



**Agenda Item C.1
PUBLIC HEARING
Meeting Date: June 4, 2024**

TO: Mayor and Councilmembers

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

PREPARED BY: Brian Hiefield, Associate Planner
Kathy Allen, Supervising Senior Planner

SUBJECT: Consideration of Initiation of a General Plan Amendment
30 South La Patera Lane (APN 073-080-001)
Case No. 24-0002-GPA

RECOMMENDATION:

Adopt Resolution No. 24-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment to Change the Land Use Designation of 30 South La Patera Lane (APN 073-080-001) from Business Park (I-BP) to General Industrial (I-G) and finding that the Initiation of a General Plan Amendment is exempt from the California Environmental Quality Act Case No. 23-0005-ORD."

BACKGROUND:

Goleta's General Plan/Coastal Land Use Plan

The City of Goleta adopted the Goleta General Plan/Coastal Land Use Plan (General Plan) on October 2, 2006. The General Plan contains the following seven state-required elements, and two optional elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element. The Land Use Element includes a Land Use Plan Map (Figure 2-1), which identifies the land uses in the City. The Land Use Plan Map identifies the subject parcel as Business Park (I-BP). Land Use Element Policy LU4.2 identifies the purpose of I-BP Land Use Designation and how it is intended to operate. The most recent General Plan amendment occurred on December 5, 2023, regarding the adoption of the 6th Cycle Housing Element 2023-2031.

General Plan Amendment Initiation Process

The General Plan Amendment (GPA) process is governed by Article 6 of State Planning and Zoning Law (Government Code Section 65350 et seq.). Pursuant to state law, GPAs require the Planning Commission's consideration and recommendation. The City Council is the City's final decision-making body on a legislative action.

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

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

Applicant's Request

On November 2, 2023, Shelby Messner Janke of Suzanne Elledge Planning and Permitting Services (Agent) submitted a request for the initiation of a GPA on behalf of Kip Bradley of La Patera Investors, LP (property owner). The GPA initiation request is to study changing the Land Use Designation for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from I-BP to I-G. Please see Attachment 2 for Land Use Element Figure 2-1. Further descriptions of the I-BP and I-G Land Use Designations can be found in Land Use Element Policies LU 4.2 and LU 4.5, respectively, included as Attachments 3 and 4. Allowed uses for I-BP and I-G can be found in Land Use Element Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories, included as Attachment 5. Attachment 6 provides the applicant's submitted Initiation Factors and Justification Statement.

Site Information

The six-acre site is developed with an approximately 176,667-square-foot industrial warehouse building, constructed in the 1950s as a lemon-packing warehouse. There is associated parking and landscaping on the lot. Additionally, the building includes a 725-square-foot caretaker residential unit. It should be noted that some of the existing uses on site (warehousing and outdoor storage) could be considered legal-nonconforming as they may not be consistent with allowed uses within the I-BP land use designation today but were legally established before the adoption of City's General Plan and Title 17.

The site is bounded by Union Pacific Railroad and US Highway 101 to the north. The properties to the west, south, and east are all developed with research and development and industrial uses. The areas to the south and east are on Santa Barbara Airport property and are industrial and parking uses. The site of the future Goleta Train

Depot building is nearby to the northwest of the property. The property is outlined in blue below.

