



TO: Mayor and Councilmembers

SUBMITTED BY: Peter Imhof, Planning and Environmental Review Director

PREPARED BY: Travis Lee, Associate Planner
Mary Chang, Supervising Planner

SUBJECT: Proposed General Plan Amendment and Zoning Map Ordinance Amendment for Property Located at 421, 425, & 445 Pine Avenue; Case Nos. 25-0007-GPA, 25-0004-ORD

RECOMMENDATION:

- A. Open a public hearing to take verbal and written testimony;
- B. After considering the evidence presented during the public hearing, adopt Resolution No. 26-__ entitled “A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment from General Commercial (C-G) to Business Park (I-BP); and Adopting a Notice of Exemption under the California Environmental Quality Act for the General Plan Amendment at the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 25-0007-GPA”; and
- C. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 26-__, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from General Commercial (CG) to Business Park (BP) and Adopting a Notice of Exemption under the California Environmental Quality Act on a 3.4-acre site located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 25-0004-ORD”.

APPLICANT

Nicole Biergiel
SEPPS Land Use Consulting LLC
1625 State Street, Suite 1
Santa Barbara, CA 93101

PROPERTY OWNERS

Goleta Business Park LLC c/o
Pacifica Property Management, Inc.
170 Newport Center Drive, Suite 245
Newport Beach, CA 92660

APPLICANT’S REQUEST / PROJECT DESCRIPTION

On September 4, 2025, Nicole Biergiel of SEPPS Land Use Consultants (“Applicant”) filed an application to change the subject property’s General Plan land use and zoning designations. The General Plan Amendment (GPA) is to change General Plan/Coastal Land Use Plan (GP/CLUP) Land Use Element Figure 2-1, the Land Use Plan Map, from General Commercial (C-G) to Business Park (I-BP). Also requested is a corresponding Ordinance Amendment to the Zoning Map to change the zoning designation (from CG to BP), consistent with the proposed GPA. No physical development is proposed and no modifications to the existing building are requested.

Below is a summary of the relevant dates for this project. City Council Resolution No. 25-32, initiating the GPA process, is provided as Attachment 3.

<i>GPA-Initiation Application Filed:</i>	<i>November 29, 2024</i>
<i>City Council General Plan Amendment Initiation:</i>	<i>August 19, 2025</i>
<i>GPA and ORD Application Filed:</i>	<i>September 4, 2025</i>
<i>GPA and ORD Application Deemed Complete:</i>	<i>October 28, 2025</i>
<i>Airport Land Use Commission:</i>	<i>October 29, 2025</i>
<i>Tribal Consultation:</i>	<i>Commenced September 22, 2025; Completed December 22, 2025</i>
<i>DRB Review:</i>	<i>Not Applicable as no changes to existing building / site proposed</i>
<i>Planning Commission:</i>	<i>January 26, 2026</i>

On January 26, 2026, the Planning Commission recommended approval to the City Council of the General Plan Amendment from General Commercial (C-G) to Business Park (I-BP) and the rezone from General Commercial (CG) to Business Park (BP).

JURISDICTION

Sections 65353 (General Plan) and 65854 (Zoning) of the Government Code and Chapters 17.66 (Changes to Zoning Maps) and 17.67 (Changes to the General Plan) of the Goleta Municipal Code provide that the Planning Commission shall hold a public hearing on General Plan and Zoning Ordinance amendments to the Zoning Map and recommend an action to the City Council. Final action on the General Plan Amendment and Ordinance Amendment requests is the responsibility of the City Council.

BACKGROUND:

Project Site: Location, Existing Uses, and Adjacent Land Use and Zoning

Site Information

The 3.4-acre subject parcel is currently owned by Goleta Business Park LLC c/o Pacifica Property Management, Inc. and is located south of Highway 101 and east of Fairview Avenue (see Figure 1: Subject Site with the parcel shaded in blue). The current General Plan land use designation and zoning at the subject site is General Commercial (C-G).

The land use designation and the surrounding uses to the subject site are provided in Table 1 below. The area surrounding the subject site and existing land uses of those sites are shown in Figure 2 below.

Figure 1: Subject Site

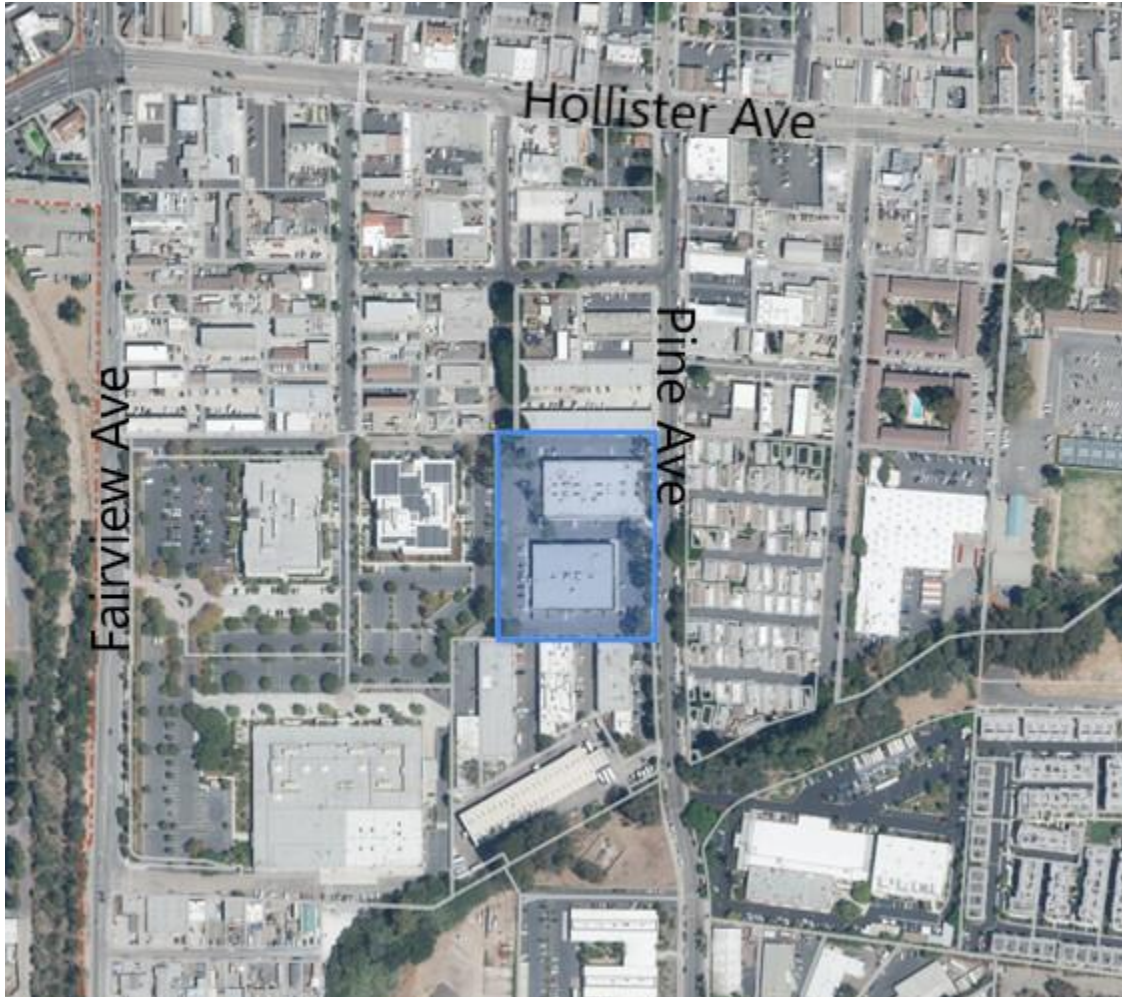
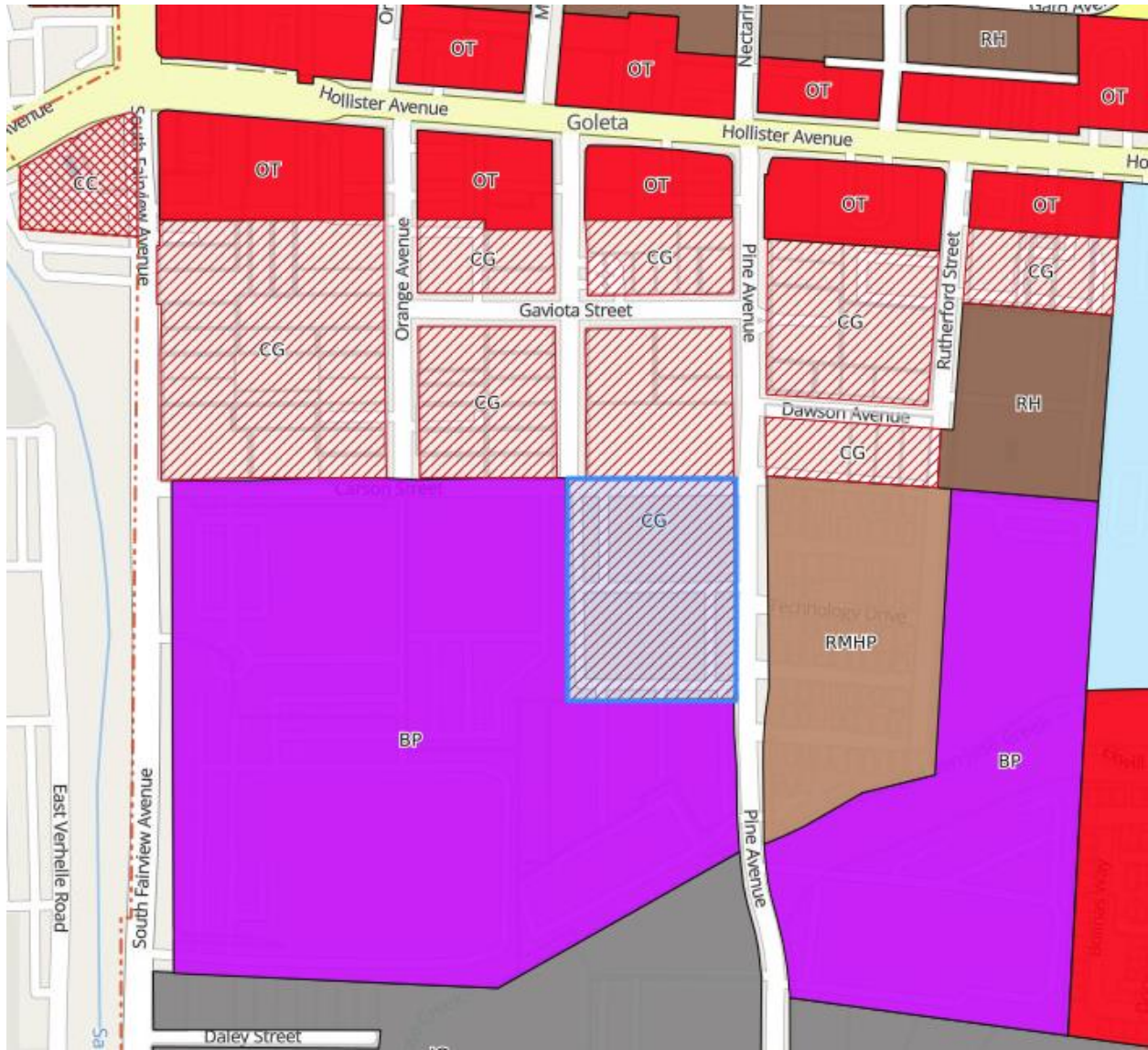


Table 1: Adjacent Land Use and Zoning Designations and Uses		
Direction	Current Land Use and Zoning Designation	Current Use
North	General Commercial (C-G)	Wholesale Auto Parts
East	Residential Mobile Home Park (R-MHP)	Mobile Home Park
South	Business Park (I-BP)	Goleta Business Park
West	Business Park (I-BP)	Yardi

Figure 2: Subject Site and Existing Land Use Designations (General Plan and Zoning)



Land Use Designation Legend:

- Red Horizontal Stripe: General Commercial (CG)
- Purple: Business Park (BP)
- Red: Old Town (OT)
- Dark Brown: Residential – High Density (RH)
- Light Brown: Residential – Mobile Home Park (RMHP)
- Grey: General Industrial (IG)

