient heat pumped heating and cooling system
- Highly modern all induction cooking appliances
- Pre-wire ready conduit for gasoline free electric car chargers
- **Environmentally preferred in-fill site**
- **Homes within close proximity to abundant transportation and community resources**
- **Open space friendly compact developments**
- Turf limited and invasive plant-free landscape design
- **High efficiency irrigation and an integrated drought tolerant plant layout**
- Heat island radiation reducing shade tree plantings
- Ocean friendly storm water treatment and runoff prevention system
- Non-toxic pest control prevention system
- Structurally designed lumber saving beam and header systems
- Lumber saving roof and floor truss systems
- Construction materials waste recycling program
- Copper saving PEX water lines
- **High efficiency water saving plumbing fixtures**
- Heat resistant radiant barrier roof sheeting
- High solar reflective index roofing materials
- Thermal envelope leakage prevention system
- Maximized wall insulation and enhanced ceiling insulation
- Heat and noise resistant dual glazed windows
- Low Solar Heat Gain Coefficient Glass
- Whole house harmful gas removal ventilation system
- Properly sized heating and cooling units
- Higher than required SEER ratings on the cooling system
- Programmable climate control thermostat
- Carbon Monoxide pollutant prevention garage seal
- Environmentally preferred low VOC paints, caulking, and adhesives
- **Independent 3rd party 100% pressurized duct testing**
- **Independent 3rd party 100% cooling refrigerant capacity inspection**
- Energy star appliances



OLD TOWN VILLAGE - BENEFITS

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- **Revitalization of Old Town Goleta** with the use of private funds
- **Acquisition of the Ewkill Street extension Right-of-Way**
- **Creation of both capital “A” and small “a” affordable housing**
 - 14 townhomes will be Affordable
 - 7 at the moderate income level
 - 7 at above moderate income level
 - In-Lieu Housing Fee payment of \$1,048,385 for Low and Very Low homes
 - 161 Market Rate townhomes priced at those earning 120% to 200% of the Area Medium Income
 - Community will be marketed to employers in southern Santa Barbara County

OLD TOWN VILLAGE - BENEFITS

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- **Sustainable Development and Construction**
- **Putting Homes where the Jobs Are**
 - ▣ Old Town Village will allow those living in an apartment and working in Goleta to transition into an ownership opportunity
- While not a formal part of the Goleta Entrepreneurial Magnet (GEM) the **Old Town Village enhances the concepts and ideals of the GEM program**
 - ▣ 34 Live/Work townhomes
 - ▣ 28 Shopkeeper townhomes

