



TO: Planning Commission Chair and Members

SUBMITTED BY: Peter T. Imhof, Planning and Environmental Review Director

PREPARED BY: Christina McGuire, Associate Planner
Mary Chang, Supervising Planner

SUBJECT: Proposed General Plan Amendment and Zoning Map Ordinance
Amendment for Property Located at 6483, 6485, 6487, 6489 Calle
Real Case Nos. 24-0005-GPA, 24-0007-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. 25-__ 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 Office and Industrial (I-OI) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP); and 3) Adopt a Notice of Exemption of the General Plan Amendment and Ordinance at the 3.56-acre subject property located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case Nos. 24-0005-GPA, 24-0007-ORD".

APPLICANT

Steve Fort, Principal Planner
SEPPS Land Use Consulting LLC
1625 State Street, Suite 1
Santa Barbara, CA 93101

PROPERTY OWNERS

Los Carneros Investments, LP c/o
The Towbes Group
33 E Carrillo Suite 200
Santa Barbara, CA 93101

APPLICANT'S REQUEST / PROJECT DESCRIPTION

On October 30, 2024, Steve Fort of SEPPS Land Use Consultants ("Applicant") filed an application to change the subject property's General Plan land use and zoning designations. The applicant requests a General Plan Amendment to change General Plan/Coastal Land Use Plan (GP/CLUP) Land Use Element Figure 2-1, the Land Use Plan Map, from Office and Institutional (I-OI) to Business Park (I-BP). Also requested is

a corresponding Ordinance Amendment to the Zoning Map to change the zoning designation (from OI to BP), consistent with the proposed General Plan Amendment. No physical development is proposed and no modifications to the existing building are requested.

Below is a summary of the relevant dates for this project. City Council Resolution 24-63, initiating the GPA process, is provided as Attachment 2.

<i>GPA-Initiation Application Filed:</i>	<i>June 27, 2024</i>
<i>City Council General Plan Amendment Initiation:</i>	<i>October 14, 2024</i>
<i>GPA and ORD Application Filed:</i>	<i>October 30, 2024</i>
<i>GPA and ORD Application Deemed Complete:</i>	<i>November 19, 2024</i>
<i>Airport Land Use Commission:</i>	<i>March 20, 2025</i>
<i>Tribal Consultation:</i>	<i>Completed May 14, 2025</i>
<i>DRB Review:</i>	<i>Not Applicable as no changes to existing building / 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 3.56-acre subject parcel is currently owned by Los Carneros Investments, LP c/o The Towbes Group, and is located north of Highway 101 and east of North Los Carneros Road (see Figure 1: Subject Site with the parcel shaded in blue). The current General Plan land use designation and zoning at the subject site is Office and Industrial (I-OI). 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



Table 1: Adjacent Land Use and Zoning Designations and Uses		
Direction	Current Land Use and Zoning Designation	Current Use
North	Open Space/ Passive Recreation (OSAR/OSPR)	Los Carneros Park
East	Office and Institutional (I-OI)	Highway Patrol offices
South	Public	Highway 101/Los Carneros offramp
West	Office and Institutional (I-OI) and Agriculture	Vacant – 14 Dwelling unit Mixed-Use project entitled September 2023 and Agriculture

Figure 2: Subject Site and Existing Land Use



Land Use Designation Legend

- Dark Green: Agriculture (AG)
- Light Pink: Office and Institutional (OI)
- Pale Green: Open Space – Active Recreation (OSAR)
- Lime Green: Open Space – Passive Recreation (OSPR)

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 February 21, 2025, and the Santa Barbara County Association of Governments (SBCAG) Board, acting as the Airport Land Use Commission for the County of Santa Barbara,

adopted findings for the project and determined that the project is consistent with the Santa Barbara Airport Land Use Compatibility Plan on March 20, 2025 (Attachment 5).

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 certified return receipt mail on February 11, 2025. The City received confirmation that all 10 letters were delivered by February 13, 2025. One tribal group, the Barbareno Band of Chumash Indians (BBCI), requested consultation, which was conducted and completed on May 14, 2025. The Chairperson did not have any concerns with the proposed project and expressed appreciation that the City reached out to the BBCI as part of the consultation process.

Prior County Approvals

The subject site was developed with four buildings with approximately 41,000 square feet of light industrial and business park type commercial space under Permit Number 82-RZ-28, approved by the County of Santa Barbara on May 4, 1983. Landscaping was required at the perimeter of the site to screen the parking areas and in the interior of the site to reduce visual impacts of the buildings. The original parking required was 79 spaces, though 93 parking spaces were provided. Currently there are 108 spaces provided. At the time of approval, the property was zoned C-S, and its land use designation was "Service Commercial."

Subsequently, on May 31, 2000, the County of Santa Barbara issued a Land Use Permit 00-LUS-036-GO for an 800-square foot warehouse addition. At the time of City incorporation, the County zoning for the site was C-S and the County Land Use designation was Service Commercial. The Service Commercial General Plan designation remained in place until the City adopted its General Plan in 2006 (land use designation changed to OI from Service Commercial) and the zoning on the site changed on April 3, 2020, to match the City's General Plan designation as discussed below.

Subsequent City Land Use and Zoning Designation Changes

City of Goleta General Plan Adoption (2006)

The General Plan land use designation for the subject property was changed to Office and Industrial (I-OI) at the time of adoption of the City's General Plan/Coastal Land Use Plan (GP/CLUP) on October 2, 2006. The zoning continued to be C-S Service Commercial until the adoption of Title 17. As a point of reference, the City did not carry the County's Service Commercial General Plan designation forward with the adoption of the City's General Plan.

City of Goleta New Zoning Ordinance (Title 17) Adoption (2020)

The City's New Zoning Ordinance (Title 17 of the City of Goleta Municipal Code) became effective on April 3, 2020. As a result of the OI designation, some existing on-site uses became nonconforming. The proposed amendments would enable these existing uses (micro-winery and micro-brewery) at this site to be designated as allowable and would also allow for uses that align more with the physical configuration of lease spaces within the complex. This change would not result in physical growth but potential economic growth.

The existing land use designation of OI does not allow uses that fit under the Limited Industrial use category (i.e., Microbreweries and Wineries). This is the use category that is needed for several of the existing businesses to be able to expand, including outside. Captain Fatty's Brewery and Samsara Wine Co. are the two existing, non-conforming businesses. Additionally, the Property Owner has shared that the configuration of the lease spaces and the presence of the roll-up doors are more aligned with I-BP type of uses than with I-OI uses. While there is no current development proposed, a land use and zone change would allow for a different mix of use types with the appropriate planning review.

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 proposed request changes the mapped designations on the property with no physical changes proposed. As stated above, the site was developed with 4 commercial buildings, with approximately 41,000 sq. ft., which has been consistently occupied and used for commercial uses for more than 40 years, and the site was re-designated as I-OI in 2006 (General Plan) and rezoned to OI 2020 (Title 17).