Figure 3: Subject Site and Proposed General Plan Land Use Designation

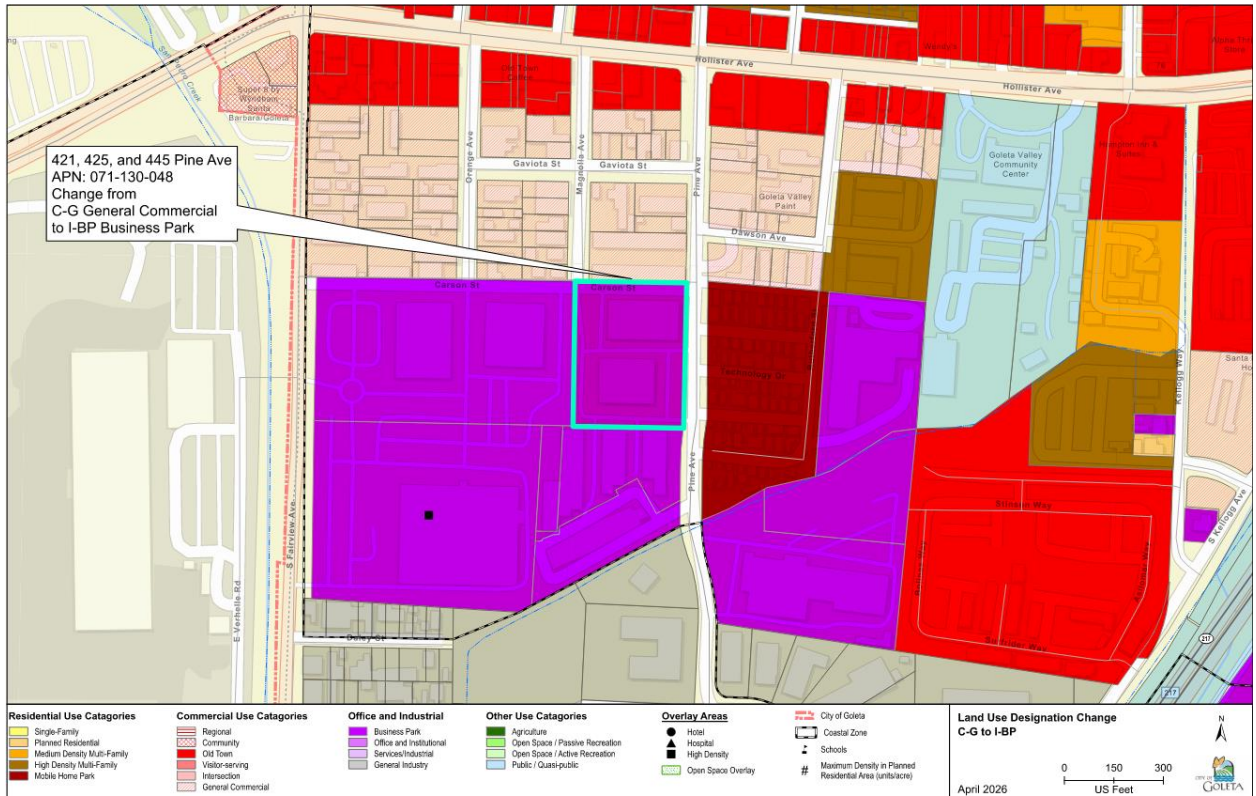
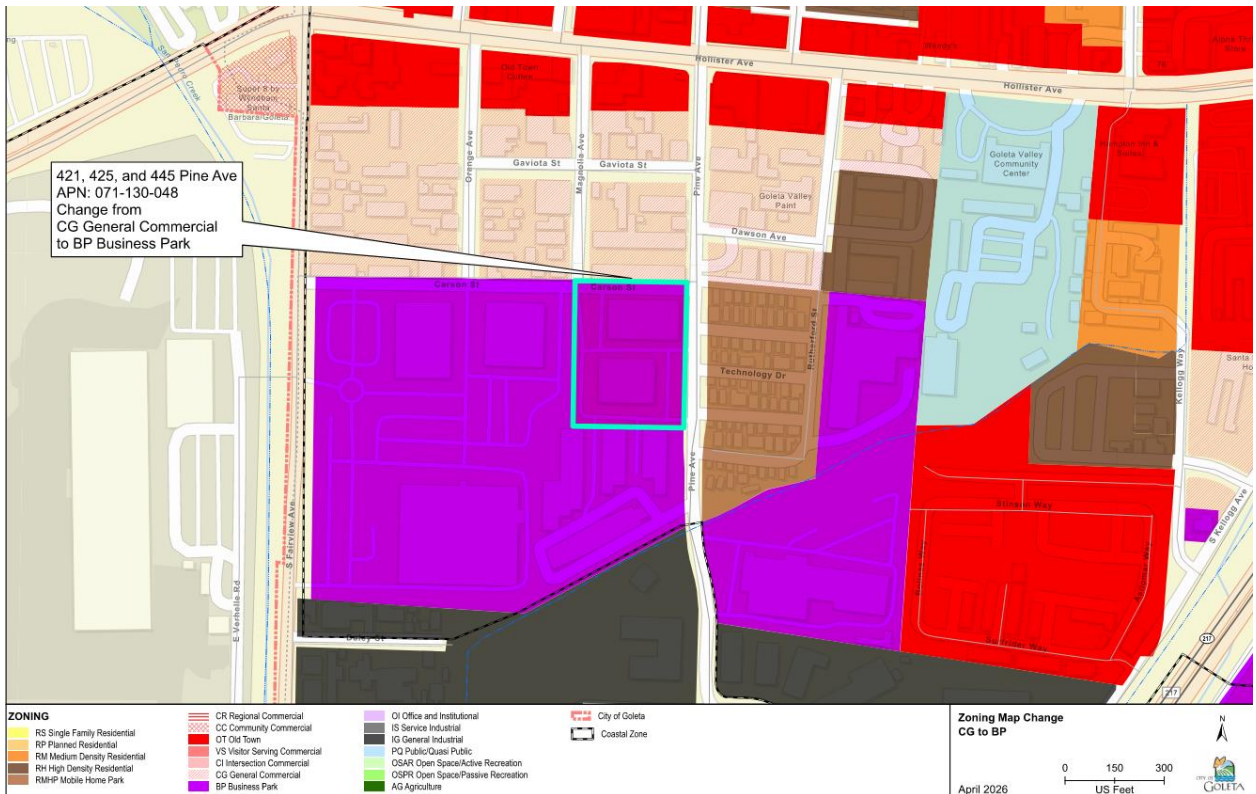


Figure 4: Subject Site and Proposed Zoning Designation



General Plan Amendment

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 a land use designation for each parcel in the city. Since its adoption, the General Plan has been amended on 31 occasions. The most recent amendment occurred on July 15, 2025.

Airport Land Use Commission (ALUC) review

The project is located in Safety Zone 6 and Review Area 1 of the Santa Barbara Airport Influence Area (AIA). Based on the Airport Land Use Compatibility Plan (ALUCP), projects that propose a General Plan Amendment within the AIA need to be reviewed by the ALUC for consistency with the ALUCP. The project was referred to the ALUC on October 28, 2025.

On October 29, 2025, Santa Barbara County Association of Governments (SBCAG) staff determined that the project would be consistent with the policies of the 2023 Santa Barbara ALUCP, as the request would not result in any new land use on site. As part of this determination, no formal review by the ALUC was needed. A copy of the SBCAG letter is provided as Attachment 8.

Native American Consultation

Per Government Code § 65352.3, referred to as SB 18, notification to tribal groups is required for General Plan Amendments. Tribal groups have 90 days to request consultation after receiving the notification from the City regarding a project subject to SB 18. After receiving the tribal consultation list from the Native American Heritage Commission, the City sent out the request for consultation notification by email and certified return receipt mail on September 22, 2025. No tribal groups requested consultation during the 90-day time period.

Site Information

Goleta Business Park was developed in the 1980s with five research, development, and technology buildings on two parcels that have served a variety of tenants. The buildings addressed as 421, 425, and 445 Pine Ave. are located on APN 071-130-048 (northern parcel) and are in the C-G designation. The buildings addressed as 475 and 485 Pine Ave. are located on 071-130-049 (southern parcel) and are in the I-BP designation. The two parcels (five buildings) operate as one unified business park, with shared parking, ingress and egress, mailboxes, signage, and landscaping.

The business park and its structures were developed to accommodate research, development, and technology uses, with tilt-up doors and high ceilings. Historically, tenants have included Hughes Santa Barbara Research, a company that developed and tested aviation-related electronics, Magnetic Data, which developed computer hard drive technology, and CBrite Solutions, which developed transistor technology. The current

- 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.*

DISCUSSION:

General

The applicant would like the Goleta Business Park to have a unified land use designation and has made this request to start the process to achieve that goal. At this time, the applicant has no plans for physical development at the site.

Allowable use categories within C-G are listed in General Plan Table 2-2, *Allowable Uses and Standards for Commercial Use Categories*, which is provided as Attachment 4, while allowable use categories within I-BP are listed in General Plan Table 2-3, *Allowable Uses and Standards for Office and Industrial Use Categories*, which is provided as Attachment 5. The more refined specific uses relating to each category are provided in Title 17, specifically, Section 17.08.020 (Land use Regulations – Commercial Districts; Attachment 6) and 17.09.020 (Land Use Regulations – Office Districts; Attachment 7) and in Chapter 17.72 (Use Classifications).

The change to I-BP would modify the allowed uses on the subject parcel by allowing General Manufacturing (No Noxious Impacts), Research and Development, Scientific and Similar Instruments, Bio-Medical Technology, Other Advanced Technology, and Utilities.

The change to I-BP would no longer allow Professional Services, Educational Services, Entertainment and Recreation Services, Building and Construction Services, Other Services, Retail – Automotive Sales and Rentals, Auto Repair and Painting, Auto Wrecking yard/Junk Yard, Auto Service (Gas) Station, Car Wash, General Wholesale Trade, Warehousing – Self-Storage, Outdoor Storage, Assisted-Living Residential Units, and Religious Institutions.

Pursuant to Table 2-2 and 2-3 of the Land Use Element, the maximum allowable height is the same for C-G and I-BP at 35 feet. The Maximum Lot Coverage Ratio is n/a in C-G and 35% in I-BP. These standards are also reflected in Section 17.08.030 and 17.09.030 of the GMC.

Findings

Based on the analysis provided in the attached Resolution (Attachment 1) and Ordinance (Attachment 2), staff believe that the Findings needed to recommend City Council approval of the requested General Plan Amendment and Ordinance Amendment can be made. In general:

- The GPA requested is:
 - Consistent with the General Plan's Land Use Element Policy 3: Commercial Land Uses and Land Use Element Policy 4: Office and Industrial Uses
 - Deemed to be in the public interest, as it is more reflective of the development on the site and the ownership of the property, and could expand employment opportunities by reducing barriers to re-development and allowing a greater variety of uses.
- The requested ORD (rezone) is:
 - Consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code, as it would (1) align the site's zoning with its proposed General Plan designation and (2) change the zoning for the site to one that is more appropriate (I-BP) based on the uses occurring on the property along with the existing buildings configurations than with the existing zoning (C-G).
 - In the interests of the general community welfare for all the aforementioned reasons and because it would reflect the existing, and previously approved, development and use on the subject property.
 - Consistent with good zoning practices as it would align the property's zoning designation with its best use (given its size, history, and adjacent uses).

Traffic and Parking

While traffic and on-site parking issues are not primary considerations for the requested change, it is important to note that this use type, not zoning designation, sets the parking requirement. Whether the land use designations change or not, the same parking requirements are applied as outlined in Chapter 17.39 of the GMC.

Parking requirements are based on the existing uses on the site and square footage of the building. Personal services uses are parked at 1 space for 500 sq. ft. and office uses are parked at 1 space per 300 sq. ft. If the uses in the buildings were changed in the future, staff would rely upon the provisions of Subsection 17.55.020(A) (Change of Use) to determine if additional parking could be required. If it was determined that additional parking was needed, the property owner/applicant would need to provide the additional parking on site in an acceptable manner, secure approval of a Modification (Chapter 17.62), or secure approval of the use of off-site parking (Subsection 17.38.070(C)). However, as stated above, the adequacy of the existing on-site parking spaces is not material to the requested GPA and Zoning request. Current standards for parking based

on use would require 148 parking spaces. Given that 165 spaces exist, the project as currently exists exceeds today's parking standards by 17 parking spaces.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to the following CEQA Guidelines:

- No possibility of significant effect [Section 15061(b)(3)]
- The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment [Section 15060(c)(2)]

The existing development is located within an urbanized commercial area on a property that was previously designated and approved for commercial use. The property has also been utilized for office and business park purposes since it was originally constructed. No physical development is proposed. The property will continue to be served by existing streets and driveways and will not change the demand for the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. The change in the land use designation will not result in a change to the existing traffic generation and/or traffic patterns given the similar nature of the previous and proposed land use designations. Given the lack of physical development as well as the site's current use, historic use, adjacent uses, and historic land use and zoning designations, the proposed GPA-ORD would neither have a significant effect on the environment nor result in a direct or reasonably foreseeable indirect physical change in the environment.

Even if the project were an activity deemed to be subject to CEQA, the Project was analyzed for its potential environmental impacts in a Mitigated Negative Declaration (79-ND-31). The land use designation for the site was designated Commercial prior to City incorporation in 2002 and it is unclear why it was designated differently than the southern parcel of the complex. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that unifies the existing office complex. The change of designation would not result in any new development on the site and would not result in any change of use. The 2006 GP/CLUP Final Environmental Impact Report (FEIR) (State Clearing House Number 2005031151) anticipated continued commercial use (specifically, C-G uses) at the subject site (2006 GP/CLUP FEIR Figure 3.10-4, Proposed Land Use Map). Therefore, the General Plan Amendment and Zone Amendment from C-G to I-BP to make the land use designation for the site match with the existing uses on the adjacent parcel that shares parking and circulation would not result in new or more significant environmental effects from those that were analyzed in the 2006 GP/CLUP FEIR. For this reason, no further environmental review is required (Pub. Resources Code §§ 21000 et seq.; State CEQA Guidelines § 15162).

