



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 L-1

DATE: July 13, 2010
TO: Goleta Design Review Board
FROM: Brian Hiefield, Assistant Planner
SUBJECT: 10-081-DRB; Encina Meadows Apartments; 5651-5739 Encina Road;
APN 069-110-074

APPLICANT: CSA Architects
Natalie Cope
330 East Canon Perdido Street, Suite A
Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes an 83 unit apartment complex including a 951-square foot clubhouse, and a pool on a 4.4 acre parcel in the DR-16 zone district. The applicant proposes to construct a 704-square foot addition to the clubhouse to house an exercise room and restroom facilities. The applicant also proposes to construct a 170-square foot detached trellis structure adjacent to a new BBQ area directly to the south of the clubhouse. The project was filed by agent Natalie Cope of CSA Architects on behalf of The Towbes Group, property owner. Related cases: 71-RZ-31; 72-M-66; 10-081-SCD; 10-081-LUP.

BACKGROUND:

The project was submitted on June 3, 2010. This is the first time the project has been before the DRB. There are no known violations on the property.

ANALYSIS:

Zoning/Development Plan Consistency:

	Required	Proposed	Consistent Y/N
Front Yard Setback	20 feet from the right-of-way line of any street	Clubhouse: 28.17 feet from right-of-way Trellis: 13.71 feet from right-of-way	TBD
Side Yard Setback	10 feet	East elevation: At least 10 feet West elevation: At least 10 feet	Yes
Rear Yard Setback	10 feet	At least 10 feet	Yes
Building Coverage	Not to exceed 25.7% of the net area of the property shall be covered by buildings containing dwelling units	26.1%	TBD
Building Height	No building or structure shall exceed a height of 35 feet	15.5 feet	Yes
Parking spaces	127 spaces	127 spaces	Yes
Open Space	Not less than 48.5% of the net area of the property shall be devoted to common open space	48.1%	TBD

The proposed project is yet to be determined consistent with the above requirements of Development Plan 72-M-66, and Article III, Chapter 35, Inland Zoning Ordinance. The project is subject to approval of a Substantial Conformity Determination by the Director of Planning and Environmental Services.

ISSUES:

- **Trellis in Front Setback:** Discuss the proposed trellis within the front yard setback.
- **Building Coverage/Open Space:** Discuss the increased Building Coverage percentage and decreased Open Space percentage.

ATTACHMENTS:

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

OWNER:
 ENCINA MEADOWS EAST LP.
 C/O The Towbes Group, Inc.
 21 E. Victoria, Ste. 200
 Santa Barbara, CA 93101
 (805) 962-2121

ARCHITECT:
 CSA Architects
 330 East Canon Perdido St., Ste. A
 Santa Barbara, CA 93101
 (805) 962-4515

ORIGINAL PROJECT DATA

GROSS LAND AREA: (524 AC)
 NET LAND AREA: 189,660 SF. (4.35 AC)
 BUILDING COVERAGE:
 APARTMENT BLD'GS: 31248 SF.
 CARPORTS: 16,800 SF.
 LAUNDRY STORAGE: 720 SF.
 TOTAL BLD'G AREA: 48,768 SF. (25.7%)

TOTAL OPEN SPACE: 91,936 SF. (47.8%)
 TOTAL D/W AND PAVING: 48,936 SF. (26.6%)
 TOTAL UNITS - 83 (59 1-BED AND 24 2-BED)
 PARKING -
 COVERED - 83
 UNCOVERED - 44
 TOTAL SPACES - 127

PROPOSED PROJECT DATA

PROPOSED BUILDING COVERAGE:
 APARTMENT BLD'GS: 31248 SF.
 CARPORTS: 16,800 SF.
 LAUNDRY STORAGE: 720 SF.
 NEW CLUBHOUSE ADD: 704 SF.
 TOTAL BLD'G AREA: 49,472 SF. (26.1%)

TOTAL OPEN SPACE: 91,932 SF. (48.1%)
 TOTAL D/W AND PAVING: 48,936 SF. (26.6%)
 PROPOSED ADDITION REDUCES
 OPEN SPACE AREA BY 0.31%

