

# CONSIDERATION OF INITIATION OF A GENERAL PLAN AMENDMENT FOR 7780 HOLLISTER AVENUE

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## City Council

May 21, 2019

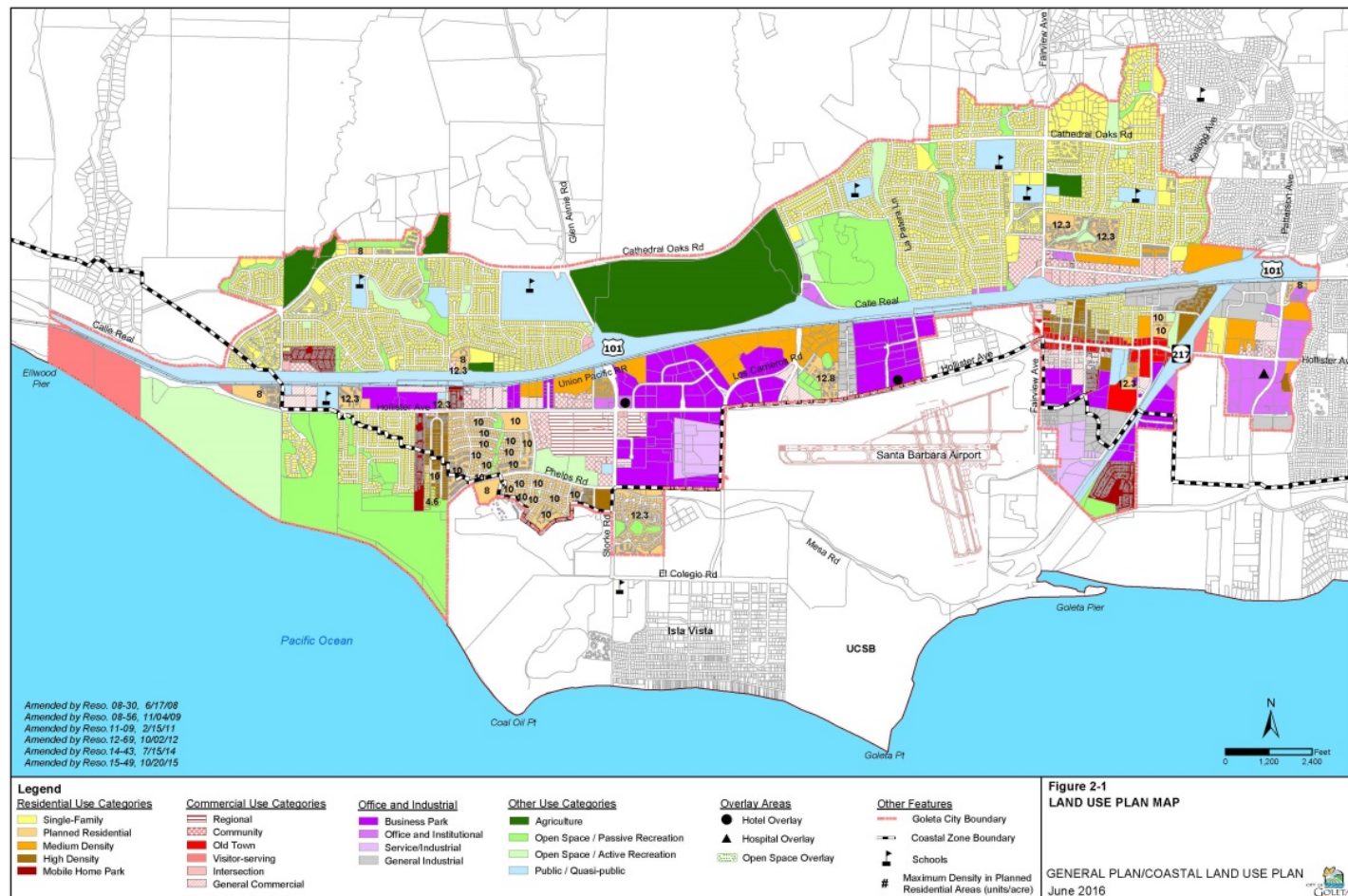
*Presentation by:*

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Lisa Prasse, Current Planning Manager

# The General Plan

- Goleta General Plan adopted 10/2/06, amended 19 times
- General Plan Land Use Plan Map