PUBLIC NOTICE

In accordance with Government Code Section 65854, public notice for this hearing was provided in the following manner before the City Council hearing:

- Posted on the subject site on April 6, 2026 (a minimum of 15 days before the meeting); and
- Published in the Santa Barbara Independent on April 9, 2026, and sent by First Class mail to property owners and tenants within 500 feet, on April 8, 2026.

CONCLUSION & STAFF RECOMMENDATION

The proposed General Plan Amendment and Ordinance Amendment would make the subject property's land use and zoning designations uniform across the complex. As discussed above, no significant new impacts would result from approving the requested General Plan and Ordinance amendments.

For the reasons outlined in this staff report and the attached Resolution, staff concurs with Planning Commission's recommendation that the City Council approve the requested General Plan and Ordinance amendments.

FISCAL IMPACTS

The processing costs associated with the Goleta Business Park General Plan Amendment and Rezone have been and continue to be the responsibility of the applicant.

GOLETA STRATEGIC PLAN

City-Wide Initiative: 2. Support Community Vitality and Enhanced Recreational Opportunities

Goal: 2.4 Support and Implement the General Plan and Housing Element Program

ALTERNATIVES

If the City Council does not approve the project at this meeting, the options include continuing the item for additional information or expressing the intent to deny the project, directing staff to prepare findings for denial and continuing the item to a date certain for action on the denial resolutions.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. Resolution No. 26-____, entitled “A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment from General Commercial (C-G) to Business Park (I-BP); and Adopting a Notice of Exemption under the California Environmental Quality Act for the General Plan Amendment at the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 25-0007-GPA”

Exhibit A: Goleta Business Park GPA Notice of Exemption

Exhibit B: Proposed General Plan Figure 2-1 Change

2. Ordinance No. 26-____, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from General Commercial (CG) to Business Park (BP) and Adopting a Notice of Exemption under the California Environmental Quality Act on a 3.4-acre site located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 25-0004-ORD”

Exhibit A: Goleta Business Park Rezone Notice of Exemption

Exhibit B: Goleta Business Park Rezone Proposed Zoning Map Change

3. City Council Resolution No. 25-32 Initiating the GPA for the Goleta Business Park from C-G to I-BP
4. General Plan Table 2-2 Allowable Uses and Standards for Commercial Use Categories
5. General Plan Table 2-3 Allowable Uses and Standards for Office and Industrial Use Categories
6. Table 17.08.020 Land Use Regulations for Commercial districts
7. Table 17.09.020 Land Use Regulations for Office districts
8. Santa Barbara Airport Land Use Compatibility Plan Consistency Determination
9. Staff Presentation

ATTACHMENT 1

Resolution No 26-___, entitled "A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment from General Commercial (C-G) to Business Park (I-BP); and Adopting a Notice of Exemption under the California Environmental Quality Act for the General Plan Amendment at the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 25-0007-GPA"

RESOLUTION NO. 26-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT FROM GENERAL COMMERCIAL (C-G) TO BUSINESS PARK (I-BP), AND ADOPTING A NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE GENERAL PLAN AMENDMENT AT THE 3.4-ACRE SUBJECT PROPERTY LOCATED AT 421, 425, & 445 PINE AVENUE KNOWN AS GOLETA BUSINESS PARK (APN 071-130-048); CASE NO. 25-0007-GPA

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

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

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

WHEREAS, on November 29, 2024 Nicole Biergiel of SEPPS, Inc. (Agent) submitted a request for the initiation of a General Plan Amendment to the land use designation to Assessor's Parcel Number 071-130-048 (Site) on behalf of Goleta Business Park LLC c/o Pacifica Property Management, Inc (property owner); and

WHEREAS the existing General Plan land use designation for the Site is General Commercial (C-G) and the Applicant is seeking a General Plan Amendment affecting Figure 2-1 of the Land Use Element to change the land use designation from C-G to Business Park (I-BP) to allow I-BP uses at the Goleta Business Park and to unify land use designations across the office complex; and

WHEREAS, on August 19, 2025, City Council Adopted Resolution No. 25-32 initiating a General Plan Amendment to the land use designation from C-G to I-BP as requested to Assessor's Parcel Number 073-130-048; and

WHEREAS, on September 4, 2025, Nicole Biergiel of SEPPS, Inc. (Agent) submitted a request for a General Plan Amendment and amendment to the City of Goleta's Zoning Map ("Ordinance Amendment" or "rezone") to the land use designations to Assessor's Parcel Number 073-130-048 (Site) on behalf of Goleta Business Park LLC c/o Pacifica Property Management, Inc (property owner); and

WHEREAS, on October 28, 2025, the project was referred to the Airport Land Use Commission (ALUC) and on October 29, 2025 the Santa Barbara County Association of Governments (SBCAG) staff determined that the project would be consistent with the policies of the 2023 Santa Barbara Airport Land Use Compatibility Plan as the request would not result in additional new land use on site. As part of this determination, no formal review by the ALUC was needed; and

WHEREAS, on September 22, 2025, physical letters and emails were sent to five (5) tribal groups identified to be traditionally and culturally affiliated with the Goleta area by the Native American Heritage Commission notifying tribes of the proposed General Plan Amendment and the opportunity to consult on the project; and

WHEREAS no tribal groups requested to engage in consultation which occurred and concluded on December 22, 2025; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on January 26, 2026, at which time all interested were given an opportunity to be heard. Mailed and published notice of the meeting was provided a minimum of 20-days prior to the hearing; and

WHEREAS, on January 26, 2026, the Planning Commission unanimously recommended Council approval of the requested GPA and the Ordinance Amendment; and

WHEREAS the City Council conducted a duly noticed public hearing on April 21, 2026, at which time all interested 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: *Recitals:* The City Council finds and declares that the above recitals are true and correct

SECTION 2: *Factual Findings and Conclusions:* The City Council finds as follows:

- A. The Project site is developed with 44,274 SF in two commercial buildings on an approximately 3.4-acre site (Assessor's Parcel No. 071-130-048);
- B. The Project site currently has a General Plan land use designation of General Commercial (C-G), and a zoning designation CG General Commercial. The Applicant is seeking a General Plan amendment and a Zoning Ordinance Amendment to change these designations to Business Park (I-BP) and Business Park (BP). No physical changes on the property are proposed or requested;
- C. The Project site includes a total of 165 parking spaces;
- D. No additional development is proposed and no adjustments to development standards are requested;
- E. The Project site has adequate ingress and egress that also meets Fire Department requirements; and
- F. The factual findings and conclusions in this Section are based upon substantial evidence found within the entirety of the administrative record.

SECTION 3: *Environmental Assessment for the Project.* The City Council makes the following environmental findings:

- A. The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15061(b)(3) (No possibility of a significant effect) and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

The existing development is located within an urbanized commercial area on a property that was previously designated and approved for commercial use. The property has also been utilized for office and business park uses purposes since it was originally constructed over 40 years ago. No physical development is proposed. The property will continue to be served by existing streets and driveways and will not change the demand on the existing level of services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. The change in the land use designation will not result in a change to the

existing traffic generation and/or traffic patterns given the similar nature of the previous and proposed land use designations. Given the lack of physical development as well as the site's current use, historic use, adjacent uses, and historic land use and zoning designations, the proposed GPA-ORD would neither have a significant effect on the environment nor result in a direct or reasonably foreseeable indirect physical change in the environment.

Even if the project were an activity deemed to be subject to CEQA, the Project was analyzed for its potential environmental impacts in a Mitigated Negative Declaration (79-ND-31). The land use designation for the site was designated Commercial prior to City incorporation in 2002 and is unclear why it was designated differently than the southern parcel of the complex. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that allows unifies the existing office complex. The change of designation would not result in any new development on the site and would not result in any change of use. The 2006 GP/CLUP Final Environmental Impact Report (FEIR) (State Clearing House Number 2005031151) anticipated continued commercial use (specifically, C-G uses) at the subject site (2006 GP/CLUP FEIR Figure 3.10-4, Proposed Land Use Map). Therefore, the General Plan Amendment and Zone Amendment from C-G to I-BP to make the land use designation for the site match with the existing uses on the adjacent parcel that shares parking and circulation would not result in new or more significant environmental effects from those that were analyzed in the 2006 GP/CLUP FEIR. For this reason, no further environmental review is required (Pub. Resources Code §§ 21000 et seq.; State CEQA Guidelines § 15162).

- B. There is substantial evidence in the record showing that the land use changes proposed are not an activity subject to CEQA. If the proposed land use designation and zone map amendments were a project under CEQA, there is substantial evidence in the record demonstrating that the land use and zone map changes do not trigger further environmental review under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162;
- C. There is substantial evidence in the record showing that the land use designation changes proposed are not an activity subject to CEQA;
- D. A Notice of Exemption is attached as Exhibit A and was prepared in full compliance with CEQA.

SECTION 4: General Plan Amendment Findings. The City Council makes the following Findings pursuant to Subsection 17.67.040(C) of the Goleta Municipal Code:

- A. *The amendment is consistent with the guiding principles and goals of the General Plan.*

The proposed General Plan Amendment as shown in Exhibit B conforms to Land Use Element Guiding Principles and Goals 4, to “Maintain economic prosperity with a sustainable economy that is not based on growth” as the proposed land use designation change would resolve the existing non-conforming status of current uses of the site, while also allowing the site to be used for a greater variety of appropriate land uses, without the need for physical change or development of the property.

- B. *The amendment is deemed to be in the public interest.*

The proposed amendment will enable existing businesses to continue operating and contributing to the mix of employers currently found in the Business Park and allow the Business Park to lease to tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may not be able to operate or not be able to expand their operations as may be desired, nor would new BP tenants be able to take advantage of the three buildings at the site based on the differing land use designations. Ensuring continued and future use of the site by BP tenants benefits the public by establishing long-term viability of the site to be used by entities that typically provide more, higher-paying employment opportunities for residents.

SECTION 5: Action. That the City Council take the following actions:

- A. Find that the proposed land use designation changes are exempt from the California Environmental Quality as outlined in the proposed Notice of Exemption (NOE) provided as Exhibit A and adopt the NOE.
- B. Adopt the General Plan Land Use Designation Map Amendments from General Commercial (C-G) to Business Park (I-BP) as reflected in Exhibit B.
- C. Direct staff to direct the applicant to file the Notice of Exemption (NOE) (Exhibit A) within five (5) business days after the Council action on the General Plan amendment.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the Project is the City Council's lack of knowledge of future events. In all instances, the best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state and national problems and issues. The city must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which preceded this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 10: The City Clerk is directed to mail a copy of this Resolution to SEPPS Land Use Consultant, LLC and to any other person requesting a copy.

SECTION 11: This Resolution will become effective immediately upon adoption.

SECTION 12: The City Clerk will certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 21st day of April 2026.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

ISAAC ROSEN
CITY ATTORNEY

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

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 26-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 21st day of April 2026, by the following roll call vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Exhibit A – Notice of Exemption
Exhibit B – General Plan Figure 2-1 Change

Exhibit A to Attachment 1

Goleta Business Park GPA
Notice of Exemption

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:

General Plan Amendment and Zoning Map Ordinance Amendment for 421, 425, & 445 Pine Avenue known as APN 071-130-048
Case No. 25-0007-GPA; 25-0004-ORD

Project Applicant:

Nicole Biergiel of SEPPS, Inc.
On behalf of Goleta Business Park LLC c/o Pacifica Property Management Inc, Property Owner

Project Location (Address and APN):

421, 425, & 445 Pine Avenue
Goleta, CA 93117
County of Santa Barbara
APN: 071-130-048

Description of Nature, Purpose and Beneficiaries of Project:

The request is to amend the subject property's General Plan land use and zoning designations from General Commercial (C-G) to Business Park (I-BP). No physical development is proposed, and no modifications are requested.

The purpose of the project is to change the land use designations to have uniform land use designations throughout the complex. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

City of Goleta City Council

Name of Person or Agency Carrying Out the Project:

Nicole Biergiel of SEPPS, Inc.
On behalf of Goleta Business Park LLC c/o Pacifica Property Management Inc, Property Owner

Exempt Status: *(check one)*

- Categorical Exemption: § 15061(b)(3) (No possibility of a significant effect); and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

Reason(s) why the project is exempt:

NOTICE OF EXEMPTION (NOE)

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15061(b)(3) (No possibility of a significant effect) and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

The existing development is located within an urbanized commercial area on a property that was previously designated and approved for commercial use. The property has also been utilized for office and business park purposes since it was originally constructed. No physical development is proposed. The property will continue to be served by existing streets and driveways and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. The change in the land use designation will not result in change to the existing traffic generation and/or traffic patterns given the similar nature of the previous and proposed land use designations. Given the lack of physical development as well as site’s current use, historic use, adjacent uses, and historic land use and zoning designations, the proposed GPA-ORD would neither have a significant effect on the environment nor result in a direct or reasonably foreseeable indirect physical change in the environment.

