

ITEM C.1

CONSIDERATION OF INITIATION OF A GENERAL PLAN AMENDMENT FOR 6975 SANTA FELICIA DRIVE



City Council

October 3, 2017

Presentation by:

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Anne Wells, Advance Planning Manager

The General Plan

- Goleta General Plan adopted 10-2-06; Amended 16 times
- Land Use Element includes Land Use Plan Map and Related Land Use/Standards Tables

Goleta General Plan/Coastal Land Use Plan

2.0 Land Use Element

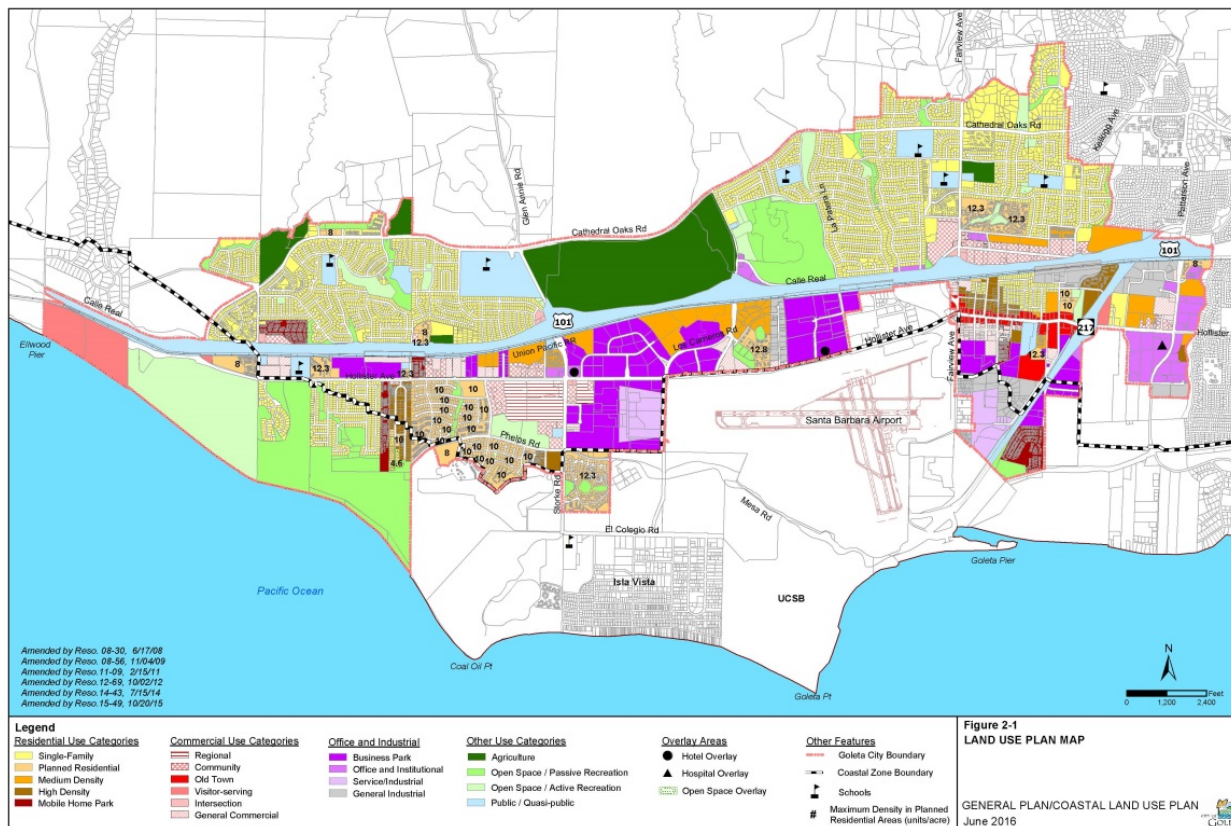
**TABLE 2-2
ALLOWABLE USES AND STANDARDS FOR COMMERCIAL USE CATEGORIES**

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
Apparel and Specialty Stores	X	X	X	—	—	X
Building and Landscape Materials and Equipment	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	—	—
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
Residential Uses						
Residential Units	—	X	X	—	—	—
Care Center/Unit	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	12/acre	20/acre	N/A	N/A	20/acre
Recommended Standards for Building Intensity						
Structure Height	35 feet	35 feet	30 feet	35 feet	25 feet	35 feet
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A	N/A	N/A

