



**Agenda Item B.3**  
**PUBLIC HEARING**  
**Meeting Date: December 2, 2025**

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**TO:** Mayor and Councilmembers

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

**PREPARED BY:** Brian Hiefield, Senior Planner  
Darryl Mimick, Supervising Planner

**SUBJECT:** Consideration of Initiation of a General Plan Amendment 33 South La Patera Lane (APN 073-050-034) Case No. 25-0006-GPA

**RECOMMENDATION:**

Adopt Resolution No. 25-\_\_\_\_, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of an Applicant-Requested General Plan Amendment to Change the Land Use Designation of 33 South La Patera Lane (APN 073-050-034) from Business Park (I-BP) to Office Institutional (I-OI) and finding that the Initiation of a General Plan Amendment is exempt from the California Environmental Quality Act (Case No. 25-0006-GPA).”

**BACKGROUND:**

Goleta’s General Plan/Coastal Land Use Plan

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 the land uses in the City. The Land Use Plan Map identifies the subject parcel as Business Park (I-BP). Land Use Element Policy LU4.2 identifies the purpose of I-BP Land Use Designation and how it is intended to operate. The most recent General Plan amendment occurred on August 19, 2025, regarding Safety, Open Space, and Environmental Justice State Law Requirements.

General Plan Amendment Initiation Process

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. The City Council is the City’s final decision-making body on a legislative action.

Before a GPA can be considered, Section 17.67.030 of the Goleta Municipal Code (GMC) outlines the procedures for the initiation process. These procedures require that all requests for GPAs be initiated by the City Council at a public hearing prior to processing. Section 17.67.030 provides five factors the City Council must consider by the applicant 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.

#### Department Workplan

The Planning and Environmental Review (PER) Department 2025-26 Annual Work Program includes an Advance Planning Division work item to develop a Specific Plan for the S. La Patera area around the Goleta Train Depot. This item is currently Item 15 on Advance Planning's work list, under Long-Range Projects Contingent on Staff Capacity. Current Planning processes property owner-initiated GPAs, such as this proposal, as they are submitted as prescribed by Chapter 17.67 of the GMC.

If the Council wishes to decline to initiate this GPA request or delay it until a full S. La Patera Specific Plan can be considered or, alternatively, to re-prioritize the Specific Plan on the Advance Planning work program, it is the Council's prerogative to do so. Staff has listed these options in the Alternatives section of the report below.

#### Applicant's Request

On June 19, 2025, architect Natalie Phillips with CSA Architects (agent) submitted a request for the initiation of a GPA on behalf of Jason Neeley of Accurate Testing Inc. (property owner). The GPA initiation request is to study changing the Land Use Designation for the parcel on Land Use Element Figure 2-1, Land Use Plan Map, from I-BP (Industrial-Business Park) to I-OI (Industrial-Office and Institutional). The applicant's goal with this designation change is to allow development of live/work residential units without displacing existing businesses. The I-BP designation does not allow for residential uses, whereas I-OI does, hence the request.

Please see Attachment 2 for Land Use Element Figure 2-1. Further descriptions of the I-BP and I-OI Land Use Designations can be found in Land Use Element Policies LU 4.2 and LU 4.3, respectively, included as Attachments 3 and 4. Allowed uses for I-BP and I-OI can be found in Land Use Element Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories, included as Attachment 5. Attachment 6 provides the applicant's submitted Initiation Factors and justification statement.

### Site Information

The 2.5-acre site is developed with three existing buildings. Building 1 is a 3-story (21,000 SF) commercial building that is currently leased by an engineering robotics company called Regal Rexnord. Building 2 is the 1-story Historic Daniel Hill Adobe house, which was previously converted to office space, and is the offices for Pacific Materials Laboratory and Accurate Testing, Inc (owners of the entire site). Building 3 is a 1-story (7,000 SF) office building that contains the laboratory testing areas. There are parking and landscaping on the lot to support the business complex.

The site is bound by the City's future train station to the north, with research and development, industrial, and warehouse uses located to the east, west, and south of the site. The area to the southeast of the site is located within the City of Santa Barbara, which has primarily industrial and parking uses. The property is outlined in blue below:

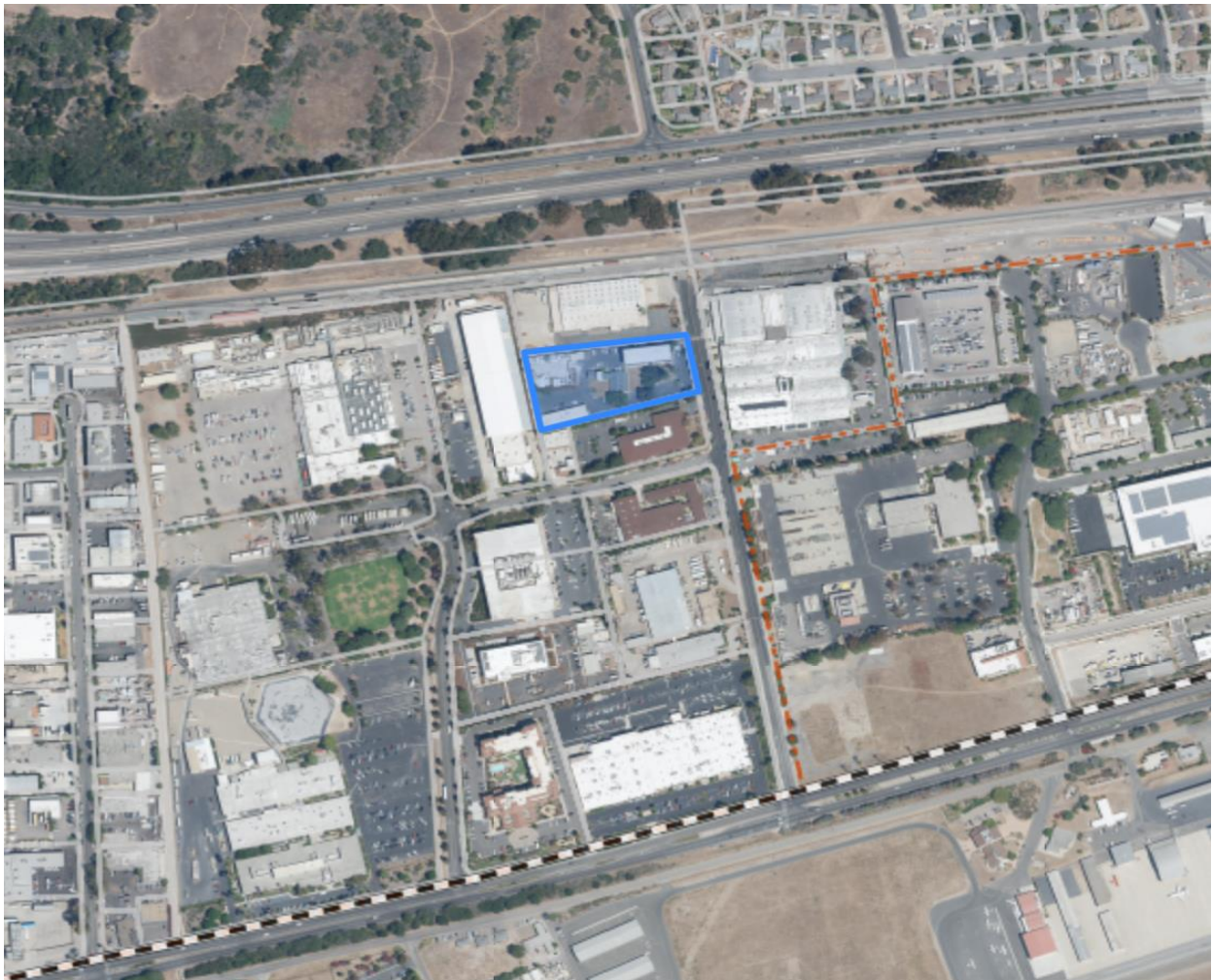


Figure 1. Vicinity Map

### Applicable Policies

The following General Plan Policies describe the purpose of the I-BP and the I-OI Land Use Designations from Land Use Element Figure 2-1.

- A summary of Land Use Element Policy LU 4.2 – I-BP (current land use designation) is below:
  - *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.*

Uses allowed within the I-BP designation pursuant to Land Use Element Table 2-3 include manufacturing (except those with noxious impacts), limited retail, limited services, and warehousing if it is associated with an allowed use.

- A summary of Land Use Element Policy LU 4.3 – I-OI (proposed amendment) is below:
  - *This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.*

Uses allowed within the I-OI designation pursuant to Land Use Element Table 2-3 include manufacturing (limited to R&D, scientific instruments, bio-medical technology, and advanced technology), retail, several personal/professional services (excluding building and construction services), live/work units, and residential uses.

When comparing the existing and proposed uses, there is a lot of overlap in allowed uses between the two designations. The primary differences between the two land use designations in Land Use Element Table 2-3 are summarized below:

Allowed Uses	I-BP	I-OI
General Manufacturing – No Noxious Impacts	X	-
Building/Landscape Materials and Equipment	-	X
Professional Services	-	X
Medical and Health-Related Services	-	X
Educational Services	-	X
Entertainment and Recreation Services	-	X
Warehousing – General	X (Warehousing is allowed if it is in association with a permitted use)	-
Residential Units	-	X
Assisted-Living Residential Units	-	X
Religious Institutions	-	X

Note:

X indicates use is allowed in the use category; - indicates use not allowed.

To highlight the primary differences, I-OI allows a number of additional services and is more permissive with residential and religious institutions as compared to I-BP. Both designations allow a robust list of retail uses and they both have similar limitations for manufacturing uses. Both designations disallow auto-related uses and generally disallow wholesale trade and warehousing.

It should be noted that while there are some differences in allowed uses, limited accessory uses could be allowed pursuant to the Accessory Uses standards in the Zoning Ordinance if it could be determined that it serves the purpose of and is incidental, subordinate, and related to the principal use (see GMC Title 17 Zoning, 17.41.040).

Pursuant to Land Use Element Table 2-3, recommended standards for building intensity include a 35-foot maximum structure height for both I-BP and I-OI; however, I-BP includes a maximum lot coverage ratio of 0.35 and I-OI includes a maximum lot coverage ratio of 0.40. Additionally, I-OI includes a maximum residential density of 20 units/acre and I-BP disallows residential uses except for one caretaker unit/parcel.

#### Santa Barbara Airport Land Use Compatibility Plan (ALUCP)

The parcel is located within Safety Zone 4, as depicted on ALUCP Figure 4-2. Pursuant to ALUCP Table 3-2, varying densities of residential and non-residential uses are conditionally allowed within Safety Zone 4, with density restrictions, undergrounding utility lines, and other risk reduction design features described in ALUCP Chapter 3, Section 3.3.12. If the initiation is authorized by the City Council, the proposed GPA

would require review by the Airport Land Use Commission for a consistency determination with the ALUCP.