Even if the project were an activity deemed to be subject to CEQA, the Project was analyzed for its potential environmental impacts in a Mitigated Negative Declaration (79-ND-31). The land use designation for the site was designated Commercial prior to City incorporation in 2002 and it is unclear why it was designated differently than the southern parcel of the complex. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that unifies the existing office complex. The change of designation would not result in any new development on the site and would not result in any change of use. The 2006 GP/CLUP Final Environmental Impact Report (FEIR) (State Clearing House Number 2005031151) anticipated continued commercial use (specifically, C-G uses) at the subject site (2006 GP/CLUP FEIR Figure 3.10-4, Proposed Land Use Map). Therefore, the General Plan Amendment and Zone Amendment from C-G to I-BP to make the land use designation for the site match with the existing uses on the adjacent parcel that shares parking and circulation would not result in new or more significant environmental effects from those that were analyzed in the 2006 GP/CLUP FEIR. For this reason, no further environmental review is required (Pub. Resources Code §§ 21000 et seq.; State CEQA Guidelines § 15162).

City of Goleta Contact Person, Telephone Number, and Email:

Travis Lee, Associate Planner
805-562-5528
tlee@cityofgoleta.gov

Signature	Title	Date
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NOTICE OF EXEMPTION (NOE)

If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
Yes No

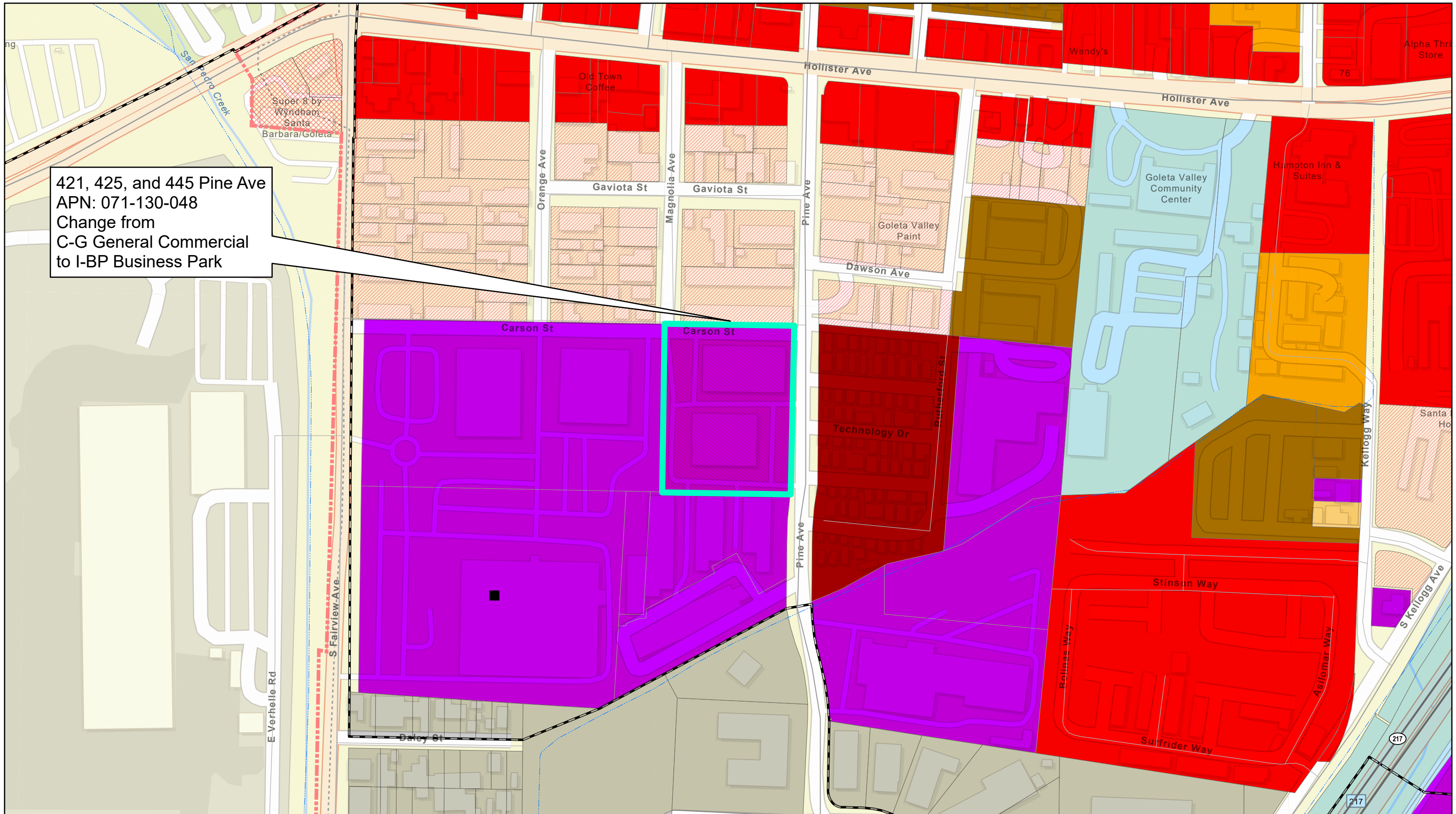
Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

Exhibit B to Attachment 1

Proposed General Plan Figure 2-1 Change

421, 425, and 445 Pine Ave
 APN: 071-130-048
 Change from
 C-G General Commercial
 to I-BP Business Park



Residential Use Categories

- Single-Family
- Planned Residential
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home Park

Commercial Use Categories

- Regional
- Community
- Old Town
- Visitor-serving
- Intersection
- General Commercial

Office and Industrial

- Business Park
- Office and Institutional
- Services/Industrial
- General Industry

Other Use Categories

- Agriculture
- Open Space / Passive Recreation
- Open Space / Active Recreation
- Public / Quasi-public

Overlay Areas

- Hotel
- Hospital
- High Density
- Open Space Overlay

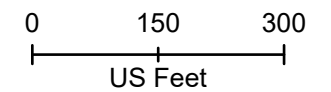
City of Goleta

- Coastal Zone
- Schools
- # Maximum Density in Planned Residential Area (units/acre)

Land Use Designation Change

C-G to I-BP

April 2026



ATTACHMENT 2

Ordinance No. 26-___, entitled "An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from General Commercial (CG) to Business Park (BP) and Adopting the Notice of Exemption on a 3.4-acre site located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048) Case No. 25-0004-ORD"

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING AN ORDINANCE AMENDMENT TO ZONING MAP FROM GENERAL COMMERCIAL (CG) TO BUSINESS PARK (BP) AND ADOPTING A NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ON A 3.4-ACRE SITE LOCATED AT 421, 425, & 445 PINE AVENUE KNOWN AS GOLETA BUSINESS PARK (APN 071-130-048); CASE NO. 25-0004-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, on November 29, 2024, Nicole Biergiel of SEPPS, Inc. (Agent) submitted a request for the initiation of a General Plan Amendment to the land use designation to Assessor’s Parcel Number 071-130-048 (Site) on behalf of Goleta Business Park LLC c/o Pacifica Property Management, Inc (property owner); and

WHEREAS the existing General Plan land use designation for the Site is General Commercial (C-G) and the Applicant is seeking the initiation of a General Plan Amendment affecting Figure 2-1 of the Land Use Element to change the land use designation from C-G to Business Park (I-BP) to allow I-BP uses at the Goleta Business Park and to unify land use designations across the office complex; and

WHEREAS, on August 19, 2025, City Council Adopted Resolution No. 25-32 initiating a General Plan Amendment to the land use designation from C-G to I-BP as requested to Assessor’s Parcel Number 071-130-048; and

WHEREAS, on September 4, 2025, Nicole Biergiel of SEPPS, Inc. (Agent) submitted a request for a General Plan Amendment and amendment to the City of Goleta’s Zoning Map (“Ordinance Amendment” or “rezone”) to the land use designations to Assessor’s Parcel Number 071-130-048 (Site) on behalf of the Goleta Business Park LLC c/o Pacifica Property Management, Inc (property owner); and

WHEREAS, on October 28, 2025, the project was referred to the Airport Land Use Commission (ALUC) and on October 29, 2025 the Santa Barbara County Association of Governments (SBCAG) staff determined that the project would be consistent with the policies of the 2023 Santa Barbara Airport Land Use Compatibility Plan as the request would not result in additional new land use on site. As part of this determination, no formal review by the ALUC was needed; and

WHEREAS, on September 22, 2025, physical letters and emails were sent to five (5) tribal groups identified to be traditionally and culturally affiliated with the Goleta area by the Native American Heritage Commission notifying tribes of the proposed General Plan Amendment and the opportunity to consult on the project; and

WHEREAS no tribal groups requested to engage in consultation which occurred and concluded on December 22, 2025; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on January 26, 2026, at which time all interested were given an opportunity to be heard. Mailed and published notice of the meeting was provided a minimum of 20-days prior to the hearing; and

WHEREAS, on January 26, 2026, the Planning Commission unanimously recommended approval of the requested GPA and Ordinance Amendment to the City Council; and

WHEREAS the City Council considered the entire administrative record at a duly noticed public hearing on April 21, 2026 including staff reports, the General Plan, and oral and written testimony from interested persons;

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

SECTION 1: *Recitals:* The City Council finds and declares that that the above recitals are true and correct

SECTION 2: *Factual Findings and Conclusions:* The City Council finds as follows:

- A. The Project site is developed with 44,274 SF in two commercial buildings

on an approximately 3.4-acre site (Assessor's Parcel No. 071-130-048).

- B. The Project site currently has a General Plan land use designation of General Commercial (C-G), and a zoning designation General Commercial (CG). The Applicant is seeking a General Plan amendment and a Zoning Ordinance Amendment to change these designations to Business Park (I-BP) and Business Park (BP). No physical changes on the property are proposed or requested;
- C. The Project site includes a total of 165 parking spaces;
- D. No additional development is proposed and no adjustments to development standards are requested;
- E. The Project site has adequate ingress and egress that also meets Fire Department requirements; and
- F. The factual findings and conclusions in this Section are based upon substantial evidence found within the entirety of the administrative record.

SECTION 3: *Environmental Assessment for the Project.* The City Council makes the following environmental findings:

- A. The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15061(b)(3) (No possibility of a significant effect) and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

The existing development is located within an urbanized commercial area on a property that was previously designated and approved for commercial use. The property has also been utilized for office and business park uses purposes since it was originally constructed over 40 years ago. No physical development is proposed. The property will continue to be served by existing streets and driveways and will not change the demand on the existing level of services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. The change in the land use designation will not result in a change to the existing traffic generation and/or traffic patterns given the similar nature of the previous and proposed land use designations. Given the lack of physical development as well as the site's current use, historic use, adjacent uses, and historic land use and zoning designations, the proposed GPA-ORD would neither have a significant effect on the

environment nor result in a direct or reasonably foreseeable indirect physical change in the environment.

Even if the project were an activity deemed to be subject to CEQA, the Project was analyzed for its potential environmental impacts in a Mitigated Negative Declaration (79-ND-31). The land use designation for the site was designated Commercial prior to City incorporation in 2002 and is unclear why it was designated differently than the southern parcel of the complex. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that allows unifies the existing office complex. The change of designation would not result in any new development on the site and would not result in any change of use. The 2006 GP/CLUP Final Environmental Impact Report (FEIR) (State Clearing House Number 2005031151) anticipated continued commercial use (specifically, C-G uses) at the subject site (2006 GP/CLUP FEIR Figure 3.10-4, Proposed Land Use Map). Therefore, the General Plan Amendment and Zone Amendment from C-G to I-BP to make the land use designation for the site match with the existing uses on the adjacent parcel that shares parking and circulation would not result in new or more significant environmental effects from those that were analyzed in the 2006 GP/CLUP FEIR. For this reason, no further environmental review is required (Pub. Resources Code §§ 21000 et seq.; State CEQA Guidelines § 15162.

- B. There is substantial evidence in the record showing that the land use changes proposed are not an activity subject to CEQA. If the proposed land use designation and zone map amendments were a project under CEQA, there is substantial evidence in the record demonstrating that the land use and zone map changes do not trigger further environmental review under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162;

- C. A Notice of Exemption is attached as Exhibit A and was prepared in full compliance with CEQA.

SECTION 4: *Ordinance Amendment (rezone) Findings.* The City Council makes the following findings pursuant to Subsection 17.66.040(B) of the Goleta Municipal Code:

- A. *The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code.*

Goleta Business Park is an existing business park campus with tenants that currently operate and employ people in the community. The requested Amendment to the General Plan land use designation intends to align the existing uses and the design and layout of the structures and site with the General Plan and ensure continued use is consistent with the General Plan. Rezoning the parcel from CG to BP would help attract future tenants who could utilize the existing structures for their intended use.

B. The amendment is in the interests of the general community welfare.

The proposed amendment will enable the Property Owner to have uniformity of zoning throughout the campus thereby facilitating a vibrant mix of employers currently found in the Business Park and allow the Business Park to lease to tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may not be able to operate or not be able to expand their operations as may be desired.