Notes:
 1. Use Categories: C-R – Regional Commercial; C-C – Community Commercial; C-OT – Old Town Commercial; C-VS – Visitor Commercial; C-I – Intersection Commercial; C-G – General Commercial.
 2. X indicates use is allowed in the use category; – indicates use not allowed.
 3. General Note: Some uses requiring approval of a conditional use permit are as set forth in text policies, and others are specified in the zoning code.
 4. Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use.
 5. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.
 6. N/A = Not applicable.
 (Amended by Reso. 08-30, 6/17/08 and Reso. 08-32, 5/18/09)

September 2006

2-13



Purpose of GPA Initiations

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

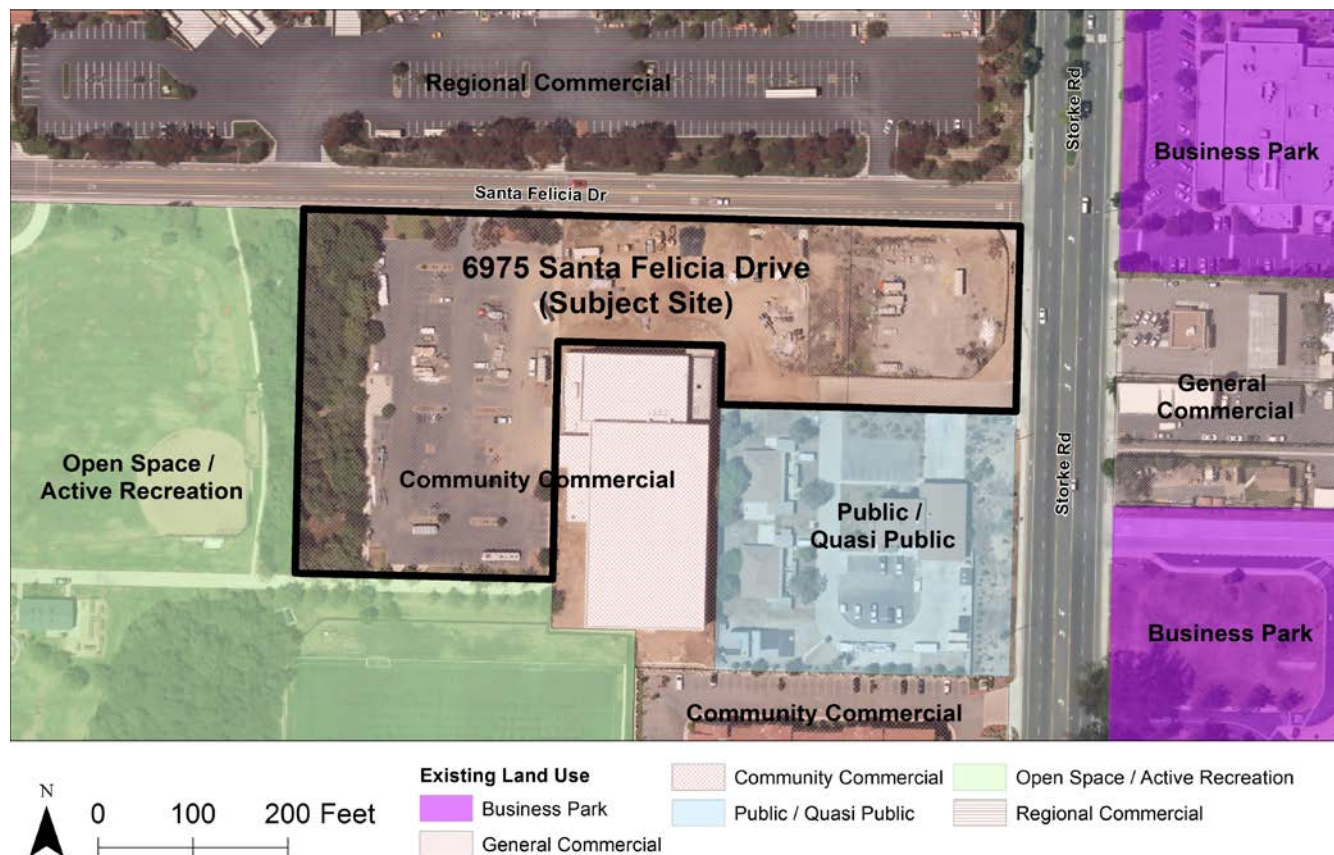
GPA Initiation Process

Council Reso. 12-13 outlines 5 factors Council must consider when deciding whether to initiate a GPA:

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.

