



**TO:** Planning Commission Chair and Members

**SUBMITTED BY:** Peter Imhof, Planning and Environmental Review Director

**PREPARED BY:** Mary Chang, Supervising Planner  
Travis Lee, Associate Planner

**SUBJECT:** General Plan Amendment and Zoning Map Ordinance Amendment  
for Property Located at 421, 425, & 445 Pine Avenue Case Nos. 25-  
0007-GPA, 25-0004-ORD

**RECOMMENDATION:**

It is recommended that the Planning Commission:

1. Open a public hearing to take verbal and written testimony; and
2. After considering the evidence presented during the public hearing, adopt Resolution No. 26-\_\_ entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council 1) Approve a General Plan Amendment from General Commercial (C-G) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from General Commercial (CG) to Business Park (BP); and 3) Adopt a Notice of Exemption under the California Environmental Quality Act for the General Plan Amendment and Ordinance for the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as APN 071-130-048; Case Nos. 25-0007-GPA, 25-0004-ORD."

**APPLICANT**

Nicole Biergiel  
SEPPS Land Use Consulting LLC  
1625 State Street, Suite 1  
Santa Barbara, CA 93101

**PROPERTY OWNERS**

Goleta Business Park LLC c/o  
Pacifica Property Management, Inc.  
170 Newport Center Drive, Suite 245  
Newport Beach, CA 92660

**APPLICANT'S REQUEST / PROJECT DESCRIPTION**

On September 4, 2025, Nicole Biergiel of SEPPS Land Use Consultants ("Applicant") filed an application to change the subject property's General Plan land use and zoning designations from General Commercial (C-G) to Business Park (I-BP). No physical development is proposed and no modifications to the existing buildings are requested.

Below is a summary of the relevant dates for this project. City Council Resolution 25-32, initiating the GPA process, is provided as Attachment 2.

<i>GPA-Initiation Application Filed:</i>	<i>November 29, 2024</i>
<i>City Council General Plan Amendment Initiation:</i>	<i>August 19, 2025</i>
<i>GPA and ORD Application Filed:</i>	<i>September 4, 2025</i>
<i>GPA and ORD Application Deemed Complete:</i>	<i>October 28, 2025</i>
<i>Airport Land Use Commission Staff determination:</i>	<i>October 29, 2025</i>
<i>Tribal Consultation:</i>	<i>Completed December 22, 2025</i>
<i>DRB Review:</i>	<i>Not Applicable as no changes to existing building or site proposed</i>

## **JURISDICTION**

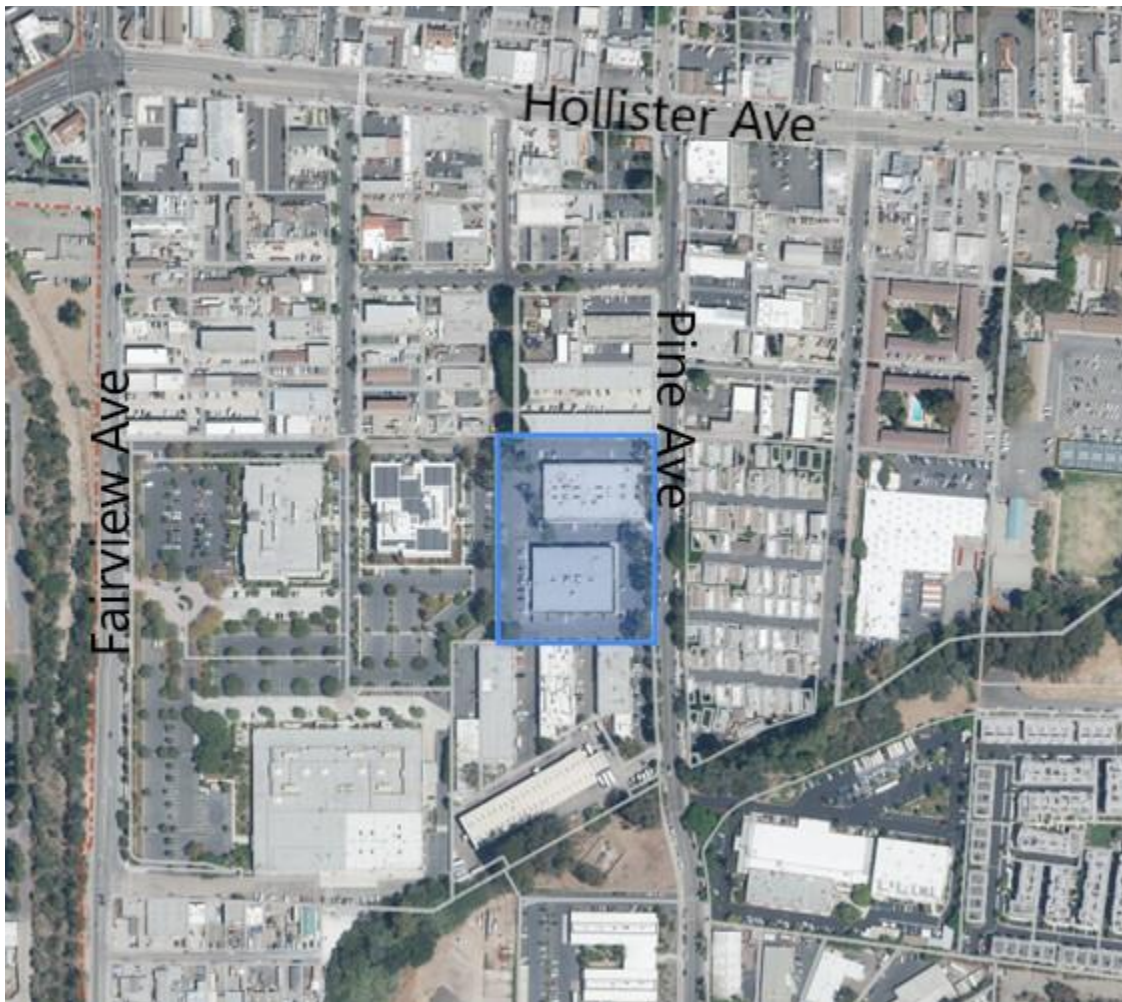
Final action on the General Plan Amendment and Ordinance Amendment requests is the responsibility of the City Council. However, Sections 65353 (General Plan) and 65854 (Zoning) of the Government Code and Chapters 17.66 (Changes to Zoning Maps) and 17.67 (Changes to the General Plan) of the Goleta Municipal Code provide that the Planning Commission shall hold a hearing on General Plan and Zoning Ordinance amendments to the Zoning Map and recommend an action to the City Council.

## **BACKGROUND:**

### ***Project Site: Location, Existing Uses, and Adjacent Land Use and Zoning***

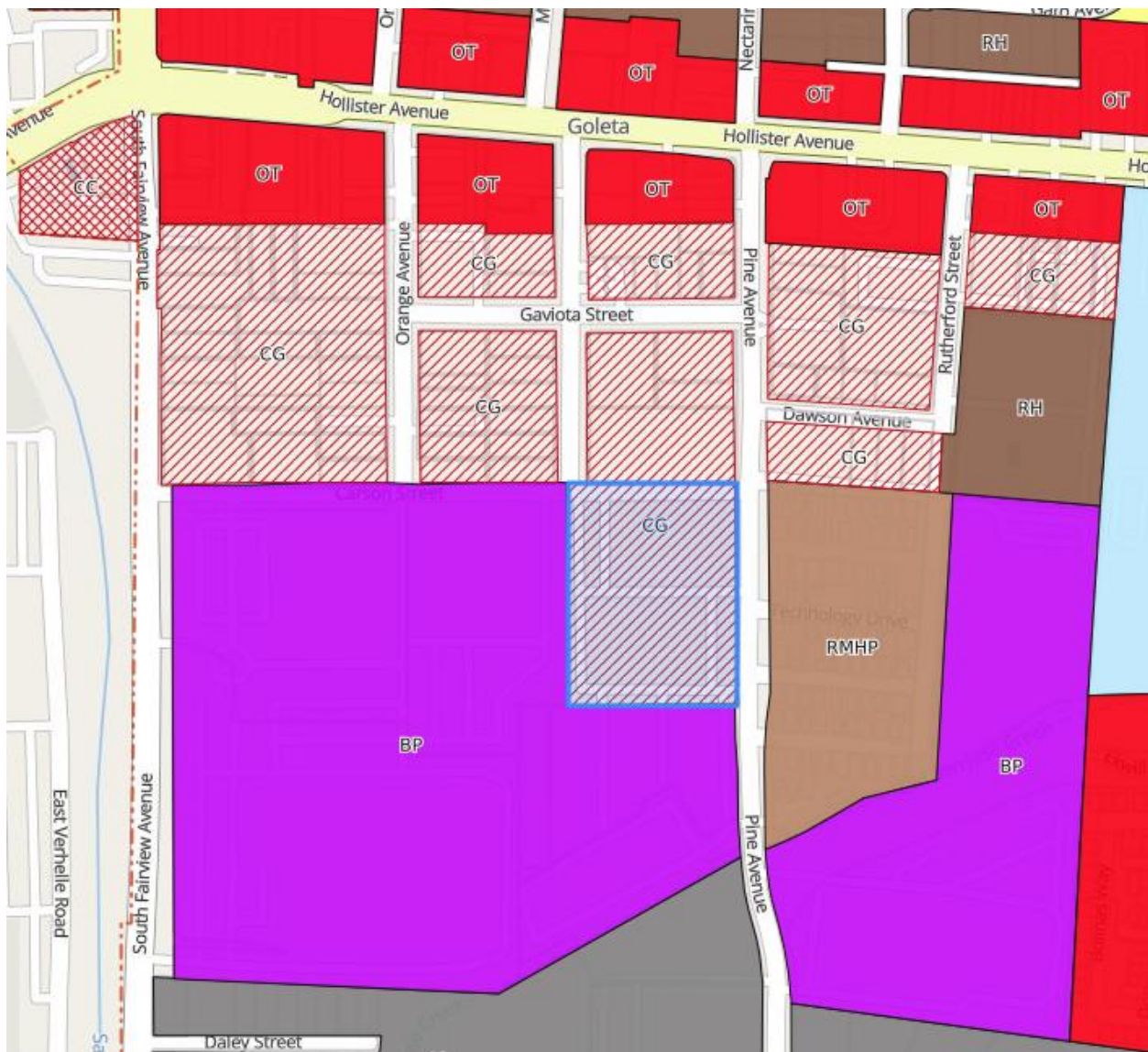
#### Site Information

The 3.4-acre subject parcel is currently owned by Goleta Business Park LLC c/o Pacifica Property Management, Inc. and is located south of Highway 101 and east of Fairview Avenue (see Figure 1: Subject Site with the parcel shaded in blue). The current General Plan land use designation and zoning at the subject site are General Commercial (C-G). The land use designation and the surrounding uses to the subject site are provided in Table 1 below. The area surrounding the subject site and existing land uses of those sites are shown in Figure 2 below.

**Figure 1: Subject Site**

<b>Table 1: Adjacent Land Use and Zoning Designations and Uses</b>		
<b>Direction</b>	<b>Current Land Use and Zoning Designation</b>	<b>Current Use</b>
North	General Commercial (C-G)	Wholesale Auto Parts
East	Residential Mobile Home Park (R-MHP)	Mobile Home Park
South	Business Park (I-BP)	Goleta Business Park
West	Business Park (I-BP)	Yardi

**Figure 2: Subject Site and Existing Land Use**



**Land Use Designation Legend:**

- Red Horizontal Stripe: General Commercial (CG)
- Purple: Business Park (BP)
- Red: Old Town (OT)
- Dark Brown: Residential – High Density (RH)
- Light Brown: Residential – Mobile Home Park (RMHP)
- Grey: General Industrial (IG)

**General Plan Amendment**

The City of Goleta adopted the Goleta General Plan/Coastal Land Use Plan (General Plan) on October 2, 2006. The General Plan contains the following seven state-required elements, and two optional elements as follows: Land Use Element, Open Space



Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element. The Land Use Element includes a Land Use Plan Map (Figure 2-1), which identifies a land use designation for each parcel in the city. Since its adoption, the General Plan has been amended on 30 occasions. The most recent amendment occurred on April 4, 2024.

#### Airport Land Use Commission (ALUC) review

The project is located in Safety Zone 6 and Review Area 1 of the Santa Barbara Airport Influence Area (AIA). Based on the Airport Land Use Compatibility Plan (ALUCP), projects that propose a General Plan Amendment within the AIA need to be reviewed by the ALUC for consistency with the ALUCP. The project was referred to the ALUC on October 28, 2025.

On October 29, 2025, SBCAG staff determined that the project would be consistent with the policies of the 2023 Santa Barbara Airport Land Use Compatibility Plan as the request would not result in additional new land use on site. As part of this determination, no formal review by the ALUC was needed. A copy of the SBCAG letter is provided as Attachment 7.

#### Native American Consultation

Notification to tribal groups is required for General Plan Amendments per Government Code § 65352.3, referred to as SB 18. Tribal groups have 90 days to request consultation after receiving the notification from the City regarding a project subject to SB 18. After receiving the tribal consultation list from the Native American Heritage Commission, the City sent out the request for consultation notification by email and certified return receipt mail on September 22, 2025. No groups requested consultation as of the 90-day deadline.

#### Site Information

Goleta Business Park was developed in the 1980s with five research, development, and technology buildings on two parcels that have served a variety of tenants. The buildings addressed as 421, 425, and 445 Pine Ave. are located on APN 071-130-048 (northern parcel) and are in the C-G designation. The buildings addressed as 475 and 485 Pine Ave. are located on 071-130-049 (southern parcel) and are in the I-BP designation. The two parcels (5 buildings) operate as one unified business park, with shared parking, ingress and egress, mailboxes, signage, and landscaping.

The business park and its structures were developed to accommodate research, development, and technology uses, with tilt-up doors and high ceilings. Historically tenants have included Hughes Santa Barbara Research, a company that developed and tested aviation-related electronics, Magnetic Data, which developed computer hard drive technology, and CBrite Solutions, which developed transistor technology. The current tenant is Yardi Systems, a major employer in the area, which also leases space in the adjacent parcel to the west to make up their four-building Goleta headquarters.

#### Previous Land Use/Zoning designations

In October 2024, the applicant raised the issue of the two different land use designations on the business complex and the impact the two different designations create. Staff's

research showed that prior to the City's adoption of the General Plan in 2006, the County had the northern parcel designated as C-3 (General Commercial).

When the City adopted its General Plan in 2006, after several years of public meetings and input, the General Plan land use designation for the northern parcel was carried forward as General Commercial. Functionally the same designation existed prior to incorporation and was consistent with what had been designated by the County. When the City adopted the zoning provision in 2020, the old County zoning of C-3 was replaced with the City's zoning district of CG (General Commercial).