PROJECT DATA

OWNER: ENCINA MEADOWS EAST LP.
 PROJECT ADDRESS: 5651 - 5739 ENCINA ROAD
 GOLETA, CA 93111
 PARCEL NUMBER: 069-110-074
 ZONE: DR - 16
 GENERAL PLAN DES: -
 SEISMIC ZONE: 4
 OCCUPANCY: R-2 (APARTMENTS)
 CONSTRUCTION TYPE: TYPE V-B
 SPRINKLERS: NO
 BUILDING HEIGHT:
 ACTUAL HT. = 15'-6" EXISTING
 NEW PORTION = 12'-9" PROPOSED

BUILDING AREA

	GROSS	NET
EXISTING BUILDING AREA:	951 SF.	916 SF.
NEW ADDITION AREA:	704 SF.	669 SF.
TOTAL PROPOSED AREA:	1,655 SF.	1,585 SF.
ALLOWABLE BUILDING AREA:	7,000 SF.	

CODES
 CALIFORNIA BUILDING CODE, 2001 EDITION
 CALIFORNIA PLUMBING CODE, 2001 EDITION
 CALIFORNIA MECHANICAL CODE, 2001 EDITION
 CALIFORNIA ELECTRICAL CODE, 2001 EDITION
 LOCAL AMENDMENTS
 CALIFORNIA TITLE 24

THE TOWBES GROUP, INC. ENCINA MEADOWS CLUBHOUSE ADDITION

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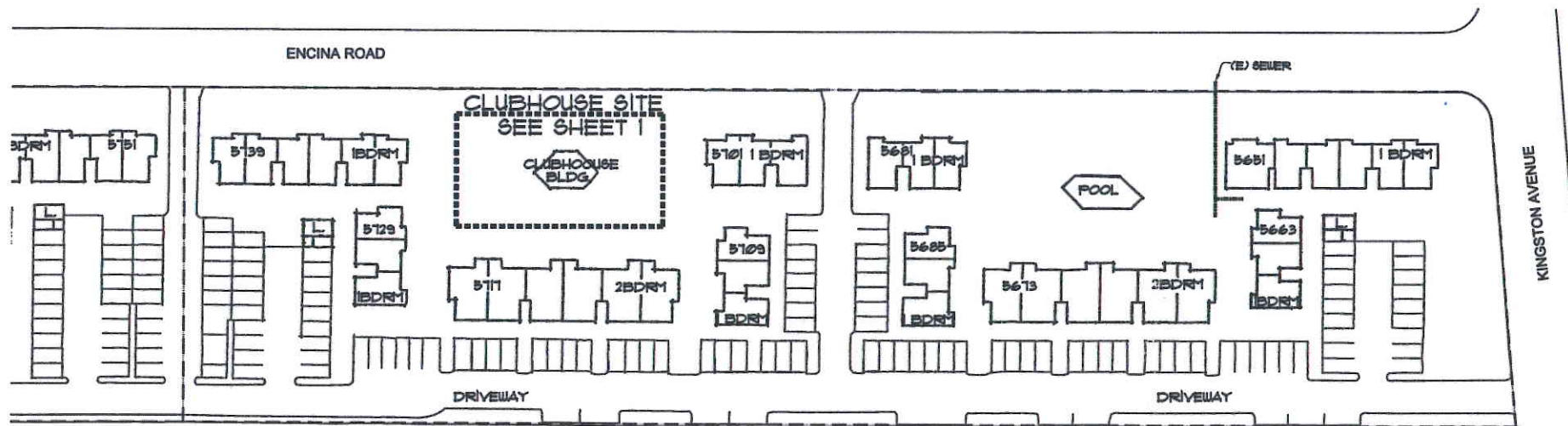
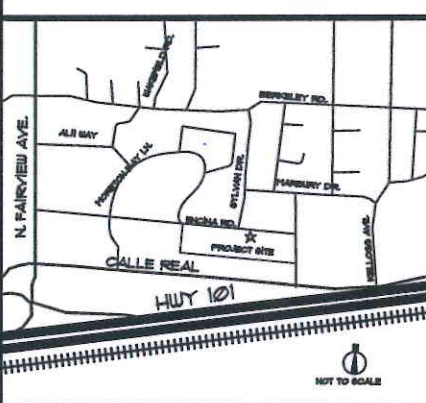
- COVER SHEET WITH OVERALL SITE PLAN
- 1 SITE PLAN AT CLUBHOUSE
- 2 FLOOR PLAN
- 3 ROOF PLAN
- 4 EXTERIOR ELEVATIONS
- P PROJECT PHOTOS