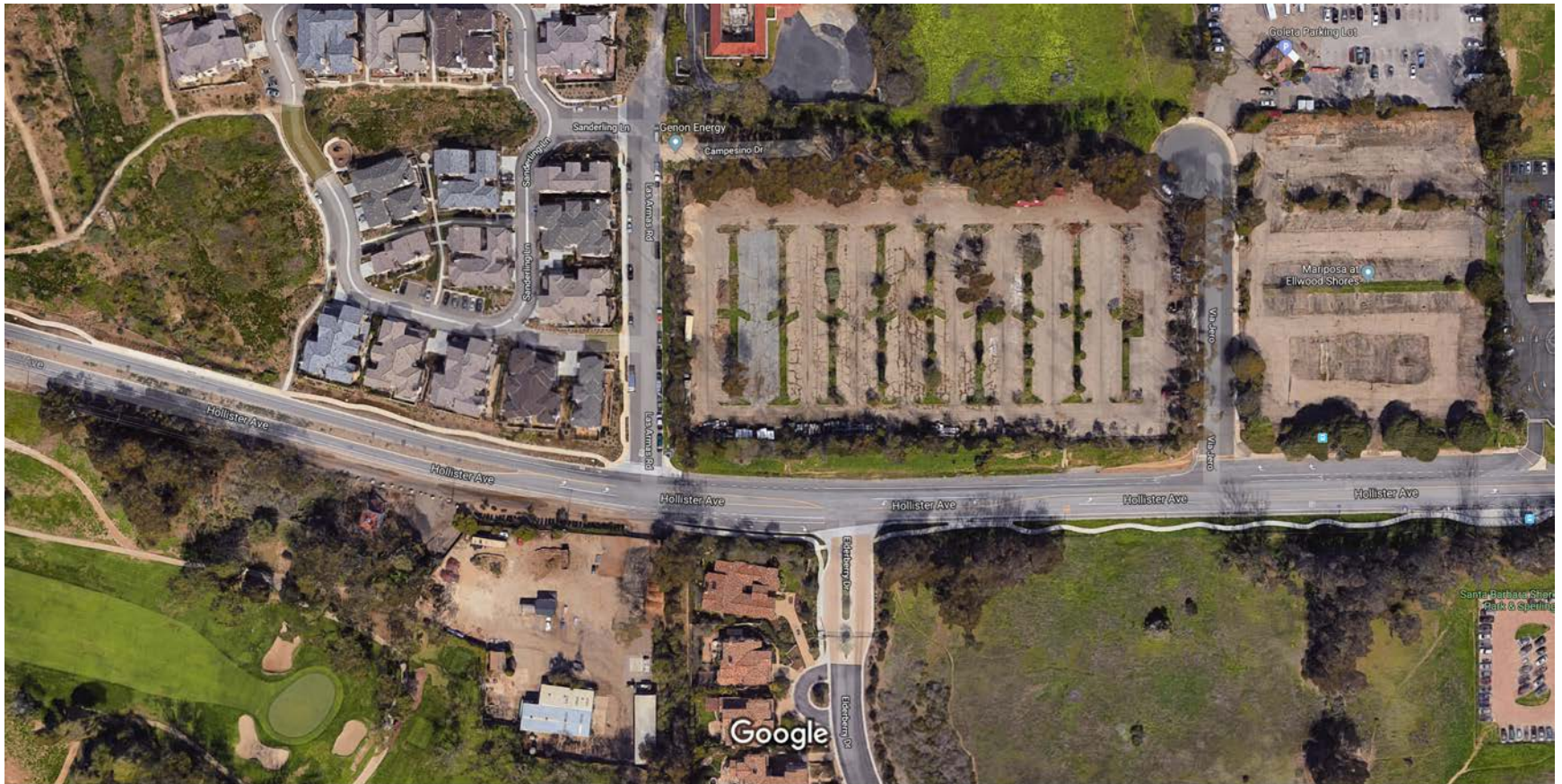


# Purpose of General Plan Amendment Initiations

- 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

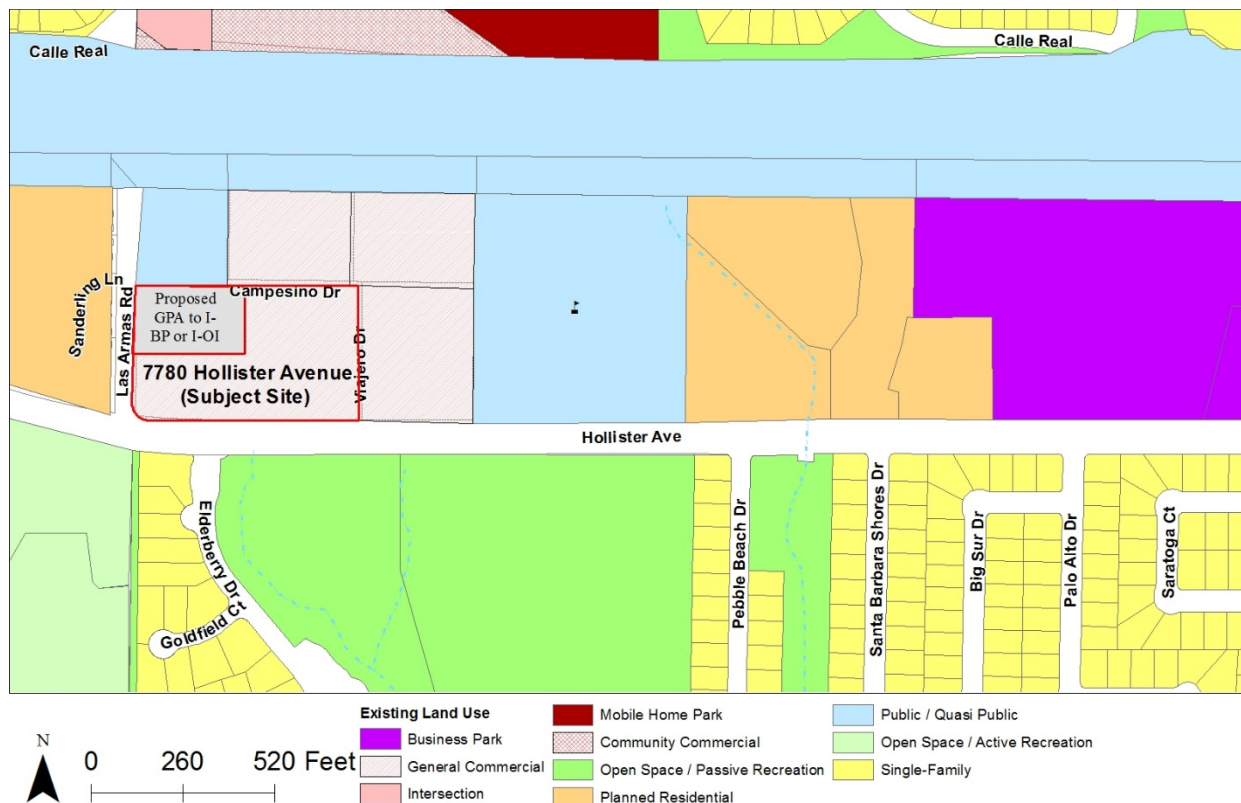


# Project Site Aerial



# Purpose of Hearing

Consider initiation of a GPA for a land use designation change of a portion of 7780 Hollister Avenue (approximately 1.3 acres of the 5-acre site)



# General Plan Amendment Request

- The current General Plan land use designation is General Commercial (C-G)
- The applicant desires a future utility scale energy storage project, which is allowed under Business Park (I-BP) and Office and Institutional (I-OI).
- The applicant is requesting Council initiate the study of a change from C-G to I-BP or I-OI.

# Background

- On December 12, 2018, the applicant submitted a request for a utility scale energy storage project at the subject site.
- On February 7, 2019, the Energy/Green Issues Standing Committee discussed utility-scale energy storage.
- The energy storage project requires a General Plan Amendment for the subject site.
- Enel and Sovereign Energy are one of only two energy storage project proposals selected by SCE for Goleta.

# GPA Initiation Process

5 factors Council must consider:

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.



# Initiation Factors

## Factor 1: Land Use Element Guiding Principle and Goals (GPG)

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

*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

- Not a fundamental change to the City's overall land use pattern as provided for in Figure 2-1.
- The allowable uses under I-BP and I-OI may be less impactful than the C-G use.
- Approximately 4.4-acres will remain available for commercial development.