The City does not have the records as to why or when the County designated the northern parcel as C-3 (General Commercial), or why it was designated differently than the southern parcel of the complex.

In summary:

- |   |   |
|---|---|
| ➤ Prior to incorporation in 2002            | C-3 (General Commercial) (County)   |
| ➤ General Plan Land Use Designation in 2006 | General Commercial (City) with C-3 zoning designation (old County zoning) |
| ➤ Rezoned with Adoption of Title 17 In 2020 | General Commercial Land Use Designation and Zone (City)                   |

**General Plan Policy LU 4.2 defines the intent of the I-BP land use designation as follows:**

*This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays, as set forth in LU 1.12. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited.*

*Performance standards for Business Park uses shall ensure that:*

- a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods.*

- b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties.*
- c. Signage will be controlled.*
- d. Curb cuts will be minimized and sharing of access encouraged.*
- e. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated.*
- f. Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the area.*

## **DISCUSSION:**

### ***General***

The applicant would like the Goleta Business Park to have a unified land use designation and has made this request to start the process to achieve that goal. Further, the applicant has no plans for physical development at the site.

Allowable use categories within C-G are listed in General Plan Table 2-2, *Allowable Uses and Standards for Commercial Use Categories*, which is provided as Attachment 3, while allowable use categories within I-BP are listed in General Plan Table 2-3, *Allowable Uses and Standards for Office and Industrial Use Categories*, which is provided as Attachment 4. The more refined specific uses relating to each category are provided in Title 17, specifically, Section 17.08.020 (Land use Regulations – Commercial Districts; Attachment 5) and 17.09.020 (Land Use Regulations – Office Districts; Attachment 6) and in Chapter 17.72 (Use Classifications).

The change to I-BP would modify the allowed uses on the subject parcel by allowing General Manufacturing (No Noxious Impacts), Research and Development, Scientific and Similar Instruments, Bio-Medical Technology, Other Advanced Technology, and Utilities.

The change to I-BP would no longer allow Professional Services, Educational Services, Entertainment and Recreation Services, Building and Construction Services, Other Services, Retail – Automotive Sales and Rentals, Auto Repair and Painting, Auto Wrecking yard/Junk Yard, Auto Service (Gas) Station, Car Wash, General Wholesale Trade, Warehousing – Self-Storage, Outdoor Storage, Assisted-Living Residential Units, and Religious Institutions.

Pursuant to Table 2-2 and 2-3 of the Land Use Element, the maximum allowable height is the same for C-G and I-BP at 35 feet. The Maximum Lot Coverage Ratio is n/a in C-G and 35% in I-BP. These standards are also reflected in Section 17.08.030 and 17.09.030 of the GMC.

## ***Findings***

Based on the analysis provided in the attached Resolution, staff believes that the Findings needed to recommend City Council approval of the requested General Plan Amendment and Ordinance Amendment can be made, as follows:

- The General Plan Amendment (GPA) requested is:
  - Consistent with the General Plan's Land Use Element Policy 3: Commercial Land Uses and Land Use Element Policy 4: Office and Industrial Uses
  - Deemed to be in the public interest, as it is more reflective of the development on the site and the ownership of the property, and could expand employment opportunities by reducing barriers to re-development and allowing a greater variety of uses.
- The Zoning Ordinance Amendment (ORD) request is:
  - Consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code, as it would (1) align the site's zoning with its proposed General Plan designation and (2) change the zoning for the site to one that is more appropriate (I-BP) based on the uses occurring on the property along with the existing buildings configurations than with the existing zoning (C-G).
  - In the interests of the general community welfare for all the aforementioned reasons and because it would reflect the existing, and previously approved, development and use on the subject property.
  - Consistent with good zoning practices as it would align the property's zoning designation with its best use (given its size, history, and adjacent uses).

## ***Traffic and Parking***

While traffic and on-site parking issues are not primary considerations for the requested change, it is important to note that use type, not zoning designation, sets the parking requirement. Whether the land use designations change or not, the same parking requirements exist as outlined in Chapter 17.39 of the GMC.

Parking requirements are based on the existing uses on the site and square footage of the building. Personal services uses are parked at 1 space for 500 sq. ft. and office uses are parked at 1 space per 300 sq. ft. If the uses in the buildings were changed in the future, staff would rely upon the provisions of Subsection 17.55.020(A) (Change of Use) to determine if additional parking could be required. If it was determined that additional parking was needed, the property owner/applicant would need to provide the additional parking on site in an acceptable manner, secure approval of a Modification (Chapter 17.62), or secure approval of the use of off-site parking (Subsection 17.38.070(C)). However, as stated above, the adequacy of the existing on-site parking spaces is not material to the requested GPA and Zoning request. Current standards for parking based



on use would require 148 parking spaces. Given that 165 spaces exist, the project as currently built exceeds today's parking standards by 17 parking spaces.

## **ENVIRONMENTAL REVIEW:**

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to the following CEQA Guidelines:

- No possibility of significant effect [Section 15061(b)(3)]
- The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment [Section 15060(c)(2)]

The existing development is located within an urbanized commercial area on a property that was previously designated and approved for commercial use. The property has also been utilized for office and business park purposes since it was originally constructed. No physical development is proposed. The property will continue to be served by existing streets and driveways and will not change the demand for the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. The change in the land use designation will not result in a change to the existing traffic generation and/or traffic patterns given the similar nature of the previous and proposed land use designations. Given the lack of physical development as well as the site's current use, historic use, adjacent uses, and historic land use and zoning designations, the proposed GPA-ORD would neither have a significant effect on the environment nor result in a direct or reasonably foreseeable indirect physical change in the environment.

Even if the project were an activity deemed to be subject to CEQA, the Project was analyzed for its potential environmental impacts in a Mitigated Negative Declaration (79-ND-31). The land use designation for the site was designated Commercial prior to City incorporation in 2002 and is unclear why it was designated differently than the southern parcel of the complex. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that unifies the existing office complex. The change of designation would not result in any new development on the site and would not result in any change of use. The 2006 GP/CLUP Final Environmental Impact Report (FEIR) (State Clearing House Number 2005031151) anticipated continued commercial use (specifically, C-G uses) at the subject site (2006 GP/CLUP FEIR Figure 3.10-4, Proposed Land Use Map). Therefore, the General Plan Amendment and Zone Amendment from C-G to I-BP to make the land use designation for the site match with the existing uses on the adjacent parcel that shares parking and circulation would not result in new or more significant environmental effects from those that were analyzed in the 2006 GP/CLUP FEIR. For this reason, no further environmental review is required (Pub. Resources Code §§ 21000 et seq.; State CEQA Guidelines § 15162).

## **PUBLIC NOTICE**

In accordance with Government Code Section 65854, public notice for this hearing was provided in the following manner before the Planning Commission hearing:

- Posted on the subject site on January 9, 2026 (a minimum of 15 days before the meeting); and
- Published in the Santa Barbara Independent on December 31, 2025, and sent by First Class mail to property owners and tenants within 500 feet, on December 17, 2025 (a minimum of least 20 days before the Planning Commission hearing).

## **CONCLUSION & STAFF RECOMMENDATION**

The proposed General Plan Amendment and Ordinance Amendment would make the subject property's land use and zoning designations uniform across the complex. As discussed above, no significant new impacts would result from approving the requested General Plan and Ordinance amendments.

For the reasons outlined in this staff report and the attached Resolution, staff recommends that the Planning Commission recommend that the City Council approve the requested General Plan and Ordinance amendments.

## **APPEALS PROCEDURE**

The City Council is the decision-maker on this project. The Planning Commission action is advisory to the City Council. As such, and consistent with Section 17.52.120 of the Goleta Municipal Code, the Planning Commission's recommendation cannot be appealed.

**LEGAL REVIEW BY:** Winnie Cai, Assistant City Attorney

**APPROVED BY:** Peter Imhof, Planning and Environmental Review Director

## **ATTACHMENTS:**

1. Resolution No. 26-\_\_ entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council 1) Approve a General Plan Amendment from General Commercial (C-G) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from General Commercial (CG) to Business Park (BP); and 3) Adopt a Notice of Exemption under the California Environmental Quality Act for the General Plan Amendment and Ordinance for the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as APN 071-130-048; Case Nos. 25-0007-GPA, 25-0004-ORD"

Exhibit A: CEQA Notice of Exemption

Exhibit B: Proposed General Plan Land Use Map (Figure 2-1) Designation Change

Exhibit C: Proposed Zoning Map Change

2. City Council Resolution 25-32, initiating the General Plan Amendment process
3. General Plan Table 2-2 Allowable Uses and Standards for Commercial Use Categories
4. General Plan Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories
5. Table 17.08.020 Land Use Regulations for Commercial districts
6. Table 17.09.020 Land Use Regulations for Office districts
7. Santa Barbara Airport Land Use Compatibility Plan Consistency Determination
8. Applicant's Justification Statement
9. Staff Presentation

## **ATTACHMENT 1**

Goleta Business Park General Plan Amendment and Rezone

Planning Commission Resolution



**RESOLUTION NO. 26-\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL 1) APPROVE A GENERAL PLAN AMENDMENT FROM GENERAL COMMERCIAL (C-G) TO BUSINESS PARK (I-BP); 2) ADOPT AN ORDINANCE AMENDMENT TO THE ZONING MAP FROM GENERAL COMMERCIAL (CG) TO BUSINESS PARK (BP); AND 3) ADOPT A NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE GENERAL PLAN AMENDMENT AND ORDINANCE FOR THE 3.4-ACRE SUBJECT PROPERTY LOCATED AT 421, 425, & 445 PINE AVENUE KNOWN AS APN 071-130-048; CASE NOS. 25-0007-GPA, 25-0004-ORD.**

**WHEREAS**, the Goleta General Plan/Coastal Land Use Plan (General Plan) is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

**WHEREAS**, California Government Code Sections 65350 et seq. authorize cities and counties to prepare, adopt and amend General Plans and their elements; and

**WHEREAS**, California Government Code Section 65358(a) reads, "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted General Plan. An amendment to the General Plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the General Plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment"; and

**WHEREAS**, City Council Resolution No. 12-13 and Goleta Municipal Code Chapter 17.67 establish a procedure for the initiation of processing of requests for a General Plan Amendment; and

**WHEREAS**, City Council Resolution No. 12-13 and Goleta Municipal Code subsection 17.67.030(B) require the City Council to consider certain factors for the initiation of General Plan amendments, including consistency with the Guiding Principles and Goals of the General Plan, no material effect on the community or the General Plan, providing additional public benefit to the community as compared to the existing land use designation or policy, availability of or the future study of the availability of public services, or rules or regulations that may drive the need to amend the General Plan; and

**WHEREAS**, on November 29, 2024, Nicole Biergiel of SEPPS, Inc. (Agent) submitted a request for the initiation of a General Plan Amendment to the land use designation to Assessor's Parcel Number 071-130-048 (Site) on behalf of Goleta Business Park LLC c/o Pacifica Property Management, Inc (property owner); and

**WHEREAS**, the existing General Plan land use designation for the Site is General Commercial (C-G) and the Applicant is seeking the initiation of a General Plan Amendment affecting Figure 2-1 of the Land Use Element to change the land use designation from C-G to Business Park (I-BP) to allow I-BP uses at the Goleta Business Park and to unify land use designations across the office complex; and

**WHEREAS**, on August 19, 2025, City Council Adopted Resolution No. 25-32 initiating a General Plan Amendment to the land use designation from C-G to I-BP as requested to Assessor's Parcel Number 071-130-048; and

**WHEREAS**, on September 4, 2025, Nicole Biergiel of SEPPS, Inc. (Agent) submitted a request for a General Plan Amendment and amendment to the City of Goleta's Zoning Map ("Ordinance Amendment" or "rezone") to the land use designations to Assessor's Parcel Number 071-130-048 (Site) on behalf of the Goleta Business Park LLC c/o Pacifica Property Management, Inc (property owner); and

**WHEREAS**, on October 28, 2025, the project was referred to the Airport Land Use Commission (ALUC) and on October 29, 2025 the Santa Barbara County Association of Governments (SBCAG) staff determined that the project would be consistent with the policies of the 2023 Santa Barbara Airport Land Use Compatibility Plan as the request would not result in additional new land use on site. As part of this determination, no formal review by the ALUC was needed; and

**WHEREAS**, on September 22, 2025, physical letters and emails were sent to five (5) tribal groups identified to be traditionally and culturally affiliated with the Goleta area by the Native American Heritage Commission notifying tribes of the proposed General Plan Amendment and the opportunity to consult on the project; and

**WHEREAS**, no tribal groups requested to engage in consultation which occurred and concluded on December 22, 2025; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on January 26, 2026, at which time all interested were given an opportunity to be heard. Mailed and published notice of the meeting was provided a minimum of 20-days prior to the hearing; and

**WHEREAS,** the Planning Commission considered the entire administrative record, including staff reports, the General Plan, and oral and written testimony from interested persons;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, AS FOLLOWS:**

**SECTION 1:** *Recitals:* The Planning Commission finds and declares that the above recitals are true and correct

**SECTION 2:** *Factual Findings and Conclusions:* The Planning Commission finds as follows:

- A. The Project site is developed with 44,274 SF in two commercial buildings on an approximately 3.4-acre site (Assessor's Parcel No. 071-130-048);
- B. The Project site currently has a General Plan land use designation of General Commercial (C-G), and a zoning designation CG General Commercial. The Applicant is seeking a General Plan amendment and a Zoning Ordinance Amendment to change these designations to Business Park (I-BP) and Business Park (BP). No physical changes on the property are proposed or requested;
- C. The Project site includes a total of 165 parking spaces;
- D. There is no additional development proposed.
- E. The Project site has adequate ingress and egress that also meets Fire Department requirements; and
- F. The factual findings and conclusions in this Section are based upon substantial evidence found within the entirety of the administrative record.

**SECTION 3:** *Environmental Assessment for the Project.* The Planning Commission makes the following environmental findings:

- A. The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15061(b)(3) (No possibility of a significant effect) and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

The existing development is located within an urbanized commercial area on a property that was previously designated and approved for commercial use. The property has also been utilized for office and business park uses purposes since it was originally constructed over 40 years ago. No physical development is proposed. The property will continue to be served by existing streets and driveways and will not change the demand on the existing level of services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. The change in the land use designation will not result in a change to the existing traffic generation and/or traffic patterns given the similar nature of the previous and proposed land use designations. Given the lack of physical development as well as the site's current use, historic use, adjacent uses, and historic land use and zoning designations, the proposed GPA-ORD would neither have a significant effect on the environment nor result in a direct or reasonably foreseeable indirect physical change in the environment.

