

# Hollister Village 27 Apartment Project

City of Goleta  
City Council Meeting  
May 21, 2019

This aerial map from Google Earth shows the location of the Westar Project, now known as Hollister Village, in Hollister, California. The project site is outlined in white and labeled "Westar Project (now known as Hollister Village)". The "Amended Project Site" is also indicated. The map shows Hollister Avenue running horizontally across the middle, with Savenport Rd and other streets intersecting it. A scale bar at the bottom right indicates 1000 feet.

# Background

- On October 2, 2012, City Council approved the Westar Project for 266 residential units, 88,704 SF of commercial space and 5 live-work condominiums on a 23.55-acre site.
- As part of the Westar Project, a 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 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 pursue a 33-unit apartment project.
- The City Council reviewed a 33-unit apartment project and denied it in October of 2017.

# Background (cont.)

- Recently City Council and applicant entered into a settlement agreement to consider a 27-unit apartment project with five affordable units.
- On 4/22 the Planning Commission reviewed and recommended approval the 27-unit apartment project.
- If Council denies the 27-unit apartment project, the commercial and live-work project will be constructed.
- To date, 75,900 SF of commercial retail spaces and 266 residential units have been constructed at Hollister Village.



# Approved "Westar Mixed-use Project"

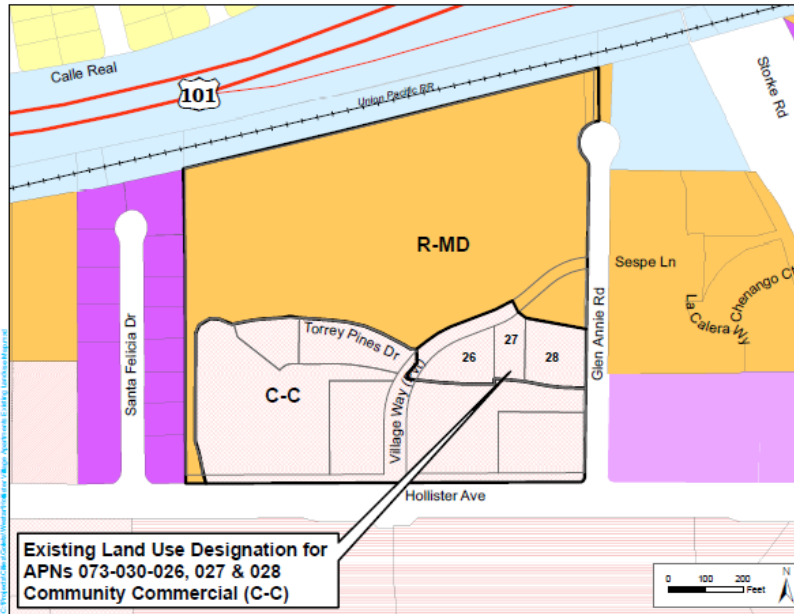


# Revised Project Description

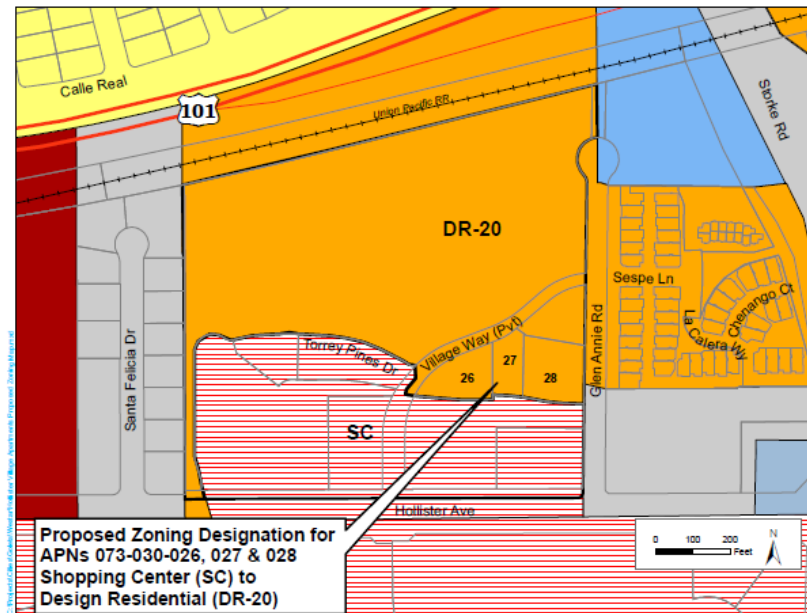
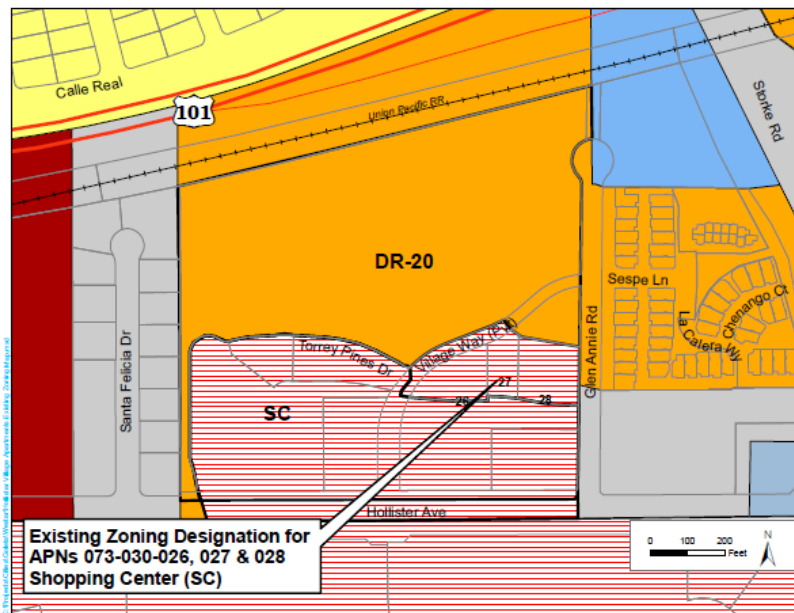
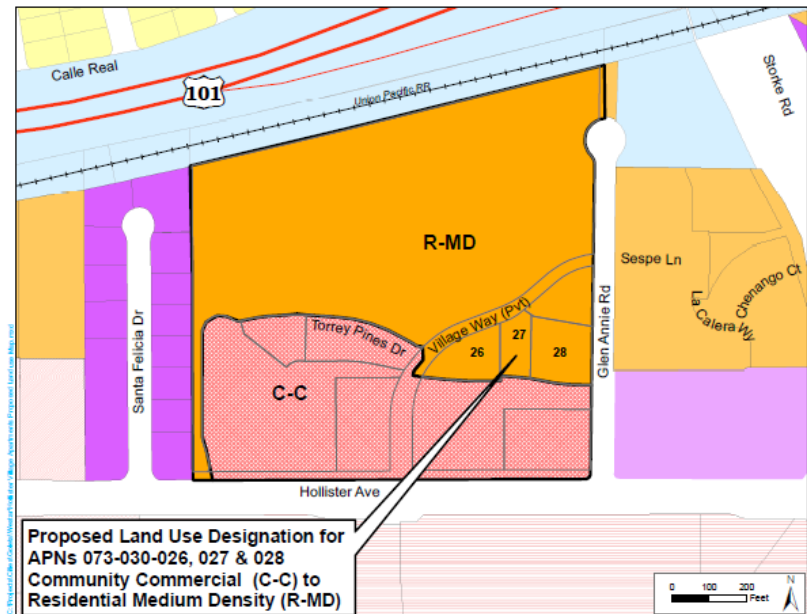
- A **General Plan Amendment** to change the land use designation from Community Commercial (C-C) to Medium Density Residential (R-MD).
- A **Zone Change** from Shopping Center (SC) to Design Residential (DR-20).
- A **Lot Line Adjustment** to modify three lot lines (Lots 4, 5, and 6) of Map No. 32,048.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