#### Recent GPA Initiations in the Area

On June 4, 2024, the City Council authorized the initiation of a GPA for 30 S. La Patera Lane, directly across the street from 33 S. La Patera Lane. The GPA initiation for 30 S. La Patera Lane included a request to change the existing Land Use Designation from I-BP to I-G. However, the applicant for 30 S. La Patera Lane has not yet submitted a formal application for the GPA. So, no further study of this GPA has occurred since the GPA initiation was authorized. The initiation will automatically expire two (2) years from the date the initiation was authorized if a formal application for the GPA is not submitted to the PER Department during this timeframe.

#### **DISCUSSION:**

As previously noted, the Council must consider a specific set of five factors when determining whether to initiate a GPA. Pursuant to GMC Section 17.67.030(B), staff has provided below the GPA Initiation factor justifications for the City Council's consideration. The applicant's justification for the initiation is also provided in Attachment 6. Determining to initiate the GPA does not bind the Council to any one outcome and allows for further study prior to a formal decision on the merits of the request.

The Land Use Element defines Goleta's planned long-range development pattern and physical character, as well as the extent and distribution of future growth in the city. Other elements of the plan further address the relationships between future development and environmental quality, safety hazards, and social and economic concerns.

Land use decisions in Goleta are shaped by the community's desire to preserve and protect its natural resources, its livable neighborhoods, existing land use patterns, and quality of life. The nature and character of existing development and the desire for a continued strong local economy, as well as concerns regarding infrastructure capacity, all influence planning for future land use.

The following is provided for the Council's consideration:

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

The guiding principles and goals applicable to the proposed amendment are found in Land Use Element Section 2.2. This policy includes principles and goals of preservation of natural resources, while encouraging a balanced land use pattern that maintains economic prosperity. The proposed amendment appears to be consistent with the guiding principles and goals in the following ways:

- The proposed change will not lead to an expansion of development intensity beyond what currently exists on the site, thereby preserving sensitive habitats and other natural resources.
- The proposed change will maintain economic prosperity by allowing all the existing uses on the site while adding other allowed uses, including residential, all of which can occur in and around the existing building without relying on growth.
- The proposed change will not affect services levels and quality of life and will help maintain job-generating uses in the community without contributing to a housing imbalance by allowing housing uses on the site. New housing uses could take advantage of transit opportunities provided by the nearby train station and other existing modes of public transportation, thereby reducing the potential effects on the transportation infrastructure.

The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan and, therefore, merits further study during the GPA process.

**2. The amendment proposed appears to have no material effect on the community or the General Plan.**

The surrounding neighborhood has limited sensitive receptors as it is mostly research and development and industrial uses and has similar uses to what could be allowed if the land use designation was changed as proposed. Therefore, the proposed amendment appears to not have a material effect on the community or the General Plan Land Use Element. If initiated, the request would allow for the further study to determine the compatibility of the proposed land use (I-OI) with the surrounding transportation, industrial, and research and development uses, both within the City of Goleta and the adjacent City of Santa Barbara parcels, and whether Land Use Element Figure 2-1 should be amended to reflect the I-OI Land Use Designation. This would include further study of any potential safety hazards including ground water/soil contamination, airport hazards, etc.

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

The proposed amendment will provide additional public benefit to the community as it would encourage residential units in an area rich with transit opportunities. It would allow for additional retail trade and public/professional services, which could support future patrons of the Goleta Train Depot next door. As indicated above, the initiation would allow for further study including during the environmental review process and the community and decision-makers would be afforded an opportunity to weigh in on the merits of the proposal with more robust information before making a decision.

**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 site is currently served by all required public facilities and the proposed amendment would not have an effect on existing public services.

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

The proposed amendment is requested by the property owner and not required under any other rules or regulations.

If the Council finds that the initiation factors are satisfied and support the request, staff recommend adopting the Resolution provided as Attachment 1 to this report. As stated in Section 5 of the Resolution, if a GPA application is submitted within two (2) years of the Resolution adoption, the GPA process would begin, including environmental review, and review by the public. The Planning Commission would review the GPA and rezone request in a public hearing as a recommending body, then the City Council would be the ultimate City decision-maker. The initiation of the GPA would not commit the City to any particular action on the GPA ultimately.

**ENVIRONMENTAL REVIEW:**

The initiation of a GPA 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. The action to allow further study of potential modification to the General Plan land use designation on the property will not have a physical change on the environment. Additional environmental analysis will be undertaken if the development project proceeds. Therefore, staff has prepared the CEQA Notice of Exemption included as Exhibit 1 to Attachment 1.

If the GPA is initiated, then the environmental impacts will be assessed as part of the environmental review for the GPA.

**FISCAL IMPACTS:**

The case processing costs associated with the initiation of the proposed GPA at 33 S. La Patera Lane are being borne by the Applicant.

**ALTERNATIVES:**

The City Council could choose to:



1. Decline to initiate the requested GPA. If not initiated, the current General Plan Land Use Designation will remain unchanged.
2. Continue this item for additional information/discussion.
3. Reprioritize the Advance Planning work program to move the S. La Patera Specific Plan up in the priority list, deprioritize another item, and include this request as part of the Specific Plan.

**LEGAL REVIEW BY:** Isaac Rosen, City Attorney

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

**ATTACHMENTS:**

1. Resolution No. 25-\_\_\_\_, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment to Change the Land Use Designation of 33 South La Patera Lane (APN 073-050-034) from Business Park (I-BP) to Office Institutional (I-OI) and finding that the Initiation of a General Plan Amendment is exempt from the California Environmental Quality Act (Case No. 25-0006-GPA)."