Even if the project were an activity deemed to be subject to CEQA, the Project was analyzed for its potential environmental impacts in a Mitigated Negative Declaration (79-ND-31). The land use designation for the site was designated Commercial prior to City incorporation in 2002 and is unclear why it was designated differently than the southern parcel of the complex. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that allows unifies the existing office complex. The change of designation would not result in any new development on the site and would not result in any change of use. The 2006 GP/CLUP Final Environmental Impact Report (FEIR) (State Clearing House Number 2005031151) anticipated continued commercial use (specifically, C-G uses) at the subject site (2006 GP/CLUP FEIR Figure 3.10-4, Proposed Land Use Map). Therefore, the General Plan Amendment and Zone Amendment from C-G to I-BP to make the land use designation for the site match with the existing uses on the adjacent parcel that shares parking and circulation would not result in new or more significant environmental effects from those that were analyzed in the 2006 GP/CLUP FEIR. For this reason, no further environmental review is required (Pub. Resources Code §§ 21000 et seq.; State CEQA Guidelines § 15162).

- B. There is substantial evidence in the record showing that the land use changes proposed are not an activity subject to CEQA. If the proposed land use designation and zone map amendments were a project under CEQA, there is substantial evidence in the record demonstrating that the land use and zone map changes do not trigger further environmental



review under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162;

- C. A Notice of Exemption is attached as Exhibit A and was prepared in full compliance with CEQA.

**SECTION 4:** General Plan Amendment Findings. The Planning Commission makes the following Findings pursuant to Subsection 17.67.040(C) of the Goleta Municipal Code:

- A. *The amendment is consistent with the guiding principles and goals of the General Plan.*

The proposed General Plan Amendment as shown in Exhibit B conforms to Land Use Element Guiding Principles and Goals 4, to “Maintain economic prosperity with a sustainable economy that is not based on growth” as the proposed land use designation change would resolve the existing non-conforming status of current uses of the site, while also allowing the site to be used for a greater variety of appropriate land uses, without the need for physical change or development of the property.

- B. *The amendment is deemed to be in the public interest.*

The proposed amendment will enable existing businesses to continue operating and contributing to the mix of employers currently found in the Business Park and allow the Business Park to lease to tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may not be able to operate or not be able to expand their operations as may be desired, nor would new BP tenants be able to take advantage of the three buildings at the site based on the differing land use designations. Ensuring continued and future use of the site by BP tenants benefits the public by establishing long-term viability of the site to be used by entities that typically provide more, higher-paying employment opportunities for residents.

**SECTION 5:** Ordinance Amendment (rezone) Findings. The Planning Commission makes the following findings pursuant to Subsection 17.66.040(B) of the Goleta Municipal Code:

- A. *The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code.*

Goleta Business Park is an existing business park campus with tenants that currently operate and employ people in the community. The requested Amendment to the General Plan land use designation intends to align the existing uses and the design and layout of the structures and site with the General Plan and ensure continued use is consistent with the General Plan. Rezoning the parcel from CG to BP would help attract future tenants who could utilize the existing structures for their intended use.

*B. The amendment is in the interests of the general community welfare.*

The proposed amendment will enable the Property Owner to have uniformity of zoning throughout the campus thereby facilitating a vibrant mix of employers currently found in the Business Park and allow the Business Park to lease to tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may not be able to operate or not be able to expand their operations as may be desired.

*C. The amendment is consistent with good zoning and planning practices.*

The proposed project is to change the GP/CLUP land use designation to a designation that unifies the existing office complex. Rezoning the parcel ensures the continuation of established businesses that are a part of the economic fabric of the area and provide employment and services for our community in conformance with the zoning ordinance.

**SECTION 6: Recommendation.** The Planning Commission recommends that the City Council take the following actions:

- A. Find that the proposed land use designation changes are exempt from the California Environmental Quality based on the Findings provided in Section 3 and adopt the proposed Notice of Exemption (NOE) provided as Exhibit A.
- B. Adopt the General Plan Land Use Amendment from General Commercial (C-G) to Business Park (I-BP) as reflected in Exhibit B based on the Findings provided in Sections 1-5 above.
- C. Adopt the Ordinance Amendment to the Title 17 Zoning Designation Map from General Commercial (CG) to Business Park (BP) as reflected in Exhibit C based on the Findings provided in Sections 1-5 above.
- D. Direct staff to direct the applicant to file the Notice of Exemption (NOE) (Exhibit A) within five (5) business days after the Council action.

**SECTION 7:** *Reliance on Record.* Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

**SECTION 8:** *Limitations.* The Planning Commission's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's lack of knowledge of future events. In all instances, the best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state and national problems and issues. The city must work within the political framework within which it exists and with the limitations inherent in that framework.

**SECTION 9:** *Summaries of Information.* All summaries of information in the findings, which preceded this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

**SECTION 10:** This Resolution will remain effective until superseded by a subsequent Resolution.

**SECTION 11:** The City Clerk is directed to mail a copy of this Resolution to SEPPS Land Use Consultant, LLC and to any other person requesting a copy.

**SECTION 12:** This Resolution will become effective immediately upon adoption.

**SECTION 13:** The City Clerk will certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

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JENNIFER FULLERTON  
CHAIR

ATTEST:

APPROVED AS TO FORM:

---

DEBORAH S. LOPEZ  
CITY CLERK

---

WINNIE CAI  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SANTA BARBARA        )  
CITY OF GOLETA                        )       ss.

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO  
HEREBY CERTIFY that the foregoing Resolution No. 26-\_\_ was duly adopted  
by the Planning Commission of the City of Goleta at a regular meeting held on  
the 26<sup>th</sup> day of January, 2026 by the following roll-call vote of the Planning  
Commission:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK

Exhibit A: Notice of Exemption

Exhibit B: Proposed General Plan Land Use Map (Figure 2-1) Designation  
Change

Exhibit C: Proposed Zoning Map Change

**To:** ☐ Office of Planning and Research  
P.O. Box 3044, 1400 Tenth St. Rm. 212  
Sacramento, CA 95812-3044

**From:** City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

☒ Clerk of the Board of Supervisors  
County of Santa Barbara  
105 E. Anapamu Street, Room 407  
Santa Barbara, CA 93101



**Subject:** Filing of Notice of Exemption

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**Project Title:**

General Plan Amendment and Zoning Map Ordinance Amendment for 421, 425, & 445 Pine Avenue known as APN 071-130-048  
Case No. 25-0007-GPA; 25-0004-ORD

**Project Applicant:**

Nicole Biergiel of SEPPS, Inc.  
On behalf of Goleta Business Park LLC c/o Pacifica Property Management Inc, Property Owner

**Project Location (Address and APN):**

421, 425, & 445 Pine Avenue  
Goleta, CA 93117  
County of Santa Barbara  
APN: 071-130-048

**Description of Nature, Purpose and Beneficiaries of Project:**

The request is to amend the subject property's General Plan land use and zoning designations from General Commercial (C-G) to Business Park (I-BP). No physical development is proposed, and no modifications are requested.

The purpose of the project is to change the land use designations to have uniform land use designations throughout the complex. The beneficiary of the project is the property owner.

**Name of Public Agency Approving the Project:**

City of Goleta City Council

**Name of Person or Agency Carrying Out the Project:**

Nicole Biergiel of SEPPS, Inc.  
On behalf of Goleta Business Park LLC c/o Pacifica Property Management Inc, Property Owner

**Exempt Status:** *(check one)*

- ☒ Categorical Exemption: § 15061(b)(3) (No possibility of a significant effect); and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

**Reason(s) why the project is exempt:**

## **NOTICE OF EXEMPTION (NOE)**

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The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15061(b)(3) (No possibility of a significant effect) and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

The existing development is located within an urbanized commercial area on a property that was previously designated and approved for commercial use. The property has also been utilized for office and business park purposes since it was originally constructed. No physical development is proposed. The property will continue to be served by existing streets and driveways and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. The change in the land use designation will not result in change to the existing traffic generation and/or traffic patterns given the similar nature of the previous and proposed land use designations. Given the lack of physical development as well as site’s current use, historic use, adjacent uses, and historic land use and zoning designations, the proposed GPA-ORD would neither have a significant effect on the environment nor result in a direct or reasonably foreseeable indirect physical change in the environment.

Even if the project were an activity deemed to be subject to CEQA, the Project was analyzed for its potential environmental impacts in a Mitigated Negative Declaration (79-ND-31). The land use designation for the site was designated Commercial prior to City incorporation in 2002 and is unclear why it was designated differently than the southern parcel of the complex. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that unifies the existing office complex. The change of designation would not result in any new development on the site and would not result in any change of use. The 2006 GP/CLUP Final Environmental Impact Report (FEIR) (State Clearing House Number 2005031151) anticipated continued commercial use (specifically, C-G uses) at the subject site (2006 GP/CLUP FEIR Figure 3.10-4, Proposed Land Use Map). Therefore, the General Plan Amendment and Zone Amendment from C-G to I-BP to make the land use designation for the site match with the existing uses on the adjacent parcel that shares parking and circulation would not result in new or more significant environmental effects from those that were analyzed in the 2006 GP/CLUP FEIR. For this reason, no further environmental review is required (Pub. Resources Code §§ 21000 et seq.; State CEQA Guidelines § 15162).

### **City of Goleta Contact Person, Telephone Number, and Email:**

Travis Lee, Associate Planner  
805-562-5528  
tlee@cityofgoleta.gov

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Signature

Title

Date

## **NOTICE OF EXEMPTION (NOE)**

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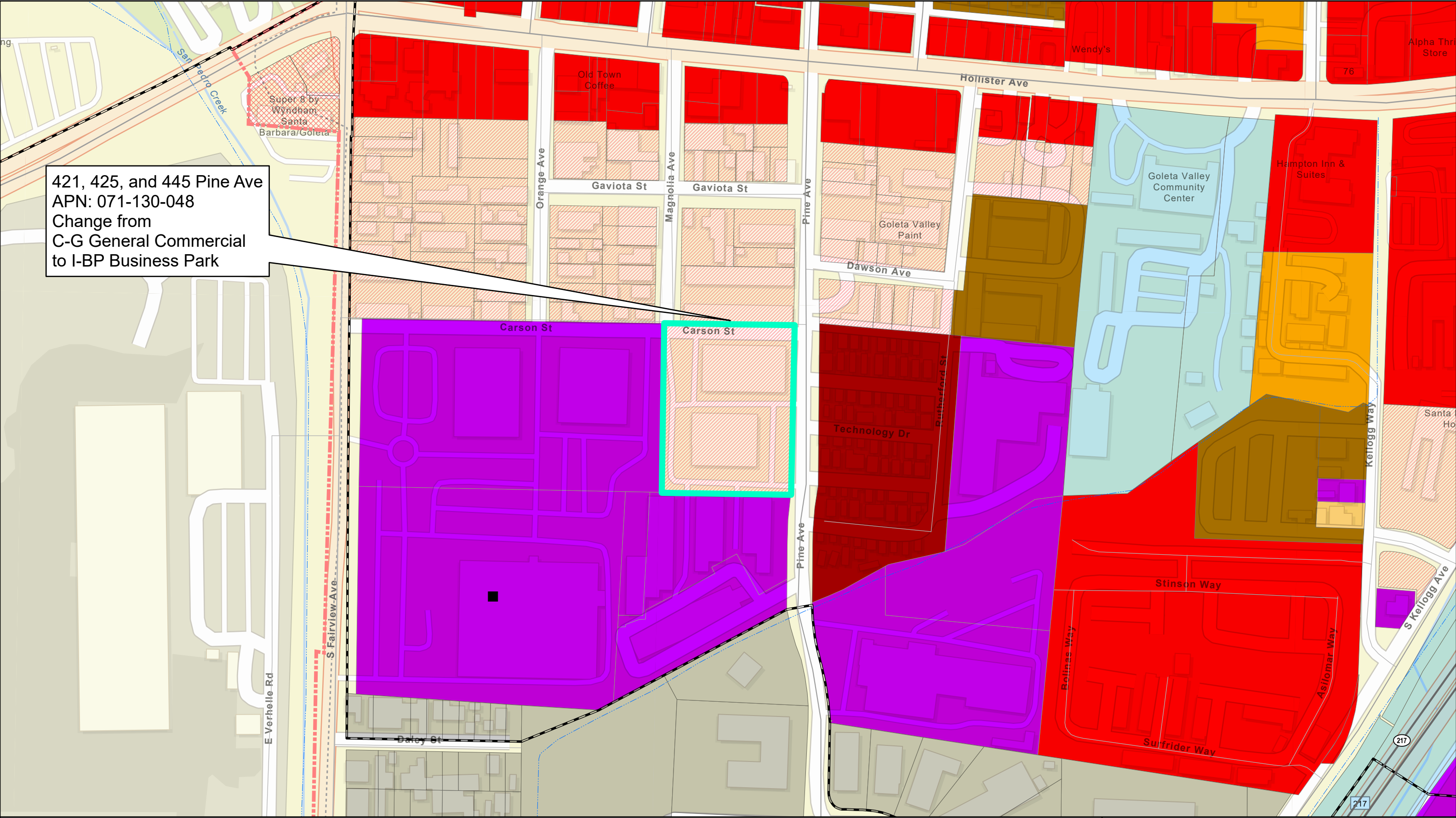
**If filed by the applicant:**

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?  
☐Yes ☐No

Date received for filing at OPR: \_\_\_\_\_

Note: Authority cited: Section 21083 and 211110, Public Resources Code  
Reference: Sections 21108, 21152.1, Public Resources Code





**Residential Use Catagories**

- Single-Family
- Planned Residential
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home Park

**Commercial Use Catagories**

- Regional
- Community
- Old Town
- Visitor-serving
- Intersection
- General Commercial

**Office and Industrial**

- Business Park
- Office and Institutional
- Services/Industrial
- General Industry

**Other Use Catagories**

- Agriculture
- Open Space / Passive Recreation
- Open Space / Active Recreation
- Public / Quasi-public

**Overlay Areas**

- Hotel
- Hospital
- High Density
- Open Space Overlay

- City of Goleta
- Coastal Zone
- Schools
- Maximum Density in Planned Residential Area (units/acre)

