



TO: Planning Commission Chair and Members

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Senior Planner
Veronica Tam, Housing Consultant

SUBJECT: General Plan and Title 17 Amendments to Implement Certain Housing Element 2023-2031 Programs, including Rezoning

RECOMMENDATION:

- A. Adopt Resolution No. 23-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of Amendments to the General Plan and Title 17 of the Goleta Municipal Code to Implement Housing Element 2023-2031 Subprograms HE 2.1(a), (b), and (e) (Case Nos. 21-0002-GPA and 23-0004-ORD).”
- B. 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-___ pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162.

BACKGROUND:

The Housing Element 2023-2031, as amended, includes Program HE 2.1, entitled “Encourage a Diverse Range of New Housing.” Within this program, subprograms HE 2.1(a)-(e) are scheduled for implementation by February 15, 2024. The purpose of this public hearing item is to consider General Plan and zoning amendments (Title 17 of the Goleta Municipal Code), including rezones, to implement subprogram HE 2.1(a)-(e)’s requirements. Below is a summary of these subprograms.

HE 2.1(a) Residential Development Capacity to Accommodate the RHNA

This subprogram includes changes to land use designations and zoning districts of several parcels, as well as other land use changes, to address the California Department of Housing and Community Development (HCD)’s comments related to the City’s capacity to accommodate that Regional Housing Needs Assessment (RHNA). The changes identified in HE 2.1(a) can be summarized in two parts below.

1. Land Use Designation / Zoning District Changes

HE 2.1(a) includes changes to several parcels' land use designation (in the General Plan), and zoning (in Title 17 of the Goleta Municipal Code). These changes are listed below, with specific notes about some of the changes.

- 60 Colusa Avenue (APN 077-155-004) – Intersection Commercial (CI) to High-Density Residential (RH)
- 7264 Calle Real (Kenwood Village) (APN 077-130-006) – Single-Family Residential (RS) and Agriculture (AG) to RH. For this parcel, HE 2.1(a) also includes a development cap of 190 units and where the development occurs on the site, the residential density must be a minimum of 20 dwelling units per acre.
- 7190 Hollister Avenue (APN 073-030-005) – Medium-Density Residential (RM) and General Commercial (CG) to RH
- Parcels to the East of 7190 Hollister Avenue (APN 073-030-009 and APN 073-030-006) – CG/RM to RH
- 625 Dara Road (APN 069-373-064) – RS to RM
- 35 Ellwood Station Drive (APN 079-210-066) – CG to RH
- 6470 Hollister Avenue (APN 073-070-034) – CG to Community Commercial (CC)
- 7020 Calle Real (APN 077-155-003) – CI to CC
- 7360 Hollister Avenue (APN 073-020-003, APN 073-020-034, and APN 073-020-035) – CC to RH
- 469 and 449 Kellogg Way (APN 071-130-010 and APN 071-130-039) – Planned Residential (RP) and Business Park (BP) to RH
- 490 South Fairview (Yardi) (APN 071-130-084) – BP to BP with an -RH Overlay. For this parcel, the change does not change the base land use designation and zoning district on the parcel. The base designations will remain as BP. However, an “RH Overlay” was added to allow an RH development on the site should the property owner choose to do so. Such development would otherwise not be allowed in BP.

For the sites listed above that are rezoned to RH, HE 2.1(a) includes a requirement that the minimum residential density on the sites must be 20 dwellings units per acre (as opposed to 15 dwelling units per acre normally required in RH).

2. Increased Dwelling Unit Densities for the Community Commercial (CC) designation/district

HE 2.1(a) also includes a change in the maximum residential density allowed in the CC land use designation and zone districts. Currently, mixed-use development is allowed in CC, but the maximum dwelling unit density allowed with a mixed-use project is 12 units per acre. HE 2.1(a) includes changing this standard to allow mixed-use developments with maximum residential densities of 20 dwelling units per acre.

HE 2.1(b) By-Right Approval for Reuse and Rezone Sites

This subprogram requires the City to implement Government Code Section 65583.2(h) and (i). Pursuant to this provision of state law, the City must process two types of projects ministerially (meaning no Design Review Board review and no discretionary entitlement such as a Development Plan) if the project includes at least 20 percent of units for lower-income residents.

The first set of projects that must be processed ministerially are projects on sites used in previous housing cycles (vacant sites that have been identified for lower income RHNA for the previous two Housing Element cycles and underutilized sites that have been identified for lower income RHNA for the previous Housing Element cycle). The City's zoning regulations already implement provisions for these types of projects through Chapter 17.44 of the Goleta Municipal Code.

The second set of projects that must be processed ministerially are projects on sites that are rezoned to accommodate lower income RHNA (see subprogram HE 2.1(a) above) if rezoning occurs after February 15, 2023. Since the rezoning of these sites will occur after February 15, 2023, the sites rezoned to accommodate lower-income RHNA can qualify for ministerial processing under Government Code Section 65583.2(h).

HE 2.1(c) Monitoring of No Net Loss of Capacity

This subprogram requires the City to implement California Government Code Section 65863. Pursuant to this provision of state law, the City must maintain an adequate sites inventory to meet its RHNA throughout the Housing Element planning period. The City's zoning regulations already provide implementing regulations for this requirement, in Section 17.71.020 of the Goleta Municipal Code. As such, no further action is required to implement this subprogram.

HE 2.1(d) Replacement of Units Lost in Redevelopment

This subprogram requires the City to adhere to Government Code Section 65583.2(g)(3). Pursuant to this provision of state law, "sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low- or very low income households, shall be subject to a policy requiring the replacement of all those units affordable to the same or lower income level as a condition of any development on the site." The City's zoning regulations already provide implementing regulations for this requirement in subsection 17.29.030(B)(1) of the Goleta Municipal Code. As such, no further action is required to implement this subprogram.

HE 2.1(e) Allowed Densities

This subprogram includes two sets of implementations to support allowed residential densities. The first is to clarify the methodology for calculating residential density (from calculating based on net (developable) lot area to the gross lot area). This implementation was completed through the adoption of Ordinance No. 23-05, on June 6, 2023, and no further action is needed.

The second implementation is to amend the City's procedures for Development Plans to allow an "adjustment" to the allowed maximum residential density for a project through this discretionary process. Development Plans already provide for adjustments, but only for certain development standards. These currently include height, lot coverage, building separation, setbacks, parking, landscaping, and screening requirements.

Segmentation

Pursuant to rules on segmentation of governmental decisions for which a government official has a conflict under the Political Reform Act, individual ordinances effectuating the Title 17 amendments have to be adopted for each property on which a public official has a conflict. This is done so that the conflicted government official does not participate in a decision involving the property on which they have a conflict. One Planning Commissioner has a conflict involving 449 and 469 Kellogg Way. Therefore, on a separate action on another item on the agenda from which the conflicted Planning Commissioner will recuse, the Planning Commission will consider a resolution recommending to City Council amending the General Plan, including the Housing Element, and Title 17 as it relates to the rezone of 449 and 469 Kellogg Way. The properties at 7264 Calle Real (Kenwood Village) and 625 Dara Road are the subject of a conflict of interest for two City Councilmembers for which recusals will occur when the Housing Element 2023-2031 is agendaized for a City Council hearing. However, in order to ensure consistency of ordinance documents that are recommended for adoption at Planning Commission and adoption at City Council, two separate ordinances on the above conflicted properties have also been separately included to the attached resolution. The third ordinance to the attached resolution pertains to the rezoning of all remaining properties on which no Planning Commissioner or Councilmember have a conflict. All of the ordinances relating to 449 and 469 Kellogg, Kenwood Village, Dara and the remaining nonconflicted properties comprise the Title 17 amendments necessary to implement the HE 2.1(a).

DISCUSSION:

The discussion below explains the General Plan and Title 17 amendments needed to implement Housing Element subprograms HE 2.1(a)-(e). These amendments are provided in the Planning Commission recommendation resolution provided as Attachment 1.

Land Use Designation and Zoning Changes for RHNA (HE 2.1(a))

As noted above, HE 2.1(a) includes several changes to land use and zoning designations and density minimum and maximums for specific parcels. This policy change requires additional amendments to the General Plan (in the Land Use and Open Space Elements) and to Title 17.

Land Use Element

Table 2-1, Allowable Use and Standards for Residential Use Categories, includes an amendment to add a footnote in the table cell for the minimum density in the High Density Residential land use designation. The associated footnote, 7, at the bottom of the table is added to make clear that the minimum residential density for sites that are changed to High-Density Residential is to accommodate lower income units to meet the City's RHNA obligations.

Land Use Element subpolicy LU 2.7, High-Density Residential (R-HD) is proposed for amendment to make clear that the minimum residential density of 15 units per acre does not apply to sites where the land use designation change to R-HD is to accommodate lower income units for RHNA. Additional amendments are proposed to make clear that for APN 077-130-006 a development cap of 190 units applies and where the development occurs on the site, the residential density must be a minimum of 20 dwelling units per acre.

Table 2-2, Allowable Use and Standards for Commercial Use Categories, includes maximum residential density for land use categories where mixed-use development is allowed. This standard for the Community Commercial (C-C) land use designation is amended from 12/acre to 20/acre, to allowed mixed-use residential development up to 20 dwelling units per acre in mixed use projects in the C-C land use designation.

LU 3.3, Community Commercial (C-C), is also amended to change the allowed residential density in mixed-use projects to go from 12 units per acre to 20 units per acre within this land use designation.

LU 4.2, Business Park (I-BP), is amended to describe the "RH-D" overlay APN 071-130-084 (Yardi site on South Fairview) that would allow a high-density residential development on that site.

The Land Use Element subpolicy and table amendments described above are shown in track-changes as Exhibit A to Attachment 1.

Figure 2-1, Land Use Plan Map, is amended to change the land use designation of the parcels listed in HE 2.1(a). This includes a new High Density Residential Overlay for APN 071-130-084 (Yardi site on South Fairview), designated with a black square on the map. The updated Figure 2-1 is provided as Exhibit B to Attachment 1.

Open Space Element

Figure 3-5, Open Space Plan Map, is amended to remove the “Agriculture” designation for APN 077-130-006 (Kenwood Village). The amendment is needed to facilitate residential development on the site.

Title 17

Title 17 provides the City’s zoning regulations for the City. Amendments to various sections and tables within Title 17 are needed to effectuate Housing Element subprogram HE 2.1(a) and associated amendment to the Land Use Element. These amendments are detailed below and shown in Exhibits D-F of Attachment 1.

The City’s zoning map is proposed to be amended to rezone the sites listed in HE 2.1(a) as dictated in that subprogram. These amendments are included in Section 4 of Exhibit D, Section 4 of Exhibit E, and Section 5 of Exhibit F of Attachment 1.

Section 17.07.030 includes specific development regulations for residential zone districts. A new subsection, 17.07.030(F), entitled “Increased Minimum Density, RH District” is proposed to provide for an increased minimum density for sites rezoned as identified in the Housing Element to accommodate lower income households. Within subsection 17.07.030(F), these parcels are specifically listed. An accompanying amendment to Table 17.07.030 is proposed to include a note in the cell for Minimum Dwelling Unit Density (units/acre) for the RH District to highlight the standard in subsection 17.07.030(F). These amendments are included in Section 4(a) of Exhibit D and Sections 4(a) and 4(b) of Exhibit F of Attachment 1.

Section 17.07.050 includes development standards to the RP, RM, and/or RH zone districts. A new subsection 17.07.050(D) is proposed to provide specific requirements for the density and development envelope for APN 077-130-006 (Kenwood Village), limiting development to 6.33 acres and a maximum of 190 residential units. This amendment is included in Section 4(b) of Exhibit D of Attachment 1.

A new overlay is proposed for Title 17 as Chapter 17.21, entitled “-RH High Density Residential Overlay District.” This overlay is prepared to accommodate the residential overlay associated with APN 071-130-084 (Yardi). The overlay provides a mechanism for residential development on the site to be processed consistent with procedures and standards as they would apply to the development if the site was zoned RH. An accompanying amendment to the City’s Zoning Overlay Districts Map is proposed to include the addition of an “-RH High Density Residential Overlay District” consisting of APN 071-130-084. These amendments are included in Sections 4(e) and 6 of Exhibit D of Attachment 1.