There are currently two businesses that have outdoor seating areas which cannot be considered for review as the businesses are non-conforming. They were erected during the Coronavirus pandemic (one under the City's Temporary Outdoor COVID use permit and one without) and continue to operate. In order for the outdoor seating elements to continue legally, the property owner will need to apply for and receive a Development Plan Amendment (DPAM) once these uses become conforming if the requested GPA and rezone are approved. If the GPA and rezone are not adopted, then the DPAM could not be applied for and there will not be a regulatory pathway for the outdoor seating areas associated with Samsara and Captain Fatty's to be approved.

Allowable uses "categories" within I-BP and I-OI are listed in General Plan Table 2-3, *Allowable Uses and Standards for Office and Industrial Use Categories*, which is provided as Attachment 3. The more refined specific uses relating to each category are provided in Title 17, specifically, Section 17.09.020 (Land Use Regulations for I-BP and I-OI; Attachment 4) 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), Warehousing-General (if it is in association with a permitted use), Cannabis Cultivation, Cannabis Distribution, Cannabis Manufacturing, and Limited Industrial. As mentioned above, the Limited Industrial use category includes microbreweries and wineries.

The change to I-BP would no longer allow Building/Landscape Materials and Equipment, Professional Services, Medical and Health-Related Services (Hospital is allowed with a Major Conditional Use Permit), Educational Services, Entertainment and Recreation Services, Residential Units, Assisted-Living Residential Units, or Religious Institutions.

Pursuant to Table 2-3 of the Land Use Element, the maximum allowable height is the same for I-OI and I-BP, at 35 feet. The Maximum Lot Coverage Ratio is 35% in I-BP and 40% in I-OI. These standards are also reflected in Section 17.09.030 of the GMC.

Findings

Based on the analysis provided in the attached Resolution (Attachment 1), staff believe that the Findings needed to recommend City Council approval of the requested General Plan Amendment and Ordinance Amendment can be made. In general:

- The GPA requested is:

- Consistent with the General Plan's 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, resolves existing issues related to non-conforming uses, and could expand employment opportunities by reducing barriers to re-development and allowing a greater variety of uses.
- The requested ORD (rezone) 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, (2) resolve the existing non-conforming use status of some uses found on the property, and (3) 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 (I-OI).
 - 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) and it would rectify the existing non-conforming status of some of the existing uses on the site with respect to the property's existing and previously approved uses.

As described in the attached Resolution, rectifying the existing, non-conforming uses with respect to the property's existing (and previously approved) uses can be critical to the economic success of a property. The requested GPA-ORD would resolve the non-conforming situation for two businesses within the complex; the remaining uses within the four commercial buildings will be conforming to the Business Park land use designation.

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 district, drives 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. Retail and 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. The 1983 staff report for the original entitlement shows that the development's parking requirement was 79 spaces and that 93 spaces were provided. Current standards for parking based on use would require 64 parking spaces. Given that 108 spaces exist, the project as currently built exceeds today's parking standards by 44 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 corridor on a property that was previously designated and approved for commercial use. The property has also been utilized for commercial 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.

PUBLIC NOTICE

In accordance with Government Code Section 65854, public notice for this hearing was provided in the following manner 20 days before the Planning Commission hearing:

- Posted on the subject site on May 14, 2025, on the City's website, and Brown Act Board on June 5, 2025; and
- Published in the Santa Barbara Independent on May 15, 2025, and sent by First Class mail to property owners and tenants within 500 feet, on May 14, 2025.

CONCLUSION & STAFF RECOMMENDATION

The proposed General Plan Amendment and Ordinance Amendment would make the subject property's land use and zoning designations consistent with the site's current use,

historic use, adjacent uses, and current land use and zoning designations. 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: Isaac Rosen, City Attorney

APPROVED BY: Peter Imhof, Planning and Environmental Review Director

ATTACHMENTS:

1. Resolution No. 25-____, 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 Office and Industrial (I-OI) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP); and 3) Adopt a Notice of Exemption of the General Plan Amendment and Ordinance at the 3.56-acre subject property located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case Nos. 24-0005-GPA, 24-0007-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 24-63, initiating the General Plan Amendment process
3. General Plan Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories
4. Table 17.09.020 Land Use Regulations for BP and OI zone districts
5. Santa Barbara Airport Land Use Compatibility Plan Consistency Determination
6. Staff Presentation

ATTACHMENT 1

**Proposed Planning Commission Resolution regarding General Plan Amendment
and Zoning Map Ordinance Amendment for Property Located at 6483, 6485, 6487,
6489 Calle Real**

RESOLUTION NO. 25-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL 1) APPROVE A GENERAL PLAN AMENDMENT FROM OFFICE AND INDUSTRIAL (I-OI) TO BUSINESS PARK (I-BP); 2) ADOPT AN ORDINANCE AMENDMENT TO THE ZONING MAP FROM OFFICE AND INSTITUTIONAL (I-OI) TO BUSINESS PARK (I-BP); AND 3) ADOPT A NOTICE OF EXEMPTION OF THE GENERAL PLAN AMENDMENT AND ORDINANCE AT THE 3.56-ACRE SUBJECT PROPERTY LOCATED AT 6483, 6485, 6487, 6489 CALLE REAL KNOWN AS APN 077-160-055; CASE NOS. 24-0005-GPA, 24-0007-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 June 27, 2024, Steve Fort 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 077-160-055 (Site) on behalf of Los Carneros Business Park (property owner); and

WHEREAS, the existing General Plan land use designation for the Site is Office and Institutional (I-OI) 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 I-OI to Business Park (I-BP) to allow I-BP uses at the Los Carneros Business Park to allow uses that more align with the configuration of the lease spaces at the complex and to eliminate a non-conforming situation for two existing businesses present on the site; and

WHEREAS, on October 15, 2024, City Council Adopted Resolution No. 24-63 initiating a General Plan Amendment to the land use designation from I-OI to I-BP as requested to Assessor's Parcel Number 077-160-055; and

WHEREAS, on October 30, 2024, Steve Fort 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 077-160-055 (Site) on behalf of the Los Carneros Business Park (property owner); and

WHEREAS, on February 21, 2025, the project was referred to the Airport Land Use Commission (ALUC) and the Santa Barbara County Association of Governments (SBCAG) Board acting as the Airport Land Use Commission for the County of Santa Barbara, adopted findings for the project and determined that the project is consistent with the Santa Barbara Airport Land Use Compatibility Plan on March 20, 2025; and