**Land Use Designation Change**  
**C-G to I-BP**

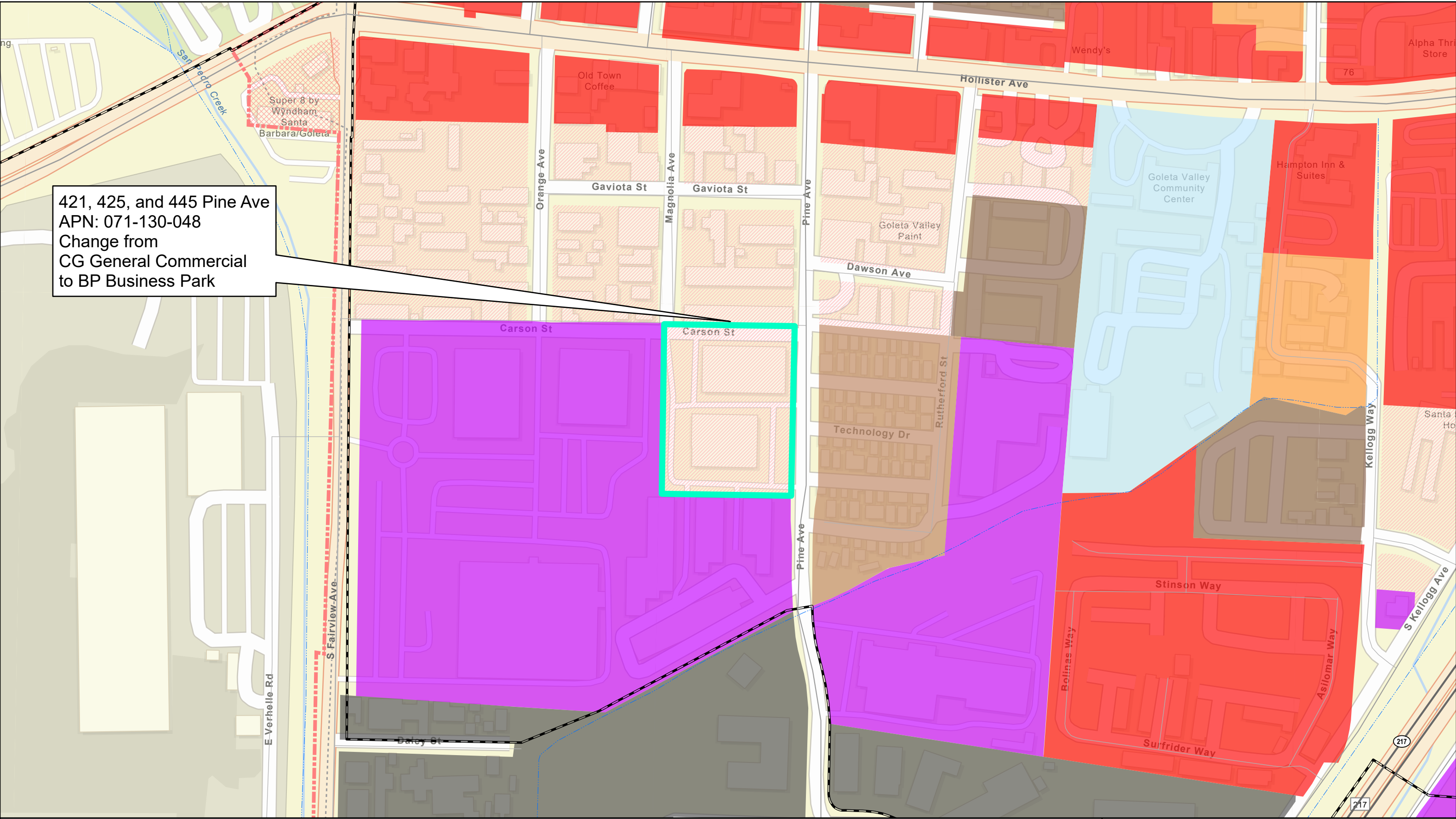
January 2026

0150300

US Feet

CITY OF

25 GOLETA



**ZONING**  
 RS Single Family Residential  
 RP Planned Residential  
 RM Medium Density Residential  
 RH High Density Residential  
 RMHP Mobile Home Park

CR Regional Commercial  
 CC Community Commercial  
 OT Old Town  
 VS Visitor Serving Commercial  
 CI Intersection Commercial  
 CG General Commercial  
 BP Business Park

OI Office and Institutional  
 IS Service Industrial  
 IG General Industrial  
 PQ Public/Quasi Public  
 OSAR Open Space/Active Recreation  
 OSPR Open Space/Passive Recreation  
 AG Agriculture

City of Goleta  
 Coastal Zone

**Zoning Map Change  
 CG to BP**  
 January 2026

26 GOLETA

## **ATTACHMENT 2**

Goleta Business Park General Plan Amendment and Rezone

City Council Resolution No. 25-32 Initiating the GPA  
for the Goleta Business Park from C-G to I-BP



## **RESOLUTION NO. 25-32**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, INITIATING THE PROCESSING OF AN APPLICANT-REQUESTED GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF 421, 425, & 445 PINE AVENUE (APN 071-130-048) FROM GENERAL COMMERCIAL (C-G) TO BUSINESS PARK (I-BP) AND FINDING THAT THE INITIATION OF A GENERAL PLAN AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. 24-0006-GPA)**

**WHEREAS**, the Goleta General Plan/Coastal Land Use Plan (General Plan) is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

**WHEREAS**, California Government Code Sections 65350 et seq. authorize cities and counties to prepare, adopt and amend General Plans and their elements; and

**WHEREAS** California Government Code Section 65358(a) reads, "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted General Plan. An amendment to the General Plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the General Plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment"; and

**WHEREAS**, City Council Resolution No. 12-13 and Goleta Municipal Code Chapter 17.67 establish a procedure for the initiation of processing requests for a General Plan Amendment; and

**WHEREAS**, City Council Resolution No. 12-13 and Goleta Municipal Code subsection 17.67.030(B) require the City Council to consider certain factors for the initiation of General Plan amendments, including consistency with the Guiding Principles and Goals of the General Plan, no material effect on the community or the General Plan, providing additional public benefit to the community as compared to the existing land use designation or policy, availability of or the future study of the availability of public services, or rules or regulations that may drive the need to amend the General Plan; and

**WHEREAS**, on November 29, 2024, Nicole Biergiel of Suzanne Elledge Planning and Permitting Services (Agent) submitted a request for the initiation of a GPA on behalf of Goleta Business Park, LLC (property owner); and

**WHEREAS**, the applicant is seeking an initiation of a General Plan Amendment to change the Land Use Designation for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from C-G to I-BP; and

**WHEREAS**, the City Council conducted a duly noticed public hearing on August 19, 2025, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the City Council considered the entire administrative record, including staff reports, the General Plan, and oral and written testimony from interested persons.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA, AS FOLLOWS:**

**SECTION 1. General Plan Initiation Factors**

The City Council makes the following statements regarding the initiation factors outlined in City Council Resolution No. 12-13 and Goleta Municipal Code Section 17.67.030:

- a) The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan.

*The guiding principles and goals applicable to the proposed amendment are found in Land Use Element Policy LU 2.2. This policy includes principles and goals of preservation of natural resources, while encouraging a balanced land use pattern that maintains economic prosperity. The proposed amendment appears to be consistent with the guiding principles and goals in the following ways:*

- *The proposed change will not lead to an expansion of development intensity beyond what currently exists on the site, thereby preserving sensitive habitats and other natural resources.*
- *The proposed change will maintain economic prosperity by allowing all the existing uses on the site while adding several other allowed uses, all of which can occur in and around the existing building without relying on growth.*
- *The proposed change will not affect services levels and quality of life and will help maintain job-generating uses in the community without contributing to a housing imbalance.*

- b) The amendment proposed appears to have no material effect on the community or the General Plan or Specific Plan.

*Goleta Business Park is an existing commercial campus with tenants that currently operate in and employ people in the community. The requested Amendment to the General Plan land use designation intends to align the existing uses with the General Plan and ensure continued use is consistent with the General Plan.*

- c) The amendment proposed provides additional public benefit to the community as compared to the existing land use designation or policy.

*The proposed amendment will enable existing businesses to continue operating and contributing to the mix of employers currently found in the Business Park, and allow the Business Park to lease to tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may either not be able to operate or not be able to expand their operations as may be desired, nor would new Research & Development (R&D) tenants be able to take advantage of the Business Park campus.*

- d) Public facilities appear to be available to serve the affected site, or their provisions will be addressed as a component of the amendment process.

*The site is currently served by all required public facilities and the proposed amendment would not have an effect on existing public services.*

- e) The amendment proposed is required under other rules or regulations.

*The proposed amendment is requested by the property owner and not required under any other rules or regulations.*

## **SECTION 2. Environmental Assessment**

The initiation of a General Plan Amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a “project” as defined in Section 15378(b)(5), but rather an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment. The initiation is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

### **SECTION 3. Action**

The City Council hereby authorizes the following:

- A. Initiation of the processing of a proposed General Plan Amendment to change the Land Use Designation of 421, 425, & 445 Pine Avenue (APN 071-130-048) from General Commercial (C-G) to Business Park (I-BP). The initiation of the General Plan Amendment does not suggest how the City Council may ultimately act on the General Plan Amendment when it is brought forward for City Council consideration. The initiation of the General Plan Amendment shall not influence the City Council's consideration of the General Plan Amendment.
- B. Directs staff to have the Notice of Exemption filed within five (5) business days.

### **SECTION 4. Effective Date**

This Resolution becomes effective upon adoption.

### **SECTION 5. Time Limit**

The initiation of this General Plan Amendment will automatically expire after two (2) years from the date of this Resolution if an application for the General Plan Amendment is not submitted to the PER Department during this timeframe.

### **SECTION 6. Certification**

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

**SECTION 7. Records**

The documents and materials associated with this Resolution that constitute the record of proceedings on which the City Council's findings and determinations are based are located at 130 Cremona Drive, Suite B, Goleta CA 93117.


**PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> day of August 2025.

  
\_\_\_\_\_  
PAULA PEROTTE  
MAYOR

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK

  
\_\_\_\_\_  
ISAAC ROSEN  
CITY ATTORNEY



STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA    )     ss.  
CITY OF GOLETA                 )

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO  
HEREBY CERTIFY that the foregoing Resolution No. 25-32 was duly adopted by  
the City Council of the City of Goleta at a regular meeting held on the 19<sup>th</sup> day of  
August 2025 by the following roll call vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK

STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA    )  
CITY OF GOLETA                 )       ss.

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO  
HEREBY CERTIFY that the foregoing Resolution No. 25-32 was duly adopted by  
the City Council of the City of Goleta at a regular meeting held on the 19<sup>th</sup> day of  
August 2025 by the following roll call vote of the Council:

AYES:                   MAYOR PEROTTE, MAYOR PRO TEMPORE KASDIN,  
                              COUNCILMEMBERS KYRIACO, REYES-MARTÍN AND  
                              SMITH

NOES:                   NONE

ABSENT:                NONE

ABSTENTIONS:        NONE

(SEAL)

  
DEBORAH S. LOPEZ  
CITY CLERK



# **NOTICE OF EXEMPTION (NOE)**

**To:** ☐ Office of Planning and Research  
P.O. Box 3044, 1400 Tenth St. Rm. 212  
Sacramento, CA 95812-3044

**From:** City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

☒ Clerk of the Board of Supervisors  
County of Santa Barbara  
105 E. Anapamu Street, Room 407  
Santa Barbara, CA 93101



**Subject:** Filing of Notice of Exemption

**Project Title:** Consideration of Initiation of a General Plan Amendment (GPA) at 421, 425, & 445 Pine Avenue; APN 071-130-048; Case No. 24-0006-GPA

**Project Applicant:** Nicole Biergiel of Suzanne Elledge Planning and Permitting Services

**Project Location (Address and APN):** 421, 425, & 445 Pine Avenue; APN 071-130-048

## **Description of Nature, Purpose and Beneficiaries of Project:**

The request on behalf of Goleta Business Park, LLC (property owner), is to change the General Plan Land Use Designation of 421, 425, & 445 Pine Avenue (APN 071-130-048) from General Commercial (C-G) to Business Park (I-BP).

The first step in that process is a GPA initiation that would authorize staff to process a GPA to change the Land Use Designation for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from C-G to I-BP.

The beneficiary of the project is the property owner.

**Name of Public Agency Approving the Project:** City of Goleta

**Name of Person or Agency Carrying Out the Project:** City of Goleta

## **Exempt Status: (check one)**

- ☐ Ministerial (§15268)
- ☐ Declared Emergency (§15269 (a))
- ☐ Emergency Project (§15269 (b) (c))
- ☐ Categorical Exemption: (Insert Type(s) and Section Number(s))
- ☐ Statutory Exemption: (§21083.3; CEQA Guidelines, §15183)
- ☒ Other: CEQA Guidelines, §15060(c)(3); §15378(b)(5); §15061(b)(3)

## **Reason(s) why the project is exempt:**

The initiation is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines because the activity is not a "project" as defined in Section 15378(b)(5), but rather an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment.

The initiation is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can

**NOTICE OF EXEMPTION (NOE)**

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be seen with certainty to have no possibility for causing a significant effect on the environment. The action to allow further study of potential modification to the General Plan land use designation on the property will not have a physical change on the environment. Additional environmental analysis will be undertaken if the development project proceeds.

