



Agenda Item B.1
PUBLIC HEARING
Meeting Date: October 19, 2021

TO: Mayor and Councilmembers

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner

SUBJECT: General Plan and Zoning Amendments to Allow Entertainment and Recreation Services in the General Commercial Land Use Designation and Zoning District

RECOMMENDATION:

- A. Adopt City Council Resolution No. 21-____, entitled “A Resolution of the City Council of the City of Goleta, California, Adopting the Entertainment and Recreation Services in General Commercial General Plan and Title 17 (Zoning) of the Goleta Municipal Code Amendments CEQA Addendum to the Goleta General Plan / Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151); Case Nos. 21-0001-GPA and 21-0003-ORD.”
- B. Adopt City Council Resolution No. 21-____, entitled “A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment to Amend Table 2-2 of the Land Use Element to Allow Entertainment and Recreation Services in the General Commercial (C-G) Land Use Designation.”
- C. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 21-____, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting an Amendment to Title 17 of the Goleta Municipal Code to Allow Certain Entertainment and Recreation Services Related Uses in the General Commercial Zoning District.”

BACKGROUND:

The General Plan/Coastal Land Use Plan (General Plan) Land Use Element includes Table 2-2, identifying the allowed uses by commercial land use designation. Each row of the table includes an allowable use, and each column represents a land use designation. Where a cell contains an “X”, the use is allowed in that land use designation. Where a cell contains an “-“, the use is not allowed in that land use designation. Currently Table 2-2 includes a row for “Entertainment and Recreation Services” and that use is not allowed in the General Commercial (C-G) land use

designation. Consistent with Table 2-2, the use “Indoor Sports and Recreation” is not allowed in C-G under Title 17 (Zoning) of the Goleta Municipal Code (GMC) (see Table 17.08.020).

On May 18, 2021, City Council initiated a General Plan Amendment (GPA), via Resolution No. 21-20, authorizing staff to process a potential GPA to change the “-” to an “X” for the cell in Table 2-2 for “Entertainment and Recreation Services” in the C-G land use designation, thus allowing that use in C-G. As noted in Resolution No. 21-20, the proposed GPA would provide greater flexibility in siting for entertainment and recreation uses within commercial land use designations. These uses are often seen as community amenities serving the health and entertainment needs of community members. Additionally, the proposed GPA would ensure that existing similar uses in C-G (of which there are several) are not considered nonconforming uses.

The Planning Commission considered the proposed GPA, an associated amendment to Table 17.08.020 of the GMC to allow Indoor Sports and Recreation in C-G and associated environmental documentation at a public hearing on September 13, 2021. At that hearing, the Planning Commission adopted Planning Commission Resolution No. 21-07, recommending to City Council adoption of the GPA, Title 17 amendment, and environmental documentation as presented below in the Discussion.

For reference purposes, a map is provided as Attachment 1 to the staff report that identifies locations in the City with a C-G land use designation and zoning district.

DISCUSSION:

Below is a discussion of both the proposed GPA and Title 17 amendment.

General Plan Amendment

As explained above, the proposed amendment to the General Plan is to add an “X” for Entertainment and Recreation Services in C-G within Table 2-2 of the Land Use Element. Entertainment and Recreation Services is not defined in the General Plan. However, staff interprets the use to include a broad array of services, from smaller uses, such as gyms and dance studios, to larger uses like stadiums and amusement parks. Currently, Entertainment and Recreation Services are allowed in the Regional Commercial, Community Commercial, Old Town Commercial, and Office and Institutional land use designations. The only other commercial land use designation that does not currently allow Entertainment and Recreation Services is Intersection or Highway Commercial.

In order to approve a GPA, the City Council must make two findings, consistent with GMC subsection 17.67.050(C). These findings are discussed below:

1. *The amendment is consistent with the guiding principles and goals of the General Plan.*

In reviewing the Guiding Principals and Goals of the Land Use Element, the proposed amendment supports Guiding Principle and Goal Number 6, to “[m]aintain a balanced community, with an appropriate mix of residences, workplaces, and services,” by slightly expanding the suitable sites for which entertainment and recreation services that serve the residents and workers of the City may be located. In addition, the amendment does not conflict with any other Guiding Principal or Goal of the General Plan

2. *The amendment is deemed to be in the public interest.*

The proposed amendment facilitates the siting of services that are generally considered community amenities to serve the recreational needs of City residents and workforce. As such, the proposed amendment can be seen to be in the public interest.

The draft GPA resolution, including the findings discussed above, is provided as Attachment 3 to the staff report.

Consistent with California Government Code Section 65352.3, the City provided California Native American tribes the opportunity to consult with the City on this proposed GPA. To date, no Native American tribe has requested consultation. The consultation period will conclude prior to the City Council hearing on the proposed GPA.

Title 17 Amendment

Should the General Plan be amended as described above, an accompanying Title 17 amendment is needed to align the two documents. As detailed in the adopting materials for Title 17, there are four subset uses for Entertainment and Recreation Services in Title 17. These include Banquet and Conference Center, Indoor Sports and Recreation, Cinemas, and Outdoor Entertainment. The proposed Title 17 amendment includes allowing only Indoor Sports and Recreation in C-G as the other potential Entertainment and Recreation Services uses do not appear to fit well in the C-G zoning district. Indoor Sports and Recreation is defined in Section 17.72.030 of the GMC as:

Predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, card rooms, health clubs, ice- and roller-skating rinks, indoor racquetball courts, martial arts and dance studios, indoor soccer, indoor soccer instruction, athletic clubs, and physical fitness centers.

