



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
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AGENDA ITEM N-1

DATE: May 25, 2010
TO: Goleta Design Review Board
FROM: Laura Bridley, Contract Planner, Community Services Department
Rosemarie Gaglione, PE, Capital Improvement Program Manager
SUBJECT: 04-121-DRB; Ekwil-Fowler Capital Improvement Project; Multiple APN's

APPLICANT: City of Goleta, Community Services Department
Rosemarie Gaglione, PE, CIP Manager
Laura Bridley, Contract Planner
130 Cremona Drive
Goleta, CA 93111

PROJECT DESCRIPTION:

This is a request for *Advisory* review of the Ekwil Street-Fowler Road capital improvement project. The project will construct extensions of Ekwil Street and Fowler Road as new east-west routes linking Fairview Avenue to Kellogg Avenue in a variety of multi-family, commercial and industrial zone districts. The project is located in the Redevelopment Area.

Both the Ekwil Street and Fowler Road extensions will consist of two or three lanes with road shoulders, bike lanes, and sidewalks with parkways on both sides, between Fairview Avenue and Kellogg Avenue. One lane will be eastbound, one lane westbound and as required a left turn lane will be accommodated. Roundabouts will be constructed at the proposed intersection of Ekwil Street/Pine Avenue and Fowler Road/Fairview Avenue. Ekwil Street and Fowler Road will cross Old San Jose Creek using arched culvert structures. A pre-fabricated pedestrian/bike bridge will also be constructed on the north side of Hollister Avenue over San Jose Creek.

The intersections of both Ekwil Street/Kellogg Avenue and Ekwil Street/Fairview Avenue will be stop sign controlled (a revision from the prior project that included signalization of these two intersections). The sidewalk on the north side of Ekwil Street will begin at Kellogg Avenue and extend to the west end of the existing RV dealership. At this point a branch of the Old San Jose Creek Trail will conform to the sidewalk and head north crossing Old San Jose Creek at a future pedestrian bridge. The trail will also branch towards the west running between the proposed Ekwil Street and the existing

Old San Jose Creek. At Pine Avenue the trail will conform to the proposed sidewalk around the Pine Avenue/Ekwill Street roundabout. No additional portions of the Old San Jose Creek Trail will be constructed as part of the project.

The new portion of Fowler Road will extend from the proposed Fowler Road/Fairview Avenue roundabout to Technology Drive. The portion of Fowler Road from Technology Drive to Kellogg Avenue will be constructed on the same alignment as the existing South Street, Fowler Road will transition into Kellogg Avenue without the need for signals or stop signs.

The project will also construct two roundabouts at the Hollister Avenue/State Route 217 northbound and southbound ramp, and will include realignment of the existing southbound Route 217 off ramp to Hollister Avenue.

In addition to the roundabouts, Kellogg Avenue will also be widened slightly at Hollister Avenue to allow free right turn movements from northbound Kellogg Avenue to eastbound Hollister Avenue.

Project street trees consist of the following common name species: Chinese Flame Tree, Ornamental Pear, Island Live Oak Chinese Elm, New Zealand Christmas Tree, Fuitless Olive, Bradford Flowering Pear, and Pink Trumpet Tree.

One building structure/residence located at 5544 Dearborn Place Goleta, CA 93117 will be removed or relocated. An easement will be required from the City of Santa Barbara to construct portions of Fowler Road.

Related cases are 04-121-DP and a Government Code 65402 hearing for the project.

BACKGROUND

The project was filed by the City of Goleta Community Services Department on September 4, 2004. It was reviewed by the DRB on October 19, 2004.

Since 2004, the proposed Ekwill Street extension has been realigned slightly to the north. This realignment now allows incorporation of a large portion of the proposed Old San Jose Creek Trail project, which will be constructed between Kellogg Place and Pine Avenue. The trail will be located between the proposed Ekwill Street and Old San Jose Creek and will link up with sidewalks on either side.