RECEIVED
 JUN 03 2010
 City of Goleta
 Planning & Environmental Svcs.

SCOPE OF WORK

AN ADDITION OF 704 SF. IS TO BE ADDED TO THE EXISTING 951 SF. CLUBHOUSE BUILDING MAKING IT A TOTAL OF 1,655 SF. A NEW BBQ AREA WITH 2 BBQ'S AND AN OVERHEAD TRELLIS STRUCTURE IS ALSO PROPOSED. THE BUILDING ADDITION REDUCES THE LANDSCAPED AREA BY 704 SF, THIS REDUCING THE OPEN SPACE BY APPROX. 0.31%. THE EXISTING BUILDING IS TO BE RAISED APPROXIMATELY 24" TO PREVENT LONG TERM AND ON GOING FLOODING ISSUES. THIS REQUIRES IMPORT OF APPROX. 100 CU YDS OF FILL.

VICINITY MAP



PROJECT SITE PLAN

THIS PLAN WAS CREATED FROM A SCANNED IMAGE AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.

APPROX. SCALE: 1"=50'-0"



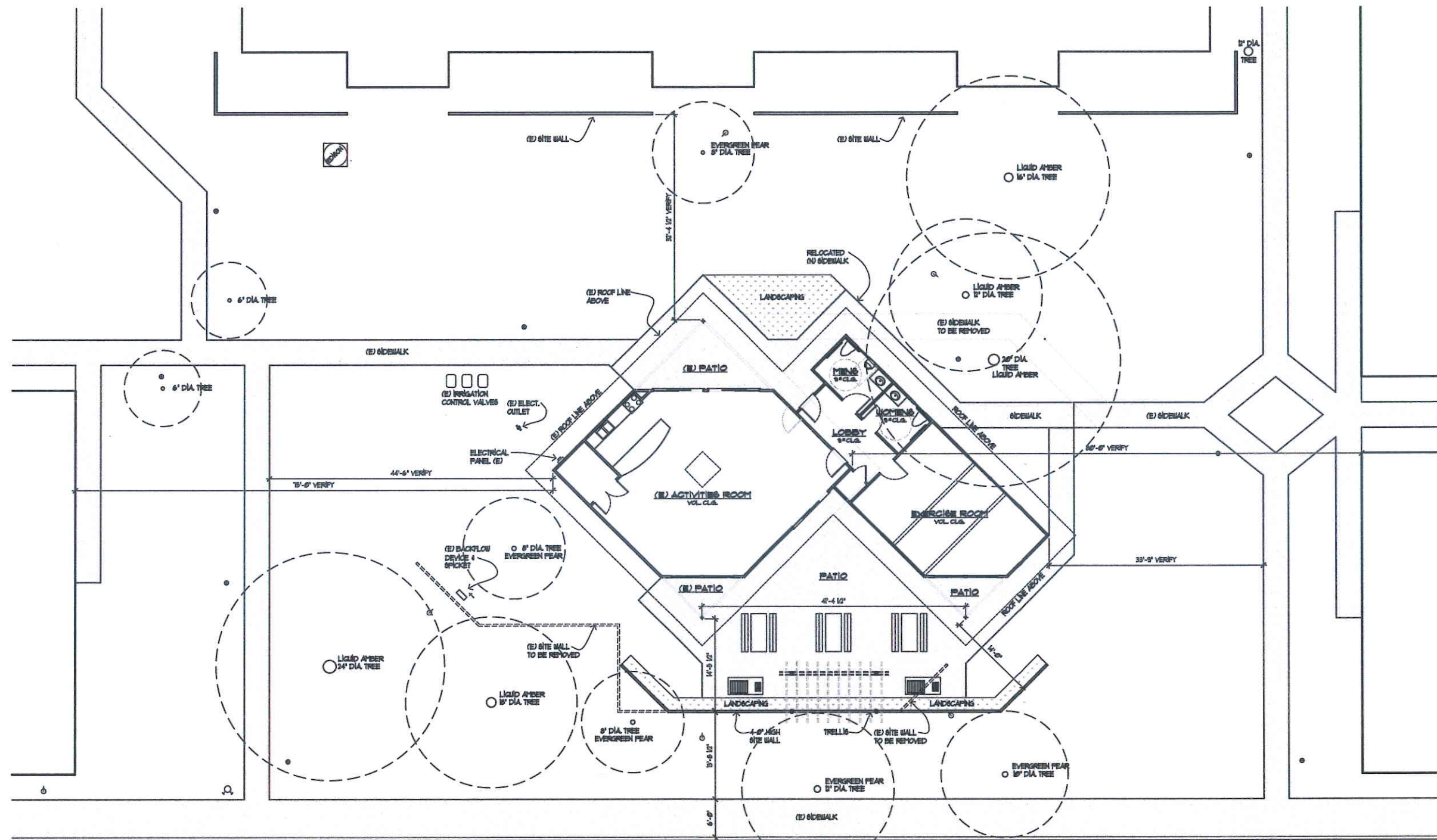
330 EAST CANON PERDIDO, SUITE A
 SANTA BARBARA, CA 93101
 805-962-4575
CSA ARCHITECTS
 CARL SCHNEIDER, AIA