# Land Use and Zoning

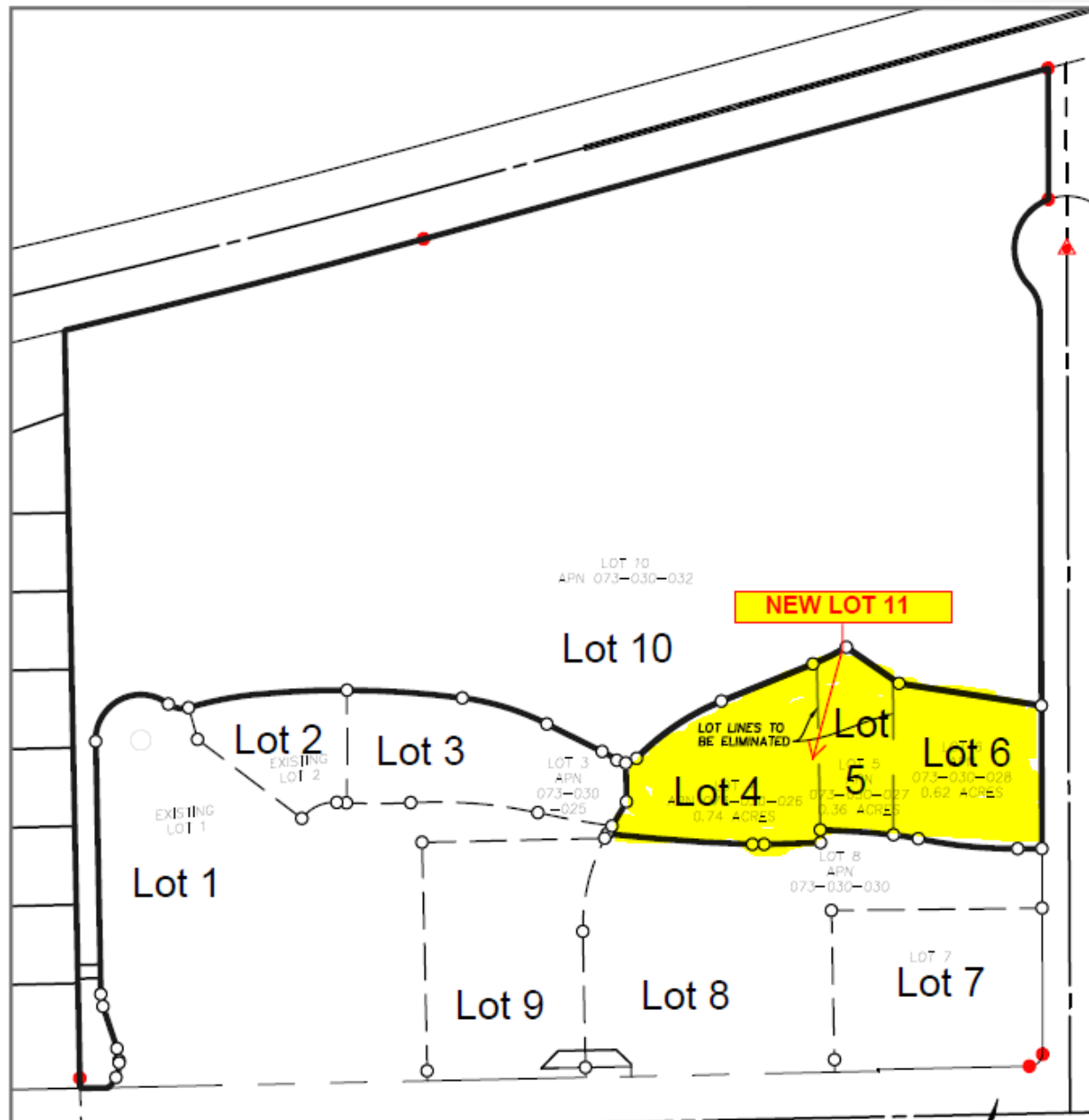
## EXISTING



## PROPOSED



## Lot Line Adjustment/ Lot Merger





## Approved Project



## Revised Project



South Elevation



North Elevation