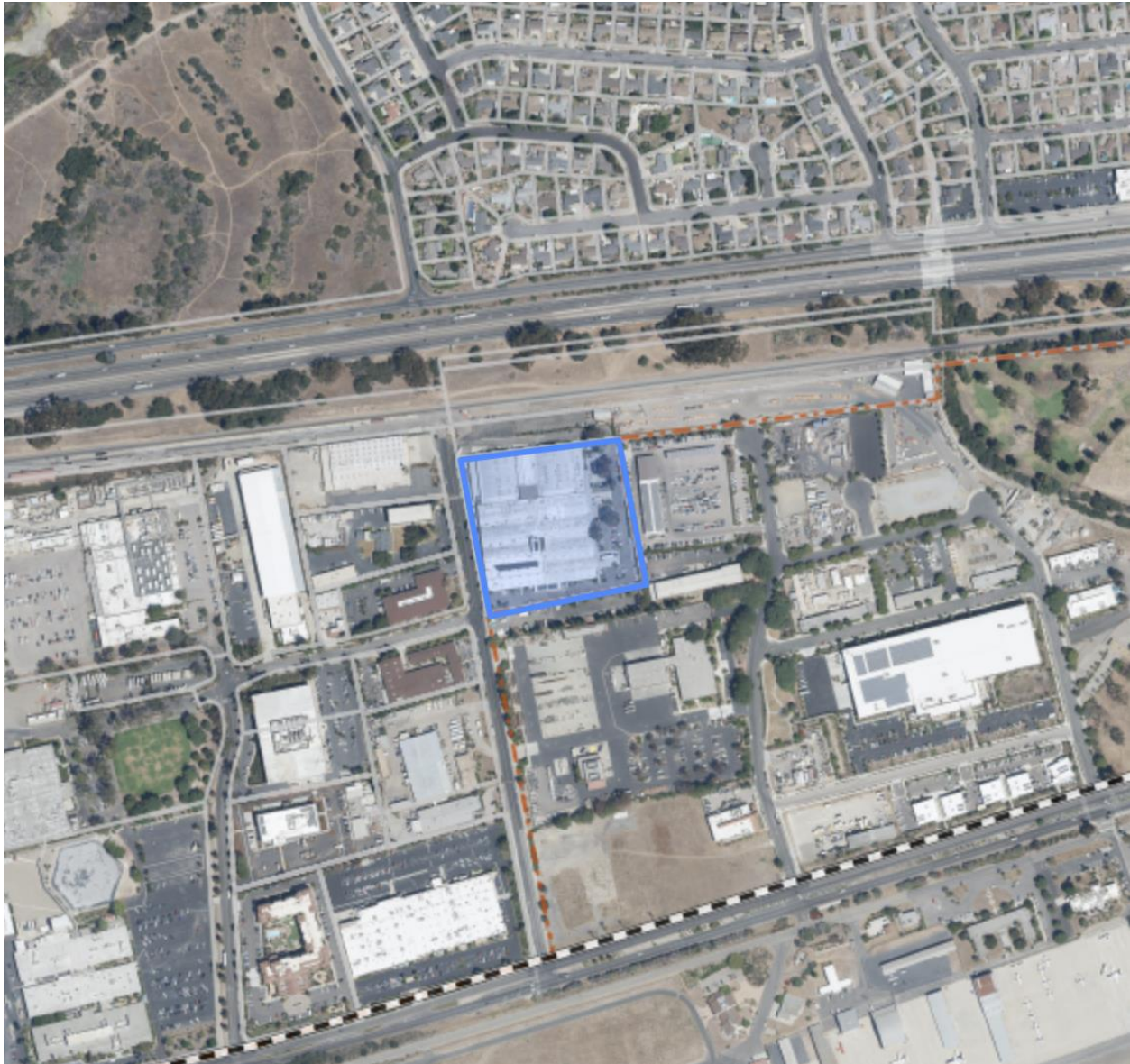


Figure 1. Vicinity Map

Applicable Policies

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

- A summary of Land Use Element Policy LU 4.2 – I-BP (current land use designation) is below:
 - *This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping*

of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees.

Uses allowed within the I-BP designation pursuant to Land Use Element Table 2-3 include manufacturing (except those with noxious impacts), limited retail, limited services, and warehousing, if it is associated with an allowed use; however, warehousing, including self-storage and outdoor storage, is not allowed as a standalone use. One caretaker unit is allowed per parcel.

- A summary of Land Use Element Policy LU 4.5 – I-G (proposed amendment) is below:
 - *This designation is intended to provide land areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar heavy commercial uses. Uses in these areas may occur in a less managed environment than in the Business Park designation. The processing or storage of hazardous materials shall be strictly controlled and subject to necessary permits in accordance with state and federal law. Uses appropriate in this land use designation include but are not limited to general manufacturing, assembly and fabrication, heavy commercial uses, high-technology manufacturing, research and development, wineries, breweries, building and construction services, and public facilities.*

Uses allowed within the I-G designation pursuant to Land Use Element Table 2-3 include all types of manufacturing, retail (limited to building materials and equipment), construction services, auto-related uses, wholesale trade and storage (including warehousing). One caretaker unit is allowed per parcel.

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

Allowed Uses	I-BP	I-G
General Manufacturing – Potential Noxious Impacts	-	X
Transportation (other than right-of-way)	-	X
Utilities	X	-
Building/Landscape Materials and Equipment	-	X
Eating and Drinking Establishments	X	-
Other Retail Trade Establishments	X	-

Financial/Personal/Business/IT Services	X	-
Building/Construction/Other Services	-	X
Auto-Related Uses	-	X
Wholesale Trade and Storage	- (except for warehousing associated with a permitted use)	X

Note:

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

To highlight, the I-BP use only allows manufacturing with no noxious impacts, while I-G allows all types of manufacturing, including those with noxious impacts. I-BP allows certain retail uses while I-G is limited. I-BP does not allow warehousing as a standalone use, only in association with a permitted use, while I-G allows warehousing as a standalone use. I-BP allows services that would occur primarily indoors, while I-G allows services that could have an outdoor storage component.

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

Pursuant to Land Use Element Table 2-3, recommended standards for building intensity include a 35-foot maximum structure height for both I-BP and I-G; however, I-BP includes a maximum lot coverage ratio of 0.35 and I-G does not have a maximum lot coverage ratio.

DISCUSSION:

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

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

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

The following is provided for the Council's consideration:

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

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

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

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

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

The surrounding neighborhood has limited sensitive receptors as it is mostly research and development and industrial uses and has similar uses to what could be allowed if the land use designation was changed as proposed. Therefore, the proposed amendment appears to not have a material effect on the community or the General Plan Land Use Element. If initiated, the request would allow for the further study to determine the compatibility of the proposed land use (I-G) with the surrounding industrial and research and development uses, both

within the City of Goleta and the adjacent City of Santa Barbara parcels, and whether Land Use Element Figure 2-1 should be amended to reflect the I-G Land Use Designation.

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

The proposed amendment will provide additional public benefit to the community as it would encourage economic growth and job creation, and the potential for increased tax revenue. And with allowed accessory uses, the site could maintain the potential for limited commercial retail uses that could support the site and the surrounding neighborhood, including the future City of Goleta Train Depot nearby. As indicated above, the initiation would allow for further study, including during the environmental review process, and the community and decision-makers would be afforded an opportunity to weigh in on the merits of the proposal with more robust information before making a decision.

4. Public facilities appear to be available to serve the affected site, or their provisions will be addressed as a component of the amendment process.

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

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

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

If the Council finds that the initiation factors can be met, staff proposes that the Council adopt the Resolution provided as Attachment 1 to this report. If initiated, then the GPA process would begin, including environmental review, and review by the public. The Planning Commission would review the GPA in a public hearing as a recommending body, then the City Council would be the ultimate City decision-maker. The initiation of the GPA would not commit the City to any particular action on the GPA ultimately.