C. The amendment is consistent with good zoning and planning practices.

The proposed project is to change the GP/CLUP land use designation to a designation that unifies the existing office complex. Rezoning the parcel ensures the continuation of established businesses that are a part of the economic fabric of the area and provide employment and services for our community in conformance with the zoning ordinance.

SECTION 5: *Action.* The City Council takes the following actions:

- A. Find that the proposed land use designation changes are exempt from the California Environmental Quality as outlined in the proposed Notice of Exemption (NOE) provided as Exhibit A and adopt the NOE.
- B. Adopt the Zoning Designation Map Amendment from General Commercial (CG) to Business Park (BP) as reflected in Exhibit B.
- C. Direct staff to direct the applicant to file the Notice of Exemption (NOE) (Exhibit A) within five (5) business days after the Council action on the second reading.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the Project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Ordinance will remain effective until superseded by a subsequent Resolution.

SECTION 10: The City Clerk is directed to mail a copy of this Resolution to SEPPS Land Use Consultant, LLC and to any other person requesting a copy.

SECTION 11: This Ordinance will become effective on the 31st day after second reading.

SECTION 12: The City Clerk will certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

INTRODUCED ON the 21ST day of April 2026

PASSED, APPROVED AND ADOPTED this __ day of _____ 2026.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

ISAAC ROSEN
CITY ATTORNEY

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

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 26-__ was introduced on
April 21, 2026, and adopted at a regular meeting the City Council of the City of
Goleta, California, held on the __ day of _____, 2026, by the following roll-call
vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Exhibit A – NOE
Exhibit B – Zoning Map Change

Exhibit A to Attachment 2

Goleta Business Park Rezone
Notice of Exemption

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:

General Plan Amendment and Zoning Map Ordinance Amendment for 421, 425, & 445 Pine Avenue known as APN 071-130-048
Case No. 25-0007-GPA; 25-0004-ORD

Project Applicant:

Nicole Biergiel of SEPPS, Inc.
On behalf of Goleta Business Park LLC c/o Pacifica Property Management Inc, Property Owner

Project Location (Address and APN):

421, 425, & 445 Pine Avenue
Goleta, CA 93117
County of Santa Barbara
APN: 071-130-048

Description of Nature, Purpose and Beneficiaries of Project:

The request is to amend the subject property's General Plan land use and zoning designations from General Commercial (C-G) to Business Park (I-BP). No physical development is proposed, and no modifications are requested.

The purpose of the project is to change the land use designations to have uniform land use designations throughout the complex. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

City of Goleta City Council

Name of Person or Agency Carrying Out the Project:

Nicole Biergiel of SEPPS, Inc.
On behalf of Goleta Business Park LLC c/o Pacifica Property Management Inc, Property Owner

Exempt Status: *(check one)*

- Categorical Exemption: § 15061(b)(3) (No possibility of a significant effect); and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

Reason(s) why the project is exempt:

NOTICE OF EXEMPTION (NOE)

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15061(b)(3) (No possibility of a significant effect) and 15060(c)(2) (No direct or reasonably foreseeable indirect physical change in the environment).

The existing development is located within an urbanized commercial area on a property that was previously designated and approved for commercial use. The property has also been utilized for office and business park purposes since it was originally constructed. No physical development is proposed. The property will continue to be served by existing streets and driveways and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. The change in the land use designation will not result in change to the existing traffic generation and/or traffic patterns given the similar nature of the previous and proposed land use designations. Given the lack of physical development as well as site’s current use, historic use, adjacent uses, and historic land use and zoning designations, the proposed GPA-ORD would neither have a significant effect on the environment nor result in a direct or reasonably foreseeable indirect physical change in the environment.

Even if the project were an activity deemed to be subject to CEQA, the Project was analyzed for its potential environmental impacts in a Mitigated Negative Declaration (79-ND-31). The land use designation for the site was designated Commercial prior to City incorporation in 2002 and it is unclear why it was designated differently than the southern parcel of the complex. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that unifies the existing office complex. The change of designation would not result in any new development on the site and would not result in any change of use. The 2006 GP/CLUP Final Environmental Impact Report (FEIR) (State Clearing House Number 2005031151) anticipated continued commercial use (specifically, C-G uses) at the subject site (2006 GP/CLUP FEIR Figure 3.10-4, Proposed Land Use Map). Therefore, the General Plan Amendment and Zone Amendment from C-G to I-BP to make the land use designation for the site match with the existing uses on the adjacent parcel that shares parking and circulation would not result in new or more significant environmental effects from those that were analyzed in the 2006 GP/CLUP FEIR. For this reason, no further environmental review is required (Pub. Resources Code §§ 21000 et seq.; State CEQA Guidelines § 15162).

City of Goleta Contact Person, Telephone Number, and Email:

Travis Lee, Associate Planner
805-562-5528
tlee@cityofgoleta.gov

Signature

Title

Date

NOTICE OF EXEMPTION (NOE)

If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
Yes No

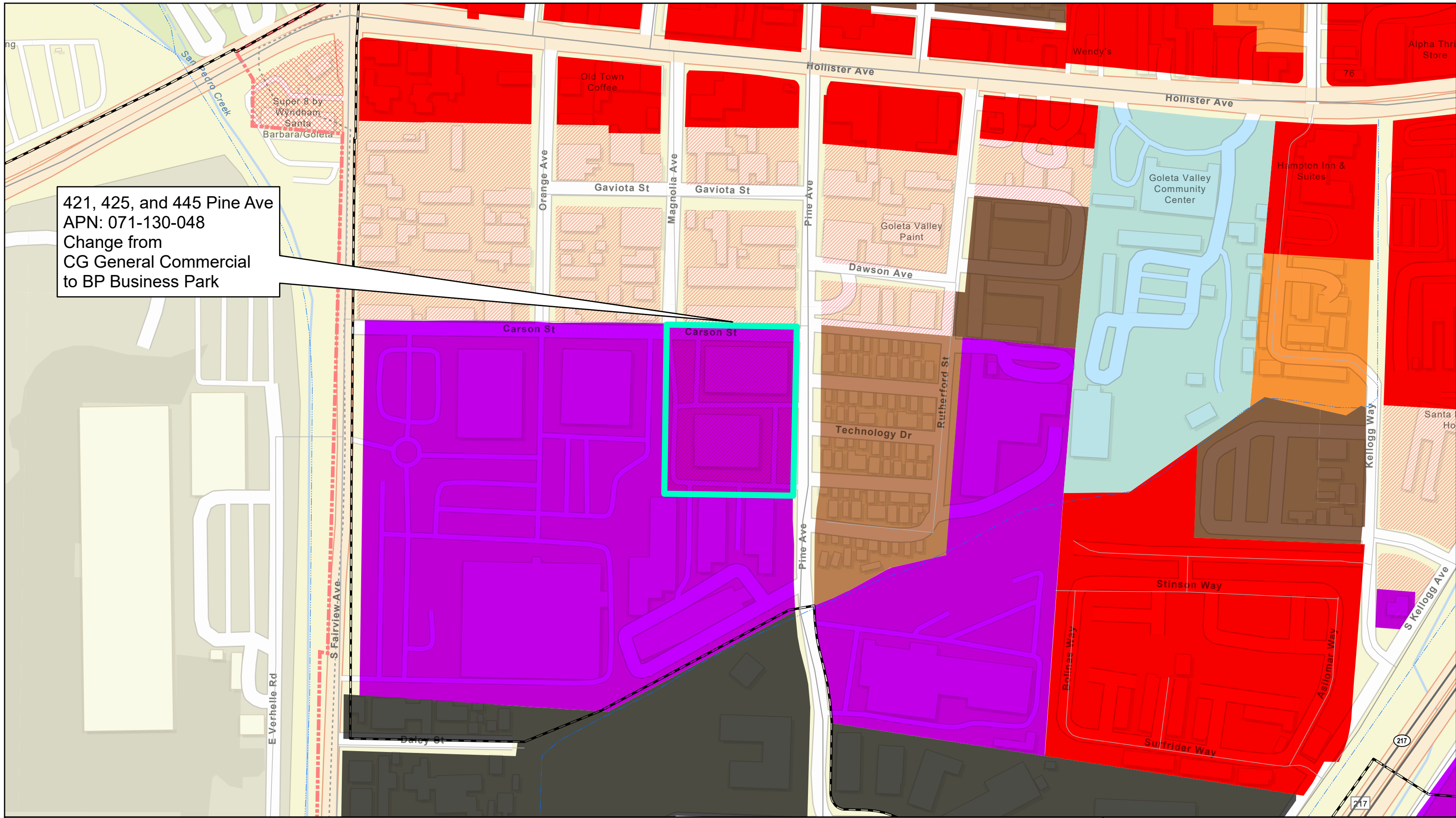
Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

Exhibit B to Attachment 2

Goleta Business Park Rezone
Proposed Zoning Map Change

421, 425, and 445 Pine Ave
 APN: 071-130-048
 Change from
 CG General Commercial
 to BP Business Park



ZONING		
	RS Single Family Residential	
	RP Planned Residential	
	RM Medium Density Residential	
	RH High Density Residential	
	RMHP Mobile Home Park	
	CR Regional Commercial	
	CC Community Commercial	
	OT Old Town	
	VS Visitor Serving Commercial	
	CI Intersection Commercial	
	CG General Commercial	
	BP Business Park	
	OI Office and Institutional	
	IS Service Industrial	
	IG General Industrial	
	PQ Public/Quasi Public	
	OSAR Open Space/Active Recreation	
	OSPR Open Space/Passive Recreation	
	AG Agriculture	

**Zoning Map Change
CG to BP**

April 2026

0 150 300
US Feet

42 GOLETA

ATTACHMENT 3

City Council Resolution No. 25-32 Initiating the GPA
for the Goleta Business Park from C-G to I-BP

RESOLUTION NO. 25-32

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 421, 425, & 445 PINE AVENUE (APN 071-130-048) FROM GENERAL COMMERCIAL (C-G) TO BUSINESS PARK (I-BP) AND FINDING THAT THE INITIATION OF A GENERAL PLAN AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. 24-0006-GPA)

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

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

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

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

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

WHEREAS, on November 29, 2024, Nicole Biergiel of Suzanne Elledge Planning and Permitting Services (Agent) submitted a request for the initiation of a GPA on behalf of Goleta Business Park, LLC (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 C-G to I-BP; and

WHEREAS, the City Council conducted a duly noticed public hearing on August 19, 2025, at which time all interested persons were given an opportunity to be heard; and

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

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

SECTION 1. General Plan Initiation Factors

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

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

The guiding principles and goals applicable to the proposed amendment are found in Land Use Element 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.

Goleta Business Park is an existing commercial campus with tenants that currently operate in and employ people in the community. The requested Amendment to the General Plan land use designation intends to align the existing uses with the General Plan and ensure continued use is consistent with the General Plan.

- 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 enable existing businesses to continue operating and contributing to the mix of employers currently found in the Business Park, and allow the Business Park to lease to tenants that best align with the design of the campus and its leasable space. Without the amendment, some of those businesses may either not be able to operate or not be able to expand their operations as may be desired, nor would new Research & Development (R&D) tenants be able to take advantage of the Business Park campus.

- 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), but rather 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 the following:

- A. Initiation of the processing of a proposed General Plan Amendment to change the Land Use Designation of 421, 425, & 445 Pine Avenue (APN 071-130-048) from General Commercial (C-G) to Business Park (I-BP). 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.

- B. Directs staff to have the Notice of Exemption filed within five (5) business days.

SECTION 4. Effective Date

This Resolution becomes effective upon adoption.

SECTION 5. Time Limit

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

SECTION 6. Certification

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

SECTION 7. Records

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

PASSED, APPROVED, AND ADOPTED this 19th day of August 2025.




PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:



DEBORAH S. LOPEZ
CITY CLERK



ISAAC ROSEN
CITY ATTORNEY

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

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 25-32 was duly adopted by
the City Council of the City of Goleta at a regular meeting held on the 19th day of
August 2025 by the following roll call vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

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

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 25-32 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 19th day of August 2025 by the following roll call vote of the Council:

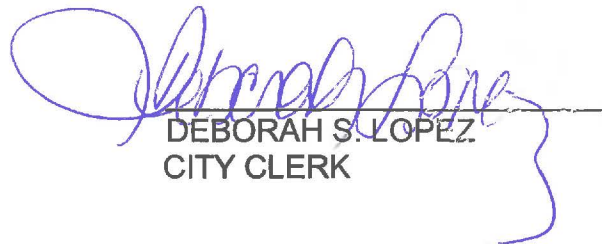
AYES: MAYOR PEROTTE, MAYOR PRO TEMPORE KASDIN,
COUNCILMEMBERS KYRIACO, REYES-MARTÍN AND
SMITH

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)



DEBORAH S. LOPEZ
CITY CLERK

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 421, 425, & 445 Pine Avenue; APN 071-130-048; Case No. 24-0006-GPA

Project Applicant: Nicole Biergiel of Suzanne Elledge Planning and Permitting Services

Project Location (Address and APN): 421, 425, & 445 Pine Avenue; APN 071-130-048

Description of Nature, Purpose and Beneficiaries of Project:

The request on behalf of Goleta Business Park, LLC (property owner), is to change the General Plan Land Use Designation of 421, 425, & 445 Pine Avenue (APN 071-130-048) from General Commercial (C-G) to Business Park (I-BP).