Existing Front and Back Elevations – New Building to Match Design

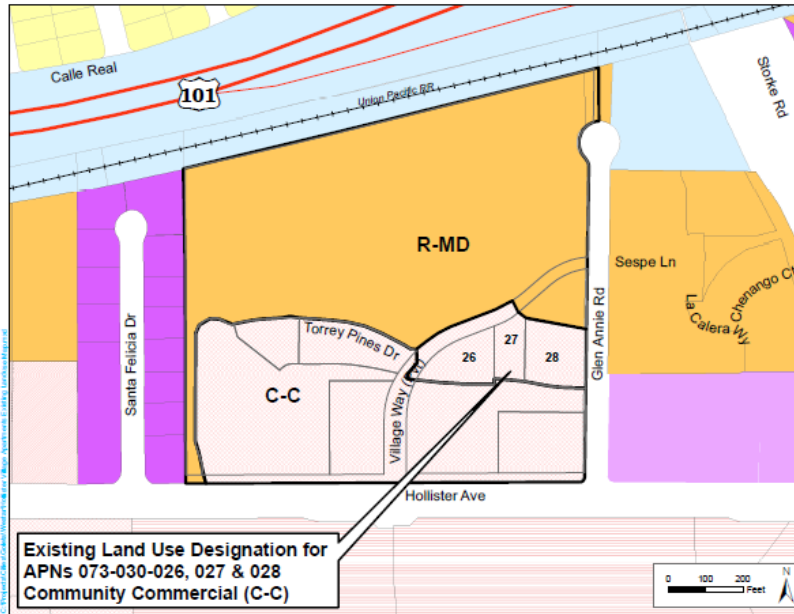


# Discussion Topics

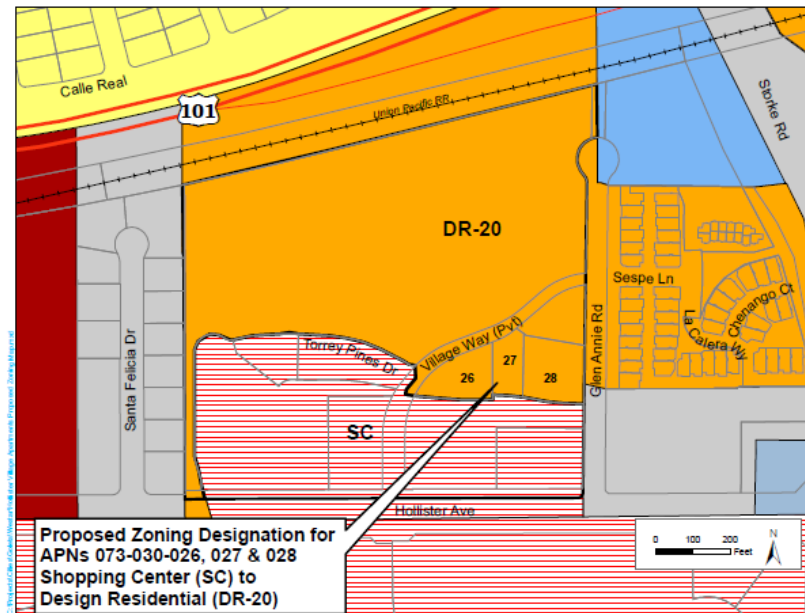
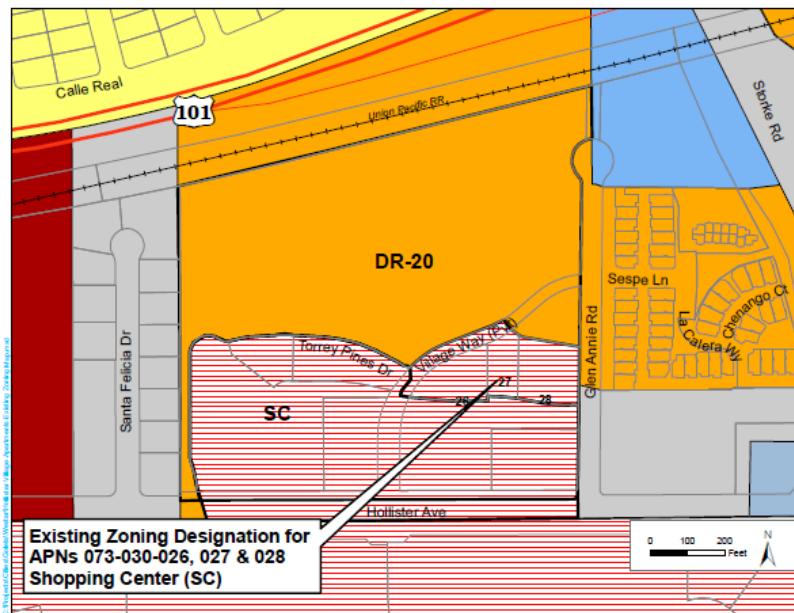