THE TOWBES GROUP
 ENCINA MEADOWS CLUBHOUSE

CURRENT SET DATE:
 5-10-10
 JOB NO. 014-2000

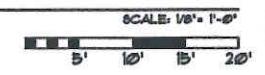
PRELIMINARY NOT FOR CONSTRUCTION

May 12, 2010 3:28:03 PM
 Drawing: CONSTRUCTION



CLUBHOUSE SITE W/ FLOOR PLAN

- LEGEND**
- (E) UP LIGHT
 - (E) PATH LIGHT
 - (E) FIRE HYDRANT



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 ENCINA MEADOWS

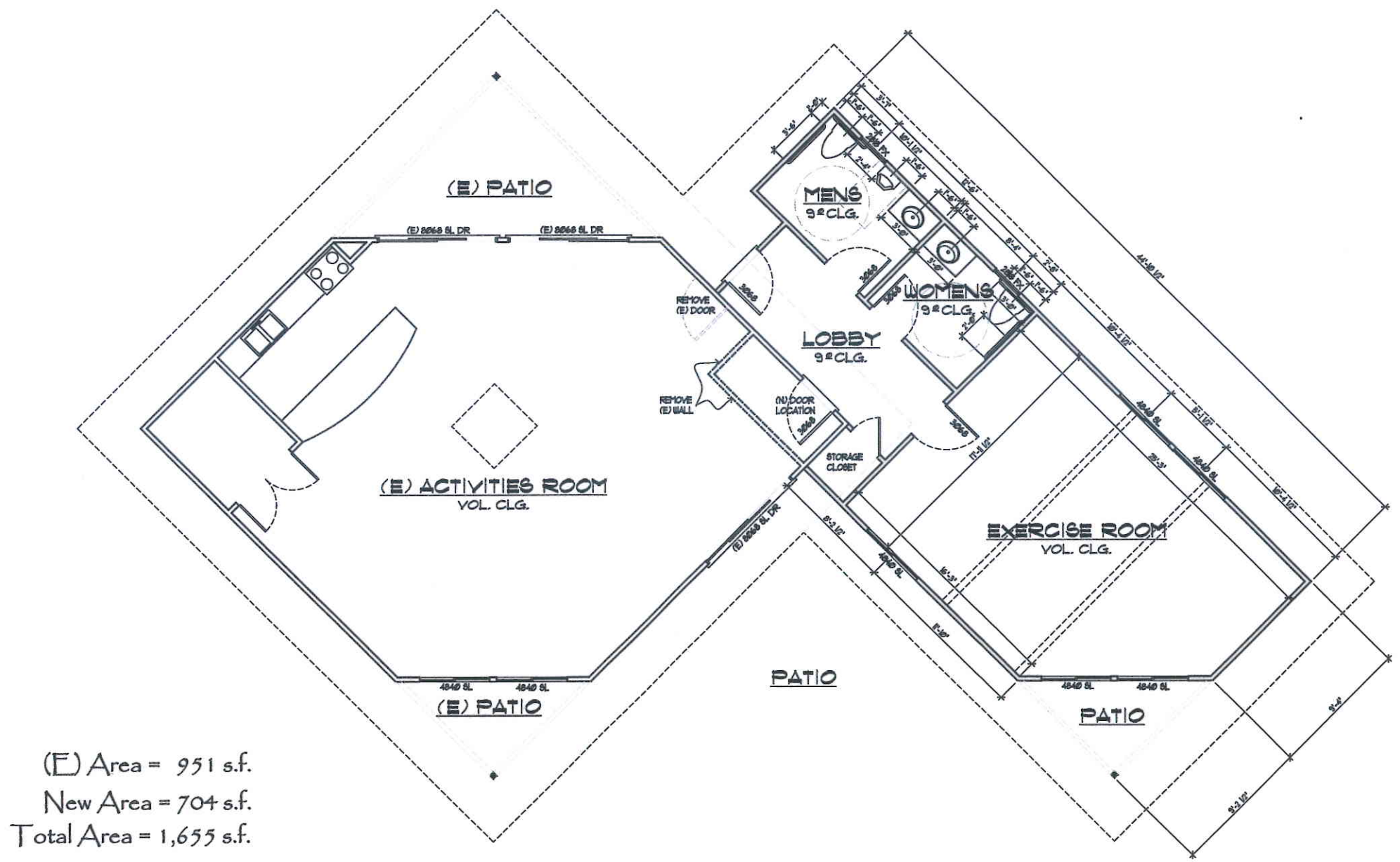
CLUBHOUSE
 SITE w/ FLOOR PLAN

014-2000
 8-10-10

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PRELIMINARY NOT FOR CONSTRUCTION

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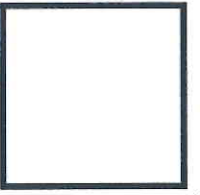
(E) Area = 951 s.f.
 New Area = 704 s.f.
 Total Area = 1,655 s.f.

CLUBHOUSE FLOOR PLAN



330 EAST CANYON PERDIDO, SUITE A
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 805.962.4575

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THE TOWBES GROUP
ENCINA MEADOWS