WHEREAS, on February 11, 2025, physical letters and emails were sent to ten (10) tribes 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, the Barbareno Band of Chumash Indians requested to engage in consultation which occurred and concluded on May 14, 2025; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on June 9, 2025, at which time all interested were given an opportunity to be heard. 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 approximately 42,000 SF in four commercial buildings on an approximately 3.56-acre site (Assessor's Parcel No. 077-160-055). The original development was approved by the County of Santa Barbara on May 4, 1983 under case number 82-RZ-28. Landscaping was required at the perimeter of the site to screen the parking areas and in the interior of the site to reduce visual impacts of the buildings. The original parking required was 79 spaces though 93 parking spaces were provided. Currently there are 108 parking spaces provided. At the time of approval, the property was zoned C-S (Commercial Service), and its land use designation was "Service Commercial";
- B. The Project site currently has a General Plan land use designation of Office and Industrial (I-OI), and a zoning designation OI Office and Institutional. The Applicant is seeking a General Plan amendment and a Zoning Ordinance Amendment to change these designations to Business Park (I-OI) and Business Park (BP). No physical changes on the property are proposed or requested;
- C. The Project site includes a total of 108 parking spaces;
- D. 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 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 corridor on a property that was previously designated and approved for commercial use. The property has also been utilized for commercial 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 certified environmental impact report. The land use designation for the site was modified during the 2006 GP/CLUP adoption process that made the existing uses legal nonconforming. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that allows for and recognizes the existing development on the site as it existed in 2006 and continues today. 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, I-OI 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 I-OI to B-P to make the land use designation for the site match with the existing uses 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. There is substantial evidence in the record showing that the land use changes proposed are not an activity subject to CEQA;
- D. 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.*

Amending Figure 2-1 of the Land Use Element, Land Use Map, to change the land use designation of the property from Office and Industrial (I-OI) to Business Park (I-BP) is in the public interest as this designation is more reflective of the development on the site, the configuration of the individual tenant spaces including roll up doors, and the type of uses that existing on the property. Parking is calculated based on business type, so parking is the same regardless of the overall zoning.

Additionally, the proposed Amendment would resolve the non-conforming status of several of the existing businesses on the site. While reducing non-conforming uses within the city is a public benefit in and of itself, in this instance, it may also have a public benefit of expanding employment opportunities.

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.*

If the General Plan Amendment is approved, the proposed Ordinance Amendment, as depicted in Exhibit C, will align the zoning designation with the General Plan Land Use Designation for the property. Further, the change would resolve the existing non-conforming use status for a couple of existing businesses on site. Moreover, given the Site's characteristics (history, size, existing development, and location), B-P uses providing *"lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area"* are generally very similar to the use types associated with OI and are appropriate for the Site.

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

The proposed amendment would be in the interest of the general community welfare as the zoning of the site would allow for uses that are more conducive to the configurations of the existing building while still allow for similar uses to what can be allowed in the Office Institutional zone district. Further, the zone change would reflect the existing, and previously approved, development and use on the Site and eliminate the non-conforming nature of a few uses. If the site retains the current Office and Industrial designation, then if the existing use were terminated (e.g., the building was destroyed by a natural disaster or not used for 1 year with similar uses), the site could only be developed with uses allowed under I-OI. Continuation of the existing commercial uses, terminating non-conforming uses, allowing commercial uses on the site to change over time, and ensuring the ability of the site to support commercial uses of the Site (e.g., following a natural disaster), are all public benefits compared to the retention of the I-OI zoning designation.

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

Good zoning planning practice includes aligning a property's zoning designation with its best use, which is partly dependent on the property's context such as the surrounding land use designations and building configurations. The Site was originally designated by and developed under the County of Santa Barbara under the service- commercial designation which allowed a hybrid between business park, general commercial, and office institution uses. The site is best encompassed by the Business Park designation.

Another good zoning practice is to rectify non-conforming uses either through changing the land use designations or by eliminating the use over time. A B-P zoning designation would convert the existing, non-conforming uses to conforming uses that are well-suited for the Site and are compatible with established uses in the surrounding area.

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 as outlined in the proposed Notice of Exemption (NOE) provided as Exhibit A and adopt the NOE.
- B. Adopt the General Plan Land Use and Zoning Designation Map Amendments from Office and Industrial (I-OI) to Business Park (I-BP) as reflected in Exhibits B and C.
- 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

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.

PASSED, APPROVED AND ADOPTED this 9th day of June 2025.

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. 25-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 9th day of June 2025 by the following roll call vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Exhibit A – Notice of Exemption
Exhibit B – Figure 2-1 Map Change
Exhibit C – Zoning Map Change

Exhibit A to Attachment 1

Los Carneros Business Park GPA-ORD

Notice of Exemption

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:

General Plan Amendment and Zoning Map Ordinance Amendment for 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055
Case No. 24-0005-GPA; 24-0007-ORD

Project Applicant:

Steve Fort of SEPPS, Inc.
On behalf of Los Carneros Investments, LP, Property Owner

Project Location (Address and APN):

6483, 6485, 6487, 6489 Calle Real
Goleta, CA 93117
County of Santa Barbara
APN: 077-160-055

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 Office and Industrial (I-OI) 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 allow the site to be used by uses that are more conducive to the lease space orientation/layout while eliminating non-conforming situation for a couple of existing tenants. The beneficiary of the project is the property owner.

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:

Steve Fort of SEPPS, Inc.
On behalf of Los Carneros Investments, LP, Property Owner

NOTICE OF EXEMPTION (NOE)

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:

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 corridor on a property that was previously designated and approved for commercial use. The property has also been utilized for commercial 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 certified environmental impact report. The land use designation for the site was modified during the 2006 GP/CLUP adoption process that made the existing uses legal nonconforming. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that allows for and recognizes the existing development on the site as it existed in 2006 and continues today. 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, I-OI 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 I-OI to B-P to make the land use designation for the site match with the existing uses 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);

NOTICE OF EXEMPTION (NOE)

