

Hollister Village 27 Apartment Project

City of Goleta
Planning Commission Meeting
April 22, 2019

This aerial map shows the area around Hollister Avenue. A white outline highlights a specific area labeled "Westar Project (now known as Hollister Village)" and "Amended Project Site". The map includes labels for "Hollister Avenue", "Savenport Rd", "Cross-town Route Hollister Ave", and "1000 ft". The "Google earth" logo is visible in the bottom left corner.

Background

- On October 2, 2012, City Council certified the Westar Mixed-use Village EIR and approved the Westar Project for 266 multi-family units, 88,704 SF of commercial space and 5 live-work condominiums on a 23.55-acre site.
- Within the Westar Project a 12,687 SF commercial building, 5 three-story live-work units and a 0.42-acre park were approved on a 1.84-acre portion of the site. A General Plan Land Use and Zone change were approved from residential to commercial.
- A legal challenge by a nearby resident resulted in a settlement agreement to not build the commercial project on the 1.84-acre site and to replace with a 33-unit apartment project.
- The City Council reviewed a 33-unit apartment project and denied it in October of 2017.

Background (cont.)

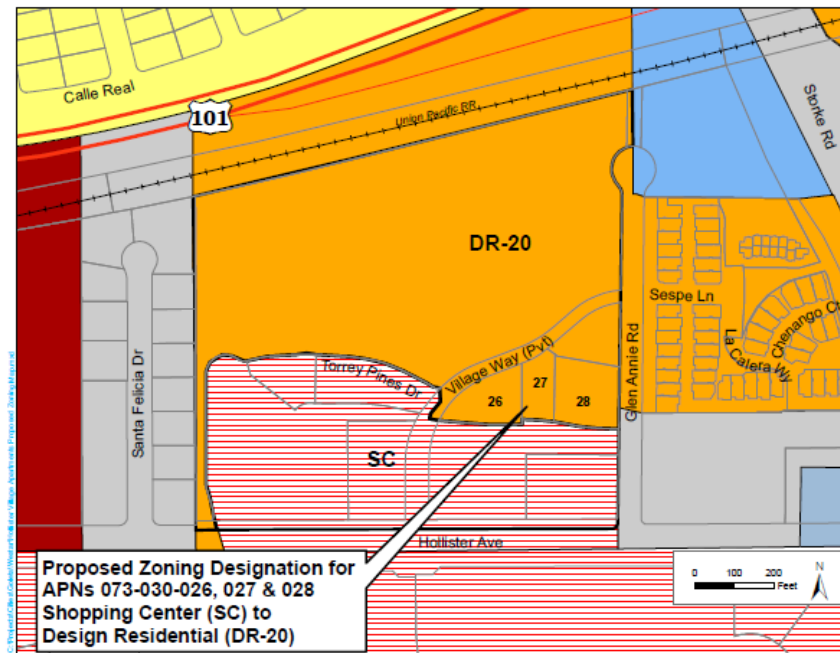
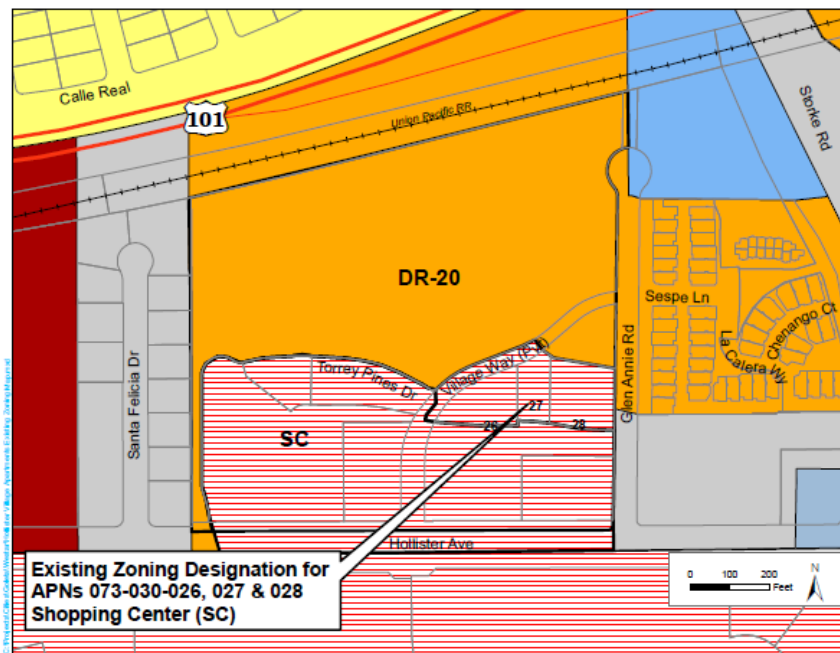
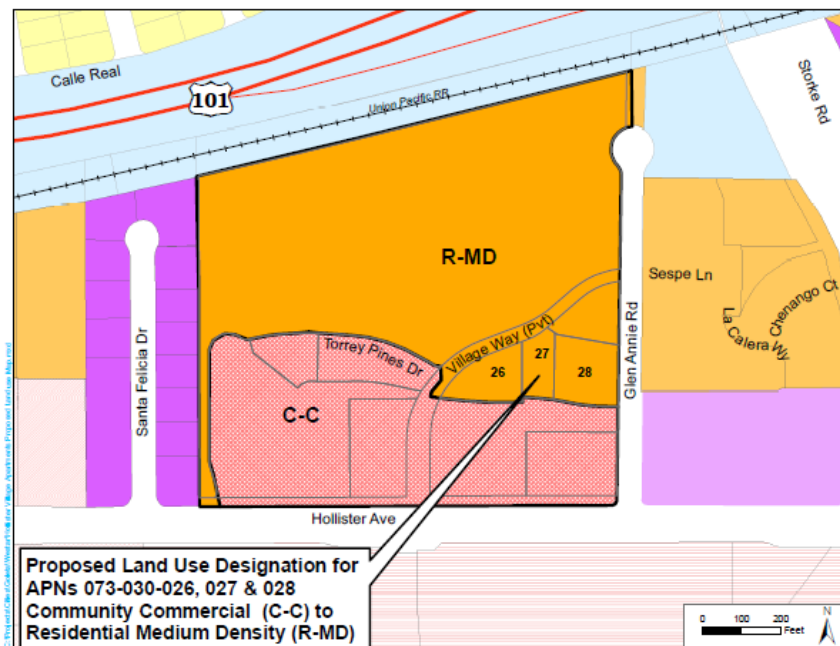
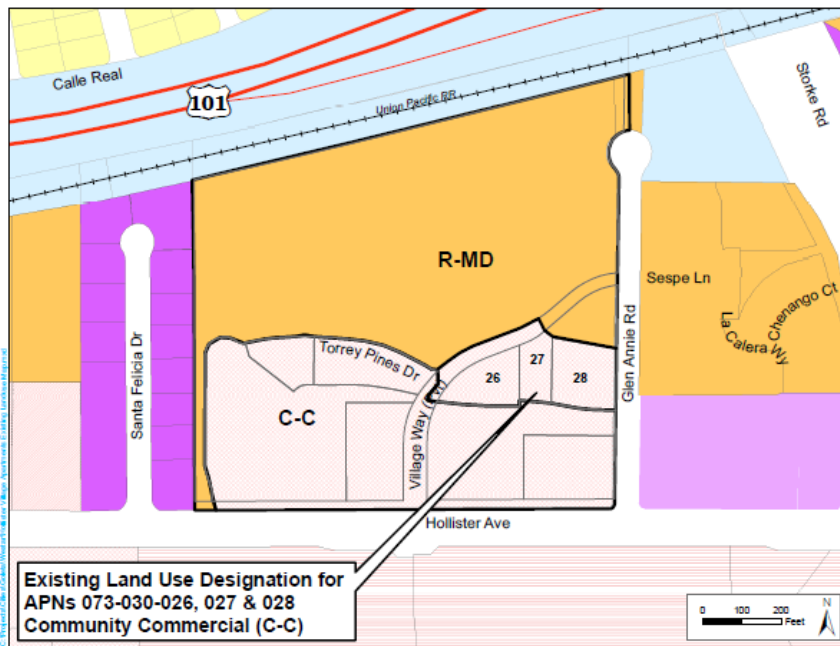
- Recently the City Council and applicant entered into a settlement agreement to consider a 27-unit apartment project. Five units will become income restricted for low income households for 30 years.
- The settlement agreement states the project to be brought to Planning Commission within 120 days from application completion and to City Council 45 days upon PC action.
- If the 27-unit apartment project is rejected, the applicant will be entitled to construct the commercial and live-work project, already approved for the 1.84-acre site.
- To date, 75,900 SF of commercial retail spaces and 266 residential units have been constructed, Hollister Village.



