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**City of Goleta**  
Current Planning Division

13 June 2024

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

**SUBJECT: GENERAL PLAN AMENDMENT OWNER INITIATION  
APPLICANT LETTER & JUSTIFICATION STATEMENT  
LOS CARNEROS BUSINESS CENTER  
6483, 6485, 6487, 6489 Calle Real; APN 007-160-055**

Dear Planner,

On behalf of the applicant and owner, Los Carneros Investments, LP, we are pleased to submit this Applicant Letter and Justification Statement as part of this owner-initiated General Plan Amendment Initiation request to amend the land use designation of 6483, 6485, 6487, and 6489 Calle Real (APN 007-160-055) from "Office and Institutional" to "Business Park."

I. Los Carneros Business Center Background Information

Los Carneros Business Center was developed in the mid-1980s with four commercial-industrial buildings that serve a variety of tenants. The parcel was zoned Office and Institutional (OI) with City of Goleta's adoption of the new zoning ordinance No. 20-03 in 2020.

As a result of the OI designation, some existing uses, such as Limited Industrial, became nonconforming (i.e., microbreweries and wineries). These uses are not allowed in the OI zone. As these businesses are non-conforming, no expansion of the space these businesses are allowed to occupy at the site, including outdoor space, can occur, whereas these "Limited industrial" uses would be allowed and to increase their footprint in the Business Park (BP) land use category.

## II. General Plan Amendment

The current OI General Plan designation does not allow Limited Industrial uses such as microbreweries and wineries, which currently exist and are popular uses in the business center. If the land use designation of the complex were changed from OI to BP, any existing non-conforming businesses would become conforming uses. The design of the lease spaces within the complex lend themselves to Business Park type uses and the applicant would like to apply to initiate a General Plan Amendment (GPA) and Rezone from OI to BP to facilitate the rezone.

The BP land use designation is *intended to provide for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area.*

Per 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 because the uses would not necessarily be more restrictive than the adjacent properties, just a different set of uses.

It is understood that subsequent to Initiation, it will be necessary to process applications for Zoning and General Plan Amendments.

## III. Consistency with Initiation Factors

The proposed Amendment is consistent with the following factors which must be considered by the City Council for Initiation of a General Plan Amendment per Section 17.67.030.B.

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 center. 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 center, which is actively leased by multiple tenants and used by their employees, clients, and customers.**

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 proposed amendment will allow Los Carneros Business Park to continue providing valuable lease space to tenants who deliver a variety of services to our community, with no negative impact on the City's mix of land uses.**

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

**Not applicable. The proposed amendment does not impact the balance between job-generating development and the housing supply. All development is existing and none is proposed.**

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 proposed appears to have no material effect on the community or the General Plan;*

**Los Carneros Business Park is an existing commercial campus with tenants that currently provide services to 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.**

- 3. 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 vibrant mix of employers currently found in the Business Center, and allow the Business Center to lease to an array of tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may not either not be able to operate or not be able to expand their operations as may be desired.**

- 4. Public facilities appear to be available to serve the affected site, or their provision will be addressed as a component of the amendment process; or*

**Goleta Water District, Goleta Sanitary District, and the County Fire Department currently provide public services to the subject property. No change is proposed to the intensity of use and the amendment will not impact the utilities that serve the parcel and businesses.**

5. *The amendment proposed is required under other rules or regulations.*

**While the legal, non-confirming uses could remain under the current zone, rezoning the property to BP validates and authorizes the Light Industrial uses by right. This would allow similar and future tenants to lease floor area without perpetuating zoning non-conformities. Therefore, the proposed amendment will create zoning consistency and security for future Limited Industrial uses at the property. The amendment is necessary to eliminate the legal non-conforming status of at least two of the existing businesses.**

#### 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.

**The Limited Industrial uses that would be legalized with a change from OI to BP designation are in scale with the design of the warehouse-like tenant spaces they occupy. The Business Park campus infrastructure, circulation, parking, and buildings currently accommodate these uses. The high-ceilinged, concrete-and-corrugated-metal lease spaces of the Business Park lend themselves to Limited Industrial and Business Service functions.**

- 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 public roads, to the southeast by the California Highway Patrol campus, and to the northeast by the Lake Los Carneros/Stow Park open space. No change to lighting is proposed and the current lighting scheme does not interfere or conflict with adjacent nonindustrial uses.**

- 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 center is accessed by three driveways and adjacent to a relatively new City roundabout, 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.

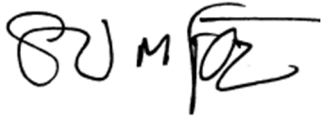
**Not applicable: no physical changes to the campus are proposed with the General Plan Amendment Initiation.**

V. Conclusion

In conclusion, the requested General Plan Amendment Initiation is appropriate and justified for the reasons stated above. On behalf of the Los Carneros Investments, LP, we appreciate consideration of their request that will enable the continuation of the Los Carneros Business Center 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**

A handwritten signature in black ink, appearing to read 'S FORT', with a stylized flourish at the end.

Steve Fort, AICP  
Senior Planner

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Goleta, CA 93117



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October 14, 2024

Mayor Paula Perotte and City Council Members  
City of Goleta  
130 Cremona Drive  
Goleta, CA 93117

<BY EMAIL>

**Subject: Consideration of Initiation of a General Plan Amendment for 6483, 6485, 6487, 6489  
Calle Real, known as APN 077-160-055, Case No. 24-0004-GPA  
Agenda Item C.1 – Council Meeting of October 15, 2024**

Dear Mayor Perotte and Council Members,

The Goodland Coalition appreciates the opportunity to submit public comments on this subject.

In considering your decision on initiating the requested General Plan Amendment to change the land use designation for the listed Calle Real properties on APN 077-160-055 from Office & Institutional (I-IO) to Business Park (I-BP), it is requested that any change be conditioned on, but not limited to, the following:

1. That the newly allowable uses on this specific site **not include** Cannabis Cultivation, Cannabis Distribution or Cannabis Manufacturing. These uses are not compatible with the existing character of the surrounding neighborhood and are not suitable for this location.
2. That the Property Owner grant an access easement over the existing driveway, that exits from APN 077-160-055 onto Los Carneros Road, to the adjacent property owner at 6491 Calle Real. This easement will resolve the issue that presently exists at 6491 Calle Real, where at present large vehicles must enter and exit only onto Calle Real in immediate proximity to the Los Carneros roundabout, a traffic circulation issue that has been previously brought to your attention.

Thank you for your consideration of the above comments.

Sincerely,

Robert E. Wignot  
Chair