



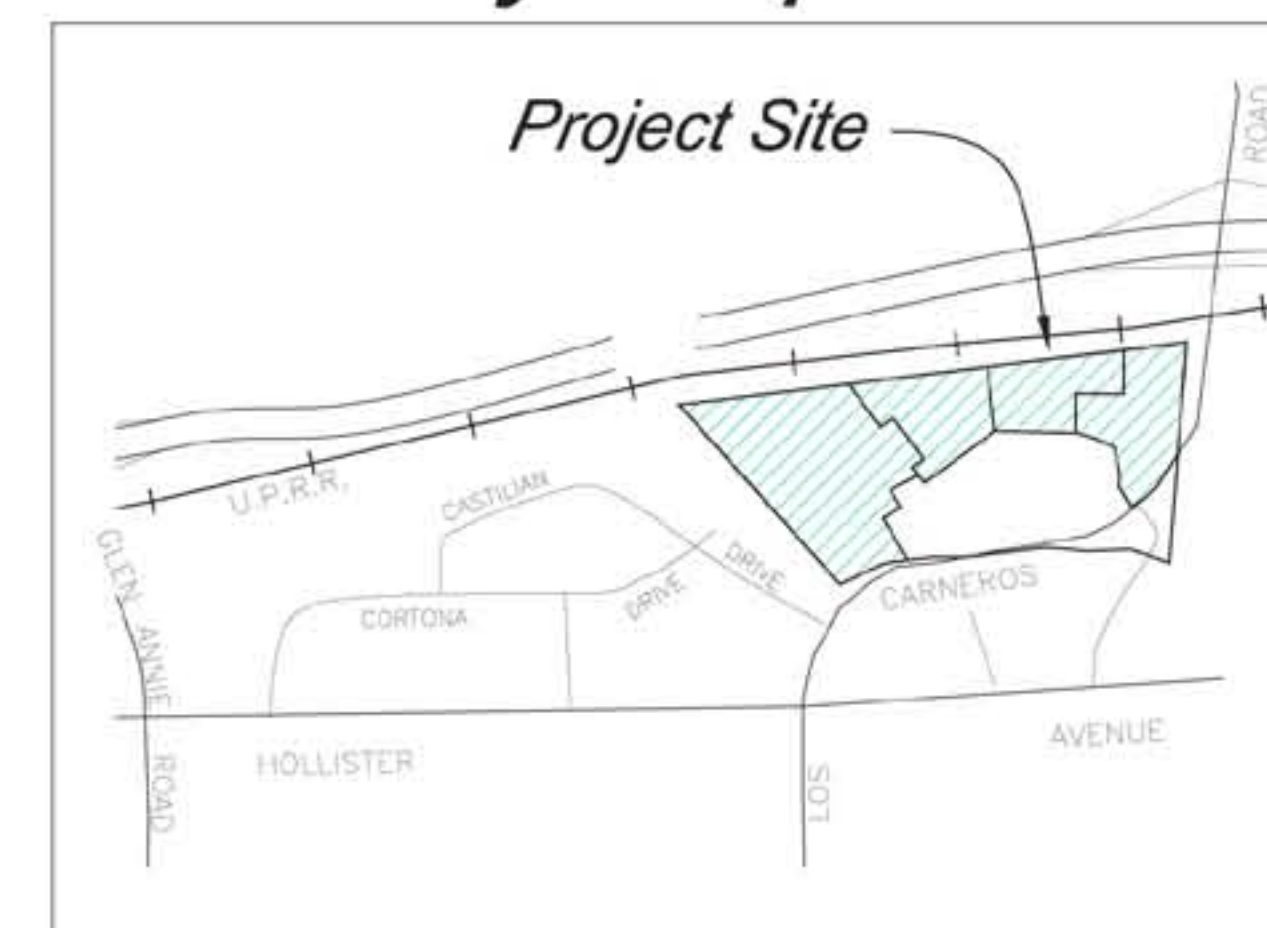
DATA TABLE

Project Address:	-	
Owners:	CHA McKinley Goleta, LLC. 321 12th Street, Suite 200, Manhattan Beach, CA., 90266 (310) 546-5781	
Architects/ Designers:	William Hezmalhalch Architects, Inc. 2850 Redhill Ave., Santa Ana, CA. 92705 (949) 250-0607	
Landscape Architect:	The Offices of Katie O'Reilly Rogers, Inc. 114 E. De La Guerra #4, Santa Barbara, CA. 93101 (805) 963-2857	
Civil Engineer:	Penfield & Smith 111 East Victoria Street, Santa Barbara, CA. 93101 (805) 963-9532	
Assessors Parcel Number:	Lot 2 - 073-330-024 Lot 4 - 073-330-026 Lot 5 - 073-330-027 Lot 6 - 073-330-028 Lot 7 - 073-330-029	
Zoning Designation:	PRD	
General Plan Designation:	Medium Density Residential	
Total Habitable S.F.	601,680 s.f.	
Total Garage & Carport S.F.	143,123 s.f.	
Non-Habitable S.F.	33,759 s.f.	
Construction Type:	V-B, 2 & 3 Story	
Occupancy Group:	R-2 People's Self Help R-2/U Market Rate Apt's 2 Story Row Townhome's 3 Plex's and 4 Plex's R-3/U Alley Homes Two Pac Homes	
Lot Size:	43.13 Gross Acres/ 22.59 Net Acres	
Density:	9.92 Du/ Gross Ac./ 18.94 Du/ Net Ac.	
F.A.R.:	780,419 s.f. / 1,879,267 s.f. = 41 F.A.R.	
Lot Coverage:		
Building Footprints:	355,176 s.f.	8.15 Acres 18.8%
Paving/ Driveway:	432,931 s.f.	9.5 Acres 23.2%
Landscaping:	1,090,636 s.f.	25.03 Acres 58.0%
Total Lot Area:	1,878,743 s.f.	43.13 Acres
Average Slope of Property:	2% to 10%	
Project Description:	People's Self Help Apts. 70 Homes Market Rate Apts. 74 Homes 2 Story Row Townhome's 119 Homes 3 Plex's and 4 Plex's 109 Homes Alley Homes 28 Homes Two Pac Homes 28 Homes Total 428 Homes	