ANALYSIS:

Zoning Consistency:

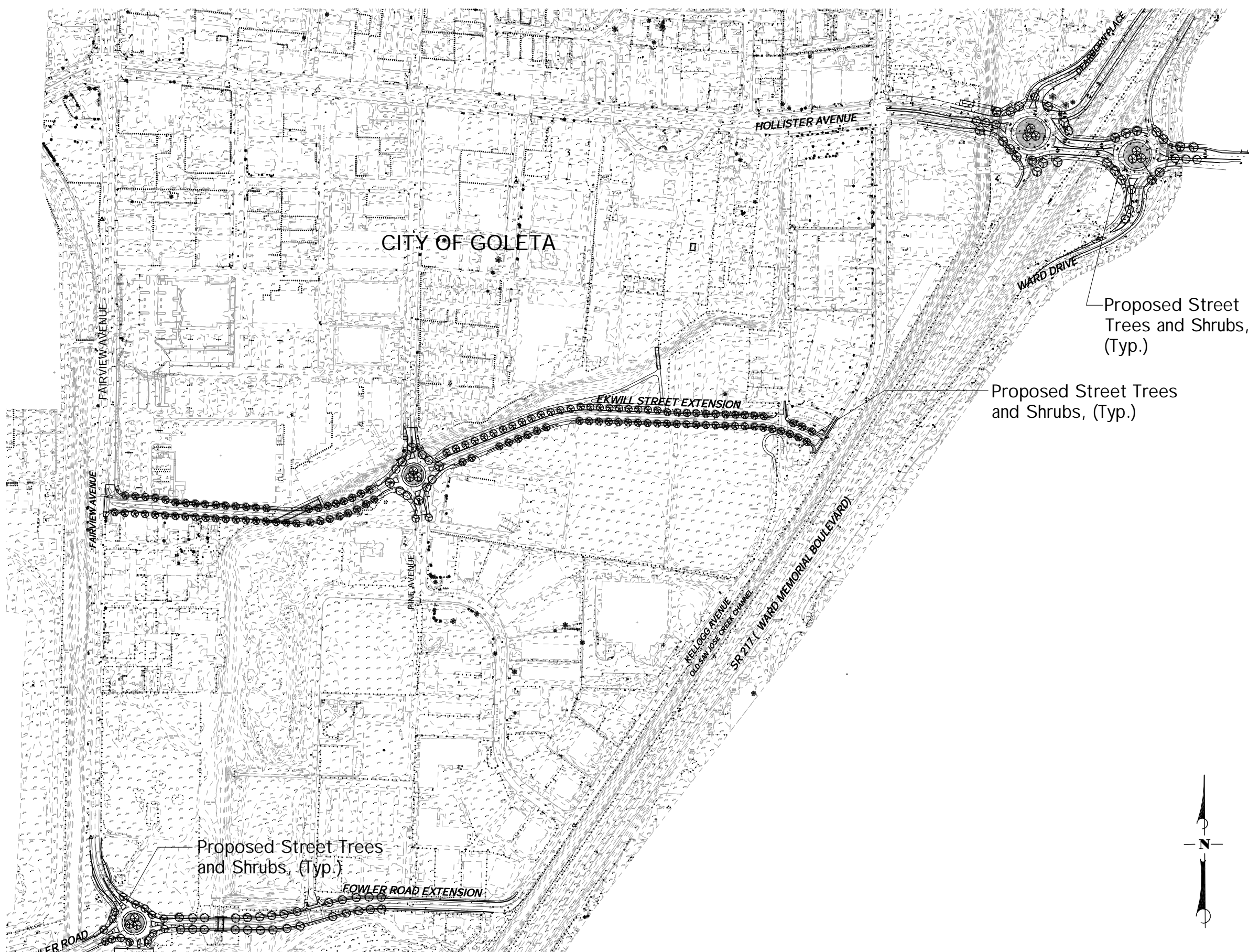
The proposed project is consistent with the provisions of the Goleta General Plan, and due to its partial location within the Coastal Zone, would require approval of a Development Plan by the Planning Commission. No other portions of the City's zoning ordinance apply to this capital improvement project within public right of way.

ISSUES:

The DRB is asked to provide Advisory review of the proposed landscaping portion of the capital improvement project.