**City of Goleta Contact Person, Telephone number and email: Associate Planner Travis Lee; 805-562-5528; [tlee@cityofgoleta.gov](mailto:tlee@cityofgoleta.gov)**

**Signed by:**

---

Peter Imhof

Director, Planning & Environmental Review

Date

## **ATTACHMENT 3**

Goleta Business Park General Plan Amendment and Rezone

General Plan Land Use Element  
Table 2-2

**TABLE 2-2  
ALLOWABLE USES AND STANDARDS FOR COMMERCIAL USE CATEGORIES**

Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
<b>Retail Trade</b>						
Large-Scale Retail Establishments	X	X	–	–	–	–
General Merchandise	X	X	X	–	–	X
Food and Drug Stores	X	X	X	–	X	X
Apparel and Specialty Stores	X	X	X	–	–	X
Building/Landscape Materials and Equipment	X	X	X	–	–	X
Eating and Drinking Establishments	X	X	X	X	X	X
Other Retail Trade Establishments	X	X	X	X	–	X
Coastal-Related Commercial	X	X	X	X	–	–
<b>Services (Including Offices)</b>						
Finance, Insurance, and Real Estate	X	X	X	–	–	X
Personal Services	X	X	X	–	–	X
Business Services	–	X	X	–	–	X
Information Technology Services	–	–	–	–	–	X
Professional Services	–	X	X	–	–	X
Medical and Health-Related Services	X	X	X	–	–	–
Educational Services	–	–	X	–	–	X
Entertainment and Recreation Services	X	X	X	X	–	X
Building and Construction Services	–	–	–	–	–	X
Other Services	X	X	X	X	X	X
<b>Transient Lodging and Services</b>						
Resorts	–	–	–	X	–	–
Hotels, Motels, Bed and Breakfast Inns	X	X	X	X	–	–
RV Parks	–	–	X	X	–	X
Other Visitor Services and Attractions	–	–	–	X	–	X
<b>Auto-Related Uses</b>						
Retail – Automotive Sales and Rentals	–	–	X	–	–	X
Auto Repair and Painting	–	–	–	–	–	X
Auto Wrecking Yard/Junk Yard	–	–	–	–	–	X
Auto Service (Gas) Station	X	–	X	–	X	X
Car Wash	–	X	X	–	X	X
<b>Wholesale Trade and Storage</b>						
General Wholesale Trade	–	–	–	–	–	X
Warehousing – General	–	–	–	–	–	X
Warehousing – Self-Storage	–	–	–	–	–	X
Outdoor Storage	–	–	–	–	–	X

Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
<b>Residential Uses</b>						
Residential Units	–	X	X	–	–	–
One Caretaker Unit	X	X	X	X	–	X
Assisted-Living Residential Units	–	–	–	–	–	X
<b>Other Uses</b>						
Religious Institutions	–	X	X	–	–	X
Public and Quasi-public Uses	X	X	X	–	X	X
Wireless Communications/Telecommunications	X	X	X	X	X	X
<b>Standards for Density and Building Intensity</b>						
<b>Recommended Standards for Density</b>						
Maximum Residential Density	N/A	20/acre	20/acre	N/A	N/A	20/acre
<b>Recommended Standards for Building Intensity</b>						
Structure Height	35 feet	35 feet	35 feet	35 feet	25 feet	35 feet
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A	N/A	N/A
<b>Notes:</b> 1. Use Categories: C-R – Regional Commercial; C-C – Community Commercial; C-OT – Old Town Commercial; C-VS – Visitor Commercial; C-I – Intersection; Commercial; C-G – General Commercial. 2. X indicates use is allowed in the use category; – indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are as set forth in text policies, and others are specified in the zoning code. 4. Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use. 5. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause. 6. N/A = Not applicable. (Amended by Reso. 08-30, 6/17/08; Reso. 09-32, 5/19/09; Reso. 21-49, 10/19/21; Reso. 23-69, 12/05/23; and Reso. 24-19, 4/02/2024)						

## **ATTACHMENT 4**

Goleta Business Park General Plan Amendment and Rezone

General Plan Land Use Element  
Table 2-3



**TABLE 2-3  
ALLOWABLE USES AND STANDARDS FOR OFFICE AND INDUSTRIAL USE  
CATEGORIES**

Allowed Uses and Standards	Office and Industrial Use Categories			
	I-BP	I-OI	I-S	I-G
<b>Industrial (Manufacturing)</b>				
General Manufacturing – No Noxious Impacts	X	–	X	X
General Manufacturing – Potential Noxious Impacts	–	–	–	X
Research and Development	X	X	–	X
Scientific and Similar Instruments	X	X	–	X
Bio-Medical Technology	X	X	–	X
Other Advanced Technology	X	X	–	X
<b>Transportation and Utilities</b>				
Transportation (other than right-of-way)	–	–	X	X
Wireless Communications/Telecommunications	X	X	X	X
Utilities	X	X	–	–
<b>Retail Trade</b>				
Building/Landscape Materials and Equipment	–	X	–	X
Eating and Drinking Establishments	X	X	–	–
Other Retail Trade Establishments	X	X	–	–
<b>Services (Including Offices)</b>				
Finance, Insurance, and Real Estate	X	X	–	–
Personal Services	X	X	–	–
Business Services	X	X	–	–
Information Technology Services	X	X	–	–
Professional Services	–	X	–	–
Medical and Health-Related Services	–	X	–	–
Educational Services	–	X	–	–
Entertainment and Recreation Services	–	X	–	–
Building and Construction Services	–	–	X	X
Other Services	–	–	X	X
<b>Auto-Related Uses</b>				
Automotive Sales and Rentals	–	–	X	X
Auto Repair and Painting	–	–	X	X
Auto Wrecking Yard/Junk Yard	–	–	X	X
Auto Service (Gas) Station	–	–	–	X
<b>Wholesale Trade and Storage</b>				
General Wholesale Trade	–	–	X	X
Warehousing – General	X*	–	X	X
Warehousing – Self-Storage	–	–	X	X
Outdoor Storage	–	–	X	X
<b>Residential Uses</b>				
Residential Units	–	X	–	–
One Caretaker Unit Per Parcel	X	X	X	X
Assisted-Living Residential Units	–	X	–	–
<b>Other Uses</b>				
Public and Quasi-public Uses	X	X	X	X
Religious Institutions	–	X	–	–
<b>Standards for Density and Building Intensity</b>				
<b>Recommended Standards for Density</b>				
Maximum Residential Density	N/A	20units/acre	N/A	N/A
<b>Recommended Standards for Building Intensity</b>				
Structure Heights	35 feet	35 feet	35 feet	35 feet
Maximum Lot Coverage Ratio	0.35	0.40	N/A	N/A
<b>Notes:</b> 1. Use Categories: I-BP – Business Park; I-OI – Office and Institutional; I-S – Service Industrial; I-G – General Industrial. 2. X indicates use is allowed in the use category; - indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code. 4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause. 5. N/A = Not applicable. * Warehousing is allowed on parcels designated Business Park (I-BP) if it is in association with a permitted use. (Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)				

## **ATTACHMENT 5**

Goleta Business Park General Plan Amendment and Rezone

Table 17.09.020 Land Use Regulations for the Commercial zone districts

## CHAPTER 17.08 COMMERCIAL DISTRICTS

### § 17.08.010. Purpose and Intent.

The purposes of the Commercial Districts are to:

- A. Designate adequate land for a full range of residential- and business-serving commercial uses and services, consistent with the General Plan, to maintain and strengthen the City's economic resources, and meet the needs of local community for goods and services;
- B. Establish development and design standards that improve the visual quality of commercial development to ensure appropriate buffers and transitions to adjacent neighborhoods; and
- C. Ensure that new development is designed to minimize traffic and parking impacts and is appropriate to the physical characteristics of the area.

The specific intent of each District are as follows:

**CR Regional Commercial.** This District is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that service the community, region, and traveling public through implementation of the Regional Commercial (C-R) land use designation in the General Plan.

**CC Community Commercial.** This District is intended for relatively small commercial centers that provide convenience goods and services to the surrounding residential neighborhoods while protecting the residential character of the area through implementation of the Community Commercial (C-C) land use designation in the General Plan.

**OT Old Town—Commercial.** This District is intended to permit a wide range of local- and community-serving retail and office uses to enhance the physical and economic environment for existing businesses and uses of the historic center by implementing the Old Town Commercial (OT) land use designation set forth in the General Plan. Regulations and development standards are intended to reinforce the character of the area as a pedestrian-oriented, retail business area with a mix of businesses and services and through consistency with the Goleta Old Town Heritage District Architecture and Design Guidelines.

**VS Visitor Serving—Commercial.** This District is intended to provide for a range of commercial uses of low to moderate intensity, often at or near scenic locations that serve as destinations for visitors, through implementation of the Visitor Commercial (C-V) land use designation of the General Plan.

**CI Intersection or Highway Commercial.** This District is intended to provide for a limited range of commercial uses of low to moderate intensity located at major roadway intersections by implementing the Intersection or Highway Commercial (C-I) land use designation of the General Plan.

**CG General Commercial.** This District is intended to provide appropriate sites for a diverse set of commercial uses that do not need highly visible locations or that may involve activities that are not compatible with other uses through implementation of the General Commercial (C-G) land use designation in the General Plan.

(Ord. 20-03 § 6)

### § 17.08.020. Land Use Regulations.

Table 17.08.020 below prescribes the land use regulations for Commercial Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
	District						
Uses	CR	CC	OT	VS	CI	CG	Additional Regulations
Residential Uses							
Residential Housing Types							
<i>Multiple-Unit Development</i>	-	P <sup>1</sup>	P <sup>1</sup>	-	-	-	See § 17.24.120, Mixed-Use Development
Accessory Dwelling Unit	See § 17.41.030, Accessory Dwelling Units (ADU)						
Low Barrier Navigation Centers	-	P	P	-	-	P	See § 17.41.280, Low Barrier Navigation Centers
Residential Care Facilities							
<i>Small</i>	-	P	P	-	-	-	
<i>Large</i>	-	-	-	-	-	P	See § 17.41.220, Residential Care Facilities

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Supportive Housing	See § 17.41.290, Supportive Housing  Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone.						
Transitional Housing							
Public/Quasi-Public Uses							
Colleges and Trade Schools	CU	CU	MU	-	-	P	
Community Assembly	-	MU	MU	-	-	MU	
Community Garden	P	P	P	-	P	P	See § 17.41.100, Community Gardens
Cultural Institutions and Facilities	P	P	P	-	P	-	
Day Care Facility	MU	P	P	MU	MU	P	See § 17.41.110, Day Care Facilities
Emergency Shelter	CU	-	-	-	-	P	See § 17.41.130, Emergency Shelters
Government Buildings	P	P	P	P <sup>2</sup>	CU	P	
Hospital	CU	-	-	-	-	CU	
Parking, Public or Private	MU	MU	MU	MU	MU	MU	
Public Safety Facilities	P	P	P	-	P	P	
Schools, Private	CU	CU	MU	-	-	CU	
Skilled Nursing Facility	MU	MU	MU	-	-	P	
Social Service Facilities	MU	MU	MU	-	-	MU	

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Commercial Uses							
Adult-Oriented Business							
<i>Adult Bookstore, Adult Novelty Store, or Adult Video Store</i>	-	-	-	-	-	P	See § 17.41.050, Adult-Oriented Businesses
Animal Sales, Care and Services							
<i>Animal Sales and Grooming</i>	P	P	P	-	-	P	
<i>Boarding, Kennel</i>	CU	MU	MU	-	-	CU	
<i>Veterinary Services</i>	-	MU	MU	-	-	P	
Automobile/Vehicles Sales and Services							
<i>Auction</i>	-	-	-	-	-	P	
<i>Automobile Rentals</i>	-	-	CU	-	-	P	
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	CU	-	-	MU	See § 17.41.070, Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Service and Repair, Major</i>	-	-	P3	-	-	CU	See § 17.41.070, Automobile/Vehicle Service and Repair

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
<i>Automobile/ Vehicle Service and Repair, Minor</i>	-	-	P3	-	-	P	See § 17.41.070, Automobile/ Vehicle Service and Repair
<i>Service and Gas Stations</i>	CU	-	CU	-	P	CU	See § 17.41.230, Service and Gas Stations
<i>Automobile/ Vehicle Washing</i>	-	P	CU	-	P	P	See § 17.41.080, Automobile/ Vehicle Washing
Building Materials, Sales, and Service	P	P	CU	-	-	P	See § 17.41.200, Outdoor Sales
Business Services	-	P	P	-	-	P	
Cannabis Microbusiness	-	-	-	-	-	P <sup>4</sup>	See § 17.41.090, Cannabis Uses
Cannabis Retailer							
<i>Storefront</i>	P	P	P	-	-	P	See § 17.41.090, Cannabis Uses
<i>Non- Storefront</i>	P	P	-	-	-	P	See § 17.41.090, Cannabis Uses
Catering Service	P	P	P	P	-	P	
Check- Cashing Business	-	-	CU	-	-	P	

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Commercial Entertainment and Recreation							
<i>Banquet and Conference Center</i>	CU	-	CU	P	-	-	
<i>Cinemas</i>	P	P	-	P	-	-	
<i>Indoor Sports and Recreation</i>	P	P	MU	P	-	P	
<i>Outdoor Entertainment</i>	CU	-	-	CU	-	-	
Eating and Drinking Establishments							
<i>Bars/Night Clubs/Lounges</i>	CU	P	P	-	-	P	
<i>Restaurant</i>	P	P	P	P	P	P	See § 17.41.120, Eating and Drinking Establishments
Finance, Insurance, and Real Estate Services	P	P	P/CU <sup>5</sup>	-	-	P	
Food and Beverage Sales							
<i>General Market</i>	P	P	P	-	P	P	See § 17.41.200, Outdoor Sales
<i>Liquor Store</i>	P	P	MU	-	-	P	
<i>Specialty Food Sales and Facilities</i>	P	P	P	-	-	P	See § 17.41.200, Outdoor Sales



TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
CR	CC	OT	VS	CI	CG		
Hydrogen Fueling Stations	P	P	P	P	P	P	See § 17.41.270, Hydrogen Fueling Stations
Information Technology Services	-	-	-	-	-	P	
Instructional Services	-	-	P	-	-	P	
Live/Work Units	-	P	P	-	-	-	See § 17.41.180, Live/Work Units
Lodging and Visitor-Services							
<i>Hotels and Motels</i>	P	P	CU	P	-	-	
<i>Recreational Vehicle Parks</i>	-	-	CU	CU	-	CU	
<i>Time Share Use</i>	-	-	-	P	-	-	
Maintenance and Repair Services	P	P	P	-	-	P	
Media-Production Facility	MU	MU	-	-	-	P	
Medical, Dental, and Health-Related Services	P	P	P/CU <sup>5</sup>	-	-	-	
Nurseries and Garden Centers	P	P	CU	-	-	P	See § 17.41.200, Outdoor Sales

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Personal Services							
<i>General Personal Services</i>	P	P	P	-	-	P	
<i>Restricted Personal Services</i>	MU	MU	CU	-	-	P	
Professional Services	-	P	P/CU <sup>5</sup>	-	-	P	
Retail Sales							
<i>General Retail</i>	P	P	P	-	-	P	See § 17.41.200, Outdoor Sales
<i>Large Format Retail</i>	P	P	-	-	-	-	See § 17.41.200, Outdoor Sales
<b>Industrial Uses</b>							
Automobile Wrecking/ Yard	-	-	-	-	-	CU	
Cannabis Distribution	-	-	-	-	-	P	See § 17.41.090, Cannabis Uses
Construction and Material Yards	-	-	-	-	-	CU	
Vehicle/ Equipment Facilities							
<i>Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair</i>	-	-	-	-	-	CU	

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Wholesale Trade, Warehouse, Storage and Distribution							
<i>Indoor Warehousing and Storage</i>	-	-	-	-	-	P	
<i>Outdoor Storage Yard</i>	-	-	-	-	-	CU	
<i>Personal Storage</i>	-	-	-	-	-	MU	See § 17.41.210, Personal Storage
<i>Wholesaling and Distribution</i>	-	-	-	-	-	P	
<b>Transportation, Communication, and Utility Uses</b>							
Communication Facilities							
<i>Antennas and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities						
<i>Facilities within Buildings</i>	-	-	-	-	-	P	
Light Fleet-Based Services	-	-	-	-	-	CU	
Transportation Passenger Terminal	-	-	-	CU	-	CU	
<b>Accessory Uses</b>	See § 17.41.040, Accessory Uses						
Animal Keeping	P	P	P	P	-	P	See § 17.41.060, Animal Keeping

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Cannabis Personal Use Cultivation	P	P	P	P	P	P	See § 17.41.090, Cannabis Uses
Caretaker Unit	MU	MU	MU	MU	-	MU	
Family Day Care							
<i>Small</i>	P	P	P	P	P	P	See § 17.41.140, Family Day Care
<i>Large</i>	P	P	P	P	P	P	See § 17.41.140, Family Day Care
Home Occupation	-	P	P	-	-	-	See § 17.41.170, Home Occupations
<b>Temporary Uses</b>	See § 17.41.260, Temporary Uses for permit requirements for each type of temporary use						
<b>Nonconforming Uses</b>	Chapter 17.36, Nonconforming Uses and Structures						

## Notes:

- 1 Only mixed-use developments.
- 2 Limited to City Hall only.
- 3 Only for pre-existing uses. Any significant expansion requires a Major Conditional Use Permit and a finding that the expansion is consistent with adjacent uses.
- 4 Microbusinesses in CG are only allowed for cannabis businesses legally located prior to June 16, 2009.
- 5 Office uses are permitted on the street facing ground floor. Office uses on the second floor of a structure or behind the portion of a building adjacent to the street are subject to approval of a Minor Conditional Use Permit.