The proposed Title 17 amendment would allow Indoor Sports and Recreation in the C-G zoning district, in Table 17.08.020 of the GMC, with a “P” designation. The “P” designation means that the use would either be exempt from permitting or would need a Land Use Permit if the new use constituted a “Change of Use” as detailed in subsection 17.55.020(B) of the GMC.

Regionally, it is common for uses included in the City’s definition of Indoor Sports and Recreation to be allowed in a broad zoning district like the City’s C-G zoning district.

Below is a table showing similar uses in similar zones within local jurisdictions, including the City's original zoning regulations inherited from the County.

Jurisdiction	Comparable District	Uses Allowed
City of Santa Barbara (Inland)	C-G Commercial General	Small-Scale Commercial Entertainment and Recreation
County of Santa Barbara (Inland)	C-3 General Commercial	Fitness/health club or facility; Commercial entertainment - Indoor
Previous City of Goleta (Inland)	C-3 General Commercial ¹	Amusement enterprises if conducted wholly within a completely enclosed building, such as video arcades or pool halls; Spas or health clubs
City of Carpinteria	CPD Commercial Planned Development	Recreation facilities, public or private

1. C-3 is the direct predecessor to the City's C-G zoning district.

In order to adopt of a zoning amendment, the City Council must make three findings, consistent with GMC subsection 17.66.050(B). These findings are discussed below and included in Attachment 4:

1. *The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code.*

The proposed amendment will comply with Table 2-2 (Allowable Uses and Standards for Commercial Use Categories) of the General Plan as Table 2-2 allows Entertainment and Recreation Services in the General Commercial (C-G) land use designation, assuming the above discussed GPA is approved. There are no other limitations regarding the proposed amendment in State law or the GMC. Additionally, noticing for the public hearings regarding the Ordinance were done in compliance with California Government Code Sections 65091 and 65094.

2. *The amendment is in the interests of the general community welfare.*

The amendment will allow the City to permit indoor sports and recreation uses in areas that have historically been used for such uses and thus reflect community expectations. Creating greater flexibility for these uses within Title 17 supports the general community welfare by meeting public expectations and by ensuring that uses, such as physical fitness centers, martial arts and dance studios, and athletics clubs, which typically serve City residents and workers, will have adequate potential sites to locate within the City.

3. The amendment is consistent with good zoning and planning practices.

The amendment will help the City continue to implement the community goals, objectives, and policies of the General Plan. Specifically, the amendment supports Land Use Element Guiding Principle and Goal Number 6, to “[m]aintain a balanced community, with an appropriate mix of residences, workplaces, and services,” by slightly expanding the suitable sites for which recreation services, in particular, indoor sports and recreation uses that serve the residents and workers of the City may be located.

Furthermore, the amendment will allow a use in a General Commercial zoning district. This type of use is typically allowed in General Commercial zones in southern Santa Barbara County. In particular, this type of use was allowed under the City’s original zoning regulations inherited from the County of Santa Barbara in most of the areas now within the C-G zoning district. The amendment does not expand the use allowance to districts that typically do not permit such uses.

The draft Title 17 amendment ordinance, including the findings discussed above, is provided as Attachment 4 to the staff report.

The City Council could choose to revise the Title 17 amendment staff recommendation to require a Conditional Use Permit (CUP), either a Major or Minor CUP, for Indoor Sports and Recreation in C-G. A CUP requirement could address any concerns about compatibility issues. Compatibility issues could include noise and vibration associated with recreation activities, like weightlifting and outdoor group exercise classes. However, requiring a CUP would not resolve the issue of existing nonconforming uses as existing Indoor Sports and Recreation uses in C-G would not have CUPs because they were not required in C-3 under the City’s previous zoning regulations. Additionally, CUPs are not required for Indoor Sports and Recreation in the Regional Commercial, Community Commercial, and Visitor-Serving Commercial zoning districts. A Minor CUP is required for Indoor and Sports Recreation in Commercial Old Town zoning district to ensure these uses maintain the pedestrian-oriented focus of that district. The Planning Commission chose not to include a CUP for these uses in C-G as reflected in the proposed ordinance as recommended by the Planning Commission and staff.

City Council could direct staff to add a section in Chapter 17.41 of the GMC for specific use standards for Indoor Sports and Recreation to address any compatibility concerns City Council may identify, thus negating the need for CUPs. If City Council provides this direction, the hearing would need to be continued for staff to draft appropriate standards based on articulated City Council concerns. Typically, the standards in Chapter 17.41 apply to all such uses in the City, not just those in a single district (unless the recommendation targeted the standards to uses in C-G), so careful consideration to any such standards must be made. The addition of specific use standards could also serve to perpetuate nonconforming Indoor Sports and Recreation uses in C-G and more broadly throughout the City should existing uses not comply with the specific use standards.

ENVIRONMENTAL REVIEW

An Addendum to the General Plan Final Environmental Impact Report (FEIR) is the necessary level of environmental analysis for the amendments in accordance with California Environmental Quality Act (CEQA) and CEQA Guidelines. According to CEQA Guidelines Section 15164(a), an addendum to a previously certified FEIR is the appropriate environmental document in instances when "some changes or additions are necessary but none of the conditions described in [CEQA Guidelines] Section 15162 calling for the preparation of a subsequent EIR have occurred." Because the impacts associated with the proposed amendments do not exceed those impacts identified in the General Plan FEIR, a subsequent EIR pursuant to Section 15162 is not required. Therefore, this Addendum is the appropriate environmental document under CEQA.

