



MEMORANDUM

DATE: May 5, 2008

TO: Planning Commissioners

FROM: Steve Chase, Planning and Environmental Services Director

SUBJECT: 07-201-GPA, City-Initiated Track 2 General Plan/Coastal Land Use Plan Amendments

Staff has prepared this memo to briefly summarize the Planning Commission's progress to date on proposed Track 2 General Plan Amendments, and to highlight the remaining amendments before the Commission for deliberation and action at your May 12th meeting (Attachment 1). Please refer to the March 24, 2008 Planning Commission staff report for a complete discussion and analysis of the proposed amendments.

During public meetings on April 14 and April 21, 2008, the Planning Commission reviewed, deliberated, and took action on a total of thirty-three proposed General Plan Amendments (Attachment 2). The following policies were deferred:

- **Revisions to Policy LU 8.4 Affordable Housing Development** - The Commission felt that this proposed amendment should be considered as a part of the Track 1 revisions to the Housing Element.
- **Revisions to Land Use Tables 2-1 through 2-4** (3-D standards on height, setbacks, FARs, density, etc.) and eight dependent policies - The Commission continued this matter to May 12th for further deliberation and to allow for legal review. The eight dependent policies (LU 2.1, 2.2, 3.1, 4.2, 4.3, 5.1, 6.1 and 7.1) would need to be amended for consistency with any changes to LU Tables 2-1 through 2-4.
- **Revisions to Policy OS 2.4 Mitigation of Impacts to Vertical Coastal Access** - The Commission continued this matter to May 12th to allow time for more discussion of the existing and proposed GP/CLUP language, particularly in relation to similar language in Land Use Policy 9.1.

Attachments:

1. Planning Commission Resolution 08-__
2. Remaining Track 2 General Plan Amendments for Consideration
3. Planning Commission Recommended Actions through April 21, 2008 –Track 2

ATTACHMENT 1

Planning Commission Resolution 08-__

Attachment 1

RESOLUTION NO. 08-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA RECOMMENDING TO THE CITY COUNCIL ACCEPTANCE OF A CEQA ADDENDUM, DATED MARCH 17, 2008, TO THE GENERAL PLAN/COASTAL LAND USE PLAN FINAL EIR, ADOPTION OF CEQA FINDINGS, ADOPTION OF A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTION OF THE TRACK 2 AMENDMENTS TO THE GOLETA GENERAL PLAN / COASTAL LAND USE PLAN (CASE NO. 07-201-GPA)

WHEREAS, on March 25, 2005, the City of Goleta issued a Notice of Preparation for the *Goleta General Plan/Coastal Land Use Plan* Environmental Impact Report and caused the Notice of Preparation to be distributed to all responsible agencies, trustee agencies and interested parties for review and comment; and

WHEREAS, in recognition of the comments received in response to the Notice of Preparation, it was determined that the proposed project was subject to the California Environmental Quality Act, that one or more significant effects on the environment may occur, and that preparation of an Environmental Impact Report would be required; and

WHEREAS, a Draft Environmental Impact Report and Final Environmental Impact Report was prepared by Jones & Stokes, Inc. under contract to the City of Goleta; and

WHEREAS, the Draft *Goleta General Plan/Coastal Land Use Plan* was published and released to the public on March 20, 2006; and

WHEREAS, a Notice of Completion was filed with the State Office of Planning and Research (OPR) and distributed to responsible, trustee, and interested agencies and individuals on May 31, 2006; and

WHEREAS, a Notice of Availability of, and Public Hearing on, the Draft Environmental Impact Report was noticed by publication in a newspaper of general circulation within the County of Santa Barbara on May 28, 2006, and by direct mailing to interested agencies and individuals in the manner prescribed by the State CEQA Guidelines and the City of Goleta CEQA Guidelines; and

