



TO: Mayor and Councilmembers

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Mary Chang, Supervising Senior Planner
Chris Noddings, Assistant Planner

SUBJECT: Consideration of Initiation of a General Plan Amendment for 5631 Calle Real; APNs 069-160-057, -058

RECOMMENDATION:

Adopt Resolution No. 20-____, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of an Applicant-Requested General Plan Amendment at 5631 Calle Real; APNs 069-160-057, -058” (Attachment 1).”

BACKGROUND:

General Plan Amendment Initiation

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 22 occasions. The most recent amendment occurred on December 3, 2019 regarding inclusionary rental housing units.

The General Plan Amendment (GPA) process is governed by Article 6 of State Planning and Zoning Law (Government Code Sections 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 GPAs be referred to the City Council for initiation at a public hearing prior to processing.

Resolution No. 12-13 lists five factors the City Council must consider for the initiation of a GPA. 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 GPA and the related environmental document are 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.

Site Information

The 4,355-square-foot subject site is located on the south side of Calle Real, between Kingston Avenue and North Kellogg Avenue. The current General Plan land use designation at the subject site is Public/Quasi Public (P-QP) and the zoning is Retail Commercial (C-2). Land uses surrounding the subject site include Intersection Commercial (C-I) to the west (the Valero gas station), P-QP to the south and east (Highway 101 and Calle Real), and Community Commercial (C-C) to the north. The area surrounding the subject site and existing land uses of those sites are shown on Figure 1 below.

The subject site was developed with a 1,500 SF, two-story retail commercial office under Permit Number 95-LUS-392, issued by the County of Santa Barbara on September 15, 1998. The first floor was permitted for retail commercial use and the second floor was permitted for office use. Subsequently, on April 21, 2000, a Zoning Exemption was issued to convert the first floor to office space. At the time the two-story retail commercial building was approved, the County's General Plan designation on the property was General Commercial and the zoning was C-2.

In 2006, Figure 3.10-1 (Existing Land Uses) of the Final Environmental Impact Report (FEIR) for the General Plan identified the existing use of the subject site as "Office." Figure 3.10-4 (Proposed Land Use Map) of the FEIR changed the designation to P-QP. It is not clear why this change was made.

Currently, the first floor of the site is used for real estate services (Suncoast Realty) and the second floor is used for personal services (New Life Day Spa). Both uses are allowed under existing zoning (C-2, Retail Commercial), but are considered legal non-conforming with respect to the current land use designation (P-QP).



Figure 1: 5631 Calle Real and Surrounding Land Use Designations (Existing)

Land Use Designation Legend:

- Purple: Public/Quasi-Public (P-QP)
- Orange: Community Commercial (C-C)
- Gray: Intersection Commercial (C I)
- Yellow: Medium-Density Residential (R-MD)

DISCUSSION:

On December 17, 2019, Sarah Bronstad of Vanguard Planning, Inc. (Agent) submitted a request for the initiation of a GPA on behalf of The Sun Group, LLC (property owner). The GPA initiation request is to study a change to the land use designation, as established on General Plan Figure 2-1, Land Use Plan Map, at 5631 Calle Real (Assessor's Parcel Numbers [APNs] 069-160-057 and -058). The Applicant is requesting to change the site's land use designation shown on Figure 2-1 of the General Plan from Public/Quasi Public (P-QP) to Community Commercial (C-C) to reflect the existing on-site, permitted development. No physical changes to the already-developed property are currently proposed.

General Plan policy LU 5.2 defines the intent of the P-QP land use designation as follows (the full text is provided in Attachment 2):

This designation is intended to identify existing and planned land areas for public facilities, such as, but not limited to, community centers, governmental administration, governmental operations, libraries, and public schools. The designation also allows quasi-public uses, such as private schools, religious institutions, lodges, social clubs, day care centers, and similar uses. Land within the rights-of-way for US-101 and SR-217 are also designated within this use category.

General Plan policy LU 3.3 defines the intent of the C-C land use designation as follows (the full text is provided in Attachment 2):

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.