CLUBHOUSE
 FLOOR PLAN

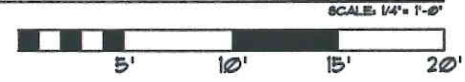
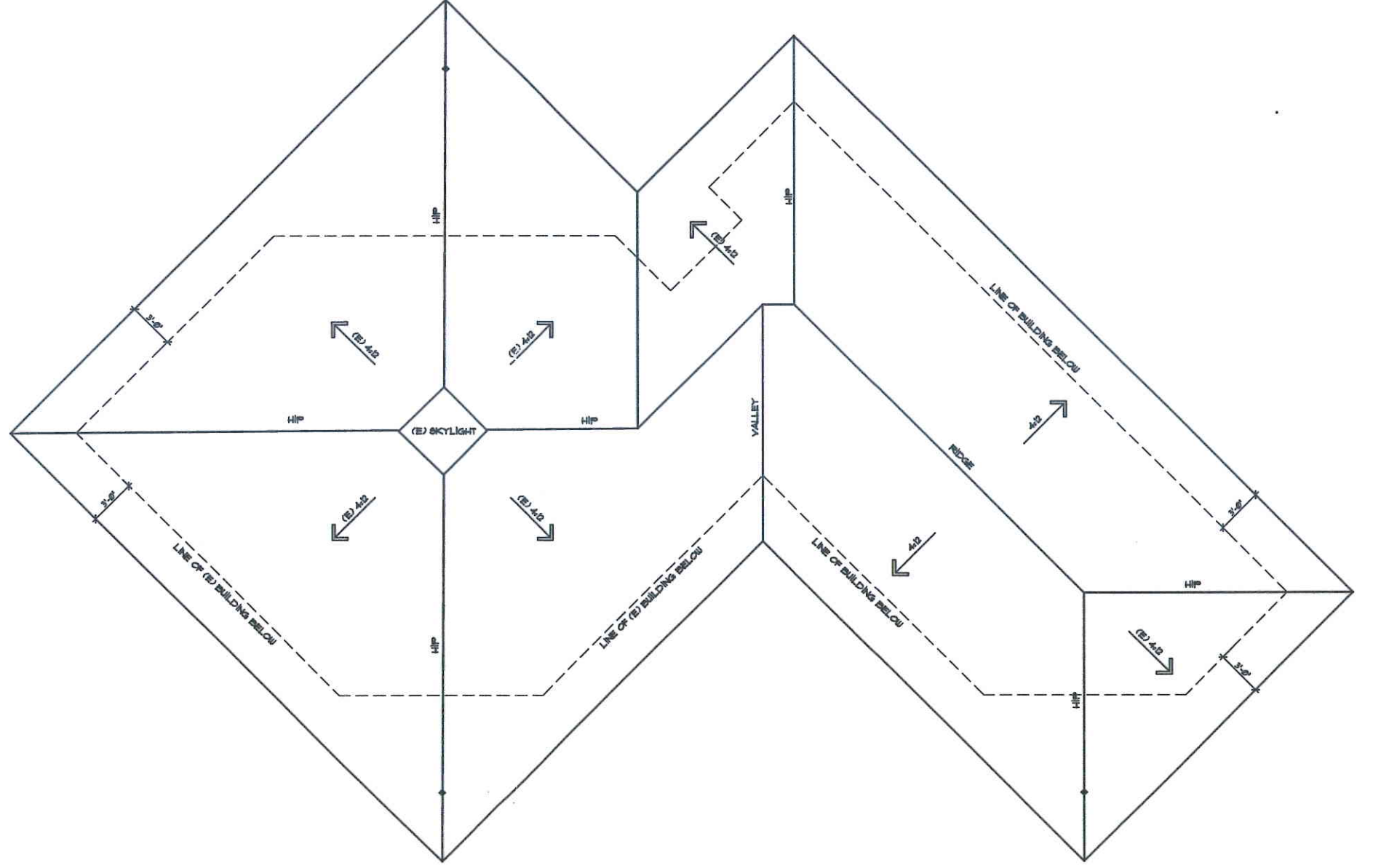
014-2000
 5-10-10

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PRELIMINARY NOT FOR CONSTRUCTION