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

Christina McGuire, Associate Planner
805-961-7566
cmcguire@cityofgoleta.org

Signature	Title	Date
-----------	-------	------

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: _____

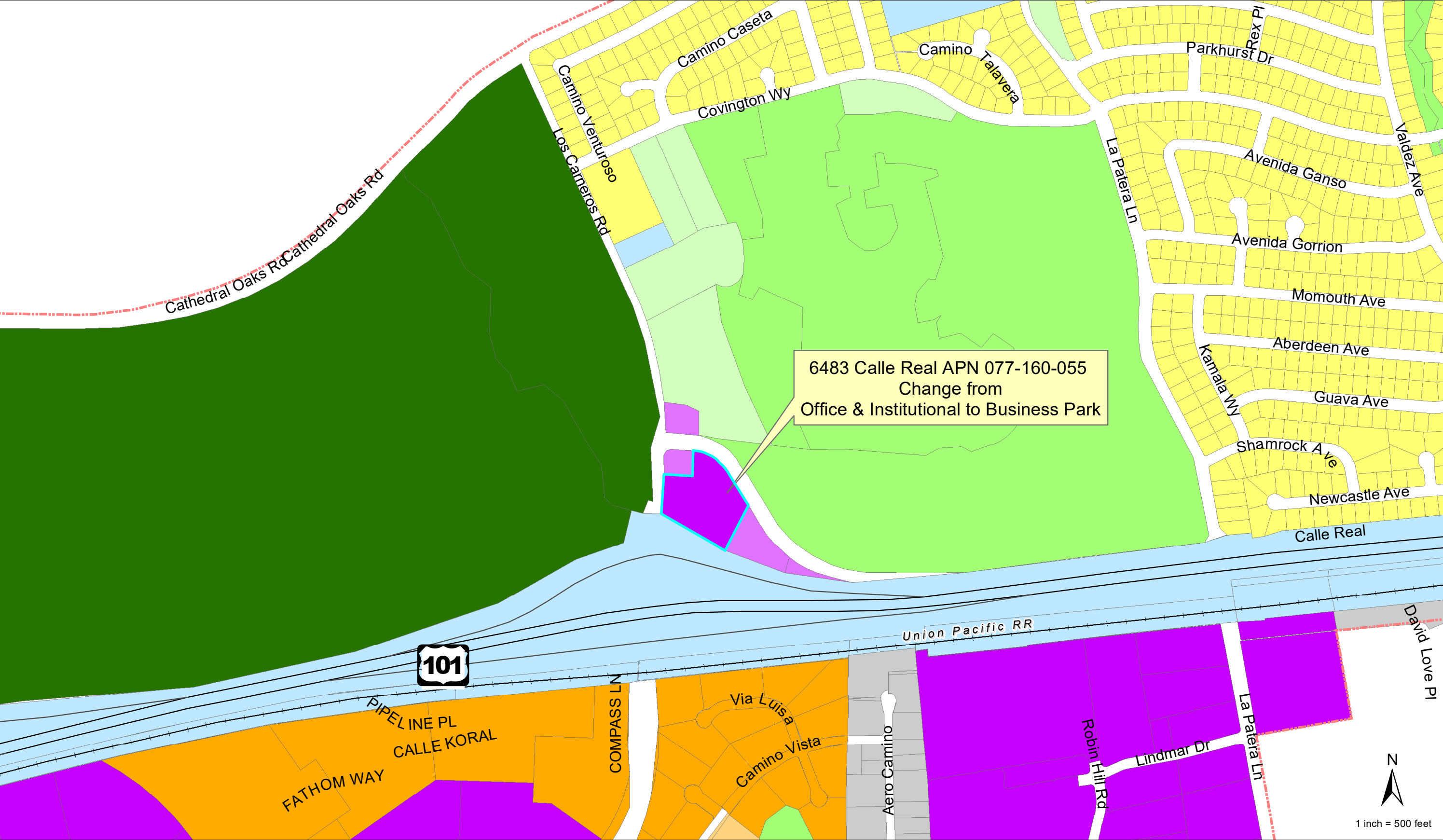
Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

Exhibit B to Attachment 1

Los Carneros Business Park GPA-ORD

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

Document Path: C:\Projects\Goleta\General Plan\Final\24-0005-GPA Land Use Change Map January 2025.mxd



Legend

Residential Use Categories

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

Commercial Use Categories

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

Office and Industrial

- Business Park
- Office and Institutional
- Service/Industrial
- General Industrial

Other Use Categories

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

Other Features

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

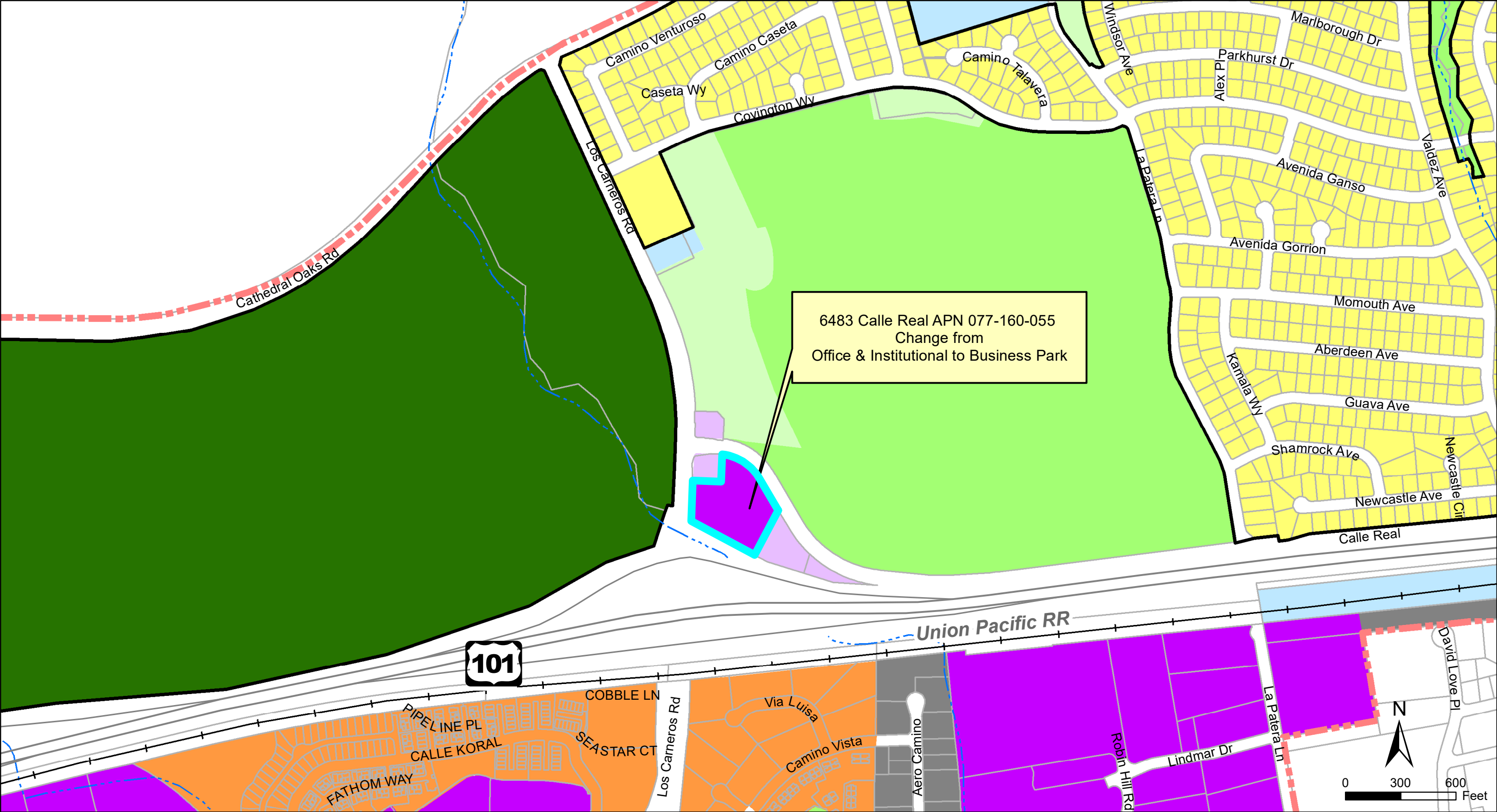
Land Use Designation Change
OI to BP
(Inset Map of General Plan Figure 2-1)




