ENVIRONMENTAL REVIEW:

The initiation of a GPA is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a “project” as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment. The initiation is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule that exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the

environment. Therefore, staff has prepared the CEQA Notice of Exemption included as Attachment 7.

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

FISCAL IMPACTS:

The case processing costs associated with the initiation of the proposed GPA at 30 S. La Patera Lane are being borne by the Applicant.

ALTERNATIVES:

The City Council could choose to:

1. Decline to initiate the requested GPA. If not initiated, the current General Plan Land Use Designation will remain unchanged.
2. Continue this item for additional information/discussion.

LEGAL REVIEW BY: Megan Garibaldi, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. Adopt Resolution No. 24-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment to Change the Land Use Designation of 30 South La Patera Lane (APN 073-080-001) from Business Park (I-BP) to General Industrial (I-G) and finding that the Initiation of a General Plan Amendment is exempt from the California Environmental Quality Act."
2. General Plan Land Use Element Figure 2-1 Land Use Plan Map
3. General Plan Land Use Element Policy LU 4.2
4. General Plan Land Use Element Policy LU 4.5
5. General Plan Land Use Element Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories
6. Applicant's Submitted GPA Initiation Factors and Justification Statement
7. CEQA Notice of Exemption
8. Staff PowerPoint Presentation

Attachment 1

Adopt Resolution No. 24-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment to Change the Land Use Designation of 30 South La Patera Lane (APN 073-080-001) from Business Park (I-BP) to General Industrial (I-G) and finding that the Initiation of a General Plan Amendment is exempt from the California Environmental Quality Act Case No. 23-0005-ORD."

RESOLUTION NO. 24- _

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, INITIATING THE PROCESSING OF AN APPLICANT-REQUESTED GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF 30 SOUTH LA PATERA LANE (APN 073-080-001) FROM BUSINESS PARK (I-BP) TO GENERAL INDUSTRIAL (I-G) AND FINDING THAT THE INITIATION OF A GENERAL PLAN AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. 23-0005-ORD)

WHEREAS the Goleta General Plan/Coastal Land Use Plan (General Plan) is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS California Government Code Sections 65350 et seq. authorize cities and counties to prepare, adopt and amend General Plans and their elements; and

WHEREAS California Government Code Section 65358(a) reads, "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted General Plan. An amendment to the General Plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the General Plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment"; and

WHEREAS City Council Resolution No. 12-13 and Goleta Municipal Code Chapter 17.67 establish a procedure for the initiation of processing requests for a General Plan Amendment; and

WHEREAS City Council Resolution No. 12-13 and Goleta Municipal Code subsection 17.67.030(B) require the City Council to consider certain factors for the initiation of General Plan amendments, including consistency with the Guiding Principles and Goals of the General Plan, no material effect on the community or the General Plan, providing additional public benefit to the community as compared to the existing land use designation or policy, availability of or the future study of the availability of public services, or rules or regulations that may drive the need to amend the General Plan; and

WHEREAS, on November 2, 2023, Shelby Messner Janke of Suzanne Elledge Planning and Permitting Services (Agent) submitted a request for the initiation of a GPA on behalf of Kip Bradley of La Patera Investors, LP (property owner); and

WHEREAS the applicant is seeking an initiation of a General Plan Amendment to change the Land Use Designation for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from I-BP to I-G; and

WHEREAS the City Council conducted a duly noticed public hearing on June 4, 2024, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council considered the entire administrative record, including staff reports, the General Plan, and oral and written testimony from interested persons.

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

SECTION 1. General Plan Initiation Factors

The City Council makes the following statements regarding the initiation factors outlined in City Council Resolution No. 12-13 and Goleta Municipal Code Section 17.67.030:

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

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

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

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

The surrounding neighborhood has limited sensitive receptors as it is mostly research and development and industrial uses and has similar uses to what could be allowed if the land use designation was changed as proposed. Therefore, the proposed amendment appears to not have a material effect on the community or the General Plan Land Use Element. If initiated, the request would allow for the further study to determine the compatibility of the proposed land use (I-G) with the surrounding industrial and research and development uses, both within the City of

Goleta and the adjacent City of Santa Barbara parcels, and whether Land Use Element Figure 2-1 should be amended to reflect the I-G Land Use Designation.

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

The proposed amendment will provide additional public benefit to the community as it would encourage economic growth and job creation, and the potential for increased tax revenue. And with allowed accessory uses, the site could maintain the potential for limited commercial retail uses that could support the site and the surrounding neighborhood, including the future City of Goleta Train Depot nearby. As indicated above, the initiation would allow for further study including during the environmental review process and the community and decision-makers would be afforded an opportunity to weigh in on the merits of the proposal with more robust information before making a decision.

- d) Public facilities appear to be available to serve the affected site, or their provisions will be addressed as a component of the amendment process.

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

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

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

SECTION 2. Environmental Assessment

The initiation of a General Plan Amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a “project” as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment. The initiation is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

SECTION 3. Action

The City Council hereby authorizes staff to initiate processing of a proposed General Plan Amendment to change the Land Use Designation of 30 South La Patera Lane (APN 073-080-001) from Business Park (I-BP) to General Industrial (I-G). The initiation of the General Plan Amendment does not suggest how the City Council may ultimately act on the General Plan Amendment when it is brought forward for City Council consideration.