Table 17.08.030 includes development regulations for commercial zone districts. An amendment is proposed to change the “Maximum Dwelling Unit Density (units/acre)”

standard for the CC Zone District from 12 to 20. The proposed amendment is included in Section 4(d) of Exhibit F of Attachment 1.

Ministerial Processing (HE 2.1(b))

Implementation of HE 2.1(b), requires amendments to Title 17 to provide ministerial procedures for sites rezoned to accommodate lower income RHNA where the project proposes 20 percent of units for lower income households. Exhibit F of Attachment 1 includes amendments to the applicability of the City’s objective design standards chapter (which also includes specific ministerial processing procedures) (Section 4(f) and 4(g) of Exhibit F of Attachment 1) and to the exemptions from Development Plan subsection (Section 4(h) of Exhibit F of Attachment 1) to clarify City procedures as needed to implement this subprogram.

Allowed Densities (HE 2.1(e))

Implementation of HE 2.1(e) requires an amendment to subsection 17.59.040, Adjustment to Development Standards, of Title 17 to allow a project to propose an adjustment (which is similar to a modification) to the maximum residential density standard otherwise allowed for the project. Consideration of this adjustment request would be part of the consideration of the overall project by the designated Review Authority. This amendment to Title 17 is included in Section 4(i) of Exhibit F of Attachment 1.

ENVIRONMENTAL REVIEW:

The Planning Commission has, by separate action taken on November 13, 2023, adopted a resolution recommending to the City Council adoption of an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the resolution recommending adoption of the Addendum satisfied the Planning Commission’s obligations under the California Environmental Quality Act with respect to its recommendation to the City Council regarding the Housing Element 2023-2031 amendments and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this Resolution falls within the scope of the Addendum and previously certified EIR.

NEXT STEPS:

After review of the proposed amendments, the Planning Commission is asked to adopt Resolution No. 23-___, provided as Attachment 1. The Planning Commission’s recommendation will be forwarded to the City Council for consideration at a subsequent public hearing.

Legal Review By:


Winnie Cai
Assistant City Attorney

Approved By:


Peter Imhof
Director of Planning and
Environmental Review

ATTACHMENTS:

1. Resolution No. 23-___, entitled “A Resolution No. 23-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of Amendments to the General Plan and Title 17 of the Goleta Municipal Code to Implement Housing Element 2023-2031 Subprograms HE 2.1(a), (b), and (e) (Case Nos. 21-0002-GPA and 23-0004-ORD)”

Exhibit A: Land Use Element Amendments

Exhibit B: Amended General Plan Land Use Element Figure 2-1, Land Use Plan Map

Exhibit C: Amended General Plan Open Space Element Figure 3-5, Open Space Plan Map

Exhibit D: 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)”

Exhibit E: 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 for 625 Dara Road (APN 069-373-064) (Case No. 23-0004-ORD)”

Exhibit F: Ordinance No. 23-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Various Provisions of Title 17 (Zoning) of the Goleta Municipal Code to Implement Certain Housing Element 2023-2031 Programs including Rezoning of Specific Properties (Case No. 23-0004-ORD)”

Exhibit A: Amended Zoning Map

Exhibit B: Amended Zoning Overlay Districts Map

2. Staff Presentation

Attachment 1

Resolution No. 23-__, entitled “A Resolution No. 23-__, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of Amendments to the General Plan and Title 17 of the Goleta Municipal Code to Implement Housing Element 2023-2031 Subprograms HE 2.1(a), (b), and (e) (Case Nos. 21-0002-GPA and 23-004-ORD)”

RESOLUTION NO. 23-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AMENDMENTS TO THE GENERAL PLAN AND TITLE 17 OF THE GOLETA MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT 2023-2031 SUBPROGRAMS 2.1(A), (B), AND (E) (CASE NOS. 21-0002-GPA AND 23-0004-ORD)

WHEREAS the City of Goleta’s General Plan / Coastal Land Use Plan (“General Plan”) includes a Land Use Element, Open Space Element, and Housing Element among other elements; and

WHEREAS the City’s zoning regulations are contained in Title 17 (Zoning) of the Goleta Municipal Code (“Title 17”); and

WHEREAS the Planning Commission Council conducted a duly noticed public hearing on November 13, 2023 to consider amendments to the Housing Element 2023-2031, at which time all interested persons were given an opportunity to be heard. Following the public hearing, the Planning Commission recommended that the City Council adopt the amendments to the Housing Element 2023-2031; and

WHEREAS, among other things, the amended Housing Element 2023-2031 includes Implementation Programs. Among these Programs is Program HE 2.1, entitled “Encourage a Diverse Range of New Housing”; and

WHEREAS Program HE 2.1 includes subprograms (a)-(e), which have an implementation timeframe of February 15, 2024; and

WHEREAS subprograms HE 2.1(c), (d), and a portion of (e) have already been implemented through previous amendments to Title 17; and

WHEREAS subprogram HE 2.1(a) requires land use designation changes in the General Plan Land Use Element and in Title 17 to change the allowable residential development on several sites within the City; and

WHEREAS, subprogram HE 2.1(b) requires an amendment to Title 17 to facilitate streamlined permit processing for certain types of residential projects; and

WHEREAS subprogram HE 2.1(e) requires an amendment to Title 17 to allow adjustments to maximum residential density standards through a Development Plan; and

WHEREAS the Planning Commission has, by separate action taken on November 13, 2023, adopted Resolution 23-__, recommending to the City

Council adoption of an Addendum to the General Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the resolution recommending adoption of the Addendum satisfied the Planning Commission’s obligations under the California Environmental Quality Act with respect to its recommendation to the City Council regarding amendments to the General Plan and Title 17 to implement HE 2.1(a), (b), and (e) and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this Resolution falls within the scope of the adopted Addendum and previously certified EIR; and

WHEREAS the Planning Commission Council conducted a duly noticed public hearing on November 13, 2023 regarding amendments to the General Plan and Title 17 to implement HE 2.1(a), (b), and (e), at which time all interested persons were given an opportunity to be heard; and

WHEREAS the Planning Commission considered the entire administrative record, including the staff report (and all attachments thereto), the General Plan, the staff presentation, and oral and written testimony from interested persons;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

(a) *Incorporation.* The Planning Commission hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the Planning Commission.

(b) *449 and 469 Kellogg Way Finding.* In order to comply with segmentation requirements under the Political Reform Act for public officials who have a conflict of interest in a governmental decision, the Planning Commission, has, by separate action on November 13, 2023, adopted Resolution 23-____, thereby recommending that the City Council amend the General Plan and Title 17 to facilitate high density residential development for 449 and 469 Kellogg Way. The Planning Commission does not take any action on 449 and 469 Kellogg Way in this Resolution.

SECTION 2. Required Findings for General Plan Amendments

The attachments hereto include proposed amendments to: the Land Use Element, Land Use Element Figure 2-1, and Open Space Element Figure 3-5. Pursuant to Goleta Municipal Code subsection 17.67.040(C), the Planning Commission hereby finds as follows:

(a) The amendment is consistent with the guiding principles and goals of the General Plan.

Most pointedly, the Land Use Element includes 11 Guiding Principles and Goals for the land use plan of the General Plan. Five of these Principles and Goals are specifically relevant to the programs included in the Housing Element 2023-2031 amendments. These are shown below:

- 1. Ensure that the amounts, locations, and characteristics of new development are determined in a manner that will preserve sensitive habitats and other natural resources.*
- 3. Preserve agricultural lands to allow future potential for agricultural production, including a locally grown food supply, specialty agriculture, and floriculture.*
- 6. Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*
- 7. Maintain an appropriate balance between job-generating development and housing supply.*
- 8. Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.*

The Land Use Element and Open Space amendments seek to address needed housing, of various types, based on a review of state law requirements, fair housing data, demographic information, and input from the public through an extensive public outreach process. The amendments seek to ensure a balanced community with an appropriate mix of housing types to accommodate the needs of the community. This includes amendments to provide significant additional housing potential within the City to address the housing needs of the community through changes in land uses and development allowances related to housing projects.

The amendments are considerate of protecting agricultural lands protected by Land Use Element subpolicy 7.5 (City of Goleta Heritage Farmlands) in alignment with Principle and Goal #1. Additionally, sites considered for land use designation changes will still need to adhere to resource protection policies in the General Plan and the City's zoning regulations, ensuring preservation of sensitive habitats and other

natural resources. No changes included in the amendments allow for the avoidance of such policies.

Additionally, one of the four main purposes of the General Plan is to provide a unified and coherent framework and vision for the future of the community. By implementing the General Plan amendments identified in the Housing Element 2023-2031, the City ensures a unified vision, particularly considerate of future housing development, thought all elements of the General Plan.

For these reasons, these General Plan amendments are consistent with the guiding principles and goals of the General Plan.

(b) The amendment is deemed to be in the public interest.

The General Plan amendments serve to facilitate additional housing development during the eight-year Housing Element 2023-2031 planning period. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting residents and employees within the City.

These amendments implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Additionally, these amendments are needed to facilitate future housing development. Without these amendments, the City risks losing local regulatory authority over certain housing projects in the future.

For these reasons, the General Plan amendments are in the public interest.

SECTION 3. Required Findings for Zoning Ordinance Amendments

The attachments hereto include various proposed amendments to Title 17 of the Goleta Municipal Code. Accordingly, pursuant to Goleta Municipal Code subsection 17.66.040(B) , the Planning Commission hereby finds as findings:

(a) The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.

Pursuant to California Government Code Section 65860(a), the City's zoning must be consistent with the General Plan. Because the City is amending the Housing Element and Land Use Element to facilitate additional housing development within the City, such amendments would create inconsistencies between the General Plan and Title 17 (Zoning) without the proposed amendments to Title 17. Specifically, the Housing Element 2023-2031 includes subprograms HE 2.1(a)-(e). These subprograms are intended to facilitate additional housing development and require the City to make several changes to the Land Use Element and Title 17, including several changes in land use designations and zoning districts of several parcels and increasing the allowed dwelling units density in Community Commercial from 12 to 20 units per acre. The implementation of these programs, including the Land Use Element amendments and Title 17 amendments are identified in the Housing Element 2023-2031 for implementation by February 15, 2024. The Land Use Element amendments to implement subprograms HE 2.1(a)-(e) are expected to be considered by City Council prior to the adoption of any amendments to Title 17 to implement these subprograms. Consequently, to ensure consistency with the time commitment for implementation in the 6th Cycle Housing Element and the anticipated amendments in the Land Use Element, the Title 17 amendments are needed to ensure consistency across all City planning documents.

Additionally, other components of subprograms HE 2.1(a)-(e) are included in the ordinance to specifically implement requirements of State planning law, including California Government Code section 65583.2(h) and (i) related to streamlining, under certain circumstances, projects on sites identified for rezoning within the Housing Element 2023-2031.

As such, under state planning law, the amendments to Title 17 are required and consistent with General Plan and state law.

Additionally, the amendments were prepared with the entirety of Title 17 in mind to ensure that the amendments do not create any internal inconsistencies within this Title.

For these reasons, the proposed amendments to Title 17 are consistent with the General Plan, the requirements of state planning and zoning laws, and Title 17 of the Goleta Municipal Code.

(b) The amendment is in the interests of the general community welfare.

The amendments to Title 17 serve to facilitate additional housing development within the City. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting the welfare of residents and employees within the City.

The amendments to Title 17 implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Without these amendments, the City risks losing local regulatory authority over certain housing projects in the future and potential grant funds that require the City to have a compliant Housing Element in order to qualify for those grants. These grants could provide a variety of benefits to the community.

For these reasons, the proposed amendments to Title 17 are in the interests of the general community welfare.

(c) The amendment is consistent with good zoning and planning practices.

Ensuring consistency between Title 17 and the General Plan is required pursuant to California Government Code Section 65860(a). The amendments to Title 17 have been prepared to ensure consistency between the General Plan amendments to implement the Housing Element 2023-2031 and Title 17. Such vertical consistency represents good zoning and planning practices to comply with the requirement of Section 65860(a) but also to ensure for the public consistent, clear, and applicable requirements across all planning documents.

For these reasons, the proposed amendments to Title 17 are consistent with good zoning and planning practices.