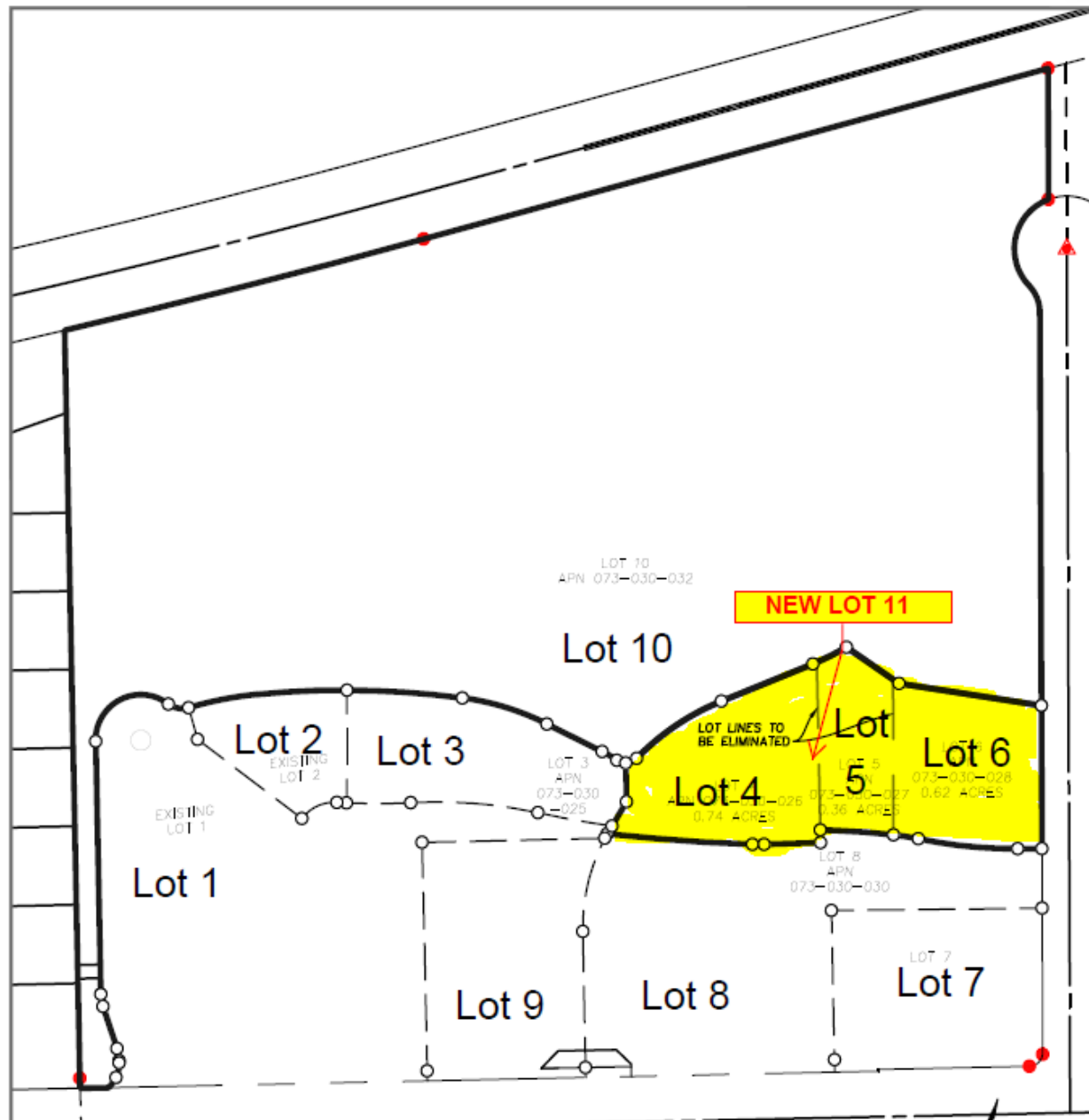
Revised Project Description

- A **General Plan Amendment** to change the land use designation from Community Commercial (C-C) to Medium Density Residential (R-MD).
- A **Zone Change** from Shopping Center (SC) to Design Residential (DR-20).
- A **Lot Line Adjustment** to modify three lot lines (Lots 4, 5, and 6) of Map No. 32,048.
- A **Development Plan Revision** for the construction of 27 apartment units.
- A **Modification** for a side and rear yard setback reduction from internal lot lines.