The initiation of the General Plan Amendment shall not influence the City Council's consideration of the General Plan Amendment.

SECTION 4. Effective Date

This Resolution becomes effective upon adoption.

SECTION 5. Time Limit

The initiation of this General Plan Amendment will automatically expire after two (2) years from the date of this Resolution if an application for the General Plan Amendment is not submitted to the PER Department during this timeframe.

SECTION 6. Records

The documents and materials associated with this Resolution that constitute the record of proceedings on which the City Council's findings and determinations are based are located at 130 Cremona Drive, Suite B, Goleta CA 93117.

SECTION 7. Certification

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

PASSED, APPROVED, AND ADOPTED this 4th day of June 2024.

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 Resolution No. 24-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 4th day of June 2024 by the following vote of the Council:

AYES:

NOES:

ABSENT:

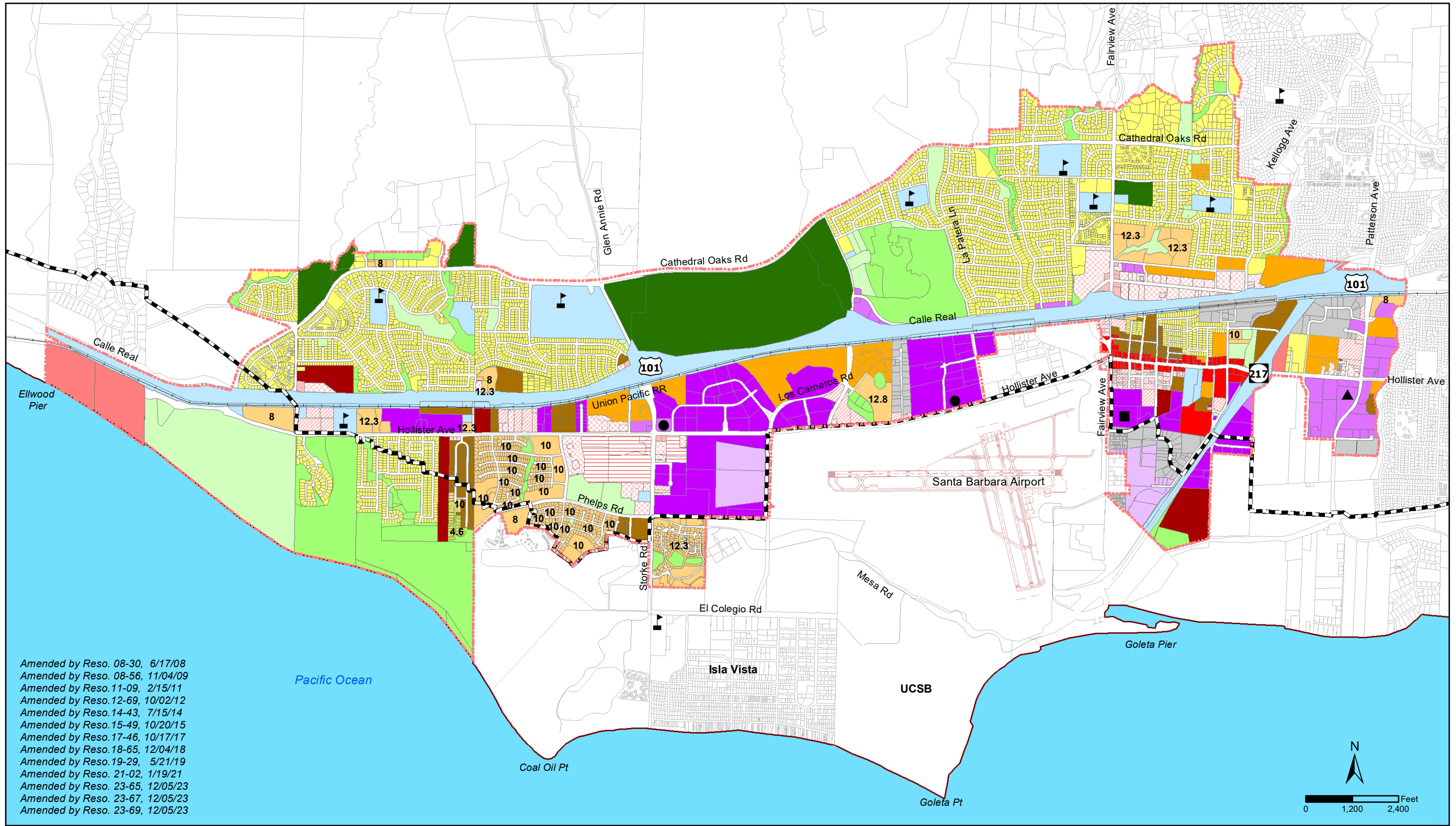
ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 2

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



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
 December 2023

Attachment 3

General Plan Land Use Element Policy LU 4.2

LU 4.2 Business Park (I-BP). [GP/CP] This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays, as set forth in LU 1.12. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited.

Performance standards for Business Park uses shall ensure that:

- a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods.
- b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties.
- c. Signage will be controlled.
- d. Curb cuts will be minimized and sharing of access encouraged.
- e. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated.
- f. Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the area.



Business Park on Robin Hill Road

Attachment 4

General Plan Land Use Element Policy LU 4.5

LU 4.5 General Industrial (I-G). [GP/CP] This designation is intended to provide land areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar heavy commercial uses. Uses in these areas may occur in a less managed environment than in the Business Park designation. The processing or storage of hazardous materials shall be strictly controlled and subject to necessary permits in accordance with state and federal law. Uses appropriate in this land use designation include but are not limited to general manufacturing, assembly and fabrication, heavy commercial uses, high-technology manufacturing, research and development, wineries, breweries, building and construction services, and public facilities.