Exhibit 1 – Notice of Exemption

2. General Plan Land Use Element Figure 2-1 Land Use Plan Map
3. General Plan Land Use Element Policy LU 4.2 (I-BP)
4. General Plan Land Use Element Policy LU 4.3 (I-OI)
5. General Plan Land Use Element Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories
6. Applicant's submitted GPA Initiation factors and justification statement
7. Staff PowerPoint Presentation

## **ATTACHMENT 1**

Resolution No. 25-\_\_\_\_, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment to Change the Land Use Designation of 33 South La Patera Lane (APN 073-050-034) from Business Park (I-BP) to Office Institutional (I-OI) and finding that the Initiation of a General Plan Amendment is exempt from the California Environmental Quality Act (Case No. 25-0006-GPA).”

## RESOLUTION NO. 25- \_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, INITIATING THE PROCESSING OF AN APPLICANT-REQUESTED GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF 33 SOUTH LA PATERA LANE (APN 073-050-034) FROM BUSINESS PARK (I-BP) TO OFFICE INSTITUTIONAL (I-OI) AND FINDING THAT THE INITIATION OF A GENERAL PLAN AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. 25-0006-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 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 19, 2025, Natalie Phillips, Architect, with CSA Architects (Agent) submitted a request for the initiation of a GPA on behalf of Jason Neeley of Accurate Testing Inc. (property owner); and

**WHEREAS**, the applicant is seeking an initiation of a General Plan Amendment to change the Land Use Designation for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from I-BP to I-OI in order to develop live/work residential units without displacing existing businesses; and

**WHEREAS**, the City Council conducted a duly noticed public hearing on December 2, 2025, 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:

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

*The guiding principles and goals applicable to the proposed amendment are found in Land Use Element Section 2.2. This policy includes principles and goals of preservation of natural resources, while encouraging a balanced land use pattern that maintains economic prosperity. The proposed amendment appears to be consistent with the guiding principles and goals in the following ways:*

- The proposed change will not lead to an expansion of development intensity beyond what currently exists on the site, thereby preserving sensitive habitats and other natural resources.*
- The proposed change will maintain economic prosperity by allowing all the existing uses on the site while adding other allowed uses, including residential, all of which can occur in and around the existing building without relying on growth.*
- The proposed change will not affect services levels and quality of life and will help maintain job-generating uses in the community without contributing to a housing imbalance by allowing housing uses on the site. New housing uses could take advantage of transit opportunities provided by the nearby train station and other existing modes of*

*public transportation, thereby reducing the potential effects on the transportation infrastructure.*

*The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan and, therefore, merits further study during the GPA process.*

- b) The amendment proposed appears to have no material effect on the community or the General Plan or Specific Plan.

*The surrounding neighborhood has limited sensitive receptors as it is mostly research and development and industrial uses and has similar uses to what could be allowed if the land use designation was changed as proposed. Therefore, the proposed amendment appears to not have a material effect on the community or the General Plan Land Use Element. If initiated, the request would allow for the further study to determine the compatibility of the proposed land use (I-OI) with the surrounding transportation, industrial, and research and development uses, both within the City of Goleta and the adjacent City of Santa Barbara parcels, and whether Land Use Element Figure 2-1 should be amended to reflect the I-OI Land Use Designation. This would include further study of any potential safety hazards including ground water/soil contamination, airport hazards, etc.*

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

*The proposed amendment will provide additional public benefit to the community as it would encourage residential units in an area rich with transit opportunities. It would allow for additional retail trade and public/professional services, which could support the future patrons of the Goleta Train Depot next door. As indicated above, the initiation would allow for further study including during the environmental review process and the community and decision-makers would be afforded an opportunity to weigh in on the merits of the proposal with more robust information before making a decision.*

- d) 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 site is currently served by all required public facilities and the proposed amendment would not have an effect on existing public services.*

- e) The amendment proposed is required under other rules or regulations.

*The proposed amendment is requested by the property owner and not required under any other rules or regulations.*

## **SECTION 2. Environmental Assessment**

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. The action to allow further study of potential modification to the General Plan land use designation on the property will not have a physical change on the environment. Additional environmental analysis will be undertaken if the development project proceeds.

## **SECTION 3. Action**

The City Council hereby authorizes staff to initiate processing of a proposed General Plan Amendment to change the Land Use Designation of 33 South La Patera Lane (APN 073-050-034) from Business Park (I-BP) to Office Institutional (I-OI) and directs staff to have the Notice of Exemption provided as Exhibit 1 to this Resolution filed with the Office of Land Use and Climate Innovation and county clerk of Santa Barbara County within five (5) business days.

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 consideration of the General Plan Amendment.

## **SECTION 4. Effective Date**

This Resolution becomes effective upon adoption.

## **SECTION 5. Time Limit**

The initiation of 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 PER 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 2<sup>nd</sup> day of December 2025.

\_\_\_\_\_  
PAULA PEROTTE  
MAYOR

ATTEST:

APPROVED AS TO FORM:

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

\_\_\_\_\_  
ISAAC ROSEN  
CITY ATTORNEY

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

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO  
HEREBY CERTIFY that the foregoing Resolution No. 25-\_\_ was duly adopted by  
the City Council of the City of Goleta at a regular meeting held on the 2<sup>nd</sup> day of  
December 2025 by the following roll-call vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

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



**EXHIBIT 1 to ATTACHMENT 1**

CEQA Notice of Exemption

## 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 (GPA) at 33 South La Patera Lane; APN 073-050-034; Case No. 25-0006-GPA

**Project Applicant:** Natalie Phillips, Architect, with CSA Architects

**Project Location (Address and APN):** 33 South La Patera Lane; APN 073-050-034

**Description of Nature, Purpose and Beneficiaries of Project:**

The request on behalf of Jason Neeley of Accurate Testing Inc. (property owner), is to change the General Plan Land Use Designation of 33 South La Patera Lane (APN 073-050-034) from Business Park (I-BP) to Office Institutional (I-OI).