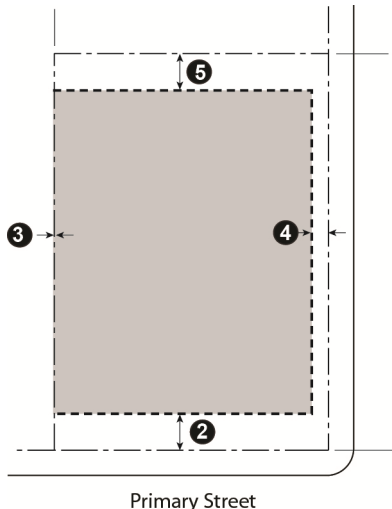
(Ord. 20-03 § 6; Ord. 21-11 § 4; Ord. 22-14 § 4; Ord. 23-05 § 4; Ord. 24-01, 4/16/2024)

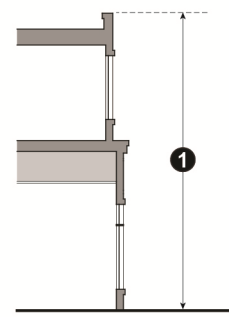
### § 17.08.030. Development Regulations.

Table 17.08.030 prescribes development regulations for the Commercial Districts for permitted and conditionally permitted uses. Letters in parenthesis (e.g., (A)) refer to the regulations following the table. When in the “Additional Regulations” column, the regulations apply to all districts. When in just one district’s column, the regulations apply only to that particular district. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to all zoning districts are in Part IV of this Title.

TABLE 17.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL DISTRICTS							
	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	





**KEY**

- Lot Line
- Setback Line
- Buildable Area

Maximum Dwelling Unit Density (units/acre)	N/A	20	20	N/A	N/A	20	See § 17.24.120, Mixed-Use Development
Maximum Building Height (ft.)	35	35	35	35	25	35	<b>1</b>
Minimum Setbacks (ft.)	See also § 17.24.120, Mixed-Use Development Where the minimum required setback is 0 and a setback is provided, the setback shall be a minimum of 5 feet.						
Front	20	10	0(A)	20	10	10	<b>2</b>
Interior Side	10	0	0	20	5	0	<b>3</b>

TABLE 17.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL DISTRICTS							
	District						
	CR	CC	OT	VS	CI	CG	Additional Regulations #
<i>Street Side</i>			OT District: 0(A) Other Districts: • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback				<b>4</b>
<i>Rear</i>	10% of lot depth, max 10			20(B)	10% of lot depth, max 10		<b>5</b>
Minimum Common Open Space	N/A	N/A	N/A	40% (combined)	N/A	N/A	
Minimum Landscaping	5%	N/A	N/A		5%	N/A	
Limitations on Curb Cuts	(C)	(C)	(C)	(C)	(C)	(C)	
Parking	See Chapter 17.38, Parking and Loading						

- A. **Front and Street Side Setback in OT Zone District.** A setback is required to ensure 10 feet between the face of gutter and the back of sidewalk.
- B. **Reduced Rear Setbacks, Corner Lots Backing on Key Lots.** The rear setback for a corner lot backing up on a key lot may be reduced to the size of the required side setback for the key lot or 10 feet, whichever is greater, provided the front, side, and rear setback area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be set back from the rear property line by a distance equal to the side setback requirements applicable to the key lot.
- C. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. Curb cuts are limited to one per parcel unless an absolute need is demonstrated. On corner lots, curb cuts must be located on the street frontage with the least traffic volume wherever feasible.

(Ord. 20-03 § 6; Ord. 23-05 § 4; Ord. 23-17 § 4; Ord. 24-01, 4/16/2024)

## **ATTACHMENT 6**

Goleta Business Park General Plan Amendment and Rezone

Table 17.09.020 Land Use Regulations for the Office zone districts

## CHAPTER 17.09 OFFICE DISTRICTS

### § 17.09.010. Purpose and Intent.

The purposes of the Office Districts are to:

- A. Provide for orderly, well-planned, and balanced business park and office development that serves the community, consistent with the General Plan; and
- B. Establish development standards that create a unified and distinctive character, contribute to the pedestrian environment, and ensure appropriate transitions and buffers between business parks and offices and residential uses.

The specific intent of each Office District are as follows:

**BP Business Park.** This District is intended to provide for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area through implementation of the Business Park (I-BP) land use designation of the General Plan.

**OI Office Institutional.** This District is intended to provide areas for existing and future office-based uses by implementing the Office and Institutional (I-OI) land use designation in the General Plan.

(Ord. 20-03 § 6)

### § 17.09.020. Land Use Regulations.

Table 17.09.020 below prescribes the land use regulations for Office Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt			
“MU”—Minor Conditional Use Permit			
“CU”—Major Conditional Use Permit			
“-”—Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
<b>Residential Uses</b>			
Low Barrier Navigation Centers	-	P	See § 17.41.280, Low Barrier Navigation Centers
Residential Care Facility, Large	-	P	



TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt			
“MU”—Minor Conditional Use Permit			
“CU”—Major Conditional Use Permit			
“-”—Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Residential Housing Types			
<i>Multiple-Unit Development</i>	-	P <sup>1</sup>	See § 17.24.120, Mixed-Use Development
Accessory Dwelling Unit	See § 17.41.030, Accessory Dwelling Units (ADU)		
Supportive Housing	See § 17.41.290, Supportive Housing		
Transitional Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone.		
Public/Quasi-Public Uses			
Colleges and Trade Schools	-	P	
Community Assembly	-	P	
Day Care Facility	P	P	See § 17.41.110, Day
Care Facilities			
Emergency Shelters	P	P	See § 17.41.130, Emergency Shelters
Government Buildings	P	P	
Hospital	CU	P	
Schools, Private	-	P	
Skilled Nursing Facility	MU	P	
Social Service Facilities	MU	P	
Commercial Uses			
Building Materials, Sales, and Service	-	CU	See § 17.41.200, Outdoor Sales
Business Services	P	P	

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Commercial Entertainment and Recreation			
<i>Indoor Sports and Recreation</i>	-	MU	
Eating and Drinking Establishments			
<i>Bars/Night Clubs/Lounges</i>	-	CU <sup>2</sup>	
<i>Restaurant</i>	P <sup>2</sup>	P <sup>2</sup>	See § 17.41.120, Eating and Drinking Establishments
Finance, Insurance, and Real Estate Services	P	P	
Food and Beverage Sales			
<i>General Market</i>	P <sup>2</sup>	P <sup>2</sup>	
<i>Specialty Food Sales</i>	P <sup>2</sup>	P <sup>2</sup>	
Funeral Parlors and Interment Services	-	MU	
Hydrogen Fueling Stations	P	P	See § 17.41.270, Hydrogen Fueling Stations
Information Technology Services	P	P	
Instructional Services	-	P	
Live/Work Units	-	P	See § 17.41.180,
Live/Work Units			
Lodging and Visitor-Services			
<i>Hotels and Motels</i>	P <sup>3</sup>	P <sup>3</sup>	

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
<p>“P”—Zoning Permit or Exempt  “MU”—Minor Conditional Use Permit  “CU”—Major Conditional Use Permit  “-”—Use Not Allowed</p>			
Uses	District		Additional Regulations
	BP	OI	
Nurseries and Garden Centers	-	MU	See § 17.41.200, Outdoor Sales
Medical, Dental, and Health-Related Services	-	P	
Personal Services			
<i>General Personal Services</i>	P <sup>2</sup>	P <sup>2</sup>	
Professional Services	-	P	
<b>Industrial Uses</b>			
Cannabis Cultivation			
<i>Indoor Cultivation</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Nursery</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Processor</i>	P	-	See § 17.41.090, Cannabis Uses
Cannabis Distribution	P <sup>4</sup>	-	See § 17.41.090, Cannabis Uses
Cannabis Manufacturing			
<i>Non-Volatile Solvent Manufacturing</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Volatile Solvent Manufacturing</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Infusions</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Packaging and Labeling</i>	P	-	See § 17.41.090, Cannabis Uses
Cannabis Testing	P	P	See § 17.41.090, Cannabis Uses

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Custom Manufacturing	P	-	
Limited Industrial	P	-	
R&D and Technology	P	P	
Wholesale Trade, Warehouse, Storage and Distribution			
<i>Indoor Warehousing and Storage</i>	P <sup>5</sup>	-	
<b>Transportation, Communication, and Utility Uses</b>			
Communication Facilities			
<i>Antennas and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities		
<i>Facilities within Buildings</i>	P	P	
Major Utilities	CU	CU	
Transportation Passenger Terminal	CU	CU	
<b>Accessory Uses</b>	See § 17.41.040, Accessory Uses		
Animal Keeping	P	P	See § 17.41.060, Animal Keeping
Cannabis Personal Use Cultivation	P	P	See § 17.41.090, Cannabis Uses
Caretaker Unit	P	P	
Family Day Care			
<i>Small</i>	P	P	See § 17.41.140, Family Day Care
<i>Large</i>	P	P	See § 17.41.140, Family Day Care

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
<p>“P”—Zoning Permit or Exempt  “MU”—Minor Conditional Use Permit  “CU”—Major Conditional Use Permit  “-”—Use Not Allowed</p>			
Uses	District		Additional Regulations
	BP	OI	
Home Occupations	P	P	See § 17.41.170, Home Occupations
<b>Temporary Uses</b>	See § 17.41.260, Temporary Uses, for permit requirements for each type of temporary use		
<b>Nonconforming Uses</b>	Chapter 17.36, Nonconforming Uses and Structures		

## Notes:

- 1 Only mixed-use developments.
- 2 Cumulative development of these uses must not exceed 20% of the total floor area on any one lot.
- 3 Only in the Hotel Overlay identified in the General Plan.
- 4 Floor area of each licensed distributor shall not exceed 30,000 square feet per parcel.
- 5 Only if it is in association with an allowed use. Where a parcel has multiple tenant spaces, indoor warehousing and storage must be within the same tenant space as the allowed use but is not subject to the accessory use standards in Section 17.41.040.

(Ord. 20-03 § 6; Ord. 22-06 § 4; Ord. 22-14 § 4; Ord. 23-05 § 4; Ord. 24-01, 4/16/2024; Ord. 25-05, 9/2/2025)

### § 17.09.030. Development Regulations.

Table 17.09.030 prescribes development regulations for Office Districts for permitted and conditionally permitted uses. Letters in parenthesis (e.g., (A)) refer to the regulations following the table. When in the “Additional Regulations” column, the regulations apply to all districts. When in just one district’s column, the regulations apply only to that particular district. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to all zoning districts are in Part IV of this Title.

TABLE 17.09.030: DEVELOPMENT REGULATIONS—OFFICE DISTRICTS

	District		Additional Regulations	#
	BP	OI		
<div><div><p>Primary Street</p></div><div><p>KEY</p><ul style="list-style-type: none"><li>--- Lot Line</li><li>■ Buildable Area</li><li>--- Setback Line</li></ul></div></div>				
Minimum Lot Area (acre)	1	N/A		
Maximum Lot Coverage	35%	40%		
Maximum Dwelling Unit Density (units/acre)	N/A	20	See § 17.24.120, Mixed-Use Development	
Maximum Building Height (ft.)	35	35		1
Minimum Setbacks (ft.)	See also § 17.24.120, Mixed-Use Development, for upper-story setbacks for residential uses in mixed-use development			
Front	50	15		2
Interior Side	10	15		3
Street Side	• Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback			4
Rear	10	15(A)		5
Minimum Landscaping	30%	10%		

TABLE 17.09.030: DEVELOPMENT REGULATIONS—OFFICE DISTRICTS				
	District		Additional Regulations	#
	BP	OI		
Limitations on Curb Cuts	(B)	(B)		
Parking	See Chapter 17.38, Parking and Loading			
Limitations on Outdoor Activities	(C)	N/A		

- A. **Corner Lots Backing on Key Lots.** The rear setback for a corner lot backing up on a key lot may be reduced to the size of the required side setback for the key lot or 10 feet, whichever is greater, provided the front, side, and rear setback area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be set back from the rear property line by a distance equal to the side setback requirements applicable to the key lot.
- B. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. Curb cuts are limited to one per parcel unless an absolute need is demonstrated. On corner lots, curb cuts must be located on the street frontage with the least traffic volume wherever feasible.
- C. **Limits on Outdoor Activities.** Allowed uses are prohibited from conducting vehicular repair, processing, and manufacturing activities outdoors and are prohibited from private outdoor storage.
- (Ord. 20-03 § 6; Ord. 23-05 § 4)

## **ATTACHMENT 7**

Goleta Business Park General Plan Amendment and Rezone

Santa Barbara Airport Land Use Compatibility Plan Consistency Determination



October 29, 2025

Travis Lee  
Associate Planner  
City of Goleta  
Advance Planning Division

**Santa Barbara Airport Land Use Compatibility Plan Consistency Determination: 421, 425, & 445 Pine Avenue**

Dear Travis:

Thank you for referring the project at 421, 425, & 445 Pine Avenue to the SBCAG Airport Land Use Commission for review. State law requires that the adoption, approval or amendment of any General Plan (Public Utilities Code §21676(b)) that affects allowable land uses within the Airport Influence Area (AIA) be reviewed by the Airport Land Use Commission (ALUC) for determination of consistency with the Airport Land Use Plan prior to their approval by the local agency.

