



Agenda Item B.1
PUBLIC HEARING
Meeting Date: June 15, 2021

TO: Mayor and Councilmembers

FROM: Peter Imhof, Director of Planning and Environmental Review

CONTACT: Mary Chang, Supervising Senior Planner
Lisa Prasse, Current Planning Manager

SUBJECT: Consideration of Initiation of a Specific Plan Amendment for 6975 Santa Felicia Drive

RECOMMENDATION:

Adopt Resolution No. 21-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of an Applicant-Requested Specific Plan Amendment for APN 073-440-026; 6975 Santa Felicia Drive."

BACKGROUND:

Camino Real Specific Plan

On July 22, 1997, the Santa Barbara County Board of Supervisors approved the Camino Real Specific Plan ("Specific Plan") by adopting Ordinance No. 4271. At that time, the purpose of the Specific Plan was to implement and refine the County's Specific Plan and Goleta Community Plan for what was then a vacant, 83-acre site at the southwest corner of Storke Road and Hollister Avenue. Once adopted, the role of the Specific Plan in the planning process was identical to the role of the County's General Plan and Goleta Community Plan, utilized as a long-range planning tool. The County's General Plan did not provide approval of a project; rather, it was a refinement of the County's General Plan for this 83-acre parcel.

The Specific Plan was adopted almost 24 years ago and, since then, 81 of the 83 acres have been built out with the Camino Real Marketplace shopping venue, Girsh Park, the Courtyard by Marriott Hotel, and the Ice in Paradise ice skating rink. The 4.3-acre parcel that is the subject of this applicant's request for Specific Plan amendment has been partially developed with the Camino Real Bio-Swale and a parking lot which occupy 2.4 acres of the site, with the remainder 1.9 acres undeveloped. Other important changes that have occurred since adoption of the Specific Plan are as follows:

- The City of Goleta was formed.
- The City adopted its own General Plan, replacing the County's General Plan and Goleta Community Plan.

- The City of Goleta adopted a new Zoning Ordinance (Title 17), replacing the County's Article III Zoning Ordinance.

As a result of these changes, the usefulness of the Specific Plan as a planning tool is limited. Additionally, some of the provisions of the Specific Plan now conflict with the City's General Plan and Zoning Ordinance, Title 17, thereby making it difficult to move forward with development envisioned by the property owner on the undeveloped portion; 1.9 acres of the 4.3-acre subject parcel (APN 073-440-026).

The uses listed in the Specific Plan conflict with and, in some cases, are not allowed in the City's current General Plan and Title 17, as shown in the following comparison table.

Land Use and Zoning Comparison for the 4.3-Acre Parcel

LAND USE COMPARISON	CAMINO REAL SPECIFIC PLAN	GOLETA GENERAL PLAN/ZONING
Land Use Designation	General Commercial	Community Commercial
Zoning	C-2 (General Commercial)	C-C (Community Commercial)
Permitted Land Uses	Indoor & Outdoor Recreation Golf Courses Child Care Amusement Enterprises Transit Facility	Uses listed in Title 17 Table 17.08.020 (see Attachment 2) Amusement enterprises and passenger transportation terminals are not permitted in GP and Title 17

Attachment 3, prepared by the applicant, illustrates the Specific Plan development standards and policies comparison and reasons why these policies are inconsistent with the City's General Plan policies and Title 17 standards. These are the reasons why the property owner would like the City to amend the Specific Plan to remove the subject parcel from the Specific Plan area to carry forward a feasible project that would conform with the City's General Plan and zoning.

Title 17 Specific Plan Provisions

Title 17, Chapter 17.68 Specific Plans, requires that any change to a Specific Plan be processed in the same manner as an amendment to the General Plan. Chapter 17.67.030 established procedures for the initiation of processing requests for General Plan/Specific Plan amendments. These procedures require that all requests for General Plan/Specific Plan amendments be referred to the City Council for initiation. Chapter 17.67.030 provides five factors the City Council must consider for the initiation of a General Plan/Specific Plan amendment. The five factors that would apply are:

1. The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan and Specific Plan;
2. The amendment proposed appears to have no material effect on the community or the General Plan and Specific 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 Specific Plan amendment and related environmental document will be prepared and considered by the Planning Commission and a recommendation will be made to the City Council via resolution. The City Council will take final action at a public hearing.

DISCUSSION:

On February 3, 2021, Camino Real IV, LLC (Applicant) submitted a request for the initiation of a Specific Plan amendment. The Specific Plan amendment initiation request is to remove 6975 Santa Felicia Drive, Assessor's Parcel Number (APN) 073-440-026 (subject site), from the Specific Plan and allow the City's existing General Plan and Zoning designations applicable to the property (along with the General Plan policies) to govern the development of the site. The applicant is not requesting to change the designations but just to remove the parcel from the Specific Plan.

The 4.3-acre subject site is located at the southwest corner of the intersection of Santa Felicia Drive and Storke Avenue (see map below). The current Specific Plan land use and zoning designation at the subject site is Community Commercial (C-C). The subject site is part of the 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 (see Figure 1 below).

Figure 1



The applicant is requesting that the City Council initiate the study of a Specific Plan amendment to remove the subject 4.3-acre parcel from the Specific Plan boundaries. If initiated, the applicant intends to submit accompanying project-specific application in conjunction with the formal Specific Plan amendment request. At this time, the applicant is considering a request for a Medical Office use (per allowable uses in Table 17.08.020 of Title 17, Attachment 2) at the subject site.

As previously noted, the Council must consider a specific set of five factors when determining whether to initiate a General Plan or Specific Plan amendment. Pursuant to Resolution 12-13 and Section 17.67.030(B), staff presents the following discussion of the Specific 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 purpose of initiating this Specific Plan Amendment is to allow the property owner to submit a project that would be consistent with the goals and policies of the General Plan. The current Specific Plan policies are in conflict with the City's General Plan policies and allowable uses in the Zoning Ordinance, Title 17. Amending the Specific Plan to remove the subject parcel from it would allow a project to move forward 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 or Specific Plan.