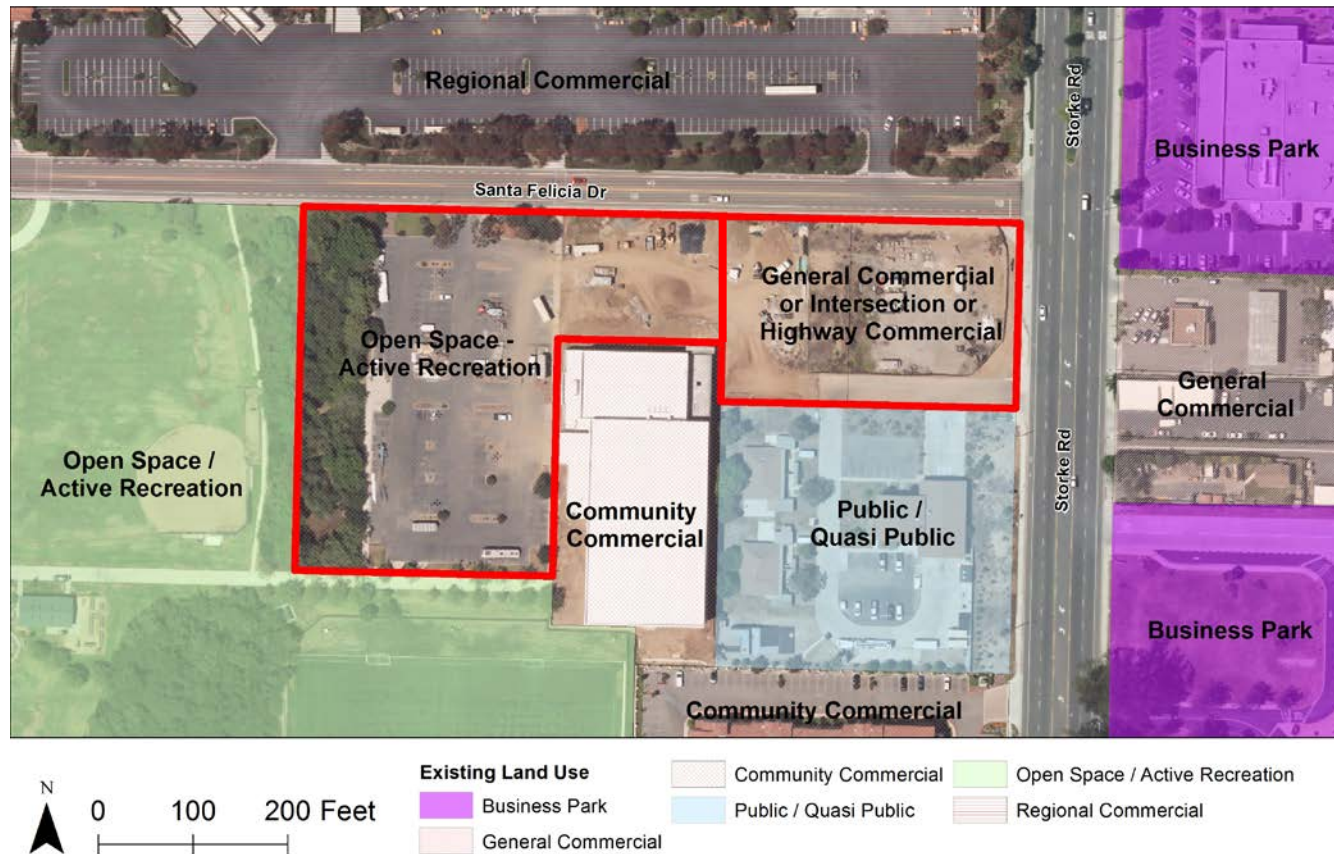
Purpose of Hearing

- Consider Applicant request to initiate a GPA for a land use designation change for further study for 6975 Santa Felicia Drive



General Plan Amendment Request

- Request is to change site from Community Commercial (C-C) to Open Space–Active Recreation (OS-AR) (western portion) and Intersection or Highway Commercial (C-I) or General Commercial (C-G) (eastern portion)
- Gas station not allowed in C-C but allowed in C-G and C-I



Initiation Factors

Factor 1

Land Use Element Guiding Principle and Goals (GPGs)

- GPG 4 “Maintain economic prosperity with a sustainable economy that is not based on growth”
- GPG 6 “Maintain a balanced community, with an appropriate mix of residences, workplaces and services”

Open Space Element GPGs

- GPG 2 “Ensure that new parks and recreational services for the public are provided concurrent with new development”
- GPG 3 “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”

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

Initiation Factors

Factor 2 Effect on Community or General Plan

- Changing one parcel from one commercial designation to another and to an open space designation does cause a fundamental change to the City's overall land use pattern as provided for in Figure 2-1
- Analysis broken down into three land use designation in Applicant request: C-G, C-I, and OS-AR

Initiation Factors

Factor 3 Public Benefit

- Public benefit is provided with the change of land designation for the western portion of the site to OS-AR.
- OS-AR land use is specifically limited to recreational uses which will provide a public benefit to community

Initiation Factors

Factor 4 Availability of Public Facilities

- The subject site is adjacent to Storke Road, a main arterial in the City with proximity to public services. *Public facilities would continue to be evaluated if initiated for further study.*

Factor 5 Other Rules and Regulations

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

Process If Initiated

- Initiation is the first step of the planning process
- Staff will:
 - Process the GPA request with any future project application
 - Review for consistency with the Camino Real Specific Plan and Development Plan
 - Conduct environmental review for the GPA (and any associated project)
 - Consult with other agencies
- Design Review Board will consider proposal
- Planning Commission will consider the GPA and related actions
- City Council will consider the GPA and related actions

