

City of Goleta

7264 Calle Real (Kenwood Village) Inclusion in the Housing Element 2023-2031 and Associated General Plan and Zoning Amendments

Presentation By:

Anne Wells, Advance Planning Manager

Andy Newkirk, Supervising Senior Planner

Veronica Tam, Housing Consultant

December 5, 2023





Public Hearing Agenda

- ❖ Suggested Format
 - Staff Presentation
 - Council Questions
 - Public Comment
 - Council Deliberation
 - Action on Recommendation



Presentation Topics

- Background
 - Housing Element 2023-2031 Status
- Summary of Revisions
 - Housing Element 2023-2021
 - General Plan
 - Zoning
- Recommendations



Background – Housing Element 2023-2031 Status

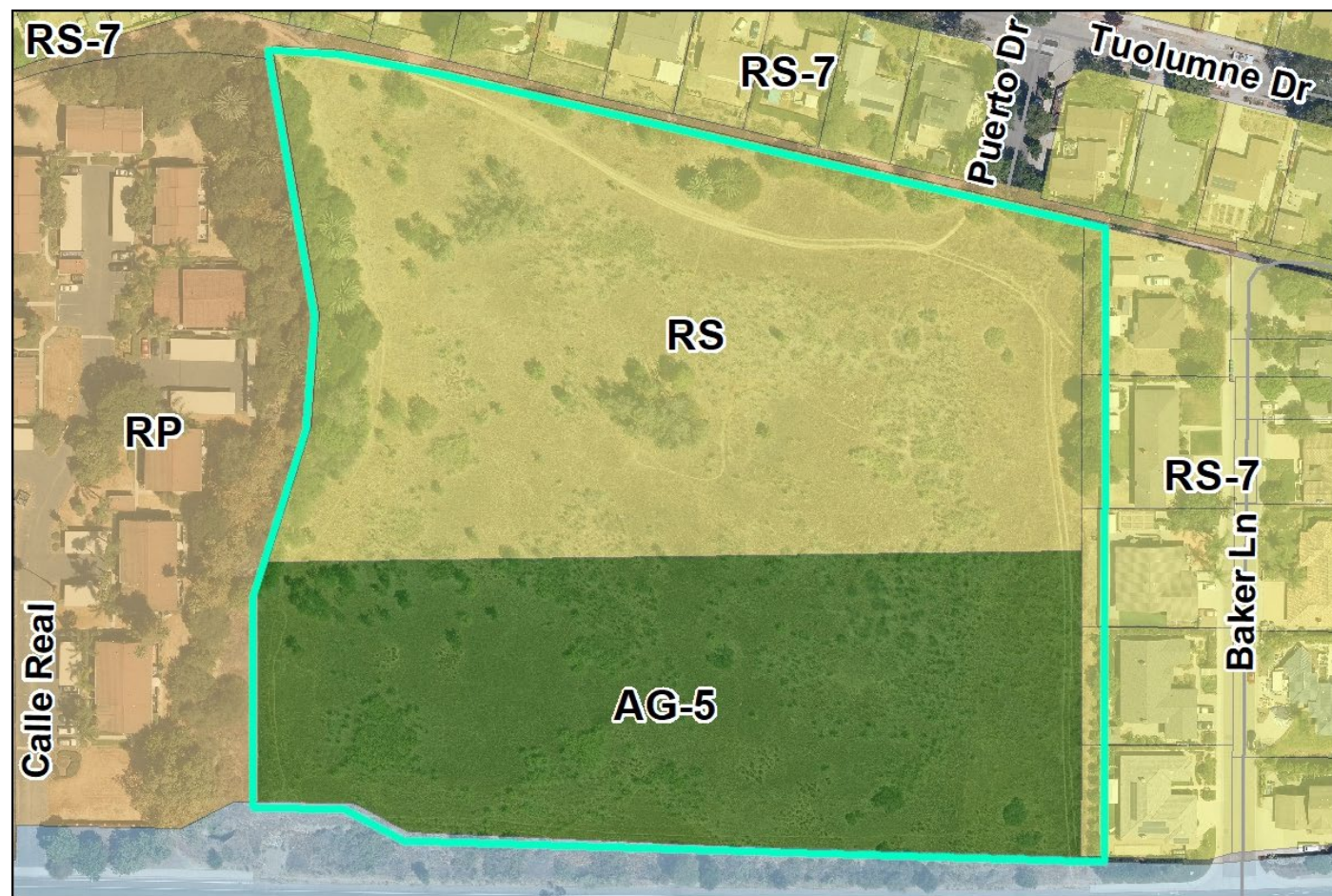
- 2023-2031 update required by State law (“6th cycle”)
- State oversight & Housing Element “certification”
- Adopted on January 17, 2023
- HCD Letter on March 20, 2023
- Revisions to Housing Element prepared in response to letter
 - July Study Sessions
- Revisions submitted to HCD for initial 90-day review on June 30, 2022
- HCD “Draft in Compliance” Letter on October 16, 2023



