



Agenda Item C.1
PUBLIC HEARING
Meeting Date: October 3, 2017

TO: Mayor and Councilmembers

FROM: Peter Imhof, Director of Planning and Environmental Review

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner, Advance Planning

SUBJECT: Consideration of Initiation of a General Plan Amendment for 6975 Santa Felicia Drive: Case No. 17-052-GPA

RECOMMENDATION:

Adopt Resolution No. 17-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment for APN 073-440-026; 6975 Santa Felicia Drive" (Attachment 1).

BACKGROUND:

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 sixteen occasions. The most recent amendment occurred on October 20, 2015.

The General Plan amendment process is governed by Article 6 of State Planning and Zoning Law (Government Code Section 65350 et. seq.). Pursuant to state law, General Plan amendments require the Planning Commission's consideration and recommendation. However, the final decision is a legislative action and is reserved for the City Council to make.

City Council Resolution No. 12-13 established procedures for the initiation of processing requests for General Plan amendments. These procedures require that all requests for General Plan amendments be referred to the City Council for initiation at a public hearing prior to processing. Resolution No. 12-13 provides five factors the City Council must consider for the initiation of a General Plan amendment. These five factors are:

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

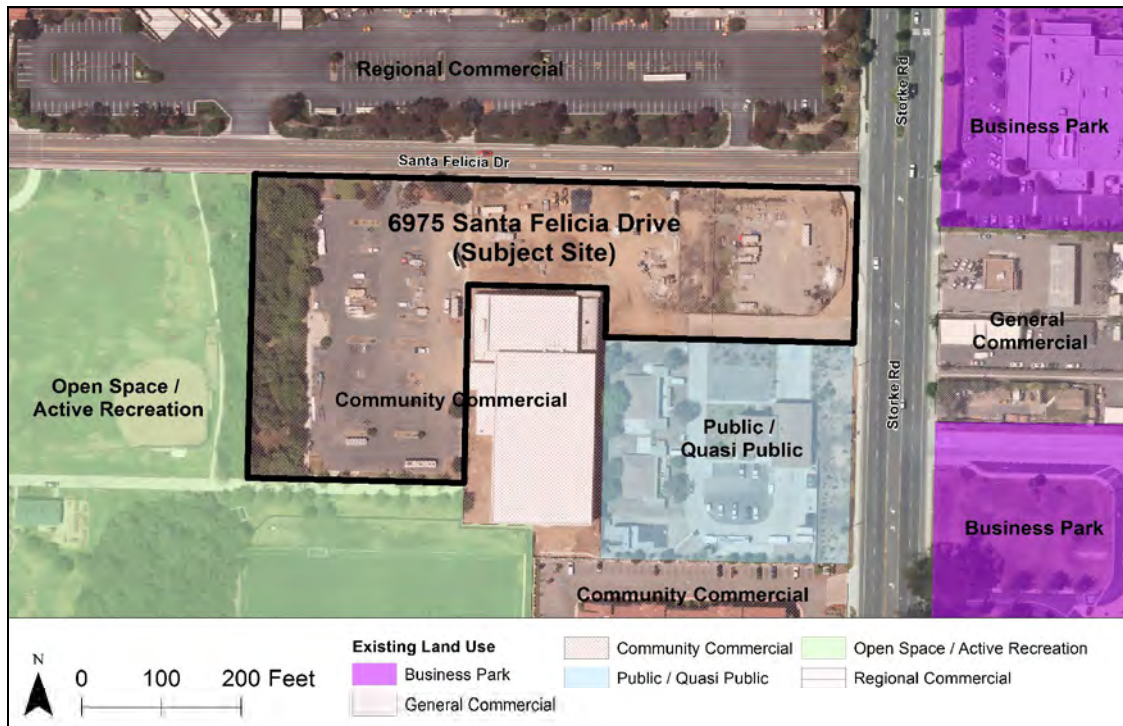
Once initiated, the General Plan amendment and related environmental document is prepared and considered by the Planning Commission and a recommendation is made to the City Council via resolution. The City Council takes final action at a public hearing.