• List of Exhibits

Cover/ Project Information Sheet	Cover Sheet
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Parking Diagram	SP-2
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Architectural Site Plan Alternative	SP-3

• Vicinity Map N.T.S.



• Date Development Plan Prepared and Revisions:

Date	Comments
3/22/10	First Submittal
6/02/10	Second Submittal

Cover Sheet, Planning, Landscape Architecture & Civil Engineering

Residential Project Summary:

Residential Area: 43.13 Gross Acres ±
21.23 Net Acres ±
Total Units: 428 Homes
Density: 18.94 Homes/Net Acre ±

Parcel A-1:

Two Pac:
Plan 1- 2,281 s.f., 4 bd. + den, 2.5 ba., 2 car garage 6 Homes
Plan 2- 2,484 s.f., 4-5 bd. w/ flex, 2.5-3 ba., 2 car garage 6 Homes

Alley Loaded:
Plan 1- 2,003 s.f., 3 bd., 2.5 ba., 2 car garage 6 Homes
Plan 2- 2,110 s.f., 4 bd., 2.5 ba., 2 car garage 5 Homes

Parcel A-2:

Two Pac:
Plan 1- 2,281 s.f., 4 bd. + den, 2.5 ba., 2 car garage 8 Homes
Plan 2- 2,484 s.f., 4-5 bd. w/ flex, 2.5-3 ba., 2 car garage 8 Homes

Alley Loaded:
Plan 1- 2,003 s.f., 3 bd., 2.5 ba., 2 car garage 9 Homes
Plan 2- 2,110 s.f., 4 bd., 2.5 ba., 2 car garage 8 Homes

Parcel B: (3 & 4 Plex)

Plan 1- 1,233 s.f., 2 bd., 2 ba., 2 car garage 10 Homes
Plan 2- 1,311 s.f., 2 bd., 2.5 ba., 2 car garage 10 Homes
Plan 3- 1,684 s.f., 3-4 bd. w/ loft option, 3 ba., 2 car garage 10 Homes
Plan 4- 1,857 s.f., 3-4 bd. w/ loft option, 2.5 ba., 2 car garage 7 Homes

Parcel C: (Two Story Townhomes)

