

5631 Calle Real: General Plan Amendment & Ordinance Amendment

City of Goleta
Planning Commission Meeting
September 14, 2020

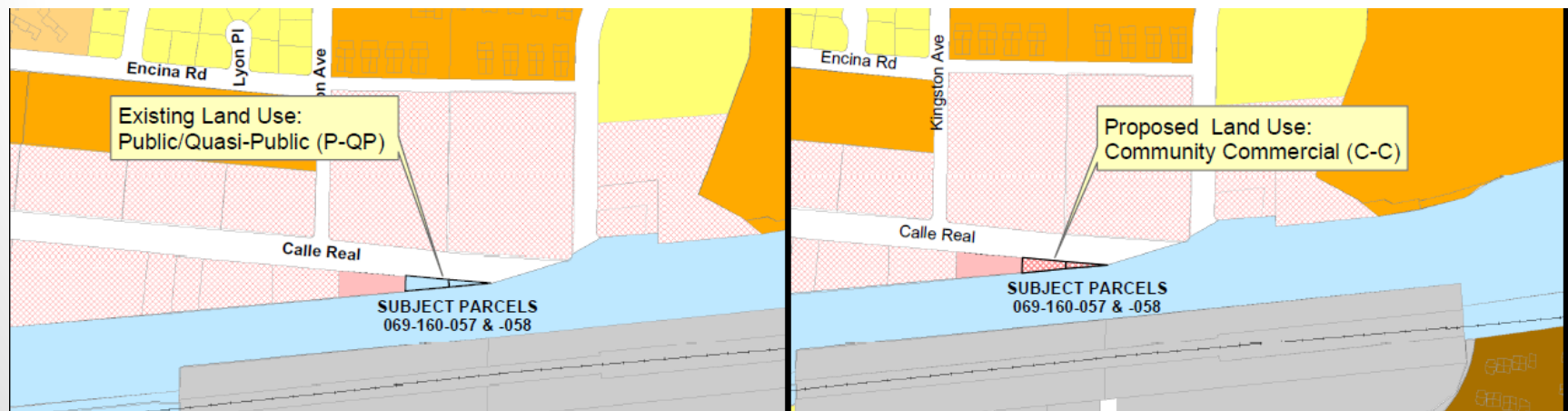


Land Use Designation Legend:

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

Project Description

- Change property's Land Use and Zoning designations from Public/Quasi-Public (P-QP) to Community Commercial (C-C).
- No physical development is proposed and no modifications to the existing building are requested.