On April 10, 2017, Camino Real IV, LLC (Applicant) submitted a request for the initiation of a General Plan amendment and submitted additional application materials on May 18, 2017. The General Plan amendment initiation request was to study a possible future change to the land use designation, as established on Figure 2-1, at 6975 Santa Felicia Drive, Assessor's Parcel Number (APN) 073-440-026 (subject site) from Community Commercial (C-C) to General Commercial (C-G). On July 18, 2017, the City Council chose to not initiate the processing of the requested General Plan amendment.

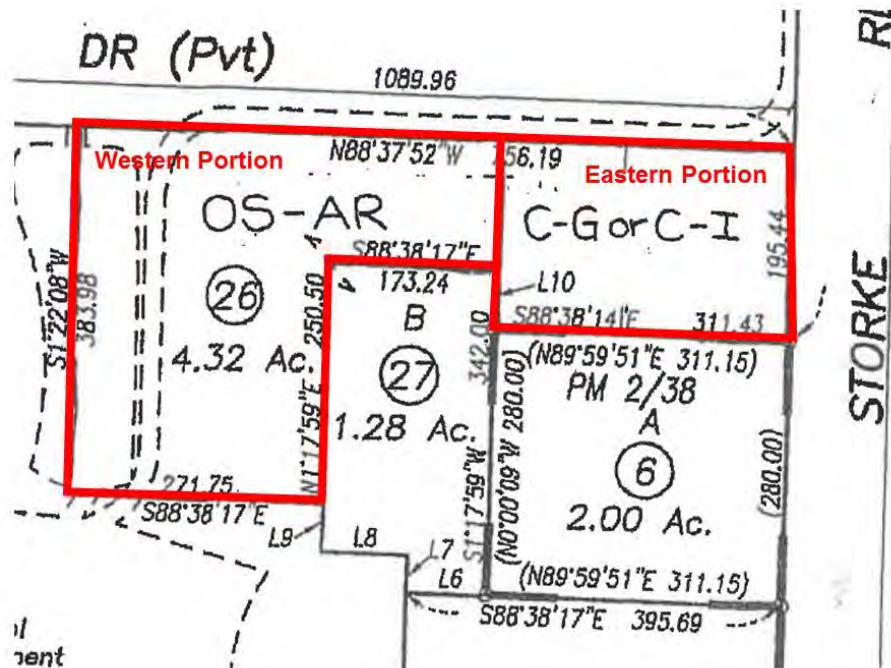
DISCUSSION:

On August 7, 2017, the Applicant submitted a revised request for the initiation of a General Plan amendment for the subject site. The Applicant is now requesting that the City Council initiate the study of a possible future General Plan amendment affecting Figure 2-1 to change the land use designation from C-C to a combination of Open Space/Active Recreation (OS-AR) and either Intersection or Highway Commercial (C-I) or C-G.

The 4.32-acre subject site is located at the southwest corner of the intersection of Santa Felicia Drive and Storke Avenue (see map below). The current General Plan land use designation at the subject site is C-C and the zoning is Retail Commercial (C-2). Land uses surrounding the subject site include OS-AR to the west, Regional Commercial (C-R) to the north, C-G and Business Park (B-P) to the east, and C-C and Public / Quasi-Public (P-QP) to the south. The area surrounding the subject site and the existing land uses of those sites is provided on the map below. The subject site is part of the Camino Real Specific Plan (Specific Plan) that was adopted by the Santa Barbara County Board of Supervisors in 1997. According to the Specific Plan's Land Use Plan, the subject site is identified for commercial recreation and transit facility uses. The subject site is also located within the Santa Barbara Airport approach zone.



As noted above, the Applicant is requesting that the City Council initiate the study of a possible future General Plan amendment affecting Figure 2-1 to change the land use designation from C-C to a combination of OS-AR and either C-I or C-G. The drawing below shows an approximation of the delineation between the proposed OS-AR designation on the western portion of the subject site and the proposed C-I or C-G designation on the eastern portion of the subject site.