Subprogram HE 2.1(a)

- Changes to inventory led to RHNA shortfall
- Subprogram 2.1(a) rewritten to include land use designation/rezone implementation
- 7264 Calle Real (Kenwood Village) – Single-Family Residential (RS) and Agriculture (AG) to RH. Development cap of 190 units; development area residential density minimum of 20 dwelling units per acre

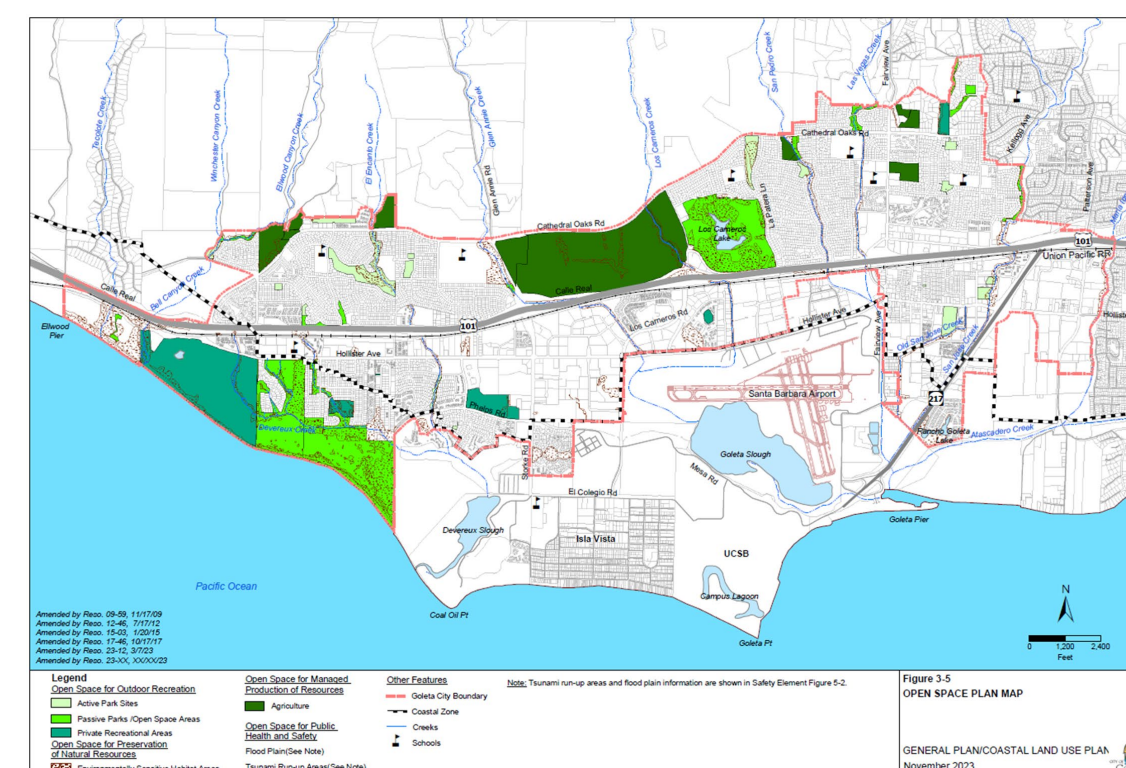
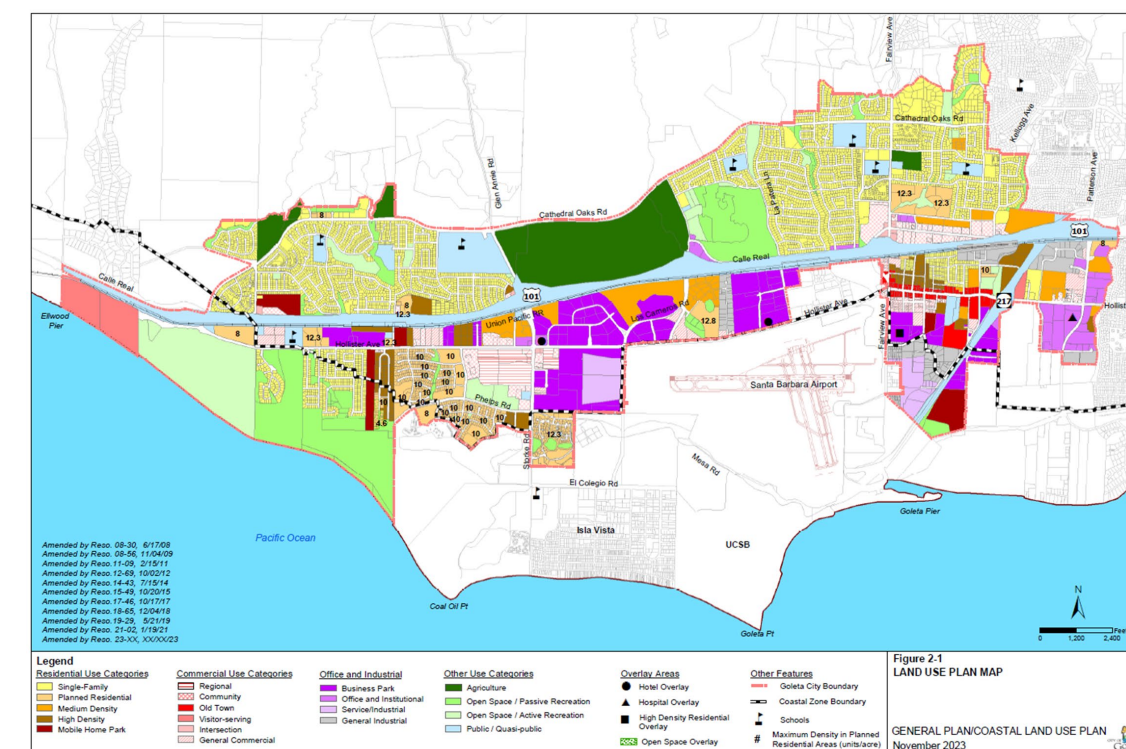
7264 Calle Real - Kenwood Village



