

**From:** [Lorena Santamaria](#)  
**To:** [PER Meetings](#)  
**Subject:** 7020 Calle Real APN 077-155-003  
**Date:** Monday, May 12, 2025 7:06:03 PM

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Hi unfortunately I have work and can't be there in person. I'd like to express my opposition of the 10 unit & 20 carport stalls. I live around the corner on Colusa and this area is already super busy and congested and even more so with the 100's of units going in by the golf course. On weekends it may take me 10-15 mins just to make it over the overpass to target or the marketplace. Week days during school hours traffic is so backed up on both Glenn Anne and Calle Real that if I'm lucky to be able to turn on to either street it has taken 2 to 3 light cycles just to get to the fwy on ramp south bound. I have lived here for nearly 27 yrs area is already too congested with high traffic.

Thanks, Lorena  
Sent from my iPhone

**From:** [pbankoff@mac.com](mailto:pbankoff@mac.com)  
**To:** [PER Meetings](#)  
**Subject:** Design Review Board  
**Date:** Monday, May 12, 2025 11:18:20 PM

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**Subject: Proposed Calle Real Development**

To: Design Review Board, City of Goleta

From: Mary Bankoff, Peter Bankoff, Amy Bankoff  
(Property owners at [37 Colusa Drive, Goleta, CA](#))

Re: Project location at [7020 Calle Real, Goleta, CA](#) (APN 077-155-003)  
New 3-story 10-residence multiunit development

We would like to submit the following comments at the public hearing on May 13, 2025.  
As neighborhood property owners we have concerns regarding this proposed development and have reviewed the criteria set forth in Section 17.58.030 of the City of Goleta Municipal Code.

Our comments are structured based on the criteria set forth in paragraph B of the above-cited code:

1.0 Size, bulk and scale of new structures

The three-story proposed building is intrusive to the neighboring community and deviates from the neighborhood design plan. The size is much greater than the neighboring single-family homes and the modern design does not match the “classic ranch” style of the existing neighborhood. The modernist cubic structure of this proposal is extremely bulky for the size of the site.

Although the density of this structure may be in compliance with the current code requirements for a property of this size, one must also consider the current condition of this site. A retail liquor store presently occupies approximately one half of the site which requires the current proposed building to utilize only the remaining one half, or approximately one fourth of an acre. This proposal leaves no open space or room for attractive landscaping to soften the harsh design.

2.0 Colors and types of buildings, materials and application

Although no colors are depicted in the current plans it appears that the overall white color and large cubic shape are not appropriate or harmonious with the neighborhood or the currently existing structure on this property. The photos in the proposal of existing Goleta apartments show a variety of colors, textures and contrasting exterior materials. None of these are present in the current proposal.

3.0 Relation to existing and proposed structure on the same site

The existing commercial structure on this property reflects the architectural style of the existing neighborhood. The proposed modern design is a monochromatic visual cube that is unbroken by any aesthetic characteristics. It is completely different architecturally from the existing retail building. It presents a jarring contrast to this neighborhood. There is no similarity of style between the modern proposal and the existing structures.

#### 4.0 Pedestrian and Bicycle access and circulation

The driveway onto Colusa Drive would be hazardous to Bicycle riders and pedestrians because they will be presented with potential hazards from incoming traffic from the freeway off-ramp onto Calle Real. Cars are known to whip around this corner and create dangerous conditions to pedestrians, bicycles and other vehicles that are turning into their residences on Colusa Drive. Therefore, any additional access to Colusa Drive will increase this already hazardous condition.

This is of particular concern since 60 Colusa Drive is currently being proposed for a 48-unit apartment development, and this will further negatively impact the flow of traffic affecting pedestrians and bicycles, particularly regarding the intersection of Colusa Drive and Calle Real where vehicles very quickly round the corner as the speed through the Storke/Glen Annie intersection and turn into El Encanto neighborhood.

#### 5.0 Site layout, orientation and location of structures and relationship to open areas and topography.

The third story of this proposed 10-unit complex looks directly into the homes located on Colusa Drive. The third story is intrusive, domineering, and is not a good fit for this neighborhood. The third story will allow its residents to peer directly into our homes. This condition is not one that other residential owners in our neighborhood would be expected to endure. Thus, this creates a substantial and material impact on our use and enjoyment of our properties which is unreasonable.