Existing and Proposed Zoning/Land Use Designations



Lot Line Adjustment/ Lot Merger



Approved Project



Revised Project



South Elevation



North Elevation



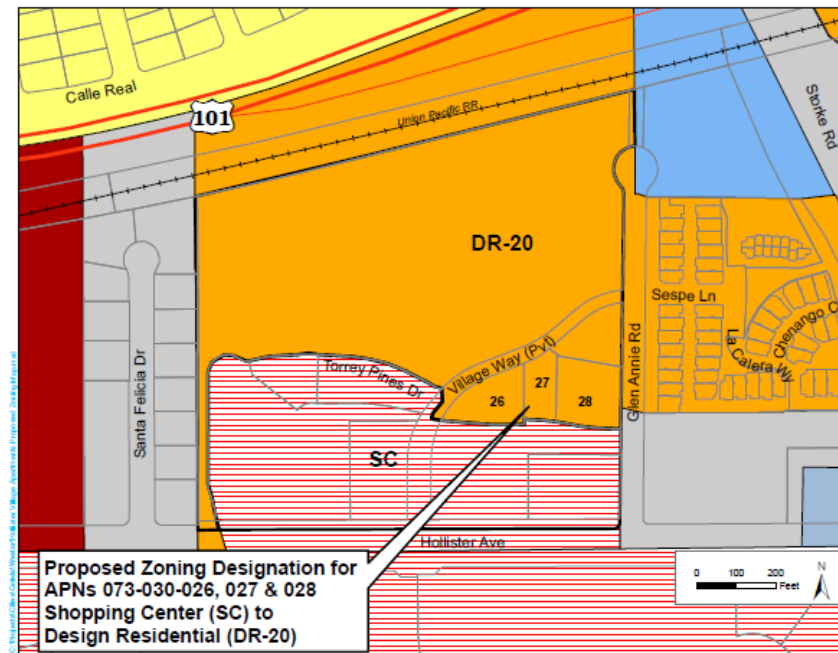