Attachment 5

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

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

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

Attachment 6

Applicant's Submitted GPA Initiation Factors and Justification Statement



11 April 2024

Mr. Brian Hiefield
City of Goleta
Planning & Environmental Review
130 Cremona Drive
Goleta, CA 93117

**SUBJECT: GENERAL PLAN AMENDMENT & REZONE INITIATION BY OWNER
APPLICANT LETTER & JUSTIFICATION STATEMENT
30 SOUTH LA PATERA LANE, APNs 073-080-001**

Dear Brian,

On behalf of the applicant and property owner, we are pleased to submit this Applicant Letter and Justification Statement as part of this owner-initiated General Plan Amendment and Rezone Initiation request to amend the land use designation and zoning designation of 30 S. La Patera Lane (APN 073-080-001) from Business Park (BP) to General Industrial (IG).

The General Plan Amendment and Rezone are proposed to align the property's long-standing historic warehouse, storage, industrial, and R&D uses with the General Plan land use designation and zoning, and to facilitate future renovation of a portion of the existing 179,667 square foot warehouse into an indoor personal mini-storage facility, outdoor storage, including outdoor EV charging stations. The proposed rezone to General Industrial, and related General Plan land use designation amendment, would better align the property's existing historic industrial uses with the neighboring properties' industrial uses to the north, east, and south of the site.

As part of the initiation request, the property owner is also seeking City guidance regarding his proposal to incorporate four (4) employee housing units within the existing warehouse building. Concept plans for the proposed employee housing units and the conversion to personal mini-storage are enclosed herein. In addition to the employee housing units, the property owner is exploring the feasibility of providing a renewable energy component involving roof-top solar to support the local grid; however, this use is in the early stages of exploration with SCE, and would require City approval of a Conditional Use Permit regardless of zoning, should it be pursued in the future.

Existing Setting

The subject 6-acre property is located at 30 South La Patera Drive, near the railroad and Highway 101. The property land use designation is currently identified as (I-BP) Business Park in the City of Goleta's General Plan, and is zoned Business Park (BP).

The site is developed with an approximately 179,667 square foot industrial warehouse building (the largest warehouse building in the City) and associated parking lot and landscaping. Additionally, the existing building contains one (1) 725 square foot caretaker residential unit which was permitted through Land Use Permit 14-131-LUP.

The site is bounded by a vacant lot, the Union Pacific Railroad, and Highway 101 to the north. The site of the future Goleta train station is also located near the property to the north west. The properties to the west, south, and east are developed with research and development and industrial buildings and related industrial uses. The site is bounded to the south and east by the City of Santa Barbara Airport Area boundaries, which contain industrial and parking uses, including a parking lot owned by the City of Santa Barbara (APN 073-080-048) and leased by the project applicant.

Site History

The existing industrial building was constructed in the 1950's as a lemon-packing warehouse when the property was under jurisdiction of the County of Santa Barbara. The building and use were in place prior to zoning in the area. Since construction, the building has been operated by various manufacturing, warehouse, storage, and office uses such as Powell-Peralta Skate Shop, ZAD wholesaler, Northrup-Gruman, and Aqua-Flo Supply. At the time of construction, the site was located within the County's Industrial Research Park (M-RP) zone, which authorized the industrial/warehousing uses that continue to this day.

A Development Plan and Variance (75-DP-12 and 75-V-16) were issued by the County after-the-fact to allow construction of a new truck port attached to the rear of the building, and to permit the existing building coverage of 66.9%, instead of 50% which was allowed per County Code at the time.

The property became part of the City of Goleta upon incorporation in 2002. When it incorporated, the City adopted the County's Land Use Code, which was superseded by the City of Goleta Zoning Ordinance (Title 17) effectuated in April of 2020. Title 17 changed some of the zone districts in the City, including redesignating the zoning of the subject property from M-RP to Business Park (B-P). When the B-P land use designation and zoning was applied to the site, it resulted in the existing use becoming legally non-conforming, as the B-P zone district does not allow for warehousing and storage as primary uses.

General Plan Amendment and Rezone Initiation Request

The legal, non-conforming status of the existing structure limits the owner's ability to renovate the building and continue or expand the warehousing and storage operations. As such, the owner is seeking the City's consideration of an owner-initiated General Plan Amendment to change the land use designation and zoning from Business Park (I-BP) to General Industrial (I-G). This will allow the long-standing, existing uses on-site to comply with the General Plan land use designation, and will facilitate a future renovation to mini-storage use.

As indoor storage is not allowed as a primary land use under the BP zone district and land use designation, a General Plan Amendment Initiation is proposed to begin the process to redesignate the land use designation and zone district to I-G General Industrial, which would allow warehousing, storage, and R&D as primary land uses.

Furthermore, the principal industrial uses could be supported by accessory uses, allowed under Section 17.41.040. Accessory uses must be related to the principal use by the following means: floor area/lot area devoted to the use, economic importance of the use, expenses devoted to the use, hours of operation of the use, number of employees devoted to the use, and the number of customers/visitors generated by the use. For example, accessory uses could include office space for administrative purposes, a small retail store that supports warehousing & storage, a sales opportunity for Research & Development uses, or a café to support the site. Overall, accessory uses provide commercial opportunities to support the subject and adjacent properties, such as the future train station which will be located near the site.