The consideration of this General Plan amendment initiation includes four different land use designations as described in the Land Use Element: C-C, C-I, C-G, and OS-AR. For reference purposes, Attachment 2 to the staff report includes the text of General Plan Land Use Policies LU 3.3, 3.5, 3.7, and 6.3. These four policies provide a general description of each of these land use designations. C-C is intended for small commercial centers providing convenience goods and services to serve surrounding communities. C-C includes a wide array of retail and service oriented commercial uses like seen in the Fairview Shopping Center and the Calle Real Center. C-I is intended for a limited range of commercial uses located at major roadway intersections within the City. C-I uses include restaurants and gas stations. C-G is intended for a more diverse set of commercial uses including commercial uses that have characteristics similar to some industrial uses. C-G land uses include various retail and service oriented uses while also including auto-related uses like auto wrecking yards and wholesale trade and storage uses like warehousing. OS-AR is intended for public parks and active recreational activities.

If initiated, the Applicant intends to proceed with submitting an accompanying project-specific application in conjunction with staff's effort to further study the amendment request. The Applicant is considering a request for a gas station use at the subject site. The existing C-C land use designation does not allow for the envisioned use of a gas station. Both C-I and C-G would support gas station type uses, thus the request for the initiation of the further study of a possible future General Plan amendment to the underlying land use designation to one of these two designations.

If the GPA is initiated, the accompanying project application would have to include a subdivision or lot split so that the resulting parcel boundaries corresponded to the new land use designations and the GPA did not inadvertently result in split-zoning the existing parcel. Although any such subdivision proposal would require thorough analysis, at first blush, resulting parcels corresponding to the new designations could meet minimum parcel sizes for the corresponding zone districts implementing the new General Plan designations. The eastern portion of the site would presumably remain C-2, which has no minimum lot size and allows gas stations. The western portion would presumably be zoned to REC, which has a minimum lot size of 1 acre. The western portion of the site is larger than 1 acre, so it would meet this standard.

As previously noted, the City Council must consider a specific set of five factors when determining whether to initiate a General Plan amendment. Pursuant to Resolution 12-13, staff presents the following discussion of the General Plan amendment initiation factors for City Council consideration:

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

The proposed land use designation change to OS-AR and either C-I or C-G appears to conform 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 does not dramatically alter the types of land uses allowed

on the eastern portion of the subject site because the change is from one commercial land use designation to another thus not providing for additional commercial growth within the City, while the western portion of the site would be limited to only recreational uses which can provide benefit to the City's residents. The proposed land use designation change also appears to conform to Land Use Element Guiding Principles and Goals 6 to "Maintain a balanced community, with an appropriate mix of residences, workplaces, and services," as the proposed land use designation change on the eastern portion of the subject site would continue to be a commercial site and thus not result in a change in the balance of residences, workplaces, and services, while the western portion of the site would provide additional recreational services to better support the City's current residences and workplaces

The proposed change from C-C to OS-AR on the western portion of the site appears to be consistent with Open Space Element Guiding Principles and Goals 2 to "Ensure that new parks and recreational services for the public are provided concurrent with new development," as this land use designation change would support future recreational use development and Open Space Element Guiding Principles and Goals 3 to "Increase the amount of active parks, emphasizing those areas of the community that were relatively underserved as of 2005 and areas designated for future new residential development," as the OS-AR land use designation envisions "public parks and active recreational activities" uses, thus directly supporting these two Open Space Element Guiding Principles and Goals (see Land Use Policy LU 6.3 in Attachment 2).

The proposed land use designation change to OS-AR and either C-I or C-G does not appear inconsistent with Land Use Element Guiding Principles and Goals 8 to "Maintain a balance of housing types, densities, and sizes to ensure creation and maintenance of quality, livable residential environments." The C-C land use designation allows for mixed-use development with a density of up to 12 units per acre. The C-G land use designation would preclude mixed-use residential development for all but "Assisted-Living Residential Units." The C-I land use designation does not allow for residential development of any kind. However, any residential development on the subject site, regardless of land use designation, is limited because of the subject site's location in the Airport Approach Zone within one mile of the airport runway end as shown in Safety Element Figure 5-3: Other Hazards. This limitation is specifically noted in Land Use Element Policy 3.3: Community Commercial (C-C) (See Attachment 2).

