



**TO:** Mayor and Councilmembers

**FROM:** Jennifer Carman, AICP, Planning and Environmental Review Director

**CONTACT:** Mary Chang, Supervising Senior Planner

**SUBJECT:** Proposed Old Town Village Project for 175 Mixed-Use Townhomes Located on a 12.31 Acre Unaddressed Parcel Located West of Kellogg Way and South Kellogg Avenue; APN: 071-130-064 (Formerly 071-130-023); Case No. 14-026-GPA-RZ-VTM-DP

**RECOMMENDATION:**

It is recommended that the City Council:

- A. Adopt Resolution 15- \_\_\_ entitled "A Resolution of the City Council of the City of Goleta, California, Adopting an Addendum to the Goleta General Plan Final Environmental Impact Report Certified on October 2, 2006 (SCH# 2005031151) and Amending the General Plan/Coastal Land Use Plan Figure 2-1, to Change the Land Use Designation from Commercial Visitor-Serving (C-VS) to Commercial Old Town (C-OT) Associated with the Old Town Village Mixed-Use Project; Case No. 14-026-GPA, APN 071-130-064 (formerly 071-130-023)." (Attachment 1)
- B. Adopt Resolution No.15-\_\_\_ entitled "A Resolution of the City Council of the City of Goleta, California, Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approving a Vesting Tentative Map; Approving the Development Plan with Associated Modification; Making a Good Cause Finding for Height; and Approving a Reduction in Inclusionary Housing for the Old Town Village Mixed Use Project Case No. 14-026-VTM-DP; APN 071-130-064 (Formerly 071-130-023)." (Attachment 2)
- C. Introduce and conduct first reading, (by title only), and waive further reading of Ordinance No.15-\_\_\_ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Zoning Map to Re-designate Property from Resort/Visitor Serving Commercial (C-V) to Old Town Residential/General Commercial (OT-R/GC) for the Old Town Village Mixed Use Project; Case No. 14-026-RZ, APN 071-130-064 (Formerly 071-130-023)." (Attachment 3)

**BACKGROUND:**

The City Council previously considered this item during a public hearing on August 18, 2015. Following some discussion related to a change in land use designation for the site, the developer requested a continuance of this hearing to a future date.

**DISCUSSION:**

Staff's recommendation from August 18, 2015 remains the same; therefore, the original report with supporting documentation is attached for further discussion and consideration (Attachment 4).

**FISCAL IMPACTS:**

The processing costs associated with the Old Town Village Mixed-Use Project are being borne by the applicant.

**ALTERNATIVES:**

In addition to staff's recommendation, the following four alternative actions are available to the City Council:


- 1) Continue the item for additional discussion, information or redesign.
- 2) Adopt the Addendum to the Goleta General Plan Final Environmental Impact Report certified on October 2, 2006 (SCH# 2005031151) and Adopt the General Plan Amendment amending the General Plan/Coastal Land Use Plan Figure 2-1 only and do not adopt the Final MND, and deny the Rezone, the Vesting Tentative Map, and Development Plan specifically identifying the findings that cannot be made.
- 3) Adopt the Addendum to the Goleta General Plan Final Environmental Impact Report certified on October 2, 2006 (SCH# 2005031151) and Adopt the General Plan Amendment amending the General Plan/Coastal Land Use Plan Figure 2-1, certify the Final MND, adopt the Rezone and deny the Vesting Tentative Map and Development Plan specifically identifying the findings that cannot be made.
- 4) Adopt the Addendum to the Goleta General Plan Final Environmental Impact Report certified on October 2, 2006 (SCH# 2005031151) and Adopt the General Plan Amendment amending the General Plan/Coastal Land Use Plan Figure 2-1, certify the Final MND, adopt the Rezone approve the Vesting Tentative Map and Development Plan with modifications, but do not grant the Good Cause Finding or the Reduction in Inclusionary Housing Requirement specifically identifying the findings that cannot be made.

Reviewed by:



Tim W. Giles  
City Attorney

Approved By:



Michelle Greene  
City Manager

**ATTACHMENTS:**

1. A Resolution of the City Council of the City of Goleta, California, Adopting an Addendum to the Goleta General Plan Final Environmental Impact Report certified on October 2, 2006 (SCH# 2005031151) and amending the General Plan/Coastal Land Use Plan Figure 2-1, to change the land use designation from Commercial Visitor-Serving (C-VS) to Commercial Old Town (C-OT) associated with the Old Town Village Mixed-Use Project; Case No. 14-026-GPA, APN 071-130-064 (formerly 071-130-023).
  - Exhibit 1 – Final Addendum
  - Exhibit 2 – Amended General Plan Land Use Map Figure 2-1
  
2. A Resolution of the City Council of the City of Goleta, California, Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approving a Vesting Tentative Map; Approving the Development Plan with Associated Modification; making a Good Cause Finding for Height; and Approving a Reduction in Inclusionary Housing for the Old Town Village Mixed Use Project Case No. 14-026-VTM-DP; APN 071-130-064 (Formerly 071-130-023).
  - Exhibit 1 – Final Mitigated Negative Declaration
  - Exhibit 2 – Mitigation Monitoring and Reporting Program  
(on file with City Clerk)
  - Exhibit 3 – Vesting Tentative Map Conditions of Approval
  - Exhibit 4 – Development Plan Conditions of Approval
  - Exhibit 5 – General Plan Consistency Analysis
  - Exhibit 6 – Zoning Regulation Consistency Analysis
  - Exhibit 7 - Project Plans (11”X17” reductions)
  
3. An Ordinance of the City Council of the City of Goleta, California Amending the Zoning Map to Redesignate Property from Resort/Visitor Serving Commercial (C-V) to Old Town Residential/General Commercial (OT-R/GC) for the Old Town Village Mixed Use Project; Case No. 14-026-RZ, APN 071-130-064 (Formerly 071-130-023).
  - Exhibit 1 – Zoning Map
  
4. City Council Staff Report 8/18/15 (with attachments)