The removal of the subject parcel from the Specific Plan boundaries will have the beneficial effect of eliminating the inconsistencies between the two documents relative to this parcel as described above. The parcel would continue to be subject to the existing General Plan land use and zoning regulations and would be developed in such a manner consistent with these plans. Although MTD facilities had been previously planned for this site, transit facilities are not an allowable use in the applicable zone district, as discussed previously and shown in the CC zoning district table. If initiated, the Specific Plan amendment and any future project would be subject to environmental review to evaluate any potential effects on the environment of the land use change.

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

The proposed removal of the parcel from the Specific Plan boundaries does not affect the existing land use designations on the site or change any General Plan policies. The benefit to the community is to have a project that would be consistent with current policies and regulations. Currently, the only land uses that could occur on the subject parcel that are consistent with both the Goleta General Plan, Title 17, and the Camino Real Specific Plan are 1) Indoor and outdoor recreation (permitted use); 2) Miniature golf courses (Major Conditional Use Permit; and 3) Non-residential childcare facilities (Minor CUP). Removing the subject parcel from the Specific Plan allows for other uses to be established that align with the purpose of the Community Commercial designation and that can serve the surrounding community. Furthermore, this amendment would also allow for the City's General Plan and Title 17 to be the sole guiding land use documents for this parcel as opposed to having to apply to policies and standards from a County document adopted in 1997.

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

All public facilities required to serve the site are available and have been brought to the site during construction of the Camino Real project in 1998-1999.

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

Government Code Section 65454 requires that a Specific Plan be consistent with the jurisdiction's General Plan. As discussed previously, the Camino Real Specific Plan is inconsistent with the City's General Plan land use designations and permitted uses for APN 073-440-026. Removing the subject parcel from the Specific Plan would eliminate this internal inconsistency within City planning documents.

ENVIRONMENTAL REVIEW:

The initiation of a Specific 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.

CONCLUSION:

The Camino Real Specific Plan has served its useful life in providing an overall plan for the development of the Camino Real project with its various components. It is a document that was adopted by the County of Santa Barbara to carry out the provisions of the County's General Plan but it carried forward to the City of Goleta upon incorporation in 2002. The City of Goleta now has its own General Plan and new Zoning Ordinance, Title 17, that are the planning tools to be used to guide future development within the City. Additionally, the Camino Real Specific Plan conflicts with the City's General Plan and Title 17 in a few (but important) areas, which can be problematic.

Of the original 83-acres in the Camino Real Specific Plan area, only 1.9 acres (of the 4.3-acre subject parcel) are left to be developed. The property owners would like to develop this remaining parcel pursuant to the Goleta General Plan and Title 17, which would require an initiation process to amend the Camino Real Specific Plan to remove Assessor's Parcel No. 073-440-026 from the Specific Plan.

FISCAL IMPACTS:

The case processing costs associated with the initiation of the proposed Specific 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 requested Specific Plan amendment. If not initiated, the Camino Real Specific Plan will remain unchanged. If initiated and upon application submittal, City staff would proceed with case processing including environmental review and a Specific Plan amendment for Planning Commission's consideration and recommendation to the City Council for final action.


Reviewed By:


Kristine Schmidt
Assistant City Manager

Legal Review By:


Michael Jenkins
City Attorney

Approved By:


Michelle Greene
City Manager

ATTACHMENTS:

1. Resolution No. 21-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested Specific Plan Amendment for APN 073-440-026; 6975 Santa Felicia Drive"
2. Title 17 Community Commercial Allowable Uses Table
3. Camino Real Specific Plan Policies Comparison
4. Camino Real Specific Plan Site Plan
5. Presentation - Consideration of initiation of The Camino Real Specific Plan Amendment for 6975 Santa Felicia drive

ATTACHMENT 1

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

RESOLUTION NO. 21- _

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

WHEREAS the Camino Real Specific Plan ("Specific Plan") was adopted by the County of Santa Barbara in 1997; and

WHEREAS California Government Code Sections 65350 et. seq. authorize cities and counties to prepare, adopt and amend Specific 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 Specific Plan. An amendment to the Specific 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 Specific 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 and Goleta Municipal Code Title 17, Chapter 17.68 establishes a procedure for the initiation of processing of requests for a Specific Plan Amendment; and

WHEREAS City Council Resolution No. 12-13 and Goleta Municipal Code Title 17, Chapter 17.68 requires the City Council to consider certain factors for the initiation of Specific Plan amendments including consistency with the Guiding Principles and Goals of the Specific Plan, consistency with the surrounding community or Specific 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 Specific Plan; and

WHEREAS the Camino Real IV, LLC requests the initiation of a Specific Plan Amendment to the land use designation to Assessor's Parcel Number 073-440-026 (Site); and

WHEREAS Camino Real IV, LLC is seeking the initiation of a Specific Plan Amendment to remove a 4.3-acre site (APN 073-440-026) from the boundaries of the Specific Plan so as to consider a project that would be consistent with the Goleta General Plan land use and zoning designations with Community Commercial (C-C) for consideration of a Medical Office use to be located on the Site; and

WHEREAS the City Council conducted a duly noticed public hearing on June 15, 2021, 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 Specific 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 and Goleta Municipal Code Title 17, Chapter 17.68:

- (a) The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan.

The purpose of initiating this Specific Plan Amendment is to allow the property owner to submit a project that would be consistent with the goals and policies of the General Plan. The current Specific Plan policies are in conflict with the City's General Plan policies and allowable uses in the Zoning Ordinance, Title 17. Amending the Specific Plan to remove the subject parcel from it would allow a project to move forward consistent with the guiding principles and goals of the General Plan.

- (b) The amendment proposed appears to have no material effect on the community or the General Plan or Specific Plan.

The removal of the subject parcel from the Specific Plan boundaries will have the beneficial effect of eliminating the inconsistencies between the two documents relative to this parcel as described in the above. The parcel would continue to be subject to the existing General Plan land use and zoning regulations and would be developed in such a manner consistent with these plans. Although MTD facilities had been previously planned for this site, transit facilities are not an allowable use in the applicable zone district as discussed previously and shown in the CC zoning district table. If initiated, the Specific Plan amendment and any future project would be subject to environmental review to evaluate any potential effects on the environment of the land use change.

- (c) The amendment proposed provides additional public benefit to the community as compared to the existing land use designation or policy.