The first step in that process is a GPA initiation that would authorize staff to process a GPA to change the Land Use Designation for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from I-BP to I-OI.

The beneficiary of the project is the property owner.

**Name of Public Agency Approving the Project:** City of Goleta

**Name of Person or Agency Carrying Out the Project:** City of Goleta

**Exempt Status:** *(check one)*

- ☐ Ministerial (§15268)
- ☐ Declared Emergency (§15269 (a))
- ☐ Emergency Project (§15269 (b) (c))
- ☐ Categorical Exemption: (Insert Type(s) and Section Number(s))
- ☐ Statutory Exemption: (§21083.3; CEQA Guidelines, §15183)
- ☒ Other: CEQA Guidelines, §15060(c)(3); §15378(b)(5); §15061(b)(3)

**Reason(s) why the project is exempt:**

The initiation is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines 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

## NOTICE OF EXEMPTION (NOE)

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be seen with certainty to have no possibility for causing a significant effect on the environment. The action to allow further study of potential modification to the General Plan land use designation on the property will not have a physical change on the environment. Additional environmental analysis will be undertaken if the development project proceeds.

**City of Goleta Contact Person, Telephone number and email: Senior Planner Brian Hiefield; 805-961-7559; [bhiefield@cityofgoleta.gov](mailto:bhiefield@cityofgoleta.gov)**

**Signed by:**

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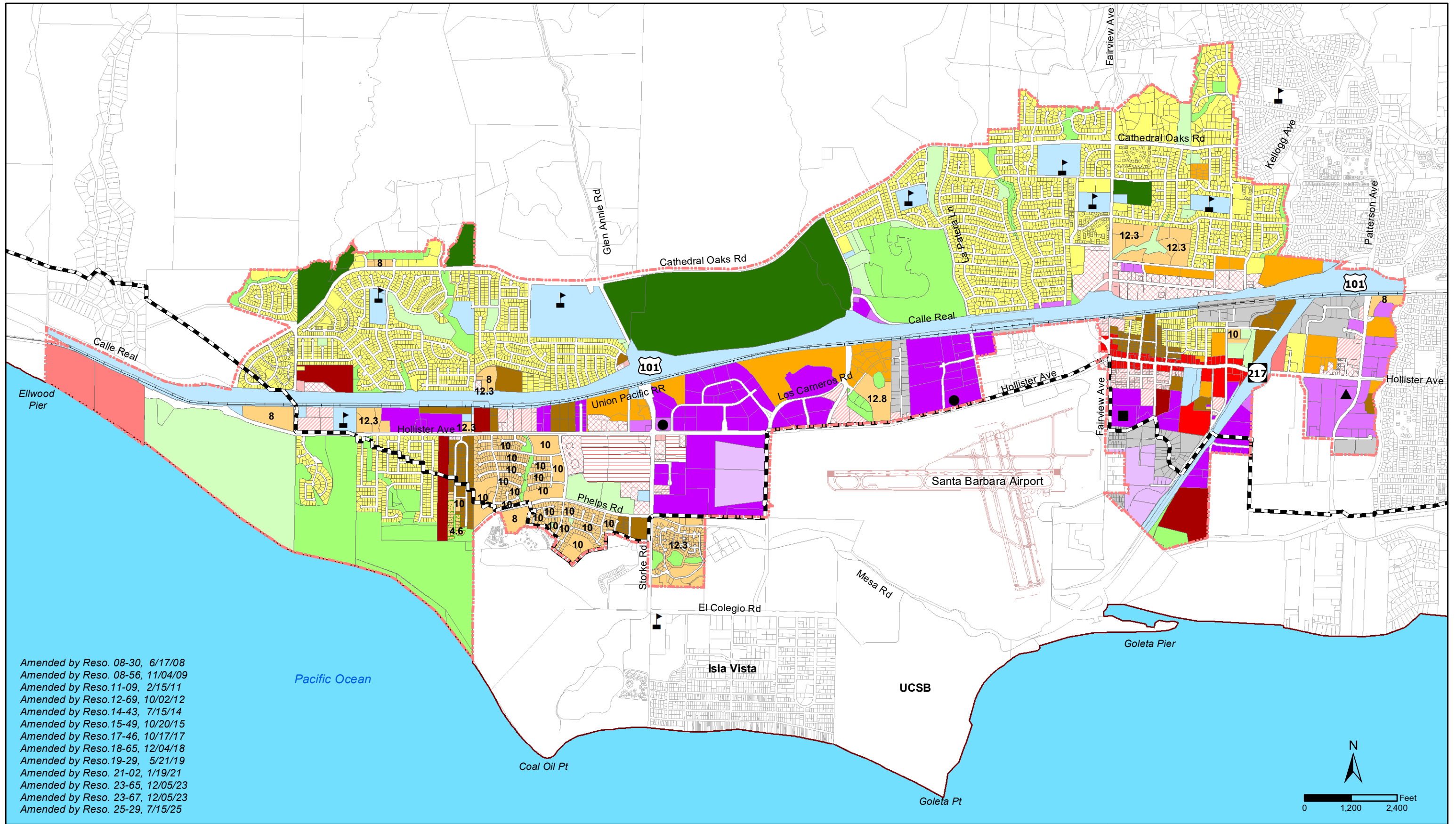
Peter Imhof