Plan 1- 1,455 s.f., 2 bd., 2.5 ba., 2 car garage 11 Homes
Plan 2- 1,473 s.f., 3 bd., 2.5 ba., 2 car garage 12 Homes
Plan 3- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 7 Homes
Plan 3x- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 7 Homes

Parcel D: (Two Story Townhomes)

Plan 1- 1,455 s.f., 2 bd., 2.5 ba., 2 car garage 3 Homes
Plan 2- 1,473 s.f., 3 bd., 2.5 ba., 2 car garage 8 Homes
Plan 3- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 7 Homes
Plan 3x- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 7 Homes

Parcel E-1: (3 & 4 Plex)

Plan 1- 1,233 s.f., 2 bd., 2 ba., 2 car garage 7 Homes
Plan 2- 1,311 s.f., 2 bd., 2.5 ba., 2 car garage 7 Homes
Plan 3- 1,684 s.f., 3-4 bd. w/ loft option, 3 ba., 2 car garage 7 Homes
Plan 4- 1,857 s.f., 3-4 bd. w/ loft option, 2.5 ba., 2 car garage 5 Homes

Parcel E-2: (3 & 4 Plex)

Plan 1- 1,233 s.f., 2 bd., 2 ba., 2 car garage 7 Homes
Plan 2- 1,311 s.f., 2 bd., 2.5 ba., 2 car garage 7 Homes
Plan 3- 1,684 s.f., 3-4 bd. w/ loft option, 3 ba., 2 car garage 7 Homes
Plan 4- 1,857 s.f., 3-4 bd. w/ loft option, 2.5 ba., 2 car garage 5 Homes

Parcel F:

(Two Story Townhomes)
Plan 1- 1,455 s.f., 2 bd., 2.5 ba., 2 car garage 6 Homes
Plan 2- 1,473 s.f., 3 bd., 2.5 ba., 2 car garage 6 Homes
Plan 3- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 3 Homes
Plan 3x- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 3 Homes

Parcel G:

(Two Story Townhomes)
(3 & 4 Plex)
Plan 1- 1,233 s.f., 2 bd., 2 ba., 2 car garage 5 Homes
Plan 2- 1,311 s.f., 2 bd., 2.5 ba., 2 car garage 5 Homes
Plan 3- 1,684 s.f., 3-4 bd. w/ loft option, 3 ba., 2 car garage 5 Homes
Plan 4- 1,857 s.f., 3-4 bd. w/ loft option, 2.5 ba., 2 car garage 5 Homes

Parcel I:

(Market Rate Apts.)
Plan 1- 743 s.f., 1 bd., 1 ba. 30 Homes
Plan 2- 1,005 s.f., 2 bd., 2 ba. 29 Homes
Plan 3- 1,054 s.f., 2 bd., 2 ba. 9 Homes
Plan 4- 1,133 s.f., 3 bd., 2 ba. 6 Homes

Parcel H-1:

(People's Self Help)
Plan 1- 718 s.f., 1 bd., 1 ba. 14 Homes
Plan 2- 912 s.f., 2 bd., 2 ba. 6 Homes
Plan 3- 1,014 s.f., 2 bd., 2 ba. 10 Homes

Parcel H-2:

(People's Self Help)
Plan 1- 853 s.f., 2 bd., 2 ba. 5 Homes
Plan 2- 1,037 s.f., 3 bd., 2 ba. 10 Homes
Plan 3- 1,075 s.f., 3 bd., 2 ba. 10 Homes
Plan 3x- 1,030 s.f., 2 bd., 2 ba. 10 Homes
Plan 4- 1,120 s.f., 3 bd., 2 ba. 5 Homes

Residential Summary By Parcel/ Phase:

	Phase 1 11.49 Net Acres	Phase 2 11.1 Net Acres	22.59 Net Acres
Parcel - A:	12 Two-Pack S.F.D. 11 Alley S.F.D.	16 Two-Pack S.F.D. 17 Alley S.F.D.	56 Homes
Parcel - B:	37 Tri & Quad M.F.		37 Homes
Parcel - C:	37 P-2 M.F.		37 Homes
Parcel - D:	25 P-2 M.F.		25 Homes
Parcel - E:	26 Tri & Quad M.F.	26 Tri & Quad M.F.	52 Homes
Parcel - F:		18 P-2 M.F. 20 Tri & Quad M.F.	38 Homes
Parcel - G:		39 P-2 M.F.	39 Homes
Parcel - H:	30 Low-Mod Apts.	40 Low-Mod Apts.	70 Homes
Parcel - I:	74 Market Rate Apts.		74 Homes
	178 Homes 15.49 Homes/ Net Acre ±	250 Homes 22.5 Homes/ Net Acre ±	428 Homes