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 C-G to I-BP.

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), but rather 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 Travis Lee; 805-562-5528; tlee@cityofgoleta.gov

Signed by:

Peter Imhof Director, Planning & Environmental Review Date

ATTACHMENT 4

General Plan Table 2-2 Allowable Uses and Standards for Commercial Use Categories

**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
Wholesale Trade and Storage						
General Wholesale Trade	-	-	-	-	-	X
Warehousing – General	-	-	-	-	-	X
Warehousing – Self-Storage	-	-	-	-	-	X
Outdoor Storage	-	-	-	-	-	X

Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
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	20/acre	20/acre	N/A	N/A	20/acre
Recommended Standards for Building Intensity						
Structure Height	35 feet	35 feet	35 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; Reso. 21-49, 10/19/21; Reso. 23-69, 12/05/23; and Reso. 24-19, 4/02/2024)</i>						

ATTACHMENT 5

General Plan 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

Table 17.08.020 Land Use Regulations for Commercial Districts

CHAPTER 17.08
COMMERCIAL DISTRICTS

§ 17.08.010. Purpose and Intent.

The purposes of the Commercial Districts are to:

- A. Designate adequate land for a full range of residential- and business-serving commercial uses and services, consistent with the General Plan, to maintain and strengthen the City's economic resources, and meet the needs of local community for goods and services;
- B. Establish development and design standards that improve the visual quality of commercial development to ensure appropriate buffers and transitions to adjacent neighborhoods; and
- C. Ensure that new development is designed to minimize traffic and parking impacts and is appropriate to the physical characteristics of the area.

The specific intent of each District are as follows:

CR Regional Commercial. This District is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that service the community, region, and traveling public through implementation of the Regional Commercial (C-R) land use designation in the General Plan.

CC Community Commercial. This District is intended for relatively small commercial centers that provide convenience goods and services to the surrounding residential neighborhoods while protecting the residential character of the area through implementation of the Community Commercial (C-C) land use designation in the General Plan.

OT Old Town—Commercial. This District is intended to permit a wide range of local- and community-serving retail and office uses to enhance the physical and economic environment for existing businesses and uses of the historic center by implementing the Old Town Commercial (OT) land use designation set forth in the General Plan. Regulations and development standards are intended to reinforce the character of the area as a pedestrian-oriented, retail business area with a mix of businesses and services and through consistency with the Goleta Old Town Heritage District Architecture and Design Guidelines.

VS Visitor Serving—Commercial. This District is intended to provide for a range of commercial uses of low to moderate intensity, often at or near scenic locations that serve as destinations for visitors, through implementation of the Visitor Commercial (C-V) land use designation of the General Plan.

CI Intersection or Highway Commercial. This District is intended to provide for a limited range of commercial uses of low to moderate intensity located at major roadway intersections by implementing the Intersection or Highway Commercial (C-I) land use designation of the General Plan.

CG General Commercial. This District is intended to provide appropriate sites for a diverse set of commercial uses that do not need highly visible locations or that may involve activities that are not compatible with other uses through implementation of the General Commercial (C-G) land use designation in the General Plan.

(Ord. 20-03 § 6)

§ 17.08.020. Land Use Regulations.

Table 17.08.020 below prescribes the land use regulations for Commercial Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Residential Uses							
Residential Housing Types							
<i>Multiple-Unit Development</i>	-	P ¹	P ¹	-	-	-	See § 17.24.120, Mixed-Use Development
Accessory Dwelling Unit	See § 17.41.030, Accessory Dwelling Units (ADU)						
Low Barrier Navigation Centers	-	P	P	-	-	P	See § 17.41.280, Low Barrier Navigation Centers
Residential Care Facilities							
<i>Small</i>	-	P	P	-	-	-	
<i>Large</i>	-	-	-	-	-	P	See § 17.41.220, Residential Care Facilities

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Supportive Housing	See § 17.41.290, Supportive Housing						
Transitional Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone.						
Public/Quasi-Public Uses							
Colleges and Trade Schools	CU	CU	MU	-	-	P	
Community Assembly	-	MU	MU	-	-	MU	
Community Garden	P	P	P	-	P	P	See § 17.41.100, Community Gardens
Cultural Institutions and Facilities	P	P	P	-	P	-	
Day Care Facility	MU	P	P	MU	MU	P	See § 17.41.110, Day Care Facilities
Emergency Shelter	CU	-	-	-	-	P	See § 17.41.130, Emergency Shelters
Government Buildings	P	P	P	P ²	CU	P	
Hospital	CU	-	-	-	-	CU	
Parking, Public or Private	MU	MU	MU	MU	MU	MU	
Public Safety Facilities	P	P	P	-	P	P	
Schools, Private	CU	CU	MU	-	-	CU	
Skilled Nursing Facility	MU	MU	MU	-	-	P	
Social Service Facilities	MU	MU	MU	-	-	MU	

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Commercial Uses							
Adult-Oriented Business							
<i>Adult Bookstore, Adult Novelty Store, or Adult Video Store</i>	-	-	-	-	-	P	See § 17.41.050, Adult-Oriented Businesses
Animal Sales, Care and Services							
<i>Animal Sales and Grooming</i>	P	P	P	-	-	P	
<i>Boarding, Kennel</i>	CU	MU	MU	-	-	CU	
<i>Veterinary Services</i>	-	MU	MU	-	-	P	
Automobile/Vehicles Sales and Services							
<i>Auction</i>	-	-	-	-	-	P	
<i>Automobile Rentals</i>	-	-	CU	-	-	P	
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	CU	-	-	MU	See § 17.41.070, Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Service and Repair, Major</i>	-	-	P3	-	-	CU	See § 17.41.070, Automobile/Vehicle Service and Repair

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	P3	-	-	P	See § 17.41.070, Automobile/Vehicle Service and Repair
<i>Service and Gas Stations</i>	CU	-	CU	-	P	CU	See § 17.41.230, Service and Gas Stations
<i>Automobile/Vehicle Washing</i>	-	P	CU	-	P	P	See § 17.41.080, Automobile/Vehicle Washing
Building Materials, Sales, and Service	P	P	CU	-	-	P	See § 17.41.200, Outdoor Sales
Business Services	-	P	P	-	-	P	
Cannabis Microbusiness	-	-	-	-	-	P ⁴	See § 17.41.090, Cannabis Uses
Cannabis Retailer							
<i>Storefront</i>	P	P	P	-	-	P	See § 17.41.090, Cannabis Uses
<i>Non-Storefront</i>	P	P	-	-	-	P	See § 17.41.090, Cannabis Uses
Catering Service	P	P	P	P	-	P	
Check-Cashing Business	-	-	CU	-	-	P	

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Commercial Entertainment and Recreation							
<i>Banquet and Conference Center</i>	CU	-	CU	P	-	-	
<i>Cinemas</i>	P	P	-	P	-	-	
<i>Indoor Sports and Recreation</i>	P	P	MU	P	-	P	
<i>Outdoor Entertainment</i>	CU	-	-	CU	-	-	
Eating and Drinking Establishments							
<i>Bars/Night Clubs/Lounges</i>	CU	P	P	-	-	P	
<i>Restaurant</i>	P	P	P	P	P	P	See § 17.41.120, Eating and Drinking Establishments
Finance, Insurance, and Real Estate Services	P	P	P/CU ⁵	-	-	P	
Food and Beverage Sales							
<i>General Market</i>	P	P	P	-	P	P	See § 17.41.200, Outdoor Sales
<i>Liquor Store</i>	P	P	MU	-	-	P	
<i>Specialty Food Sales and Facilities</i>	P	P	P	-	-	P	See § 17.41.200, Outdoor Sales

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Hydrogen Fueling Stations	P	P	P	P	P	P	See § 17.41.270, Hydrogen Fueling Stations
Information Technology Services	-	-	-	-	-	P	
Instructional Services	-	-	P	-	-	P	
Live/Work Units	-	P	P	-	-	-	See § 17.41.180, Live/Work Units
Lodging and Visitor-Services							
<i>Hotels and Motels</i>	P	P	CU	P	-	-	
<i>Recreational Vehicle Parks</i>	-	-	CU	CU	-	CU	
<i>Time Share Use</i>	-	-	-	P	-	-	
Maintenance and Repair Services	P	P	P	-	-	P	
Media-Production Facility	MU	MU	-	-	-	P	
Medical, Dental, and Health-Related Services	P	P	P/CU ⁵	-	-	-	
Nurseries and Garden Centers	P	P	CU	-	-	P	See § 17.41.200, Outdoor Sales

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Personal Services							
<i>General Personal Services</i>	P	P	P	-	-	P	
<i>Restricted Personal Services</i>	MU	MU	CU	-	-	P	
Professional Services	-	P	P/CU ⁵	-	-	P	
Retail Sales							
<i>General Retail</i>	P	P	P	-	-	P	See § 17.41.200, Outdoor Sales
<i>Large Format Retail</i>	P	P	-	-	-	-	See § 17.41.200, Outdoor Sales
Industrial Uses							
Automobile Wrecking/ Yard	-	-	-	-	-	CU	
Cannabis Distribution	-	-	-	-	-	P	See § 17.41.090, Cannabis Uses
Construction and Material Yards	-	-	-	-	-	CU	
Vehicle/Equipment Facilities							
<i>Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair</i>	-	-	-	-	-	CU	

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Wholesale Trade, Warehouse, Storage and Distribution							
<i>Indoor Warehousing and Storage</i>	-	-	-	-	-	P	
<i>Outdoor Storage Yard</i>	-	-	-	-	-	CU	
<i>Personal Storage</i>	-	-	-	-	-	MU	See § 17.41.210, Personal Storage
<i>Wholesaling and Distribution</i>	-	-	-	-	-	P	
Transportation, Communication, and Utility Uses							
Communication Facilities							
<i>Antennas and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities						
<i>Facilities within Buildings</i>	-	-	-	-	-	P	
Light Fleet-Based Services	-	-	-	-	-	CU	
Transportation Passenger Terminal	-	-	-	CU	-	CU	
Accessory Uses	See § 17.41.040, Accessory Uses						
Animal Keeping	P	P	P	P	-	P	See § 17.41.060, Animal Keeping

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed							
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Cannabis Personal Use Cultivation	P	P	P	P	P	P	See § 17.41.090, Cannabis Uses
Caretaker Unit	MU	MU	MU	MU	-	MU	
Family Day Care							
<i>Small</i>	P	P	P	P	P	P	See § 17.41.140, Family Day Care
<i>Large</i>	P	P	P	P	P	P	See § 17.41.140, Family Day Care
Home Occupation	-	P	P	-	-	-	See § 17.41.170, Home Occupations
Temporary Uses	See § 17.41.260, Temporary Uses for permit requirements for each type of temporary use						
Nonconforming Uses	Chapter 17.36, Nonconforming Uses and Structures						

Notes:

- 1 Only mixed-use developments.
- 2 Limited to City Hall only.
- 3 Only for pre-existing uses. Any significant expansion requires a Major Conditional Use Permit and a finding that the expansion is consistent with adjacent uses.
- 4 Microbusinesses in CG are only allowed for cannabis businesses legally located prior to June 16, 2009.
- 5 Office uses are permitted on the street facing ground floor. Office uses on the second floor of a structure or behind the portion of a building adjacent to the street are subject to approval of a Minor Conditional Use Permit.

(Ord. 20-03 § 6; Ord. 21-11 § 4; Ord. 22-14 § 4; Ord. 23-05 § 4; Ord. 24-01, 4/16/2024)

§ 17.08.030. Development Regulations.

Table 17.08.030 prescribes development regulations for the Commercial Districts for permitted and conditionally permitted uses. Letters in parenthesis (e.g., (A)) refer to the regulations following the table. When in the “Additional Regulations” column, the regulations apply to all districts. When in just one district’s column, the regulations apply only to that particular district. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to all zoning districts are in Part IV of this Title.

	TABLE 17.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL DISTRICTS							#
	District						Additional Regulations	
	CR	CC	OT	VS	CI	CG		
Maximum Dwelling Unit Density (units/acre)	N/A	20	20	N/A	N/A	20	See § 17.24.120, Mixed-Use Development	
Maximum Building Height (ft.)	35	35	35	35	25	35	1	
Minimum Setbacks (ft.)	See also § 17.24.120, Mixed-Use Development Where the minimum required setback is 0 and a setback is provided, the setback shall be a minimum of 5 feet.							
Front	20	10	0(A)	20	10	10	2	
Interior Side	10	0	0	20	5	0	3	

TABLE 17.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL DISTRICTS								
	District						Additional Regulations	#
	CR	CC	OT	VS	CI	CG		
<i>Street Side</i>			OT District: 0(A) Other Districts: • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback					4
<i>Rear</i>		10% of lot depth, max 10		20(B)		10% of lot depth, max 10		5
Minimum Common Open Space	N/A	N/A	N/A	40% (combined)	N/A	N/A		
Minimum Landscaping	5%	N/A	N/A		5%	N/A		
Limitations on Curb Cuts	(C)	(C)	(C)	(C)	(C)	(C)		
Parking	See Chapter 17.38, Parking and Loading							

- A. **Front and Street Side Setback in OT Zone District.** A setback is required to ensure 10 feet between the face of gutter and the back of sidewalk.
- B. **Reduced Rear Setbacks, Corner Lots Backing on Key Lots.** The rear setback for a corner lot backing up on a key lot may be reduced to the size of the required side setback for the key lot or 10 feet, whichever is greater, provided the front, side, and rear setback area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be set back from the rear property line by a distance equal to the side setback requirements applicable to the key lot.
- C. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. Curb cuts are limited to one per parcel unless an absolute need is demonstrated. On corner lots, curb cuts must be located on the street frontage with the least traffic volume wherever feasible.