Director, Planning & Environmental Review

Date

## **ATTACHMENT 2**

General Plan Land Use Element Figure 2-1 Land Use Plan Map



Legend					
Residential Use Categories		Commercial Use Categories		Office and Industrial	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Single-Family		<span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-style:dashed;"></span> Regional		<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Business Park	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Planned Residential		<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Community		<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Office and Institutional	
<span style="display:inline-block; width:15px; height:15px; background-color:darkorange; border:1px solid black;"></span> Medium Density		<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Old Town		<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Service/Industrial	
<span style="display:inline-block; width:15px; height:15px; background-color:darkorange; border:1px solid black;"></span> High Density		<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Visitor-serving		<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> General Industrial	
<span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Mobile Home Park		<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Intersection			
		<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> General Commercial			
Other Use Categories		Overlay Areas		Other Features	
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Agriculture		<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Hotel Overlay		<span style="display:inline-block; width:15px; height:15px; border:1px dashed red;"></span> Goleta City Boundary	
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Open Space / Passive Recreation		<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Hospital Overlay		<span style="display:inline-block; width:15px; height:15px; border:1px dashed black;"></span> Coastal Zone Boundary	
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Open Space / Active Recreation		<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> High Density Residential Overlay		<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Schools	
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Public / Quasi-public		<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Open Space Overlay		<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> # Maximum Density in Planned Residential Areas (units/acre)	

**Figure 2-1**  
**LAND USE PLAN MAP**

GENERAL PLAN/COASTAL LAND USE PLAN  
 July 2025

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 CITY OF GOLETA

## **ATTACHMENT 3**

General Plan Land Use Element Policy LU 4.2 (I-BP)

**LU 4.2 Business Park (I-BP). [GP/CP]** 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.



*Business Park on Robin Hill Road*

## **ATTACHMENT 4**

General Plan Land Use Element Policy LU 4.3 (I-OI)



**LU 4.3****Office and Institutional (I-OI).**

**[GP]** This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.



***Goleta Valley Cottage Hospital***

The Office and Institutional use category includes lands intended to support the needs of the Goleta Valley Cottage Hospital and related medical services. These lands, which are in the vicinity of Hollister Avenue and Patterson Avenue, are designated within a Hospital Overlay on the land use plan map (Figure 2-1). The following shall apply solely to lands within the Hospital Overlay:

- a. The recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.
- b. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings.  
*(Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)*

## **ATTACHMENT 5**

General Plan Land Use Element Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories

**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 6**

Applicant's submitted GPA Initiation factors and justification statement



May 30, 2025

**Subject: Reason for the General Plan Amendment**

To the City of Goleta Planning Staff,

We respectfully submit this request for a General Plan Amendment to re-zone the property located at **33 & 35 S. La Patera Lane (APN# 073-050-034)** from **Office District – Business Park (BP)** to **Office District – Office & Institutional (OI)**.

While both BP and OI zoning designations share many similar permitted uses, the key distinction lies in the “**Residential Uses**” category: the **OI** classification allows **live/work units**, whereas the **BP** classification does not.

This difference is meaningful. Allowing live/work units on this property presents an opportunity to support the City's housing goals without displacing existing businesses. It aligns with current trends, especially following the rise of remote work in the wake of the COVID-19 pandemic, which has significantly decreased the demand for traditional office spaces.

Live/work units offer several community benefits:

- **Efficient use of space** by enabling people to live and operate businesses in the same location;
- **Reduced traffic and emissions** by minimizing daily commutes;
- **Support for local entrepreneurship and economic vitality**;
- **Better utilization of existing infrastructure**, especially in underused business park areas;
- **Proximity to public transportation and amenities**, as is the case with this property, which is adjacent to the **new Goleta Train Station** and within walking distance of key services.

We believe that the **La Patera Corridor** presents a unique opportunity to model smart urban planning—blending commercial and residential uses in a way that supports both economic development and housing production, while enhancing connectivity to regional transit.

It's important to note that even with live/work uses allowed under zoning, each individual proposal would still be subject to full planning review and must meet all applicable development standards and regulations.

**Alternatively**, if the City were to consider amending the zoning ordinance to allow **live/work units as a permitted use within the BP designation**, we would be open to retaining the current BP zoning. Allowing this flexibility within all Office District zones could serve as a creative, incremental tool to expand Goleta's housing options without large-scale redevelopment.

Such a modest update to the ordinance could have a **meaningful and lasting impact**—enhancing the city's adaptability, supporting local economic growth, and fostering a balanced mix of housing and employment opportunities.

Thank you for your thoughtful consideration of this request.

Sincerely,

**Natalie Cope Phillips**, Architect, AIA

**CSA Architects**

1055 Tisha Ct.

Santa Barbara, CA. 93111

[\(805\) 962-4575](tel:8059624575)

[ncope.phillips@csa-arch.com](mailto:ncope.phillips@csa-arch.com)

May 30, 2025

**Subject: Justification for General Plan Amendment consistent with Section 17.67.030 (B)**

**Goleta Municipal Code Section 17.67.030 – Initiation of Amendments**  
**Section 17.67.030(B): Initiation Factors**

The City Council must consider the following factors when evaluating whether to initiate a proposed General Plan amendment:

**1. Consistency with the Guiding Principles and Goals of the General Plan**

The proposed amendment to re-zone the property of 33 & 35 S. La Patera Lane (APN# 073-050-034) from Business Park (BP) to Office & Institutional (OI) still supports the General Plan's objectives for Office Districts, which aim to foster diverse employment opportunities while minimizing impacts on adjacent residential areas and managing traffic efficiently. Re-zoning this property to introduce the live/work designation on this property furthers this vision by integrating compatible residential and commercial uses in a cohesive and efficient manner.

**2. No Material Impact on the Community or General Plan**

Changing the land use designation from Business Park (BP) to Office & Institutional (OI) with live/work as a permitted use is not expected to materially impact surrounding commercial or residential neighborhoods. The change would be consistent with the existing land use context.

