



## DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services  
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### AGENDA ITEM M-3

DATE: July 13, 2010  
TO: Goleta Design Review Board  
FROM: Alan Hanson, Senior Planner  
SUBJECT: 10-043-DRB/10-044-DRB; Village @ Los Carneros; 1/71 South Los Carneros Road; APNs 073-330-024, 026, 027, 028, & 029

**APPLICANT:** Bob Comstock  
Comstock Homes  
321 12<sup>th</sup> Street  
Manhattan Beach, CA 90266

### PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The property is undeveloped and consists of 43.14 acres within the Inland Area of the City zoned PRD-275. The applicant proposes to develop a 428 unit residential project on the property.

The 428 units would be comprised of a mix of 119 townhome units, 109 units in either a tri or four-plex configuration, 56 detached single family units, 74 market rate apartments, and 70 affordable apartment units in two phases on Lots 2,4,5,6, and 7 of TM 14,500. The multifamily housing would consist of 44 1-bedroom/studio apartments, 156 2-bedroom apartments, 172 3-bedroom or more apartments. Recreational amenities are proposed including a public bike trail across the property connecting Los Carneros Road to Cortona Drive via a bridge over Tecolotito Creek, 0.89 acre community recreation center with a communal recreation building, pools (2), spa, and tot-lot/open play area for project residents, as well as a 4.82 acre neighborhood park accessible to the general public. The project includes landscaping, utilities, street and exterior building lighting, and on-street and off-street surface parking with additional garage parking for certain unit types for a total of 1,055 parking spaces.

Access to the project would be provided by a full movement, signalized intersection at Los Carneros/Calle Koral, a right-in/right-out only intersection at Los Carneros Road just east of the Los Carneros/Tecolotito Creek Bridge, and a connection to Cortona Drive via a bridge across Tecolotito Creek.

Project grading would involve 62,000 cubic yards of cut and 67,500-cubic yards of fill (net import of 5,500-cubic yards of fill). Drainage improvements consist of a system of 25 small bio retention areas and stormdrains connecting to two, 5,000+ square-foot underground detention basins that discharge into Tecolotito Creek via connections to two existing stormdrains in the eastern creek bank, one immediately north of the Los Carneros/Tecolotito Creek bridge and the other just

north of the proposed bridge across Tecolotito Creek that would connect to Cortona Drive on the west side of the creek.

Water and sewer would be provided by the Goleta Water District and Goleta West Sanitary District.

The project was filed by Tiffany Sukay, agent on behalf of Comstock Homes, property owner. Related cases: 10-043-GPA, RZ, OA, SPA, TM, DP/10-044-DP.

**BACKGROUND:**

The project was submitted on March 23, 2010. This is the first time the project has been before the DRB. There are no known violations on the property. The proposed project would replace the previously approved (February, 2008) but unconstructed Village @ Los Carneros Phase I project that consisted of 275 units.

**ANALYSIS:**

**Zoning Consistency:** *(Based on PRD zone district requirements)*

	Required	Proposed	Consistent Y/N
Front Yard Setback	Determined by approved Development Plan	Variable per proposed Development Plan	Yes/TBD
Side Yard Setback	Determined by approved Development Plan	Variable per proposed Development Plan	Yes/TBD
Rear Yard Setback	Determined by approved Development Plan	Variable per proposed Development Plan	Yes/TBD
Floor Area Guidelines	Not more than 30% of the net lot area shall be covered by buildings containing dwelling units  Not more than 50% of the net lot area shall be covered by total building coverage	20.0% of the net lot area shall be covered by buildings or structures	Yes
Building Height	No building or structure shall exceed a height of 35 feet	35± feet	Yes
Parking spaces	983 total spaces  Multiple Dwelling Units: <ul style="list-style-type: none"> <li>• Single-family dwelling = 112 spaces</li> <li>• Single bedroom or studio dwelling unit: 1 space per dwelling unit = 44 spaces</li> <li>• Two bedroom dwelling: 2 spaces per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces = 312 spaces</li> <li>• 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 = 430 spaces</li> <li>• Visitor parking: 1 space per 5 dwelling units = 85 spaces</li> </ul>	1,055 spaces	Yes

	Required	Proposed	Consistent Y/N
Landscaping/common open space	Not less than 40% of the gross acreage of the property shall be devoted to common open space	42% of the gross area of the property is devoted to common open space	Yes
Storage (trash)	N/A	Four dumpsters/screened enclosures (2 dumpsters/apartment complex)	N/A

The proposed project is consistent with the above requirements of Article III, Chapter 35 of the Municipal Code (Inland Zoning Ordinance), subject to approval of the proposed Development Plan by the Planning Commission.

**ISSUES:**

- **Overall Site Layout:** Please discuss the distribution of unit types as it pertains to overall project design, aesthetics, efficient use of the project site, and design of the circulation system.
- **Recreational Amenities:** Please comment on the adequacy of the recreational amenities for project residents.
- **Neighborhood Park:** Does the proposed park at the NW corner of the project site function as a "Neighborhood Park" per the General Plan?
- **Architectural Design:** Please comment on the compatibility and appropriateness of the architectural design of each building type as well as its integration into the project as a whole.
- **Landscape Plan:** Please discuss the adequacy of the landscape plan.
- **Visual Impacts:** Please discuss project related visual impacts associated with the 3-story apartment buildings in proximity to the Los Carneros Overpass and Calle Koral/Los Carneros intersection which are General Plan designated "Scenic Views to be Protected."
- **Story Poles:** Please advise City staff and the applicant on the need for story-poles and/or simulations to assess visual/aesthetic impacts as part of further conceptual review.
- **Exterior Colors/Materials:** Please comment on the proposed exterior colors/materials/colors as it relates to project design and compatibility with the surrounding neighborhood and visual resources in the area.
- **Lighting:** Please provide comments on project lighting.

**ATTACHMENTS:**

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