Phase 1 & 2 Architectural Site Plan

JUNE 2, 2010

2010025



Los Carneros
Goleta, California
Comstock Homes



SP-1

SHEET 2 OF 19



STYLE ELEMENTS

ROOF:	CONCRETE FLAT TILE ROOF
FASCIA:	WOOD FASCIA
GABLE:	KNEE BRACE DETAIL
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM TRIM
WINDOW:	VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS
ACCENTS:	DECORATIVE PREFABRICATED SHUTTERS

ELEVATION 200



STYLE ELEMENTS

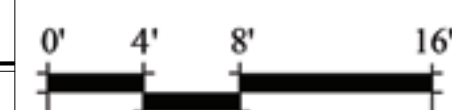
ROOF:	CONCRETE FLAT TILE ROOF
FASCIA:	WOOD FASCIA
GABLE:	KNEE BRACE DETAIL
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM TRIM
WINDOW:	VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS
ACCENTS:	DECORATIVE PREFABRICATED SHUTTERS

ELEVATION 100

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FRONT ELEVATIONS
BUILDING 100 / 200

JUNE 02, 2010
2009241



People's Self-Help Housing
Los Carneros
Goleta, California
Comstock Homes

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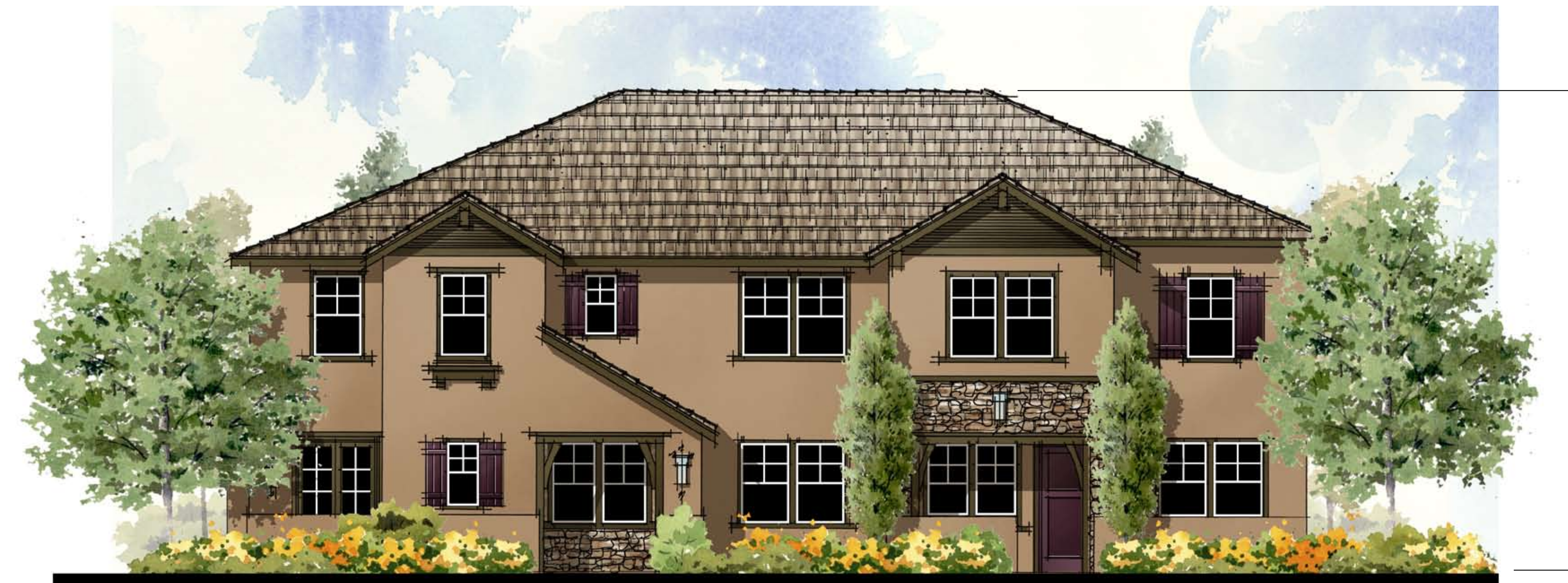
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ELEVATION "A"