January 2025

Exhibit C to Attachment 1

Los Carneros Business Park GPA-ORD

Proposed Zoning Map Change




Residential Districts		Commercial Districts		Office and Industrial Districts		Other Districts	
	RS Single Family Residential		CR Regional Commercial		BP Business Park		PQ Public and Quasi-Public
	RP Planned Residential		CC Community Commercial		OI Office and Institutional		OSAR Open Space - Active Recreation
	RM Medium Density Residential		OT Old Town		IS Service Industrial		OSPR Open Space - Passive Recreation
	RH High Density Residential		VS Visitor Serving Commercial		IG General Industrial		AG Agricultural
	RMHP Mobile Home Park		CI Intersection Commercial				
			CG General Commercial				

Notes:
1. Labels for RS and AG represent minimum lot size (thousands of square feet).
2. Labels for RP represent maximum residential density (units/acre).

ZONING MAP Change
OI to BP
(Insert Map of City Zoning Map)

January 2025



CITY OF
GOLETA

ATTACHMENT 2

**City Council Resolution No. 24-63 Initiating the GPA
for the Los Carneros Business Park from I-OI to I-BP**

RESOLUTION NO. 24-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, INITIATING THE PROCESSING OF AN APPLICANT-REQUESTED GENERAL PLAN AMENDMENT AND ADOPTING A NOTICE OF EXEMPTION FOR 6483, 6485, 6487, 6489 CALLE REAL KNOWN AS APN 077-160-055; CASE NO. 24-0004-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 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 June 27, 2024, Steve Fort of SEPPS, Inc. (Agent) submitted a request for the initiation of a General Plan Amendment to the land use designation to Assessor's Parcel Numbers 077-160-055 (Site) on behalf of the Los Carneros Business Park (property owner); and

WHEREAS, the existing General Plan land use designation for the Site is Office and Institutional (I-OI) 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 I-OI to Business Park (I-BP) to allow existing non-conforming land uses to become conforming and allow I-BP uses at the Los Carneros Business Park; and

WHEREAS, the City Council conducted a duly noticed public hearing on October 15, 2024, 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:

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

The proposed amendment is consistent with the Guiding Principles and Goals of the General Plan, as follows:

- A. *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 would not make any changes relevant to this Principle/Goal because this site does not contain sensitive habitats or other natural resources (and the allowable development would remain the same).

- B. *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 proposed amendment would not make any changes relevant to this Principle/Goal because this site does not contain any public open space and is not along the city's northern, western, or southern border.

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

The proposed amendment would not make any changes relevant to

this Principle/Goal because this site does not contain any agricultural lands.

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

The proposed amendment would facilitate/support the existing prosperous uses of this site. 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, which includes microbreweries and wineries, became nonconforming. The proposed amendment would make these existing uses allowable at this site and would allow for uses that more align with the physical configuration of lease spaces within the complex. This change would not result in physical development but enhance the viability of existing uses.

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

The proposed amendment does not significantly change the allowable future development or growth at this site (and no development is proposed with this amendment), so service levels and quality of life would be maintained.

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

The proposed amendment would not make any changes relevant to this Principle/Goal. There would be no changes to the site's percentages of residences (0%) vs. workplaces and services (100%).

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

The proposed amendment would not make any changes relevant to this Principle/Goal. This site has no housing and would continue to have no housing, and the site's existing commercial uses would continue at their existing levels.

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

The proposed amendment would not make any changes relevant to this Principle/Goal. This site has no housing and would continue to

have no housing. The proposed new land use designation would be compatible with housing on adjacent property.

- I. *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 would not make any changes relevant to this Principle/Goal. No new development is being proposed, and any future development would be subject to essentially the same regulations as the current ones.
 - J. *Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood.*
The proposed amendment would not make any changes relevant to this Principle/Goal. No new development is being proposed, and any future development would be subject to essentially the same regulations as the current ones.
 - K. *Influence future land use changes in nearby areas outside Goleta to avoid, lessen, and/or mitigate impacts within the city.*
The proposed amendment would not make any changes relevant to this Principle/Goal, because this site is not outside Goleta nor along the city's border.
2. The amendment proposed appears to have no material effect on the community or the General Plan or Specific Plan.

It is anticipated that the proposed amendment from I-OI to I-BP would have no material effect on the community or the General Plan because the change will only apply to an approximately 3.56-acre site. While the change will be to a different land use type, much of the existing uses are non-conforming in the I-OI zone and the proposed amendment would make the existing brewery and winery more consistent with the General Plan. There are 97.1 acres of I-OI designated land within the City and 405.1 acres of I-BP category. The proposed GPA would decrease the amount of land planned for I-OI uses by 3.66%. As a result, the change would not cause a fundamental shift in the overall land use pattern in the city. The site would still be considered for development, just with a slightly different range of uses than originally planned for this one parcel in Goleta.

I-BP would allow General Manufacturing (no noxious impacts) and Warehousing-General (if it is in association with a permitted use). The newly permitted uses would include Cannabis Cultivation, Cannabis Distribution, Cannabis Manufacturing, and Limited Industrial. Limited Industrial uses include microbreweries and wineries, which constitute the main reason for this proposal.

I-BP would no longer allow Building/Landscape Materials and Equipment, Professional Services, Medical and Health-Related Services (Hospital is allowed with a Major Conditional Use Permit), Educational Services, Entertainment and Recreation Services, Residential Units, Assisted-Living Residential Units, nor Religious Institutions.

Pursuant to Table 2-3 of the Land Use Element, the maximum allowable height is the same for I-OI and I-BP, at 35 feet. The Maximum Lot Coverage Ratio is 35% in I-BP and 40% in I-OI.

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

The proposed land use change from I-OI to I-BP provides the opportunity for the existing tenants to continue operating consistent with the General Plan and to potentially enlarge their space and expand their tenants. While I-BP is a Business Park commercial designation, various industrial-related uses are allowed, including restaurant, breweries and wineries, information technology services, business services, and several wholesale trade and storage uses, including general wholesale trade, and indoor warehousing and storage.