ATTACHMENTS:

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



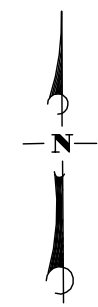
CITY OF GOLETA

Proposed Street
Trees and Shrubs,
(Typ.)

Proposed Street Trees
and Shrubs, (Typ.)

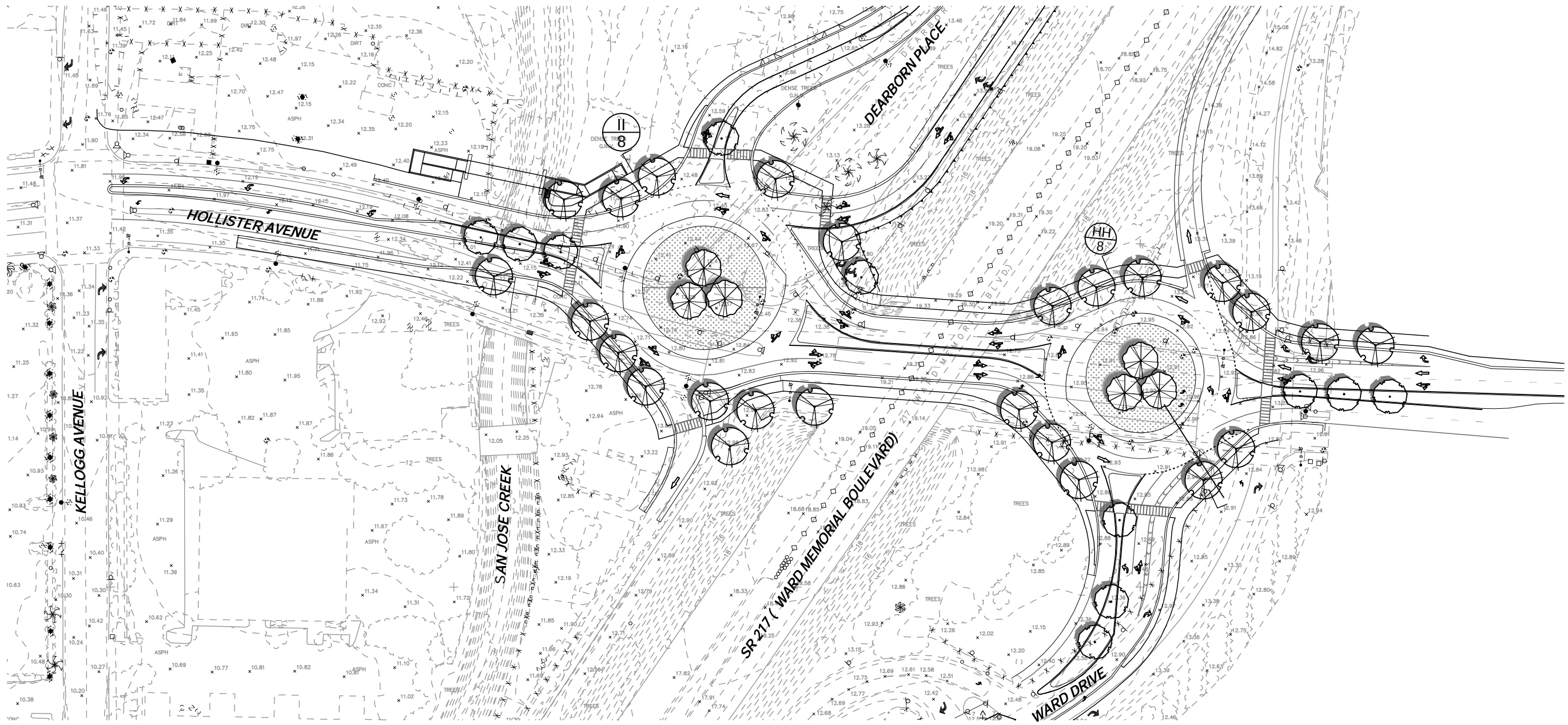
Proposed Street Trees
and Shrubs, (Typ.)