If initiated, staff would further evaluate consistency with Guiding Principles and Goals in more detail.

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

In order to analyze whether the amendment proposed appears to have no material effect on the community or the General Plan, the below discussion focuses on the geographic scope of the amendment requested, the appropriateness of the land use designations proposed for the subject site within the context of the General Plan, and the potential changes in uses allowed when comparing the existing land use designation to the proposed land use designations. The proposed land use designation

change is to change the land use designation on one parcel from one commercial designation to another commercial designation and to an open space designation, thus not causing a fundamental change to the overall land use pattern in the City as provided for in Figure 2-1. The below discussion is separated into an analysis of the eastern portion of the subject site with a proposed change to C-I or C-G and of the western portion with a proposed change to OS-AR.

Eastern Portion

In order to analyze this factor for the eastern portion of the subject site, consideration is given to how the proposed land use designations fit within the surrounding area and what types of uses would be lost and gained should the amendment take place. Attachment 3 provides a summary of the differences in allowed land uses under C-C, C-I, and C-G to support this discussion.

Change from C-C to C-G

The land uses adjacent to the subject site include Regional Commercial, Community-Commercial, and Public/Quasi-Public. However, four parcels directly across Storke Road from the subject site (360, 362, 364, and 370 Storke Road) already carry a C-G land use designation. Consequently, the proposed General Plan amendment to C-G appears to be consistent with the existing character of the surrounding area.

As noted above, the proposed land use designation change would be from one commercial designation to another. However, there is a difference in uses allowable under the different commercial land use designations. C-G allows uses with “similar characteristics to some industrial use” and “that may involve activities that reduce compatibility with other uses.” See Land Use Policy LU 3.7 in Attachment 2.

While many of the allowable uses for the C-C and C-G land use designations are the same, there are several distinctions that are detailed below.

Several uses currently allowed under C-C would not be allowed at the subject site should the General Plan Amendment to C-G take place. These include: large-scale and coastal-related retail uses; medical, health-related, entertainment, and recreation services; hotels, motels, and bed and breakfast inns; and residential units up to 12 units per acre as part of mixed-unit developments.

In addition, several uses would be allowed at the subject site should the General Plan land use designation change to C-G that are not currently allowed at the subject site. These include: information technology, educational, and building and construction services; RV parks and other visitor services and attractions; several auto-related uses including retail automotive sales and rentals, auto repair and painting, auto wrecking yard/junk yard, and auto service (gas) stations; several wholesale trade and storage uses include general wholesale trade, general and self-storage warehousing, and outdoor storage; and assisted-living residential units up to 20 units per acre in density. General Plan Land Use Element Policy 3.7(d) notes that heavy commercial uses in C-G

that may cause noise, air emissions, hazardous materials, or excessive light and glare shall require approval of a conditional use permit.

Change from C-C to C-I

Currently, there are no C-I designated parcels in the immediate vicinity of the subject site. The closest C-I use is at the southeast corner of Storke Road and Hollister Avenue. This distance between these C-I uses would not be inconsistent with the nature of the C-I designation throughout the City. C-I is often located at an intersection and surrounded with other land use types.

General Plan Land Use Element Policy LU 3.5 notes that the C-I land use “category is intended to provide for a limited variety of commercial uses of low to moderate intensity located at major roadway intersections.” Policy LU 3.5 does not specifically define “major roadway intersections” or reference another chapter of the General Plan. The General Plan does include “Major Intersections” on Transportation Element Figure 7-2: Functional Street Classification and Key Intersections (Figure 7-2). The vast majority of instances of the C-I land designation in the City are at or near “Major Intersections” as shown in Figure 7-2. However, there is at least one instance in which a parcel is currently designated as C-I and not at one of the “Major Intersections” listed on Figure 7-2. Based on the lack of reference in Policy LU 3.5 to Figure 7-2 and the fact that at least one other C-I designated parcel is not at one of the “Major Intersections” listed on Figure 7-2, the proposed change to the subject site’s land use designation to C-I appears to be consistent with the General Plan Policy 3.5.