OLD TOWN VILLAGE BENEFITS - DEVELOPMENT FEES

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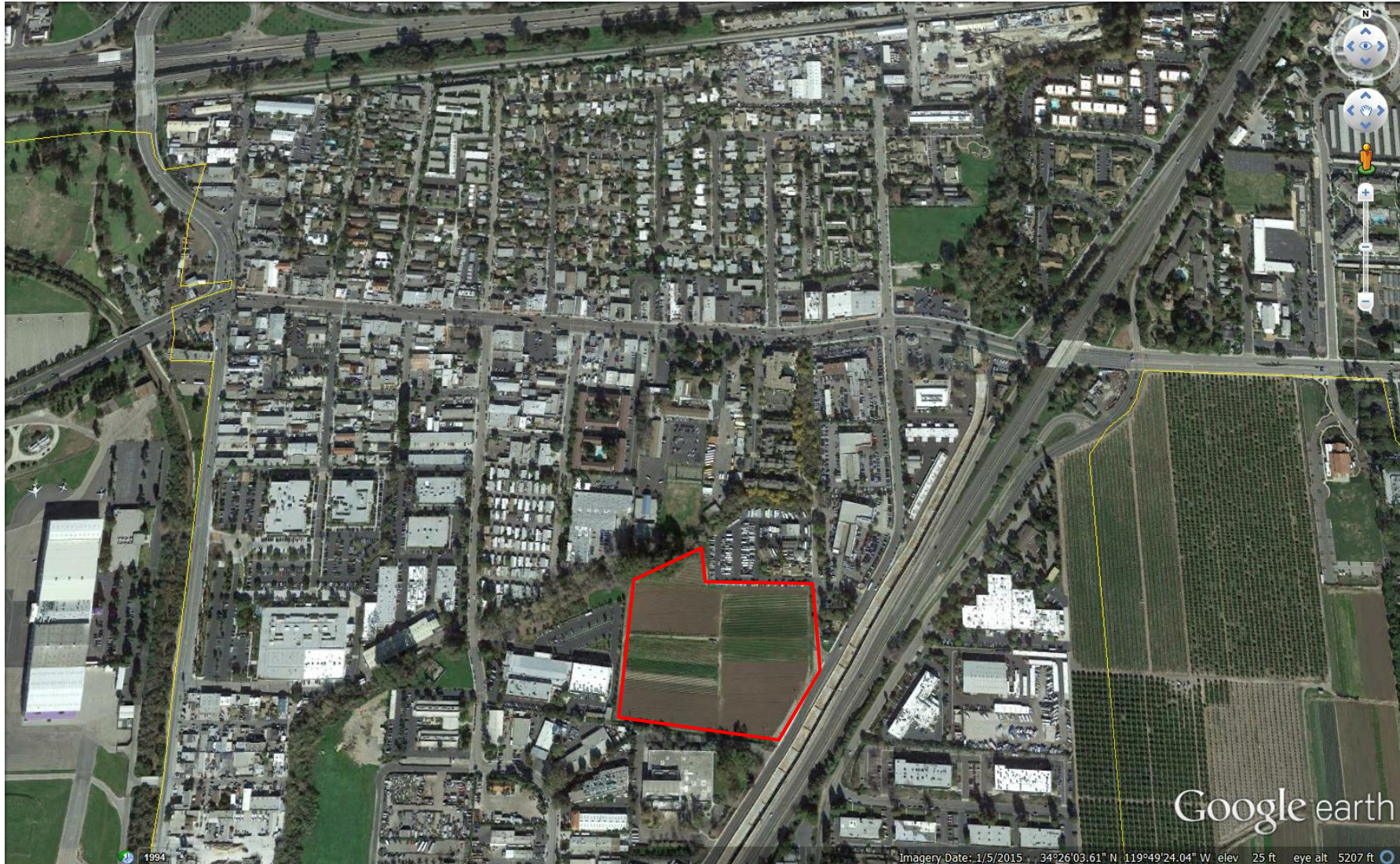
- City of Goleta
 - Fire - \$246,944
 - Library - \$60,523
 - Parks and Recreation - \$23,050
 - Police - \$71,244
 - Public Administration - \$268,581
 - Housing In-Lieu - \$1,048,385
 - **Ekwil Street Extension - \$2,700,000**
 - GTIP - \$1,760,459
 - Park In-Lieu - \$1,852,025
- School Districts - \$1,063,709 est.
- Santa Barbara County Fire - \$33,241

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QUESTIONS AND COMMENTS

AERIAL OF EXISTING PROPERTY

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PLANNING COMMISSION HEARING

JULY 27, 2015

KEY COMMENTS & RESPONSES

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- The Planning Commission recommended approval of the community to the City Council on a 4-0-1 vote
- The Planning Commission conducted a 2nd vote with the following recommendations to the City Council on a 3-1-1 vote
 - ▣ Increase the distance between buildings 36 and 39
 - ▣ Increase the size of the community center
 - ▣ Provide two-story townhomes

DISTANCE BETWEEN BUILDINGS

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- Distance can be increased by moving bike storage facility to building 36 and a townhome to building 20
 - ▣ Increases distance from 8 to 15 feet on the ground level
 - ▣ Increases distance from 8 to 36 feet on the second and third levels

SIZE OF COMMUNITY CENTER

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- Planning Commission requested that the size of the community center be review
- Residents in for-sale communities use community centers differently than rental communities
 - ▣ Residents in for-sale communities generally prefer to use private open spaces vs community centers for personal uses
 - ▣ The fitness centers will see the most significant use
 - ▣ Increasing the size of the community center also increases Homeowner Association (HOA) dues
- City Ventures believes that the Community Center is correctly sized