After initiation, the owner intends to propose a renovation to a portion of the existing warehouse building to allow an indoor mini-storage facility. The existing building would be renovated to allow for approximately 60,000 square feet of existing industrial, research and development, warehousing space to remain, and convert approximately 96,286 square feet to mini-storage space. No changes are proposed to the exterior of the building unless required for access improvements to support the indoor mini-storage.

The existing caretaker unit would remain and, if supported by the City, four (4) new 1,200 square foot residential caretaker units would be proposed in conjunction with the project to provide for additional employee housing on site. We ask for further direction from Council and Staff on the avenue to permit the caretaker units.

The property is currently served by 116 uncovered parking spaces, which would remain to serve the mini-storage project, and approximately 8 spaces would be converted to EV charging spaces. Per Chapter 17.38.040 Required Parking Spaces, Personal Storage requires one parking space per 15,000 SF of floor area, with a minimum of five parking spaces required. Indoor warehousing and storage require one parking space per 1,000 square feet. Additionally, one parking space is required for each residential unit. Based

on these requirements, a total of 90 parking spaces would be required. The existing parking lot has adequate capacity to provide parking for the future project.

Benefits of Rezoning to General Industrial

Rezoning the site from B-P to I-G will offer multiple benefits not only to the property owner, but to the community as well. Benefits include:

- Utilization of Available Resources

The site is developed with an approximately 179,667 square foot industrial warehouse that was constructed in the 1950s as a lemon-packing warehouse. The historic uses, architectural features, and mass of the building all support the building and site functioning as an industrial facility. Rezoning a site to an industrial zone makes use of existing infrastructure and resources more efficiently. This is in line with the purpose of industrial districts to “support the adaptive reuse of industrial buildings that contribute to the character of the City”. It will also bring the existing industrial uses into conformity with zoning and land use designation requirements.

- Economic Growth and Job Creation

Industrial zones typically attract businesses that engage in manufacturing, production, and distribution activities. These businesses often generate additional jobs, contributing to local employment rates and economic growth. Additionally, Industrial zones attract existing companies and startups involved in research, development, and technology. Goleta Valley is a well-known and growing technology hub. These types of businesses also require warehousing and storage space, as provided on the subject property. The IG zone allows the existing industrial warehouse and R&D uses to continue and potentially attract new, similar companies and support the growing technology industry in Goleta.

- Environmental Considerations & Compatibility of Existing Land Uses

The IG zone is most compatible given the existing built environment and surrounding development, which includes industrial and R&D uses. The surrounding uses include Business Park, General Industrial, the City of Santa Barbara’s Airport Industrial Area, the railroad, and Highway 101.

- Increased Tax Revenue

Industrial development creates additional revenue that can be used to fund public services, infrastructure projects, and community development projects.

- Creating More Opportunities for Allowed Industrial Uses

Rezoning the site to IG creates leasing opportunities for allowed industries including automobile/vehicle sales and services, building materials sales and services, wholesale trade, warehousing, storage, and distribution. For example, the subject property could provide opportunities for outdoor and personal storage, which is undersupplied in the Goleta and Santa Barbara area. Additionally, the site could function as a warehousing and distribution center to support the local agricultural industry.

Justification Statement

Amending the General Plan requires the City Council to consider these five factors established in Resolution No. 12-13 (and reiterated in Chapter 17.67.030(B) of the City's Zoning Ordinance).

1. The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan (Section 2.2) as listed 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.

The Proposed Amendment will have no impact on sensitive habitats or natural resources; no habitats or resources exist on site, as the site is already developed with an industrial warehouse building and parking lot.

2. Preserve open space within the city that is accessible to residential neighborhoods as well as a greenbelt around the city's northern, western, and southern boundaries.

The subject property is currently developed with an existing industrial warehouse building. The proposed Amendment will have no impact on public open space.

3. Preserve agricultural lands to allow future potential for agricultural production, including a locally grown food supply, specialty agriculture, and floriculture.

The proposed Amendment will not impact agricultural lands. Rezoning the property to IG would allow for warehousing and storage, which could support the local agricultural industry.

4. Maintain economic prosperity with a sustainable economy that is not based on growth.

The proposed Amendment will facilitate continued use of the existing building for industrial warehouse, storage, and R&D uses.

5. Manage the types, amounts, and timing of future growth based on maintenance of service levels and quality of life.

The proposed Amendment will allow the owner to utilize existing infrastructure and continue use of the site for warehousing and storage, and facilitate renovations to allow indoor mini-storage spaces which will be leased to the community providing a high demand service to local residents.

6. Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.

The proposed Amendment will enable the property owner to continue providing warehouse and storage uses, while expanding the services to provide mini-storage within the existing warehouse building. Additionally, employee residential units are included in the future proposed project, and satisfy a mixed-use profile.

7. Maintain an appropriate balance between job-generating development and housing supply.

The mini-storage use will not create any significant need for additional housing, rather will satisfy an undersupplied need for additional personal storage, and, furthermore, the owner is seeking City authorization to add four (4) employee units on-site to support the need for additional housing in the community.

8. Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.

The future proposed project post initiation of the Amendment will request four (4) new housing units of reasonable size to provide quality residential spaces for employees of the site. This will provide additional security on site and in the neighborhood and decrease traffic counts.

9. Ensure that the locations, amounts, and timing of new development are consistent with resource and service constraints, including, but not limited to,

transportation infrastructure, parks, water supply, sewer system capacity, and energy availability.

