



**TO:** Mayor and Councilmembers

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

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

**SUBJECT:** Consideration of Initiation of a General Plan Amendment for 6483, 6485, 6487, 6489 Calle Real, known as APN 077-160-055  
Case No. 24-0004-GPA

**RECOMMENDATION:**

Adopt Resolution No. 24-\_\_\_\_, entitled “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”

**BACKGROUND:**

General Plan Amendment Initiation

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.

The General Plan Amendment (GPA) process is governed by Article 6 of State Planning and Zoning Law (Government Code Sections 65350 et seq.). Pursuant to state law, GPAs require the Planning Commission’s consideration and recommendation. However, the final decision is a legislative action and is reserved for the City Council to make.

Before a GPA can be considered, it must be initiated, applying procedures established by City Council Resolution No. 12-13 for the initiation process, as codified in Goleta Municipal Code (GMC) Section 17.67.030. These procedures require that all requests for GPAs be referred to the City Council for initiation at a public hearing prior to processing.

Resolution No. 12-13 and GMC subsection 17.67.030(B) provide five factors the City Council must consider for the initiation of a GPA. These five factors are:

1. The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan;
2. The amendment proposed appears to have no material effect on the community or the General Plan;
3. The amendment proposed provides additional public benefit to the community as compared to the existing land use designation or policy;
4. Public facilities appear to be available to serve the affected site, or their provision will be addressed as a component of the amendment process; or
5. The amendment proposed is required under other rules or regulations.

Once initiated, the applicant could apply for the GPA and any intended development project associated with the GPA. Once submitted, staff would review and analyze the application along with the preparation of the appropriate environmental analysis. All aspects of a future development proposal, including the environmental analysis, would be considered by the Planning Commission at a noticed public hearing, followed by the Planning Commission making a recommendation to the City Council. The City Council would be the decision-making body for all the project components at a public hearing.

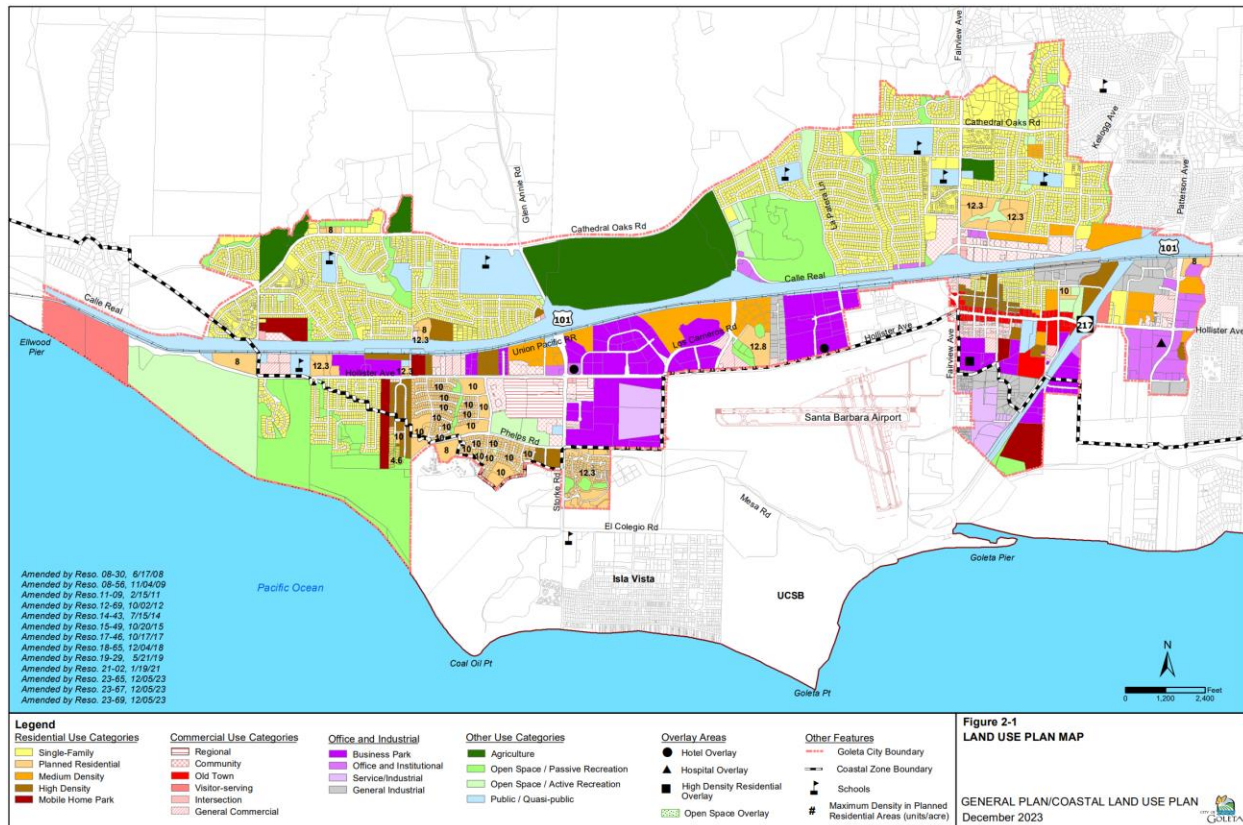
#### Site Information

The 3.56-acre subject parcel is currently owned by Los Carneros Investments, LP c/o The Towbes Group, 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 surrounding the subject site to the east and west is I-OI, to the north is open space/passive recreation, to the south is Highway 101 and the Los Carneros freeway offramp. The area surrounding the subject site and existing land uses of those sites are shown in Figure 2 below.