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CLUBHOUSE FLOOR PLAN



014-2000
5-10-10

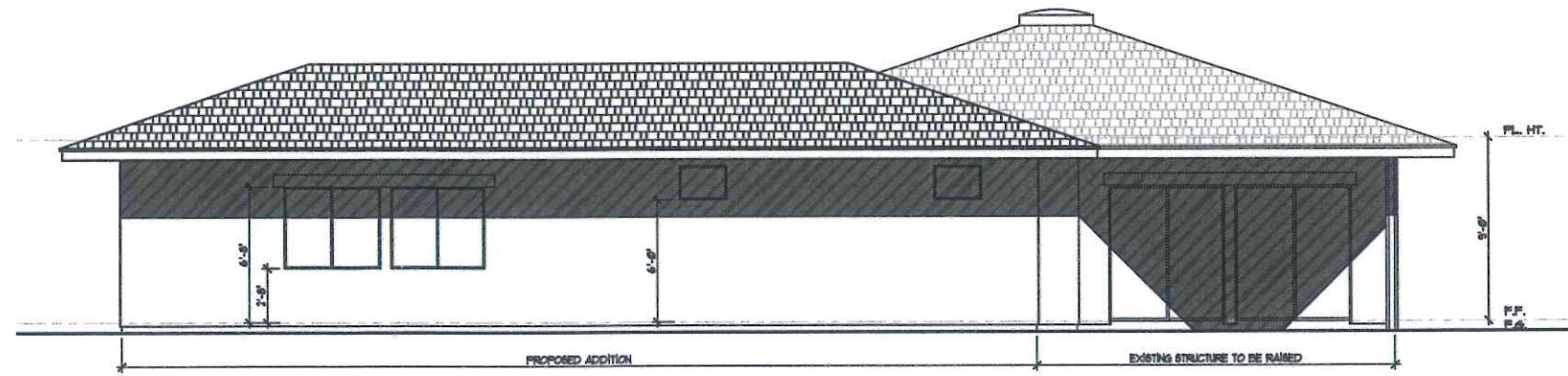
CLUBHOUSE
ROOF PLAN

THE TOWBES GROUP
ENCINA MEADOWS