The project will not create a significant increase in resource or service constraints. The property is already serviced by existing transportation and utility service infrastructure and renovating the building to personal storage will not create a significant increase in resource needs. Rooftop solar panels have been installed to help off-set the building's energy needs, and the owner is exploring the feasibility of providing a renewable energy component involving roof-top solar to support the local grid; however, this use is in the early stages of exploration with SCE, and would require City approval of a Conditional Use Permit should it be pursued in the future.

10. Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood.

Exterior changes are not proposed nor will the existing development be made larger.

11. Influence future land use changes in nearby areas outside Goleta to avoid, lessen, and/or mitigate impacts within the city.

The Amendment has no impact on nearby areas outside of the City, and proposed uses of the building will be compatible with the surrounding industrial and R&D neighborhood.

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

The requested amendment will not have a material effect on the community or the General Plan. The proposal will support goals of the General Plan by eliminating the legal non-conforming status of the site and allowing it to continue operating as an industrial warehouse and storage space, giving the owner the opportunity to provide additional services to the community, including high-demand mini-storage space.

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

The amendment will provide additional public benefit to the community through economic growth and job creation, increased tax revenue, allowing accessory uses to support the subject and adjacent properties, and providing employee housing.

As discussed, industrial zones attract businesses that engage in warehousing, manufacturing, production, and distribution activities, as well as R&D and technology startups. These businesses produce additional job opportunities, contributing to local employment and economic growth. Industrial development generates additional tax revenue that can be used to fund public services, infrastructure projects, and community development projects.

Furthermore, the proposed amendment will allow a portion of the industrial warehouse building to be renovated into a mini-storage facility which will provide leasable storage space to members of the community. The community could also benefit from allowed accessory uses, such as a café, that would support the subject site and adjacent properties, including the future Amtrak train station. Additionally, EV parking spaces will be provided for public use.

The property owner is also interested in providing onsite employee housing. There is currently an existing caretaker unit, which is allowed through Title 17 as an accessory use. If rezoned to IG, the project would propose four (4) additional caretaker units to provide employee housing. Although Title 17 only allows one caretaker unit per parcel in the IG zone, the property owner is interested in working with Planning staff to determine a permit pathway to allow for additional residential units. The City's Housing Element Section HE2.2.c states "The City will encourage opportunities for live/work developments in appropriate locations for workers on-site or through caretaker or other types of housing."

4. Public facilities appear to be available to serve the affected site, or their provision will be addressed as a component of the amendment process; or

The Goleta Water District, Goleta West Sanitary District, and the County Fire Department currently provide public services to the subject property and will continue to do so.

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

Planning staff confirmed through Planner Consultation (23-000-PCO) that the existing legal non-conforming status can remain, with respect to the historic industrial uses. However, rezoning the property to IG validates and authorizes the industrial uses by-right. This would allow similar and future tenants to lease floor area without perpetuating zoning non-conformities. Additionally, under the current non-conforming status, if existing industrial uses were to be discontinued for 12 consecutive months, then any future uses would be required to comply with the existing zoning (Business Park), and the industrial uses would no longer be permitted. Therefore, the amendment proposed will create zoning consistency and security for future industrial uses at the property.

Conclusion

In conclusion, the requested General Plan Amendment and Rezone Initiation is appropriate and justified for the reasons stated above. On behalf of the property owner, we appreciate the consideration of the request that will allow the continuation and enhancement of the property in the future. We can be reached at 805-966-2758 if you have any questions or require additional information.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

A handwritten signature in cursive script that reads "shelbymjanke".

Shelby Messner Janke, AICP
Associate Planner III

Attachment 7

CEQA Notice of Exemption

NOTICE OF EXEMPTION (NOE)

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

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

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



Subject: Filing of Notice of Exemption

Project Title: Consideration of Initiation of a General Plan Amendment (GPA) at 30 South La Patera Lane; APN 073-080-001; Case No. 24-0002-GPA

Project Applicant: Shelby Messner Janke of Suzanne Elledge Planning and Permitting Services

Project Location (Address and APN): 30 South La Patera Lane; APN 073-080-001

Description of Nature, Purpose and Beneficiaries of Project:

The request on behalf of Kip Bradley of La Patera Investors, LP (property owner), is to change the General Plan Land Use Designation of 30 South La Patera Lane (APN 073-080-001) from Business Park (I-BP) to General Industrial (I-G).

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

The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project: City of Goleta

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

Exempt Status: *(check one)*

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

Reason(s) why the project is exempt:

The initiation is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines because the activity is not a “project” as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment.

The initiation is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can

NOTICE OF EXEMPTION (NOE)

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

City of Goleta Contact Person, Telephone number and email: Associate Planner Brian Hiefield; 805-961-7559; bhiefield@cityofgoleta.org

Signed by:

Peter Imhof

Director, Planning & Environmental Review

Date

Attachment 8

Staff PowerPoint Presentation

**Consideration of General
Plan Amendment
Initiation
Case No. 24-0002-GPA**

**Tuesday, June 4, 2024
City Council Meeting**





30 South La Patera Lane
(APN 073-080-001)

June 4, 2024, City Council Meeting



Site Information

- 6-acre site
- 176,667-square-foot industrial warehouse building
- Constructed in the 1950s as a lemon-packing warehouse
- Includes a 725-square-foot caretaker residential unit