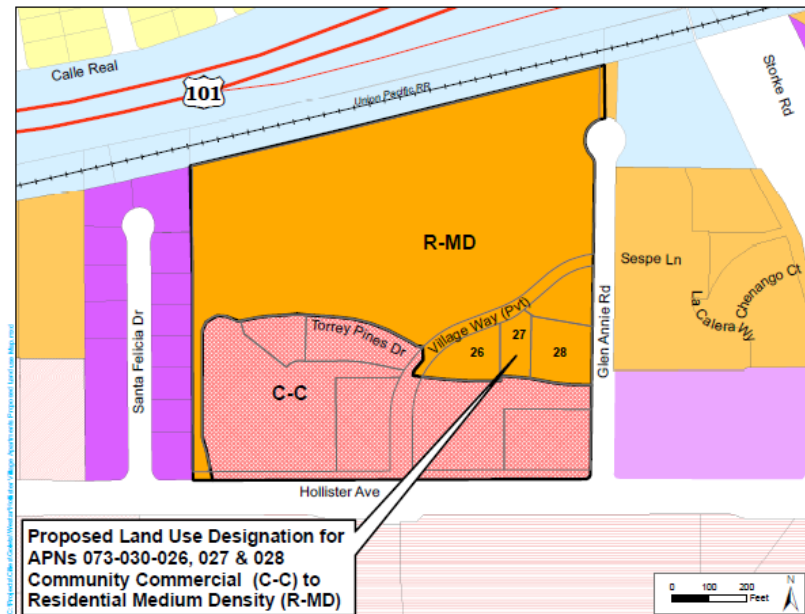
- Change in Land Use and Zoning
- Traffic
- Water Availability
- Setback Modifications
- Open Space Requirements
- Affordable Units Restrictions
- Compare Approved and Revised Project