C-I uses are limited to “various commercial and retail services oriented to the traveling public.” See Land Use Policy LU 3.5 in Attachment 2. Consequently, the C-I land use designation provides a much narrower group of allowed uses when compared to C-C. Uses allowed in C-C but not C-I include: All retail trade uses except food and drug stores and eating and drinking establishments; many service-oriented uses including finance, insurance, and real estate, personal, business, professional, medical and health-related, and entertainment and recreation services; hotels, motels, bed and breakfast inns; residential units up to 12 units per acre; a caretaker unit; and religious institutions.

In addition to food and drug stores, and eating and drinking establishments, the only uses allowed in both C-C and C-I are: other services, car wash, public and quasi-public uses, and wireless communications/telecommunications. The only used not allowed in C-C that is allowed in C-I is auto service (gas) station.

Finally, General Plan Table 2-2 does provide one difference between C-I and C-C with respect to building intensity. The maximum structure height in C-C is 35 feet while the maximum building height in C-I is 25 feet.

Western Portion

A land use designation change for the western portion of the subject site from C-C to OS-AR is consistent with the City’s vision for parks and open space as described in

Open Space Element Policy OS 7.5: Open Space for Outdoor Recreation and as illustrated in Open Space Element Figure 3-5: Open Space Plan Map (Figure 3-5). Figure 3-5 identifies the western portion (and a small part of the eastern portion) of the subject site as "Private Recreational Areas" under the category "Open Space for Outdoor Recreation". As such, the land use designation change proposed for the western portion of the subject site is consistent with the existing vision for this site in the General Plan and will therefore have no material effect on the community or the General Plan.

Summary

While a land use designation change from C-C to either C-G or C-I will change the potential uses and may change the character of the subject site, there does not appear to be a compelling issue with a change to either of the two proposed land use categories that demonstrates the change would have a material effect on the community or the General Plan. In addition, the change from C-C to OS-AR for the western portion of the site is consistent with the existing vision as provided in the Open Space Element of the General Plan.

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

Public benefit is provided with the change of land designation for the western portion of the site to OS-AR. The only allowable uses in OS-AR are: Active Recreation; Open Space and Passive Recreation; Golf Course, including customary ancillary uses and structures; and Nature Preserve (see General Plan Table 2-4: Allowable Uses and Standards for Other Land Use Categories). The existing C-C land use designation on the subject site does allow for Entertainment and Recreational Services. However, the C-C land use designation allows for a wide variety of other land use types as well. The OS-AR land use is specifically limited to recreational uses which will provide a public benefit to the community by providing additional recreational opportunities for residents.

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

The subject site is adjacent to Storke Road, a main arterial in the City with proximity to public services. In addition, the provision of public facilities will be addressed as a component of the amendment process. Furthermore, the Applicant provided information in the Environmental Questionnaire required as part of its application that notes a Water Conveyance Agreement between Camino Real, LLC and the Goleta Water District (GWD) executed in 1996 under which GWD agreed to treat and convey 80 acre feet per year to Camino Real and affiliated entities.

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

The amendment proposed is not required under other rules or regulations.

In addition to the General Plan amendment, should initiation occur, the 6975 Santa Felicia Drive project will need to be further reviewed for consistency with the Specific Plan and with the Santa Barbara County Airport Land Use Plan.

The initiation of a General Plan Amendment is not a project under the California Environmental Quality Act (CEQA) because the initiation merely instructs staff to further consider the amendment and does not obligate the City to any further action in the future, and does not result in any direct physical change in the environment or any reasonably foreseeable change in the environment.

FISCAL IMPACTS:

The case processing costs associated with the initiation of the proposed General Plan amendment for 6975 Santa Felicia Drive are being borne by the Applicant.