# Initiation Factors

## Factor 3: Public Benefit

- The proposed amendment may provide public benefit to the community as the uses allowed under the I-BP and I-OI land use designations are potentially more compatible with the adjacent uses.
- The proposed amendment may expand employment opportunities in the community.
- The proposed amendment will allow for utility projects which may help to improve the resiliency of the local electrical grid.

# Initiation Factors

## Factor 4: Availability of Public Facilities

- The subject site is near Hollister Avenue, a main arterial in the City, with proximity to public services including the electrical distribution network needed.

## 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 associated project application
  - ✓ Review for consistency with the Sovereign Energy Storage Project
  - ✓ Conduct environmental review for the GPA (and other associated components)
  - ✓ 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



# Recommendation

Adopt Resolution 19-\_\_\_, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment on a portion of 7780 Hollister Avenue; APN 079-210-056”

# Final SCE-RFO Projects

## Project Portfolio

- ◆ The **195 MW** of battery-based energy storage resources are comprised of **seven projects**, electrically connect through Santa Clara and Goleta substations:

Seller	Project	Resource Type	City	Capacity (MW)	Commercial Online Date
AltaGas	Goleta	ES-RA Only	Goleta	40	December 2020
Enel	Hollister	ES-RA Only	Goleta	10	March 2021
Ormat	Vallecito	ES-RA Only	Carpinteria	10	December 2020
Strata	Saticoy	ES-RA Only	Oxnard	100	December 2020
Swell	SC/G	BTM-DR	Santa Barbara & Ventura Counties	14	January 2021
Able Grid	Silverstrand	ES-RA Only	Camarillo	11	March 2021
E.ON	Painter	ES-RA Only	Carpinteria	10	March 2021