



TO: Mayor and Councilmembers

SUBMITTED BY: Peter Imhof, Planning and Environmental Review Director

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

SUBJECT: Adoption of a Zoning Map Ordinance Amendment for Property Located at 421, 425, & 445 Pine Avenue; Case No. 25-0004-ORD

RECOMMENDATION:

Conduct the second reading (by title only) and waive further reading and adopt Ordinance No. 26-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from General Commercial (CG) to Business Park (BP) and Adopting the Notice of Exemption on a 3.4-acre site located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 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

DISCUSSION:

On April 21, 2026, the City Council approved a General Plan Amendment changing the land use designation of the subject property from General Commercial (C-G) to Business Park (I-BP) and simultaneously introduced the attached Ordinance on first reading (Attachment 1). The proposed Ordinance amends the Zoning Map from General Commercial (CG) to Business Park (BP) on a 3.4-acre site located at 421, 425, & 445 Pine Avenue, known as Goleta Business Park (APN 071-130-048). These actions would allow the site to be developed based on the underlying General Plan/Coastal Land Use Plan and zoning designations of Business Park.

State law requires ordinances to come before the City Council a second time prior to their adoption. The City Council has the opportunity to adopt the Ordinance at this meeting.

The introduced ordinance is required to have a second reading at a noticed public hearing before its adoption by the City Council. If Council adopts this ordinance today, it would then become effective on June 5, 2026.

FISCAL IMPACTS:

There are no fiscal impacts to the City associated with this item. The review costs associated with this item are the responsibility of the applicant.

ALTERNATIVES:

In light of Council's introduction of the ordinance on April 21, 2026, alternatives include:

- 1) Amend the ordinance and reintroduce it and/or refer the matter back to the Planning Commission; or
- 2) Direct staff to return with further information; or
- 3) Take no action.

Each of these alternatives would prevent adoption at this time.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from General Commercial (CG) to Business Park (BP) and Adopting the Notice of Exemption on a 3.4-acre site located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 25-0004-ORD.

Exhibit A – Notice of Exemption

Exhibit B – Zoning Map

ATTACHMENT 1

An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from General Commercial (CG) to Business Park (BP) and Adopting the Notice of Exemption on a 3.4-acre site located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048) Case No. 25-0004-ORD

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING AN ORDINANCE AMENDMENT TO ZONING MAP FROM GENERAL COMMERCIAL (CG) TO BUSINESS PARK (BP) AND ADOPTING THE NOTICE OF EXEMPTION ON A 3.4-ACRE SITE LOCATED AT 421, 425, & 445 PINE AVENUE KNOWN AS GOLETA BUSINESS PARK (APN 071-130-048); CASE NO. 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, 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, on January 26, 2026, the Planning Commission unanimously recommended approval of the requested GPA and Ordinance Amendment to the City Council; and

WHEREAS the City Council considered the entire administrative record at a duly noticed public hearing on April 21, 2026 including staff reports, the General Plan, and oral and written testimony from interested persons;

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

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

SECTION 2: *Factual Findings and Conclusions:* The City Council 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 General Commercial (CG). 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. No additional development is proposed and no adjustments to development standards are requested;
- 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 City Council 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 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: *Ordinance Amendment (rezone) Findings.* The City Council 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 5: *Action.* The City Council takes the following actions:

- A. Find that the proposed land use designation changes are exempt from the California Environmental Quality as outlined in the proposed Notice of Exemption (NOE) provided as Exhibit A and adopt the NOE.
- B. Adopt the Zoning Designation Map Amendment from General Commercial (CG) to Business Park (BP) as reflected in Exhibit B.
- C. Direct staff to direct the applicant to file the Notice of Exemption (NOE) (Exhibit A) within five (5) business days after the Council action on the second reading.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance 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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council'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 City Council's lack of knowledge of future events. In all instances, 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 8: *Summaries of Information.* All summaries of information in the findings, which precede 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 9: This Ordinance will remain effective until superseded by a subsequent Resolution.

SECTION 10: 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 11: This Ordinance will become effective on the 31st day after second reading.

SECTION 12: The City Clerk will certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

INTRODUCED ON the 21ST day of April 2026

PASSED, APPROVED AND ADOPTED this __ day of _____ 2026.