STYLE ELEMENTS

- | | |
|--------------|--|
| ROOF: | CONCRETE FLAT TILE ROOF |
| FASCIA: | WOOD FASCIA TYPICAL & 2X6 WOOD BARGE BOARD & OUTLOOKERS AT GABLE |
| GABLE: | VERTICAL LAP SIDING AT GABLE |
| WALL: | STUCCO / HORIZONTAL LAP SIDING |
| TRIM: | STUCCO OVER FOAM TRIM / WOOD TRIM AT SIDING |
| WINDOW: | VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS |
| ACCENTS: | DECORATIVE PREFABRICATED SHUTTERS |
| COLUMNS: | WOOD COLUMN WITH STONE BASE |
| STONE: | MANUFACTURED STONE VENEER |
| GARAGE DOOR: | DECORATIVE METAL SECTIONAL ROLL-UP DOOR |



ELEVATION "B"

STYLE ELEMENTS

- | | |
|--------------|---|
| ROOF: | CONCRETE FLAT TILE ROOF |
| FASCIA: | WOOD FASCIA & OUTLOOKERS AT GABLE |
| GABLE: | HORIZONTAL LAP SIDING |
| WALL: | STUCCO |
| TRIM: | STUCCO OVER FOAM TRIM |
| WINDOW: | VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS |
| ACCENTS: | DECORATIVE PREFABRICATED SHUTTERS,
WOOD POST WITH BRACKET AT ENTRIES |
| STONE: | MANUFACTURED STONE VENEER |
| GARAGE DOOR: | DECORATIVE METAL SECTIONAL ROLL-UP DOOR |

FRONT ELEVATIONS

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JUNE 02, 2010
2009236



3-Plex
Los Carneros
Goleta, California
Comstock Homes

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A-9.2



ELEVATION "A"

STYLE ELEMENTS

ROOF: CONCRETE FLAT TILE ROOF
 FASCIA: WOOD FASCIA TYPICAL & 2X6 WOOD BARGE BOARD WITH RAFTER TAILS
 GABLE: HORIZONTAL LAP SIDING
 WALL: STUCCO / HORIZONTAL LAP SIDING
 TRIM: STUCCO OVER FOAM TRIM / WOOD TRIM AT SIDING
 WINDOW: VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS
 ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
 COLUMNS: WOOD COLUMN WITH STONE BASE
 STONE: MANUFACTURED STONE VENEER
 GARAGE DOOR: DECORATIVE METAL SECTIONAL ROLL-UP DOOR



ELEVATION "B"

STYLE ELEMENTS

ROOF: CONCRETE FLAT TILE ROOF
 FASCIA: WOOD FASCIA
 GABLE: HORIZONTAL LAP SIDING
 WALL: STUCCO
 TRIM: STUCCO OVER FOAM TRIM
 WINDOW: VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS
 ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
 STONE: MANUFACTURED STONE VENEER
 GARAGE DOOR: DECORATIVE METAL SECTIONAL ROLL-UP DOOR