The draft CEQA resolution, including the Addendum, is provided as Attachment 2 to the staff report.

GOLETA STRATEGIC PLAN:

City-Wide Strategy: Support Economic Vitality

Strategic Goal: Encourage and assist entrepreneurs and companies to start or expand their businesses in Goleta and serve as liaison by connecting those businesses to resources

FISCAL IMPACTS

There is no direct fiscal impact for this item. Funding for Planning and Environmental Review staff time to prepare the proposed GPA and Ordinance, and associated environmental documentation, is included in the adopted FY 2021–22 Budget under Program 4300 of the Advance Planning Division.

ALTERNATIVES

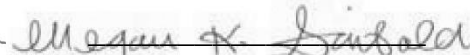
City Council could choose to not amend the General Plan and Title 17. In that case, Entertainment and Recreation Services, including Indoor Sports and Recreation uses, would continue to be prohibited in C-G.

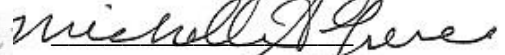
Reviewed By:

Legal Review By:

Approved By:


Kristine Schmidt
Assistant City Manager


Megan Garibaldi
City Attorney

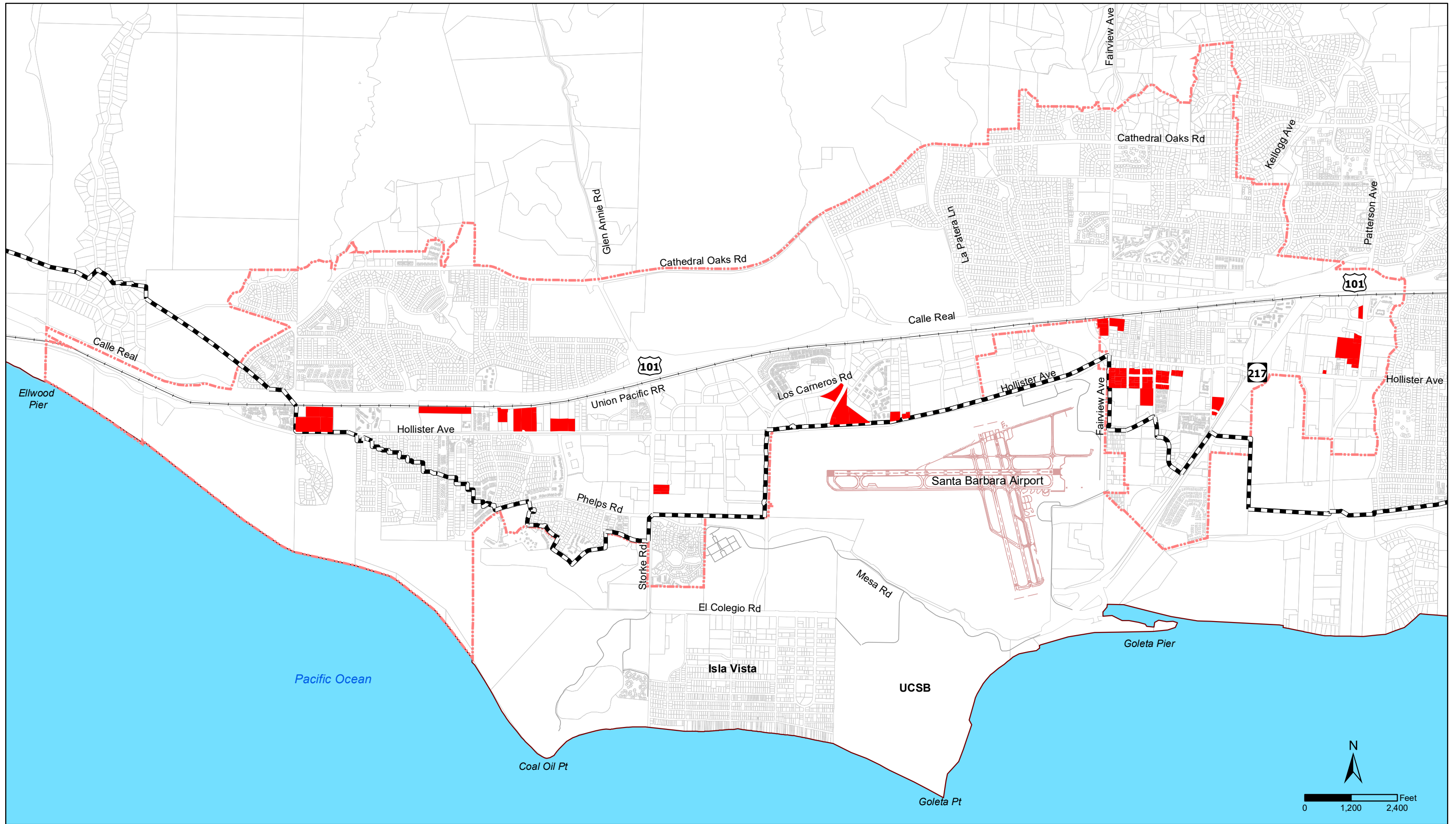

Michelle Greene
City Manager

ATTACHMENTS:

1. Map of Locations in the City with a General Commercial Land Use/Zoning Designation
2. City Council Resolution No. 21-___, entitled, "A Resolution of the City Council of the City of Goleta, California, Adopting the Entertainment and Recreation Services in General Commercial General Plan and Title 17 (Zoning) of the Goleta Municipal Code Amendments CEQA Addendum to the Goleta General Plan / Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151); Case Nos. 21-0001-GPA and 21-0003-ORD"
3. City Council Resolution No. 21-___, entitled, "A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment to Amend Table 2-2 of the Land Use Element to Allow Entertainment and Recreation Services in the General Commercial (C-G) Land Use Designation"
4. Ordinance No. 21-___, entitled "An Ordinance of the City Council of the City of Goleta, California, Adopting an Amendment to Title 17 of the Goleta Municipal Code to Allow Certain Entertainment and Recreation Services Related Uses in the General Commercial Zoning District"
5. Staff Presentation

Attachment 1

Map of Locations in the City with a General Commercial Land Use/Zoning Designation



Legend

- General Commercial
- Goleta City Boundary
- Coastal Zone Boundary

Locations in the City with a General Commercial Land Use/Zoning Designation

September 2021

Attachment 2

City Council Resolution No. 21-__, entitled “A Resolution of the City Council of the City of Goleta, California, Adopting the Entertainment and Recreation Services in General Commercial General Plan and Title 17 (Zoning) of the Goleta Municipal Code Amendments CEQA Addendum to the Goleta General Plan / Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151); Case Nos. 21-0001-GPA and 21-0003-ORD”

RESOLUTION NO. 21-__

A RESOLUTION OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING THE ENTERTAINMENT AND RECREATION SERVICES IN GENERAL COMMERCIAL GENERAL PLAN AND TITLE 17 (ZONING) OF THE GOLETA MUNICIPAL CODE AMENDMENTS CEQA ADDENDUM TO THE GOLETA GENERAL PLAN / COASTAL LAND USE PLAN FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2005031151); CASE NOS. 21-0001- GPA AND 21-0003-ORD

WHEREAS, at a duly noticed public hearing held on September 20, 2006, the Planning Agency recommended to the City Council adoption of findings and a Statement of Overriding Considerations and certification of the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report [SCH #2005031151] ("2006 Final EIR"), pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., "CEQA Guidelines"), via Resolution No. PA-06-09 and adoption of the Goleta General Plan/Coastal Land Use Plan ("GP/CLUP") via Resolution No. PA-06-10; and

WHEREAS, at a duly noticed public hearing held on October 2, 2006, the City Council adopted findings and a Statement of Overriding Considerations and certified the 2006 Final EIR, pursuant to CEQA and the CEQA Guidelines, via Resolution No. 06-37 and adopted the GP/CLUP via Resolution No. 06-38; and

WHEREAS the 2006 Final EIR and all subsequent CEQA documents approved by the City providing environmental analysis of GP/CLUP amendments comprise the "GP/CLUP EIR" as these documents collectively provide the complete environmental analysis of the GP/CLUP as it is currently written; and

WHEREAS an Addendum is appropriate pursuant to CEQA Guidelines Section 15164 when only minor changes and additions to the GP/CLUP EIR are necessary and no circumstances calling for preparation of a subsequent or supplemental EIR have occurred; and

WHEREAS the Addendum was prepared in full compliance with CEQA, CEQA Guidelines, and the City Environmental Review Guidelines; and

WHEREAS, under CEQA and the CEQA Guidelines and as referenced below, the "project" shall mean the General Plan Amendment to allow Entertainment and Recreation Services in the General Commercial Land Use Designation and a zoning amendment to allow Indoor Sports and Recreation in the General Commercial Zoning District; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on September 13, 2021, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the Planning Commission considered the entire administrative record, including the staff report, the GP/CLUP EIR and Addendum, and oral and written testimony from interested persons; and

WHEREAS the Planning Commission recommended to City Council approval of the CEQA Addendum on September 13, 2021; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 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 the staff report, the GP/CLUP EIR and Addendum, 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. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. CEQA Findings; Approval of Addendum

The City Council certifies that, pursuant to CEQA and Section 15090 of the CEQA Guidelines,

- A. The Addendum, attached as Exhibit A and incorporated herein by reference, has been prepared and completed in compliance with the requirements of CEQA and the CEQA Guidelines.
- B. The Planning Commission has reviewed and considered the GP/CLUP EIR and the Addendum, as a whole.
- C. The Addendum reflects the independent judgment and analysis of the City, as the lead agency.

The City Council finds that the foregoing is supported by substantial evidence in the record. Pursuant to CEQA and CEQA Guidelines, the City Council hereby adopts the foregoing findings and adopts the Addendum attached as Exhibit A.

SECTION 3. Documents

The documents and other materials which constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 4. Certification

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 ____ day of _____ 2021.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)
CITY OF GOLETA) ss.

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 ____ day of
_____, 2021 by the following vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 2, Exhibit A

**Addendum to the Goleta General Plan/Coastal Land Use Plan
Environmental Impact Report**

**General Plan Amendment to Allow Entertainment and Recreation
Services in the General Commercial Land Use Designation and
Adoption of an Ordinance to Amend Title 17 of the Goleta Municipal
Code to Allow Certain Entertainment and Recreation Services Related
Uses in the General Commercial Zoning District (Case Nos. 21-0001-
GPA, 21-0003-ORD)**



Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report

General Plan Amendment to Allow Entertainment and Recreation Services in the General Commercial Land Use Designation and Amendment to Title 17 of the Goleta Municipal Code to Allow Certain Entertainment and Recreation Services Related Uses in the General Commercial Zoning District (Case Nos. 21-0001-GPA, 21-0003-ORD)

1. Introduction

This Addendum to the 2006 Final Environmental Impact Report (EIR) for the City of Goleta (City) General Plan/Coastal Land Use Plan (GP/CLUP), the 2009 Final Supplemental EIR, and subsequent addendum (GP/CLUP FEIR) have been prepared by the City in accordance with the California Environmental Quality Act (CEQA). The City of Goleta is the lead agency responsible for ensuring that the below described Project complies with CEQA.