**Figure 1: Subject Site**



Figure 2: General Plan Land Use Designation Map



## DISCUSSION:

On June 27, 2024, Steve Fort of SEPPS submitted a request for the initiation of a GPA on behalf of the Los Carneros Investments, LP (Property Owner). The GPA initiation request is to study a change to the land use designation, as established on General Plan Figure 2-1, Land Use Plan Map, at 6483, 6485, 6487, 6489 Calle Real (Assessor's Parcel Number [APN] 077-160-055) from I-OI to Business Park (I-BP). The existing land use designation does not allow for Limited Industrial (i.e., Microbreweries and Wineries), which 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 more align 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 an expansion of the uses and 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.*

Allowable uses 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 2.

The land use change would modify the allowed uses on the subject parcel by allowing General Manufacturing (no noxious impacts) and Warehousing-General (if it is in association with a permitted use). The newly allowable uses would include Cannabis Cultivation, Cannabis Distribution, Cannabis Manufacturing, and Limited Industrial. Limited Industrial uses include microbreweries and wineries.

The land use change would modify the allowed uses on the subject parcel and 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.

As previously noted, the Council must consider a specific set of five factors when determining whether to initiate a GPA. Pursuant to Resolution 12-13 and GMC subsection 17.67.030(B), staff presents the following discussion of the GPA initiation factors for City Council consideration:

**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.**

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, some 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 GPA is not required under other rules or regulations.

## **CONCLUSION**

Based on the analysis of the five factors above, staff recommends initiating the GPA to change the land use designation of the site from I-OI to I-BP. A draft resolution for the GPA initiation from I-OI to I-BP is provided as Attachment 1 to this report. Section E of the Resolution requires that the applicant apply for the GPA within two years of adoption of the Resolution (17.67.030(D)). If that were not to occur, then the Council action to initiate the General Plan Amendment would expire. Lastly, Council's decision to initiate the General Plan Amendment would not obligate the City to approve the GPA in the future.

## **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.

## **FISCAL IMPACTS:**

The case-processing costs associated with the initiation of the proposed GPA for Los Carneros Investments, LP are being borne by the Applicant.

## **ALTERNATIVES:**

The City Council could choose not to initiate processing of the requested GPA. If not initiated, the parcel and its zoning designation will remain unchanged. If initiated and upon application submittal, City staff would proceed with case processing, including environmental review and a GPA for Planning Commission's consideration and recommendation to the City Council for final action.

**LEGAL REVIEW BY:** Megan Garibaldi, City Attorney

**APPROVED BY:** Robert Nisbet, City Manager



**ATTACHMENTS:**

1. Resolution No. 24-\_\_\_\_, entitled "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"

Exhibit A – Notice of Exemption

2. General Plan Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories
3. Staff Presentation

# **ATTACHMENT 1**

Los Carneros Business Park GPA-I

Resolution

**RESOLUTION NO. 24- \_**

**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 15<sup>th</sup> day of October 2024.

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PAULA PEROTTE  
MAYOR

ATTEST:

APPROVED AS TO FORM:

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DEBORAH S. LOPEZ  
CITY CLERK

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ISAAC ROSEN  
ACTING CITY ATTORNEY



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

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 24-\_\_ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 15<sup>th</sup> day of October 2024 by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

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

# **Exhibit A**

Los Carneros Business Park GPA-I

Notice of Exemption

Exhibit A

**NOTICE OF EXEMPTION (NOE)**

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

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

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



**Subject:** Filing of Notice of Exemption

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**Project Title:**

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

**Exhibit A**

**NOTICE OF EXEMPTION (NOE)**

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from 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

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Signature	Title	Date
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**If filed by the applicant:**

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

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

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

## **ATTACHMENT 2**

Los Carneros Business Park GPA-I

General Plan Table 2-3

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

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

## **ATTACHMENT 3**

Los Carneros Business Park GPA-I

Staff Presentation



Consideration of Initiation of a  
General Plan Amendment for  
6483, 6485, 6487, 6489 Calle Real  
(APN 077-160-055); Case No. 24-  
0004-GPA

City Council  
October 15, 2024



# Purpose of General Plan Amendment Initiations

- Allows for early public input and City Council direction
- Provides staff direction to process the GPA request for further study
- In all cases, initiation does not mean or imply that a requested amendment will eventually be approved