Purpose of General Plan Amendment Initiations

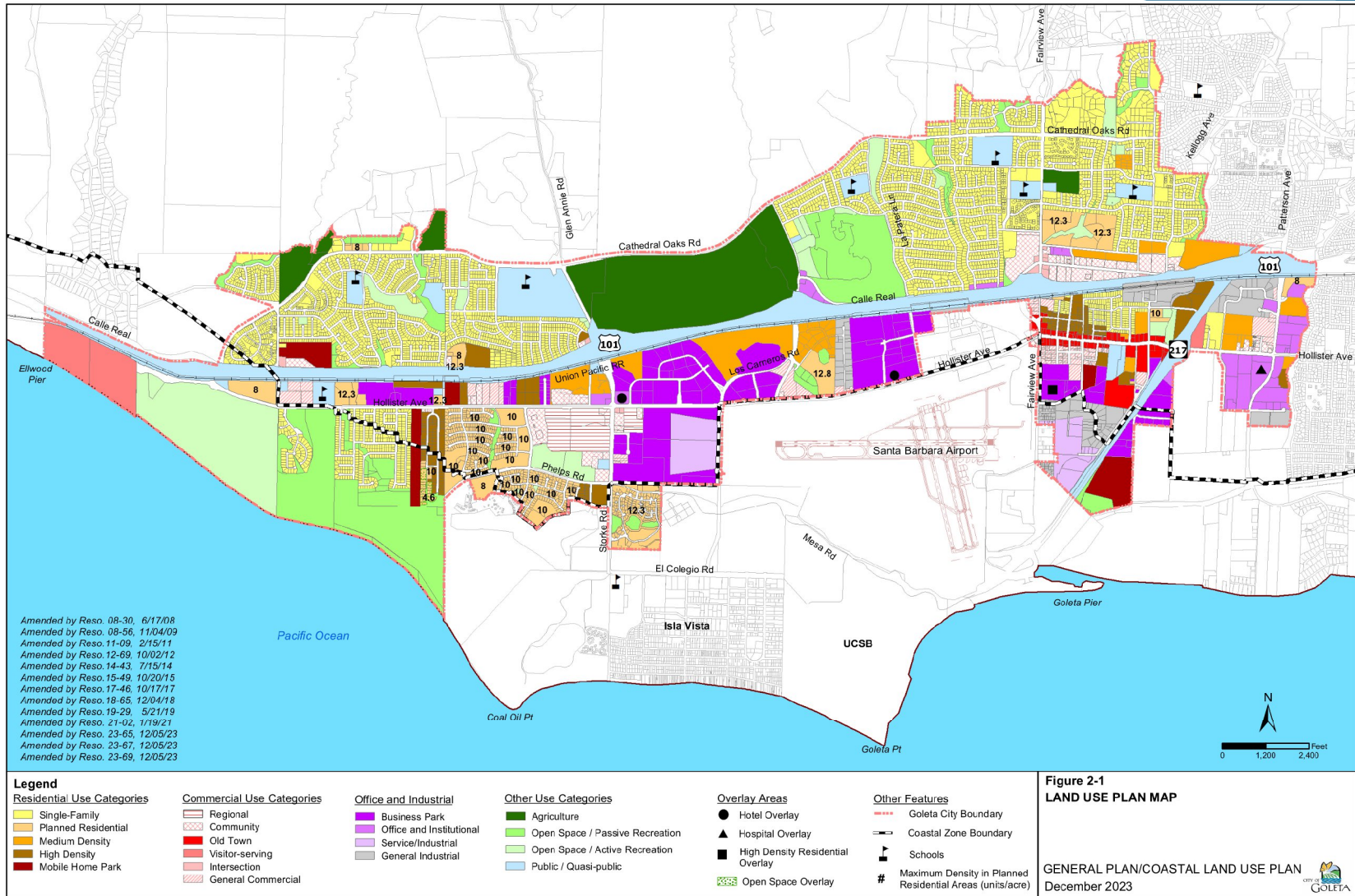
- Allows for early public input
- Provides staff direction to process the GPA request for further study
- In all cases, initiation does not mean or imply that a requested amendment will eventually be approved



General Plan Amendment Request

- ▶ The GPA initiation request is to study changing the General Plan Land Use Designation for the parcel on Land Use Element Figure 2-1 Land Use Plan Map from I-BP to I-G.





Land Use Comparison

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

Allowed Uses	I-BP	I-G
General Manufacturing – Potential Noxious Impacts	-	X
Transportation (other than right-of-way)	-	X
Utilities	X	-
Building/Landscape Materials and Equipment	-	X
Eating and Drinking Establishments	X	-
Other Retail Trade Establishments	X	-
Financial/Personal/Business/IT Services	X	-
Building/Construction/Other Services	-	X
Auto-Related Uses	-	X
Wholesale Trade and Storage	- (except for warehousing associated with a permitted use)	X

X indicates is allowed; - indicates use is not allowed



Building Intensity Comparison

- Recommended standards for building intensity:
 - 35-foot maximum structure height for both I-BP and I-G
 - I-BP includes a maximum lot coverage ratio of 0.35
 - I-G does not have a maximum lot coverage ratio



Existing Built Environment

- The existing building could attract uses not consistent with current land use policies simply because it is a warehouse
- This causes some of the existing uses (warehousing and outdoor storage) to possibly be legal-nonconforming
- But they were legally established before the adoption of City's General Plan and Title 17



Initiation Factors

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



Recommendation

Adopt Resolution No. 24-____, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment to Change the Land Use Designation of 30 South La Patera Lane (APN 073-080-001) from Business Park (I-BP) to General Industrial (I-G) and finding that the Initiation of a General Plan Amendment is exempt from the California Environmental Quality Act.”.





Questions/Comments

June 4, 2024, City Council Meeting

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