

PROJECT DATA

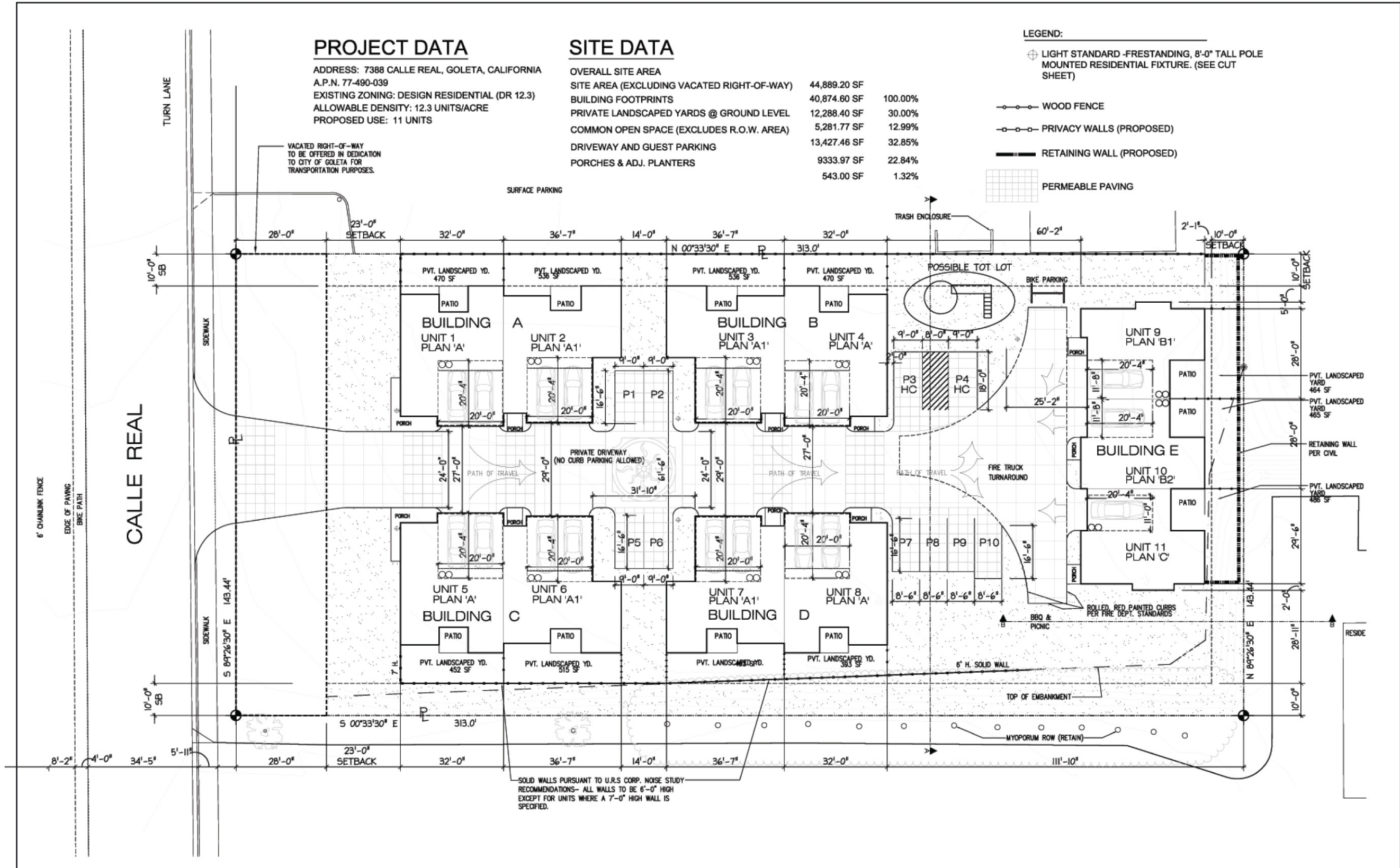
ADDRESS: 7388 CALLE REAL, GOLETA, CALIFORNIA
 A.P.N. 77-490-039
 EXISTING ZONING: DESIGN RESIDENTIAL (DR 12.3)
 ALLOWABLE DENSITY: 12.3 UNITS/ACRE
 PROPOSED USE: 11 UNITS