1.1 GP/CLUP Overview

The City of Goleta's GP/CLUP governs the City's land use and physical development within the City. The GP/CLUP sets the long-range policy for the City and provides a unified coherent framework and vision for the future of the community. The GP/CLUP is the primary means for guiding future land use changes in Goleta. The GP/CLUP became effective on November 1, 2006. A draft EIR was prepared to analyze the potential environmental effects of the GP/CLUP and a final EIR was adopted in 2006 (2006 FEIR) (State Clearing House No. 2005031151).

The GP/CLUP has been amended several times since 2006. All such amendments were accompanied by a CEQA analysis as reflected in various CEQA documents listed in Table 1 and incorporated by reference into this Addendum. All of these are incorporated into the GP/CLUP FEIR for purposes of this Addendum.

GP/CLUP AMENDMENTS¹

Adoption Date	GP/CLUP Amendment (GPA) Project Name	GPA CEQA Document	GPA Adopting Reso.
02-19-08	Villages at Los Carneros	EIR	No. 08-06
06-17-08	Track 2 - Minor Changes	Addendum	No. 08-30
11-04-08	Harwin Family Trust	NA	No. 08-056
05-19-09	Haskell's Landing	Addendum	No. 09-30 / 09-33
05-19-09	Track 2.5 - Building Intensity Standards	Addendum	No. 09-32 / 09-33
08-18-09	Track 1 - Housing Element Update	Addendum	No. 09-44
11-17-09	Track 3 - Substantive Changes	Supplemental EIR and Addendum	No. 09-59
11-16-10	Housing Element 2007-2014	Addendum	No. 10-57
02-15-11	Montecito Bank and Trust	Addendum	No. 11-09
07-17-12	Willow Springs	Addendum	No. 12-46
10-02-12	Westar	Addendum	No. 12-69
11-06-12	Measure G2012: Goleta Heritage Farmlands Initiative	NA	Not Applicable
07-15-14	Village at Los Carneros	Addendum	No. 14-43
12-16-14	Housing Element 2015-2023	Addendum	No. 14-65
01-20-15	Cortona Apartments	NA	No. 15-03
10-20-15	Old Town Village	Addendum	No. 15-49
10-17-17	Hollister/Kellogg Park	Addendum	No. 17-46
12-4-18	Fire Station 10 Land Use Designation	Addendum	No. 18-65
1-15-19	Transportation Element Street Classification	NA	No. 19-02
4-16-19	Cannabis and Accessory Uses	Addendum	No. 19-21
5-21-19	Hollister Village Apartments	Addendum	No. 19-29
12-3-19	Rental Inclusionary (HE 2.5)	NA	No. 19-73
1-19-21	5631 Calle Real Land Use	NA	No. 21-02

1. The City of Goleta adopted the Goleta General Plan / Coastal Land Use Plan via Resolution No. 06-38 on October 2, 2006.

1.2 Project Description

The Project includes a General Plan Amendment (GPA) and amendment to Title 17 of the Goleta Municipal Code (GMC) (referred collectively herein as "Proposed Amendments"). The proposed GPA amends Table 2-2 of the Land Use Element to allow Entertainment and Recreation Services in the General Commercial land use designation. The proposed amendment to Title 17 of the GMC amends Table 17.08.020 to allow Indoor Sports and Recreation (with a Zoning Permit or Exempt) in the General Commercial Zoning District. Indoor Sports and Recreation uses are defined as follows (pursuant to Section 17.73.030 of the GMC):

Predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, card rooms, health clubs, ice- and roller-skating rinks, indoor racquetball courts, martial arts and dance studios, indoor soccer, indoor soccer instruction, athletic clubs, and physical fitness centers.

1.3 CEQA Authority for the Addendum Analysis

An Addendum was chosen for this project in accordance with CEQA (Public Resources Code §§21000 et seq.) and CEQA Guidelines (Title 14 California Code of Regulations §§21000 et seq.).

According to CEQA Guidelines §15164(a), an addendum to a previously certified FEIR is the appropriate environmental document in instances when "some changes or additions are necessary but none of the conditions described in [CEQA Guidelines] Section 15162 calling for the preparation of a subsequent EIR have occurred."

This FEIR addendum is provided to the public and decision-makers as part of project staff reports and receives concurrent public review prior to decision-maker hearings on the project and with public hearing comment. The decision-making bodies consider the addendum together with the certified FEIR when making decisions on the current project. The FEIR and addendum inform CEQA environmental impact findings supporting decision-maker actions on the project.

As discussed below, the impacts associated with the Proposed Amendments do not exceed those impacts identified in the GP/CLUP FEIR. As supported by the analysis below, the Proposed Amendments would have no new significant environmental effects beyond those identified in the GP/CLUP FEIR. Therefore, this Addendum is the appropriate environmental document under CEQA.

1.4 Adoption and Availability of Addendum

This Addendum to the GP/CLUP FEIR will be considered by the Planning Commission and City Council. In accordance with CEQA Guidelines §15164(c), an Addendum need not be circulated for public review but can be included in or attached to the GP/CLUP FEIR. The decision-making body considers the Addendum with the GP/CLUP FEIR before making a decision on the Project.