Before adoption of the New Zoning Ordinance (NZO), the zoning on the property is C-2. The intent the C-2 (Retail Commercial) zoning is "[t]o provide areas for local retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community." The proposed GPA would make the subject property's land use designation consistent with the commercial zoning in place prior to the adoption of the NZO. In addition, both of the site's existing uses (real estate services and personal services) would be made fully legal with respect to the site's land use designation.

If the NZO is adopted as currently envisioned, the zoning for all properties within the City of Goleta will be updated to match the associated General Plan land use designation. At the subject site, the zoning on the property will be modified to P-QP. As such, upon adoption of the NZO, the subject site would become legal non-conforming with respect to its zoning in addition to its existing legal non-conforming status with respect to its land use designation. Therefore, if the GPA is initiated, it is anticipated that the applicant will also request the property be re-designated and re-zoned back to a commercial zoning

designation (likely Community Commercial) in order to make the zoning and the General Plan designations consistent with one another. If initiated, the GPA (and anticipated rezone) would be reviewed together with any required permits and associated reviews (e.g., CEQA review).

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

1. The proposed General Plan Amendment is consistent with the Guiding Principles and Goals of the City's General Plan.

The proposed GPA is consistent with the City's Land Use Element Guiding Principles. In particular, the proposed GPA is consistent with Goal 4, to "Maintain economic prosperity with a sustainable economy that is not based on growth." As described in greater detail below (see discussion on factor numbers 2 and 3):

- The existing land use designation is inconsistent with nearby land use designations on Calle Real, but these nearby land use designations are consistent with the requested GPA (to C-C);
- The property is legal non-conforming with respect to its existing land use designation (P-QP), making potential commercial uses of the site difficult or impossible to pursue; and
- It is unlikely that the project site would be used for public or quasi-public uses (its current land-use designation), given its small size and shape.
- It is unclear why the project site was designated for public or quasi-public uses, given that its existing (permitted) uses are not those typically associated with the P-QP designation, such as roads, public buildings, public facilities, or utilities.

The proposed GPA would resolve the above issues and therefore would contribute to a sustainable, local economy.

Additionally, the proposed land use designation change is consistent with Land Use Element's Guiding Principle and Goal 6, to "Maintain a balanced community, with an appropriate mix of residences, workplaces, and services" as Community Commercial (C-C) uses are already occurring on the site and are generally more appropriate than P-QP uses on the site.

Further, the proposed land use designation change is consistent with Land Use Element's Guiding Principle and Goal 10, to "Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood." The site is zoned for retail commercial (C-2) prior to adoption of the NZO, was originally permitted for retail and office uses, is already being used with C-C uses, and is generally surrounded by C-C uses. No physical changes to the already developed property are currently proposed.

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

2. **The proposed General Plan Amendment will have no material effect on the community or the General Plan.**

The project site was originally permitted as a space for small-scale commercial office/retail use, consistent with the proposed C-C land use designation. Furthermore, the site is zoned for retail commercial prior to adoption of the NZO and is currently used for services allowed in C-C land use designation. Moreover, with the exceptions of the adjacent Highway 101, Calle Real, and Intersection Commercial (gas station) uses, all designated land uses in the vicinity are Community Commercial, consistent with the requested GPA. Therefore, the proposed land use designation change is consistent with the existing character of the surrounding area.

Given the subject site's small size and its location along a commercial corridor, it is unlikely that the project site would be used for public or quasi-public uses such as a community center, governmental administration, governmental operations, library, school (public or private), religious institution, lodge, social club, day care center, or similar use. It is also not within the right-of-way of U.S. 101. Therefore, the proposed land use designation change would not cause a fundamental change to the overall land use pattern of the City.

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

As previously mentioned, the existing land uses of the subject site are considered legal non-conforming with respect to its land use designation and it is anticipated that adoption of the NZO will expand the legal non-conforming status to also include the site's current zoning. When a property has a legal non-conforming status, many potential uses of the site can become difficult or impossible to pursue. Issues include, and are not necessarily limited to, (1) modifying or redeveloping the site; (2) rebuilding following a catastrophic loss of one or more structures on the site; and (3) obtaining financing (e.g., a business loan) to support new or ongoing business operations. By resolving the legal non-conforming status of the property, the proposed GPA would provide a public benefit by supporting three of the Guiding Principles and Goals of the City's General Plan (see discussion above regarding factor #1).