SECTION 4. Planning Commission Recommendation

Subject to Section 1(b) above, the Planning Commission hereby recommends that the City Council:

- (a) Amend the text of the Land Use Element as shown in Exhibit “A,” attached hereto and incorporated herein by reference.
- (b) Amend Land Use Element Figure 2-1 Land Use Plan Map to as shown in Exhibit “B,” attached hereto and incorporated herein by reference.

- (c) Amend Open Space Element Figure 3-5 Open Space Plan Map to as shown in Exhibit “C,” attached hereto and incorporated herein by reference.
- (d) Adopt 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)” attached hereto as Exhibit “D,” and incorporated herein by reference.
- (e) Adopt 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 for 625 Dara Road (APN 069-373-064) (Case No. 23-0004-ORD)” attached hereto as Exhibit “E,” and incorporated herein by reference.
- (f) Adopt Ordinance No. 23-__, entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Various Provisions of Title 17 (Zoning) of the Goleta Municipal Code to Implement Certain Housing Element 2023-2031 Programs including Rezoning of Specific Properties (Case No. 23-004-ORD),” attached hereto as Exhibit “F” and incorporated herein by reference.

SECTION 5. Certification

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 6. Effective Date

This resolution shall become effective immediately upon its adoption.

SECTION 7. Severability

If any section, sentence, clause or phrase of this resolution or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect other provisions or applications of this resolution that can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable. The Planning Commission hereby declares that it would have adopted this resolution and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED this __ day of _____ 2023.

JENNIFER SMITH
PLANNING COMMISSION CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT 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. 23-__ was duly adopted
by the Planning Commission of the City of Goleta at a regular meeting held on
the ___ day of _____, 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 1, Exhibit A
Land Use Element Amendments

**TABLE 2-1
ALLOWABLE USES AND STANDARDS FOR RESIDENTIAL USE CATEGORIES**

| Allowed Uses and Standards | Residential Use Categories | | | | |
|---|----------------------------|---------|---------|-----------------|---------|
| | R-SF | R-P | R-MD | R-HD | R-MHP |
| Residential Uses | | | | | |
| One Single-Family Detached Dwelling per Lot | X | X | - | - | - |
| Single-Family Attached and Detached Dwellings | X | X | X | X | - |
| Multiunit Apartment Dwellings | - | X | X | X | - |
| Mobile Home Parks | - | - | - | - | X |
| Second (Accessory) Residential Units | X | X | - | - | - |
| Assisted-Living Residential Units | - | - | X | X | - |
| Other Uses | | | | | |
| Religious Institutions | X | X | X | X | - |
| Small-Scale Residential Care Facility | X | X | - | - | - |
| Small-Scale Day Care Center | X | X | X | X | X |
| Public and Quasi-public Uses | X | X | X | X | - |
| Accessory Uses | | | | | |
| Home Occupations | X | X | X | X | X |
| Standards for Density and Building Intensity | | | | | |
| <i>Recommended Standards for Permitted Density</i> | | | | | |
| Maximum Permitted Density (units/acres) | 5 or less | 5.01–13 | 20 | 30 | 15 |
| Minimum Permitted Density (units/acres) | N/A | N/A | 15 | 15 ⁷ | N/A |
| <i>Recommended Standards for Building Intensity</i> | | | | | |
| Structure Height (Inland Area) | 25 feet | 35 feet | 35 feet | 35 feet | 25 feet |
| Structure Height (Coastal Zone) | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet |
| Maximum Lot Coverage Ratio | N/A | 0.30 | 0.30 | 0.40 | N/A |
| Notes: 1. Use Categories: R-SF– Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park. 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. Central Hollister Housing Opportunity Sites in the R-MD land use designation (as identified in Housing Element Subpolicy HE11.6) shall provide for development of residential units at densities ranging from a minimum of 20 to a maximum of 25 units per acre. 6. N/A = Not applicable. 7. <u>The minimum density for sites designated as R-HD as part of Housing Element 2023-2031 subprogram HE 2.1(a) is 20 units/acre.</u> (Amended by Reso. 08-30, 6/17/08, Reso. 09-32, 5/19/09, and Reso. 09-44, 8/18/10) | | | | | |

LU 2.7 High-Density Residential (R-HD). [GP] This category permits multifamily housing units and accessory uses customarily associated with residences. Such areas may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-family residential neighborhoods. Housing for special needs populations may be approved at higher than the base density in this designation provided that the City finds that the impacts on traffic, public facilities and services, biological resources, air and water quality, visual resources, or other environmental resources would not be greater than the impacts associated with development at the base density. This designation is intended to provide for development of residential units at densities ranging from 20.01 units per acre to 30.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units and for sites designated as R-HD of Housing Element 2023-2031 subprogram HE 2.1(a). Assuming an average household size of 2.0 to 3.0 persons,

this use category allows population densities between 40 persons per acre and 90 persons per acre. (Amended by Reso. 08-30, 6/17/08)

The R-HD land use designation includes APN 077-130-006. The following applies to this parcel: A development cap of 190 dwelling units and where the development occurs on the site, the residential density must be a minimum of 20 units per acre.

LU 3.3 Community Commercial (C-C). [GP] The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to ~~20~~42 units per acre may be permitted subject to approval of a conditional use permit in appropriate locations provided that it is compatible with adjacent uses, does not break up the continuity of commercial use at the sidewalk level, or is not within the airport approach zone as designated in the Safety Element. All community commercial development shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers. Noise levels and hours of operation may be regulated to avoid any potential conflict with adjacent residential uses. The size of any mixed-use developments shall be consistent with street and utility capacities. The Fairview Shopping Center and Calle Real Center are included in this designation.

**TABLE 2-2
ALLOWABLE USES AND STANDARDS FOR COMMERCIAL USE CATEGORIES**

| Allowed Uses and Standards | Commercial Use Categories | | | | | |
|--|---------------------------|-----|------|------|-----|-----|
| | C-R | C-C | C-OT | C-VS | C-I | C-G |
| Retail Trade | | | | | | |
| Large-Scale Retail Establishments | X | X | - | - | - | - |
| General Merchandise | X | X | X | - | - | X |
| Food and Drug Stores | X | X | X | - | X | X |
| Apparel and Specialty Stores | X | X | X | - | - | X |
| Building/Landscape Materials and Equipment | X | X | X | - | - | X |
| Eating and Drinking Establishments | X | X | X | X | X | X |
| Other Retail Trade Establishments | X | X | X | X | - | X |
| Coastal-Related Commercial | X | X | X | X | - | - |
| Services (Including Offices) | | | | | | |
| Finance, Insurance, and Real Estate | X | X | X | - | - | X |
| Personal Services | X | X | X | - | - | X |
| Business Services | - | X | X | - | - | X |
| Information Technology Services | - | - | - | - | - | X |
| Professional Services | - | X | X | - | - | X |
| Medical and Health-Related Services | X | X | X | - | - | - |
| Educational Services | - | - | X | - | - | X |
| Entertainment and Recreation Services | X | X | X | X | - | X |
| Building and Construction Services | - | - | - | - | - | X |
| Other Services | X | X | X | X | X | X |
| Transient Lodging and Services | | | | | | |
| Resorts | - | - | - | X | - | - |
| Hotels, Motels, Bed and Breakfast Inns | X | X | X | X | - | - |
| RV Parks | - | - | X | X | - | X |
| Other Visitor Services and Attractions | - | - | - | X | - | X |
| Auto-Related Uses | | | | | | |
| Retail – Automotive Sales and Rentals | - | - | X | - | - | X |
| Auto Repair and Painting | - | - | - | - | - | X |
| Auto Wrecking Yard/Junk Yard | - | - | - | - | - | X |
| Auto Service (Gas) Station | X | - | X | - | X | X |
| Car Wash | - | X | X | - | X | X |

Attachment 1, Exhibit A: Land Use Element Amendments

| Allowed Uses and Standards | Commercial Use Categories | | | | | |
|--|---------------------------|-----------|---------|---------|---------|---------|
| | C-R | C-C | C-OT | C-VS | C-I | C-G |
| Wholesale Trade and Storage | | | | | | |
| General Wholesale Trade | - | - | - | - | - | X |
| Warehousing – General | - | - | - | - | - | X |
| Warehousing – Self-Storage | - | - | - | - | - | X |
| Outdoor Storage | - | - | - | - | - | X |
| Residential Uses | | | | | | |
| Residential Units | - | X | X | - | - | - |
| One Caretaker Unit | X | X | X | X | - | X |
| Assisted-Living Residential Units | - | - | - | - | - | X |
| Other Uses | | | | | | |
| Religious Institutions | - | X | X | - | - | X |
| Public and Quasi-public Uses | X | X | X | - | X | X |
| Wireless Communications/Telecommunications | X | X | X | X | X | X |
| Standards for Density and Building Intensity | | | | | | |
| Recommended Standards for Density | | | | | | |
| Maximum Residential Density | N/A | 2012/acre | 20/acre | N/A | N/A | 20/acre |
| Recommended Standards for Building Intensity | | | | | | |
| Structure Height | 35 feet | 35 feet | 30 feet | 35 feet | 25 feet | 35 feet |
| Maximum Lot Coverage Ratio | N/A | N/A | N/A | N/A | N/A | N/A |
| Notes: | | | | | | |
| 1. Use Categories: C-R – Regional Commercial; C-C – Community Commercial; C-OT – Old Town Commercial; C-VS – Visitor Commercial; C-I – Intersection; Commercial; C-G – General Commercial. | | | | | | |
| 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 as set forth in text policies, and others are specified in the zoning code. | | | | | | |
| 4. Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use. | | | | | | |
| 5. 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. | | | | | | |
| 6. N/A = Not applicable. | | | | | | |
| <i>(Amended by Reso. 08-30, 6/17/08; Reso. 09-32, 5/19/09; and Reso. 21-49, 10/19/21)</i> | | | | | | |

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.

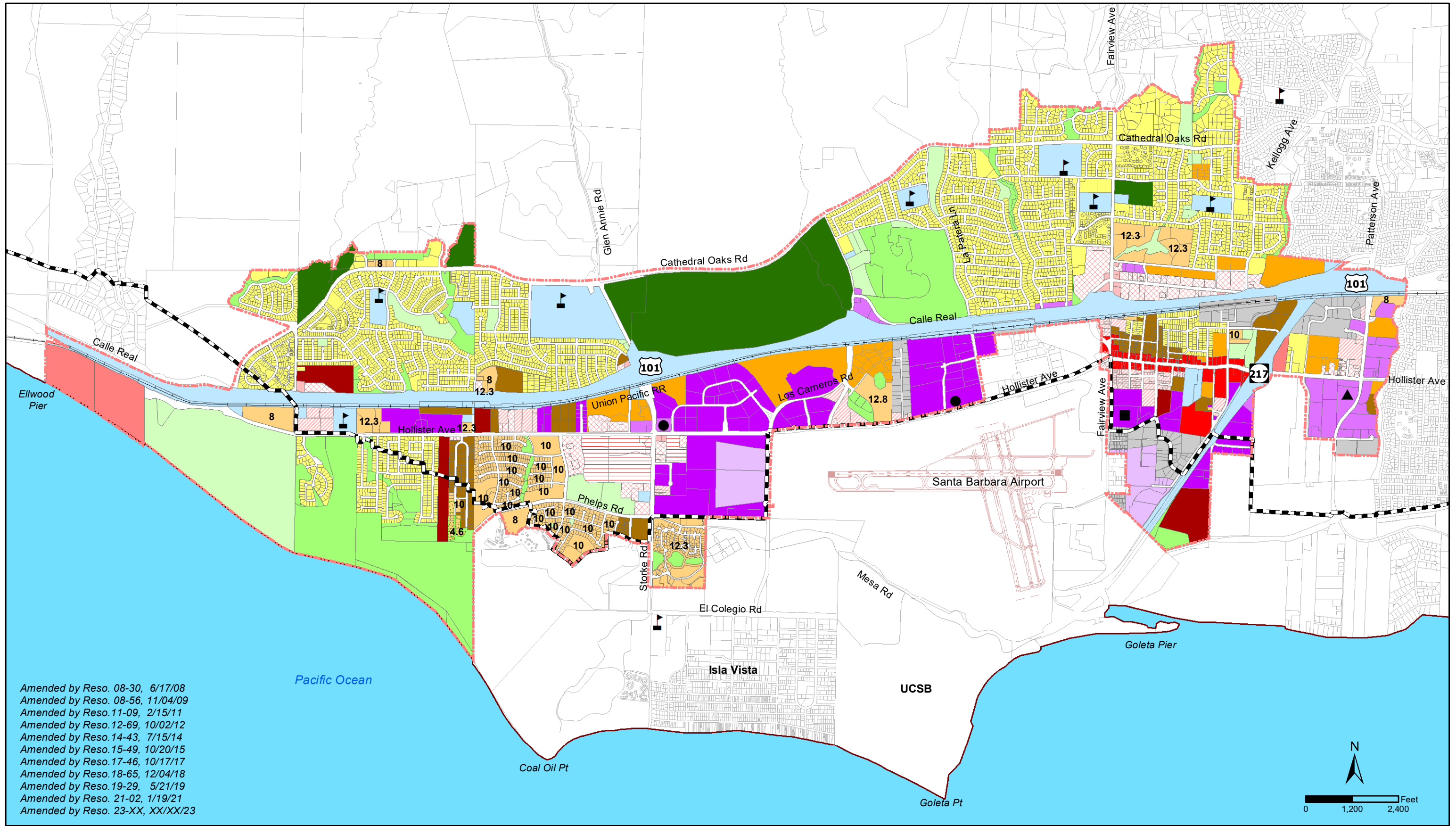
Performance standards for Business Park uses shall ensure that:

- 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. *(Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)*

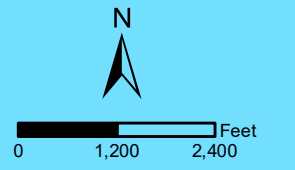
The I-BP land use includes APN 071-130-084. This parcel is designated with an R-HD Overlay. The following applies to this overlay: Proposed development can occur on the parcel where consistent with land use and zoning requirements otherwise applied to parcels in the R-HD land use designation and zoning district, without the need to change the land use designation and zoning district from I-BP.

Attachment 1, Exhibit B

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



Amended by Reso. 08-30, 6/17/08
 Amended by Reso. 08-56, 11/04/09
 Amended by Reso. 11-09, 2/15/11
 Amended by Reso. 12-69, 10/02/12
 Amended by Reso. 14-43, 7/15/14
 Amended by Reso. 15-49, 10/20/15
 Amended by Reso. 17-46, 10/17/17
 Amended by Reso. 18-65, 12/04/18
 Amended by Reso. 19-29, 5/21/19
 Amended by Reso. 21-02, 1/19/21
 Amended by Reso. 23-XX, XX/XX/23



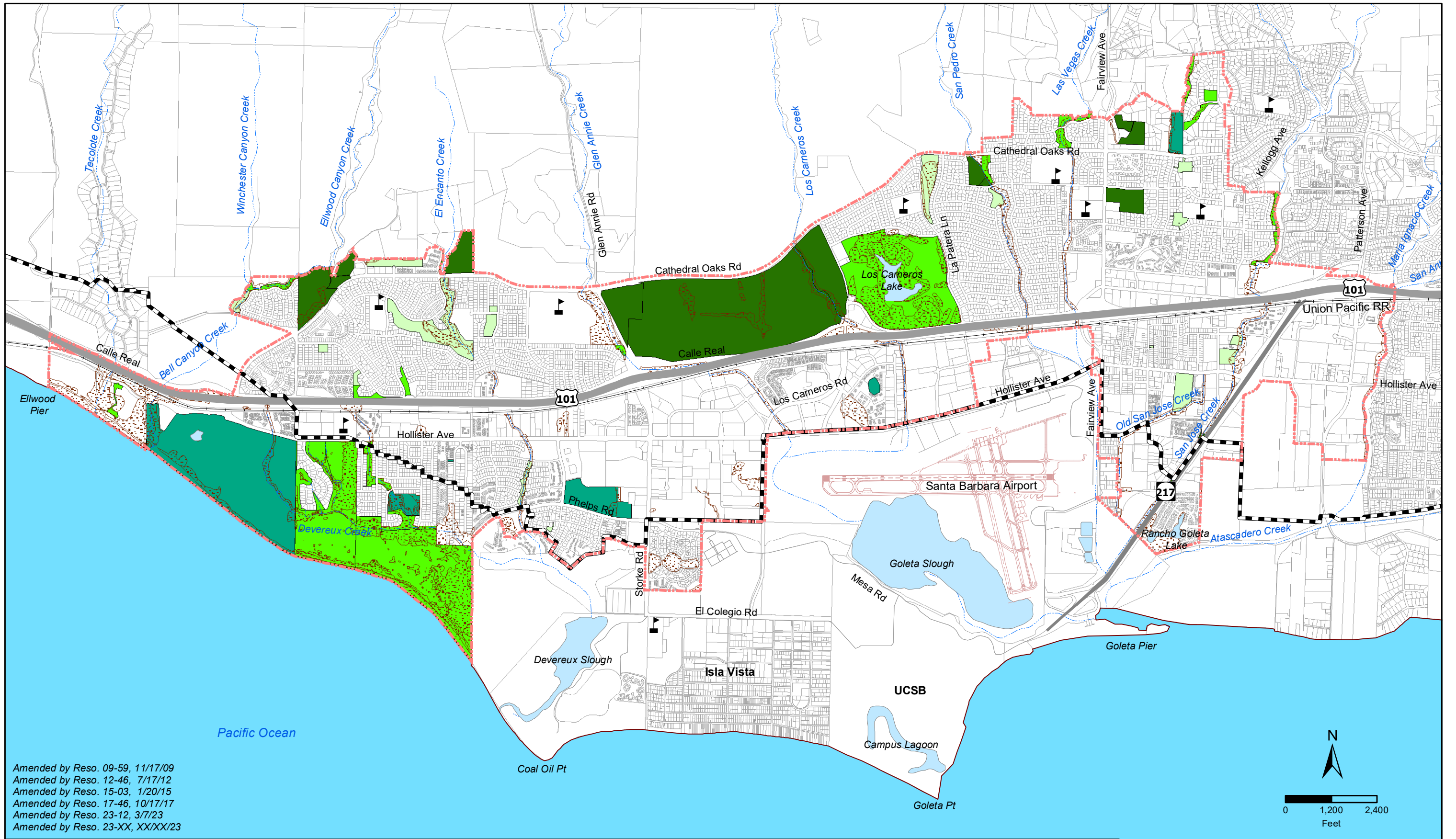
| Legend | |
|-----------------------------------|---|
| Residential Use Categories | Commercial Use Categories |
| Single-Family | Regional |
| Planned Residential | Community |
| Medium Density | Old Town |
| High Density | Visitor-serving |
| Mobile Home Park | Intersection |
| | General Commercial |
| Office and Industrial | Other Use Categories |
| Business Park | Agriculture |
| Office and Institutional | Open Space / Passive Recreation |
| Service/Industrial | Open Space / Active Recreation |
| General Industrial | Public / Quasi-public |
| Overlay Areas | Other Features |
| Hotel Overlay | Goleta City Boundary |
| Hospital Overlay | Coastal Zone Boundary |
| High Density Residential Overlay | Schools |
| Open Space Overlay | Maximum Density in Planned Residential Areas (units/acre) |

Figure 2-1
LAND USE PLAN MAP
 GENERAL PLAN/COASTAL LAND USE PLAN
 November 2023



Attachment 1, Exhibit C


**Amended General Plan Open Space Element
Figure 3-5, Open Space Plan Map**



Amended by Reso. 09-59, 11/17/09
 Amended by Reso. 12-46, 7/17/12
 Amended by Reso. 15-03, 1/20/15
 Amended by Reso. 17-46, 10/17/17
 Amended by Reso. 23-12, 3/7/23
 Amended by Reso. 23-XX, XX/XX/23

| | | | | | | |
|---|--------------------------------|---|------------|--------------------------|-----------|---|
| Legend | | Open Space for Managed Production of Resources | | Other Features | | Note: Tsunami run-up areas and flood plain information are shown in Safety Element Figure 5-2. |
| <u>Open Space for Outdoor Recreation</u> | | <u>Open Space for Public Health and Safety</u> | | --- Goleta City Boundary | | |
| □ Active Park Sites | ■ Agriculture | Flood Plain(See Note) | | - - - Coastal Zone | | |
| ■ Passive Parks /Open Space Areas | Tsunami Run-up Areas(See Note) | | --- Creeks | | ■ Schools | |
| ■ Private Recreational Areas | | | --- Creeks | | | |
| <u>Open Space for Preservation of Natural Resources</u> | | | | --- Creeks | | |
| ■ Environmentally Sensitive Habitat Areas | | | | | | |

Figure 3-5
OPEN SPACE PLAN MAP
 GENERAL PLAN/COASTAL LAND USE PLAN
 November 2023



Attachment 1, Exhibit D

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)”

ORDINANCE NO. 23-__

**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)**

WHEREAS the City of Goleta (“City”) adopted Title 17 (Zoning) of the Goleta Municipal Code (“Title 17”) on March 3, 2020; and

WHEREAS Title 17 includes standards and procedures that regulate residential development within the City; and

WHEREAS the City adopted an amended Housing Element 2023-2031 on _____, 2023; and

WHEREAS the Housing Element 2023-2031 required amendments to the Land Use Element and Open Space of the City’s General Plan / Coastal Land Use Plan (“General Plan”); and

WHEREAS the City adopted amendments to the Land Use and Open Space Element on _____, 2023; and

WHEREAS, included in the Land Use and Open Space Element amendments were land use designation and development changes for 7264 Calle Real (APN 077-130-006); and

WHEREAS, pursuant to California Government Code Section 65860(a), Title 17 must also be amended to align with the required amendments to the General Plan; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on _____, 2023, at which time all interested parties were given an opportunity to be heard; and

WHEREAS the Planning Commission recommended to City Council adoption of the Title 17 Amendments Ordinance on _____, 2023; and

WHEREAS, by separate action taken on December 5, 2023, the City Council adopted Resolution 23-__, adopting an Addendum to the General

Plan Environmental Impact Report (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2023 at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council adopted Ordinance No. 23-__, which amends Title 17 of the Goleta Municipal Code, by a majority vote on _____, 2023;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Required Findings for Zoning Ordinance Amendments

Pursuant to subsection 17.66.050(B) of the Goleta Municipal Code, the City Council hereby finds as follows:

- (a) The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.**

Pursuant to California Government Code Section 65860(a), the City's zoning must be consistent with the General Plan. Because the City is amending the Housing Element, Land Use Element, and Open Space Element to facilitate additional housing development within the City, such amendments would create inconsistencies between the General Plan and Title 17 without the proposed amendments to Title 17. Specifically, the Housing Element 2023-2031 includes subprograms HE 2.1(a)-(e). These subprograms are intended to facilitate additional housing development and require the City to make several changes to the Land Use Element, Open Space Element, and Title 17, including several changes in land use designations and zoning districts of several parcels. The implementation of these programs, including the Land Use and Open Space Element amendments and Title 17 amendments are identified in the Housing Element 2023-2031 for implementation by February 15, 2024. The Land Use and Open Space Element amendments to implement subprograms HE 2.1(a)-(e) occurred on _____, 2023. Consequently, to ensure consistency with the time

commitment for implementation in the Housing Element 2023-2031 and the amendments in the Land Use and Open Space Element, the amendments are needed to ensure consistency across all City planning documents.

As such, under state planning law, the amendments to Title 17 are required and consistent with General Plan and state law.

Additionally, the amendments were prepared with the entirety of Title 17 in mind to ensure that the amendments do not create any internal inconsistencies within this Title.

For these reasons, the proposed amendments to Title 17 are consistent with the General Plan, the requirements of state planning and zoning laws, and Title 17.

(b) The amendment is in the interests of the general community welfare.

The amendments to Title 17 serve to facilitate additional housing development within the City. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting the welfare of residents and employees within the City.

The amendments to Title 17 implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Without these amendments, the City risks losing local regulatory authority over certain housing projects in the future and potential grant funds that require the City to have a compliant Housing Element in order to qualify for those grants. These grants could provide a variety of benefits to the community.

For these reasons, the proposed amendments to Title 17 are in the interests of the general community welfare.

(c) The amendment is consistent with good zoning and planning practices.