# General Plan Amendment Request

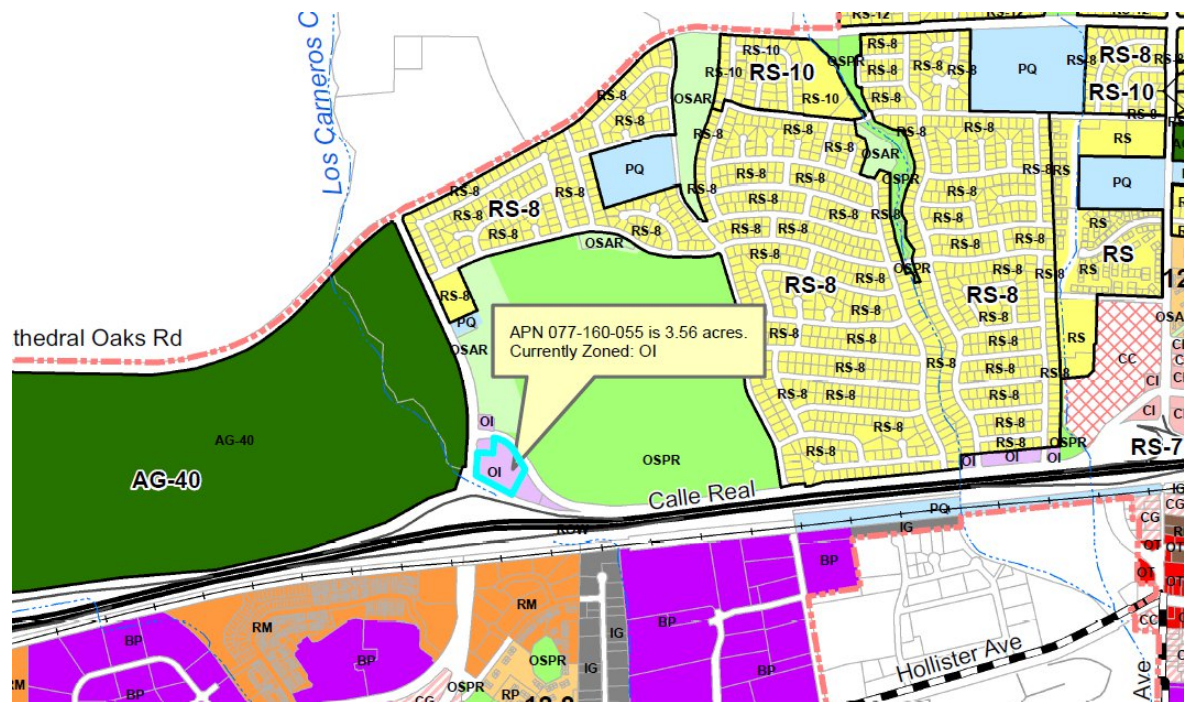
- The current General Plan land use designation is Office Institutional (I-OI)
- Expand the range of uses that could be allow plus allow existing non-conforming businesses to become conforming uses
- The applicant is requesting Council initiate a General Plan Amendment to study a change from I-OI to I-BP (Business Park)



# Subject Parcel



# Land Use Designation near the site



# Initiation Criteria

Per Council Resolution 12-13 and Chapter 17.67, five factors to initiate a General Plan Amendment:

- 1.The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan
- 2.The amendment proposed appears to have no material effect on the community or the General Plan
- 3.The amendment proposed provides additional public benefit to the community as compared to the existing land use designation or policy
- 4.Public facilities appear to be available to serve the affected site, or their provision will be addressed as a component of the amendment process or
- 5.The amendment proposed is required under other rules or regulations



# Initiation Criteria for the Proposal

## Factor 1: Land Use Element Guiding Principles and Goals (GPG)

- GPG 4 “Maintain economic prosperity with a sustainable economy that is not based on growth”
- GPG 6 “Maintain a balanced community, with an appropriate mix of residences, workplaces and services”



# Initiation Criteria for the Proposal

## Factor 2: No material effect on the community or 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%

## Factor 3: Amendment proposes additional public benefit to the Community

- Allow for greater range of uses that can better utilize the existing spaces and eliminate non-conforming designation on two existing businesses that then may have the opportunity to expand under the benefit of a conforming use



# Initiation Criteria for the Proposal

## Factor 4: Public Facilities available to serve the site

- 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.

## Factor 5: Amendment not required under other rules or regulations

- The amendment is not required under other rules or regulations

If initiated, staff would further evaluate consistency with Guiding Principles and Goals in more detail





## Process, If Initiated

- Initiation is the first step of the planning process
- Application submittal for GPA by applicant
- Staff will:
  - ✓ Process the GPA request with associated project applications
  - ✓ Conduct environmental review for the GPA (and other associated components)
  - ✓ Consult with other agencies



## Process, If Initiated (continued)

- Planning Commission will consider the GPA and related actions and make a recommendation to the City Council
- City Council will consider the GPA and related actions; will be the decisionmaker for all project components



# Recommendation

Adopt Resolution No. 24-\_\_\_\_, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment for 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case No. 24-0004-GPA"



# Questions?

October 15, 2024 City Council



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