WHEREAS, the Notice of Availability of, and Public Hearing on April 14, 2005, the Draft Environmental Impact Report (05-EIR-01) was distributed to the Office of the County Clerk of the County of Santa Barbara for posting for a period of at least 30 days; and

WHEREAS, the State Clearinghouse [SCH #2005031151] assigned a 45-day review period, extending from May 31, 2006 to July 18, 2006; and

WHEREAS, a public hearing to receive comments on the adequacy of the Draft EIR was held on June 26, 2006; and

WHEREAS, the Final *Goleta General Plan/Coastal Land Use Plan* was published and released to the public on August 25, 2006; and

WHEREAS, a total of forty letters or written statements were received on the Draft EIR; and

WHEREAS, in response to written public comments received, responses to comments were prepared; and

WHEREAS, a proposed Final EIR, reflecting the changes made in the Final *Goleta General Plan/Coastal Land Use Plan*, was released on September 1, 2006, pursuant to the requirements of the State and City CEQA Guidelines, including written responses to comments received on the draft document; and

WHEREAS, Jones & Stokes, under contract to the City of Goleta, prepared a Mitigation Monitoring and Reporting Program (MMRP) to meet the requirements of CEQA Section 21081.6, as included in the Final EIR; and

WHEREAS, the proposed final *Goleta General Plan/Coastal Land Use Plan* was the subject of a final noticed joint public hearing by the Planning Agency and City Council held on September 13, 2006, at which time all interested persons were given an opportunity to provide testimony on the proposed final plan; and

WHEREAS, following receipt of all public comment at the final noticed public hearing held on October 2, 2006, the City Council adopted Resolution No. CC-06-38 certifying the Final EIR [SCH #2005031151] and adopted the *Goleta General Plan/Coastal Land Use Plan*; and

WHEREAS, on March 5, 2007, the City Council authorized staff to conduct a process for reopening the General Plan to consider suggested amendments by staff, the public-at-large, land owners, developers and special interest groups; and

WHEREAS, on April 16, 2007 the City Council conducted a public hearing to formally sponsor and initiate a first round of proposed *Goleta General Plan/Coastal Land Use Plan* amendments; and

WHEREAS, on July 16, 2007, the City Council authorized a General Plan Amendment Work Program which included processing paths for five interrelated

components or tracks including Track 1 Housing Element Revisions, Track 2 Minor Revisions, Track 3 Substantive Revisions, Track 4 Project Specific Amendments, and Track 5 Sphere of Influence Revisions; and

WHEREAS, on August 6, 2007, the City Council conducted an additional public hearing to formally sponsor and initiate a second round of proposed amendments, and

WHEREAS, in September and October 2007, in support of the various tracks within the adopted work program, the City hosted a series of public meetings and workshops including:

September 4, Sphere of Influence Public Workshop (Track 5)
September 15, General Plan Amendment Workshops (Tracks 2 and 3)
September 20, Affordable Housing Stakeholders Work Session (Track 1)
September 27, General Plan Amendment Public Workshop (Tracks 2 and 3)
October 1, City Council Public Hearing to Initiate an Application to LAFCo for Adoption of a City Sphere of Influence (Track 5)
October 5, Housing Element Public Tour and Workshop (Track 1)
October 17, General Plan Amendment Public Workshop (Tracks 2 and 3) and

WHEREAS, City staff with the assistance of Jones & Stokes, engaged in an analysis of each of the individual City-initiated General Plan Amendments, which included a review of the considerable administrative record that emerged from the many public workshops held in September and October, including nearly 1500 work station comments, 75 oral testimonies and approximately 200 written comments; and

WHEREAS, on January 17 and 29, 2008 the City Council held special public hearings to review and act on staff's determinations and recommendations pertaining to the continued processing of the General Plan Amendments assigned to Tracks 2 and 3; and

WHEREAS, in response to City Council direction received at the January 17 and 29, 2008 public hearings, environmental review of the Track 2 Minor Revisions to the *Goleta General Plan/Coastal Land Use Plan* policies was conducted by Jones & Stokes, under contract to the City; and