Ensuring consistency between Title 17 and the General Plan is required pursuant to California Government Code Section 65860(a). The amendments to Title 17 have been prepared to ensure consistency between the General Plan amendments to implement

the Housing Element 2023-2031 and Title 17. Such vertical consistency represents good zoning and planning practices to comply with the requirement of Section 65860(a) but also to ensure for the public consistent, clear, and applicable requirements across all planning documents.

For these reasons, the proposed amendments to Title 17 are consistent with good zoning and planning practices.

SECTION 3. Environmental Assessment

By separate action taken on December 5, 2023, the City Council adopted Resolution 23-___, adopting an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this ordinance. The resolution to adopt the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act with respect to adopting the amended Housing Element 2023-2031 and amending the General Plan and Title 17 of the Goleta Municipal Code and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this ordinance falls within the scope of the adopted Addendum and previously certified EIR.

SECTION 4. Title 17 of the Goleta Municipal Code Amendments

- (a) Subsection 17.07.030(F), entitled “Increased Minimum Density, RH District” is hereby added to read in its entirety as follows:

The following sites shall have a minimum residential density of 20 dwelling units per acre:

7264 Calle Real (APN 077-130-006)

- (b) Section 17.07.050(D), entitled “Reduced Development Acreage” is hereby added to read as follows:

The developable area on APN 077-130-006, zoned RH, is limited to 6.33 acres, in order to facilitate 190 residential units.

SECTION 5. Zoning Map Amendments

The existing City of Goleta Zoning Map is hereby amended as follows:

Change the Zone District for 7264 Calle Real (APN 077-130-006) from a combination of Single Family Residential (RS) and Agricultural (AG) to Residential—High Density (RH) for the entire parcel.

SECTION 6. Effect of Amendments

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7. Severability

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 8. Codification

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 9. Certification of City Clerk

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

SECTION 10. Effective Date

This Ordinance shall take effect on the 31st day following adoption by the City Council.

INTRODUCED ON the ___ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED this _____ day of _____
2023.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
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 Ordinance No. 23-__ was introduced on _____, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the _____, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 1, Exhibit E

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 for 625 Dara Road (APN 069-373-064) (Case No. 23-0004-ORD)”

ORDINANCE NO. 23-__

**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 FOR 625 DARA ROAD
(APN 069-373-064) (CASE NO. 23-0004-ORD)**

WHEREAS the City of Goleta (“City”) adopted Title 17 (Zoning) of the Goleta Municipal Code (“Title 17”) on March 3, 2020; and

WHEREAS Title 17 includes standards and procedures that regulate residential development within the City; and

WHEREAS the City adopted an amended Housing Element 2023-2031 on _____, 2023; and

WHEREAS the Housing Element 2023-2031 required amendments to the Land Use Element of the City’s General Plan / Coastal Land Use Plan (“General Plan”); and

WHEREAS the City adopted amendments to the Land Use Element on _____, 2023; and

WHEREAS, included in the Land Use Element amendments were land use designation and development changes for 625 Dara Road (APN 069-373-064); and

WHEREAS, pursuant to California Government Code Section 65860(a), Title 17 must also be amended to align with the required amendments to the General Plan; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on _____, 2023, at which time all interested parties were given an opportunity to be heard; and

WHEREAS the Planning Commission recommended to City Council adoption of the Title 17 Amendments Ordinance on _____, 2023; and

WHEREAS, by separate action taken on December 5, 2023, the City Council adopted Resolution 23-__, adopting an Addendum to the General Plan Environmental Impact Report (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2023 at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council adopted Ordinance No. 23-__, which amends Title 17 of the Goleta Municipal Code, by a majority vote on _____, 2023;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Required Findings for Zoning Ordinance Amendments

Pursuant to subsection 17.66.050(B) of the Goleta Municipal Code, the City Council hereby finds as follows:

- (a) The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.**

Pursuant to California Government Code Section 65860(a), the City's zoning must be consistent with the General Plan. Because the City is amending the Housing Element and Land Use Element to facilitate additional housing development within the City, such amendments would create inconsistencies between the General Plan and Title 17 without the proposed amendment to Title 17. Specifically, the Housing Element 2023-2031 includes subprograms HE 2.1(a)-(e). These subprograms are intended to facilitate additional housing development and require the City to make several changes to the Land Use Element and Title 17, including several changes in land use designations and zoning districts of several parcels. The implementation of these programs, including the Land Use Element amendments and Title 17 amendments are identified in the Housing Element 2023-2031 for implementation by February 15, 2024. The Land Use Element amendments to implement subprograms HE 2.1(a)-(e) occurred on _____, 2023. Consequently, to ensure consistency with the time commitment for implementation in the Housing Element 2023-2031 and the amendments in the Land Use Element, the amendment is needed to ensure consistency across all City planning documents.

As such, under state planning law, the amendment to Title 17 is required and consistent with General Plan and state law.

Additionally, the amendment was prepared with the entirety of Title 17 in mind to ensure that the amendment does not create any internal inconsistencies within this Title.

For these reasons, the proposed amendment to Title 17 is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 17.

(b) The amendment is in the interests of the general community welfare.

The amendment to Title 17 serves to facilitate additional housing development within the City. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting the welfare of residents and employees within the City.

The amendment to Title 17 implements the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Without this amendment, the City risks losing local regulatory authority over certain housing projects in the future and potential grant funds that require the City to have a compliant Housing Element in order to qualify for those grants. These grants could provide a variety of benefits to the community.

For these reasons, the proposed amendment to Title 17 is in the interests of the general community welfare.

(c) The amendment is consistent with good zoning and planning practices.

Ensuring consistency between Title 17 and the General Plan is required pursuant to California Government Code Section 65860(a). The amendment to Title 17 has been prepared to ensure consistency between the General Plan amendments to implement the Housing Element 2023-2031 and Title 17. Such vertical consistency represents good zoning and planning practices to comply with the requirement of Section 65860(a) but also to ensure for the public consistent, clear, and applicable requirements across all planning documents.

For these reasons, the proposed amendment to Title 17 consistent with good zoning and planning practices.

SECTION 3. Environmental Assessment

By separate action taken on December 5, 2023, the City Council adopted Resolution 23-__, adopting an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this ordinance. The resolution to adopt the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act with respect to adopting the amended Housing Element 2023-2031 and amending the General Plan and Title 17 of the Goleta Municipal Code and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this ordinance falls within the scope of the adopted Addendum and previously certified EIR.

SECTION 4. Zoning Map Amendments

The existing City of Goleta Zoning Map is hereby amended as follows:

Change the Zone District for 625 Dara Road (APN 069-373-064) from Single Family Residential (RS) to Residential—Medium Density (RM).

SECTION 5. Effect of Amendments

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6. Severability

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7. Codification

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 8. Certification of City Clerk

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

SECTION 9. Effective Date

This Ordinance shall take effect on the 31st day following adoption by the City Council.

INTRODUCED ON the ___ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED this _____ day of _____
2023.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
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 Ordinance No. 23-__ was introduced on _____, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the _____, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 1, Exhibit F

Ordinance No. 23-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Various Provisions of Title 17 (Zoning) of the Goleta Municipal Code to Implement Certain Housing Element 2023-2031 Programs including Rezoning of Specific Properties (Case No. 23-0004-ORD)”

ORDINANCE NO. 23-__

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF GOLETA, CALIFORNIA,
AMENDING TITLE 17 (ZONING) OF THE
GOLETA MUNICIPAL CODE TO IMPLEMENT
CERTAIN HOUSING ELEMENT 2023-2031
PROGRAMS INCLUDING REZONING OF
SPECIFIC PROPERTIES (CASE NO. 23-0004-
ORD)**

WHEREAS the City of Goleta (“City”) adopted Title 17 (Zoning) of the Goleta Municipal Code (“Title 17”) on March 3, 2020; and

WHEREAS Title 17 includes standards and procedures that regulate residential development within the City; and

WHEREAS the City adopted an amended Housing Element 2023-2031 on _____, 2023; and

WHEREAS the Housing Element 2023-2031 requires amendments to the Land Use Element of the City’s General Plan / Coastal Land Use Plan (“General Plan”); and

WHEREAS the City adopted amendments to the Land Use Element on _____, 2023; and

WHEREAS, pursuant to California Government Code Section 65860(a), Title 17 must also be amended to align with the required amendments to the General Plan; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on _____, 2023, at which time all interested parties were given an opportunity to be heard; and

WHEREAS the Planning Commission recommended to City Council adoption of the Title 17 Amendments Ordinance on _____, 2023; and

WHEREAS, by separate action taken on December 5, 2023, the City Council adopted Resolution 23-__, adopting an Addendum to the General Plan Environmental Impact Report (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2023 at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council adopted Ordinance No. 23-__, which amends Title 17 of the Goleta Municipal Code, by a majority vote on _____, 2023;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Required Findings for Zoning Ordinance Amendments

Pursuant to subsection 17.66.050(B) of the Goleta Municipal Code, the City Council hereby finds as follows:

- (a) The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.**

Pursuant to California Government Code Section 65860(a), the City's zoning must be consistent with the General Plan. Because the City is amending the Housing Element and Land Use Element to facilitate additional housing development within the City, such amendments would create inconsistencies between the General Plan and Title 17 without the proposed amendments to Title 17. Specifically, the Housing Element 2023-2031 includes subprograms HE 2.1(a)-(e). These subprograms are intended to facilitate additional housing development and require the City to make several changes to the Land Use Element and Title 17, including several changes in land use designations and zoning districts of several parcels and increasing the allowed dwelling units density in Community Commercial from 12 to 20 units per acre. The implementation of these programs, including the Land Use Element amendments and Title 17 amendments are identified in the Housing Element 2023-2031 for implementation by February 15, 2024. The Land Use Element amendments to implement subprograms HE 2.1(a)-(e) occurred on _____, 2023. Consequently, to ensure consistency with the time commitment for implementation in the Housing Element 2023-2031 and the amendments in the Land Use

Element, the amendments are needed to ensure consistency across all City planning documents.

Additionally, other components of subprograms HE 2.1(a)-(e) are included in the ordinance to specifically implement requirements of State planning law, including California Government Code section 65583.2(h) and (i) related to streamlining, under certain circumstances, projects on sites identified for rezoning within the Housing Element 2023-2031.

As such, under state planning law, the amendments to Title 17 are required and consistent with General Plan and state law.

Additionally, the amendments were prepared with the entirety of Title 17 in mind to ensure that the amendments do not create any internal inconsistencies within this Title.

For these reasons, the proposed amendments to Title 17 are consistent with the General Plan, the requirements of state planning and zoning laws, and Title 17.

(b) The amendment is in the interests of the general community welfare.

The amendments to Title 17 serve to facilitate additional housing development within the City. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting the welfare of residents and employees within the City.

The amendments to Title 17 implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Without these amendments, the City risks losing local regulatory authority over certain housing projects in the future and potential grant funds that require the City to have a compliant Housing Element in order to qualify for those grants. These grants could provide a variety of benefits to the community.

Therefore, the amendments are in the interests of the general community welfare.

(c) The amendment is consistent with good zoning and planning practices.

Ensuring consistency between Title 17 and the General Plan is required pursuant to California Government Code Section 65860(a). The amendments to Title 17 have been prepared to ensure consistency between the General Plan amendments to implement the Housing Element 2023-2031 and Title 17. Such vertical consistency represents good zoning and planning practices to comply with the requirement of Section 65860(a) but also to ensure for the public consistent, clear, and applicable requirements across all planning documents.

Therefore, the amendments are consistent with good zoning and planning practices.

SECTION 3. Environmental Assessment

By separate action taken on December 5, 2023, the City Council adopted Resolution 23-___, adopting an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this ordinance. The resolution to adopt the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act (CEQA) with respect to adopting the amended Housing Element 2023-2031 and amending the General Plan and Title 17 of the Goleta Municipal Code and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this ordinance falls within the scope of the adopted Addendum and previously certified EIR.

SECTION 4. Title 17 of the Goleta Municipal Code Amendments

(a) Table 17.07.030 is hereby amended as follows:

Add an “(F)” after “15” in the cell for Minimum Dwelling Unit Density (units/acre) for the RH District column.