2. Impacts Analysis

The Proposed Amendments would not result in significant impacts on the environment nor increase impacts compared to the GP/CLUP FEIR impact analysis of future citywide residential, commercial, and industrial uses and growth, for the following reasons:

- Future Entertainment and Recreation Service uses would have similar impacts as other uses already allowed in the General Commercial land use designation and zoning district. In fact, the General Commercial land use designation and zoning district allow for the broadest allowance of uses of any land use designation and zoning district within the City. The broad range of allowed uses includes uses as diverse as: Assisted Living Residential Units; General Wholesale Trade; Warehousing; Religious Institutions; Auto Wrecking Yard/Junk Yard; Building and Construction Services; Finance, Insurance, and Real Estate; Eating and Drinking Establishments; Building/Landscape Materials and Equipment; and General Merchandise. There are no impacts specific to Entertainment and Recreation Services not otherwise considered for already allowed General Commercial uses. Future uses under the Proposed Amendments would therefore be part of, not in addition to, the amount of future growth and the range of land uses and types of impacts already evaluated in the GP/CLUP FEIR.
- Entertainment and Recreation Services are already allowed in the Regional Commercial, Community Commercial, Old Town Commercial, Visitor-Serving Commercial, and Office and Institutional land use designations in the City, pursuant to the GP/CLUP, with no known or identified use-specific impacts that would suggest new impacts associated with the Proposed Amendments would occur.
- Any new physical development needed to allow for or support future Entertainment and Recreation Service uses in the General Commercial land use designation and zoning district would be subject to separate, project-specific zoning requirements, which may trigger project-specific CEQA environmental review, design review, and City policy application at the time of proposed development. The Proposed Amendments would not allow any new physical development that would previously not have been allowed under the GP/CLUP and Title 17 of the GMC.
- The Proposed Amendments would not change land use designations or the amount or intensity of residential or non-residential development allowed pursuant to the GP/CLUP.

3. CEQA Finding

The Proposed Amendments are within the scope of analysis for the GP/CLUP FEIR. Based on this Addendum review of the proposed amendments, in accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the project because the Proposed Amendments do not involve new significant impacts or a substantial increase in the severity of impacts previously identified in the GP/CLUP FEIR and do not raise the need for additional mitigation.

The Certified GP/CLUP FEIR (SCH#2005031151) together with this Addendum constitutes adequate environmental documentation in compliance with CEQA for the adoption of the Proposed Amendments.

Attachment 3

City Council Resolution No. 21-__, entitled “A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment to Amend Table 2-2 of the Land Use Element to Allow Entertainment and Recreation Services in the General Commercial (C-G) Land Use Designation

RESOLUTION NO. 21-__

**A RESOLUTION OF THE CITY OF GOLETA, CALIFORNIA,
APPROVING A GENERAL PLAN AMENDMENT TO AMEND
TABLE 2-2 OF THE LAND USE ELEMENT TO ALLOW
ENTERTAINMENT AND RECREATION SERVICES IN THE
GENERAL COMMERCIAL (C-G) LAND USE DESIGNATION**

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, Section 65350 et seq., authorizes 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, on May 18, 2021, the City Council adopted Resolution 21-20 initiating a General Plan Amendment to Table 2-2 of the Land Use Element; and

WHEREAS, Chapter 17.67 of the GMC provides procedures to amend General Plan, including required, noticed public hearings in front of the Planning Commission and City Council; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on September 13, 2021, at which time all interested parties were given an opportunity to be heard; and

WHEREAS the Planning Commission recommended to City Council adoption of General Plan Amendment on September 13, 2021; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2021 at which time all interested persons were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF GOLETA, AS FOLLOWS:**

SECTION 1. **Recitals**

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. **Environmental Assessment**

An addendum to the Goleta General Plan/Coastal Land Use Plan Final Environmental Impact Report was prepared for the General Plan Amendment, and associated amendment to Title 17 of the Goleta Municipal Code, in compliance with the requirements of the California Environmental Quality Act as approved by City Council via Resolution No. 21-____.

SECTION 3. **General Plan Amendment Findings**

The City Council makes the following Findings pursuant to subsection 17.67.050(C) of the Goleta Municipal Code:

A. The amendment is consistent with the guiding principles and goals of the General Plan.

The amendment supports Land Use Element Guiding Principle and Goal Number 6, to “[m]aintain a balanced community, with an appropriate mix of residences, workplaces, and services,” by slightly expanding the suitable sites for which entertainment and recreation services that serve the residents and workers of the City may be located. In addition, the amendment does not conflict with any other Guiding Principal or Goal of the General Plan

Therefore, the amendment is consistent with the guiding principles and goals of the General Plan and this finding is made.

B. The amendment is deemed to be in the public interest.

The amendment facilitates the siting of services that are generally considered community amenities to serve the recreational needs of City residents and workforce.

Therefore, the amendment is deemed to be in the public interest and this finding is made.

SECTION 4. **Action**

The City Council hereby takes the following action:

Adopt a General Plan Amendment to allow “Entertainment and Recreation Services” uses in the General Commercial land use designation in Land Use Element Table 2-2: Allowable Uses and Standard for Commercial Use Categories.