(Ord. 20-03 § 6; Ord. 23-05 § 4; Ord. 23-17 § 4; Ord. 24-01, 4/16/2024)

ATTACHMENT 7

Table 17.09.020 Land Use Regulations for Office Districts

**CHAPTER 17.09
OFFICE DISTRICTS**

§ 17.09.010. Purpose and Intent.

The purposes of the Office Districts are to:

- A. Provide for orderly, well-planned, and balanced business park and office development that serves the community, consistent with the General Plan; and
- B. Establish development standards that create a unified and distinctive character, contribute to the pedestrian environment, and ensure appropriate transitions and buffers between business parks and offices and residential uses.

The specific intent of each Office District are as follows:

BP Business Park. This District is intended to provide for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area through implementation of the Business Park (I-BP) land use designation of the General Plan.

OI Office Institutional. This District is intended to provide areas for existing and future office-based uses by implementing the Office and Institutional (I-OI) land use designation in the General Plan.

(Ord. 20-03 § 6)

§ 17.09.020. Land Use Regulations.

Table 17.09.020 below prescribes the land use regulations for Office Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Residential Uses			
Low Barrier Navigation Centers	-	P	See § 17.41.280, Low Barrier Navigation Centers
Residential Care Facility, Large	-	P	

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Residential Housing Types			
<i>Multiple-Unit Development</i>	-	P ¹	See § 17.24.120, Mixed-Use Development
Accessory Dwelling Unit	See § 17.41.030, Accessory Dwelling Units (ADU)		
Supportive Housing	See § 17.41.290, Supportive Housing		
Transitional Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone.		
Public/Quasi-Public Uses			
Colleges and Trade Schools	-	P	
Community Assembly	-	P	
Day Care Facility	P	P	See § 17.41.110, Day
Care Facilities			
Emergency Shelters	P	P	See § 17.41.130, Emergency Shelters
Government Buildings	P	P	
Hospital	CU	P	
Schools, Private	-	P	
Skilled Nursing Facility	MU	P	
Social Service Facilities	MU	P	
Commercial Uses			
Building Materials, Sales, and Service	-	CU	See § 17.41.200, Outdoor Sales
Business Services	P	P	

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P” —Zoning Permit or Exempt “MU” —Minor Conditional Use Permit “CU” —Major Conditional Use Permit “-” —Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Commercial Entertainment and Recreation			
<i>Indoor Sports and Recreation</i>	-	MU	
Eating and Drinking Establishments			
<i>Bars/Night Clubs/Lounges</i>	-	CU ²	
<i>Restaurant</i>	P ²	P ²	See § 17.41.120, Eating and Drinking Establishments
Finance, Insurance, and Real Estate Services	P	P	
Food and Beverage Sales			
<i>General Market</i>	P ²	P ²	
<i>Specialty Food Sales</i>	P ²	P ²	
Funeral Parlors and Interment Services	-	MU	
Hydrogen Fueling Stations	P	P	See § 17.41.270, Hydrogen Fueling Stations
Information Technology Services	P	P	
Instructional Services	-	P	
Live/Work Units	-	P	See § 17.41.180,
Live/Work Units			
Lodging and Visitor-Services			
<i>Hotels and Motels</i>	P ³	P ³	

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Nurseries and Garden Centers	-	MU	See § 17.41.200, Outdoor Sales
Medical, Dental, and Health-Related Services	-	P	
Personal Services			
<i>General Personal Services</i>	P ²	P ²	
Professional Services	-	P	
Industrial Uses			
Cannabis Cultivation			
<i>Indoor Cultivation</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Nursery</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Processor</i>	P	-	See § 17.41.090, Cannabis Uses
Cannabis Distribution	P ⁴	-	See § 17.41.090, Cannabis Uses
Cannabis Manufacturing			
<i>Non-Volatile Solvent Manufacturing</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Volatile Solvent Manufacturing</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Infusions</i>	P	-	See § 17.41.090, Cannabis Uses
<i>Packaging and Labeling</i>	P	-	See § 17.41.090, Cannabis Uses
Cannabis Testing	P	P	See § 17.41.090, Cannabis Uses

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-” —Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Custom Manufacturing	P	-	
Limited Industrial	P	-	
R&D and Technology	P	P	
Wholesale Trade, Warehouse, Storage and Distribution			
<i>Indoor Warehousing and Storage</i>	P ⁵	-	
Transportation, Communication, and Utility Uses			
Communication Facilities			
<i>Antennas and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities		
<i>Facilities within Buildings</i>	P	P	
Major Utilities	CU	CU	
Transportation Passenger Terminal	CU	CU	
Accessory Uses	See § 17.41.040, Accessory Uses		
Animal Keeping	P	P	See § 17.41.060, Animal Keeping
Cannabis Personal Use Cultivation	P	P	See § 17.41.090, Cannabis Uses
Caretaker Unit	P	P	
Family Day Care			
<i>Small</i>	P	P	See § 17.41.140, Family Day Care
<i>Large</i>	P	P	See § 17.41.140, Family Day Care

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			
“P”—Zoning Permit or Exempt “MU”—Minor Conditional Use Permit “CU”—Major Conditional Use Permit “-”—Use Not Allowed			
Uses	District		Additional Regulations
	BP	OI	
Home Occupations	P	P	See § 17.41.170, Home Occupations
Temporary Uses	See § 17.41.260, Temporary Uses, for permit requirements for each type of temporary use		
Nonconforming Uses	Chapter 17.36, Nonconforming Uses and Structures		

Notes:

- 1 Only mixed-use developments.
- 2 Cumulative development of these uses must not exceed 20% of the total floor area on any one lot.
- 3 Only in the Hotel Overlay identified in the General Plan.
- 4 Floor area of each licensed distributor shall not exceed 30,000 square feet per parcel.
- 5 Only if it is in association with an allowed use. Where a parcel has multiple tenant spaces, indoor warehousing and storage must be within the same tenant space as the allowed use but is not subject to the accessory use standards in Section 17.41.040.

(Ord. 20-03 § 6; Ord. 22-06 § 4; Ord. 22-14 § 4; Ord. 23-05 § 4; Ord. 24-01, 4/16/2024; Ord. 25-05, 9/2/2025)

§ 17.09.030. Development Regulations.

Table 17.09.030 prescribes development regulations for Office Districts for permitted and conditionally permitted uses. Letters in parenthesis (e.g., (A)) refer to the regulations following the table. When in the “Additional Regulations” column, the regulations apply to all districts. When in just one district’s column, the regulations apply only to that particular district. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to all zoning districts are in Part IV of this Title.

TABLE 17.09.030: DEVELOPMENT REGULATIONS—OFFICE DISTRICTS

	District		Additional Regulations	#
	BP	OI		
Minimum Lot Area (acre)	1	N/A		
Maximum Lot Coverage	35%	40%		
Maximum Dwelling Unit Density (units/acre)	N/A	20	See § 17.24.120, Mixed-Use Development	
Maximum Building Height (ft.)	35	35		1
Minimum Setbacks (ft.)	See also § 17.24.120, Mixed-Use Development, for upper-story setbacks for residential uses in mixed-use development			
<i>Front</i>	50	15		2
<i>Interior Side</i>	10	15		3
<i>Street Side</i>	<ul style="list-style-type: none"> • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback 			4
<i>Rear</i>	10	15(A)		5
Minimum Landscaping	30%	10%		

TABLE 17.09.030: DEVELOPMENT REGULATIONS—OFFICE DISTRICTS				
	District		Additional Regulations	#
	BP	OI		
Limitations on Curb Cuts	(B)	(B)		
Parking	See Chapter 17.38, Parking and Loading			
Limitations on Outdoor Activities	(C)	N/A		

- A. **Corner Lots Backing on Key Lots.** The rear setback for a corner lot backing up on a key lot may be reduced to the size of the required side setback for the key lot or 10 feet, whichever is greater, provided the front, side, and rear setback area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be set back from the rear property line by a distance equal to the side setback requirements applicable to the key lot.
- B. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. Curb cuts are limited to one per parcel unless an absolute need is demonstrated. On corner lots, curb cuts must be located on the street frontage with the least traffic volume wherever feasible.
- C. **Limits on Outdoor Activities.** Allowed uses are prohibited from conducting vehicular repair, processing, and manufacturing activities outdoors and are prohibited from private outdoor storage.

(Ord. 20-03 § 6; Ord. 23-05 § 4)

ATTACHMENT 8

Santa Barbara Airport Land Use Compatibility Plan Consistency Determination

October 29, 2025

Travis Lee
Associate Planner
City of Goleta
Advance Planning Division

Santa Barbara Airport Land Use Compatibility Plan Consistency Determination: 421, 425, & 445 Pine Avenue

Dear Travis:

Thank you for referring the project at 421, 425, & 445 Pine Avenue to the SBCAG Airport Land Use Commission for review. State law requires that the adoption, approval or amendment of any General Plan (Public Utilities Code §21676(b)) that affects allowable land uses within the Airport Influence Area (AIA) be reviewed by the Airport Land Use Commission (ALUC) for determination of consistency with the Airport Land Use Plan prior to their approval by the local agency.

The project proposes no new additional development on-site and SBCAG staff have determined that the proposed general plan amendment (General Commercial to Business Park) would not result in additional, new allowable land uses on-site. Therefore, the project would be consistent with the policies in the Santa Barbara Airport Land Use Compatibility Plan.

SBCAG is recommending “no action” for the project, which would not require a formal review by staff or a public hearing.

Sincerely,



Marjie Kirn
Executive Director

MEMBER AGENCIES:

Buellton • Carpinteria • Goleta • Guadalupe • Lompoc • Santa Barbara
Santa Maria • Solvang • Santa Barbara County

ATTACHMENT 9

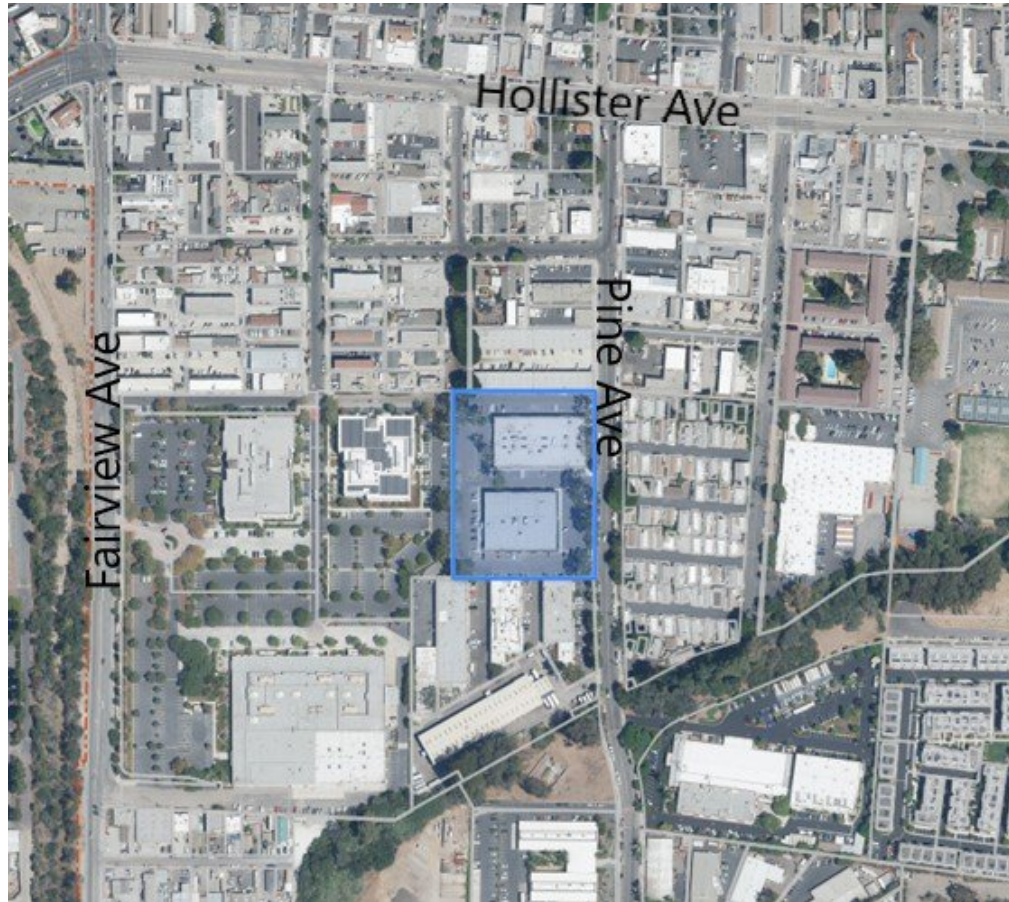
Staff Presentation



Amendment to the City's General
Plan Land Use and Zoning Maps for
421, 425, and 445 Pine Avenue
(APN 071-130-048);
Case No. 25-0007-GPA and 25-
0004-ORD