4. 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 parcel is currently owned and operated by Los Carneros Investments, LP, and all public facilities required to serve the site already do so. The provision of public facilities would also be addressed as a component of any future development.

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

The proposed General Plan Amendment is not required under other rules or regulations.

SECTION 2. Environmental Review

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) as 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:

- A. Initiation of the proposed General Plan Amendment for 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055 to change the land use designation on Figure 2-1 (Land Use Plan Map) of the General Plan from I-OI to 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 determination of the General Plan Amendment in the future; and
- B. Adoption of the Notice of Exemption (NOE) provided as Exhibit A to this Resolution and direct the filing of the NOE within five (5) business days

SECTION 4. Effective Date

This Resolution becomes effective upon adoption.

SECTION 5. Time Limit

The Council action to initiate 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 Planning and Environmental Review 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.

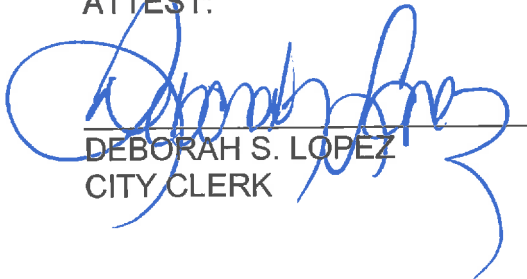
SECTION 7. Records

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 15th day of October 2024.


PAULA PEROTTE
MAYOR

ATTEST:


DEBORAH S. LOPEZ
CITY CLERK

APPROVED AS TO FORM:


ISAAC ROSEN
ACTING 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. 24-63 was duly adopted by
the City Council of the City of Goleta at a regular meeting held on the 15th day of
October 2024, by the following roll call vote of the City Council:

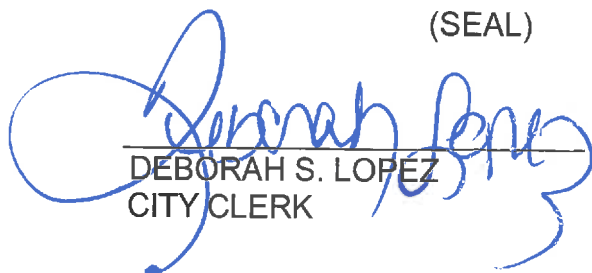
AYES: MAYOR PEROTTE, MAYOR PRO TEMPORE REYES-
 MARTÍN, COUNCILMEMBERS KASDIN, KYRIACO AND
 RICHARDS

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 for 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055
Case No. 24-0004-GPA

Project Applicant:

Steve Fort of SEPPS, Inc.
On behalf of Los Carneros Investments, LP, Property Owner

Project Location (Address and APN):

6483, 6485, 6487, 6489 Calle Real
Goleta, CA 93117
County of Santa Barbara
APN: 077-160-055

Description of Nature, Purpose and Beneficiaries of Project:

Initiating a General Plan Amendment (GPA) to change the land use designation of the site from Office and Industrial (I-OI) to Business Park (I-BP).

The purpose of the project is to change the zone to allow non-conforming uses to be conforming. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

City Council of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Steve Fort of SEPPS, Inc.
On behalf of Los Carneros Investments, LP, Property Owner

Exempt Status:

- ☒ Categorical Exemption: § 15378 (b)(5) organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment.

Reason(s) why the project is exempt:

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

NOTICE OF EXEMPTION (NOE)

environmental review pursuant to CEQA Guidelines in that 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) as 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.

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

Christina McGuire, Associate Planner
805-961-7566; cmcguire@cityofgoleta.org

Signature	Title	Date
-----------	-------	------

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

ATTACHMENT 3

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
Industrial (Manufacturing)				
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
Transportation and Utilities				
Transportation (other than right-of-way)	–	–	X	X
Wireless Communications/Telecommunications	X	X	X	X
Utilities	X	X	–	–
Retail Trade				
Building/Landscape Materials and Equipment	–	X	–	X
Eating and Drinking Establishments	X	X	–	–
Other Retail Trade Establishments	X	X	–	–
Services (Including Offices)				
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
Auto-Related Uses				
Automotive Sales and Rentals	–	–	X	X
Auto Repair and Painting	–	–	X	X
Auto Wrecking Yard/Junk Yard	–	–	X	X
Auto Service (Gas) Station	–	–	–	X
Wholesale Trade and Storage				
General Wholesale Trade	–	–	X	X
Warehousing – General	X*	–	X	X
Warehousing – Self-Storage	–	–	X	X
Outdoor Storage	–	–	X	X
Residential Uses				
Residential Units	–	X	–	–
One Caretaker Unit Per Parcel	X	X	X	X
Assisted-Living Residential Units	–	X	–	–
Other Uses				
Public and Quasi-public Uses	X	X	X	X
Religious Institutions	–	X	–	–
Standards for Density and Building Intensity				
Recommended Standards for Density				
Maximum Residential Density	N/A	20units/acre	N/A	N/A
Recommended Standards for Building Intensity				
Structure Heights	35 feet	35 feet	35 feet	35 feet
Maximum Lot Coverage Ratio	0.35	0.40	N/A	N/A
Notes: 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 4

Table 17.09.020 Land Use Regulations for the BP and OI 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			
	District		
Uses	BP	OI	Additional Regulations
Residential Uses			
Low Barrier Navigation Centers	-	P	See § 17.41.280, Low Barrier Navigation Centers
Residential Care Facility, Large	-	P	
Residential Housing Types			
<i>Multiple-Unit Development</i>	-	P ¹	See § 17.24.120, Mixed-Use Development

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**

District			
Uses	BP	OI	Additional Regulations
Accessory Dwelling Unit	See § 17.41.030, Accessory Dwelling Units (ADU)		
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	
Commercial Entertainment and Recreation			
Indoor Sports and Recreation	-	MU	
Eating and Drinking Establishments			
Bars/Night Clubs/Lounges	-	CU ²	
Restaurant	P ²	P ²	See § 17.41.120, Eating and Drinking Establishments
Finance, Insurance, and Real Estate Services	P	P	
Funeral Parlors and Interment Services	-	MU	

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	
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 ³	P ³	
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 ²	P ²	
Professional Services	-	P	
Industrial Uses			
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 ⁴	-	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
Custom Manufacturing	P	-	
Limited Industrial	P	-	
R&D and Technology	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	
Wholesale Trade, Warehouse, Storage and Distribution			
<i>Indoor Warehousing and Storage</i>	P ⁵	-	
Transportation, Communication, and Utility Uses			
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	
Accessory Uses	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
Home Occupations	P	P	See § 17.41.170, Home Occupations
Temporary Uses	See § 17.41.260, Temporary Uses, for permit requirements for each type of temporary use		
Nonconforming Uses	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)

§ 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>1</p></div><div><p>KEY</p><ul style="list-style-type: none">--- Lot Line■ Buildable Area--- Setback Line</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