The project proposes no new additional development on-site and SBCAG staff have determined that the proposed general plan amendment (General Commercial to Business Park) would not result in additional, new allowable land uses on-site. Therefore, the project would be consistent with the policies in the Santa Barbara Airport Land Use Compatibility Plan.

SBCAG is recommending "no action" for the project, which would not require a formal review by staff or a public hearing.

Sincerely,



Marjie Kirn  
Executive Director

MEMBER AGENCIES:

Buellton • Carpinteria • Goleta • Guadalupe • Lompoc • Santa Barbara  
Santa Maria • Solvang • Santa Barbara County



## **ATTACHMENT 8**

Goleta Business Park General Plan Amendment and Rezone

Applicant Justification Statement



20 August 2025

City of Goleta  
Planning Department  
130 Cremona Drive  
Goleta, CA 93117

**SUBJECT: GENERAL PLAN AMENDMENT AND ZONE CHANGE REQUEST  
APPLICANT LETTER & JUSTIFICATION STATEMENT  
GOLETA BUSINESS PARK  
421, 425, AND 445 PINE AVENUE; APN: 071-130-048**

Dear Planner,

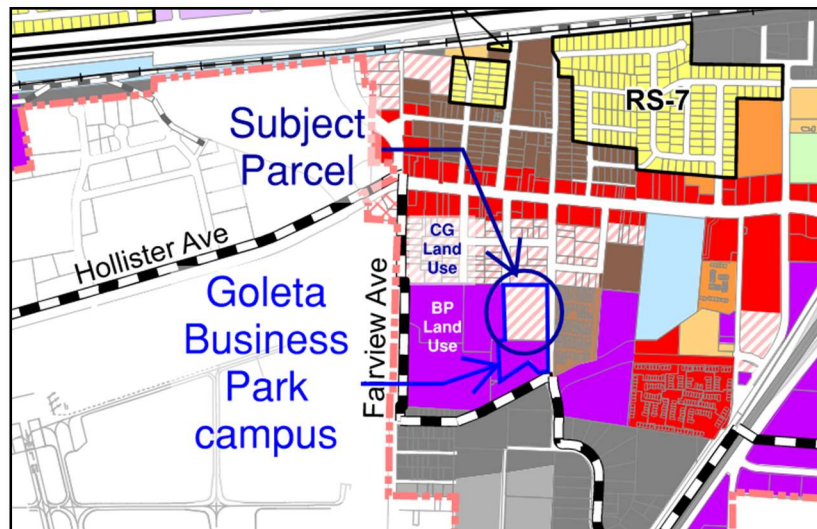
On behalf of the applicant and owner, Goleta Business Park, LLC, we are pleased to submit this Applicant Letter and Justification Statement as part of this owner-initiated General Plan Amendment request to amend the land use designation of 421, 425, and 445 Pine Avenue (APN 071-130-048) from "General Commercial" to "Business Park."

I. Goleta Business Park Background Information

Goleta Business Park was developed in the late 1970s with five Research & Development and technology buildings across two parcels (APN 071-130-048, the subject parcel, and APN 071-130-049 to the south) that have served a variety of tenants. The two parcels operate as one unified park, with shared parking, ingress and egress, mailboxes, signage, and landscaping.

The Park and its structures were developed to accommodate Research & Development and technology uses, with space that can be used as labs and warehouses with tilt-up doors and high ceilings, alongside office buildings. Historically tenants have included Hughes Santa Barbara Research, a company that developed and tested aviation-related electronics; Magnetic Data, which developed computer hard drive technology; and CBrite Solutions, which developed transistor technology. A current tenant is Yardi Systems, a major employer in our area, which also leases space in the adjacent parcel to the west to make up their four-building Goleta headquarters.

The southern-most of the two parcels (APN 071-130-049) that comprise the Goleta Business Park was designated "Business Park" with the City of Goleta's adoption of the new zoning ordinance No. 20-03 in 2020, allowing for "R&D and Technology" uses. The northern parcel, however, and the subject of this application, was designated General Commercial (CG) at the same time, which does not allow for "R&D and Technology" uses. The zoning ordinance split the existing business park into two different designations, see Figure 1 below.



**Figure 1**

As a result of the CG designation, historic and existing Research & Development uses became nonconforming. These uses are not allowed in the CG designation, whereas these "R&D and Technology" uses are allowed in the Business Park (BP) land use category.

## II. General Plan Amendment

The applicant requests a General Plan Amendment (GPA) to facilitate the change in land use designation from CG to BP for the following reasons:

- Align the Land Use Designation with the historic and existing uses, which are Research & Development (R&D) and office uses:
  - As designated, some tenants are considered non-conforming and new R&D tenants are prevented from leasing the site;
- Align the Land Use Designation with the site's structural development, which was developed as an R&D business park in the 1970s;
  - Goleta Business Park site and structures are designed to accommodate R&D and office tenants offering largely office and storage space, small warehouses with modest exterior access, and appropriately sized employee parking lots;

- Create cohesive zoning throughout the Goleta Business Park and among the neighboring parcels to the south and west resulting in a more appropriate mix of uses to the neighborhood:
  - As illustrated in Figure 1 above, the CG land use designation of the subject parcel creates an outlier parcel in the neighborhood and within the Goleta Business Park itself, which is comprised of two parcels, one CG and one BP. Changing the Land use Designation of the subject parcel would create a consistent area of BP use, with no negative impact to the General Commercial uses to the north or the Industrial uses further south.
- Generate more economic prosperity without new development:
  - R&D and other uses allowed in the BP Land Use Designation typically require more employees than CG utilizes in the same space. The BP Land Use Designation allows more office and research uses, rather than retail, warehousing, and storage uses that the CG designation allows, resulting in more jobs created within the existing development.
- Establish a more conducive use for the residents to the east:
  - A change from CG to BP codifies a use that is inherently a better neighbor for the mobile home park. The BP Land Use Designation typically results in more office uses and indoor labs and storage. The CG designation allows for outdoor storage, manufacturing, and service uses, which can result in unsightly conditions and generate more noise, pollution, and traffic than BP uses do.

Per applicant correspondence with City staff, we understand City staff is supportive of this proposed General Plan Amendment. Additionally, we understand this change would not constitute spot zoning given the size of the parcel and that the parcel is surrounded on two sides by BP-designated properties, aligning the subject parcel with surrounding, existing zoning.

### III. Consistency with Amendment Factors

The proposed Amendment is consistent with the following factors which must be considered by the Planning Commission to recommend a zone change to City Council, per Section 17.66.040.B:

1. *The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.*

**Goleta Business Park is an existing business park campus with tenants that currently operate and employ people in the community. The requested Amendment to the General Plan land use designation intends to align the existing uses and the design and layout of the structures and site with the General Plan and ensure continued use is consistent with the General Plan. Rezoning the parcel from**

**CG to BP would help attract future tenants who could utilize the existing structures for their intended use.**

2. *The amendment is in the interests of the general community welfare.*

**The proposed amendment will enable existing businesses to continue operating and contributing to the vibrant mix of employers currently found in the Business Park, and allow the Business Park to lease to tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may not be able to operate or not be able to expand their operations as may be desired.**

3. *The amendment is consistent with good zoning and planning practices.*

**The proposed amendment aligns the zoning with uses pre-dating the 2020 rezone and still in use today. The uses have been and remain appropriate for the site and neighborhood. Rezoning the parcel ensures the continuation of established businesses that are a part of the economic fabric of the area and provide employment and services for our community in conformance with the zoning ordinance.**

The proposed amendment is consistent with the following factors which must be considered by the Planning Commission to recommend an amendment to the General Plan to City Council, per Section 17.67.040.C:

1. *The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan;*

**The proposed General Plan Amendment is consistent with the following Guiding Principals and Goals, as discussed below.**

1. *Ensure that the amounts, locations, and characteristics of new development are determined in a manner that will preserve sensitive habitats and other natural resources.*

**The proposed amendment will have no impact on sensitive habitats or natural resources; no habitats or resources exist on-site.**

2. *Preserve open space within the city that is accessible to residential neighborhoods as well as a greenbelt around the city's northern, western, and southern boundaries.*

**The subject property is currently developed as a private commercial business park. The proposed amendment will have no impact on public open space.**

3. *Preserve agricultural lands to allow future potential for agricultural production, including a locally grown food supply, specialty agriculture, and floriculture.*

**The proposed amendment will not impact agricultural lands.**

4. *Maintain economic prosperity with a sustainable economy that is not based on growth.*

**The proposed amendment will facilitate continued use of the existing business park with business park-type uses that provide more employment opportunities than typical general commercial uses. For example, current tenants include Community West Bank and Yardi Systems. The change in designation will promote sustained economic prosperity without new square-footage or new development.**

5. *Manage the types, amounts, and timing of future growth based on maintenance of service levels and quality of life.*

**The proposed amendment does not impact the City of Goleta's ability to provide a range of services to the community or negatively impact quality of life. All development is existing and none is proposed.**

6. *Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*

**The BP District is intended to "provide for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area". The proposed amendment will allow the Goleta Business Park to continue providing valuable lease space to tenants who provide local employment opportunities and contribute to the City of Goleta's reputation of being a destination for R&D and technology companies, with a positive impact on the City's mix of land uses. The structures on site are more conducive to BP use, which allows Research & Development, Bio-medical, finance, and information technology businesses, as compared to General Commercial, which allows retail, business and automotive services, wholesale, and trade business.**

7. *Maintain an appropriate balance between job-generating development and housing supply.*



**The proposed amendment does not negatively impact the balance between job-generating development and the housing supply. Changing the Land Use Designation from CG to BP allows for a more balanced mix of uses in the neighborhood and for the site. BP uses typically require more employees and so generate more jobs utilizing the same facility as a CG use would, as well as offer more lucrative employment opportunities.**

8. *Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.*

**Not applicable.**

9. *Ensure that the locations, amounts, and timing of new development are consistent with resource and service constraints, including, but not limited to, transportation infrastructure, parks, water supply, sewer system capacity, and energy availability.*

**The proposed amendment does not impact services to the Business Park, which will continue to be served by the existing road network, and service and utility providers. All development is existing and none is proposed.**

10. *Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood.*

**The proposed amendment does not propose development or changes to the site that would impact the character, scale, or design of the neighborhood, but rather enable existing business to continue operation.**

11. *Influence future land use changes in nearby areas outside Goleta to avoid, lessen, and/or mitigate impacts within the city.*

**The amendment has no impact on nearby areas outside the City.**

2. *The amendment is deemed to be in the public interest.*

**The proposed amendment will enable existing businesses to continue operating and contributing to the mix of employers currently found in the Business Park, and allow the Business Park to lease to tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may not be able to operate or not be able to expand their operations as may be desired, nor would new BP tenants be able to take advantage of the Business Park campus. Ensuring continued and future use of the site by BP tenants benefits the public by establishing long-term viability of the site to be used by entities that typically provide more, higher-paying employment opportunities for residents.**

#### IV. Consistency with Business Park Designation

The proposed General Plan Amendment is consistent with the General Plan's Land Use Element Policy LU 4.2 (Purpose of the Business Park Category):

- a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods.

**Current and future Research & Development and Technology uses that would be legalized with a change from CG to BP designation are in scale with the design of the tenant spaces they occupy. The Business Park campus infrastructure, circulation, parking, and buildings currently and have historically accommodated these uses. BP uses currently exist to the west and south, and are generally more compatible with neighboring residential uses, as the related activities are indoors. CG uses tend to generate more noise, traffic, and pollution than BP uses. The rezone will result in more compatible neighbors to the residences to the east than those for which the site is currently designated.**

- b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties.

**Not applicable: the subject parcel is bordered to the west and south by BP-designated parcels with R&D tenants and to the north by General Commercial uses. No change to lighting is proposed and the current lighting scheme does not interfere or conflict with adjacent nonindustrial uses, including the RMHP Mobile Home Park across the street to the east, which is screened with fencing and mature trees.**

- c. Signage will be controlled.

**Not applicable: no change to signage is proposed. Any future proposed changes to signage will be submitted to Planning for review and approval.**

- d. Curb cuts will be minimized and sharing of access encouraged.

**Not applicable: the parcel is currently accessed by three driveways and no change to access is proposed as part of the General Plan Amendment.**

- e. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated.

**The business park is accessed by two driveways off Pine Avenue and one driveway to the north off the alley easement called Carson Street, which ensures smooth and safe motorized and nonmotorized access to the parcel. Provided vehicular and bicycle parking is adequate.**

- f. Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the area.

**Not applicable: no physical changes to the campus are proposed with the General Plan Amendment.**

V. Conclusion

The current CG General Plan designation does not allow Research & Development or Technology uses, which have historically existed and currently exist in the Business Park, and are the uses on the adjacent parcels designated "Business Park" to the west and south. If the land use designation of the parcel were changed from CG to BP, any existing non-conforming businesses would become conforming uses, the Business Park would be designated consistently across neighboring parcels, and the subject parcel would be able to continue to accommodate future R&D/technology uses. In addition to better aligning the site and structures with their intended use, a change in Land Use Designation from CG to BP would result in more conducive neighbor for the residential use to the east and generate economic prosperity without the addition of new development.

In conclusion, the requested General Plan Amendment is appropriate and justified for the reasons stated above. On behalf of the Goleta Business Park, LLC, we appreciate consideration of their request that will enable the continuation of the Goleta Business Park into the future. I can be reached at 805-966-2758 x101 if you have any questions or require additional information.

