Calle Real Hotel Project Environmental Impact Report (EIR) Public Scoping Meeting

June 18, 2020 at 4:00PM
Welcome and Introductions

• Introductions
  • City Staff
  • EIR Team
    • Wood Environment & Infrastructure Solutions, CEQA Consultants

• Agenda Overview
  • Project Overview
  • EIR Process Overview
  • Opportunities to Stay Involved
Meeting Purpose

• Begin EIR process
  • Notify the community & agencies
  • Provide project overview

• Request input on EIR scope

• Inform community about future opportunities to provide input and stay involved
Project Location

[Image of a map showing the location of the project site and surrounding areas.]
Project Site

Site Address: 5955 Calle Real
APN: 069-110-018

Site Acreage: 1.98 acres
Site Area: 57,733 square feet

Land Use and Zoning Designation: Community Commercial (C-C)

Existing Development: Commercial structure with surface parking (formerly Santa Barbara Motorsports)
Project History

Design Review Board Hearings

• August 9, 2016; November 29, 2016; November 13, 2018
  • Plan issues: size, bulk, and scale; architectural design; neighborhood compatibility
  • Suggestions for further reducing max height of the structure
  • A higher level of architecture was encouraged
  • Request for study for the need to add a crosswalk

• August 27, 2019
  • New architectural renderings presented
  • Similar plan issues: size, bulk, and scale; architectural design; neighborhood compatibility; need for pedestrian crosswalk
  • DRB comments on revised plans generally favorable, though not unanimous
  • Design of the structure improved with new Mid-Century concept design

• Concept site plans have since been revised in response to DRB concerns
# Project History

**DATE:** 08/13/2019

<table>
<thead>
<tr>
<th>DRB PLAN STATISTICS</th>
<th>1ST PLAN</th>
<th>2ND PLAN</th>
<th>3RD PLAN</th>
<th>4TH PLAN</th>
<th>1ST VS 4TH</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT SIZE</td>
<td>88,767</td>
<td>88,767</td>
<td>88,767</td>
<td>88,767</td>
<td>-5%</td>
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<tr>
<td>BUILDING COVERAGE (SF)</td>
<td>21,569</td>
<td>16,074</td>
<td>18,172</td>
<td>20,558</td>
<td>-5%</td>
</tr>
<tr>
<td>BUILDING COVERAGE (%)</td>
<td>24%</td>
<td>18%</td>
<td>20%</td>
<td>23%</td>
<td>-5%</td>
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<tr>
<td>BUILDING AREA</td>
<td>90,694</td>
<td>76,666</td>
<td>54,910</td>
<td>61,637</td>
<td>-32%</td>
</tr>
<tr>
<td>NON-SUBTRN BLDG AREA</td>
<td>73,539</td>
<td>66,768</td>
<td>54,910</td>
<td>61,637</td>
<td>-16%</td>
</tr>
<tr>
<td>STORIES</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>0%</td>
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<tr>
<td>BUILDING HEIGHT</td>
<td>40'6&quot;</td>
<td>36'3&quot;</td>
<td>34'0&quot;</td>
<td>35'0&quot;</td>
<td>-14%</td>
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<tr>
<td>HARDSCAPE/ NON-PERMEABLE</td>
<td>55,556</td>
<td>55,556</td>
<td>53,234</td>
<td>49,764</td>
<td>-10%</td>
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<tr>
<td>LANDSCAPE/ PERMEABLE</td>
<td>11,733</td>
<td>11,733</td>
<td>11,481</td>
<td>16,846</td>
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<tr>
<td>PARKING</td>
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<td>164</td>
<td>142</td>
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<tr>
<td>UNITS</td>
<td>149</td>
<td>149</td>
<td>134</td>
<td>132</td>
<td>-11%</td>
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## Project Overview

<table>
<thead>
<tr>
<th>Calle Real Hotel Project</th>
<th>Approximate SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area</td>
<td>53,733 sf</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>19,990 sf</td>
</tr>
<tr>
<td>Structure Height</td>
<td>32.5 feet (3 stories)</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35 feet</td>
</tr>
<tr>
<td>Max Building Height + equipment screen</td>
<td>39 feet</td>
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<tr>
<td>Maximum FAR</td>
<td>0.6</td>
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<tr>
<td>Publicly accessible rooftop observation deck (on the Hotel Building)</td>
<td>5,000 sf</td>
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<tr>
<td>Surface Parking</td>
<td>50,798 sf (138 spaces)</td>
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<tr>
<td>Bicycle Parking</td>
<td>8 spaces</td>
</tr>
<tr>
<td>Landscaping</td>
<td>16,380</td>
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</table>
Ground Floor Site Plan
Conceptual Project Design