City of Goleta Ekwil Street and Fowler Road Extensions Projects *Preliminary Landscape Plan General Layout*



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 LANDSCAPE ARCHITECTURE



CONCEPTUAL PLANT LEGEND



STREET TREE
 Koelreuteria bipinnata / Chinese Flame Tree
 Pyrus calleryana / Ornamental Pear
 Quercus tomentella / Island Live Oak
 Ulmus parvifolia / Chinese Elm



ACCENT TREE
 Metrosideros excelsus / New Zealand Christmas Tree
 Olea europaea `Fruitless` / Fruitless Olive
 Pyrus calleryana `Bradford` / Bradford Flowering Pear
 Tabebuia impetiginosa / Pink Trumpet Tree



ROUNABOUT TREE
 Quercus tomentella / Island Live Oak

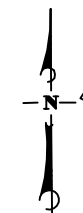
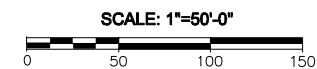


SHRUBS
 Arcostaphylos densiflora `Howard McMinn` / Howard McMinn Manzanita
 Ceanothus griseus horizontalis `Yankee Point` / California Lilac
 Cotoneaster buxifolius / Cotoneaster
 Cotoneaster dammeri `Lowfast` / Lowfast Bearberry Cotoneaster
 Heteromeles arbutifolia / Toyon
 Rhamnus californica / California Coffee Berry
 Rhus integrifolia / Lemonade Berry
 Salvia apiana / White Sage
 Salvia clevelandii `Winifred Gillman` / Cleveland Sage
 Salvia greggii / Autumn Sage

City of Goleta

Ekwill Street and Fowler Road Extensions Projects

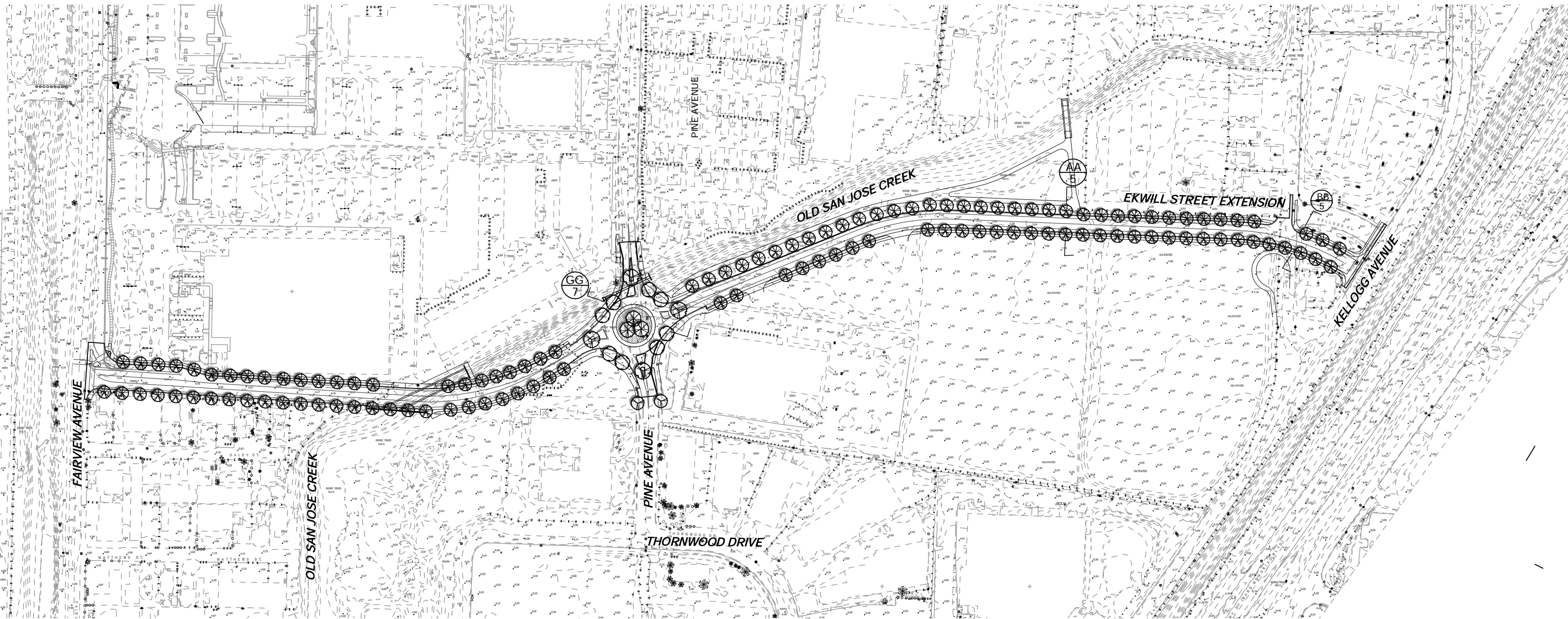
Preliminary Landscape Plan - Hollister Avenue



