



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
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AGENDA ITEM M-1

DATE: December 8, 2009
TO: Goleta Design Review Board
FROM: Cindy Moore, Senior Planner
SUBJECT: 04-226-DRB; Citrus Village; 7388 Calle Real; APN 077-490-043

APPLICANT: 7388 Calle Real, LLC
Detlev Peikert
Peikert Group Architects, LLP
10 East Figueroa Street, Suite 1
Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The property is currently vacant. The approximately .94 acre property is located in western Goleta at 7388 Calle Real. The parcel has a zoning designation of Design Residential (DR-12.3).

The applicant proposes to construct 10 residential condominiums within five 2-story duplexes arranged along the east side of the property (Buildings A-E). The maximum height would be 27'10". There are three duplex floor plans proposed as part of the project, identified on Sheet A4 as Plan A1, Plan A2, and Plan B. Plan A1 would occur only in Building A and would be a 3-bedroom, 2.5 bath unit (1,477 gross square feet). Plan A2 would occur in Buildings B-E and include 3-bedrooms and 2.5 baths (1,430 gross square feet). Plan B would occur in Buildings B-E and be a mirror image of Plan A2 as a 3-bedroom, 2.5 bath unit (1,430 gross square feet). All units would have natural gas fireplaces, and private open space areas which range from 272-442 square feet. Each unit would also include an attached 288-gross square foot single car garage. The total structural development including garages would be 17,230 gross square feet.

A single access to and from the condominiums would be provided from Calle Real. The minimum 24-foot wide drive aisle to the west of the garages would include a hammerhead turnaround for emergency vehicles near the tot lot between Buildings C and D. Parking would include 10 single car, attached garage spaces and 21 uncovered parking spaces located along the western property boundary, for a total of 31 parking spaces. A common trash enclosure would be provided adjacent to these spaces across from the hammerhead turnaround. The project would include an offer to dedicate back

to the City an approximately 4,016-square foot right of way area along the Calle Real frontage for roadway purposes.

The site would require approximately 1,720-cubic yards of cut and 50-cubic yards of fill, including 1,670-cubic yards of export. A 6-foot tall screen wall would be constructed along the length of the western property boundary and a 5-foot tall retaining wall would be constructed along the western portion of the northern property boundary the length of the parking spaces and drive aisle. A 6-foot tall sound wall would be constructed along the length of the eastern property boundary from Buildings A – E, surrounding the private yards. Storm water runoff would be directed to landscaped areas, bioswales, and the storm drains equipped with cleaning inserts for all catch basins. A detention basin is proposed south of Building A east of the drive aisle.

A landscape plan for the site depicts a mixture of native, drought tolerant trees, shrubs and groundcovers. Common open space would total approximately 43% of the site exclusive of the right-of-way area to be dedicated back to the City for transportation purposes, and includes a tot-lot play area.

The Goleta Water District and Goleta West Sanitary District would provide water and sewer service to the site.

The project was filed by agent Detlev Peikert, Peikert Group Architects, on behalf of 7388 Calle Real, LLC, property owner. Related cases: 09-047-APP.

BACKGROUND:

The project was originally submitted on November 29, 2004. This 10-unit alternative was submitted on October 16, 2009. There are no known violations on the property.

The Design Review Board reviewed the Citrus Village project prior to the first Planning Commission hearing three times including March 21, 2006, May 2, 2006, and July 8, 2008. At the July 8, 2008, meeting, the DRB completed conceptual review of the 9-unit project and continued the item to the Planning Commission with comments.

On August 25, 2008, the Planning Commission reviewed the project and voted to continue the project to September 8, 2008, with direction to the applicant to submit a redesign which addressed concerns related to, among other things, compatibility with adjacent uses, lighting, and parking. At the September 8, 2008, hearing, the Planning Commission directed the applicant to move forward with consideration of the 12 unit alternative plan, to include review by the DRB, with the ability for the applicant and DRB to consider the 10 unit alternative plan presented at that time if the 12 unit alternative plan was found to be problematic within the review process, and continued the item to the November 10, 2008, Planning Commission hearing.

The DRB considered the revised 12 unit project for conceptual review on October 14, 2008 and continued the item to December 9, 2008 with comments, when it was not

heard, but taken off calendar for continued processing because the project had not yet returned to the Planning Commission.

On March 23, 2009, following four public hearings, the Planning Commission approved a 12 unit condominium project at 7388 Calle Real known as Citrus Village.

On April 2, 2009, an appeal of the Planning Commission approval was filed by Richard Foster.

The City Council heard the appeal for the first time on June 2, 2009. At that meeting the City Council moved to approve the appeal and allow the applicant the opportunity to propose a revised project addressing Council concerns.

At the August 18, 2009 City Council hearing, the applicant presented alternative project site plans, elevations, and unit types. At that meeting the City Council directed staff to move forward with the planning process for the 10-unit project presented, including review by the DRB. The project will return to the City Council for final decision.

In addition to the Development Plan, the Citrus Village project includes a request for a Tract Map for a one lot subdivision of the parcel for airspace condominium purposes. While this component of the project is not within the DRB's purview, it gives the project context.

ANALYSIS:

Zoning Consistency:

	Required	Proposed	Consistent Y/N
Lot Size/Density; DR-12.3	Maximum 12.3 dwelling units per gross acre; 3,541 square feet per dwelling unit	Approximately 10.6 dwelling units per gross acre; 4,095 square feet per dwelling unit	Yes
Front Yard Setback	20 feet from the right-of-way line of any street	<u>Calle Real</u> : 51 feet from existing right-of-way; 23 feet from right-of-way after dedication	Yes
Side Yard Setback	10 feet from any side property line	None to 13 feet	Yes, with approval of modification
Rear Yard Setback	10 feet from any rear property line	30 feet 11 inches minimum	Yes

	Required	Proposed	Consistent Y/N
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	13-foot minimum	Yes
Building Coverage	Not to exceed 30% of the net area of the property shall be covered by buildings containing dwelling units	22%; 8,828 square feet	Yes
Building Height	No building or structure shall exceed a height of 35 feet	26 feet 3 inches and 27 feet 10 inches	Yes
Parking spaces	20 total spaces Two family dwellings: 2 spaces per dwelling unit (all within a garage)	31 total spaces 10 single car garage spaces and 21 uncovered spaces	Yes, with approval of modification for uncovered spaces
Parking Area Setbacks	Uncovered parking areas shall be located no closer than 15 feet to the right-of-way, nor closer than 5 feet to any property line	23 feet to public right-of-way after dedication; 10 feet to western 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	6-foot screen wall on west	Yes

	Required	Proposed	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	6-foot screen wall on west and minimum 10 foot wide strip of landscaping along each property line	Yes
Vehicular Encroachment	No encroachment into the street or sidewalk when backing out of a space	Encroachment into private drive	Yes, with approval of modification
Common Open Space	Not less than 40% of the net area of the property shall be devoted to common open space	43%	Yes
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	10 feet on western property boundary	
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	10 feet	Yes
Onsite 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	180 cubic feet minimum within each garage	Yes

	Required	Proposed	Consistent Y/N
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
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	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	Ranges from 19% (Units 10) to 31% (Units 2, 3, & 4)	TBD due to inconsistent plans

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

- 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 design to allow vehicles to encroach into the private street when backing out. (Section 35-262.3(d)).

- A modification from the requirement that all parking spaces be provided within a garage, to allow 10 covered spaces and 21 uncovered spaces, rather than the 20 covered spaces required. (Section 35-256.1; Amended by Ordinance 03-05)

ATTACHMENTS:

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