SECTION 5. Certification

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 __ day of _____ 2021.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
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 ____ day of
_____, 2021 by the following vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 4

Ordinance No. 21-__, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting an Amendment to Title 17 of the Goleta Municipal Code to Allow Certain Entertainment and Recreation Services Related Uses in the General Commercial Zoning District”

ORDINANCE NO. 21-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING AN AMENDMENT TO TITLE 17 OF THE GOLETA MUNICIPAL CODE TO ALLOW CERTAIN ENTERTAINMENT AND RECREATION SERVICES RELATED USES IN THE GENERAL COMMERCIAL ZONING DISTRICT

WHEREAS the City of Goleta (City) adopted Title 17 (Zoning) of the Goleta Municipal Code (GMC) on March 3, 2020; and

WHEREAS Chapter 17.66 of the GMC provides procedures to amend Title 17 of the GMC, including required, noticed public hearings in front of the Planning Commission and City Council; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on September 13, 2021, at which time all interested parties were given an opportunity to be heard; and

WHEREAS the Planning Commission recommended to City Council adoption of the Title 17 Amendment Ordinance on September 13, 2021; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2021 at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Required Findings for the Title 17 Amendment

Pursuant to subsection 17.66.050(B) of the Goleta Municipal Code, the City Council makes the following findings:

- A. The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code.**

The Ordinance, which amends the Goleta Municipal Code Title 17, is consistent with all applicable provisions of the City's General Plan that relate to development on real property throughout the City. Specifically, the proposed amendment

complies with Table 2-2 (Allowable Uses and Standards for Commercial Use Categories) as Table 2-2 allows Entertainment and Recreation Services in the General Commercial (C-G) land use designation. Additionally, noticing for the public hearing regarding the Ordinance were, and will continue to be, done in compliance with California Government Code Sections 65091 and 65094. Therefore, the Ordinance is in consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code and this finding is made.

B. The amendment is in the interests of the general community welfare.

The Ordinance, which amends Goleta Municipal Code Title 17, will allow the City to permit indoor sports and recreation uses in areas that have historically been used for such uses and thus reflect community expectation. Creating greater flexibility within Title 17 supports the general community welfare by meeting public expectations and by ensuring that uses, such as physical fitness centers, martial arts and dance studios, and athletics clubs, which typically serve City residents and workers, will have adequate potential sites to locate within the City. Therefore, the Ordinance is in the interest of the general community welfare and this finding is made.

C. The amendment is consistent with good zoning and planning practices.

The Ordinance, which amends Goleta Municipal Code Title 17, will help the City continue to implement the community goals, objectives, and policies of the General Plan. Specifically, the Ordinance supports Land Use Element Guiding Principle and Goal Number 6, to “[m]aintain a balance community, with an appropriate mix of residences, workplaces, and services,” by slightly expanding the suitable sites for which recreation services, in particular indoor sports and recreation uses, that serve the residents and workers of the City may be located.

Furthermore, the amendment will allow a use in a General Commercial zoning district. This type of use is typically allowed in General Commercial zones in southern Santa Barbara County. In particular, this type of use was allowed under the City’s original zoning regulations inherited from the County of Santa Barbara in most of the areas now within the General Commercial land use designation and zoning district. The amendment does not expand the use allowance to districts that typically do not permit such uses.

Therefore, the Ordinance is consistent with good zoning and planning practices and this finding is made.

SECTION 3. Environmental Assessment

An Addendum to the Goleta General Plan/Coastal Land Use Plan Final Environmental Impact Report was prepared for the Ordinance, and associated General Plan

Amendment, in compliance with the requirements of the California Environmental Quality Act (CEQA) as approved by City Council via Resolution No. 21-____.

SECTION 4. **Title 17 of the Goleta Municipal Code Amendment**

Table 17.08.020: LAND USE REGULATION—COMMERCIAL DISTRICTS of the Goleta Municipal Code is amended as follows:

Allow the “*Indoor Sports and Recreation*” use in the “CG” Zone District with a “P” (Zoning Permit or Exempt) requirement.

SECTION 5. **Effect of Amendment**

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6. **Severability**

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7. **Codification**

The City Clerk shall cause this amendment to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 8. **Certification of City Clerk**

The City Clerk shall certify to the adoption of this Ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

SECTION 9. **Effective Date**

This Ordinance shall take effect on the 31st day following adoption by the City Council.

INTRODUCED ON the ____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2021.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
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 Ordinance No. 21-__ was introduced on _____, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the _____, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 5
Staff Presentation

ENTERTAINMENT AND RECREATION SERVICES IN GENERAL COMMERCIAL

City Council
October 19, 2021

Presentation by:
Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner



Public Hearing Agenda

Suggested Format

- Staff Presentation
- Council Questions
- Public Comment
- Council Deliberation
- Action on Recommendation

Proposed Amendments

- General Plan
 - Allow “Entertainment and Recreation Services” in General Commercial (Add “X”)