TABLE 17.09.030: DEVELOPMENT REGULATIONS—OFFICE DISTRICTS				
	District		Additional Regulations	#
	BP	OI		
Minimum Landscaping	30%	10%		
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 5

Santa Barbara Airport Land Use Compatibility Plan Consistency Determination

BOARD OF DIRECTORS

March 24, 2025

RANDY ROWSE

*Chair
City of Santa Barbara*

Christina McGuire
Associate Planner

BOB NELSON

*Vice-Chair
Santa Barbara County
4th District*

City of Goleta
Planning & Environmental Review Department
Current Planning Division

ROY LEE

*Santa Barbara County
1st District*

**Santa Barbara Airport Land Use Compatibility Plan Consistency Determination: 6483-6489
Calle Real Project**

LAURA CAPPES

*Santa Barbara County
2nd District*

The City of Goleta referred the project at 6483-6489 Calle Real to SBCAG for consistency determination with the Santa Barbara Airport Land Use Compatibility Plan on February 21, 2025. SBCAG has 60 days from the date of referral to determine the consistency of the proposed project.

JOAN HARTMANN

*Santa Barbara County
3rd District*

STEVE LAVAGNINO

*Santa Barbara County
5th District*

On March 20, 2025, the SBCAG Board, acting as the Airport Land Use Commission for the County of Santa Barbara, adopted findings for the project and determined that the project is consistent with the Santa Barbara Airport Land Use Compatibility Plan. If you have any questions, please do not hesitate to contact me.

DAVID SILVA

City of Buellton

Sincerely,

AL CLARK

City of Carpinteria



PAULA PEROTTE

City of Goleta

Andrew Orfila
Principal Transportation Planner

ARISTON JULIAN

City of Guadalupe

JAMES MOSBY

City of Lompoc

ALICE PATINO

City of Santa Maria

DAVID BROWN

City of Solvang

EX-OFFICIO MEMBERS

SCOTT EADES

*Director
Caltrans District 5*

STAFF

MARJORIE KIRN

Executive Director

SUSAN MCKENZIE

*Agency Counsel
County Counsel*

MEMBER AGENCIES:

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

ATTACHMENT 6

Staff Presentation



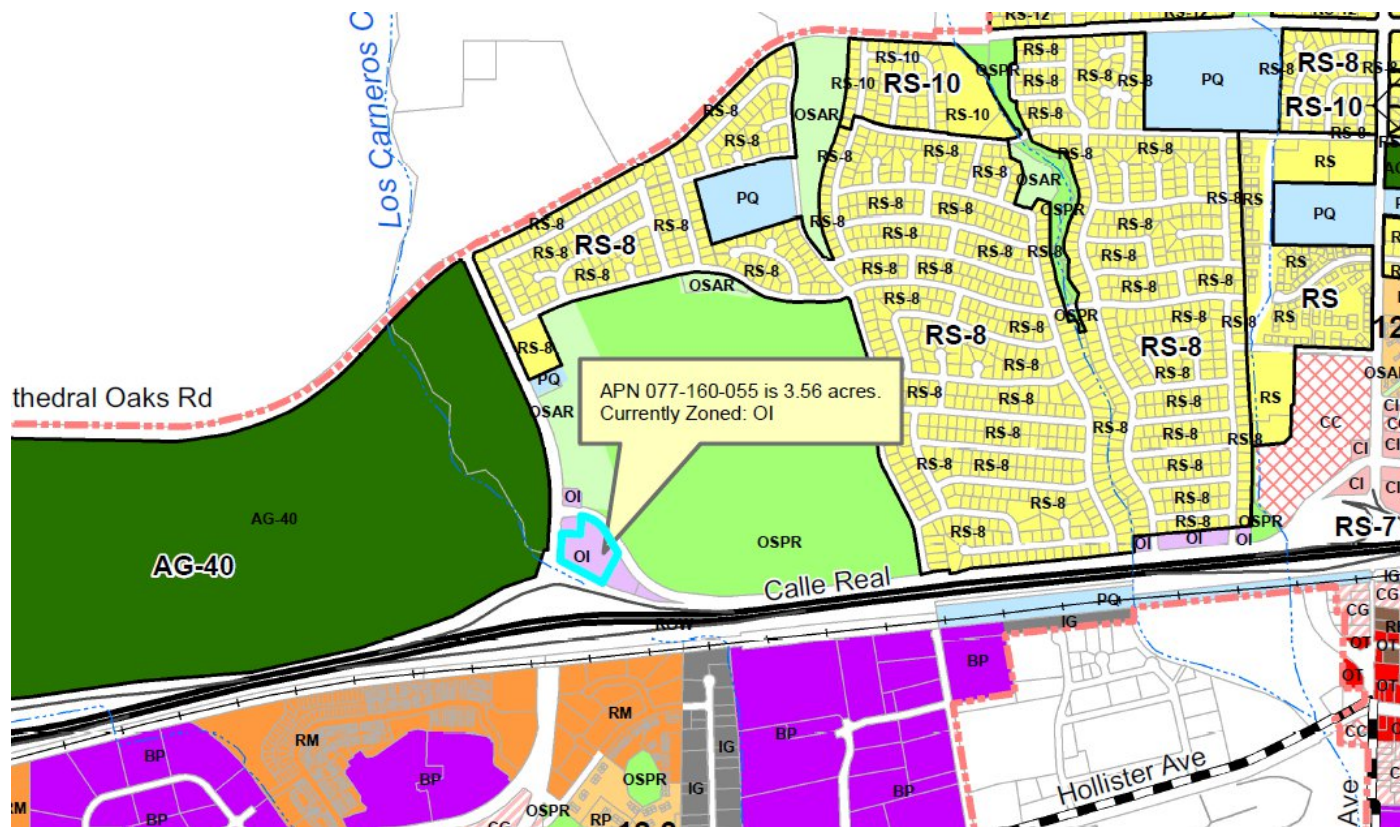
Amendment to the City's General
Plan and Zoning Maps for 6483,
6485, 6487, 6489 Calle Real (APN
077-160-055); Case No. 24-0004-
GPA and 24-0007-ORD

