



**DESIGN REVIEW BOARD
Staff Report**

**Agenda Item M-1
Meeting Date: September 28, 2010**

TO: Goleta Design Review Board
 FROM: Laura Vik, Associate Planner; 961-7546
 SUBJECT: 08-205-DRB; Kenwood Village; Calle Real between Baker Lane and Ellwood Station Road; APNs 077-130-006, -019 and 077-141-049

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The project site is an approximately 10-acre undeveloped property in the 7300 block of Calle Real between Baker Lane and Ellwood Station Road. The site is bounded by El Encanto Creek on the west, single family residential development on the north and east, and Calle Real, then U.S. Highway 101 to the South. The site is located in the Inland Area of the City and has numerous land use and zoning designations as summarized in Table 1 below:

Table 1: Kenwood Village Land Use and Zoning Designation Summary

Parcel Number	Land Use Designation	Zoning Designation
077-130-006 (northern portion)	Single Family Residential	Design Residential 4.6 (DR 4.6) Affordable Housing Overlay Design Residential 10 (AHO DR 10)
077-130-006 (southern portion)	Agriculture	Limited Commercial (C-1)
077-130-019 (northern half)	Planned Residential 8	Single Family Residential (R-1)
077-130-019 (southern half)	Planned Residential 8	Design Residential 4.6 (DR 4.6)
077-141-049	Single Family Residential	Single Family Residential (R-1)

The applicant proposes to construct 122,594 square feet of residential development consisting of 60 residential units, consisting of 13 single family, 20 duplexes and 27 triplexes. The architectural style of the proposed buildings is intended to blend the craftsman style and the rural history of Goleta by using a mix of materials including stucco, board and bat, wood siding and shingles. The homes will also include hip roofs with exposed rafter tails, wooden brackets and gable pediment decoration, shutters and other decorative window treatments.

A total of 145 parking spaces (120 in 60 2-car garages and 25 uncovered resident and guest parking spaces are proposed on the private streets and driveways) are proposed.

Proposed amenities include a total of 40% common open space including a tot lot area, a recreational area, a trail, a pedestrian path, benches and a 3-foot post and rail fence along the El Encanto Creek Streamside Protection Area, and an 8-foot sound wall that incorporates a landscaped berm along portions of the southern and eastern property boundaries, landscaping, and exterior lighting. Southern California Edison power-lines are proposed to be undergrounded.

Vehicular access is proposed via a new connection at Calle Real. The proposal includes a gated access way to Puerto Drive that would be operable only by residents of the project and emergency personnel.

Estimated project grading would involve 41,000-cubic yards of cut and 50,000-cubic yards of fill (net import of 9,000-cubic yards).

The project was filed by agent Lisa Plowman of Peikert Group Architects, LLP on behalf of Ken Alker of Kenwood Village, LLC, property owner. Related cases: 08-205-GPA, -RZ, -TPM, -DP, -CUP.

CONTEXT:

The project has several permit components that are not within the DRB's purview, but give the project context. These additional components are the following:

- A General Plan Amendment proposes to change the Land Use Designation for all parcels to Planned Residential, and to amend the language of policy CE 11.2.
- A Rezone to change the zoning of all parcels to Design Residential 8 (DR-8).
- A Vesting Tentative Map for the subdivision of parcel 077-130-006 into 60 parcels.
- A Conditional Use Permit for the 8-foot sound wall.
- A Development Plan to regulate all aspects of the project including proposed modifications as described in the Issue section.

ISSUES

- **General Plan Policy:** The adequacy of the proposed 50-120 foot Streamside Protection Area upland buffer from El Encanto Creek, and the location of the detention basin within the proposed buffer has yet to be determined. Changes in the buffer size could result in a reconfigured site plan.
- **Zoning Ordinance (PRD):**
 - **Common Open Space/Landscaping:** Is the proposed location of the required Common Open Space/landscaping in front of the single family units appropriate?
- **Community Service Department:**
 - The applicant has been asked to provide a public pedestrian/bike access easement be provided along the eastern portion of the property to connect Puerto Drive to Calle Real.
 - The applicant has been asked to provide the public trail behind the northerly most single family units rather than in front of them on the sidewalk as currently proposed.

ATTACHMENTS:

1. Reduced 11" x 17" copies of plans (Open Space Plan, Parking Diagram, Aerial Simulations, and Color Boards)