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CARL SCHEIDER, AIA

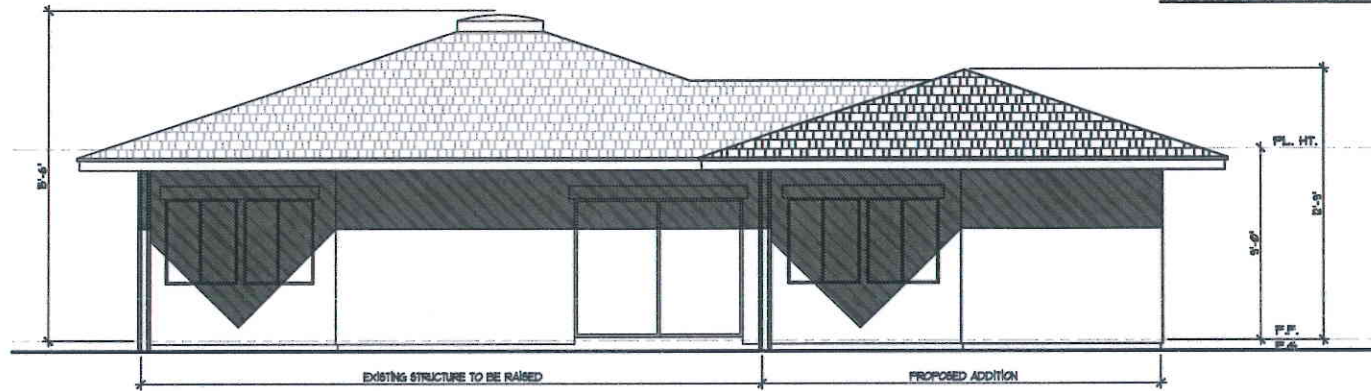
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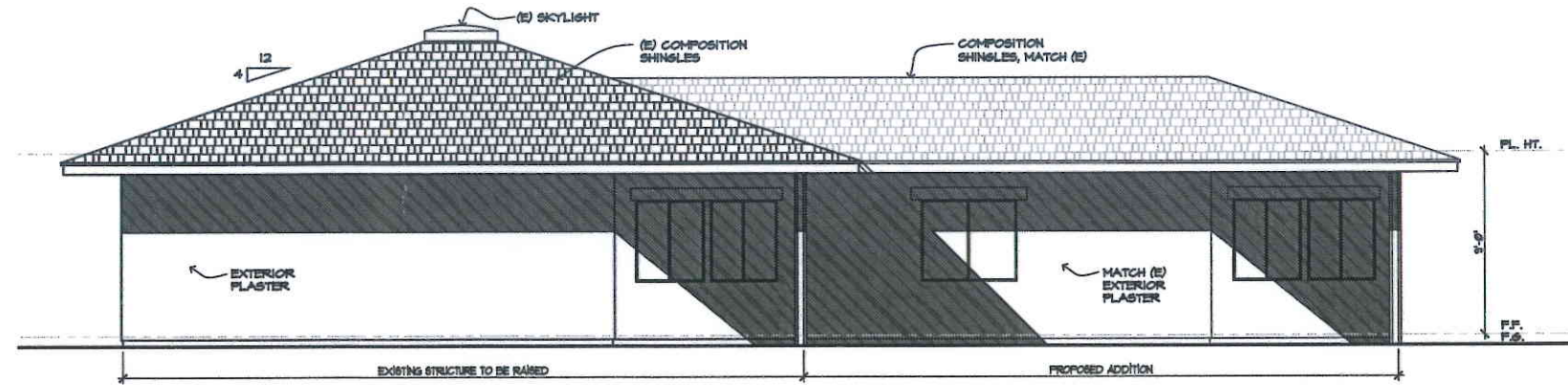
WEST ELEVATION