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 fully developed and is served by public facilities. In addition, no physical changes to the already developed property are currently proposed. As such, public facilities are available to serve the affected site.

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

The proposed General Plan Amendment is not required under other rules or regulations.

CEQA REVIEW

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, or 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 GPA will be paid by the applicant.

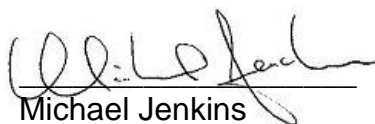
ALTERNATIVES:


The City Council could choose not to initiate processing of the General Plan amendment for Figure 2-1. If not initiated, the map will remain unchanged and the applicant will continue to operate in a legal non-conforming status with respect to Land Use Designation. Further, the legal non-conforming status would be expanded to include the property's zoning, if the New Zoning Ordinance is adopted as currently drafted.

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:

Approved By:


Michael Jenkins
City Attorney


Michelle Greene
City Manager

ATTACHMENTS:

1. Resolution No. 20-___, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of an Applicant-Requested General Plan Amendment at 5631 Calle Real; APNs 069-160-057, -058"
2. General Plan Land Use Element Excerpts:
 - a. Policy LU 3.3: Community Commercial (C-C).
 - b. Policy LU 5.2: Public and Quasi/Public Use (P-QP).
3. PowerPoint Presentation

ATTACHMENT 1

A Resolution of The City Council of The City of Goleta, California, Initiating The Processing of An Applicant-Requested General Plan Amendment at 5631 Calle Real; APNs 069-160-057, -058

RESOLUTION NO. 20- _

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA,
CALIFORNIA, INITIATING THE PROCESSING OF AN APPLICANT-
REQUESTED GENERAL PLAN AMENDMENT AT 5631 CALLE REAL;
APNS 069-160-057, -058**

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 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, on December 17, 2019, The Sun Group, LLC requested the initiation of a General Plan Amendment to the land use designation to Assessor’s Parcel Numbers 069-160-057 and -058 (Site); and

WHEREAS the existing General Plan land use designation for the Site is Public/Quasi-Public (P/QP) and The Sun Group, 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 Public/Quasi-Public (P/QP) to Community Commercial (C-C) to allow the Site to be consistent with (1) the Site’s zoning (Retail Commercial [C-2]) before adoption of the New Zoning Ordinance (NZO); (2) nearby land use designations on Calle Real; (3) the Site’s original Land Use Permit (95-LUS-392); and (4) the site’s existing uses (real estate services and personal services); and

WHEREAS the City Council conducted a duly noticed public hearing on March 3, 2020, 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 statements regarding the initiation factor/criteria 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. First, 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 would potentially allow the site to be used for a greater variety of appropriate land uses while simultaneously resolving several inconsistencies with existing permits, land use, and zoning without the need for physical change or development of the Site. Second, the proposed amendment 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 Community Commercial (C-C) uses are already occurring on the site and are generally more appropriate than P-QP uses on the Site. Third, the proposed amendment appears to conform to Land Use Element Guiding Principles and Goals 10, to “Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood” as the Site is already being used with C-C uses, is generally surrounded by C-C uses, and no physical changes to the already-developed property are currently proposed; and

(b) It is anticipated that the proposed amendment to C-C would have no material effect on the community or the General Plan because the Site was originally permitted for small-scale commercial office/retail use, consistent with the proposed C-C land use designation; is zoned for retail commercial prior to adoption of the NZO; is currently used for services allowed in C-C land use designation; and is unlikely to be used for uses allowed in the P-QP land use designation. As a result, the change would not cause a fundamental change to the overall land use pattern in the City; and

(c) The proposed amendment may provide an additional public benefit to the community as compared to the existing land use designation because uses allowed under the C-C land use designations are potentially more compatible with the Site as well as the adjacent uses. By resolving the legal non-conforming status of the Site, the amendment has the potential to provide a public benefit through expanded employment opportunities in the community; and

(d) The Site is fully developed, served by public facilities, and is adjacent to Calle Real, a main arterial in the City with proximity to public services. In addition, no new development or other physical changes are currently proposed; and

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

(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 to Community Commercial Land Use Designation. 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 March 2020.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MICHAEL JENKINS
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. 20-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 3rd day of March, 2020 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)
and LU 5.2: Public/Quasi Public (P-QP)

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.