**3. The Provision of Additional Public Benefit**

While the current BP designation permits a mix of R&D, light industrial, office, and small-scale commercial uses, the proposed OI designation with a live/work residential component enhances this framework. It allows employees to live closer to their workplaces, reducing commuting burdens and supporting a higher quality of life.

4. **Availability of Public Facilities**

Any development on this property will be required to undergo the City's standard permitting process. This includes review by public service providers to ensure sufficient infrastructure and services are available to support the proposed use.

5. **Compliance with Other Rules or Regulations**

The proposed amendment to re-zone the property from BP to OI is necessary to permit live/work as an allowable use.

Alternatively, the City may also wish to consider amending the Business Park (BP) designation to explicitly include live/work as an approved residential use in that District.

Sincerely,

**Natalie Cope Phillips**, Architect, AIA

**CSA Architects**

1055 Tisha Ct.

Santa Barbara, CA. 93111

(805) 962-4575

[ncope.phillips@csa-arch.com](mailto:ncope.phillips@csa-arch.com)



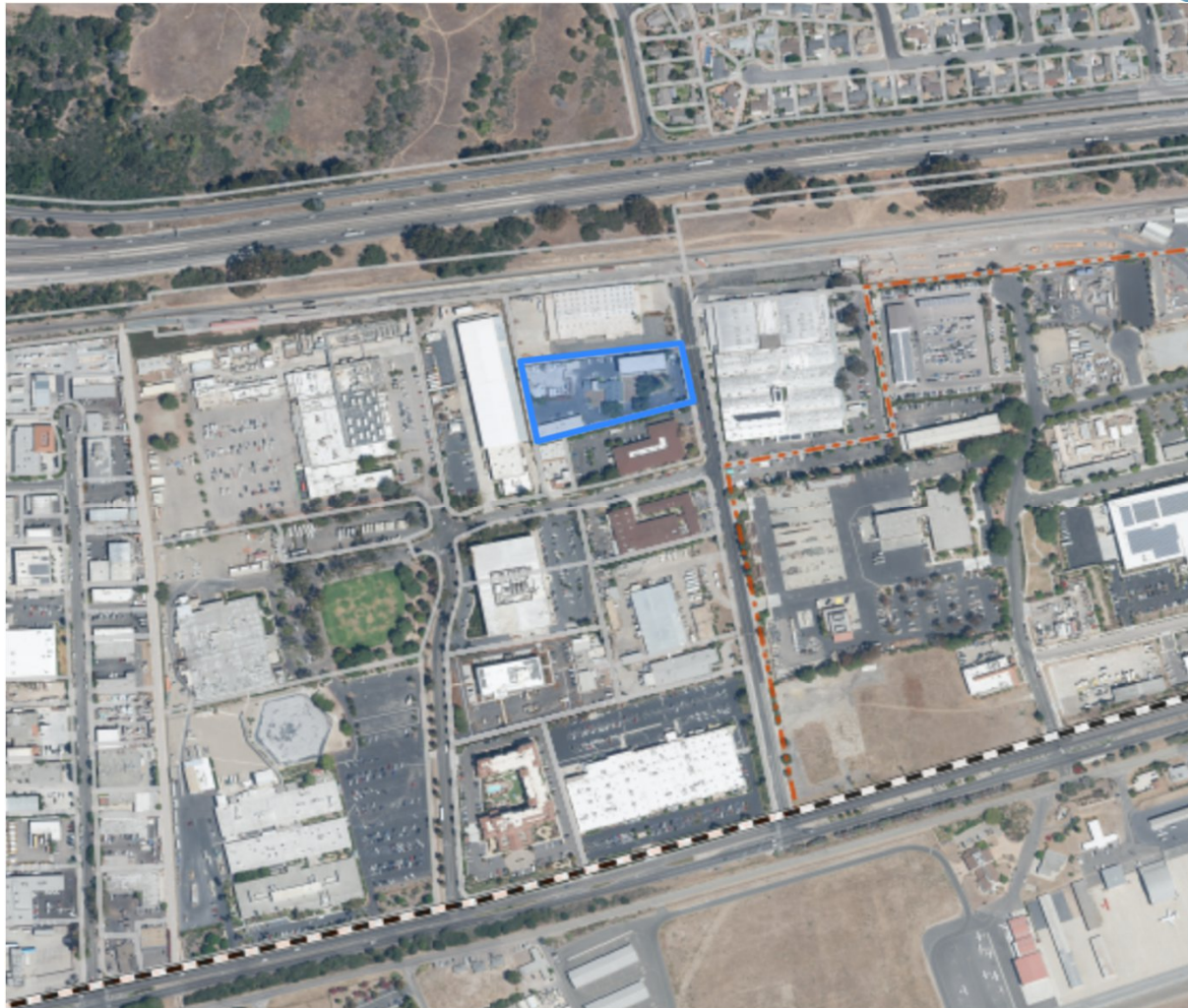
## **ATTACHMENT 7**

Staff PowerPoint Presentation

# Consideration of General Plan Amendment Initiation Case No. 25-0006-GPA

Tuesday, December 2, 2025  
City Council Meeting





33 South La Patera Lane  
(APN 073-050-034)

December 2, 2025, City Council Meeting

# Site Information

- 2.5-acre site
- Approx. 30,000 SF of office and lab space in three (3) existing buildings.
- One building used for office is a converted historical house – the “Daniel Hill Adobe”



# Purpose of General Plan Amendment Initiations

- Allows for early public input
- 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