# Land Use and Zoning

## EXISTING



## PROPOSED





# Traffic Trip Generation

	Certified FEIR Project	Revised Project 27 Apartments	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

*dyb*

**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

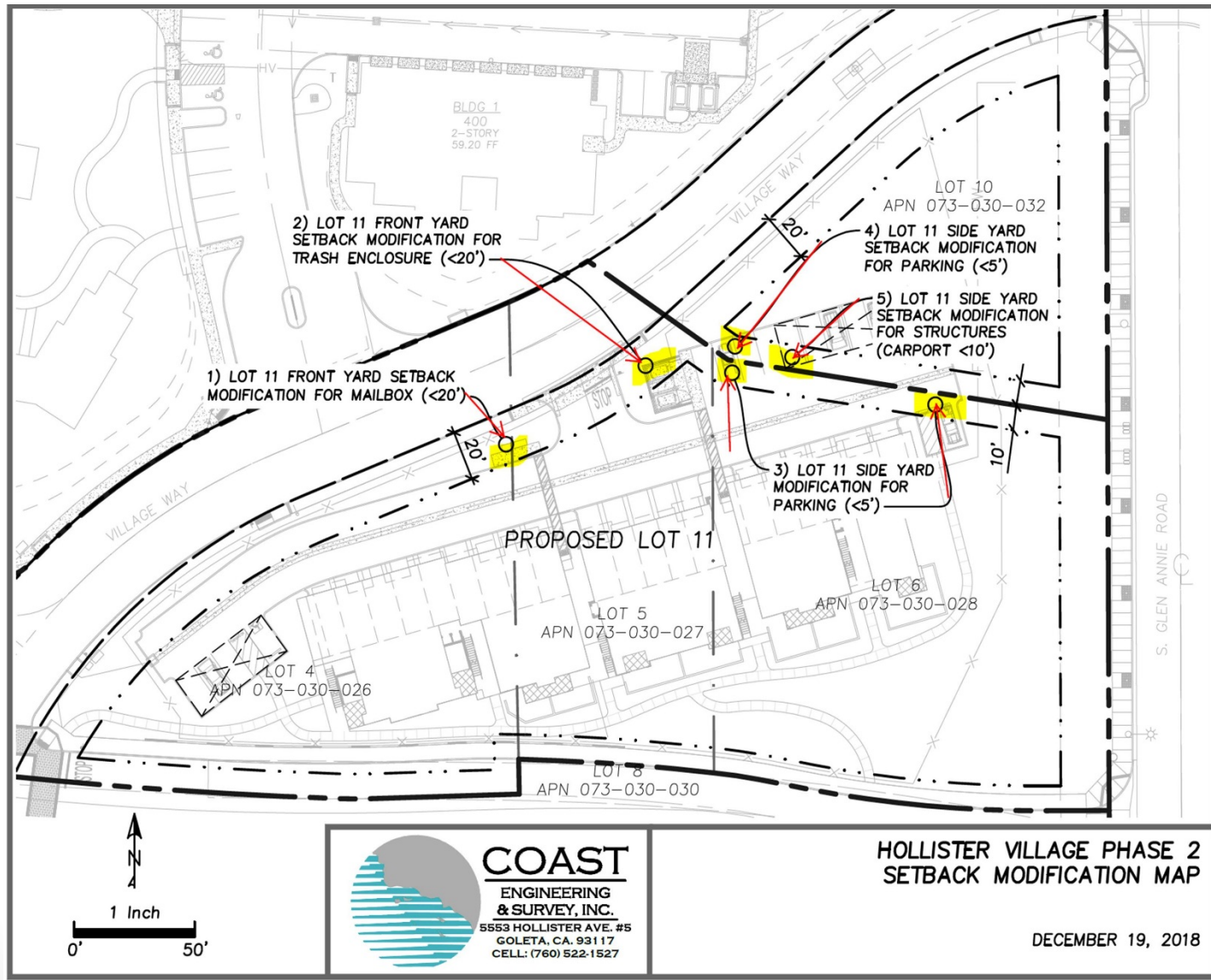
Total Estimated Potable Water Demand – 34.90 AFY

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, income restricted, with affordable rent for at least 30 years.
- The units must be occupied by tenants with family's annual gross income between 50% to 80% of Area Median Income.
- The rent charged to the tenants shall be an “affordable rent” including a reasonable utility allowance.

# Hollister Village Comparison Table

## Commercial/Live-Work and 27 Apartments

	2012 APPROVED PROJECT	CURRENT PROPOSAL	DIFFERENCE
Number of Buildings	3	1	-2
Building Height	30 Feet	25.5 Feet	-4.5 Feet
Building Stories/Levels	3	2	-1
Building Footprint	16,933 SF	14,764 SF	-2,169 SF
Leasable Area	23,063 SF	16,452 SF	-6,611 SF
Parking	33	33	0
Landscape/Open Space Requirement Different requirements for commercial and residential – not comparable	5% Commercial	40% Residential	+35%
Affordable Housing	0	5 Low Income Rental	+5

# Environmental Review

- An Addendum was prepared to the Westar Mixed-Use Village Final EIR and associated General Plan Amendment Addendum.
- The Addendum addresses the Revised Project's effects related to the environmental topics and mitigation measures addressed in the previous EIR.
- The Addendum concludes that the Revised Project would not result in any new significant impacts then what was identified in the previous EIR.



# Changes to Conditions

Clarifications on:

- Soil export haul route and timing
- Repair to damage on wear and tear after construction and hauling
- Implementation requirements of Affordable Housing Agreement

# 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 maintain the mixed mixed-use nature on the site.
- The Revised Project will place more compatible uses along the S. Glen Annie Road residential.
- If the Revised Project is rejected, the commercial and live-work project will be constructed.

# Recommendation

1. Adopt City Council Resolution that:
  - a. Adopts an Addendum to the Westar Mixed-Use Village Final Environmental Impact Report and General Plan Addendum;
  - b. Approves a General Plan Amendment from Community Commercial (C-C) to Residential Medium Density (R-MD);
  - c. Approves a Lot Line Adjustment between three existing lots; and
  - d. Approves a Development Plan Revision with associated setback modifications for 27 apartments.
2. Introduce first reading an ordinance amending the zoning map change from Shopping Center (SC) to Design Residential (DR-20).