WHEREAS, as a result of the environmental review, it was determined that the Track 2 Minor Revisions, as identified in Exhibit 1, are subject to the California Environmental Quality Act, and an Addendum to the Final EIR was prepared; and

WHEREAS, the Planning Commission conducted duly noticed public hearings on March 24, April 14, April 21, and May 12, 2008 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has considered the entire administrative record, including the Addendum to the Final EIR, CEQA Findings, a Statement of Overriding Considerations, the Mitigation Monitoring Program, and oral and written testimony from interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA AS FOLLOWS:

Section 1. Recommendation for Acceptance of Addendum.

Recommended Findings: The Planning Commission hereby recommends that the City Council adopt the findings pursuant to CEQA Section 15161, 15164, 15090, 15091, and 15093, as noted in Exhibit 1 of this resolution.

Recommended Action: The Planning Commission hereby recommends that the City Council approve the Addendum to the *General Plan / Coastal Land Use Plan* Final EIR dated March 17, 2008, adopt the CEQA Findings, and adopt the Statement of Overriding Considerations, as presented in Exhibit 1 of this resolution.

Section 2. Mitigation Monitoring and Reporting Plan. Public Resources Code §21081.6 (State CEQA Guidelines §15097) requires that the City adopt reporting or monitoring programs for the changes to the project which it has adopted in order to mitigate or avoid significant effects on the environment. The procedures for mitigation monitoring and verification are described for each mitigation measure in the previously-certified General Plan / Coastal Land Use Plan Final EIR (05-EIR-01) and remain unchanged for the project.

Section 3. Recommendation for Amendments to the *Goleta General Plan / Coastal Land Use Plan*

Recommended Finding: The Planning Commission hereby recommends that the City Council adopt the administrative findings set forth in Exhibit 2 pursuant to Section 65358 of the Government Code to amend the *Goleta General Plan/Coastal Land Use Plan* Policies initiated by the City and included in Track 2. The Track 2 Amendments are duly noted by underlines and strikethroughs as set forth in Exhibit 2.

Recommended Action: The Planning Commission recommends that the City Council amend the *Goleta General Plan/Coastal Land Use Plan* Policies initiated by the City and included in Track 2.

Section 4. 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 5. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2008.

KENNETH KNIGHT, CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

JULIE HAYWARD BIGGS
CITY ATTORNEY

Exhibit 1

Description of Project

[This exhibit will reflect the final Planning Commission recommendations on the Track 2 General Plan/CLUP Amendments]

Exhibit 2

CEQA Findings, Statement of Overriding Considerations, and Administrative Findings

[See Exhibit 2 from the March 24, 2008 Staff Report]

Exhibit 3

**Goleta General Plan/Coastal Land Use Plan
Final EIR Findings and
Statement of Overriding Considerations
(Adopted October 2, 2006)**

[See Exhibit 3 from the March 24, 2008 Staff Report]

