



DESIGN REVIEW BOARD Staff Report

Agenda Item C.2

Meeting Date: December 11, 2018

TO: Goleta Design Review Board
FROM: Mary Chang, Supervising Senior Planner; (805) 961-7567
SUBJECT: **7000 Hollister Avenue (APN's 073-030-026; -027; -028; -033)
Hollister Village Apartments
Case No. 18-149-DRB**

PROJECT DESCRIPTION:

This is a request for *Conceptual* review for a 27-unit apartment project located on 1.84 acres (triangle site) within the Hollister Village development. The Triangle site is part of the overall Westar Mixed-Use Project, which has been developed with a commercial shopping center and 266 apartment units, now named Hollister Village. The Triangle Site was approved for 12,687 square foot commercial use and five live/work units but was not constructed due to a lawsuit filed by a neighbor which resulted in a settlement agreement (the Moreno Settlement). In the Moreno Settlement, the applicant was to propose a 33-unit apartment project to the City. This project was processed and rejected by the City Council in October of 2017. At this time, the applicant is proposing a new project with 27 apartment units (14 studios and 13 one-bedrooms with 5 income restricted units) and a .42-acre open space park.

The project was filed by Connor Best on behalf of Goleta Hollister Triangle, LLC, property owner. Related cases: 08-143-GPA, -RZ, -OA, -TM (TM 32,048), -DP; 10-040-CUP; 10-041-CUP; 15-010-LUP; 18-152-GPA Initiation.

ATTACHMENTS:

- Reduced 11" x 17" copies of site plans and elevations.