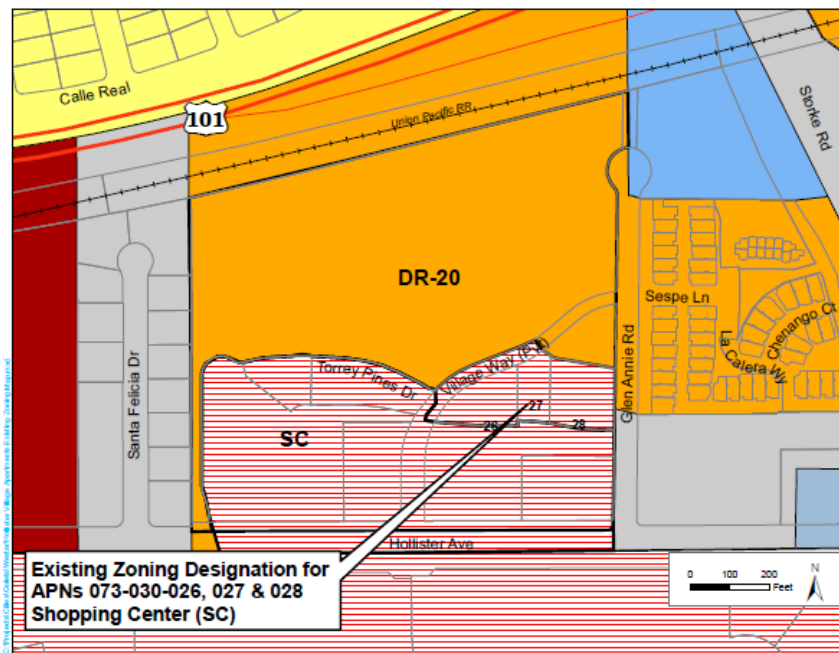
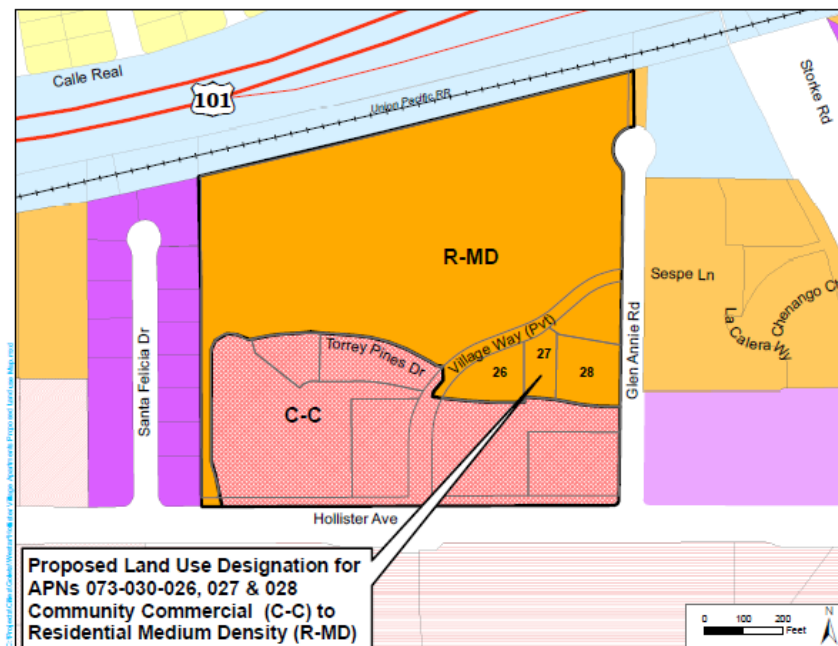
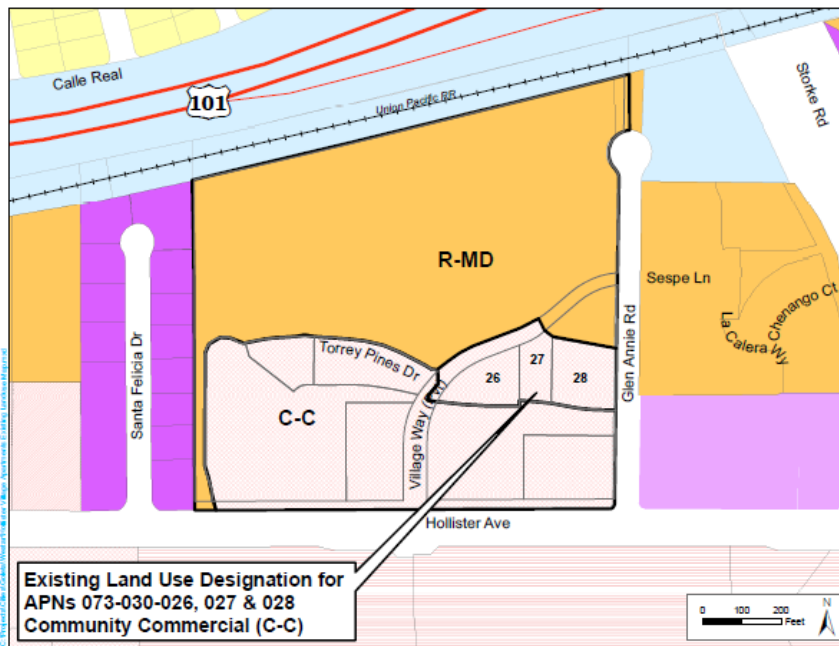
Existing Front and Back Elevations – New Building to Match Design