The proposed removal of the parcel from the Specific Plan boundaries does not affect the existing land use designations on the site or change any General Plan policies. The benefit to the community is to have a project that would be consistent with current policies and regulations. Currently, the only land uses that could occur on the subject parcel that are consistent with both the Goleta General Plan, Title 17, and the Camino Real Specific Plan are 1) Indoor and outdoor recreation (permitted use); 2) Miniature golf courses (Major Conditional Use Permit; and 3) Non-residential childcare facilities (Minor CUP). Removing the subject parcel from the Specific Plan allows for other uses to be established that align with the purpose of the Community Commercial designation and that

can serve the surrounding community. Furthermore, this amendment would also allow for the City's General Plan and Title 17 to be the sole guiding land use documents for this parcel as opposed to having to apply to policies and standards from a County document adopted in 1997.

- (d) Public facilities appear to be available to serve the affected site, or their provisions will be addressed as a component of the amendment process.

All public facilities required to serve the site are available and have been brought to the site during construction of the Camino Real project in 1998-1999.

- (e) The amendment proposed is required under other rules or regulations.

Government Code Section 65454 requires that a Specific Plan be consistent with the jurisdiction's General Plan. As discussed previously, the Camino Real Specific Plan is inconsistent with the City's General Plan land use designations and permitted uses for APN 073-440-026. Removing the subject parcel from the Specific Plan would eliminate this internal inconsistency within City planning documents.

- (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 Specific Plan Amendment. The initiation of the Specific Plan Amendment does not suggest how the City Council may ultimately act on the Specific Plan Amendment when it is brought forward for City Council consideration. The initiation of the Specific Plan Amendment shall not influence the City Council's consideration of the Specific 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 15th day of June 2021.

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. 21-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 15st day of June, 2021 by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

ATTACHMENT 2

Title 17 Community Commercial Allowable Uses Table

CG General Commercial. This District is intended to provide appropriate sites for a diverse set of commercial uses that do not need highly visible locations or that may involve activities that are not compatible with other uses through implementation of the General Commercial (C-G) land use designation in the General Plan.

17.08.020 Land Use Regulations

Table 17.08.020 below prescribes the land use regulations for Commercial Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Residential Uses							
Residential Housing Types							
Multiple-Unit Development	-	CU ¹	CU ¹	-	-	-	See § 17.24.120, Mixed-Use Development
Accessory Dwelling Unit	See § 17.41.030, Accessory Dwelling Units (ADU)						
Residential Care Facilities							
Small	-	P	P	-	-	-	
Large	-	-	-	-	-	CU ¹	See § 17.41.220, Residential Care Facilities
Supportive Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone or as allowed pursuant to State law.						
Transitional Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone.						
Public/Quasi-Public Uses							
Colleges and Trade Schools	CU	CU	MU	-	-	P	
Community Assembly	-	MU	MU	-	-	MU	
Community Garden	P	P	P	-	P	P	See § 17.41.100, Community Gardens
Cultural Institutions and Facilities	P	P	P	-	P	-	
Day Care Facility	MU	P	P	MU	MU	P	See § 17.41.110, Day Care Facilities
Emergency Shelter	CU	-	-	-	-	P	See § 17.41.130, Emergency Shelters
Government Buildings	P	P	P	P ²	CU	P	

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Hospital	CU	-	-	-	-	CU	
Parking, Public or Private	MU	MU	MU	MU	MU	MU	
Public Safety Facilities	P	P	P	-	P	P	
Schools, Private	CU	CU	MU	-	-	CU	
Skilled Nursing Facility	MU	MU	MU	-	-	P	
Social Service Facilities	MU	MU	MU	-	-	MU	
Commercial Uses							
Adult-Oriented Business							
Adult Bookstore, Adult Novelty Store, or Adult Video Store	-	-	-	-	-	P	See § 17.41.050, Adult-Oriented Businesses
Animal Sales, Care and Services							
Animal Sales and Grooming	P	P	P	-	-	P	
Boarding, Kennel	CU	MU	MU	-	-	CU	
Veterinary Services	-	MU	MU	-	-	P	
Automobile/Vehicles Sales and Services							
Auction	-	-	-	-	-	P	
Automobile Rentals	-	-	CU	-	-	P	
Automobile/Vehicle Sales and Leasing	-	-	CU	-	-	MU	See § 17.41.070, Automobile/Vehicle Service and Repair
Automobile/Vehicle Service and Repair, Major	-	-	P ³	-	-	CU	See § 17.41.070, Automobile/Vehicle Service and Repair
Automobile/Vehicle Service and Repair, Minor	-	-	P ³	-	-	P	See § 17.41.070, Automobile/Vehicle Service and Repair
Service and Gas Stations	CU	-	CU	-	P	CU	See § 17.41.230, Service and Gas Stations
Automobile/Vehicle Washing	-	P	CU	-	P	P	See § 17.41.080, Automobile/Vehicle Washing

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							<p>"P" – Zoning Permit or Exempt</p> <p>"MU" – Minor Conditional Use Permit</p> <p>"CU" – Major Conditional Use Permit</p> <p>"-" - Use Not allowed</p>
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Building Materials, Sales, and Service	P	P	CU	-	-	P	See § 17.41.200, Outdoor Sales
Business Services	-	P	P	-	-	P	
Cannabis Microbusiness	-	-	-	-	-	P ⁴	See § 17.41.090 Cannabis Uses
Cannabis Retailer							
Storefront	P	P	P	-	-	P	See § 17.41.090 Cannabis Uses
Non-Storefront	P	P	-	-	-	P	See § 17.41.090 Cannabis Uses
Catering Service	P	P	P	P	-	P	
Check-Cashing Business	-	-	CU	-	-	P	
Commercial Entertainment and Recreation							
Banquet and Conference Center	CU	-	CU	P	-	-	
Cinemas	P	P	-	P	-	-	
Indoor Sports and Recreation	P	P	MU	P	-	-	
Outdoor Entertainment	CU	-	-	CU	-	-	
Eating and Drinking Establishments							
Bars/Night Clubs/Lounges	CU	P	P	-	-	P	
Restaurant	P	P	P	P	P	P	See § 17.41.120, Eating and Drinking Establishments
Finance, Insurance, and Real Estate Services	P	P	P/CU ⁵	-	-	P	
Food and Beverage Sales							
General Market	P	P	P	-	P	P	See § 17.41.200, Outdoor Sales
Liquor Store	P	P	MU	-	-	P	
Specialty Food Sales and Facilities	P	P	P	-	-	P	See § 17.41.200, Outdoor Sales
Information Technology Services	-	-	-	-	-	P	
Instructional Services	-	-	P	-	-	P	