TWO-STORY ELEMENTS

34

- Plan 3 townhome can be modified to incorporate a “wedding cake” design
 - First level expanded to create a bedroom and full bath
 - Second level floor plan remains the same, is stepped back from the first level
 - Third level reduced by removing a bedroom and bathroom
 - Roof Deck removed
- Proposed re-design creates massing and architectural relief without substantially reducing the common living space while minimizing the reduction of green space or increasing impervious surfaces
- Modified plan 3 townhomes can be added at the end of buildings 22, 26, 29, and 35

REVISED PLAN 3 ELEVATION

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REVISED SITE PLAN



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PUBLIC POLICY

GOLETA OLD TOWN REVITALIZATION PLAN

— FINAL —
Goleta Old Town
Revitalization Plan



June 1998

Prepared by County of Santa Barbara • Planning & Development • Comprehensive Planning Division
123 East Anapamu Street • Santa Barbara, CA 93101 • (805) 568-2000

Policy LUR-OT-2: [The City] shall implement the Mixed-Use Program and shall actively encourage the development of projects under the program.

Policy LUR-OT-3: [The City] shall provide opportunities and incentives to encourage construction of new housing units within the Project Area and where appropriate, the surrounding Goleta Valley.

Action LUR-OT-3.1: The Goleta Old Town Revitalization Plan shall identify appropriate locations in Old Town for the development of new medium to high density housing to meet the needs of existing and new residents.

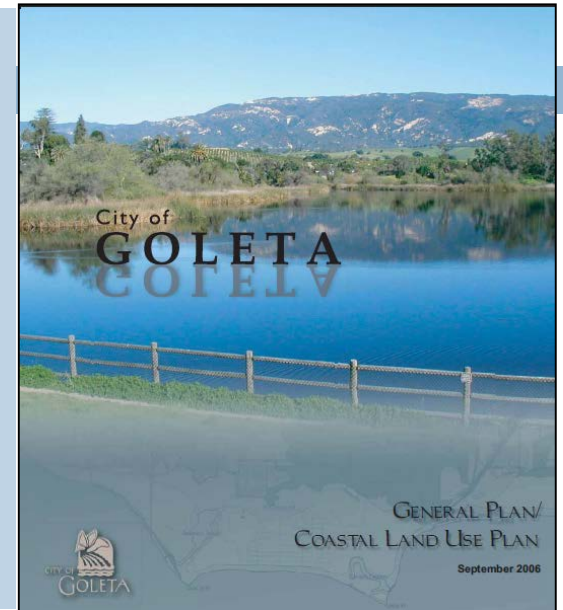
Goal: To promote a mixed use sustainable urban village concept where dependence on the automobile for transportation is minimized, people can live close to where they work, pedestrian foot traffic is encouraged, and public mass transit is easily accessible and convenient.

Goal: In order to provide housing affordable to all segments of the community, the Goleta Old Town Revitalization Plan shall develop programs to foster the renovation/reconstruction of existing housing stock, mixed use projects, construction of new housing units, and increase neighborhood safety so that revitalization activities maintain or increase housing opportunities in the Project Area.

GOLETA GENERAL PLAN – LAND USE ELEMENT

Policy LU 3: Commercial Land Uses [GP/CP]

Objective: To provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses.



LU 1.11 Multiple-Use Development.[GP/CP] *New larger developments, including multifamily, commercial, retail, office, and industrial uses, shall be designed to incorporate features that enable a choice of various alternative modes of travel, such as transit, biking, and walking. Mixed-use development, where certain commercial and residential uses are provided in a single integrated development project, shall be allowed in appropriate areas, including, but not limited to, the Hollister corridor in Old Town.*

Policy LU 3: Commercial Land Uses [GP/CP] *To provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses.*

GOLETA GENERAL PLAN – HOUSING ELEMENT

HE 3.1 Housing for Local Workers. [GP] *The City encourages housing developers to provide an adequate supply and variety of housing opportunities that are specifically designed to meet the needs of Goleta’s workforce, striving to match housing types and affordability with household incomes of the local workforce.*

HE 4.2 Variety of Housing Choices. [GP] *In response to the broad range of housing needs in Goleta, the City will strive to achieve a mix of housing types, densities, affordability levels, and designs. The City will work with developers of nontraditional housing and seek innovative approaches in financing, design, construction, and types of housing to meet local housing needs....*