SITE DATA

OVERALL SITE AREA	44,889.20 SF	
SITE AREA (EXCLUDING VACATED RIGHT-OF-WAY)	40,874.60 SF	100.00%
BUILDING FOOTPRINTS	12,288.40 SF	30.00%
PRIVATE LANDSCAPED YARDS @ GROUND LEVEL	5,281.77 SF	12.99%
COMMON OPEN SPACE (EXCLUDES R.O.W. AREA)	13,427.46 SF	32.85%
DRIVEWAY AND GUEST PARKING	9333.97 SF	22.84%
PORCHES & ADJ. PLANTERS	543.00 SF	1.32%

LEGEND:

- LIGHT STANDARD - FRESTANDING, 8'-0" TALL POLE MOUNTED RESIDENTIAL FIXTURE. (SEE CUT SHEET)
- WOOD FENCE
- PRIVACY WALLS (PROPOSED)
- RETAINING WALL (PROPOSED)
- PERMEABLE PAVING

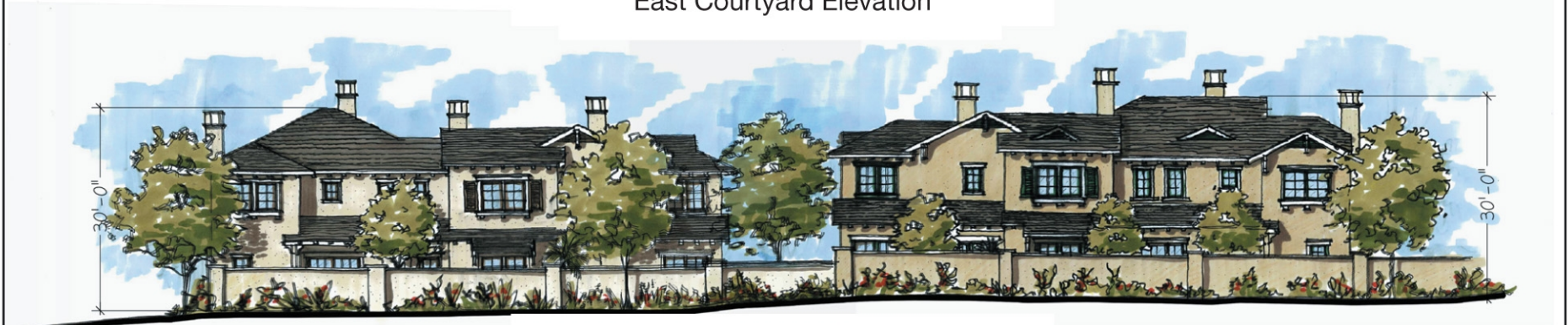


SOLID WALLS PURSUANT TO U.R.S CORP. NOISE STUDY RECOMMENDATIONS- ALL WALLS TO BE 6'-0" HIGH EXCEPT FOR UNITS WHERE A 7'-0" HIGH WALL IS SPECIFIED.

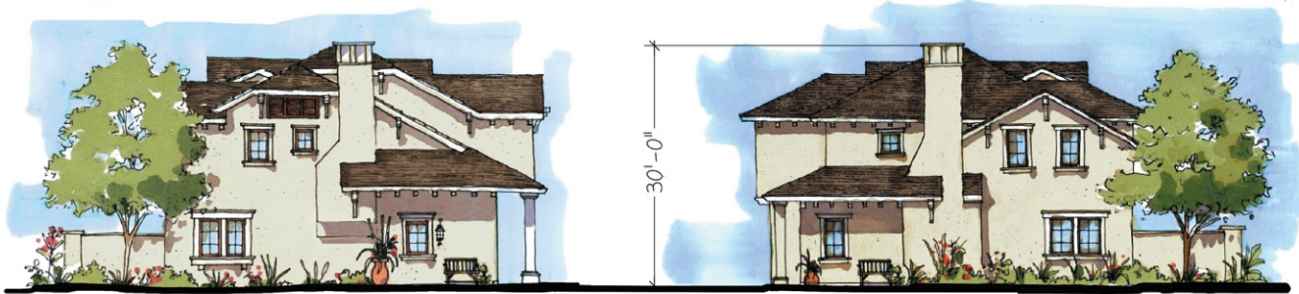
Source: Peikert Group Architects, October 23, 2007



East Courtyard Elevation



East Elevation



South Elevation - Calle Real

Source: Peikert Group Architects, October 23, 2007



South Elevation – Building A



South Elevation – Building C

Source: Peikert Group Architects, October 23, 2007

residential properties located north and east of the project are provided in the cross-section illustrations shown in **Figure 5**. Section A-A, looking from the south to the north, depicts the view of proposed Building E and the adjacent multi-family residential building to the east. Section B-B, looking from the east to the west, depicts the view of Building E in relation to the adjacent residential unit to the north.