Sincerely,

**SEPPS LAND USE CONSULTING**



Nicole R. Biergiel  
Associate Planner III

## **ATTACHMENT 9**

Goleta Business Park General Plan Amendment and Rezone

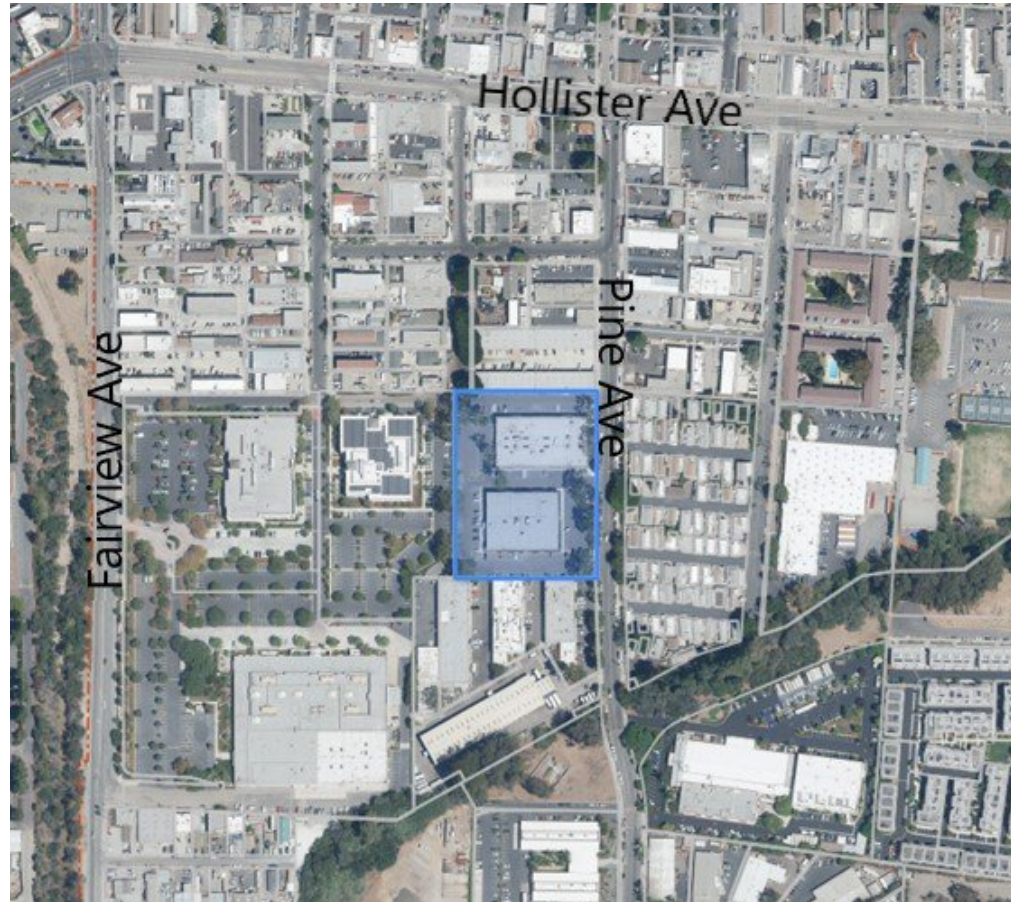
Staff Presentation



Amendment to the City's  
General Plan and Zoning Maps  
for 421, 425, and 445 Pine  
Avenue (APN 071-130-048);  
Case No. 25-0007-GPA and 25-  
0004-ORD

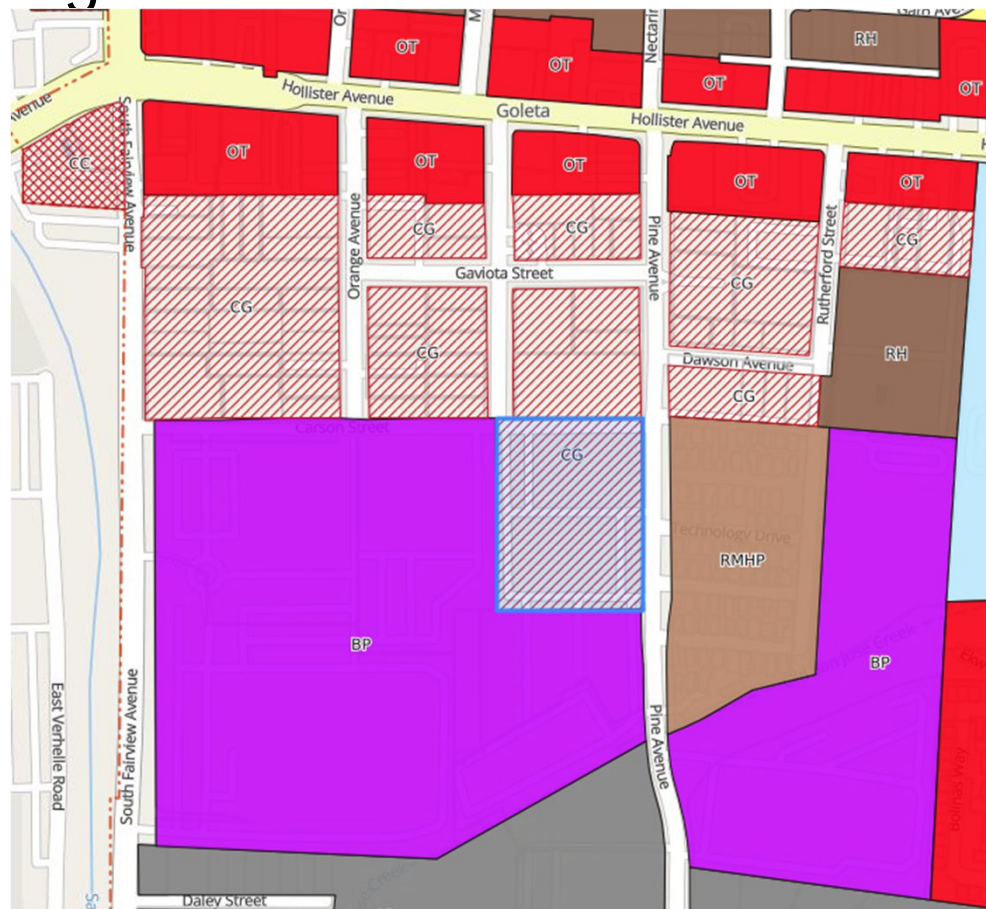
Planning Commission  
January 26, 2026

# Subject Parcel



January 26, 2026, Planning Commission

## Land Use Designation at/near the site



January 26, 2026, Planning Commission

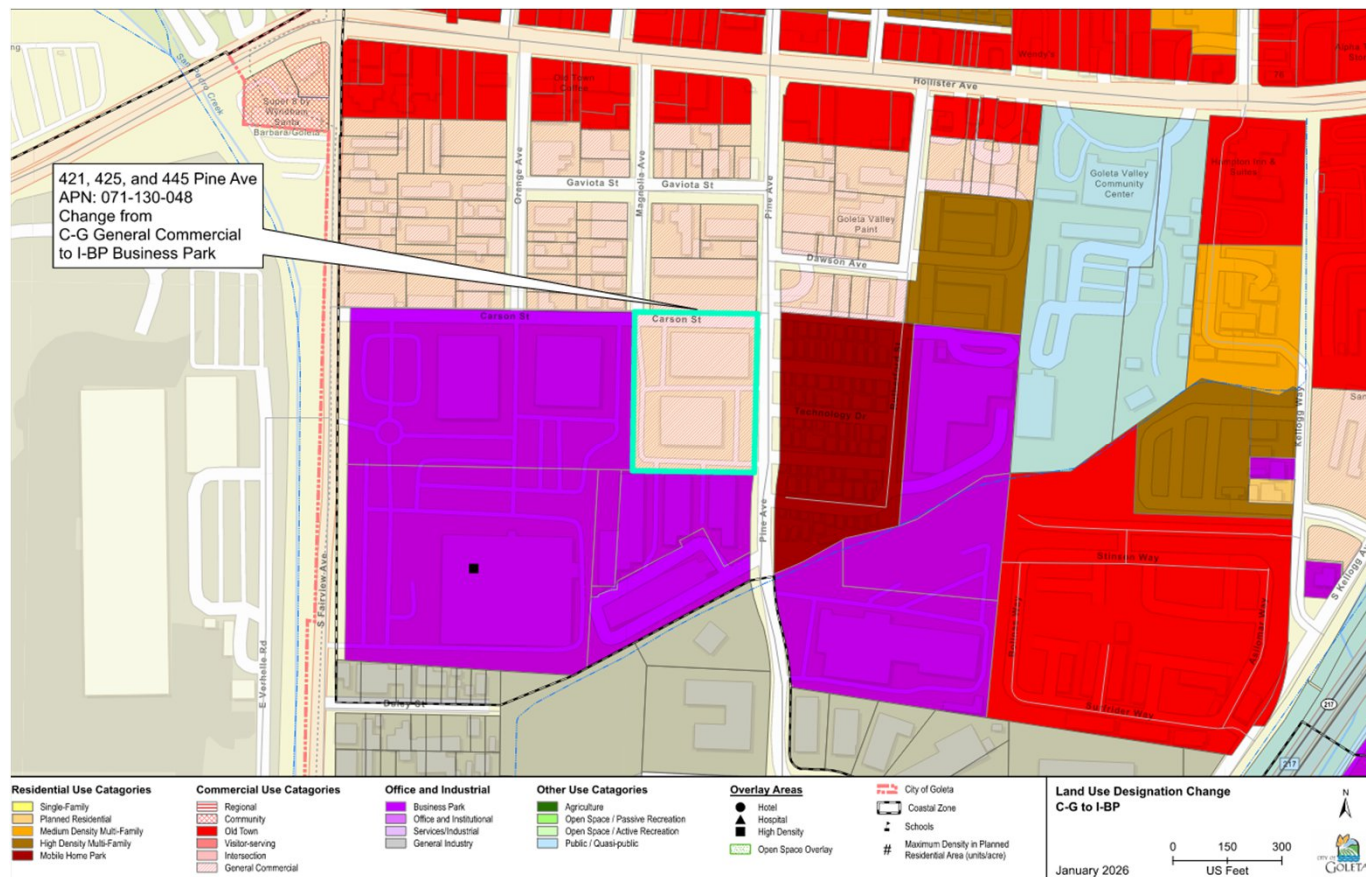
# General Plan and Zoning Map Amendment Requests

- The current General Plan land use and zoning designation is General Commercial (C-G)
- Expand the range of uses that could be allowed
- While there are differences, there is a similarity in the types of uses allowed in C-G and I-BP
- The applicant is requesting approval of a Zoning Map and General Plan Amendment from C-G to I-BP (Business Park)



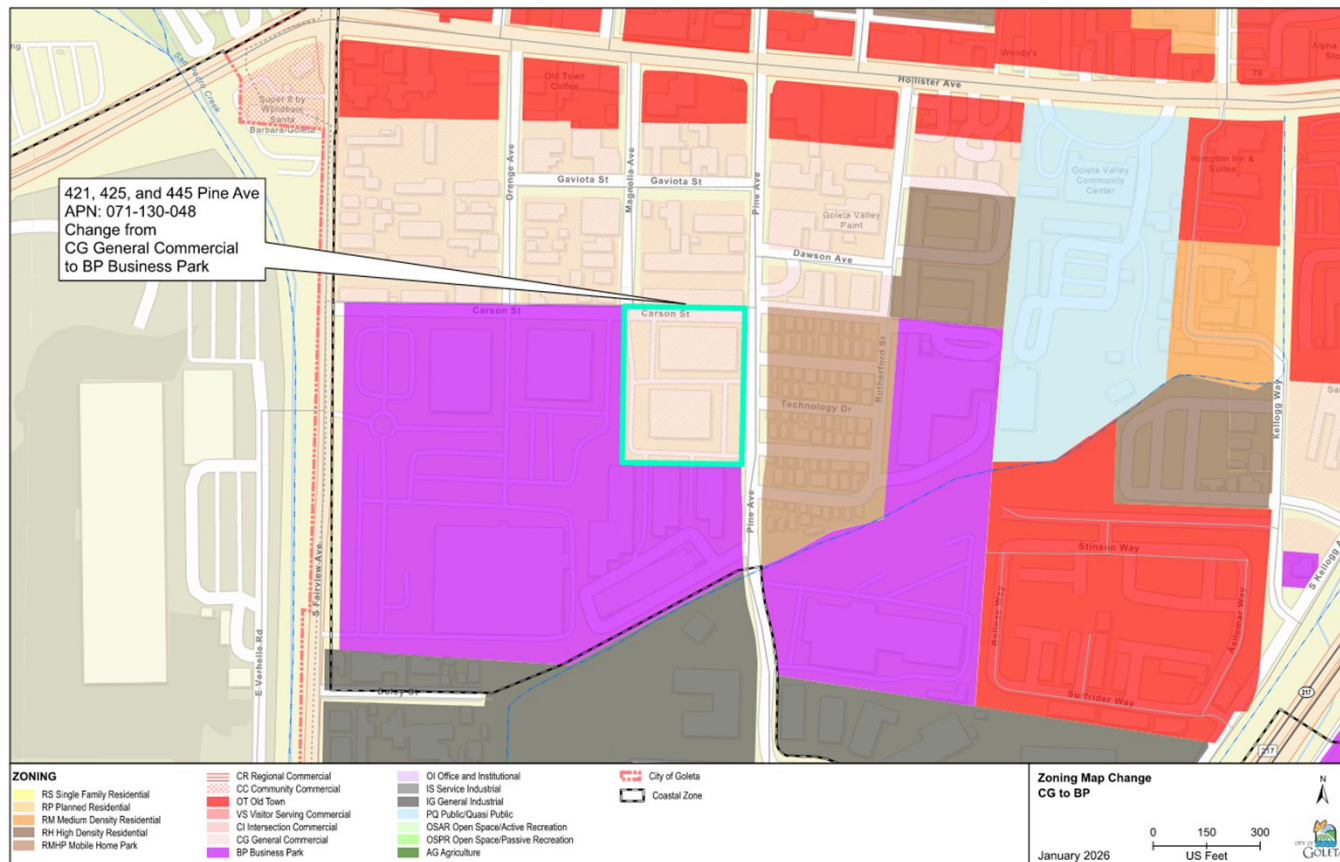


# PROPOSED FIGURE 2-1 CHANGE



January 26, 2026, Planning Commission

# Zoning Map Change



January 26, 2026, Planning Commission

# Review Process

- City Council is the decision-making body for Amendments
- Planning Commission (PC) is required to review and make a recommendation at a noticed public hearing
- The City is required to give 20-day notice prior to PC's consideration of a legislative action for change of use on a property
- Staff finds the requested changes are exempt from CEQA as outlined in the Staff Report and Resolution



# GENERAL PLAN FINDINGS

The GPA request is:

- Consistent with the General Plan's Land Use Element Policy 3: Commercial Uses and 4: Office and Industrial Uses.
- Deemed to be in the public interest.
- More reflective of the development on the site.
- Could expand employment opportunities by reducing barriers to re-development and allowing a greater variety of uses.



# ZONING MAP CHANGE FINDINGS

The requested Zoning Map amendment would:

- *align the Site's zoning with its proposed General Plan designation*
- *change the zoning for the site to one that is more appropriate (I-BP) based on the uses occurring on the property along with the existing building configurations than with the existing zoning (C-G).*

Be consistent with good zoning practices as it would align the property's zoning designation with its best use (given its size, history, adjacent uses)



# Recommendation

## **Adopt the Resolution entitled:**

“A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council 1) Approve a General Plan Amendment from General Commercial (C-G) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from General Commercial (CG) to Business Park (BP); and 3) Adopt a Notice of Exemption of the General Plan Amendment and Ordinance for the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as APN 071-130-048; Case Nos. 25-0007-GPA, 25-0004-ORD”



# Questions?

January 26, 2026, Planning Commission



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