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

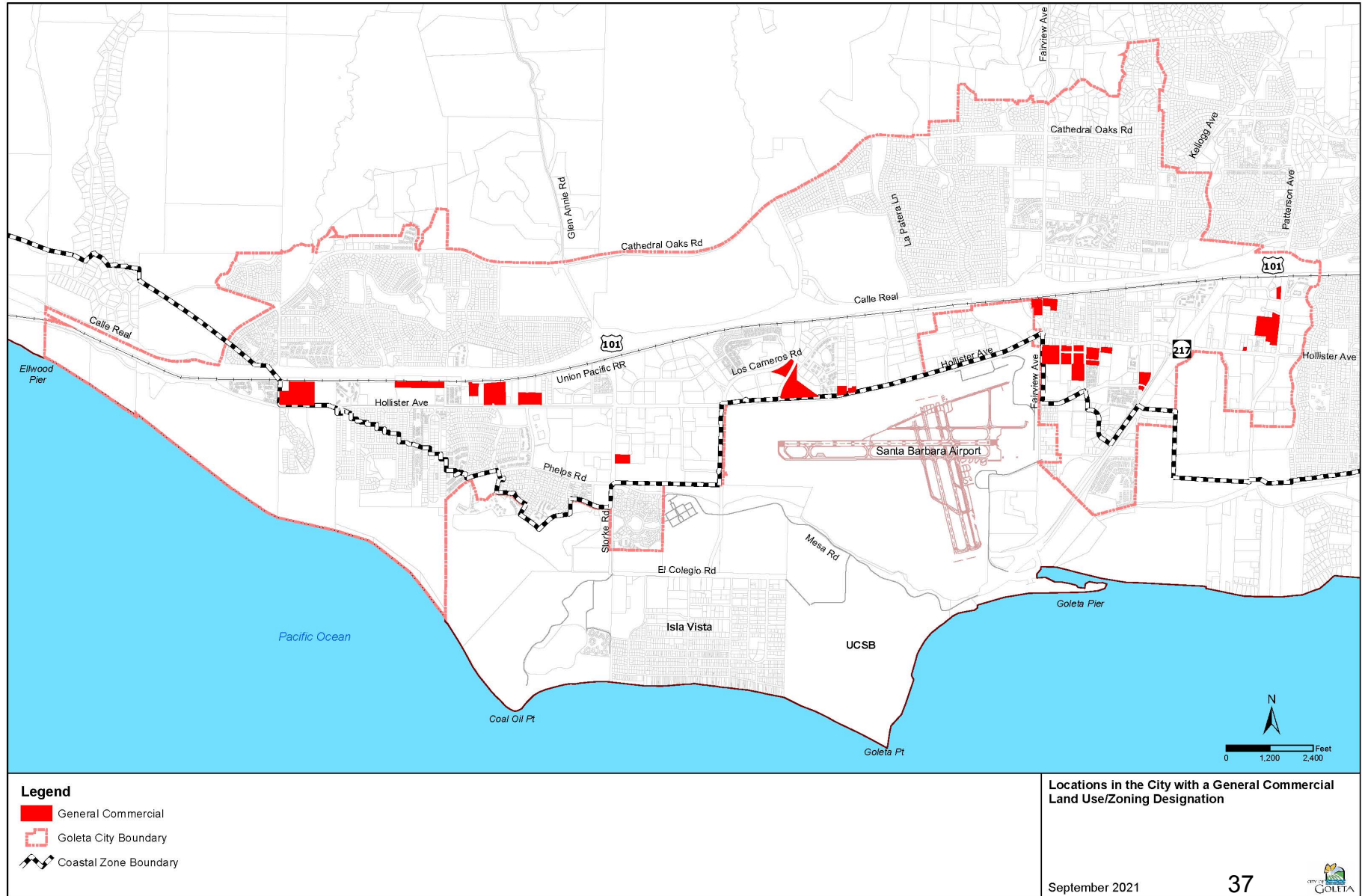
Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
Retail Trade						
Large-Scale Retail Establishments	X	X	–	–	–	–
General Merchandise	X	X	X	–	–	X
Food and Drug Stores	X	X	X	–	X	X
Apparel and Specialty Stores	X	X	X	–	–	X
Building/Landscape Materials and Equipment	X	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

Proposed Amendments

- Title 17 (Zoning) of the Goleta Municipal Code
 - Allowed “Indoor Sports and Recreation” in General Commercial (Add “P”)

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS

Uses	District					
	CR	CC	OT	VS	CI	CG
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	-	-



General Plan Amendment

- Allow “Entertainment and Recreation Services” in General Commercial
- Findings:
 1. The amendment is consistent with the guiding principles and goals of the General Plan.
 2. The amendment is deemed to be in the public interest.

Title 17 Amendment

- Allow “Indoor Sports and Recreation” in General Commercial Zoning District
- Findings:
 1. The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.
 2. The amendment is in the interests of the general community welfare.
 3. The amendment is consistent with good zoning and planning practices.

Environmental Review

- Addendum to General Plan / Coastal Land Use Plan Environmental Impact Report (General Plan EIR)
- Proposed Amendments do not exceed those impacts identified in the General Plan EIR
 - Only allows one use in one zone
 - Wide array of uses already allowed in CG
 - No evidence to suggest the Entertainment and Recreation Service uses create unique impacts not previously considered for the uses in CG
 - Any new physical development would still need to be analyzed

Staff Recommendation

A. Adopt City Council Resolution No. 21-____, entitled “A Resolution of the City Council of the City of Goleta, California, Adopting the Entertainment and Recreation Services in General Commercial General Plan and Title 17 (Zoning) of the Goleta Municipal Code Amendments CEQA Addendum to the Goleta General Plan / Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151); Case Nos. 21-0001-GPA and 21-0003-ORD”

B. Adopt City Council Resolution No. 21-____, entitled “City Council Resolution No. 21-____, entitled “A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment to Amend Table 2-2 of the Land Use Element to Allow Entertainment and Recreation Services in the General Commercial (C-G) Land Use Designation”

C. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 21-____, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting an Amendment to Title 17 of the Goleta Municipal Code to Allow Certain Entertainment and Recreation Services Related Uses in the General Commercial Zoning District”