

PRIME DEVELOPMENT OPPORTUNITY

MATHILDA DRIVE, GOLETA, CALIFORNIA 93117

HIGHLIGHTS

4 LEGAL PARCELS
RP ZONING, MULTI-FAMILY RESIDENTIAL
LOCATED IN CITY OF GOLETA
APPROX. .98 ACRE COMBINED LOT SIZE
PROPERTY IDENTIFIED IN HOUSING ELEMENT



MULTI-FAMILY RESIDENTIAL

GOLETA ZONING ORDINANCE

RP ZONING: Planned Residential. This District is intended to provide flexibility and encourage innovation in design of residential developments by allowing a wide range of densities and housing types.

Maximum Lot Coverage: 30%

Maximum Building Height: 35 ft.

Base Zoning Density: 10 Units per acre, no minimum

Zoning Setback Requirements: Front - 20 ft, Interior Side & Rear - 10 ft

Street Side Setback: Less than 100 ft in width: 20% of lot width, min 10 ft.

Zero Side Setback Allowance: Zero-side setback may be permitted on lots with the same ownership

PRICE: \$2,000,000

TOTAL SF LAND: 42,688 SF

PRICE PER SF: \$46.85/SF

SINGLE FAMILY DEVELOPMENT
OR MULTI-FAMILY DEVELOPMENT
OPPORTUNITY

NUMEROUS STATE INCENTIVES FOR
HOUSING DEVELOPMENT

SANTA BARBARA PROPERTY GROUP INC. – BEN WILLIAMS #01847771 – 805.963.1971 – BWILLIAMS@SBPROPERTYGROUP.COM

The information provided here has been obtained from the owner of the property and other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it

Additional Information

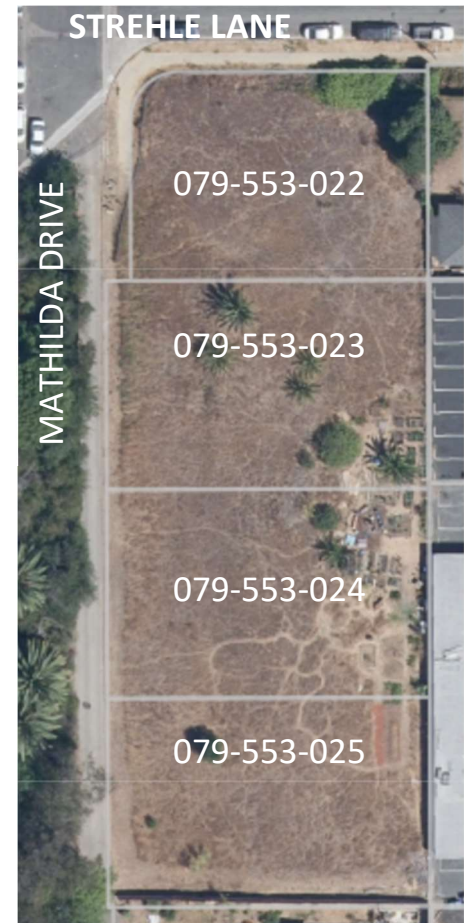
WATER SERVICE: Beginning in January 2024 the Goleta Water District resumed issuing new water allocations. New water entitlements are issued to projects following approved development plans. The entitlement cost for 1 Acre foot per year of water is \$62,553 (property does not have any applicable historic water credits)

GOLETA INCLUSIONARY REQUIREMENTS: For single family development projects and associated ADU's, there is no affordable/ inclusionary requirement. For multi-unit development projects of 5 or more units, the City of Goleta inclusionary requirement is 20%

STATE BONUS DENSITY: AB 1287 now allows a multi-family project to qualify for both 50% density bonus plus an additional "stackable" density bonus of 20% to 50% when a project provides additional set-aside low income units. Parking reductions and other waivers are available for state bonus density projects.



4 LEGAL PARCELS



PARCEL 079-553-022: 10,018 SQ. FT.

PARCEL 079-553-023: 10,890 SQ. FT.

PARCEL 079-553-024: 10,890 SQ. FT.

PARCEL 079-553-025: 10,890 SQ. FT.

SITE CHARACTERISTICS

The property is in a neighborhood surrounded by residential housing development consisting of single family and multi-family development. The site features a gentle upward slope from street level and is surrounded by existing development on 3 of 4 sides. The property benefits from close proximity to the Camino Real Shopping Center, UCSB, local bike and bus routes, and numerous dining, entertainment, and outdoor recreation opportunities.