PART II: BASE ZONING DISTRICT STANDARDS AND ALLOWED USES

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
<i>Uses</i>	<i>District</i>						<i>Additional Regulations</i>
	<i>CR</i>	<i>CC</i>	<i>OT</i>	<i>VS</i>	<i>CI</i>	<i>CG</i>	
Live/Work Units	-	MU	MU	-	-	-	See § 17.41.180, Live/Work Units
Lodging and Visitor-Services							
<i>Hotels and Motels</i>	P	P	CU	P	-	-	
<i>Recreational Vehicle Parks</i>	-	-	CU	CU	-	CU	
<i>Time Share Use</i>	-	-	-	P	-	-	
Maintenance and Repair Services	P	P	P	-	-	P	
Media-Production Facility	MU	MU	-	-	-	P	
Medical, Dental, and Health-Related Services	P	P	P/CU ⁵	-	-	-	
Nurseries and Garden Centers	P	P	CU	-	-	P	See § 17.41.200, Outdoor Sales
Personal Services							
<i>General Personal Services</i>	P	P	P	-	-	P	
<i>Restricted Personal Services</i>	MU	MU	CU	-	-	P	
Professional Services	-	P	P/CU ⁵	-	-	P	
Retail Sales							
<i>General Retail</i>	P	P	P	-	-	P	See § 17.41.200, Outdoor Sales
<i>Large Format Retail</i>	P	P	-	-	-	-	See § 17.41.200, Outdoor Sales
Industrial Uses							
Automobile Wrecking/Junk Yard	-	-	-	-	-	CU	
Cannabis Distribution	-	-	-	-	-	P	See § 17.41.090 Cannabis Uses
Construction and Material Yards	-	-	-	-	-	CU	

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Vehicle/Equipment Facilities							
Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair	-	-	-	-	-	CU	
Wholesale Trade, Warehouse, Storage and Distribution							
Indoor Warehousing and Storage	-	-	-	-	-	P	
Outdoor Storage Yard	-	-	-	-	-	CU	
Personal Storage	-	-	-	-	-	MU	See § 17.41.210, Personal Storage
Wholesaling and Distribution	-	-	-	-	-	P	
Transportation, Communication, and Utility Uses							
Communication Facilities							
Antennas and Transmission Towers	See Chapter 17.42, Telecommunications Facilities						
Facilities within Buildings	-	-	-	-	-	P	
Light Fleet-Based Services	-	-	-	-	-	CU	
Transportation Passenger Terminal	-	-	-	CU	-	CU	
Accessory Uses							
See § 17.41.040, Accessory Uses.							
Animal Keeping	P	P	P	P	-	P	See § 17.41.060, Animal Keeping
Cannabis Personal Use Cultivation	P	P	P	P	P	P	See § 17.41.090, Cannabis Uses
Caretaker Unit	MU	MU	MU	MU	-	MU	
Family Day Care							
Small	P	P	P	P	P	P	See § 17.41.140, Family Day Care
Large	P	P	P	P	P	P	See § 17.41.140, Family Day Care
Home Occupation	-	P	P	-	-	-	See § 17.41.170, Home Occupations