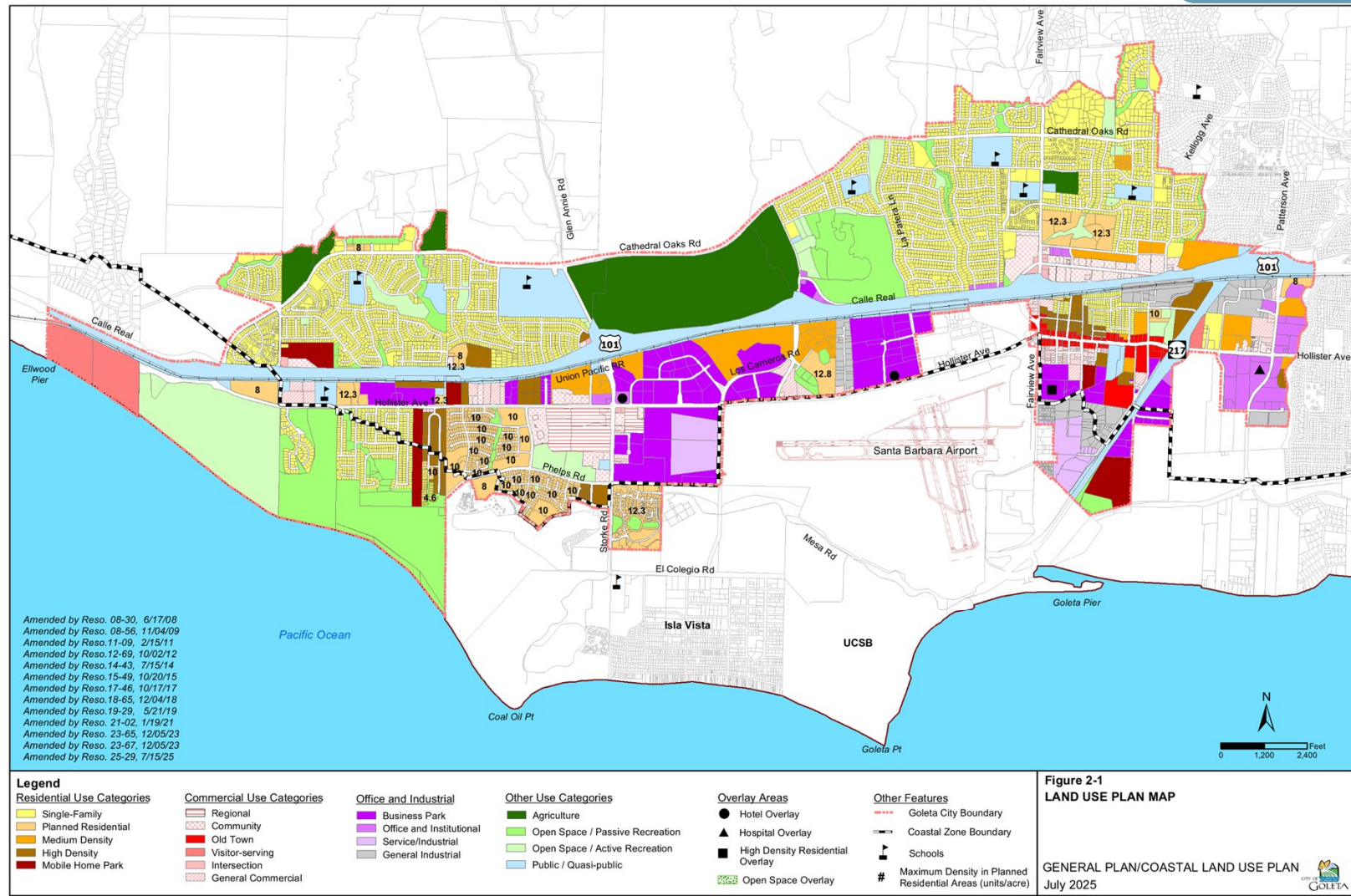


# General Plan Amendment Request

- The GPA initiation request is to study changing the General Plan Land Use Designation for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from I-BP to I-OI in order to develop live/work residential units without displacing existing businesses.







# Land Use Comparison

- The primary differences between the two uses in Land Use Element Table 2-3 are summarized below:

Allowed Uses	I-BP	I-OI
General Manufacturing – No Noxious Impacts	X	-
Building/Landscape Materials and Equipment	-	X
Professional Services	-	X
Medical and Health-Related Services	-	X
Educational Services	-	X
Entertainment and Recreation Services	-	X
Warehousing – General	X (Warehousing is allowed if it is in association with a permitted use)	-
Residential Units	-	X
Assisted-Living Residential Units	-	X
Religious Institutions	-	X

X indicates is allowed; - indicates use is not allowed





# Building Intensity Comparison

- Recommended standards for building intensity:
  - 35-foot maximum structure height for both I-BP and I-OI
  - I-BP includes a maximum lot coverage ratio of 0.35, while I-OI is 0.40
  - I-OI includes a maximum residential density of 20 units/acre and I-BP disallows residential uses except for one caretaker unit/parcel



# Existing Built Environment

- The property is adjacent to the new train depot and other public transit opportunities along the Hollister Corridor
- No service/retail, or residential uses exist in the neighborhood
- I-OI could support both in the future



# Airport Safety Zones



December 2, 2025, City Council Meeting

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# Initiation Factors

- 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 provisions will be addressed as a component of the amendment process.
- 5.The amendment proposed is required under other rules or regulations.



# Recommendation

Adopt Resolution No. 25-\_\_\_\_, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment to Change the Land Use Designation of 33 South La Patera Lane (APN 073-050-034) from Business Park (I-BP) to Office Institutional (I-OI) and finding that the Initiation of a General Plan Amendment is exempt from the California Environmental Quality Act ; Case No. 25-0006-GPA.”



# Questions/Comments

December 2, 2025, City Council Meeting

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