(b) Subsection 17.07.030(F), entitled “Increased Minimum Density, RH District” is hereby amended to add the following parcels:

60 Colusa Avenue (APN 077-155-004)
7190 Hollister Avenue (APN 073-030-005)
Parcels to East of 7190 Hollister Avenue (APN 073-030-009 and APN 073-030-006)
35 Ellwood Station Drive (APN 079-210-066)

7360 Hollister Avenue (APN 073-020-003, APN 073-020-034, and APN 073-020-035)

- (c) Section 17.07.050(D), entitled “Reduced Development Acreage” is hereby added to read as follows:

The developable area on APN 077-130-006, zoned RH, is limited to 6.33 acres, in order to facilitate 190 residential units.

- (d) Table 17.08.030 is hereby amended as follows:

1. The “Maximum Dwelling Unit Density (units/acre)” standard for the CC Zone District is amended to read “20.”

- (e) Chapter 17.21, entitled “-RH High Density Residential Overlay District” is hereby added to read in its entirety:

17.21.010 Purpose

The -RH High Density Residential Overlay District is intended to facilitate new residential development on non-residentially zoned land without creating nonconformities.

17.21.020 Applicability

The standards of this chapter apply to sites designated with an -RH extension on the Zoning Overlay Map. Except as provided in this Chapter, all new structures and development as well as alterations to existing structures must comply with the requirements of the base zone district.

17.21.030 Permit and Processing Requirements

New development proposals within the -RH Overlay District may, at the applicant’s election, be processed under the standards and procedures applicable to multiple unit dwelling developments in the RH zone district.

- (f) Section 17.44.010(B)(2)(b) is hereby amended to read in its entirety:

On a nonvacant parcel that was used in the City’s previous Housing Element sites inventory to accommodate lower-income units; or

- (g) Section 17.44.010(B)(2)(c) is hereby added to read in its entirety:

Sites that are rezoned to RH pursuant Housing Element 2023-2031 subprogram HE 2.1(a).

(h) Section 17.59.020(A) is hereby amended to read as follows:

Exemptions. The following do not require a Development Plan:

1. One Single-Unit Dwelling and Accessory Structures on a single lot in the “RS” Zone Districts.
2. Residential projects that do not exceed four units in the “RP”, “RM”, and “RH” Zone Districts.
3. Structures in “C” Zone Districts that do not exceed 5,000 square feet for the entire site.
4. Development, other than greenhouses and related structures (e.g., packing sheds) of 20,000 square feet or more, within the “AG” Zone District.
5. Any structural development where another approval requirement is specified under this Title or where the development is exempt pursuant to Chapter 17.53, Exemptions.
6. Projects that qualify for ministerial review pursuant to Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards.

(i) Section 17.59.040 is hereby amended to read as follows:

As part of a Development Plan, an applicant may request that the Review Authority consider approving an adjustment to one or more of the following development standards: maximum residential density, height, lot coverage, buildings separation, setbacks, parking, landscaping, or screening requirements specified in the applicable Zone District.

A. Additional Finding. To approve any requested adjustment to one of the standards listed in this section, the Review Authority must make the following finding for each requested adjustment:

1. The adjustment is justified and consistent with the intent of applicable General Plan policies.

B. Resolution Required. Any deviation from a height or lot coverage standard must be reviewed and approved by Resolution by the Planning Commission.

SECTION 5. Zoning Map Amendments

The existing City of Goleta Zoning Map is repealed and replaced with the City of Goleta Zoning Map as shown in Exhibit A, except for 449 and 469

Kellogg Way, 7264 Calle Real (Kenwood Village), and 625 Dara Road. In order to comply with segmentation requirements under the Political Reform Act for public officials who have a conflict of interest in a governmental decision, the City Council, has, by separate action on the same date as this ordinance, adopted Ordinances 23-___, 23-___, and 23-___, thereby changing the Zoning Map for 449 and 469 Kellogg Way, 7264 Calle Real (Kenwood Village), and 625 Dara Road. The inclusion of 449 and 469 Kellogg Way, 7264 Calle Real (Kenwood Village), and 625 Dara Road in the attached Zoning Map serves the sole purpose of representing a comprehensive list of properties affected by the amended Housing Element 2023-2031. By virtue of adoption of this ordinance, the City Council takes no action on 449 and 469 Kellogg Way, 7264 Calle Real (Kenwood Village), and 625 Dara Road. The specific parcel rezones, as adopted by this ordinance and by Ordinances 23-___, 23-___, and 23-___, represented comprehensively in Exhibit A include:

1. 60 Colusa Avenue (APN 077-155-004) – Intersection Commercial (CI) to High Density Residential (RH)
2. 7264 Calle Real (Kenwood Village) (APN 077-130-006) – Single Family Residential (RS) and Agricultural (AG) to RH
3. 7190 Hollister Avenue (APN 073-030-005) – General Commercial (CG) and Medium Density Residential (RM) to RH
4. Parcels to East of 7190 Hollister Avenue (APN 073-030-009 and APN 073-030-006) – CG and RM to RH
5. 625 Dara Road (APN 069-373-064) – RS to RM
6. 35 Ellwood Station Drive (APN 079-210-066) – CG to RH
7. 6470 Hollister Avenue (APN 073-070-034) – CG to CC
8. 7020 Calle Real (APN 077-155-003) – CI to CC
9. 7360 Hollister Avenue (APN 073-020-003, APN 073-020-034, and APN 073-020-035) – CC to RH
10. 449 Kellogg Way (APN 071-130-039) – Business Park (BP) to RH
11. 469 Kellogg Way (APN 071-130-010) – Planned Residential (RP) to RH

SECTION 6. Zoning Overlay District Map Amendment

The existing City of Goleta Zoning Overlay Districts Map is repealed and replaced with the City of Goleta Zoning Overlay Districts Map as shown in Exhibit B. The map in Exhibit B includes the addition of an “-RH High Density Residential Overlay District” consisting of APN 071-130-084.

SECTION 7. Effect of Amendments

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 8. Severability

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9. Codification

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 10. Certification of City Clerk

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

SECTION 11. Effective Date

This Ordinance shall take effect on the 31st day following adoption by the City Council.

INTRODUCED ON the ___ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED this _____ day of _____
2023.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
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 Ordinance No. 23-__ was introduced on _____, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the _____, by the following roll-call vote, to wit:

AYES:

NOES:

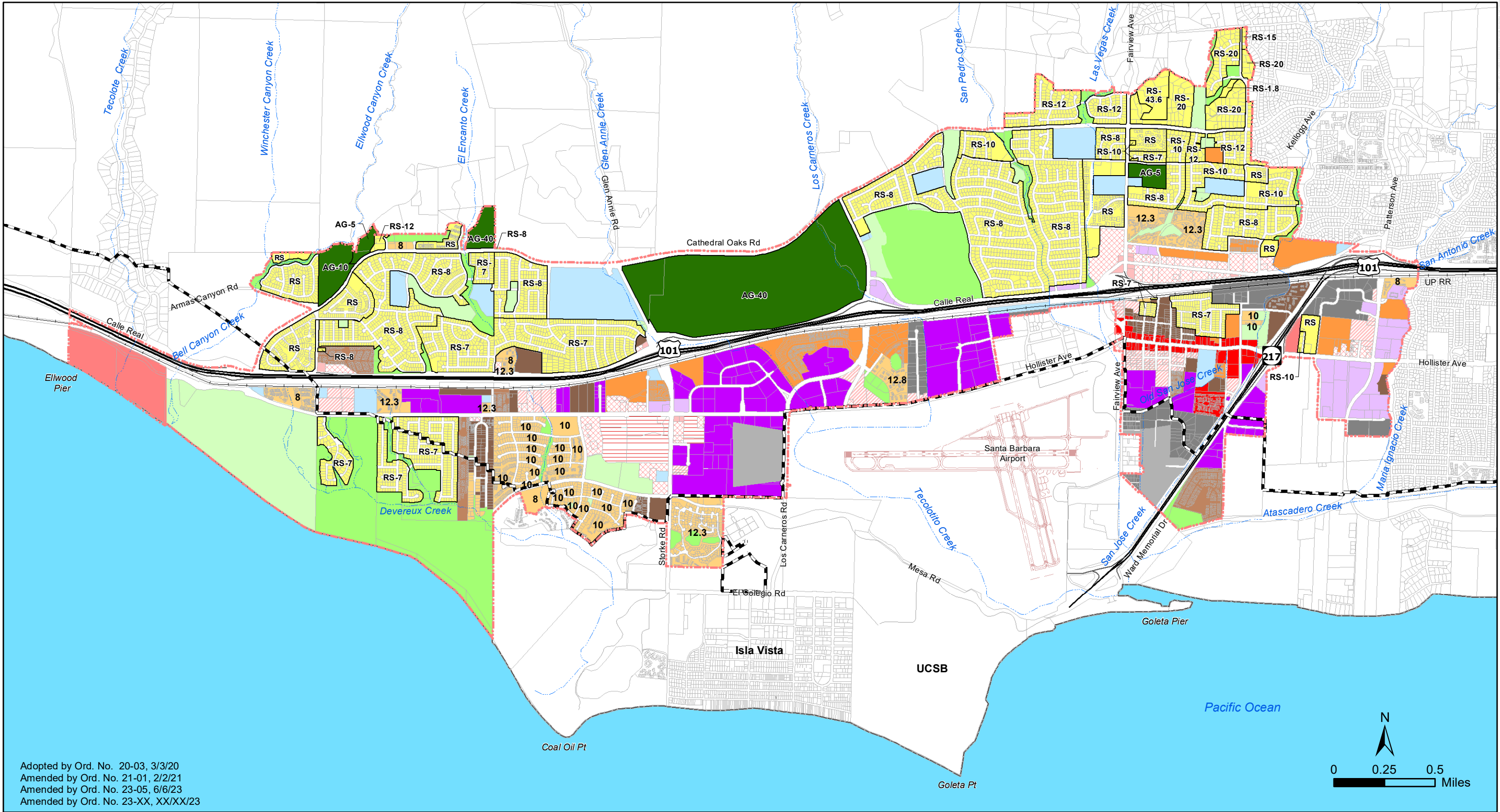
ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 1, Exhibit F
Exhibit A Amended Zoning Map



Adopted by Ord. No. 20-03, 3/3/20
 Amended by Ord. No. 21-01, 2/2/21
 Amended by Ord. No. 23-05, 6/6/23
 Amended by Ord. No. 23-XX, XX/XX/23