ATTACHMENT 3

Camino Real Specific Plan Policies Comparison

POLICY COMPARISON			
Analysis of Removal of APN 073-440-026			
From Camino Real Specific Plan			
Specific Plan Policy	Specific Plan Development Standard Summary	Similar Goleta General Plan or Zoning Provision	Explanation
CRSP LU-13	The land use designation for the commercial recreation component shall be General Commercial and the zoning shall be Retail Commercial (C-2).	Goleta General Plan Chapter 2 and Zoning Ordinance Chapter 17.08.020	The majority of the subject parcel is within the commercial recreation component of the Specific Plan with a small portion (0.7 acres) designated for a transit facility. The Specific Plan designates the entire parcel General Commercial with a Retail Commercial zoning. The City of Goleta General Plan and Zoning Ordinance designate the entire parcel Community Commercial. The Specific Plan land use/zoning designations are inconsistent with the Goleta General Plan and Zoning Ordinance.
CRSP LU-14	The purpose of the commercial recreation component is to provide an opportunity for indoor and outdoor recreational and amusement uses. The following uses are permitted pursuant to the provisions of Article III Chapter 35 of the County Code: 1. Amusement enterprises, 2. Indoor and outdoor recreation, 3. Miniature golf courses, 4. Non-residential child care centers when sited and designed to ensure compatibility with other permitted uses on the subject site and on adjacent parcels, and 5. Uses, buildings and structures accessory and customarily incidental to these uses.	Goleta General Plan Chapter 2 and Zoning Ordinance Chapter 17.08.020	The City of Goleta General Plan and Chapter 17.08.020 of the Zoning Ordinance permit a much wider range of uses within the Community Commercial District than are permitted in the Camino Real Specific Plan, and the City's planning documents may not allow "Amusement Enterprises" as is permitted in the Specific Plan. This is another potential area of inconsistency between the Specific Plan and the Goleta General Plan and Zoning Ordinance.
CRSP LU-16	All development shall be in substantial conformance with Figure 7 of this Specific Plan.	None	With the exception of the roller rink and MTD Transit Facility, all development within this component has occurred in conformance with Figure 7.
CRSP LU-17	Development within the commercial recreation component shall be integrated with the park area through the use of common landscape areas, connecting pedestrian paths, and adjacent parking areas.	None	The subject parcel has already been partially developed with a parking lot, walkways, landscape areas, a bio-swale, and buffers which are all integrated with Girsh Park.
CRSP LU-18	Landscaping within the site shall be designed to address the size, bulk, and scale of on-site development.	Goleta General Plan Policies VH 4.9.e	This GP policy requires landscaping to soften building masses, reinforce pedestrian scale, and provide screening.
CRSP PF-1	Infrastructure improvements on site shall include dual plumbing systems for the use of reclaimed water for landscaping unless the Goleta Water District determines that reclaimed water is not available for the development	Goleta General Plan Policy CE 15.3	This GP policy requires incorporation of low water use fixtures and reclaimed water for exterior landscaping, where appropriate.
CRSP PF-4	Turf landscaping shall use turf species that minimize water consumption (e.g. Improved Tall Fescue) and all landscaping within the recreation/open space component shall use drought tolerant plant species. All other landscaping shall be primarily native and/or drought tolerant species.	Goleta General Plan Policy VH 4.9.c	This GP policy establishes a landscape standard emphasizing the use of native and drought-tolerant vegetation in landscape design.
CRSP PF-5	Surface runoff pollution containment and minimization shall be implemented to avoid water quality impacts to Devereux Slough.	Goleta General Plan Policies CE 10.1 and 10.3	These GP policies prohibit the degradation of water quality, require incorporation of best management practices for stormwater management, and preparation of Drainage and Stormwater Management Plans for new development.
CRSP PF-6	Exterior water demand shall be limited by use of drip irrigation or other water- conserving methods, grouping plant material by water needs, and use of extensive mulching to improve water holding capacity of soils.	Goleta General Plan Policy CE 15.3	This GP policy requires measures to minimize water use for new development.
CRSP PF-7	The applicant shall submit grading and drainage plans with any development applications. These plans shall include measures to prevent erosion and sedimentation into storm drains that empty into Devereux Slough.	Goleta General Plan Policy CE 10.3 and 10.7	These GP policies require erosion control and stormwater management plans for new development.
CRSP PF-8	Near-surface, potentially expansive soil shall be overexcavated and replaced with relatively nonexpansive soil or other equivalent technique for construction in expansive soils acceptable to County Public Works Department shall be utilized. These may include soil treatment or blending, use of sub-drains, or construction of appropriately stronger foundations.	see Grading Ordinance	While there is not a General Plan policy to mirror this development standard, the City's Grading Ordinance deals adequately with issues of grading and soils. However, it is important to note that the entire 83 acre specific plan site was graded with construction of the Camino Real Project in 1998-1999. Any future grading on the remaining 2 acres will have to comply with the City's Grading Ordinance.
CRSP PF-16	For development which generates large quantities of solid and/or yard waste, an on-site recycling or composting program shall be established.	Goleta General Plan Policy CE 15.4	This GP policy requires the City to promote waste reduction and recycling , and implement waste and recycling standards for new developments.
CRSP PF-17	A Solid Waste Management Program shall be developed and implemented. The program shall include, but not be limited to, these measures:*See Specific Plan for details	Goleta General Plan Policy CE 15.4	This GP policy requires the City to promote waste reduction and recycling , and implement waste and recycling standards for new developments.
CRSP PF-18	A Solid Waste Reduction Program which includes the following and/or comparable components shall be developed: *See Specific Plan for details	Goleta General Plan Policy CE 15.4	This GP policy requires the City to promote waste reduction and recycling , and implement waste and recycling standards for new developments.