ATTACHMENT 2

Remaining Track 2 General Plan Amendments for
Consideration

**Attachment 2 – Remaining GP Amendments for Consideration
May 12, 2008**

Policy ID #	To Discuss - Planning Commission Recommended Track 2 Amendments – May 2008
<p>LU Tables 2-1 through 2-4</p>	<p>See attached tables for the removal of Standards for Building Intensity.</p>
<p>LU 2.1</p>	<p>LU 2.1 Residential Land Use Categories. [GP/CP] The residential land use categories, permitted uses, and standards for density and building intensity are shown in Table 2-1. The planned residential densities and building intensities in residential neighborhoods have been established to be consistent with the density, intensity, and scale of existing development in order to reinforce the character of well-established neighborhoods.</p>
<p>LU 2.2</p>	<p>LU 2.2 Residential Use Densities. [GP/CP] All proposed residential projects shall be consistent with the standards for density and building intensity set forth in this plan. The densities described in the policies for the residential use categories and in Table 2-1 are maximum permitted densities but are not guaranteed. Density of development allowed on any site shall reflect site constraints, including:</p> <ul style="list-style-type: none"> a. Environmentally sensitive habitat areas (ESHA). b. Areas prone to flooding and geologic, slope instability, or other natural hazards. c. Areas with stormwater drainage problems. d. Presence of other significant hazards or hazardous materials. e. Protection of significant public and private views. f. Exposure to exterior noise levels that exceed a Community Noise Exposure Level (CNEL) of 60 dBA (see related NE 1.2). g. Areas with archaeological or cultural resources. h. Deficiencies in the type or level of services necessary for urban development, such as transportation facilities (roadway and pedestrian), sewer and water service, and emergency service response time. i. Prevailing densities of adjacent developed residential areas.
<p>LU 3.1</p>	<p>LU 3.1 Commercial Land Use Categories. [GP/CP] Table 2-2 shows the permitted uses and standards for building intensity in each of the commercial land use designations. The commercial use categories are intended to provide appropriate locations for business uses that serve neighborhoods, the community, the region, and the traveling public while seeking to minimize traffic congestion, visual, and other impacts on surrounding residential areas. The intent of each use category is further described in the following sections.</p>
<p>LU 4.2</p>	<p>LU 4.2 Business Park (I-BP). [GP/CP] This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays, as set forth in LU 1.12. The maximum FAR set forth in Table 2-3 is increased from 0.4 to 0.5 for hotel uses. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited.</p> <p>Performance standards for Business Park uses shall ensure that:</p> <ul style="list-style-type: none"> a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods. b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties. c. Signage will be controlled. d. Curb cuts will be minimized and sharing of access encouraged. e. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated. f. Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the area.
<p>LU 4.3</p>	<p>LU 4.3 Office and Institutional (I-OI). [GP] This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.</p> <p>The Office and Institutional use category includes lands intended to support the needs of the Goleta Valley Cottage Hospital and related medical services. These lands, which are in the vicinity of Hollister Avenue and Patterson Avenue, are designated within a Hospital Overlay on the land use plan map (Figure 2-1). The following shall apply</p>

Policy ID #	To Discuss - Planning Commission Recommended Track 2 Amendments – May 2008
	<p>solely to lands within the Hospital Overlay:</p> <p>a. The maximum FAR set forth in Table 2-3 is increased from 0.4 to 0.8 for hospital buildings and to 0.5 for medical office buildings. The portions of garage structures devoted to vehicular parking and circulation shall not be included in the calculation of the FAR.</p> <p>b. The maximum structure height shall be set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.</p> <p>c. The maximum lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings.</p>
LU 5.1	<p>LU 5.1 General. [GP/CP] Table 2-4 shows the permitted uses and standards for building intensity for the Public and Quasi-Public land use category.</p>
LU 6.1	<p>LU 6.1 General. [GP/CP] Table 2-4 shows the Park and Open Space use categories, including permitted uses and standards for building intensity for each category. The two use categories are intended to identify appropriate locations for parks and other active recreational uses and for open space and passive recreation. The intent of each use category is further described in the following sections.</p>
LU 7.1	<p>LU 7.1 General. [GP] Table 2-4 shows the permitted uses and standards for building intensity for the Agriculture land use category. Related standards for management of agricultural areas are set forth in Policy CE 11 in the Conservation Element.</p>
OS 2.4	<p>OS 2.4 Mitigation of Impacts to Vertical Coastal Access. [GP/CP] New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public vertical accessways to the shoreline. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement where the project site encompasses an existing or planned coastal accessway, as shown in Figure 3-1.</p>

Note: Shading denotes policies that would need to be amended for consistency with proposed changes to LU Tables 2-1 thru 2-4.