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

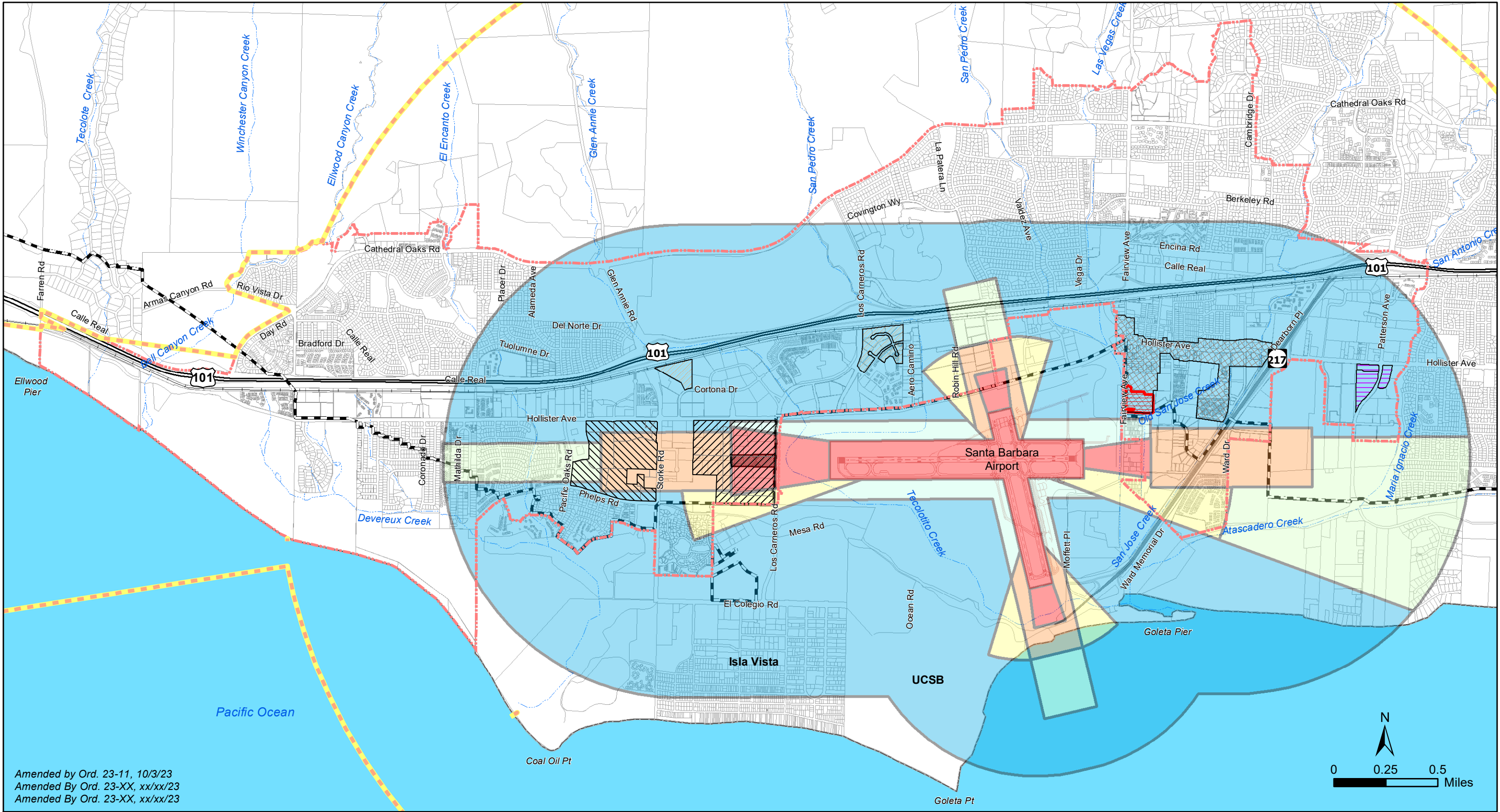
Notes:
 1. Labels for RS and AG represent minimum lot size (thousands of square feet).
 2. Labels for RP represent maximum residential density (units/acre).

CITY OF GOLETA ZONING MAP

November 2023

Attachment 1, Exhibit F

Exhibit B Amended Zoning Overlay Districts Map



Amended by Ord. 23-11, 10/3/23
 Amended By Ord. 23-XX, xx/xx/23
 Amended By Ord. 23-XX, xx/xx/23

- Legend**
- AE Airport Environs
 - Safety Zone 1
 - Safety Zone 2
 - Safety Zone 3
 - Safety Zone 4
 - Safety Zone 5
 - Safety Zone 6
 - 300' Airport Safety Corridor
 - Airport Influence Area

- Other Overlay Districts**
- AH Affordable Housing
 - H Hospital
 - OTH Old Town Heritage
 - CBPSP Cabrillo Business Park Specific Plan
 - CRMSP Camino Real Marketplace Specific Plan
 - RH High Density Residential

- Other Features**
- Goleta City Boundary
 - Coastal Zone Boundary

CITY OF GOLETA ZONING OVERLAY DISTRICTS

November 2023

Attachment 2
Staff Presentation

City of Goleta

General Plan and Title 17 Amendments to Implement Certain Housing Element 2023-2031 Programs, including Rezoning

Presentation By:

Anne Wells, Advance Planning Manager

Andy Newkirk, Supervising Senior Planner

Veronica Tam, Housing Consultant

November 13, 2023





Public Hearing Agenda

❖ Suggested Format

- Staff Presentation
- Commissioner Questions
- Public Comment
- Commissioner Deliberation
- Action on Recommendation



Presentation Topics

- Housing Element Subprograms Driving Amendments
- Proposed Revisions to the General Plan and Title 17
- Environmental Review
- Next Steps



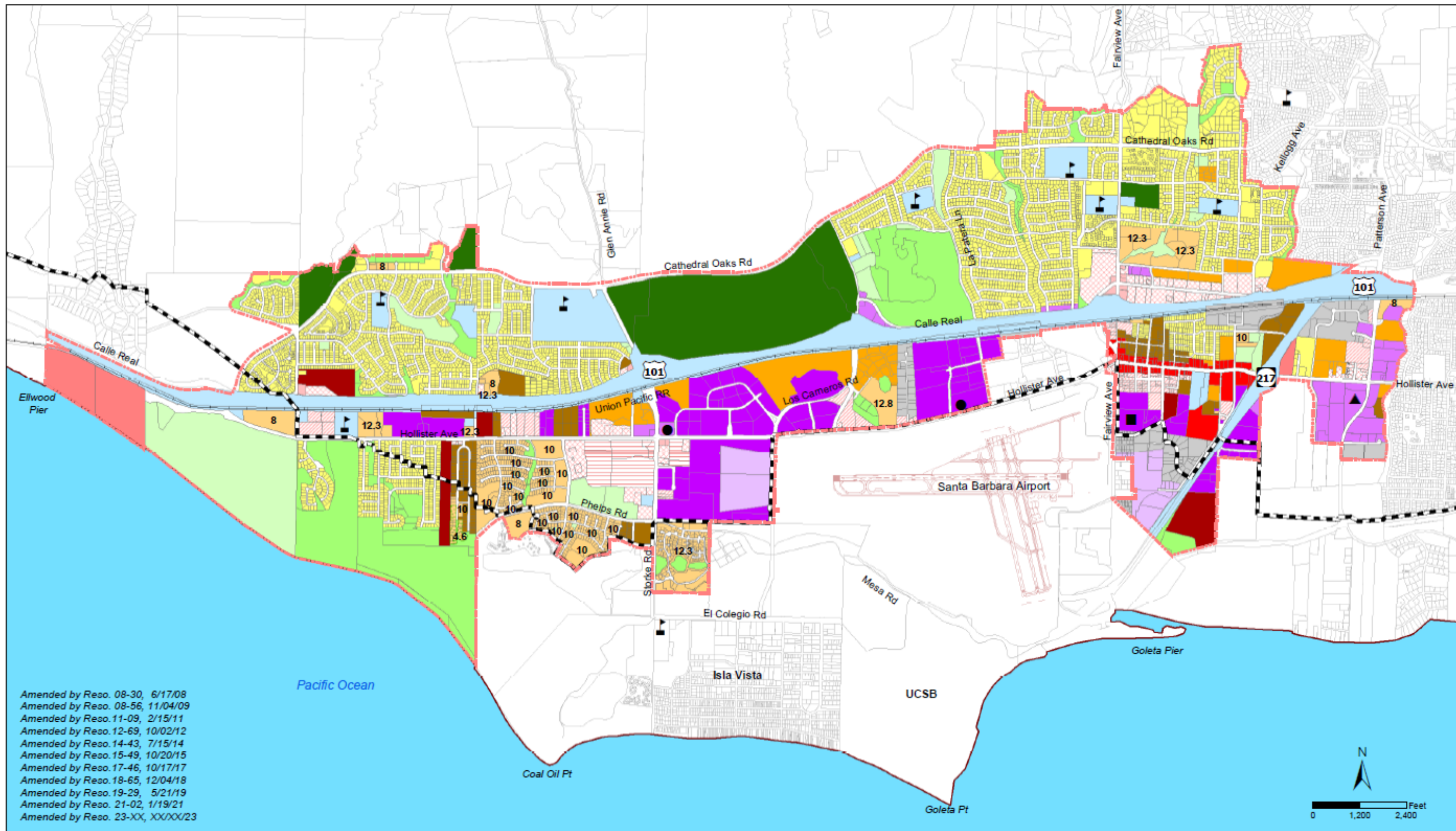
Subprograms Driving General Plan and Title 17 Amendments

- HE 2.1(a) Residential Development Capacity to Accommodate the RHNA
 - Land Use/Zoning Changes
 - Increased Density in CC
- HE 2.1(b) By-Right Approval for Reuse and Rezone Sites
 - State law provision
- HE 2.1(e) Allowed Densities
 - Greater densities in Development Plans



Land Use Designation and Zoning Changes for RHNA (HE 2.1(a))

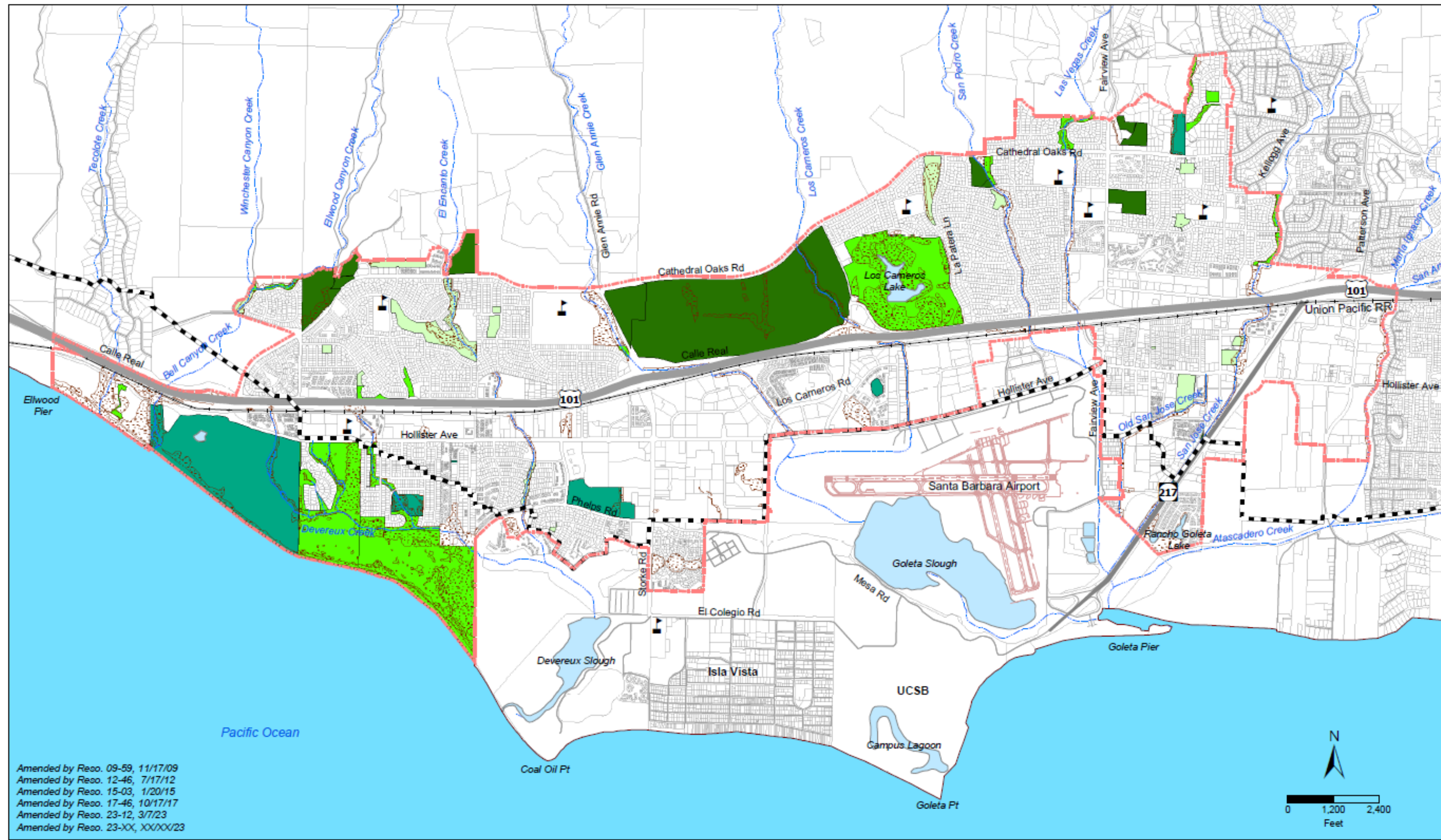
- Land Use Element
 - Table 2-1 and LU 2.7: Minimum density for Rezones
 - LU 2.7: Cap on development at Kenwood
 - Table 2-2 and LU 3.3: CC Density update
 - LU 4.2: Yardi site overlay description
 - Figure 2-1: Land use designation changes and Yardi overlay
 - Except 449 and 469 Kellogg Way
- Conservation Element
 - Figure 3-5: Removal of Agriculture designation for Kenwood



| Residential Use Categories | Commercial Use Categories | Office and Industrial | Other Use Categories | Overlay Areas | Other Features |
|----------------------------|---------------------------|--------------------------|---------------------------------|----------------------------------|---|
| Single-Family | Regional | Business Park | Agriculture | Hotel Overlay | Goleta City Boundary |
| Planned Residential | Community | Office and Institutional | Open Space / Passive Recreation | Hospital Overlay | Coastal Zone Boundary |
| Medium Density | Old Town | Service/Industrial | Open Space / Active Recreation | High Density Residential Overlay | Schools |
| High Density | Visitor-serving | General Industrial | Public / Quasi-public | Open Space Overlay | Maximum Density in Planned Residential Areas (units/acre) |
| Mobile Home Park | Intersection | | | | |
| | General Commercial | | | | |