1. View from Calle Real

2. View of Hotel Entry from North West
Conceptual Project Design

5 VIEW OF HOTEL FROM SOUTH WEST

6 VIEW OF HOTEL FROM WEST
Scoping Meeting Goals

• Inform public about EIR process
  • Key issues to be analyzed in EIR
  • Schedule and opportunities for public participation

• Solicit public input on EIR scope
  • Key community-environmental concerns
  • Potential alternatives and mitigation measures

• Ensure early public input is addressed in EIR
Basic Purpose of CEQA & EIR

• Inform decision makers and public of potential for significant environmental impacts
• Identify ways to avoid or significantly reduce impacts with mitigation
• Identify alternatives to prevent significant avoidable damage to the environment
• Foster public participation in planning process
• Disclose to the public the reasons behind agency decision-making for approval of projects
EIR Process Overview

NOP Comment Period/Scoping Meeting
(Ends on June 27, 2020)

Public Draft EIR Released
(45-day comment period & public meeting)

Response to Comments & Final EIR Released

Final EIR Certification & Project Approval
(Planning Commission)
Project EIR Timeline

Summer 2020
- EIR Scoping

Late Fall/Winter 2020
- Public Review of Draft EIR

Fall 2020
- Release Draft EIR

Winter/Spring 2021
- Project Approval/Finalize EIR
EIR Resource Areas

• Aesthetics
• Agriculture/Forestry Resources
• Air Quality
• Biological Resources
• Cultural Resources
• Energy
• Geology / Soils
• Greenhouse Gas Emissions
• Hazards & Hazardous Materials
• Hydrology / Water Quality
• Land Use / Planning
• Mineral Resources
• Noise
• Population / Housing
• Public Services
• Recreation
• Transportation
• Tribal Cultural Resources
• Utilities / Service Systems
• Wildfire
• Mandatory Findings of Significance
Key EIR Resource Areas

• **Aesthetics**: size, bulk and scale; light, glare

• **Air Quality**: consistency with local and regional plans; health risk from emissions

• **Cultural Resources, Tribal Cultural Resources**: buried resources; tribal consultation

• **Greenhouse Gas Emissions**: construction and long-term emissions

• **Hydrology/Water Quality**: stormwater management; runoff
Key EIR Resource Areas

• **Land Use/Planning:** consistency with land use planning; community/tourism balance; regional plans

• **Noise:** construction; long-term; nighttime

• **Transportation:** vehicle miles traveled (VMT), pedestrian amenities, and transportation demand management; roadway geometric hazards; emergency access
Potential Project Alternatives

• *Mandatory No Project / Existing Plans Alternatives* considers the existing site uses and adopted plans for the project site.

• *Reduced / Redesign Alternatives* considers reduction or change in amount of proposed uses and/or building footprints to lessen significant impacts of the project.
Scoping Comments

• Receive public comments on:
  • Technical issues to address in the EIR
  • Appropriate range of alternatives to evaluate in the EIR

• Comments should focus on the potential environmental impacts of the proposed project
Submit Scoping Comments

• **Written Comments by 4:00PM on June 27, 2019**

  Submit email or letter to:
  
  Brian Hiefield, Associate Planner
  City of Goleta
  130 Cremona Drive, Suite B
  Goleta, California 93117
  E-mail: bkiefield@cityofgoleta.org
Opportunities to Stay Involved

• Accept Scoping Comments – **Through June 27, 2020**
• Evaluate Potential Impacts, Prepare Draft EIR – **Summer 2020**
• Draft EIR Release – **Fall 2020**
• Draft EIR 45-Day Public Comment Period – **Late Fall/Winter 2020**
• City Planning Commission Hearings – **Winter 2020/2021**
• City Council Hearings – **Winter 2020/2021**

• **Project EIR Website:** [https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/ceqa-review/calle-real-hotel-project](https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/ceqa-review/calle-real-hotel-project)
Thank you for attending!

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