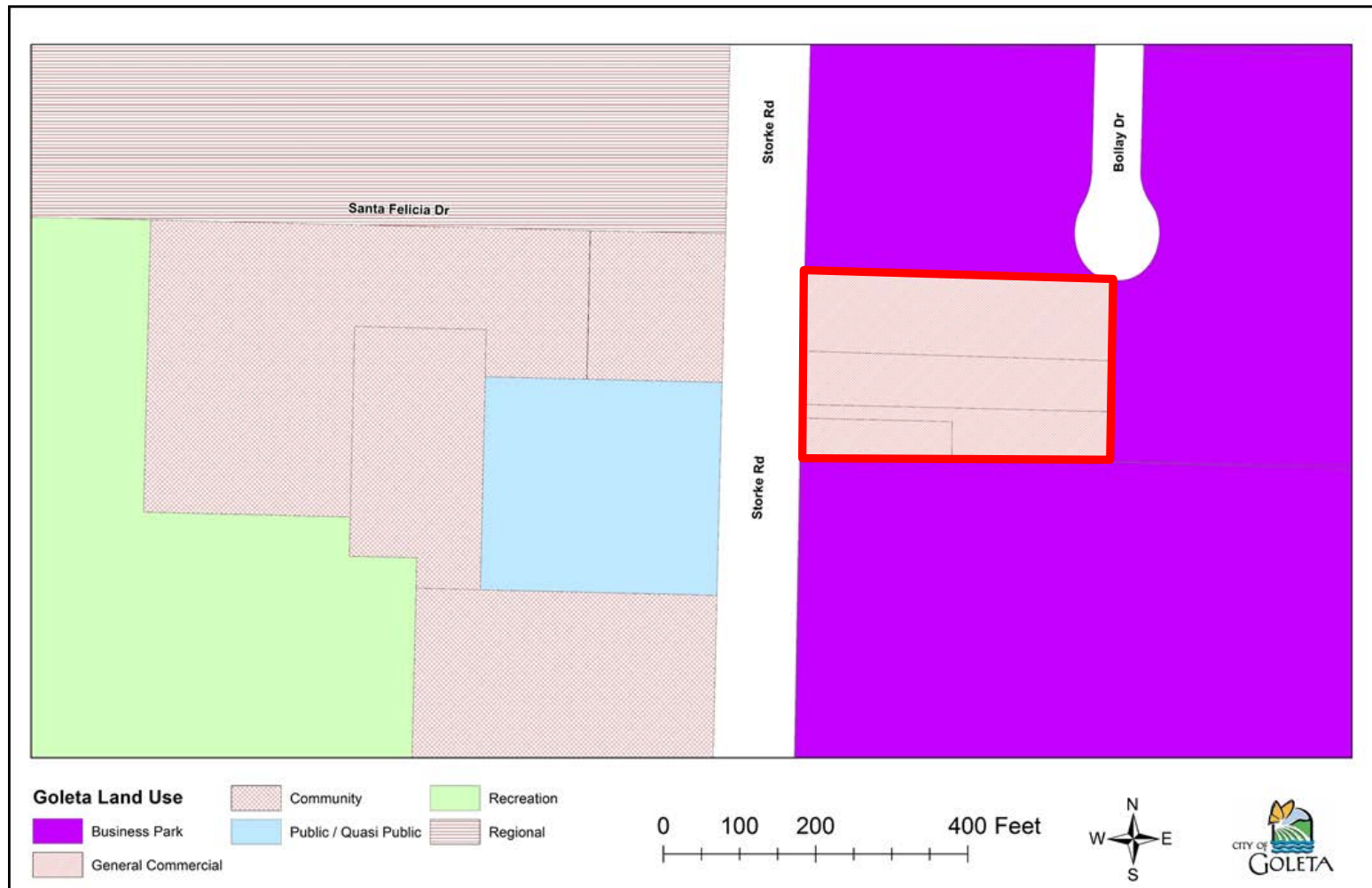
City Council Recommendation

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”