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

GENERAL PLAN/COASTAL LAND USE PLAN
November 2023

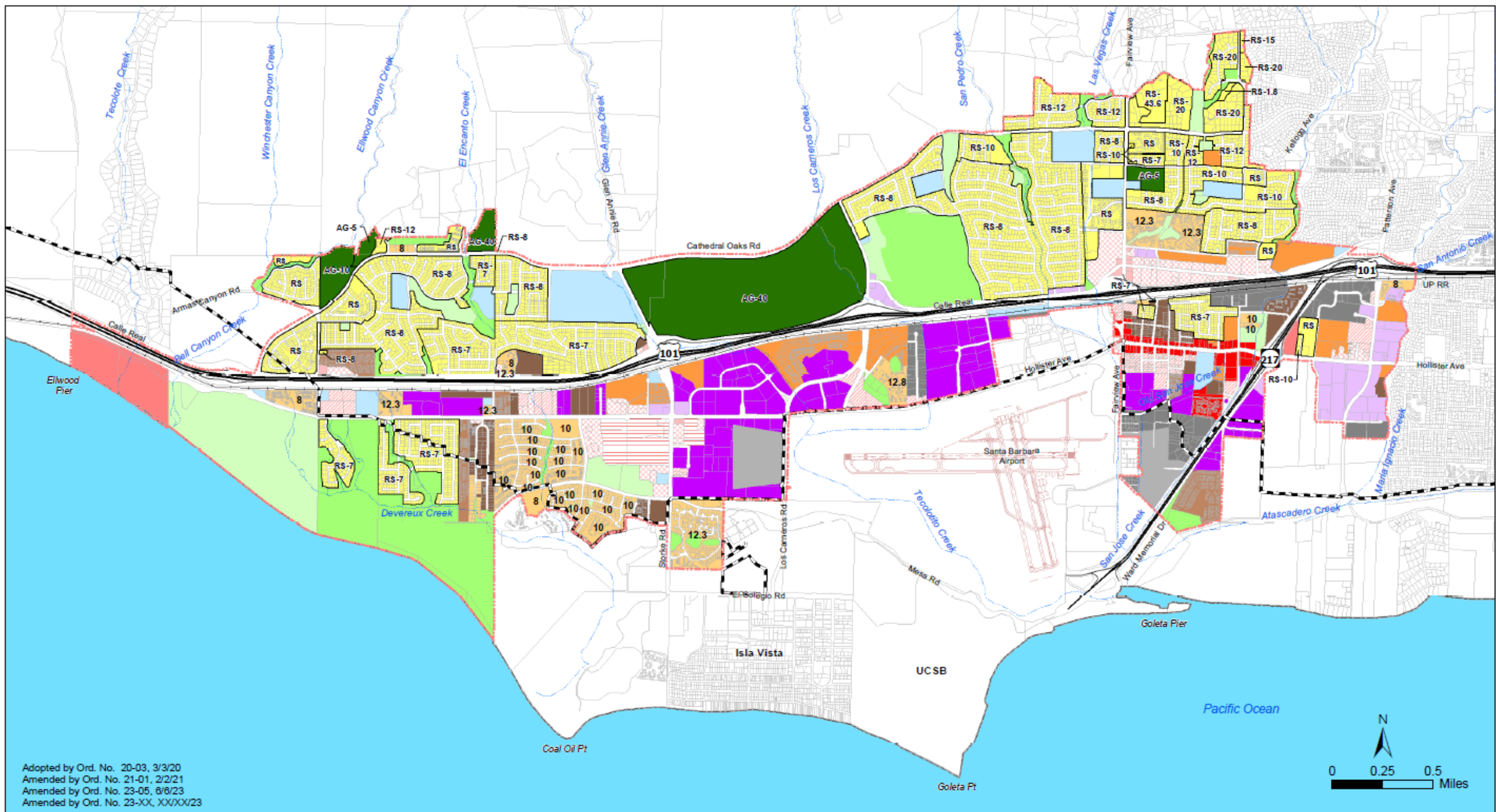


| | | | | | | | | | |
|---|--|---|--|--|--|--|--|--|--|
| Legend <u>Open Space for Outdoor Recreation</u> Active Park Sites Passive Parks /Open Space Areas Private Recreational Areas <u>Open Space for Preservation of Natural Resources</u> Environmentally Sensitive Habitat Areas | | <u>Open Space for Managed Production of Resources</u> Agriculture <u>Open Space for Public Health and Safety</u> Flood Plain(See Note) Tsunami Run-up Areas(See Note) | | <u>Other Features</u> Goleta City Boundary Coastal Zone Creeks Schools | | Note: Tsunami run-up areas and flood plain information are shown in Safety Element Figure 5-2. | | Figure 3-5 OPEN SPACE PLAN MAP GENERAL PLAN/COASTAL LAND USE PLAN November 2023 | |
|---|--|---|--|--|--|--|--|--|--|

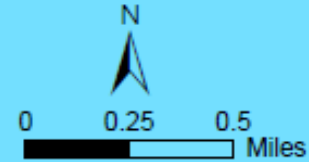


Land Use Designation and Zoning Changes for RHNA (HE 2.1(a))

- Title 17
 - RH District Standards
 - CC Density Increase
 - New “-RH High Density Residential Overlay District” Chapter
- Zoning Map
 - Rezone of Sites in HE 2.1(a) – Multiple Ordinances
 - Except 449 and 469 Kellogg Way
- Zoning Overlay Districts Map
 - New Overlay Added



Adopted by Ord. No. 20-03, 3/3/20
 Amended by Ord. No. 21-01, 2/2/21
 Amended by Ord. No. 23-05, 6/6/23
 Amended by Ord. No. 23-XX, XX/XX/23

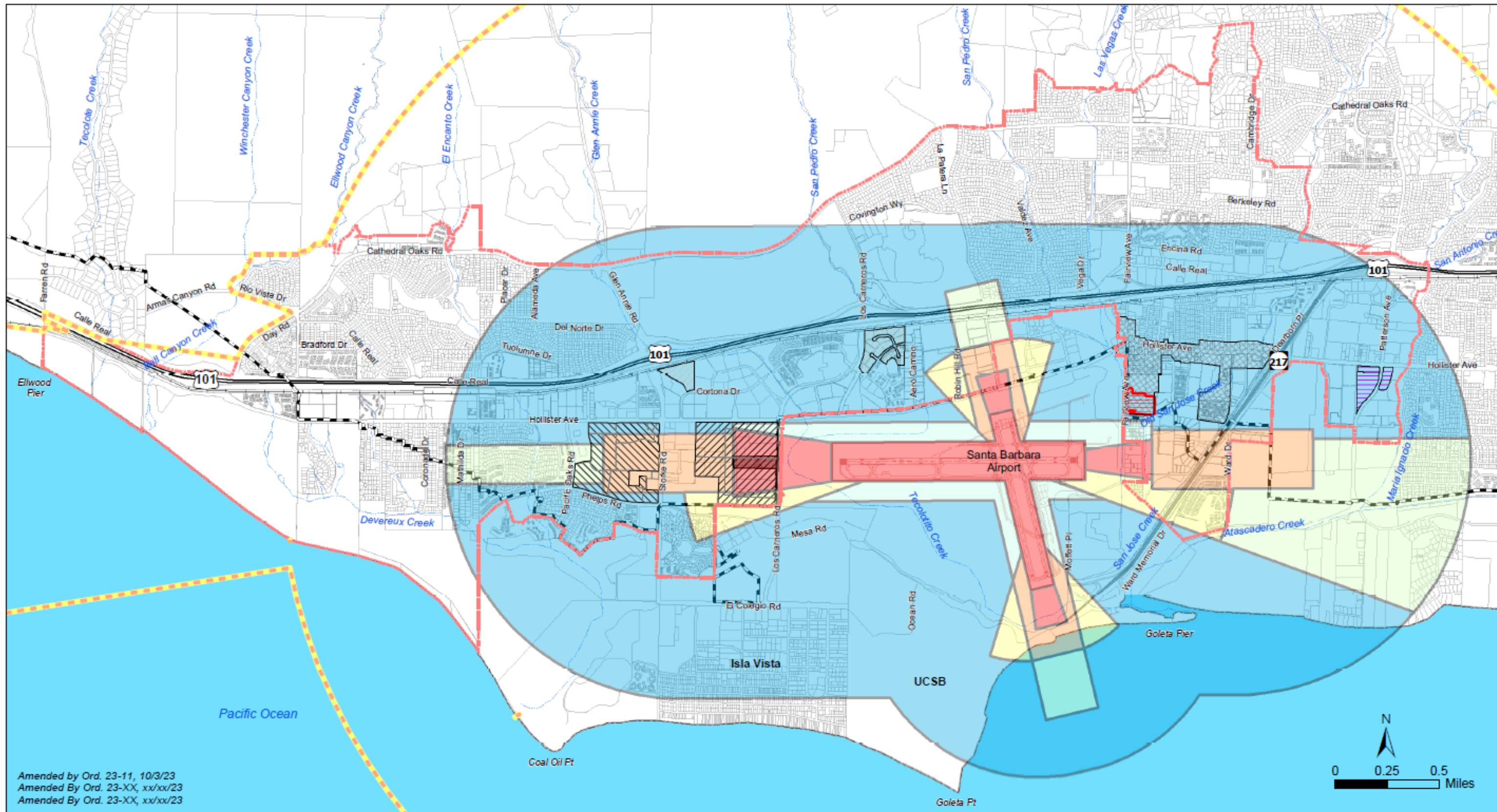


| Residential Districts | Commercial Districts | Office and Industrial Districts | Other Districts | Other Features |
|-------------------------------|-------------------------------|---------------------------------|--------------------------------------|-----------------------|
| RS Single Family Residential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

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

CITY OF GOLETA ZONING MAP

November 2023



Amended by Ord. 23-11, 10/3/23
 Amended By Ord. 23-XX, xx/xx/23
 Amended By Ord. 23-XX, xx/xx/23

Legend

- | | | | |
|---------------|------------------------------|--|-----------------------|
| Safety Zone 1 | 300' Airport Safety Corridor | Other Overlay Districts | Other Features |
| Safety Zone 2 | Airport Influence Area | -AH Affordable Housing | Goleta City Boundary |
| Safety Zone 3 | | -H Hospital | Coastal Zone Boundary |
| Safety Zone 4 | | -OTH Old Town Heritage | |
| Safety Zone 5 | | -CBPSP Cabrillo Business Park Specific Plan | |
| Safety Zone 6 | | -CRMSP Camino Real Marketplace Specific Plan | |
| | | -RH High Density Residential | |

CITY OF GOLETA ZONING OVERLAY DISTRICTS

November 2023





Ministerial Processing (HE 2.1(b)) and Allowed Densities (HE 2.1(e))

- Objective Design Standards (and processing) for sites rezoned to accommodate lower income RHNA where the project proposes 20 percent of units for lower income households
- Adjustments (similar to modifications) to Development Plans to go above maximum allowed density



Commissioner Questions

Public Comment

Commissioner Deliberation

Planning Commission Recommendation



A. Adopt Resolution No. 23-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of Amendments to the General Plan and Title 17 of the Goleta Municipal Code to Implement Housing Element 2023-2031 Subprograms HE 2.1(a), (b), and (e) (Case Nos. 21-0002-GPA and 23-0004-ORD)”

B. 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-___ pursuant to Public Resources Code Section 21166 and State CEQA Guidelines section 15162.