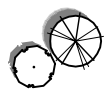
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CONCEPTUAL PLANT LEGEND



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 Pyrus calleryana / Ornamental Pear
 Quercus tomentella / Island Live Oak
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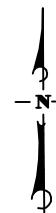
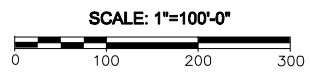


ROUNDABOUT TREE
 Quercus tomentella / Island Live Oak



SHRUBS
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 Salvia apiana / White Sage
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 Salvia greggii / Autumn Sage

City of Goleta Ekwil Street and Fowler Road Extensions Projects *Preliminary Landscape Plan - Ekwil Street*



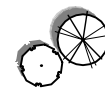
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CONCEPTUAL PLANT LEGEND



STREET TREE

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- Pyrus calleryana / Ornamental Pear
- Quercus tomentella / Island Live Oak
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ACCENT TREE

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ROUNDBOUT TREE

- Quercus tomentella / Island Live Oak



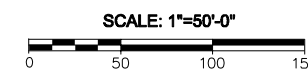
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City of Goleta

Ekwill Street and Fowler Road Extensions Projects

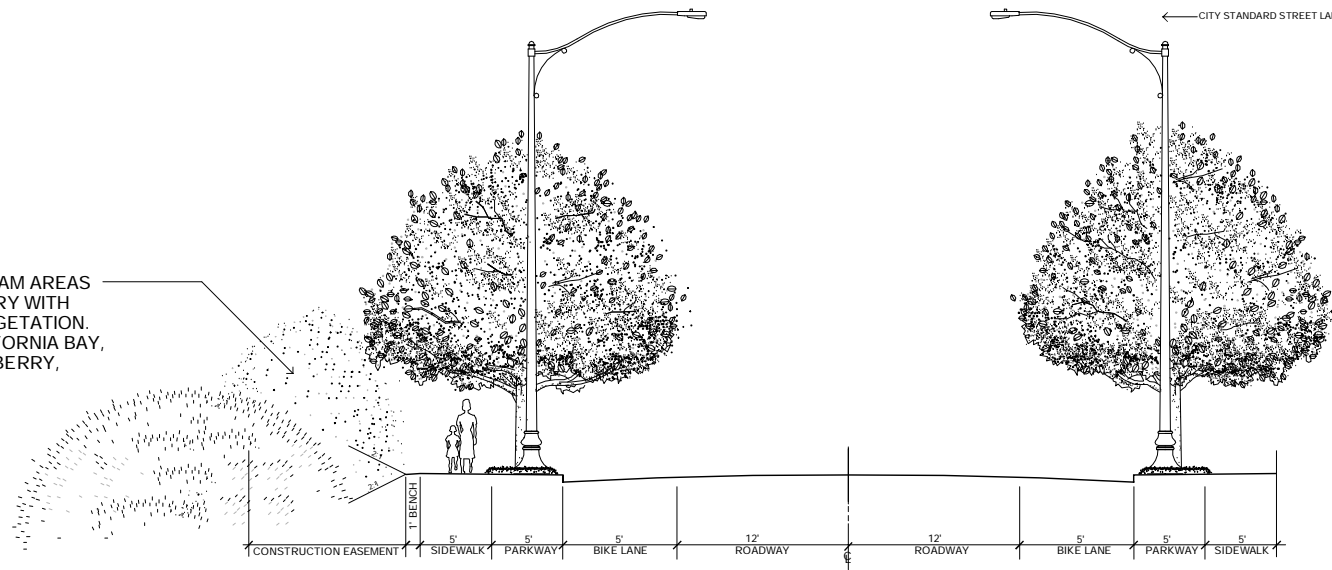
Preliminary Landscape Plan - Fowler Road



