



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7500 Fax: (805) 961-7551
www.cityofgoleta.org

AGENDA ITEM: M-2

DATE: December 8, 2009
TO: Goleta Design Review Board
FROM: Natasha Campbell, Contract Planner
SUBJECT: 08-128-DRB; Willow Springs Phase II; Camino Vista Road; APNs 073-060-044, -045, -046, -047, -048

APPLICANT: Courtney Seepie
The Towbes Group
21 East Victoria Street, Suite 200
Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The property is currently vacant. The 4.92 acre (214,122 square feet) property is located north of Hollister Avenue, between the Aero Camino Industrial area on the east and Los Carneros Way/Calle Coral on the west. The project site is located immediately north of and would be internally connected to the existing Willow Springs residential development and common open space within the Inland Area of the City zoned Design Residential (DR-20).

The applicant proposes to construct a 100-unit condominium project, to be known as Willow Springs Phase II. The project's 100 units would be incorporated into 10 new, two-story, residential, stacked flats of four to sixteen units per building, with one building containing a single-story element, a 480-square foot common laundry room. There would be a mix of unit types, as follows:

48 – 1 Bed/1 Bath
12 – 2 Bed/1 Bath
16 – 2 Bed/2 Bath
24 – 3 Bed/2 Bath

Each of the 100 units is proposed to have its own washer and dryer hook-up, in addition to the one common laundry area. Building coverage, including patios, would be 59,780 square feet and the total gross building area of the project would be 97,992 square feet.

The proposed architectural style and elevations would match the existing 235-unit Willow Springs development. In addition, the proposed second phase would be incorporated into the existing development and utilize the existing amenities, which include (i) a natural soft-surfaced path around the perimeter of the 2.37-acre open space area on APN 073-060-050, together with a wooden split-rail fence; (ii) a community swimming pool and two spas; (iii) tot lot, group picnic and barbeque area; and (iv) a 3,140-square foot clubhouse with fitness facilities. All active and passive recreational areas and common open space areas are proposed to be for the use of all residents of the proposed project and of the existing Willow Springs project.

Vehicular access to the site will be from Los Carneros Road via Calle Koral and Camino Vista; both are public roadways. Camino Vista will be extended from its current terminus at the boundary of the existing Willow Springs development connecting with the short section of Camino Vista at Aero Camino. The development itself will be served by Willow Springs Court, a private roadway. Camino Vista will include bicycle lanes on both sides of the street. No on-street parking would be provided on either side of Camino Vista. The applicant proposes 184 parking spaces within the project site

Grading quantities are estimated at 450-cubic yards of cut, 33,100-cubic yards of fill and 32,650-cubic yards of import. All major grading will be completed on the entire site before occupancy phasing would begin. Parking and landscaping for every building in a phase will be completed before occupancy clearance for that phase.

The project provides 61,504 square feet of landscaping around the buildings, parking lot, and along Camino Vista Road. The intent of the landscape design is to blend the new development with the existing by using a similar plant palette and informal landscape style. The proposed landscape palette is comprised of drought-tolerant California native and Mediterranean plants. A bio-swale planted with native moderate-water use carex will cleanse first-flush stormwater and dry season flows from the parking area. Landscape irrigation will be regulated with a climate-based irrigation control system, and supplied by a mix of efficient spray and drip irrigation.

Lot 20 of the Willow Springs property provides 103,368 square feet (2.37 acres) of protected open space (recreational access is limited to decomposed granite path around the perimeter of the open space). Replacement plantings to mitigate project impacts on Coastal Sage Scrub are proposed on Lot 20 by replacing ornamental plantings with Coastal Sage Scrub mitigation plantings. The applicant proposes the same treatment for the eastern project boundary as is in place at the existing Willow Springs development: construction of a concrete block retaining wall, and behind that wall construction of a concrete plank wall to partially shield the residential development from the adjacent industrial uses. The overall wall height will be a maximum of 10 feet above the flow line of the drainage channel on the east side of the wall and 6 feet above finish grade on the west side of the wall. Screening is proposed to be provided for the residential development through vines on the wall, and trees and shrubs.