ATTACHMENT 3

Planning Commission Recommended Actions
through April 21, 2008 –Track 2

**Attachment 3 – Planning Commission Recommended Amendments
April 2008**

Policy ID #	Final Planning Commission Recommended Track 2 Amendments – April 2008
LU 1.6	<p>LU 1.6 Retail and Other Commercial Centers. [GP/CP] New large regional commercial uses that attract customers and traffic from outside the community shall be discouraged in order to avoid traffic and other impacts. The priority for new commercial uses, <u>including large regional commercial centers</u>, shall be for the types that will meet local needs and those that provide goods and services not now available in the city. Goleta’s retail areas shall be designed to serve as community focal points and shall include appropriate outdoor gathering places. Retail and other commercial centers shall provide high levels of maintenance and upkeep to assure their quality appearance.</p> <p>(3/2) Easton & Solomon opposed</p>
LU 1.9	<p>LU 1.9 Quality Design in the Built Environment. [GP/CP] The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals on sites larger than 5 acres shall be subject to requirements of a “planned development” to achieve the advantages of <u>include</u> coordinated site planning, circulation, and design. Public <u>and/or common</u> open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale.</p> <p>(4/0) Solomon absent</p>
LU 1.10	<p>LU 1.10 Multifamily Residential Development. [GP/CP] The Medium- and High-Density Multifamily designations shall provide appropriate locations for multifamily dwellings as well as allow development standards that enable creativity and diversity in design while protecting health and safety. The use categories differ in terms of maximum permitted densities allowed, but each designation shall permit a range of housing types, including detached units, attached townhouses, and garden apartments. All multifamily developments shall be required to provide or ensure:</p> <ol style="list-style-type: none"> Adequate common open space and public recreational facilities, such as including parks, or open spaces, <u>or bike paths</u>, as an integral part of the development; community garden areas are encouraged. Appropriate amounts of outdoor space for the exclusive use of individual residential units. Appropriate pedestrian and bicyclist access to commercial or other activity centers and appropriate facilities to encourage use of public transit. Adequate services and facilities (such as sewer, water, and roadway capacity) concurrent with development. Adequate off-street parking. Appropriate access by emergency vehicles. <p>(5/0)</p>
LU 1.12	<p>LU 1.12 General. [GP/CP] The following general policies shall apply throughout the city:</p> <ol style="list-style-type: none"> It shall be a permitted use for any hotel subject to the City’s Transient Occupancy Tax to operate as hotel condominiums, time-shares, or under a fractional ownership model. Such hotels shall be Time-shares, fractional ownerships, and similar ownership forms for hotels and other transient lodging uses shall be prohibited, regulated through measures including but not limited to owner-occupancy limitations, to ensure that these accommodations are available to the general public and to protect the City’s transient occupancy tax base. Streets and other uses customarily found in public rights-of-way are permitted in each land use designation subject to appropriate review and mitigation of the potential environmental impacts of such facilities. Events or uses that tend toward privatization of public lands and rights-of-way are discouraged. <p>(3/2) Easton & Solomon opposed</p>
LU 1.13	<p>LU 1.13 Adequate Infrastructure and Services. [GP/CP] For health, safety, and general welfare reasons, approvals of new development shall be subject to a requirement finding <u>requirement finding</u> that adequate infrastructure <u>and services</u> will be available <u>to serve the proposed development in accordance with the Public Facilities and Transportation Elements, including the following:</u></p> <ol style="list-style-type: none"> Project specific and cumulative traffic volumes shall not cause the level of service standards established in Transportation Element Policy TE 4 to be exceeded. Any transportation improvements needed to maintain the level of service standard have been programmed and funding has been committed consistent with Transportation Element Subpolicies TE 13.3 and TE 13.4. Environmental review of needed circulation improvement projects has been completed. Sewer, water, and other infrastructure capacities are sufficient to serve the new development or will be available by the time the development is constructed. <p>(5/0)</p>
LU 2.7	<p>LU 2.7 High-Density Residential (R-HD). [GP] This category permits multifamily housing units and accessory uses customarily associated with residences. Such areas may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-family residential neighborhoods. Housing for special needs populations may be approved by special use permit at higher than the base density in this designation provided that the City finds that the impacts on traffic, public facilities and services, biological resources, air and water quality, visual resources, or other environmental resources would not be greater than the impacts associated with development at the base density. This designation is intended to provide for development of residential units at densities ranging from 20.01 units per acre to 30.0 units per acre. In order to achieve (cont.)</p>