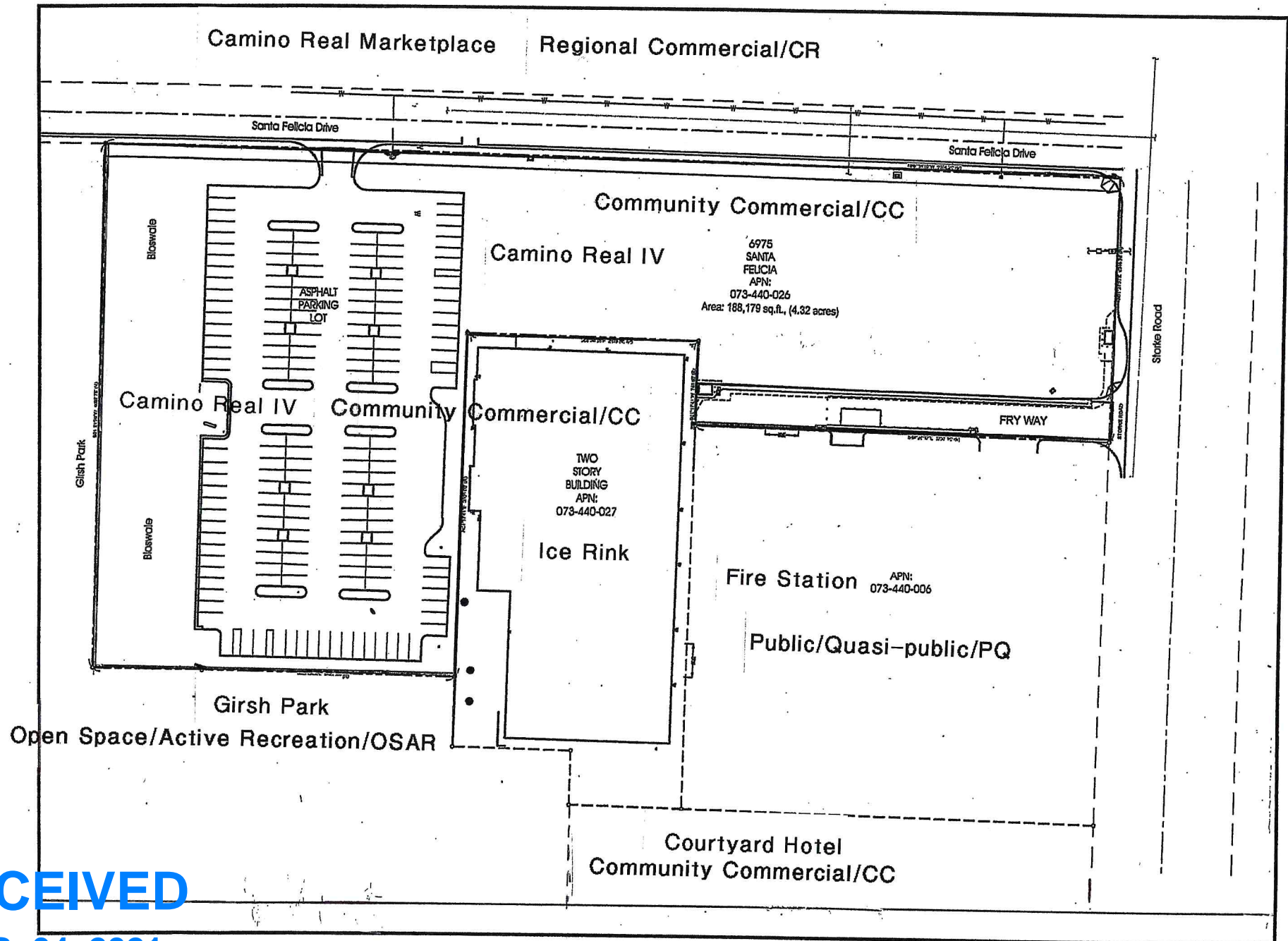
Specific Plan Policy	Specific Plan Development Standard Summary	Similar Goleta General Plan or Zoning Provision	Explanation
CRSP RC-1	APCD dust control and equipment maintenance measures shall be implemented during all earthmoving and ground disturbing activities.	Goleta General Plan Policy CE 12.3	This GP policy establishes 6 measures to control emissions during grading and construction.
CRSP RC-3	Future development shall be subject to measures directed at reducing air emissions by measures such as: employee/shopper education, use of bicycles, carpooling incentives, and transit subsidies.	Goleta General Plan Policy CE 12.4.b.4 & 12.4.c.6	These GP policies are aimed at reducing air emissions by incorporating pedestrian, bicycle and transit facilities into new development and encouraging employer-based transit subsidies.
CRSP RC-4	For development during the rainy season (November 1 to May 1), erosion control mechanisms (e.g., temporary sediment basins, silt fences, straw bales, or other measures as necessary) shall be used -and maintained in working order to minimize the off-site transport of sediment.	Goleta General Plan Policy CE 10.7.a	This GP policy requires a cconstruction-phase erosion control and stormwater management plan for new development. Additionally, Chapter 15.09 of the Goleta Municipal Code (Grading Ordinance) addresses erosion control.
CRSP RC-8	Project Development Plans shall be conditioned to include measures to minimize noise exposure to existing residences and the daycare facility to the south of this site. This shall include measures such as limitations on hours of construction, the use of sound barriers during construction, and locating noise generating equipment away from sensitive receptors.	Goleta General Plan Policies NE 6.4 & 6.5 & Zoning Ordinance Chapter 17.39.070.G	These GP policies provide restrictions on construction hours and 3 other measures to reduce the impact of construction noise. The Zoning Ordinance reinforces these measures.
CRSP RC-9	Prior to approval of discretionary permits, projects shall be forwarded to the Airport Land Use Commission (ALUC) for review.	Goleta General Plan Policy SE 9.3	This GP policy requires that projects which are subject to ALUC review be referred to the ALUC.
CRSP RC-13	No building or structure shall penetrate the existing or expanded (possible 800- foot runway extension) approach surface for Runway 7/25 at the Santa Barbara Airport.	Goleta General Plan Policy SE 9.2 & Goleta Zoning Ordinance Chap. 17.16.050.A.1	This GP policy and the zoning ordinance establish height restrictions for development in proximity to the Santa Barbara Municipal airport.
CRSP RC-14	Prior to approval of discretionary permits, projects shall be forwarded to the Airport Land Use Commission (ALUC) for review.	Goleta General Plan Policy SE 9.3	This GP policy requires that projects which are subject to ALUC review be referred to the ALUC.
CRSP RC-15	All exterior lighting fixtures shall be hooded and designed to direct lighting downward.	Goleta General Plan Policy VH 4.12.a & Zoning Ordinance Chapter 17.35.040.c	These provisions require outdoor lighting to be aimed downward, shielded, and have cut offs.
CRSP RC-18	Architectural style of the commercial retail, commercial recreation, recreational/open space, residential, visitor serving, and public facility components shall ensure compatibility between, and uniformity within, land uses. The project shall include quality construction composed of thick, bearing wall construction incorporating deep recessed openings.	Goleta General Plan Policy VH 4	The GP policies within Section VH 4 of the General Plan contain standards to ensure architerctural compatibility with adjacent development as well as quality achitectural design.
CRSP RC-22	Berming, trees, and wall vines shall be incorporated into commercial design to add texture and variety.	Goleta General Plan Policy VH 4	The GP policies within Section VH 4 of the General Plan contain standards regarding the use of landscaping to soften building masses and to avoid monotonous facades.
CRSP RC-23	Large or long continuous wall planes shall be avoided. Buildings that are over 50 feet in length shall divide their elevations into smaller parts by providing a change of plane, projection, recess surface texturing, or paint and shall be broken down with the use of landscaping.	Goleta General Plan Policies VH 4.5.C and 4.7 B	These policies deal with avoiding large, monotonous blank walls and setting buildings back at various distances from the street for visual relief. Additionally, this type of design standard is addressed during the City's design review process.
CRSP RC-28	Accessory structures (trash enclosures, utility boxes, etc) shall be compatible with the architectural style of the project. The enclosure shall be made to appear as an integral part of the project by using similar materials and accents which appear on the building	Goleta General Plan Policy VH 4.5.i and VH.4.5.I	These GP policies contain design standards that address recycling and trash facilities/enclosures for retail and commercial developments.
CRSP RC-29	Downspouts, if exposed to view, shall be spaced evenly and incorporate a decorative scupper and leader box	None	There are no design standards within the Goleta General Plan that go to this level of design detail but the process of the Design Review Board can ensure that downspouts are designed to meet the intent of this development standard.
CRSP RC-30	Loading and service areas .shall be located behind buildings and shall be screened from public streets, pedestrian areas, and neighboring properties to the maximum extent feasible. If site conditions do not permit locations behind these buildings, design features such as walls, landscaping, fencing, etc., shall be utilized to conceal these areas from plain view.	Goleta General Plan Policy VH 4.5.i and VH.4.5.I	These GP policies contain design standards that address recycling and trash facilities/enclosures for retail and commercial developments.
CRSP RC-43 thru 52	These development standards address lighting of various types: street lighting, parking lot lighting, walkway lighting, sports field lighting, building lighting, and lighting in the residential area.	Goleta Zoning Ordinance Chapter 17.35	The City of Goleta Zoning Ordinance contains an entire chapter devoted to lighting regulations and standards.