Further, the proposed site layout virtually consumes all of the open property. This will leave no open spaces at this site when the entire neighborhood of El Encanto is grossly lacking in open spaces. This is of particular concern since the existing open area located at 60 Colusa Drive is currently being proposed for a 48-unit apartment development, thus eliminating almost all neighborhood open spaces.

#### 6.0 Materials, colors and variations in boundary walls, fences or screen planting

A 6-foot boundary wall with no landscaping or screen planting is shown on the proposed plans. The neighbors in El Encanto would be looking at a blank 6-foot wall abutting the sidewalk. This is completely lacking in aesthetics.

#### 7.0 Location and type of landscaping

The only landscaping shown on the proposed plans is on the Calle Real-facing side of the building. No landscaping is offered on the Colusa-facing side. The existing trees and vegetation behind this proposed building are located on the neighboring property at 60 Colusa Drive. This property has also been rezoned and will be subject to possible removal of these trees and vegetation, thus leaving no open spaces or vegetation in this lot. Even if some of those trees remain, the Colusa-facing side of this complex is stark, barren, and cold.

#### 8.0 Sign design and associated exterior lighting

Several balconies are proposed for the Colusa-facing side of the building which will obviously require exterior lighting. This lighting will be visible from the neighborhood, particularly the third-story units' lighting. This lighting will be a nuisance to our property causing unreasonable interference with our use and enjoyment of our properties. Again, this condition is not one that other residential owners in our neighborhood would be expected to endure. Thus, this creates a substantial and material impact on our

use and enjoyment of our properties which is unreasonable.

Further, no signage is shown in the proposal. However, any lighting on the signage could be a further nuisance if it is visible to the neighborhood residents.

#### 9.0 Consideration of neighboring development

The property located at 60 Colusa Drive must be taken into account when evaluating this proposal. It is our understanding that a 48-unit apartment complex is proposed on that site. Should both of these proposals be approved, the traffic from these sites will negatively impact the entire neighborhood. The reality is that these units will be occupied by many students, young people and families who have an average of 2 adults per bedroom. As we all know, almost every adult will have their own vehicle. The current property proposal would amount to 25-28 adults in this proposed development alone.

We understand that the required amount of parking spaces for this 10-unit complex is 15.5 spaces. However, only 14 spaces are defined as “residential spaces” on the plans. Another 6 spaces are identified as retail spaces. It appears that not enough parking spaces are allotted to the current proposal. However, if the third story were eliminated, then the parking may suffice the code requirements, but still fall far short of the reality of the parking that will be required by the complex’s residents.

#### 10.0 Consideration of energy efficient or environmentally friendly design and materials

Nothing in the current plans shows that this is an environmentally friendly or energy efficient project. For instance, no solar panels are included in this proposal. Again, the last image shown on page 17 reflects a bulky white cube with no open space or environmentally friendly considerations.

#### 11.0 Exterior lighting, including review for dark-sky compliance

Although very little is shown in the design, the proposed balconies will obviously require exterior lighting which will be visible from the surrounding neighborhood. This, too, is intrusive. See our comments above regarding the third-story’s patios lighting and possible signage lighting.

As mentioned above, further considerations to the DRB review should include the impact on the privacy of the current neighbors. The proposal contains several balconies facing the neighbors who live on Colusa Drive. Due to the height of these balconies, particularly on the third floor, apartment dwellers will have a view into the yards of the existing homes, intruding on the privacy of the homeowners.

Finally, as mentioned above, the proposed driveway onto Colusa Drive would have a very detrimental effect on the flow of traffic in the existing homes in the neighborhood as well as on the safety of pedestrians, bicycles, and other vehicles. The street is currently marked as a red zone from the corner of Colusa Drive and Calle Real through the far back edge of the proposed development. However, vehicles repeatedly park here so they can run into the One Stop Shop. This leads to vehicles backing up, automobile accidents, and extreme risks to pedestrians and bicyclists who frequently use Colusa Drive as they enter and exit the El Encanto neighborhood.

In summary, the purpose of the Design Review process is to “encourage the highest quality of design, both visually and functionally, and to reduce or prevent the negative effects of development . . . .” [Municipal Code Sec. 17.58.010]. We believe the existing proposed building can be amended to provide a more visually pleasing architectural design which is compatible with the surrounding neighborhood and

the retail store currently on the site. Additional landscaping with increased open space and consideration for neighborhood privacy would greatly enhance the quality of this proposal. A lower building profile of only two levels would also be consistent with the character of this established neighborhood.

Thank you for your consideration of our concerns.