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 LANDSCAPE ARCHITECTURE

EASEMENTS AND STREAM AREAS
PLANTED AS NECESSARY WITH
NATIVE TREES AND VEGETATION.
COAST LIVE OAK, CALIFORNIA BAY,
COFFEEBERRY, SNOWBERRY,
FLOWERING CURRANT



EKWILL STREET AND FOWLER ROAD

TYPICAL STREET SECTION A-A

3/16" = 1' - 0"



EKWILL STREET AND FOWLER ROAD

TYPICAL LEFT TURN SECTION BB

3/16" = 1' - 0"

City of Goleta

Ekwil Street and Fowler Road Extensions Projects

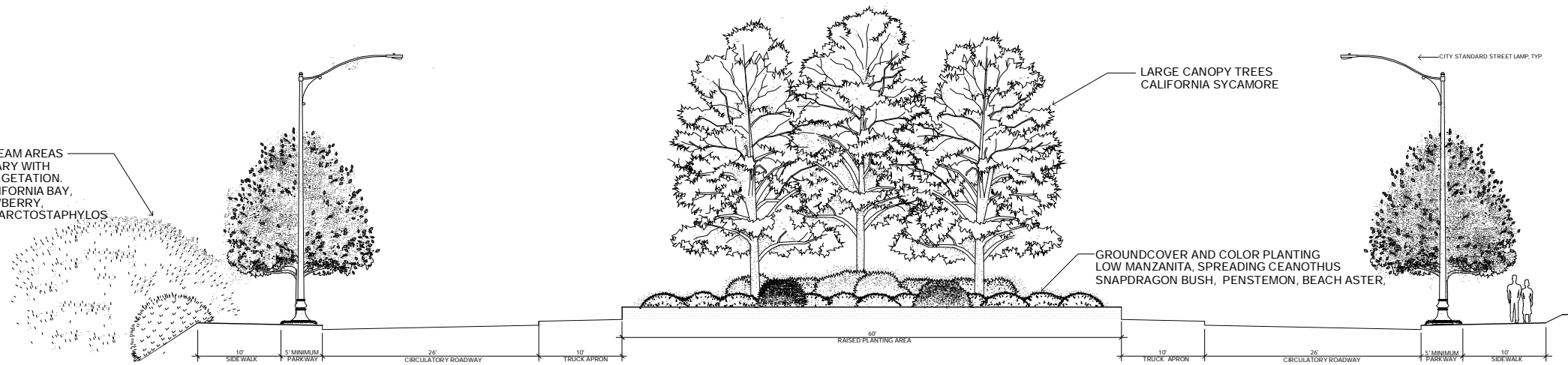
Preliminary Landscape Plan - Typical Ekwil Street and Fowler Road Sections

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LANDSCAPE ARCHITECTURE

EASEMENTS AND STREAM AREAS
PLANTED AS NECESSARY WITH
NATIVE TREES AND VEGETATION.
COAST LIVE OAK, CALIFORNIA BAY,
COFFEEBERRY, SNOWBERRY,
TOYON, CEANOTHUS, ARCTOSTAPHYLOS
SALVIA