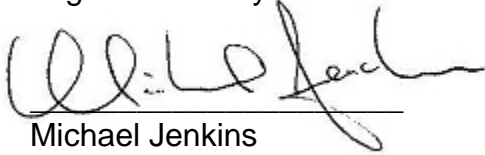
ALTERNATIVES:

The City Council could choose not to initiate processing of the General Plan amendment for Figure 2-1. If not initiated, Figure 2-1 will remain unchanged and the Applicant will not be able to obtain permits for the development of a gas station on the subject site.

Council may also choose to initiate the General Plan amendment but specify particularly which of the two land use designation options for eastern portion of the subject site, C-G or C-I, may move forward for further study.

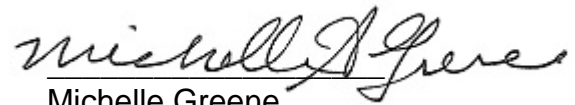
If initiated, City staff will proceed with case processing including environmental review and a General Plan amendment for Planning Commission's consideration and recommendation to the City Council for final action.

Legal Review By:



Michael Jenkins
Interim City Attorney

Approved By:



Michelle Greene
City Manager

ATTACHMENTS:

1. Resolution No. 17-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment for APN 073-440-026; 6975 Santa Felicia Drive"
2. General Plan Land Use Element Excerpts: Policy LU 3.3: Community Commercial (C-C), Policy LU 3.5: Intersection or Highway Commercial (C-I);

Policy 3.7: General Commercial (C-G), and Policy LU 6.3 Open Space/Active Recreation

3. General Plan Table 2-2 Excerpts: Allowable Uses and Standards for Commercial Use Categories - Community Commercial (C-C), Intersection or Highway Commercial (C-I), and General Commercial (C-G)

ATTACHMENT 1

Resolution No. 17-____, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment for APN 073-440-026; 6975 Santa Felicia Drive”

RESOLUTION NO. 17- _

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, INITIATING THE PROCESSING OF AN APPLICANT-REQUESTED GENERAL PLAN AMENDMENT FOR APN 073-440-026; 6975 SANTA FELICIA DRIVE

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 Section 65350 et. seq., authorizes 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 establishes a procedure for the initiation of processing of requests for a General Plan Amendment; and

WHEREAS City Council Resolution No. 12-13 requires 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, consistency with the surrounding community or General Plan, possible public benefits, 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 the Camino Real IV, LLC requests the initiation of a General Plan Amendment to the land use designation to Assessor’s Parcel Number 073-440-026 (Site); and

WHEREAS the General Plan land use designation for the Site is Community Commercial (C-C) and Camino Real IV, LLC 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 Community Commercial (C-C) to a combination of Open Space/Active Recreation (OS-AR) and either Intersection or Highway Commercial (C-I) or General Commercial (C-G); and

WHEREAS the City Council conducted a duly noticed public hearing on October 3, 2017, 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.

The City Council makes the following findings regarding the initiation factors outlined in City Council Resolution No. 12-13:

(a) The amendment proposed may be consistent with the Guiding Principles and Goals of the General Plan as the proposed amendment appears to conform 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 does not dramatically alter the types of land uses allowed on the eastern portion of the subject site because the change is from one commercial land use designation to another thus not providing for additional commercial growth within the City, while the western portion of the site would be limited to only recreational uses which can provide benefit to the City’s current residents. The proposed land use designation change also appears to conform to Land Use Element Guiding Principles and Goals 6 to “Maintain a balanced community, with an appropriate mix of residences, workplaces, and services,” as the proposed land use designation change on the eastern portion of the subject site would continue to be a commercial site and thus not result in a change in the balance of residences, workplaces, and services, while the western portion of the site would provide additional recreational services to better support the City’s current residences and workplaces. Additionally, the proposed land use designation change appears to conform to Open Space Element Guiding Principles and Goals 2 to “Ensure that new parks and recreational services for the public are provided concurrent with new development,” and Open Space Element Guiding Principles and Goals 3 to “Increase the amount of active parks, emphasizing those areas of the community that were relatively underserved as of 2005 and areas designated for future new residential development” as the OS-AR land use designation envisions “public parks and active recreational activities” uses, thus directly supporting these two Open Space Element Guiding Principles and Goals; and

