



Agenda Item A.2
CONSENT CALENDAR
Meeting Date: August 19, 2025

TO: Mayor and Councilmembers

SUBMITTED BY: Peter Imhof, Planning and Environmental Review Director

PREPARED BY: Christina McGuire, Associate Planner
Mary Chang, Supervising Planner

SUBJECT: Adoption of a Zoning Map Ordinance Amendment for Property Located at 6483, 6485, 6487, 6489 Calle Real; Case No., 24-0007-ORD

RECOMMENDATION:

Conduct the second reading and adopt Ordinance No. 25-___, entitled "An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP) and Adopting the Notice of Exemption on a 3.56-acre site located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case No. 24-0007-ORD".

APPLICANT

Steve Fort, Principal Planner
SEPPS Land Use Consulting LLC
1625 State Street, Suite 1
Santa Barbara, CA 93101

PROPERTY OWNERS

Los Carneros Investments, LP c/o
The Towbes Group
33 E Carrillo Suite 200
Santa Barbara, CA 93101

DISCUSSION:

On July 15, 2025, the City Council introduced the attached Ordinance on first reading (Attachment 1). The proposed Ordinance amends the Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP) on a 3.56-acre site located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case No. 24-0007-ORD. These actions would allow the site to be developed based on the underlying General Plan/Coastal Land Use Plan and zoning designations of Business Park (I-BP).

State law requires ordinances to come before the City Council a second time prior to their adoption. The City Council has the opportunity to adopt the Ordinance at this meeting. If adopted, the proposed Ordinance would become effective on September 19, 2025.

FISCAL IMPACTS:

There are no fiscal impacts to the City associated with this item. The review costs associated with this item are the responsibility of the applicant.

ALTERNATIVES:

In light of Council's introduction of the ordinance on July 15, 2025, alternatives include:

- 1) Amend the ordinance and reintroduce it and/or refer the matter back to the Planning Commission; or
- 2) Direct staff to return with further information; or
- 3) Take no action.

Each of these alternatives would prevent adoption at this time.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP) and Adopting the Notice of Exemption on a 3.56-acre site located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case No. 24-0007-ORD.

Exhibit A – Proposed Zoning Map Change

Exhibit B – Notice of Exemption

ATTACHMENT 1

An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP) and Adopting the Notice of Exemption on a 3.56-acre site located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case No. 24-0007-ORD

ORDINANCE NO. 25-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING AN ORDINANCE AMENDMENT TO ZONING MAP FROM OFFICE AND INSTITUTIONAL (I-OI) TO BUSINESS PARK (I-BP) AND ADOPTING THE NOTICE OF EXEMPTION ON A 3.56-ACRE SITE LOCATED AT 6483, 6485, 6487, 6489 CALLE REAL KNOWN AS APN 077-160-055; CASE NO. 24-0007-ORD

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

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

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

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

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

WHEREAS, on June 27, 2024, Steve Fort 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 077-160-055 (Site) on behalf of Los Carneros Business Park (property owner); and

WHEREAS, the 2006 General Plan land use designation for the Site was Office and Institutional (I-OI). The Applicant sought an initiation of a General Plan Amendment affecting Figure 2-1 of the Land Use Element to change the land use designation from I-OI to Business Park (I-BP) to allow I-BP uses at the Los Carneros Business Park for the purpose to allow uses that more align with the configuration of the lease spaces at the complex and to eliminate a non-conforming situation for two existing businesses present on the site; and

WHEREAS, on October 15, 2024, City Council Adopted Resolution No. 24-63 initiating a General Plan Amendment to the land use designation from I-OI to I-BP as requested to Assessor's Parcel Number 077-160-055; and

WHEREAS, on October 30, 2024, Steve Fort 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 077-160-055 (Site) on behalf of the Los Carneros Business Park (property owner); and

WHEREAS, on February 21, 2025, the project was referred to the Airport Land Use Commission (ALUC) and the Santa Barbara County Association of Governments (SBCAG) Board, acting as the Airport Land Use Commission for the County of Santa Barbara, adopted findings for the project and determined that the project is consistent with the Santa Barbara Airport Land Use Compatibility Plan on March 20, 2025; and

WHEREAS, on February 11, 2025, physical letters and emails were sent to ten (10) tribes 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, the Barbareño Band of Chumash Indians requested to engage in consultation which occurred and concluded on May 14, 2025; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on June 9, 2025, at which time all interested were given an opportunity to be heard and recommended adoption; and