A drainage channel will be located east of the wall. A 10 foot sewer easement exists on the west side of the proposed perimeter wall. All drainage from the proposed Willow Springs II development is tributary to the previously constructed Willow Springs development. Storm drains, the detention basin and bio-filters in the existing Willow Springs project are sized to accommodate the future phased development of Willow Springs II. All runoff will ultimately drain to the existing vegetated open space (wetland) located along the southern boundary of Willow Springs. This vegetated open space of approximately 7.25 acres serves as an on-site retention basin and bio-filter.

The project was filed by Courtney Seepel of the Towbes Group, property owner. Related cases: 08-128-GPA, -SPA, -VTM, -DP, -CUP and Lot Merger.

BACKGROUND:

The project was originally submitted on June 17, 2008. This is the first time the project has been before the DRB. There are no known violations on the property.

The proposed project is the second phase of the existing 235-unit Willow Springs residential development.

The project has several permit components that are not within the DRB's purview, but give the project context. These additional components are the following:

- The project proposes to delete the existing Willow Springs/Los Carneros Community Specific Plan. The Specific Plan has become outdated and is currently inconsistent with the City's 2006 General Plan, which authorizes residential rather than industrial development for the site. Further, the Specific Plan's policies were based on County standards from the 1980s, while applicable existing City policies are far more detailed and resource-protective than are those of the Specific Plan.
- A Lot Merger to combine five existing legal parcels into one
- A Vesting Tract Map to create a one-lot subdivision of the parcel for airspace condominium purposes.
- A corresponding Minor CUP to permit the proposed eastern boundary wall, as it exceeds six feet in height. .

ANALYSIS:

Zoning Consistency:

Design Residential Zoning	Required	Proposed (References are to WS Phase II only, unless otherwise noted)	Consistent Y/N
Lot Size/Density; DR-20	Maximum 20 dwelling units per gross acre Minimum 2,178 gross square feet per dwelling unit (average)	Phase II 5.49 gross acres (239,059 square feet) 18.22 dwelling units per gross acre 2,391 square feet per dwelling unit (avg) Phase I/II combined: 23.87 gross acres (1,039,777 square feet) 9.84 dwelling units per gross acre 4,425 square feet per dwelling unit (avg)	Yes
Front Yard Setback	20 feet from the right-of-way line of any street	Camino Vista: 20-foot minimum from right-of-way	Yes
Side Yard Setback	10 feet from any side property line	Not less than 10 feet from eastern property line	Yes
Rear Yard Setback	10 feet from any rear property line	Portions of Buildings 33 and 36: Less than 10 feet from open space parcel property line (matches setback for adjacent Phase I building south of Building G)	Yes, subject to modification
Distance Between Buildings on the Same Building Site	The minimum distance between buildings designed or used for human habitation and any other building on the same building site shall be 5 feet	14.5-foot minimum	Yes
Building Coverage	Not to exceed 30% of the net area of the property shall be covered by buildings containing dwelling units	Phase II: 23% net lot area Phase I/II: 17.8% net lot area	Yes
Building Height	No building or structure shall exceed a height of 35 feet	28-foot maximum peak height of roof (from proposed finished floor)	Yes

Design Residential Zoning	Required	Proposed (References are to WS Phase II only, unless otherwise noted)	Consistent Y/N
Parking spaces	184 total spaces Multiple Dwelling Units: <ul style="list-style-type: none"> • Single bedroom or studio dwelling unit: 1 space per dwelling unit = 48 spaces • Two bedroom dwelling: 2 spaces per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces = 56 spaces • Three or more bedroom dwellings: 2.5 spaces per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces = 60 spaces Visitor parking: 1 space per 5 dwelling units = 20 spaces	184 spaces (102 in carports)	Yes
Parking Area Setbacks	Uncovered parking areas shall be located no closer than 15 feet to the ROW, nor closer than 5 feet to any property line	Greater than 15 feet to public ROW and greater than 5 feet any property line	Yes
Parking Design	Residential parking spaces shall be 8.5 feet wide by 16.5 feet long	Parking spaces are 9 feet wide by 16.5 feet long	Yes
Uncovered Parking Areas	Uncovered parking areas shall be screened from the street and adjacent residences to a height of 4 feet with hedges, dense plantings, solid fences, or walls	Proposed landscaping to 4 feet in height to screen uncovered parking	Yes