The architectural style is described as California Craftsman vernacular including hip roofs with exposed rafter tails, wooden brackets and gable pediment decoration, shutter and other decorative window treatments and built-up columns with cement plaster finishes. All units would have private outdoor areas ranging in size from 393 to 536 square feet. Figures 3 and 4 are representative architectural elevations with mature landscaping.

Common open space would total approximately 13,427 square feet (32.85% of the site) exclusive of the right-of-way area to be dedicated to the City of Goleta for transportation purposes, and includes a tot-lot playground and barbecue picnic area.

Access and Parking

A single driveway access to and from the condominiums would be provided from Calle Real. A 24-foot wide drive aisle would terminate in a hammerhead turnaround for emergency vehicles in front of Building E. Parking would include 19 garage parking spaces and 10 uncovered spaces for a total of 29 parking spaces. The driveway and guest parking would encompass an area of approximately 9,334 square feet (22.8% of the site). Parking spaces are depicted in Figure 2.

Grading and Drainage

The site would require approximately 800 cubic yards of cut and 200 cubic yards of fill, including 600 cubic yards of export. An 8' high retaining wall topped with a 3' high chain link fence would be constructed along the northern property boundary northeast of Building E and transition to a maximum 8'8" high retaining wall along the remaining portion of the northern property boundary the length of Building E. This wall would extend along the western property boundary approximately 15' south from the northern property boundary. A 2'-wide bioswale with a 5'6" high wall would be installed within the private outdoor areas from the northern property boundary south along the western property boundary to Building A. A 6' to 7' high solid wall would be constructed along the rear yards of Buildings C and D and extend along the eastern edge of the BBQ and picnic area. A bioswale would also extend from the northern property boundary to Building D along the eastern portion of the BBQ and picnic area. The Preliminary Grading and Drainage Plan is provided in **Figure 6**.