WHEREAS, on July 15, 2025, the City Council considered the entire administrative record at a duly noticed public hearing, 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 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 four commercial buildings approximately 42,000-SF commercial buildings (approximately 3.56-acre; Assessor's Parcel No. 077-160-055) in accordance with 82-RZ-28 approved by the County of Santa Barbara on May 4, 1983. Landscaping was required at the perimeter of the site to screen the parking areas and in the interior of the site to reduce visual impacts of the buildings. The original parking required was 79 spaces though 93 parking spaces were provided. Currently there are 108 spaces provided. At the time of approval, the property was zoned C-S and its land use designation was "Service Commercial."
- B. The Project site currently has a General Plan land use designation of Office and Industrial (I-OI), and a zoning designation OI Office and Institutional. The Applicant is seeking a General Plan amendment and a Zoning Ordinance Amendment to change these designations to Business Park (I-OI) and Business Park (BP). No physical changes on the property are proposed or requested;
- C. The Project site includes a total of 108 parking spaces;
- D. 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 corridor on a property that was previously designated and approved for commercial use. The property has also been utilized for commercial

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 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.

- B. There is substantial evidence in the record showing that the land use changes proposed are not an activity subject to CEQA;
- C. A Notice of Exemption is attached as Exhibit B 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.*

If the General Plan Amendment is approved, the Ordinance Amendment, as depicted in Exhibit A, will align the zoning designation with the General Plan Land Use Designation for the property. Further, the change would resolve the existing non-conforming use status for a couple of existing businesses on site. Moreover, given the Site's characteristics (history, size, existing development, and location), B-P uses providing "*lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area*" are generally very similar to the use types associated with OI and are appropriate for the Site.

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

The proposed amendment would be in the interest of the general community welfare as the zoning of the site would allow for uses that are more conducive to the configurations of the existing building while still

allow for similar uses to what can be allowed in the Office Institutional zone district. Further, the zone change would reflect the existing, and previously approved, development and use on the Site and eliminate the non-conforming nature of a few uses. If the site retains the current Office and Industrial designation, then if the existing use were terminated (e.g., the building was destroyed by a natural disaster or not used for 1 year with similar uses), the site could only be developed with uses allowed under I-OI. Continuation of the existing commercial uses, terminating non-conforming uses, allowing commercial uses on the site to change over time, and ensuring the ability of the site to support commercial uses of the Site (e.g., following a natural disaster), are all public benefits compared to the retention of the I-OI zoning designation.

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

Good zoning planning practice includes aligning a property's zoning designation with its best use, which is partly dependent on the property's context such as the surrounding land use designations and building configurations. The Site was originally designated by and developed under the County of Santa Barbara under the service- commercial designation which allowed a hybrid between business park, general commercial, and office institution uses. The site is best encompassed by the Business Park designation.

Another good zoning practice is to rectify non-conforming uses either through changing the land use designations or by eliminating the use over time. A B-P zoning designation would convert the existing, non-conforming uses to conforming uses that are well-suited for the Site and are compatible with established uses in the surrounding area.

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 B and adopt the NOE.
- B. Adopt the Zoning Designation Map Amendment from Office and Industrial (I-OI) to Business Park (I-BP) as reflected in Exhibit A.
- C. Direct staff to direct the applicant to file the Notice of Exemption (NOE) (Exhibit B) 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 15th day of July 2025

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 Ordinance No. 25-____ was introduced on
July 15, 2025, and adopted at a regular meeting the City Council of the City
of Goleta, California, held on the 19th day of August, 2025, by the following
roll call vote, to wit:

AYES:

NOES:

ABSENT:

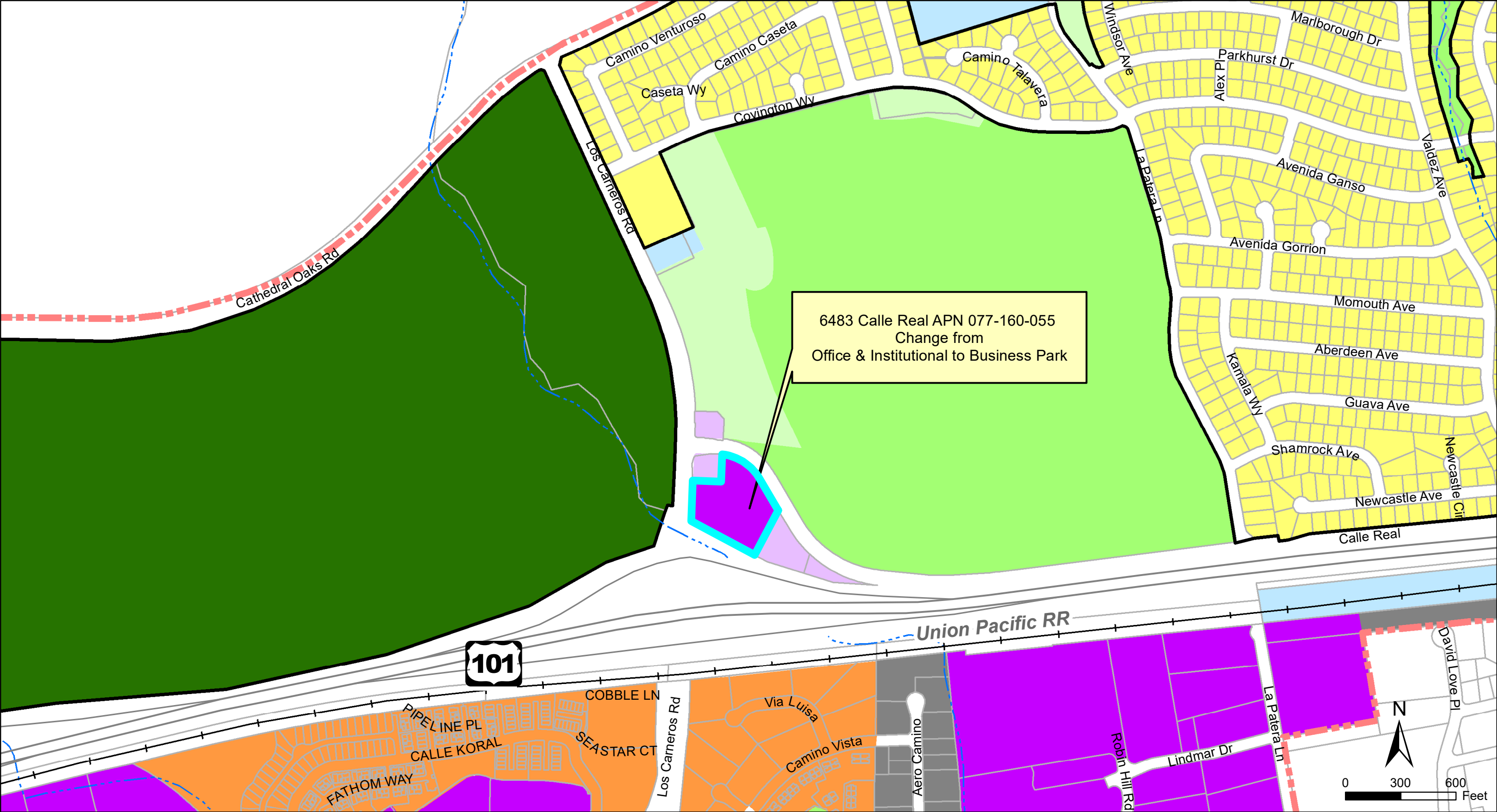
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


















(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

EXHIBIT A TO ATTACHMENT 1

Los Carneros Business Park Rezone
Proposed Zoning Map Change




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

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

ZONING MAP Change
OI to BP
(Insert Map of City Zoning Map)

January 2025



CITY OF
GOLETA

EXHIBIT B TO ATTACHMENT 1

Los Carneros Business Park Rezone
Notice of Exemption

NOTICE OF EXEMPTION (NOE)

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

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

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



Subject: Filing of Notice of Exemption

Project Title:

General Plan Amendment and Zoning Map Ordinance Amendment for 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055
Case No. 24-0005-GPA; 24-0007-ORD

Project Applicant:

Steve Fort of SEPPS, Inc.
On behalf of Los Carneros Investments, LP, Property Owner

Project Location (Address and APN):

6483, 6485, 6487, 6489 Calle Real
Goleta, CA 93117
County of Santa Barbara
APN: 077-160-055

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 Office and Industrial (I-OI) 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 allow the site to be used by uses that are more conducive to the lease space orientation/layout while eliminating non-conforming situation for a couple of existing tenants. The beneficiary of the project is the property owner.

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:

Steve Fort of SEPPS, Inc.
On behalf of Los Carneros Investments, LP, Property Owner

NOTICE OF EXEMPTION (NOE)

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:

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 corridor on a property that was previously designated and approved for commercial use. The property has also been utilized for commercial 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 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 certified environmental impact report. The land use designation for the site was modified during the 2006 GP/CLUP adoption process that made the existing uses legal nonconforming. The purpose of the current proposed project is to change the GP/CLUP land use designation to a designation that allows for and recognizes the existing development on the site as it existed in 2006 and continues today. 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, I-OI 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 I-OI to B-P to make the land use designation for the site match with the existing uses 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);

NOTICE OF EXEMPTION (NOE)

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

Christina McGuire, Associate Planner
805-961-7566
cmcguire@cityofgoleta.org

Signature	Title	Date
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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