Discussion Topics

- Change in Land Use and Zoning
- Traffic
- Water Availability
- Setback Modifications
- Open Space Requirements
- Affordable Units Restrictions

Existing and Proposed Zoning/Land Use Designations



Traffic Trip Generation

	Certified FEIR Project	Revised Project	Net Change
Average Daily Trips	5,235	4,845	-390
AM Peak Hour Trips	280	273	-7
PM Peak Hour Trips	479	449	-30

MEMORANDUM



Date: November 14, 2018

To: Carrie Bennett, Project Manager

From: Dan Brooks, Engineering Department

Subject: 2018 Revised Water Demand Estimates

Total Water Demand 45.33 AFY
Total Allocated 46.67 AFY

Pursuant to the ***Annual Water Demand Report for Goleta Mixed Use Village***, submitted by Coast Engineering & Survey, Inc. and dated November 8, 2018, the following residential and commercial unit and water demand estimates were provided:

Large Retail Units – 55,505 SF

Service Commercial Units – 20,395 SF

Multi-Family Units – 293 DU

Estimated Recycled Water Demand – 10.40 AFY

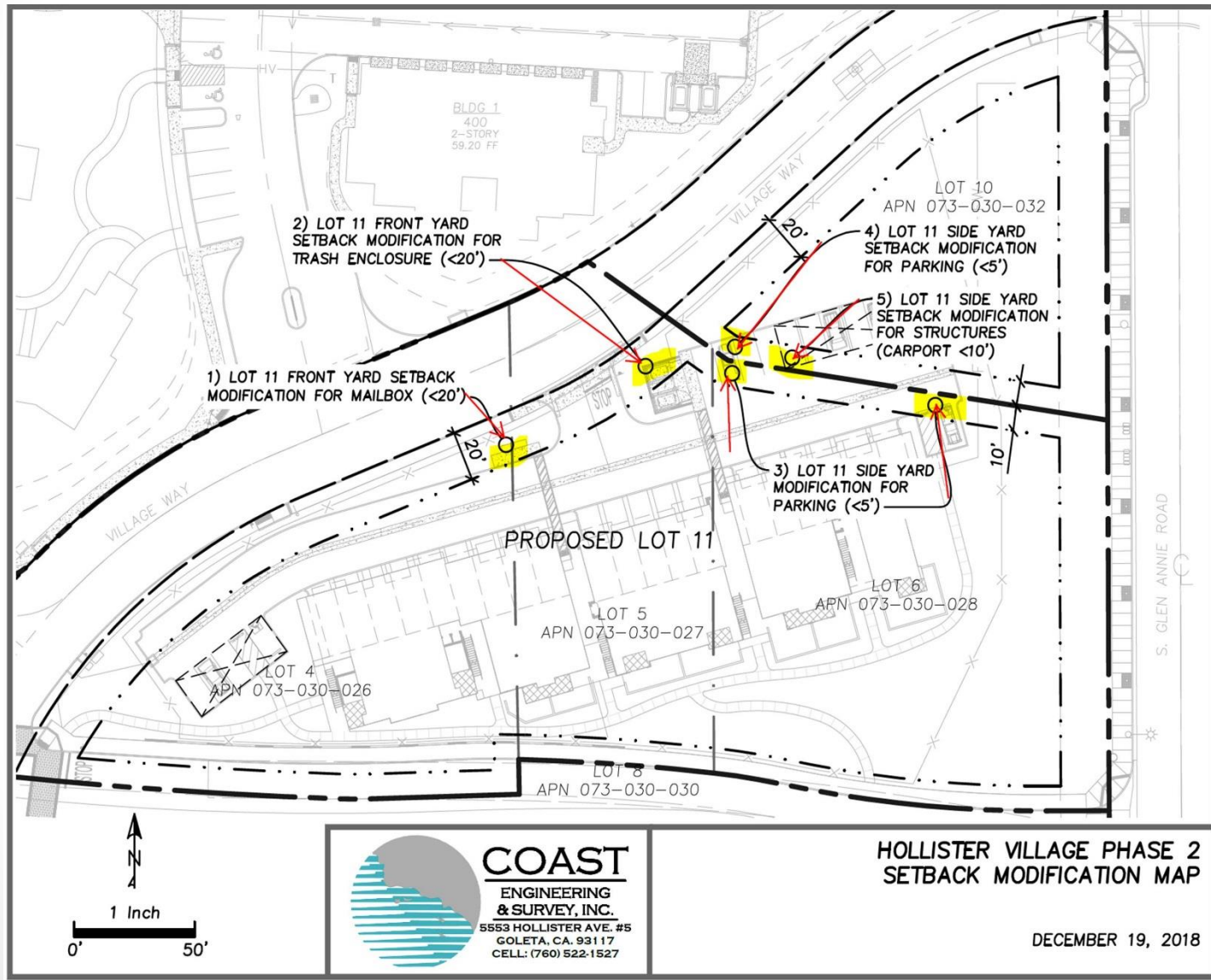
Total Estimated Potable Water Demand – 34.90 AFY