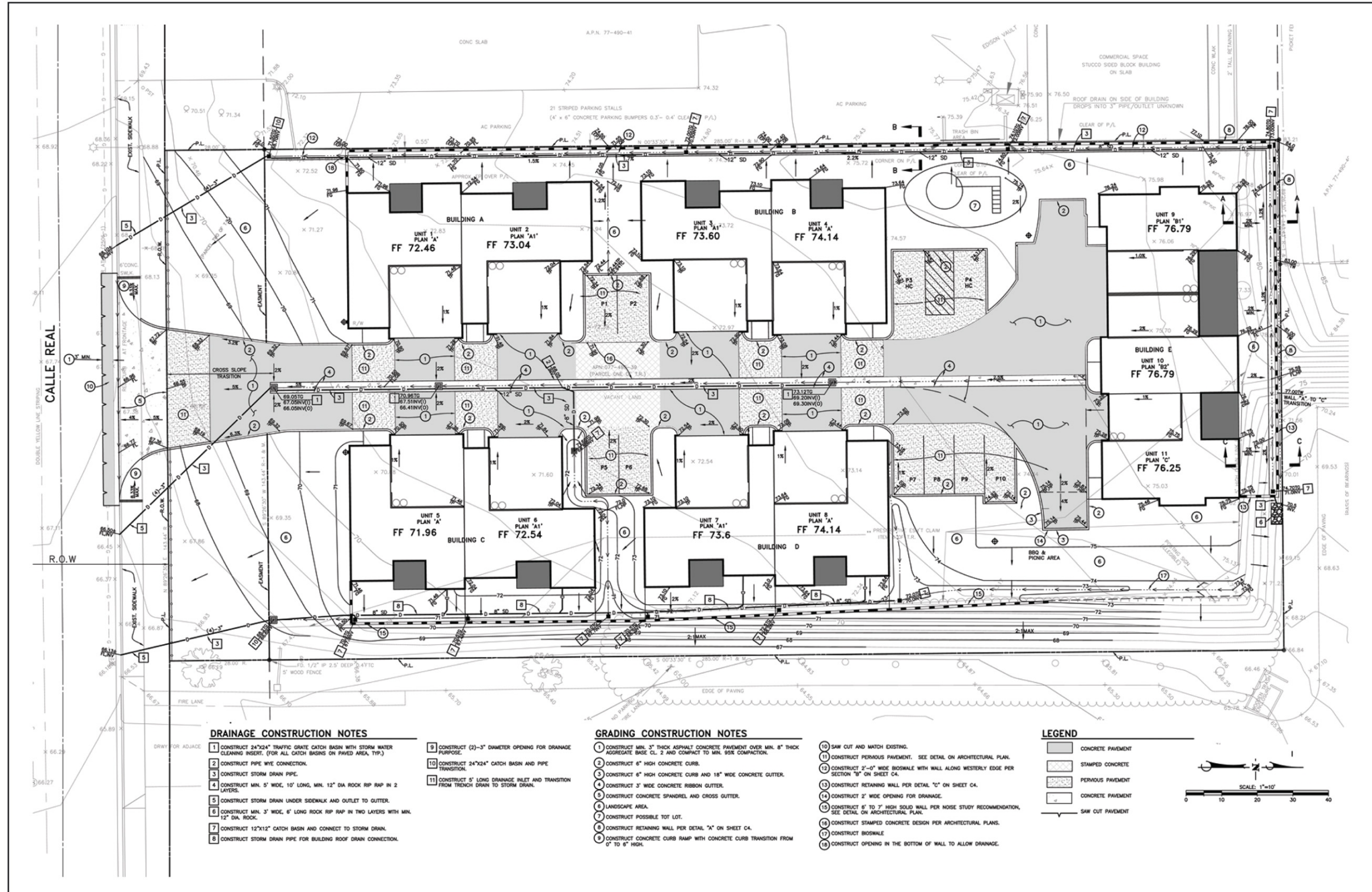


Building E Front Elevation – Section A-A



Building E Right Side Elevation – Section B-B

Source: Peikert Group Architects, October 23, 2007



Source: Peikert Group Architects, October 23, 2007

Landscaping

A landscape plan for the site depicts a mixture of native, drought tolerant plants and trees including toyon and oak. Project perimeter and internal landscaping is proposed to screen and soften views of the buildings on-site. Landscaping would occur within the common open space areas as well as the private yards. Private landscaped yards would cover approximately 5,282 square feet of the site (12.99%). A preliminary Landscape Plan is provided in **Figure 7**.

Modifications Requested

The proposal includes requests for modifications to certain standards of the Article III, Inland Zoning Ordinance, as follows:

- A modification for each building from the required front yard setback to allow no setback from the edge of the drive rather than the 20 feet required (Section 35-222.8.1).
- A modification for zero lot line on all attached units, rather than the 10 feet required. (Section 35-222.8.2).
- A modification from the required parking area setbacks to allow no setback from the edge of the drive rather than the 15 feet required (Section 35-222.12.1).
- A modification from the required open space to allow 32.85% rather than the 40% required. (Section 35-222.13.1).
- A modification for Buildings A, B, and E from the required landscaping to allow no landscaping along portions of the northern and western property boundaries (exclusive of private yards), rather than the 10 feet required (Section 35-222.13.4).
- A modification from the required number of parking spaces to allow 29 spaces rather than the 30 spaces required (Section 35-256.2(b)(c)(d)).
- A modification from the required parking design to allow vehicles to encroach into the private street when backing out. (Section 35-262.3(d)).

Application of State Density Bonus Law

The proposed project includes a request for application of State Density Bonus Law (Government Code §65915 *et. seq*) relative to the granting of incentives for the provision of two affordable units. Specifically, the proposal includes a request for granting of the modifications listed above related to open space and landscaping requirements per City Code §35-292(f).4(1), Density Bonus for Affordable Housing

Projects, Development Incentives¹. The proposal also includes a request for a modification to the number of parking spaces required pursuant to Government Code §65915(p)(1)(b) which requires two parking spaces for each 2 and 3-bedroom units.

Road Naming

The internal private drive would be named Citrus Village Court.

7. APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES:

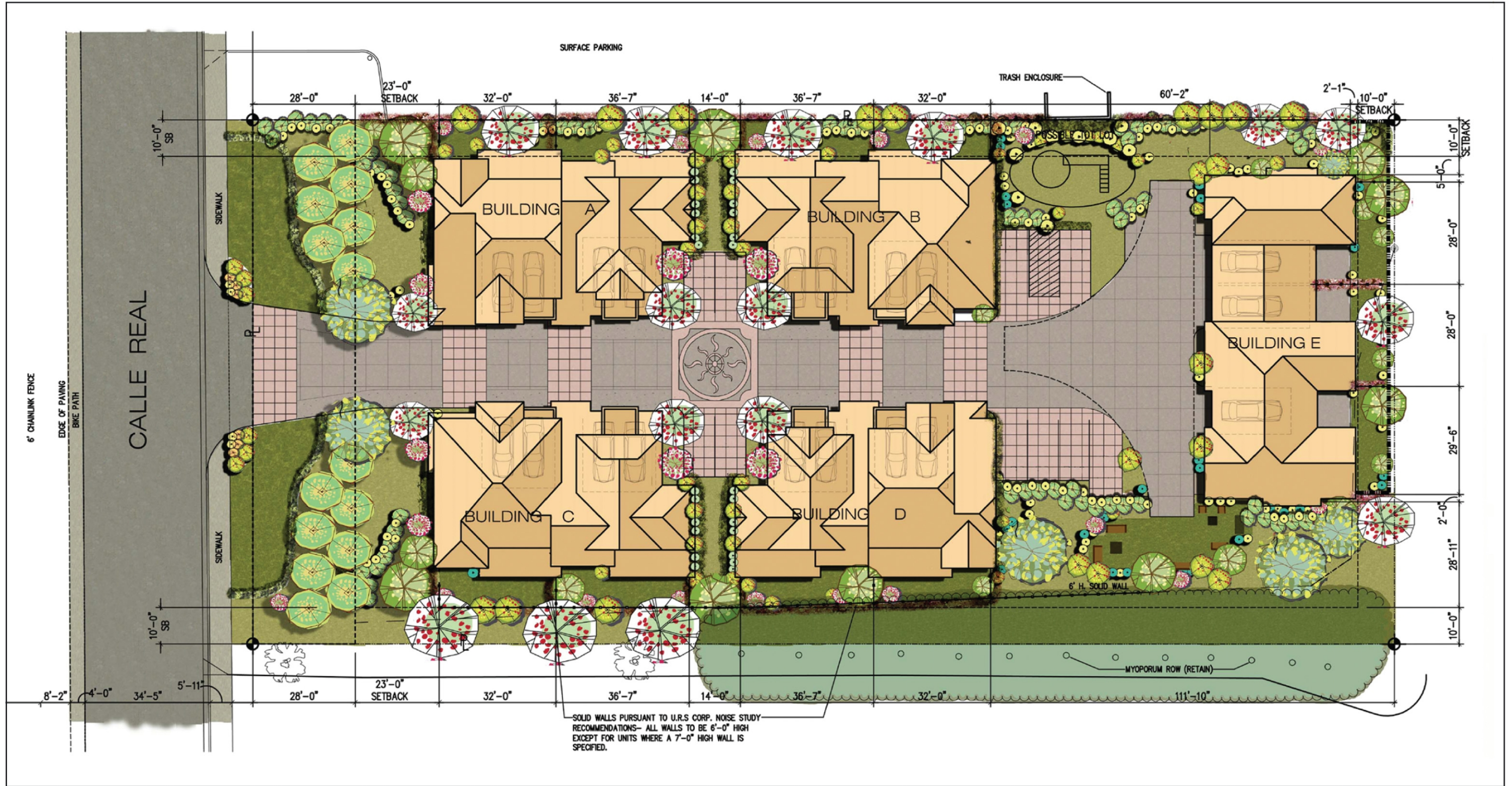
None

8. SITE INFORMATION:

**Table 1
 Site Information**

Existing General Plan Land Use Designation	Planned Residential
Zoning Ordinance, Zone District	DR-12 (Design Residential, Maximum of 12 Units Per Acre)
Site Size	0.94 acres
Present Use and Development	Vacant
Surrounding Existing Uses	North: Multi-Family Residential / Single-Family Residential South: Transportation Facilities (Calle Real, US 101) East: Multi-Family Residential West: Shopping Center / Offices (Padre Shopping Center)
Access	Existing: Calle Real Proposed: Driveway access to Calle Real
Utilities & Public Services	Water Supply: The Goleta Water District Sewage: Goleta West Sanitary District Power: Southern California Edison Natural Gas: Southern California Gas Company Fire: Santa Barbara County Fire Department School Districts: Goleta Unified School District

¹ A reduction in site development standards or a modification of zoning requirements, including but not limited to a reduction of the minimum open space requirement to 30%, allowing zero side yard setbacks throughout the development, building height, distance between buildings, setbacks, parking, building coverage, screening, or a reduction in architectural design requirements which exceed minimum building code standards.



Source: Peikert Group Architects, October 23, 2007