Planning Commission
June 9, 2025

Subject Parcel



Land Use Designation at/near the site

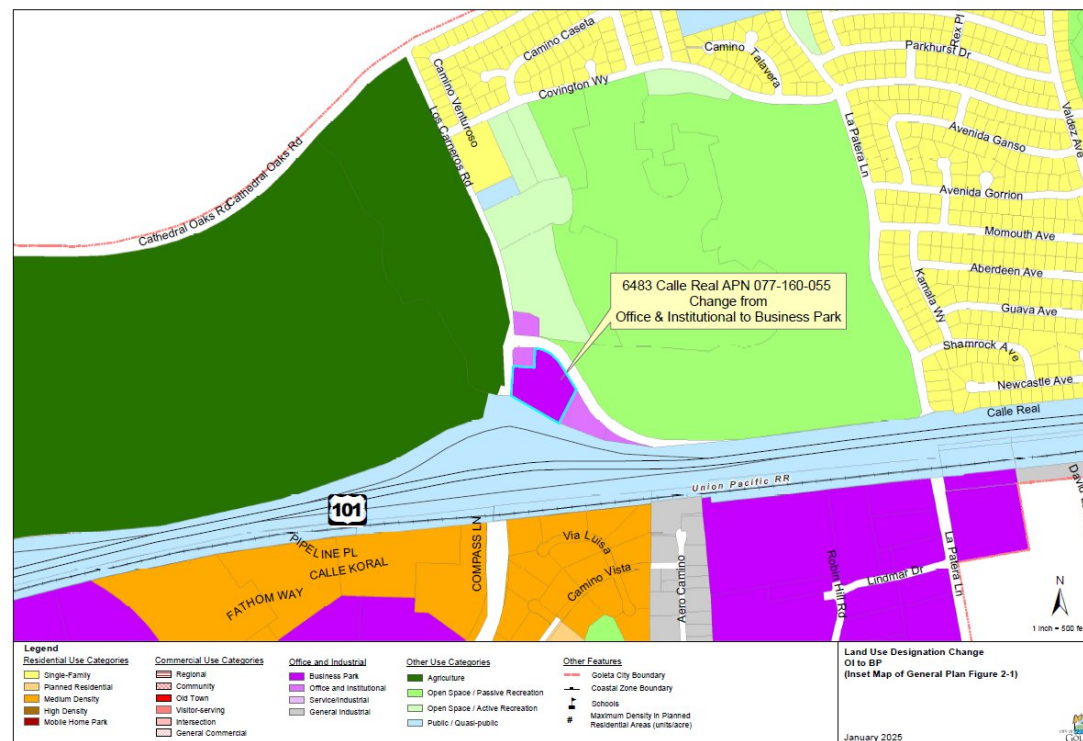


General Plan and Zoning Map Amendment Requests

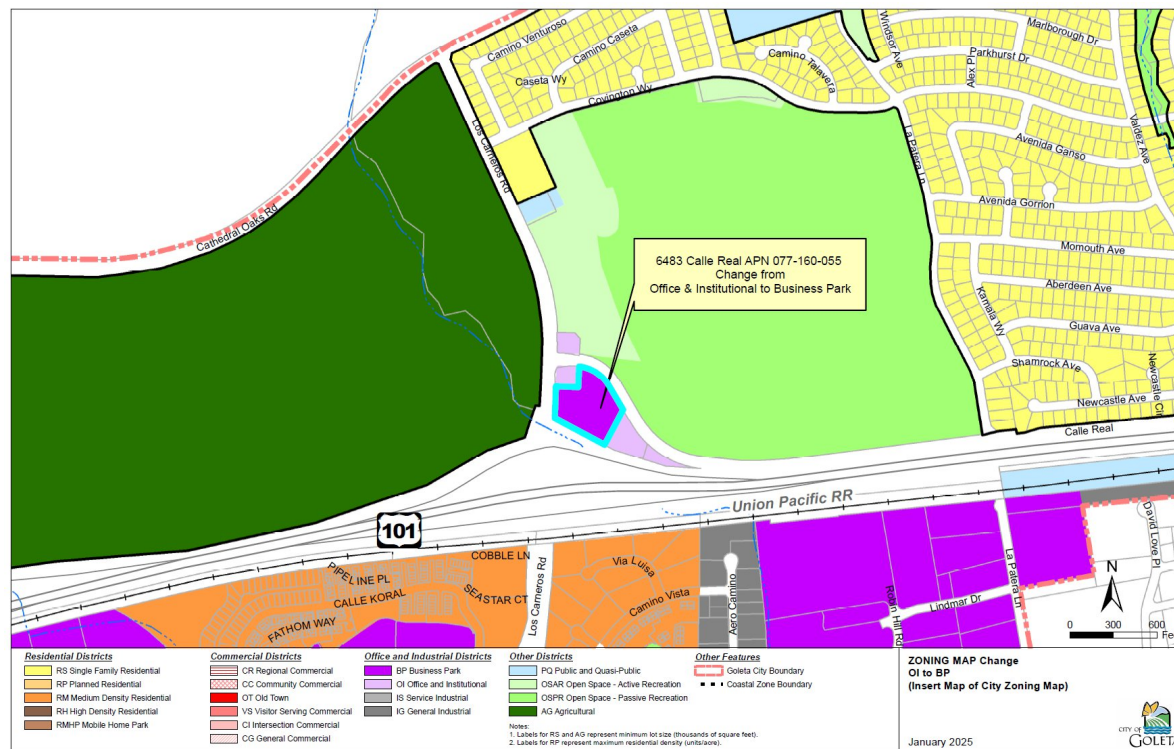
- The current General Plan land use and Zoning Map designation is Office Institutional (I-OI)
- Expand the range of uses that could be allow plus allow existing, non-conforming businesses to become conforming uses
- While there are differences, there is a similarity in the types of uses allowed in I-OI and I-BP
- The applicant is requesting approval of a Zoning Map and General Plan Amendment from I-OI to I-BP (Business Park)



PROPOSED FIGURE 2-1 CHANGE



Zoning Map Change



June 9, 2025 Planning Commission Meeting

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Review Process

- City Council is the decision-making body for Amendments
- Planning Commission is required to review and make a recommendation at a noticed public hearing
- As of Jan. 1, 2025, the City is required to give 20-day notice prior consideration of a legislative action that would change the use of a property
- Staff finds the requested changes are exempt from CEQA as outlined in the Staff Report and Resolution



GENERAL PLAN FINDINGS

- The GPA requested is:
 - Consistent with the General Plan's Land Use Element Policy 4: Office and Industrial Uses
 - Deemed to be in the public interest
 - Reflective of the development on the site
 - Resolves existing issues related to non-conforming uses,
 - Could expand employment opportunities by reducing barriers to re-development and allowing a greater variety of uses.



ZONING MAP CHANGE FINDINGS – need to finish

- The requested Zoning Map amendment would:
 - align the Site's zoning with its proposed General Plan designation
 - resolve the existing non-conforming use status of some uses found on the property and
 - 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 (I-OI).
- Be consistent with good zoning practices as it would align the property's zoning designation with its best use (given its size, history, internal configurations)



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 Office and Industrial (I-OI) to Business Park (I-BP); 2) Approve an Ordinance Amendment to the Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP); and 3) adopt the Notice of Exemption on a 3.56-acre site located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case Nos. 24-0005-GPA, 24-0007-ORD”



Questions?

June 9, 2025, Planning Commission



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