Total Estimated Water Demand – 45.33 AFY

The report of November 8, 2018 represents a decrease in the number of multi-family units from 299 DU to 293 DU (0.13/DU). The revised report reflects an overall decrease in the estimated potable water demand from 35.52 AFY to 34.90 AFY.

Previously purchased water allocations and historic water credit have established a total potable water credit of **36.24 AFY** and a recycled water credit of **10.43 AFY**. The recent revisions have shown an overall decrease in estimated potable water demand, which is still below the allocated water credit for potable water estimates.

Setback Modifications



Common Open Space

- There is a 40% landscaping and open space requirement in the DR zone.
- The existing project provides 40.7 % open space for the entire residential site, Lot 10 and new Lot 11 (lots 4, 5 , and 6 merged).



COMMON OPEN SPACE

ROADS/ PARKING/ WALKWAYS

Affordable Units

- Five affordable studio units, must be income restricted, with affordable rent for at least 30 years.
- The units must be occupied by tenants with family's annual gross income meeting requirements of a "lower income household", California Health and Safety Code Section 50079.5.
- The rent charged to the tenants shall be an "affordable rent" including a reasonable utility allowance, California Health and Safety Code Section 50053(b)(3).

Environmental Review

- An Addendum to the Westar Mixed-Use Village Final EIR and the General Plan Amendment Addendum was prepared to analyze the Revised Project's potential environmental impacts.
- The Addendum addresses the Revised Project's effects related to the environmental topics and mitigation measures addressed in the Westar Mixed-Use Village EIR.
- The Addendum concludes that the Revised Project would not result in any new significant impacts or increase the severity of the previously identified impacts in the Westar Mixed-use Village EIR.

Conclusion

- The Revised Project would replace 12,687 SF of previously approved commercial buildings and 5 live-work units with 27 apartment units.
- The proposed changes will allow for sufficient residential units and commercial uses to maintain the mixed-use neighborhood planned for the site.
- The Revised Project will facilitate the placement of more compatible residential uses along the S. Glen Annie Road residential corridor than the previously approved commercial uses.
- If the Revised Project is rejected, the commercial and live-work project will be constructed.

Recommendation

That the Planning Commission adopt the Resolution recommending to the City Council:

- Adoption of EIR Addendum;
- Approve GPA and Zone Change from Commercial to Residential;
- Approve LLA for 3 lots; and
- Approve Development Plan Revision and associated setback Modifications.