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 Ordinance No. 26-__ was introduced on
April 21, 2026, and adopted at a regular meeting the City Council of the City of
Goleta, California, held on the __ day of _____, 2026, by the following roll-call
vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Exhibit A – NOE
Exhibit B – Zoning Map Change

Exhibit A to Attachment 1

Goleta Business Park Rezone
Notice of Exemption

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:

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)

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

Signature

Title

Date

NOTICE OF EXEMPTION (NOE)

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

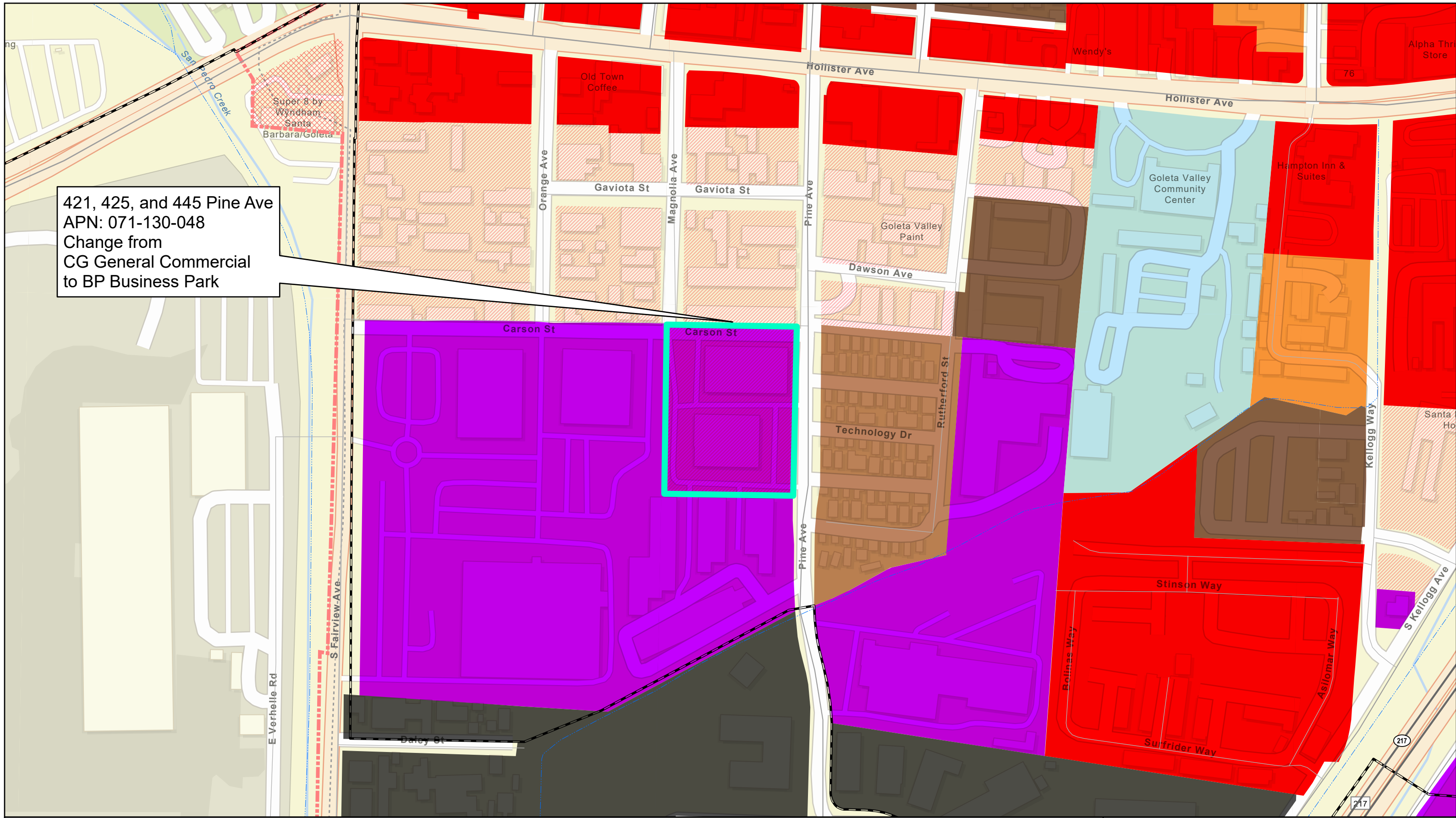
Date received for filing at OPR: _____

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

Exhibit B to Attachment 1

Goleta Business Park Rezone
Proposed Zoning Map Change

421, 425, and 445 Pine Ave
 APN: 071-130-048
 Change from
 CG General Commercial
 to BP Business Park



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	

**Zoning Map Change
CG to BP**

April 2026

0 150 300
US Feet