Specific Plan Policy	Specific Plan Development Standard Summary	Similar Goleta General Plan or Zoning Provision	Explanation
CRSP RC-57	Furnishings throughout the entire Specific Plan area shall be consistent with the architectural theme and character. Genuine materials shall be utilized however, high quality representations made from recycled materials may be included.	None	There are no design standards within the Goleta General Plan that go to this level of design detail but the Design Review Board can ensure that any future outdoor furnishing on the subject parcel are in keeping with the proposed architecture.
CRSP RC-59	Wood trellises shall be constructed with individual members of sufficient size and grade so as not to twist or warp.	None	There are no design standards within the Goleta General Plan that go to this level of design detail but the Design Review Board can ensure that any future wood trellises that are proposed are designed to have structural integrity.
CRSP RC-60	Project signage shall enhance and extend the architectural style of future development. A sign plan for the major retail/service and entertainment area shall be provided outlining location, size, materials, type, and backlighting.	Goleta Zoning Ordinance Chapter 17.40	The Goleta Zoning Ordinance contains an entire chapter devoted to signs.
CRSP RC-62	The landscape concept for the Camino Real Specific Plan shall unify and integrate the various elements of the Specific Plan. Landscaping shall serve to screen and soften the massing and expanse of large buildings and parking areas as viewed from offsite and onsite. It shall create a comfortable outdoor environment for pedestrians in designated areas and shall enhance public roadway corridors and road medians.	Goleta General Plan Policy VH 4.9.e	This GP policy requires landscaping which provides screening, reinforces pedestrian scale, and softens building masses.
CRSP RC-64	Landscapes shall include strongly contrasting elements and plantings shall be of sufficient size to appear mature and established within 3 - 5 years from time of planting	Goleta General Plan Policy VH 4.9.c	This GP policy requires that landscaping should include a wide range and density of plantings of various heights and sizes.
CRSP RC-65	Landscaping shall include California natives throughout the southern portion of the Specific Plan area, wherever possible. Nonnatives may be utilized along Santa Felicia, Phelps Road and to define major axes unless otherwise precluded. Plants which have particular value to wildlife (food and shelter) shall be included.	Goleta General Plan Policy VH 4.9.c	This GP policy requires that landscaping should include a wide range and density of plantings of various heights and sizes. It should be noted that with the exception of 2 vacant acres, the southern portion of the Specific Plan area is fully developed and landscaped. Any future landscaping on the remaining 2 acres will be reviewed by the Design Review Board for consistency with Goleta General Plan policies.
CRSP RC-66	Entry points into the various land use components shall reinforce identity and orientation within the Specific Plan area. This shall be accomplished through the use of trees in a more formal and contrasting arrangement than the adjacent landscape. Landscaping at entry points and other interior intersections shall also be used to express the variety of uses and potential for crossing and merging autos, bicycles, and pedestrians.	None	The entry point for this subject parcel is the parking lot adjacent to the ice rink which is already established and landscaped.
CRSP RC-68	Plantings of the streetscape along Hollister Avenue and Storke Road shall reinforce the theme of the project architecture and continue the streetscape theme established in developments to the east of Storke Road. In conjunction with trees placed in informal clusters, the streetscape understory landscaping shall consist of broad sweeps of massed perennials, evergreen groundcovers, shrubs and turf on linear mounds flanking a gently meandering sidewalk.	Goleta General Plan Policies VH 4.9 and 4.10	These GP policies require design standards to promote a unified streetscape and improve the interface between vehicles and pedestrians.
CRSP RC-76	At parking lot edges, ground-plane landscaping shall be designed to fully screen parked vehicles from offsite through the use of berms and dense shrubbery (height at maturity of 4 feet) in addition to the regular hierarchy of streetscape landscaping.	Goleta General Plan Policy VH 4.5.j. and 4.7.d	These GP policies require screening of parking areas with berms or landscaping where buildings do not provide adequate screening.
CRSP RC-77	All parking areas shall be landscaped, at a minimum, in accordance with the standards established in the Goleta Community Plan. Parking lots shall be shaded with a consistent canopy of broad-spreading trees to keep glare and heat to a minimum, to provide the broad spaces between buildings with a landscaped character (in commercial areas), and to connect other landscaped areas with a forested canopy	Goleta General Plan Policy VH 4.11	While the landscape standards of the Goleta Community Plan are no longer applicable in the City of Goleta, the Goleta General Plan contains 9 standards that address parking lot design and landscaping.
CRSP RC-79	Parking lot landscaping shall emphasize durability, low maintenance requirements, and minimal water consumption.	Goleta General Plan Policy VH 4.9.c	This GP policy requires landscape to emphasize the use of native and drought-tolerant vegetation.
CRSP RC-81	Landscaping within the park/open space and commercial recreation area shall be designed to impart the feeling of entering a natural area. Apart from the delineation of formal axes, planting arrangements shall be less formal including vegetation arranged in loose groupings in order to contrast with adjacent street edges.	None	There are no design standards within the Goleta General Plan that go to this level of design detail but the Design Review Board can ensure that any future landscaping would be consistent with the existing landscaping on the parcel and the surrounding areas.

ATTACHMENT 4

Camino Real Specific Plan Site Plan

Camino Real IV Site Plan



RECEIVED

FEB. 04, 2021

City of Goleta

Current Planning Division

ATTACHMENT 5

**Presentation - Consideration of initiation of The Camino Real
SPECIFIC plan amendment for
6975 Santa Felicia drive**

CONSIDERATION OF INITIATION OF THE CAMINO REAL SPECIFIC PLAN AMENDMENT FOR 6975 SANTA FELICIA DRIVE



City Council
June 15, 2021

Presentation by:
Mary Chang, Supervising Senior Planner
Lisa Prasse, Current Planning Manager

PROPOSED PROJECT

- To remove a 4.3-acre parcel from the Camino Real Specific Plan Boundaries
- Requires a City Council action for the Initiation of a Specific Plan Amendment

BACKGROUND

The 83-acre Specific Plan was adopted by the County 24 years ago.