(b) It is anticipated that the proposed amendment may have no material effect on the community or the General Plan based on an analysis of the geographic scope of the amendment requested, the appropriateness of the land use designations proposed for the subject site within the context of the General Plan, and the potential changes in uses allowed when comparing the existing land use designation to the proposed land use. The proposed land use designation change is to change the land use designation on one parcel from one commercial designation to another commercial designation and to an open space designation, thus not causing a fundamental change to the overall land use pattern in the City as provided for in Figure 2-1. A land use designation change from C-C to either C-

G or C-I will change the potential uses and may change the character of the subject site, however, the potential land uses allowed in C-G and C-I are somewhat similar to those allowed in C-C. Additionally, the C-G and C-I land use designations both appear appropriate for the subject site based on the surrounding land uses and the overall land use pattern of the City. Finally, the change from C-C to OS-AR for the western portion of the site is consistent with the existing vision as provided in the Open Space Element of the General Plan; and

(c) The proposed amendment may provide an additional public benefit to the community as compared to the existing land use designation because the OS-AR land use designation is specifically limited to recreational uses which will provide a public benefit to the community by providing additional recreational opportunities for residents; and

(d) The subject site is adjacent to Storke Road, a main arterial in the City with proximity to public services. In addition, the provision of public facilities will be addressed as a component of the amendment process; and

(e) The amendment proposed is not required under other rules or regulations.

(f) The foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2.

The City Council hereby authorizes staff to initiate processing of the proposed General Plan Amendment from C-C to OS-AR and either C-G or C-I. The initiation of the General Plan Amendment does not suggest how the City Council may ultimately act on the General Plan Amendment when it is brought forward for City Council consideration. The initiation of the General Plan Amendment shall not influence the City Council's consideration of the General Plan Amendment.

SECTION 3.

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

PASSED, APPROVED AND ADOPTED this 3rd day of October, 2017.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MICHAEL JENKINS
INTERIM 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. 17-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 3rd day of October, 2017 by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

ATTACHMENT 2

General Plan Land Use Element Excerpts: Policy LU 3.3: Community Commercial (C-C), Policy LU 3.5: Intersection or Highway Commercial (C-I); Policy 3.7: General Commercial (C-G), and Policy LU 6.3 Open Space/Active Recreation

Policy LU 3: Commercial Land Uses [GP/CP]

Objective: *To provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses.*

LU 3.3 Community Commercial (C-C). [GP] The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to 12 units per acre may be permitted subject to approval of a conditional use permit in appropriate locations provided that it is compatible with adjacent uses, does not break up the continuity of commercial use at the sidewalk level, or is not within the airport approach zone as designated in the Safety Element. All community commercial development shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers. Noise levels and hours of operation may be regulated to avoid any potential conflict with adjacent residential uses. The size of any mixed-use developments shall be consistent with street and utility capacities. The Fairview Shopping Center and Calle Real Center are included in this designation.

LU 3.5 Intersection or Highway Commercial (C-I). [GP] This use category is intended to provide for a limited variety of commercial uses of low to moderate intensity located at major roadway intersections. Customers are anticipated to drive to these establishments. Uses are limited to various commercial and retail services oriented to the traveling public, including, but not limited to, gas stations, convenience markets, highway-oriented restaurants, and similar uses.

LU 3.7 General Commercial (C-G). [GP] The purpose of this category is to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities that reduce compatibility with other uses. Appropriate sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. The following criteria and standards apply to lands within this designation:

- a. The permitted uses in this classification have similar characteristics to some industrial uses, and mixed-use developments that include residential uses, except for assisted living residential uses, are not allowed.
- b. While General Commercial uses do not usually generate high volumes of traffic, sites within this designation should be accessible from major arterials in order to minimize the need for traffic to pass through residential areas on local streets.
- c. Uses that require access by heavy vehicles shall be permitted only in locations where the street can support such heavy vehicle traffic and such uses would be compatible with adjacent uses.