City Council
April 21, 2026

Subject Parcel

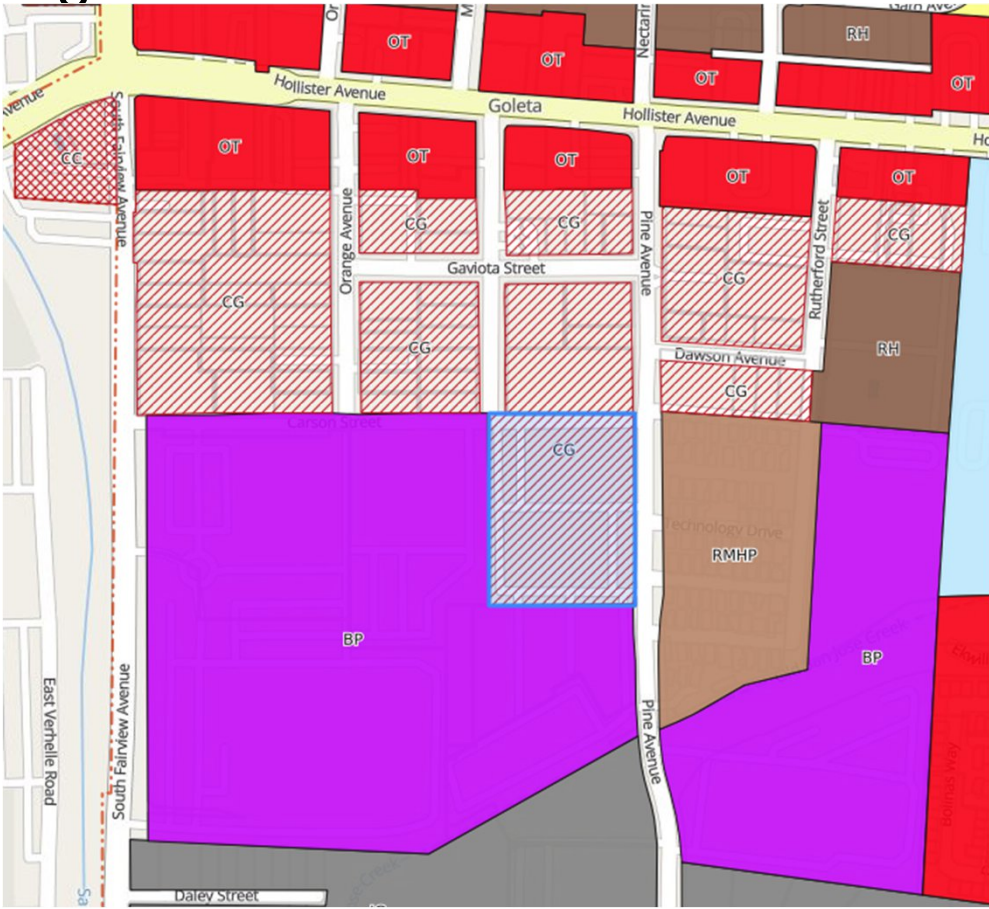


April 21, 2026 City Council



2

Land Use Designation at/near the site



April 21, 2026 City Council

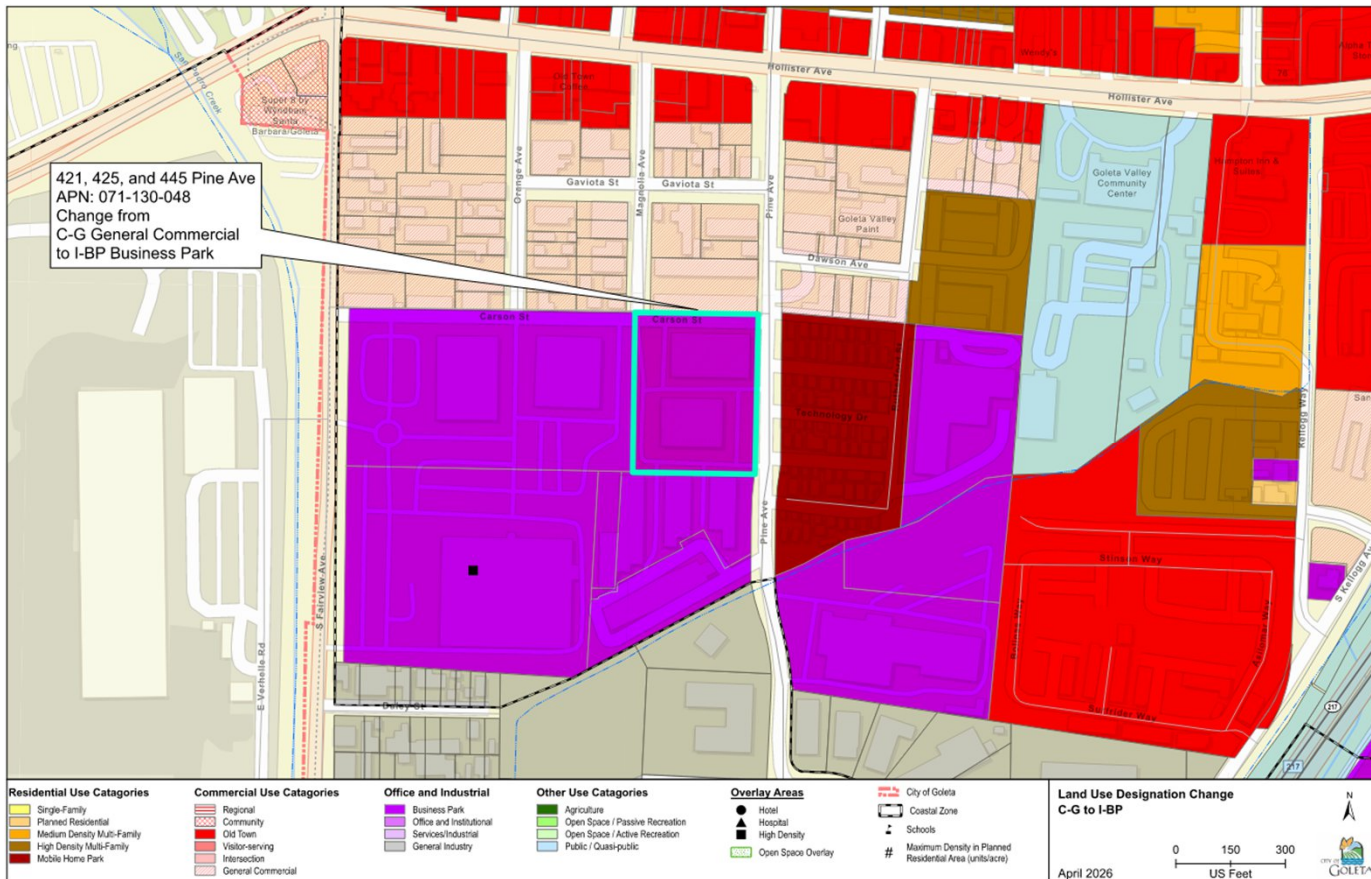


General Plan and Zoning Map Amendment Requests

- The current General Plan land use and zoning designation is General Commercial (C-G)
- Expand the range of uses that could be allowed
- While there are differences, there is a similarity in the types of uses allowed in C-G and Business Park (I-BP)
- The applicant is requesting approval of a Zoning Map and General Plan Amendment from C-G to I-BP



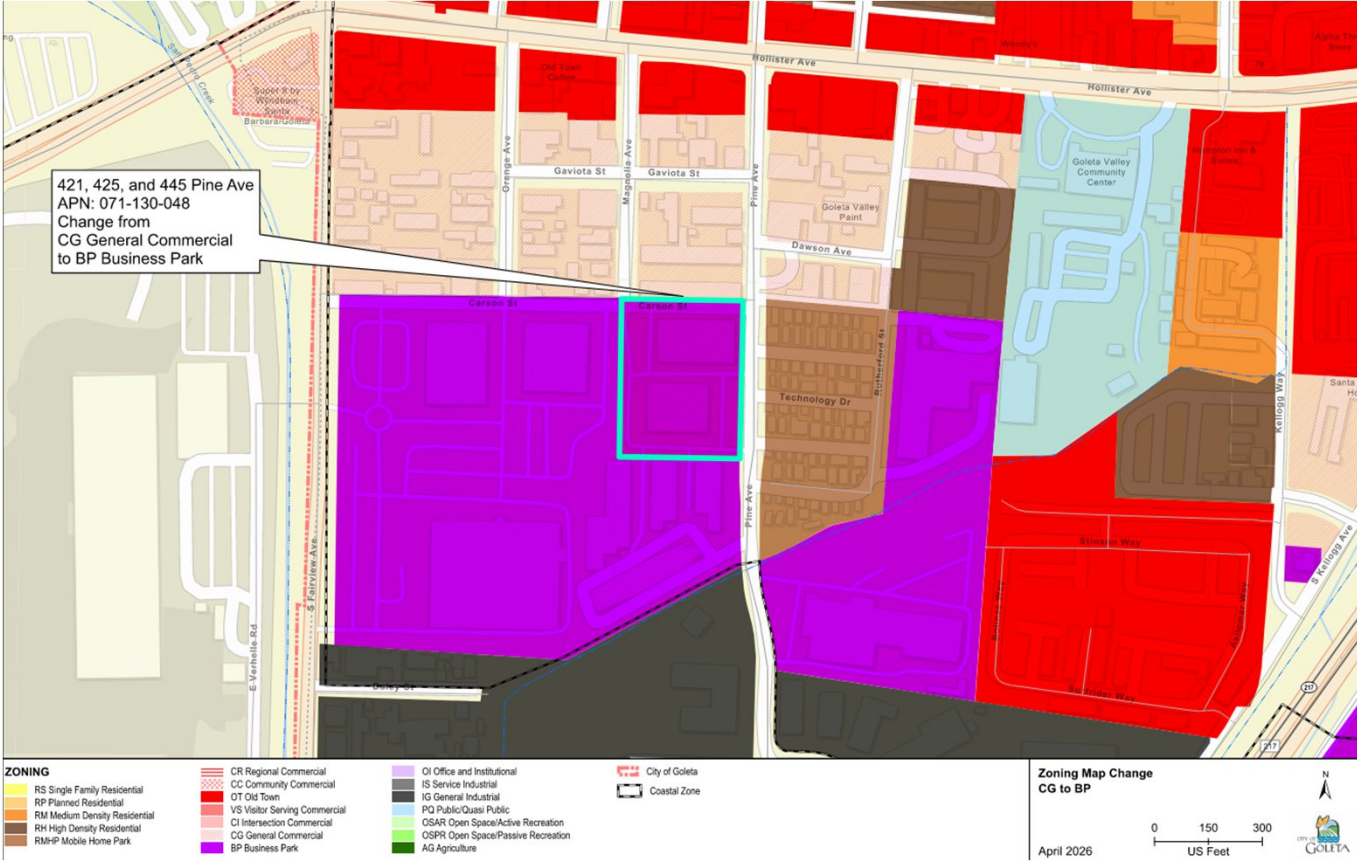
PROPOSED GENERAL PLAN FIGURE 2-1 CHANGE



April 21, 2026 City Council



Zoning Map Change



April 21, 2026 City Council



Review Process

- City Council is the decision-making body for Amendments
- Planning Commission reviewed and recommended approval on January 26, 2026
- Staff finds the requested changes are exempt from CEQA as outlined in the Staff Report and Resolution



GENERAL PLAN FINDINGS

The GPA request is:

- Consistent with the General Plan's Land Use Element Policy 3: Commercial Uses and 4: Office and Industrial Uses.
- Deemed to be in the public interest.
- More reflective of the development on the site.
- Could expand employment opportunities by reducing barriers to re-development and allowing a greater variety of uses.



ZONING MAP CHANGE FINDINGS

The requested Zoning Map amendment would:

- align the Site's zoning with its proposed General Plan designation
- change the zoning for the site to one that is more appropriate (I-BP) based on the uses occurring on the property along with the existing building configurations than with the existing zoning (C-G).

Be consistent with good zoning practices as it would align the property's zoning designation with its best use (given its size, history, adjacent uses)



Recommendation

Adopt the Resolution entitled:

“A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment from General Commercial (C-G) to Business Park (I-BP); and Adopting a Notice of Exemption Under the California Environmental Quality Act for the General Plan Amendment at the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 25-0007-GPA”



Recommendation

Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 26-___, entitled:

- “An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from General Commercial (CG) to Business Park (BP) and Adopting a Notice of Exemption under the California Environmental Quality Act on a 3.4-acre site located at 421, 425, & 445 Pine Avenue known as Goleta Business Park (APN 071-130-048); Case No. 25-0004-ORD”



Questions?

April 21, 2026 City Council



12