- 81 acres have been built out:
 - Camino Real Marketplace
 - Girsh Park
 - Courtyard Marriott Hotel
 - Ice in Paradise ice skating rink
 - Part of the 4.32-acre site is developed with a bio-swale and parking lot
- Remaining 1.9 acres are undeveloped

Subject Parcel

4.3-acre parcel with 2.4 acres developed with bio-swale and parking lot

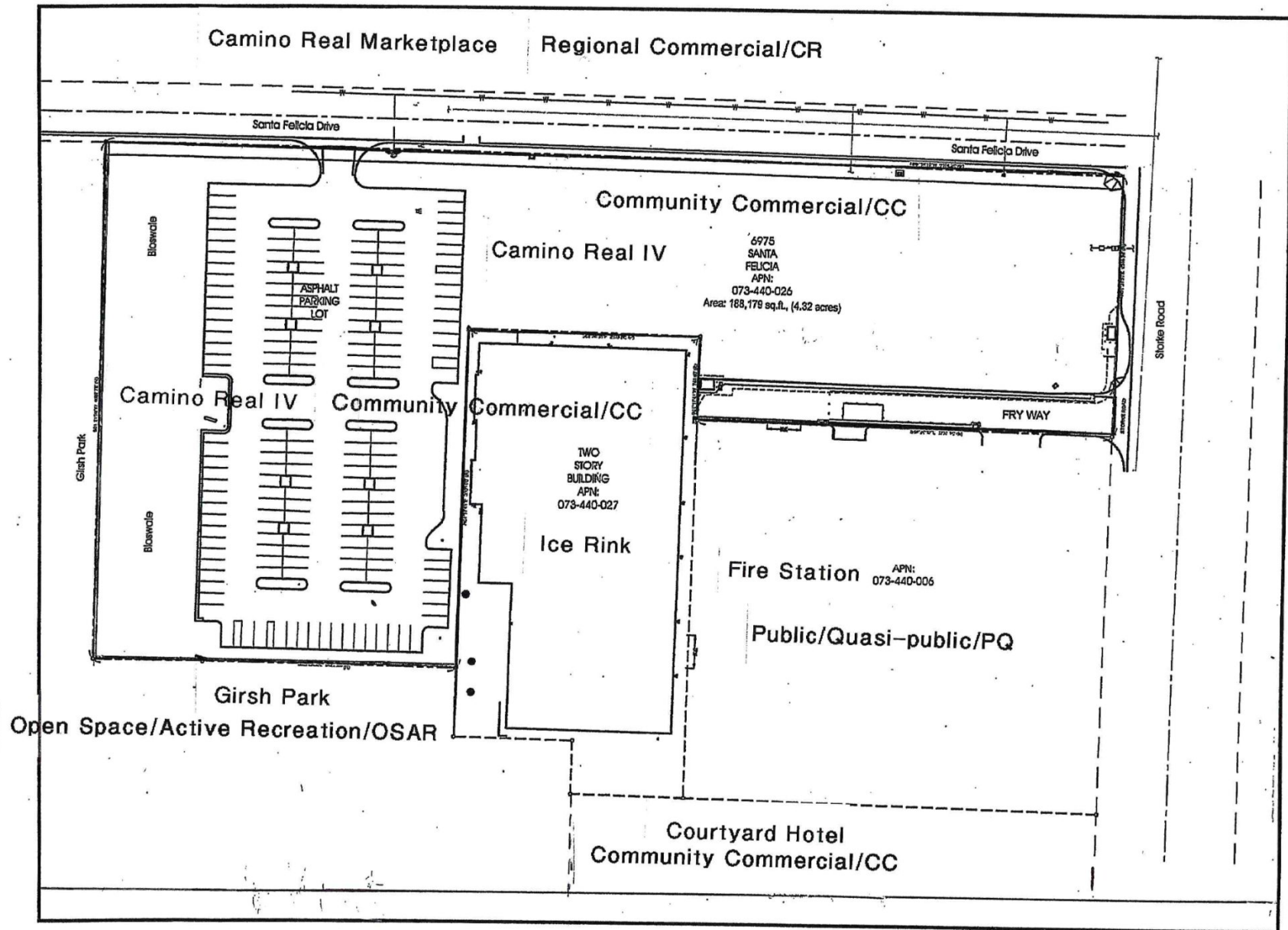


BACKGROUND (cont.)

Other important changes that have occurred since adoption of the Specific Plan in 1997:

- The City of Goleta was formed
- The City adopted its own General Plan replacing the County's General Plan and Goleta Community Plan
- The City of Goleta adopted a new Zoning Ordinance (Title 17) replacing the County's Article III Zoning Ordinance

Camino Real IV Site Plan



Reason for SP Amendment

Specific Plan now conflicts with the City's General Plan and Title 17, thereby making it difficult to move forward with development that could meet current zoning requirements for the 1.9 (undeveloped portion) of the 4.3-acre subject parcel

Land Use and Zoning Comparison Between Specific Plan and City's General Plan and Zoning for 4.3-acre site

LAND USE COMPARISON	CAMINO REAL SPECIFIC PLAN	GOLETA GENERAL PLAN/ZONING
Land Use Designation	General Commercial	Community Commercial
Zoning	General Commercial (C-2)	Community Commercial (C-C)
Permitted Land Uses	Indoor & Outdoor Recreation Golf Courses Child Care Amusement Enterprises Transit Facility	Allowable Uses listed in Title 17 (Table 17.08.020) Amusement enterprises & passenger transportation terminals are not permitted uses in C-C

Initiation Process

Per Council Reso 12-13 and Title 17.68, five factors to initiate a specific plan amendment:

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.

Process, If Initiated

- After initiation process:
 - ✓ Applicant can submit applications for a Specific Plan Amendment and a new Development Plan
 - ✓ Staff would review application, conduct environmental review, process the project
- Design Review Board will consider project design
- Planning Commission will consider the project and make recommendation to City Council
- City Council will be the decision maker for the overall project

CONCLUSION

- The Camino Real Specific Plan (SP) provided an overall plan for the development of the Camino Real project.
- The SP was adopted by the County to carry-out the provisions of the County's General Plan.
- The City of Goleta now has its own General Plan and new Zoning Ordinance, Title 17, that are the planning tools to be used for development within the City.
- Additionally, the SP conflicts with the City's General Plan and Title 17 in crucial areas, which can be problematic.
- To remove the 4.3-acre parcel from the SP boundaries requires a SP initiation process first.

RECOMMENDATION

Adopt Resolution 21-___, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested Specific Plan Amendment for APN 073-440-026; 6975 Santa Felicia Drive”