APN:	077-130-006
Address:	NA
Acres:	9.48
Current Use:	Vacant
Current Zoning:	Agriculture (AG) and Single-Family Residential (RS)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	28 <ul style="list-style-type: none">• 28 Above Moderate Income
Units with Proposed Zoning:	190 (limited to 6.33 acres) <ul style="list-style-type: none">• 190 Lower Income

Associated General Plan Amendments

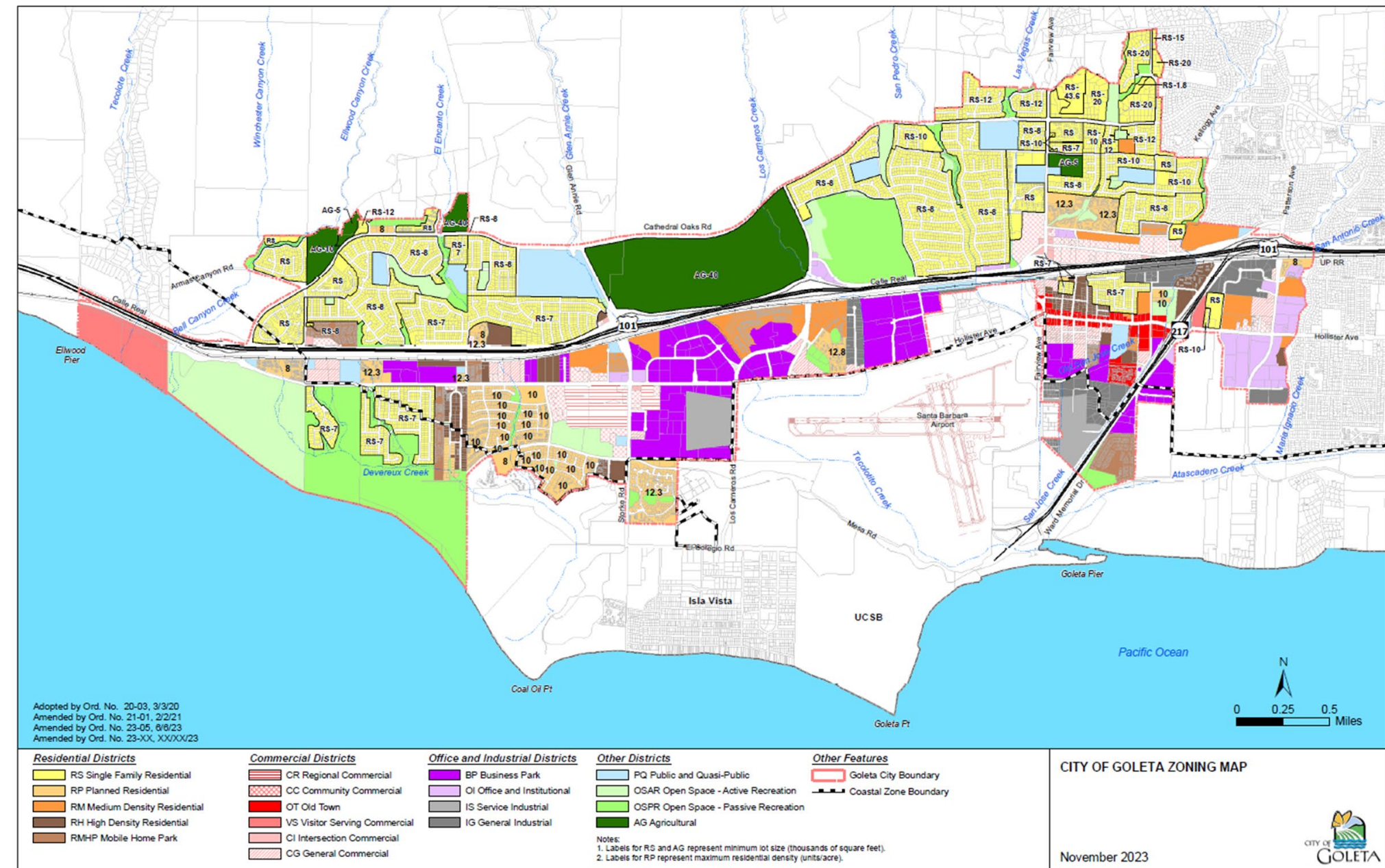
- Land Use Element
 - LU 2.7: Cap on development
 - Figure 2-1: Land use designation change
- Open Space Element
 - Figure 3-5: Removal of Agriculture designation





Associated Zoning Amendments

- Title 17
 - Minimum Density
 - Development Cap/Acreage
- Zoning Map
 - Rezone of Site





Staff Recommendation

A. Adopt Resolution No. 23 ___, entitled "A Resolution of the City Council of the City of Goleta, California, Adding 7264 Calle Real (APN 077-130-006) to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA)."

B. Adopt Resolution No. 23 ___, entitled "A Resolution of the City Council of the City of Goleta, California, Adopting Amendments to the General Plan to Facilitate High Density Residential Development at 7264 Calle Real (APN 077-130-006) (Case No. 21-0002-GPA)."

C. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 23-___, entitled, "An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Change the Zone District and Standards for 7264 Calle Real (APN 077-130-006) (Case No. 23-0004-ORD)."

D. Make a determination that because a CEQA Addendum was considered as part of a separate action, no further environmental review is required for Resolution No. 23-___, Resolution 23-___, and Ordinance No. 23-___ pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.



Council Questions

Public Comment

Council Deliberation