SCALE: 1/4" = 1'-0"



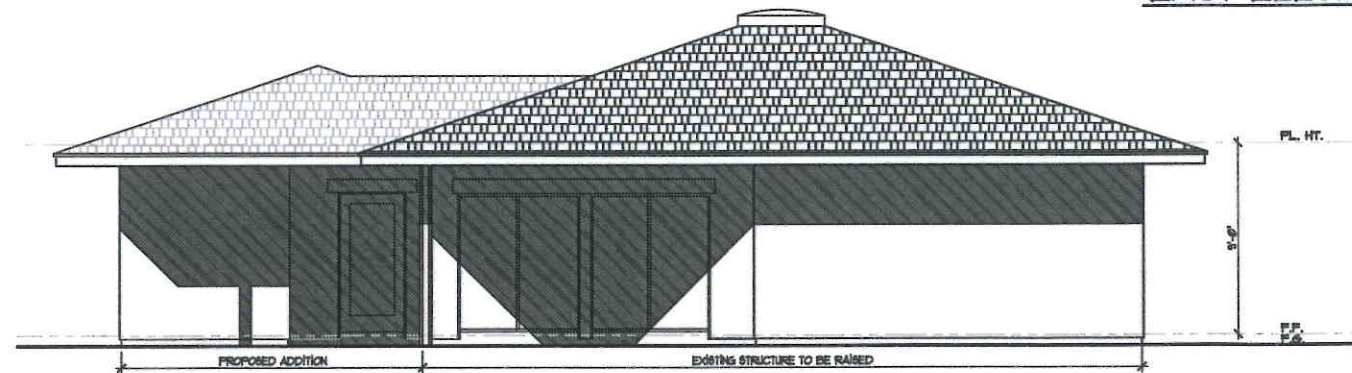
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

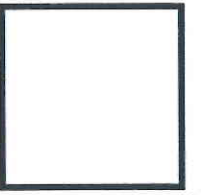
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FFi ARCHITECTS
CARL SCHNEIDER, AIA

May 15, 2010 3:28:40 PM
DRAWING: ELEVATIONS_S.DWG



THE TOWBES GROUP
ENCINA MEADOWS

TGI

CLUBHOUSE
ELEVATIONS

014-2000
5-10-10

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Clubhouse from Street (Left)



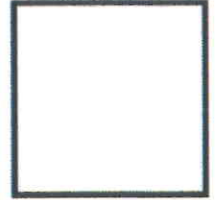
Clubhouse from Street



Clubhouse from Street (Right)

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ENCINA MEADOWS

CLUBHOUSE
 PHOTOS

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Clubhouse from South-East



Clubhouse from South-West



Across from Clubhouse (Left)



Across from Clubhouse (Center)



Across from Clubhouse (Right)