Policy LU 5: Public and Quasi-Public Land Uses [GP/CP]

Objective: *To provide land areas for governmental administration and operations, schools, fire stations, and other public and institutional uses within the city.*

LU 5.2 Public and Quasi-Public Use (P-QP). [GP] This designation is intended to identify existing and planned land areas for public facilities, such as, but not limited to, community centers, governmental administration, governmental operations, libraries, and public schools. The designation also allows quasi-public uses, such as private schools, religious institutions, lodges, social clubs, day care centers, and similar uses. Land within the rights-of-way for US-101 and SR-217 are also designated within this use category. Public and quasi-public uses are also permitted in various other land use categories in order to provide maximum flexibility in determining locations for future public facilities. The Public and Quasi-Public use category does not include public and private parks, recreation, or open space, which are accommodated in a separate use category.

**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	-	-
Cannabis Storefront Retail	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	-	-	-
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
Cannabis Microbusiness	-	-	-	-	-	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.						
7. Accessory uses to the allowed uses in this table are regulated through zoning.						
* Cannabis microbusiness, as defined by Section 26070 of the California Business and Professions Code, is allowed on parcels designated C-G only where a cannabis business legally existed prior to June 16, 2009.						
(Amended by Reso. 08-30, 6/17/08, Reso. 09-32, 5/19/09, and Reso. 19-21, 4/16/19)						

**TABLE 2-4
ALLOWABLE USES AND STANDARDS FOR OTHER LAND USE CATEGORIES**

Allowed Uses and Standards	Other Land Use Categories			
	AG	OS-PR	OS-AR	P-S
Residential Uses				
One Single-Family Detached Dwelling per Lot	X	-	-	-
Farmworker Residential Units	X	-	-	-
Second Residential Dwelling Unit	X	-	-	-
Caretaker Residential Unit	-	-	X	X
Agricultural Uses				
Orchards and Vineyards	X	-	-	-
Row Crop Production	X	-	-	-
Specialty Agriculture and Floriculture	X	-	-	-
Livestock Grazing	X	-	-	-
Small-Scale Confined Animal Operations	X	-	-	-
Small-Scale Agricultural Processing	X	-	-	-
Small-Scale Greenhouses	X	-	-	-
Sale of On-Site Agricultural Products	X	-	-	-
Other	X	-	-	-
Open Space and Outdoor Recreation				
Active Recreation	-	-	X	X
Open Space and Passive Recreation	-	X	X	X
Golf Course, including customary ancillary uses and structures	-	-	X	X
Nature Preserve	-	X	X	X
Public and Quasi-public Uses				
General Government Administration	-	-	-	X
Fire Stations	X	-	-	X
Schools (Public and Private)	-	-	-	X
Other Government Facilities	-	-	-	X
Other Uses				
Religious Institutions	-	-	-	X
Small-Scale Residential Care Facility	X	-	-	-
Small-Scale Day Care Center	-	-	-	X
Wireless Communications/Telecommunications	X	-	-	X
Recommended Standards for Building Intensity				
Structure Height	N/A	N/A	N/A	N/A
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A
Notes: 1. Use Categories: AG: Agriculture; OS-PR: Open Space/Passive Recreation; OS-AR: Open Space/Active Recreation; P-S: Public and Quasi-public Uses. 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. 6. Accessory uses to the allowed uses in this table are regulated through zoning. (Amended by Reso. 08-30, 6/17/08, Reso. 09-32, 5/19/09, and Reso. 19-21, 4/16/19)				