Initiation Factors

Factor 2 Continued

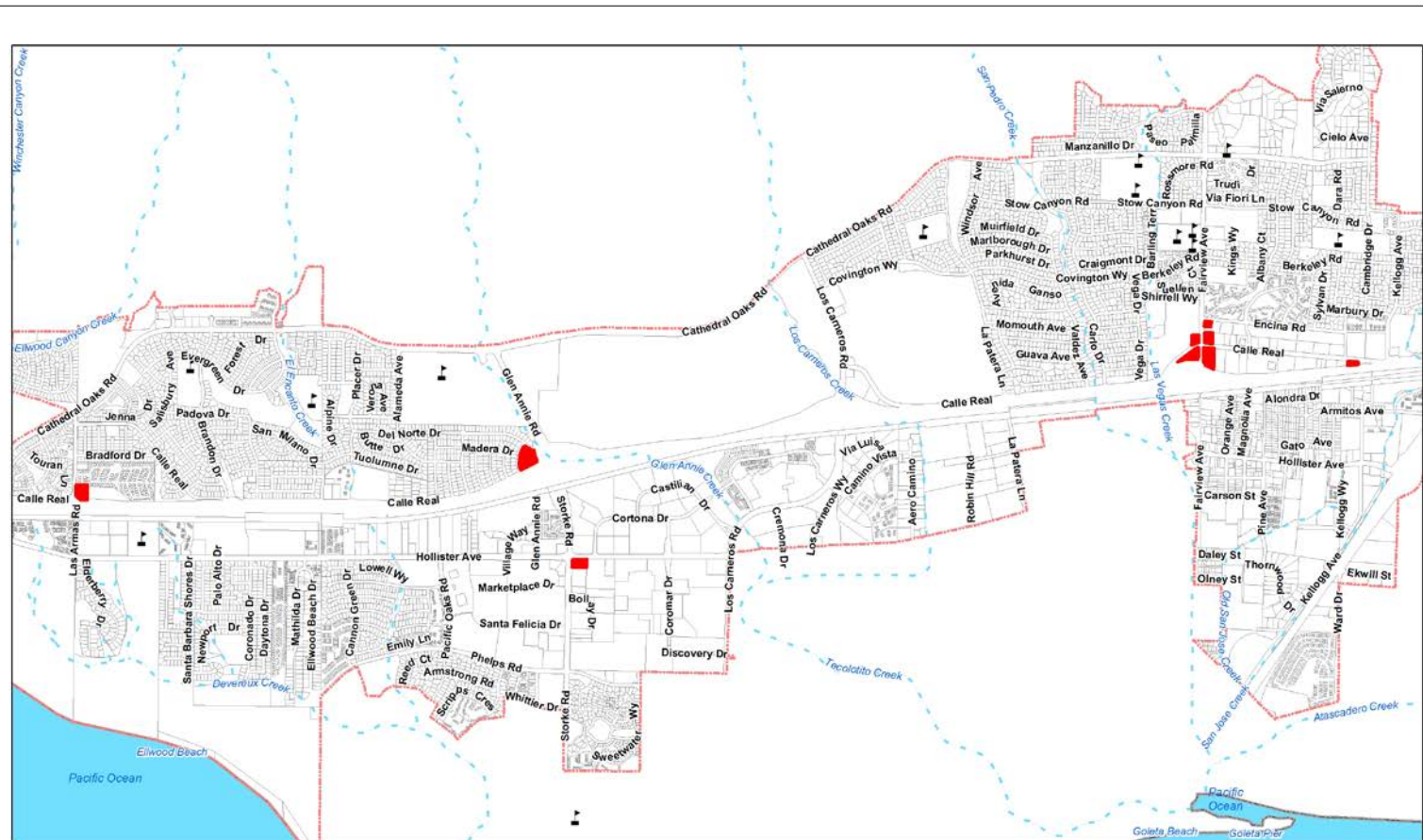
- C-G is already present in the vicinity



Initiation Factors

Factor 2 Continued

C-I is often located at an intersection and surrounded with other land use types; not always at signalized intersections



C-I Land Use Designated Parcels - In Red

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

Allowed Uses and Standards	Commercial Use Categories		
	C-C	C-I	C-G
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			
<i>Recommended Standards for Density</i>			
Maximum Residential Density	12/acre	N/A	20/acre
<i>Recommended Standards for Building Intensity</i>			
Structure Height	35 feet	25 feet	35 feet
Maximum Lot Coverage Ratio	N/A	N/A	N/A

Initiation Factors

Factor 2 Continued

- OS-AR Supports General Plan Open Space vision