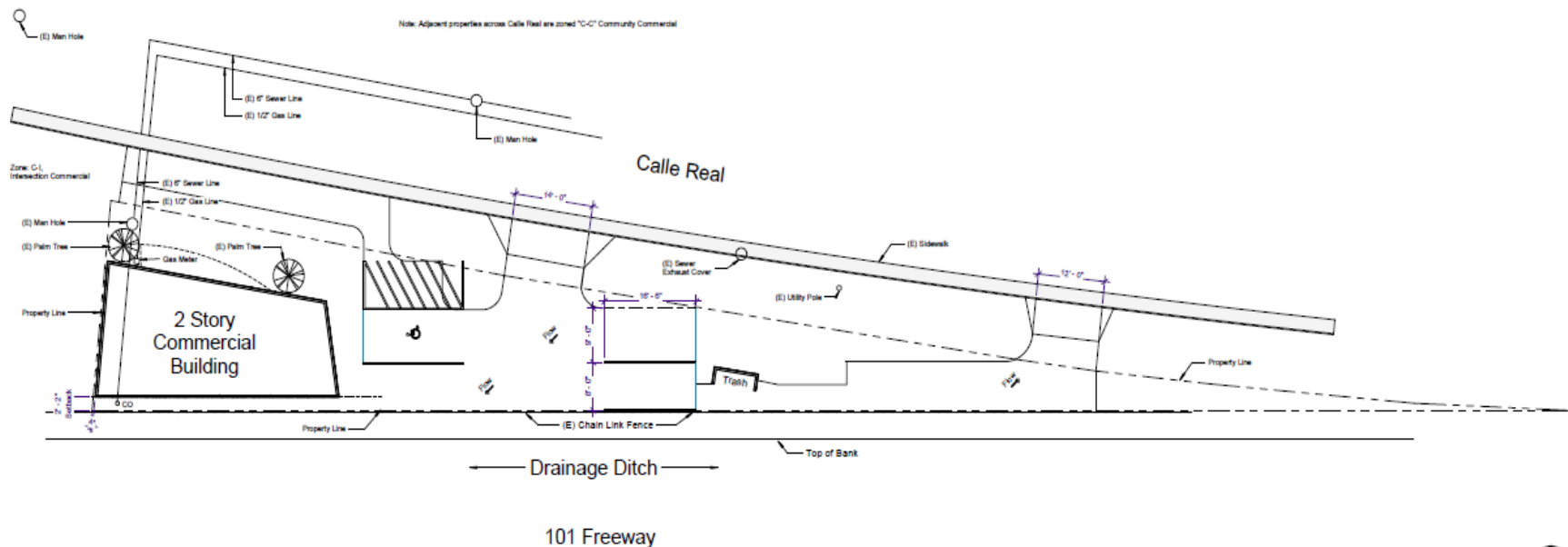


Jurisdiction

- GMC Chapters 17.66 (Changes to Zoning Maps) and 17.67 (Changes to the General Plan) require Planning Commission to review Land Use and Zoning Map changes and provide a recommendation to the City Council.
- City Council is decision maker for General Plan and Ordinance Amendments.

Background

- Site: 4,355 square feet (0.1 acre), two parcels
- Development: 1,500 square-foot, two-story building
- Existing uses:
 - Real estate services (Suncoast Realty), first floor
 - Personal services (New Life Day Spa), second floor



Surrounding Uses:

- North: C-C (Goodland Hotel, Best Western Hotel)
- East: P-QP (Highway 101/Calle Real)
- South: P-QP (Highway 101)
- West: C-I (Valero gas station)

Historic Land Use and Zoning Designations:

- 1998 (95-LUS-392): CG Land Use & C-2 Zoning
- 2006: City General Plan Adoption: P-QP Land Use
- 2020: City Title 17 Adoption: P-QP Zoning

Discussion

Not clear why the land use designation was changed in 2006:

- Not explicitly addressed in General Plan or its EIR
- No written City plans to use the site for P-QP uses
- All other P-QP properties are publicly-owned or are used by utilities
- Surrounding commercial uses were generally unchanged
- Property has never been used for P-QP uses
- Property owner did not request the change

Traffic and Parking

GPA-ORD would have little to no impact on traffic:

- LOS rated “A” in 2005 and under full 2030 build-out
- Traffic for existing uses also existed in 2005

Parking:

- Any future development subject to Title 17
- Any future changes of use on the site subject to 17.55.020(A) (Change of Use)

Environmental Review

Categorically Exempt from CEQA

- *No possibility of significant effect [Section 15061(b)(3)]*
- *Not a project [Section 15378]*

Previously Analyzed in 2006 EIR for GP/CLUP

- *GP/CLUP anticipated continued urban (P-QP) site uses*
- *Requested C-C would allow “a wide range of relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the nearby residential neighborhood”*
- *Intensity of land use under the proposed C-C would be similar to, or less than, that of the existing P-QP; no new or more severe impacts*

Conclusion

- Requested GPA-ORD would make the property's Land Use and Zoning consistent with the site's:
 - *Current use*
 - *Historic use*
 - *Adjacent uses*
 - *Prior land use and zoning designations*
- No physical development proposed
- No new significant impacts would result from GPA-ORD approval

Recommendation

- That the Planning Commission recommend to the City Council approval of the requested General Plan and Ordinance amendments.