Attachment 3
PowerPoint Presentation

CONSIDERATION OF INITIATION OF A GENERAL PLAN AMENDMENT FOR 5631 CALLE REAL



City Council

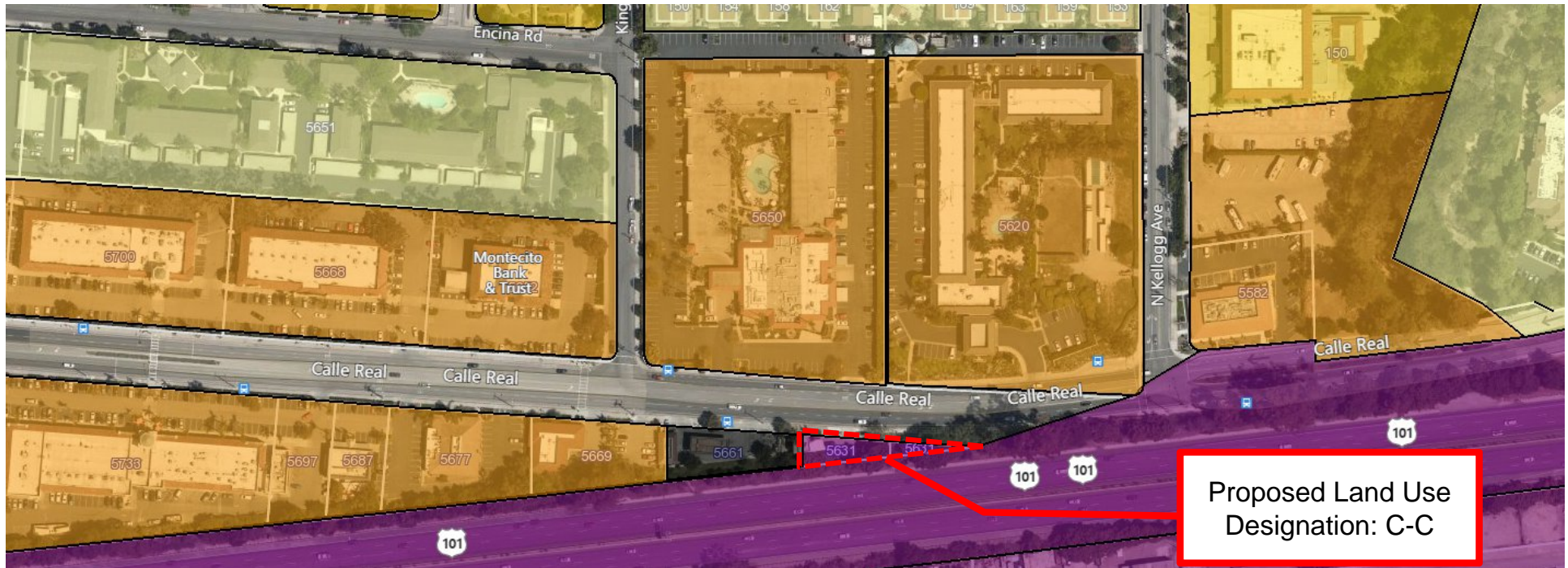
March 3, 2020

Presentation by:
Chris Noddings, Assistant Planner
Mary Chang, Supervising Senior Planner

Background/Request

- Site: 4,355-SF (0.1-acre)
- 1998 permit: 1,500-SF, 2-story retail and office building (current uses are Real Estate Office and Personal Services)
- Current Zoning: Retail Commercial (C-2)
- 2006 General Plan: Public/Quasi-Public (Changed from County designation of General Commercial)
- Request is to change General Plan designation to Community Commercial (C-C). No physical changes proposed.

Project Site and Surrounding Land Uses



Land Use Designation Legend:

- Purple: Public/Quasi-Public (P-QP)
- Orange: Community Commercial (C-C)
- Gray: Intersection Commercial (C I)
- Yellow: Medium-Density Residential (R-MD)

Initiation Factors

Factor 1: Consistency with the Land Use Element Guiding Principle and Goals (GPG)

→ Consistent with GPG 4, 6, and 10.

Factor 2: No material effect on community or General Plan.

→ Existing uses; surrounding uses; no development.

Factor 3: Proposed amendment provides public benefit.

→ Resolves inconsistency between existing uses and General Plan designation.

Factor 4: Public facilities are available.

→ Project site is fully developed & served by public facilities.

Factor 5: Amendment required under other rules or regulations.

→ Amendment is not required.

Recommendation

Adopt Resolution 20-___, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of an Applicant-Requested General Plan Amendment at 5631 Calle Real; APNs 069-160-057, -058”.