Design Residential Zoning	Required	Proposed (References are to WS Phase II only, unless otherwise noted)	Consistent Y/N
Screening of Parking Areas	Screening shall be provided along each property line consisting of a 5-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than 4 feet in height. Planting, fences, or walls abutting streets shall not exceed 30 inches in height for a distance of 25 feet on either side of entrances or exits to the property	Minimum 5-foot wide strip of landscaping along each property line	Yes
Vehicular Encroachment	No encroachment into street or sidewalk when backing out of space	Vehicles in uncovered spaces would back into the internal (not public) street.	Yes, subject to modification
Common Open Space	Not less than 40% of the net area of the property shall be devoted to common open space	40.5% (Phase I and II combined)	Yes, subject to modification
Driveways /uncovered parking area Landscaping	Any driveway or uncovered parking area shall be separated from property lines by a landscaped strip not less than 5 feet in width	Minimum 5 ft landscape strips	Yes
Minimum perimeter landscaped strip	In the case of cluster development, the perimeter of the development shall be landscaped with a minimum strip of 10 feet	Minimum 10 feet, except at Buildings 33 and 36, due to proximity of adjacent open space parcel property line	Yes, subject to modification
Onsite private weather-proof storage space in addition to space within the units	Each dwelling unit shall be provided with at least 180 cubic feet of weatherproofed, enclosed, lockable, and easily accessible storage space onsite in addition to the usable storage space of closets, cabinets, and pantry contained within the dwelling units	192-360 cubic feet minimum for each unit	Yes
Utility meters	Individual metering utilities shall be provided for each unit unless such metering would be in conflict with an innovative energy-efficient or resource conserving utility system, designed for the project	Individual metering provided	Yes

Design Residential Zoning	Required	Proposed (References are to WS Phase II only, unless otherwise noted)	Consistent Y/N
Laundry Facilities	Provision for separate laundry facilities shall be required in each dwelling unit. Sufficient space, utility connections, and vents to allow for the installation of a clothes washer and dryer in each unit or in a garage, not encroaching upon parking, shall be shown	Provision for separate laundry hook-ups within each unit; common laundry room provided as well	Yes
Private outdoor patio area	Each dwelling unit shall include a private outdoor patio area(s) in the form of ground level patios or upper story balconies. Private patios shall not be less than 20% of the gross floor area of the residence served. Where a required patio area is less than 200 square feet, the requirements shall be satisfied with 1 patio or balcony per dwelling unit 20% of gross floor area of the unit	All units have outdoor areas of greater than 20% of gross floor area	Yes
<p>*The additional land area comprising the wetland open space area of 7.25 acres (315,810 square feet), within Willow Springs Phase I, is not included in any of the above calculations.</p>			

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance, subject to approval of identified modifications.

ISSUES:

- **Neighborhood Compatibility:** Willow Springs Phase II proposes the same architecture, landscaping and streetscape features as currently exist at the 235-unit Willow Springs development. Therefore, consider whether there are some features that work very well versus others which could be improved upon or modified, including:
 - Colors;
 - Architectural details (windows, entries, etc.);
 - Carport design and landscaping;
 - Passive open spaces (walkways);
 - Active recreational amenities (pool area, tot lot, volleyball court areas);
- **Eastern Property Line Screening:** Article III, Sec. 35-222.13.4 requires “In the case of cluster development the perimeter of the development shall be landscaped with a minimum strip of ten (10) feet.” There is an approximately 15-foot setback along the eastern property line, which includes a drainage bio-swale and a 10 foot easement to the Goleta Sanitary District. Plantings in this setback area are limited due to restrictions associated with use of this area for the sewer easement. As a result, consider the adequacy of existing treatment along the eastern property line (walls/landscaping) to effectively screen adjacent industrial development from east facing residential units;
- **Planting Palette:** Some landscaping within existing Willow Springs development has not thrived due to high salt levels in the site’s former slough soils. Proposed plant species should be tolerant of site’s soil conditions, especially where plants are critical for screening purposes (along parking areas, eastern property line);
- **Signage:** Signage is for informational purposes only. The applicant will submit for a subsequent sign application.

ATTACHMENTS:

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