FRONT ELEVATIONS
 PLAN 1

JUNE 02, 2010
 2009234



Alley Homes
 Los Carneros
 Goleta, California
 Comstock Homes

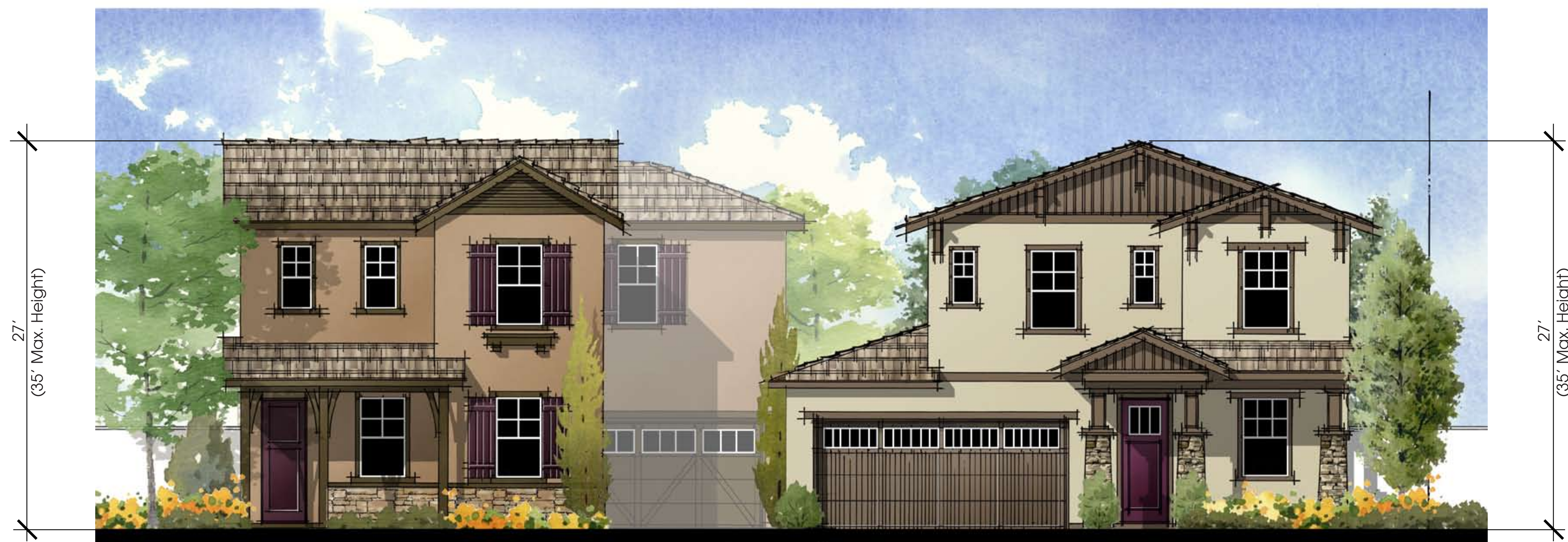
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A-11.1



ELEVATION "A"
PLAN 2

ELEVATION "B"
PLAN 1



ELEVATION "B"
PLAN 2

ELEVATION "C"
PLAN 1

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ELEVATION "A" STYLE ELEMENTS

ROOF: CONCRETE FLAT TILE ROOF
 FASCIA: WOOD FASCIA TYPICAL & 2X6 WOOD BARGE BOARD
 WALL: STUCCO / HORIZONTAL LAP SIDING
 TRIM: STUCCO OVER FOAM TRIM / WOOD TRIM AT SIDING
 WINDOW: VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS
 ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
 COLUMNS: WOOD COLUMN WITH BRACE
 GARAGE DOOR: DECORATIVE METAL SECTIONAL ROLL-UP DOOR

ELEVATION "B" STYLE ELEMENTS

ROOF: CONCRETE FLAT TILE ROOF
 FASCIA: WOOD FASCIA
 GABLE: HORIZONTAL LAP SIDING
 WALL: STUCCO
 TRIM: STUCCO OVER FOAM TRIM
 WINDOW: VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS
 ACCENTS: DECORATIVE PREFABRICATED SHUTTERS,
 WOOD POSTS WITH BRACES AT ENTRY
 MANUFACTURED STONE VENEER
 STONE: MANUFACTURED STONE VENEER
 GARAGE DOOR: DECORATIVE METAL SECTIONAL ROLL-UP DOOR

ELEVATION "C" STYLE ELEMENTS

ROOF: CONCRETE FLAT TILE ROOF
 FASCIA: WOOD FASCIA
 GABLE: VERTICAL LAP SIDING
 WALL: STUCCO
 TRIM: STUCCO OVER FOAM TRIM
 WINDOW: VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS
 COLUMNS: WOOD COLUMN WITH STONE BASE
 STONE: MANUFACTURED STONE VENEER
 GARAGE DOOR: DECORATIVE METAL SECTIONAL ROLL-UP DOOR

FRONT ELEVATIONS