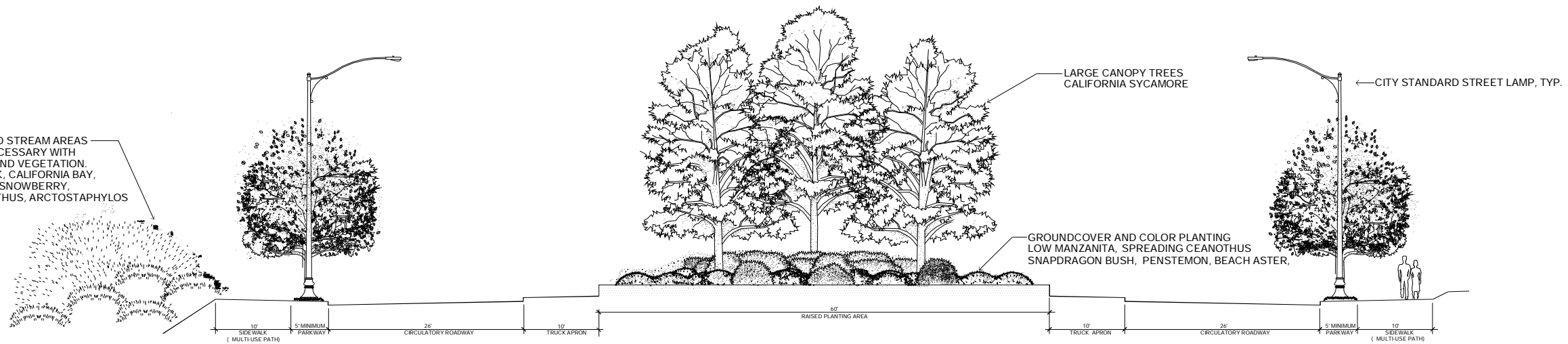


SECTION F-F

FOWLER ROAD AND FAIRVIEW AVENUE ROUNDABOUT

3/16" = 1' - 0"

EASEMENTS AND STREAM AREAS
PLANTED AS NECESSARY WITH
NATIVE TREES AND VEGETATION.
COAST LIVE OAK, CALIFORNIA BAY,
COFFEEBERRY, SNOWBERRY,
TOYON, CEANOTHUS, ARCTOSTAPHYLOS
SALVIA



SECTION G-G

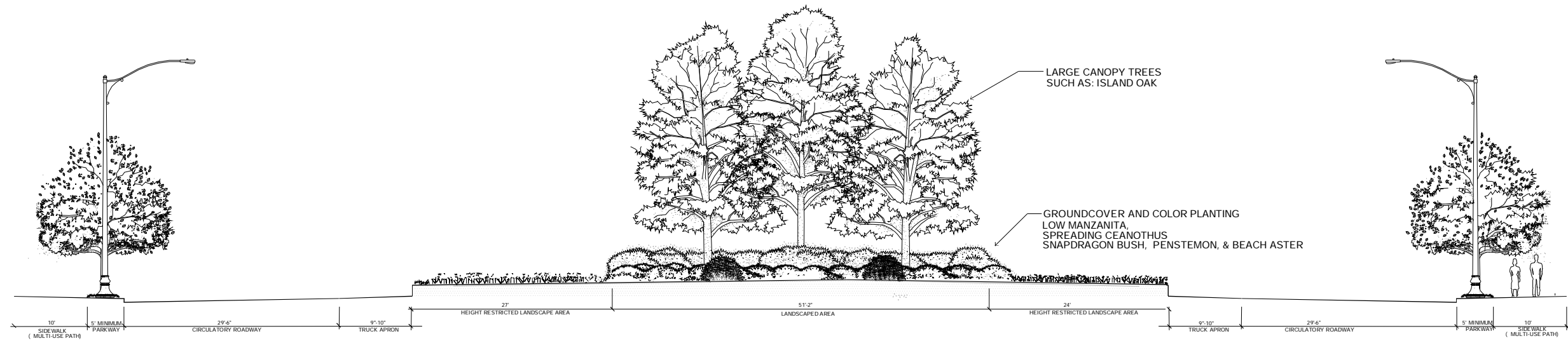
ECKWILL STREET AND PINE AVENUE ROUNDABOUT

3/16" = 1' - 0"

City of Goleta

Ekwil Street and Fowler Road Extensions Projects

Preliminary Landscape Plan - Typical Ekwil Street Roundabout and Fowler Road Roundabout Sections



HOLLISTER AVENUE ROUNDABOUT AT NB ROUTE 217 RAMPS &
 HOLLISTER AVENUE ROUNDABOUT AT SB ROUTE 217 RAMP

SECTION H-H &
 SECTION I-I

3/16" = 1' - 0"

City of Goleta
 Ekwill Street and Fowler Road Extensions Projects
 Preliminary Landscape Plan - Typical Hollister Avenue Roundabouts Section