Attachment 2 - General Plan Land Use Element Excerpts: Policy LU 3.3: Community Commercial (C-C), Policy LU 3.5: Intersection or Highway Commercial (C-I); Policy 3.7: General Commercial (C-G), and Policy LU 6.3 Open Space/Active Recreation

- d. Heavy commercial uses that may cause noise, air emissions, hazardous materials, or excessive light and glare shall require approval of a conditional use permit.

Policy LU 6: Park and Open Space Uses [GP/CP]

Objective: *To provide land areas for public parks, recreation, and open space land uses and private recreational lands within the city and recognize the importance of their contribution to the overall quality of life in Goleta.*

LU 6.3 Open Space/Active Recreation. [GP/CP] This designation is intended to identify existing or planned areas for public parks and active recreational activities and facilities, such as playgrounds, picnic areas, tennis courts, ballparks, and sports fields. This use category is also intended to apply to significant private outdoor recreational facilities, such as golf courses and privately owned parks. Individual recreational areas may include a mix of passive and active recreational features or improvements. Appropriate caretaker facilities and residences may also be allowed if consistent with the character of the planned uses. The designation may also include storm drainage facilities.

ATTACHMENT 3

General Plan Table 2-2 Excerpts: Allowable Uses and Standards
for Commercial Use Categories - Community Commercial (C-C),
Intersection or Highway Commercial (C-I), and General
Commercial (C-G)

Attachment 3 - General Plan Table 2-2 Excerpts: Allowable Uses and Standards for Commercial Use Categories - Community Commercial (C-C), Intersection or Highway Commercial (C-I), and General Commercial (C-G)

Allowed Uses and Standards	Commercial Use Categories		
	C-C	C-I	C-G
Retail Trade			
Large-Scale Retail Establishments	X	–	–
General Merchandise	X	–	X
Food and Drug Stores	X	X	X
Apparel and Specialty Stores	X	–	X
Building/Landscape Materials and Equipment	X	–	X
Eating and Drinking Establishments	X	X	X
Other Retail Trade Establishments	X	–	X
Coastal-Related Commercial	X	–	–
Services (Including Offices)			
Finance, Insurance, and Real Estate	X	–	X
Personal Services	X	–	X
Business Services	X	–	X
Information Technology Services	–	–	X
Professional Services	X	–	X
Medical and Health-Related Services	X	–	–
Educational Services	–	–	X
Entertainment and Recreation Services	X	–	–
Building and Construction Services	–	–	X
Other Services	X	X	X
Transient Lodging and Services			
Resorts	–	–	–
Hotels, Motels, Bed and Breakfast Inns	X	–	–
RV Parks	–	–	X
Other Visitor Services and Attractions	–	–	X
Auto-Related Uses			
Retail – Automotive Sales and Rentals	–	–	X
Auto Repair and Painting	–	–	X
Auto Wrecking Yard/Junk Yard	–	–	X
Auto Service (Gas) Station	–	X	X
Car Wash	X	X	X
Wholesale Trade and Storage			
General Wholesale Trade	–	–	X
Warehousing – General	–	–	X
Warehousing – Self-Storage	–	–	X
Outdoor Storage	–	–	X
Residential Uses			
Residential Units	X	–	–
One Caretaker Unit	X	–	X
Assisted-Living Residential Units	–	–	X
Other Uses			
Religious Institutions	X	–	X
Public and Quasi-public Uses	X	X	X
Wireless Communications/Telecommunications	X	X	X
Standards for Density and Building Intensity			
Recommended Standards for Density			
Maximum Residential Density	12/acre	N/A	20/acre
Recommended Standards for Building Intensity			
Structure Height	35 feet	25 feet	35 feet
Maximum Lot Coverage Ratio	N/A	N/A	N/A