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	<p>efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 40 persons per acre and 90 persons per acre.</p> <p>(5/0)</p>
<p>LU 3.6</p>	<p>LU 3.6 Visitor Commercial (C-V). [GP/CP] This use category is intended to provide for a variety of commercial uses of low to moderate intensity often at or near scenic locations that may serve as destinations for visitors. Customers are anticipated to drive or be transported to these establishments by vehicles. Development in Visitor Commercial areas shall be designed in a manner that will limit encroachment into residential or resource areas. When located near the beach or other natural areas, public access to resource areas shall be required. <u>Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model</u> Time-shares, fractional ownerships, and similar ownership forms for hotels and other transient lodging uses shall be prohibited shall be permitted uses, regulated through measures including but not limited to owner-occupancy limitations, to assure these accommodations are available without limitation to the general public and protect the City's transient occupancy tax base.</p> <p>(3/1) Easton opposed, Solomon absent</p>
<p>LU 9.1</p>	<p>LU 9.1 Site #1 – Coastal Resort Parcels (Visitor Commercial). [GP/CP] The Land Use Plan Map designates the lands that comprise the occupied as of 2005 by Bacara Resort as Visitor Commercial. This site is the only shoreline land in the eCity that is designated in this category or that is suitable for this type of use. The requirements applicable to this site <u>property</u> are as follows (see Figure 2-2):</p> <ul style="list-style-type: none"> a. The site shall continue to be used for transient lodging, such as a hotel, and various facilities and services accessory to transient lodging, such as restaurants, retail shops, conferences and meetings, hotel-related events, recreational services, and other services that are dependent upon a coastal location, while ensuring the conservation and protection of coastal resources. <p>(3/1) Easton opposed, Solomon absent</p> <ul style="list-style-type: none"> b. The number of transient lodging units or rooms shall not exceed the number permitted as of 2005. <p>(4/0)</p> <ul style="list-style-type: none"> c. Residential use shall be prohibited. d. All transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be limited to occupancy for no more than 30 consecutive days <u>at any one time</u> and shall be available for overnight stays by the general public. <p>(3/1) Easton opposed, Solomon absent</p> <ul style="list-style-type: none"> e. Time shares or fractional ownerships of transient lodging units, vacation clubs, and similar mechanisms that limit occupancy of units to a group of owners or members of a club or otherwise give preference to these persons rather than the general public are prohibited. <u>Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be a permitted use regulated by mechanisms such as owner-occupancy limits, to ensure that these accommodations are available to the general public.</u> <p>(3/1) Easton opposed, Solomon absent</p> <ul style="list-style-type: none"> f. Approval of any proposal for <u>transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model</u> a condominium or cooperative form of ownership shall limit occupancy by owners of individual units to 30 or fewer consecutive days for any single stay and no more than 60 <u>90</u> total days in any calendar year. All transient lodging units in condominium <u>above-mentioned forms of ownership</u> shall be made available for transient occupancy use by the general public through the hotel reservation system at times when units are not occupied. by their owners. <p>(4/0) Solomon absent</p> <ul style="list-style-type: none"> g. Any expansion or alteration of existing development shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. h. Any expansion or alteration of existing development shall be required to protect environmentally sensitive habitats and archaeological resources, including provision of the buffers set forth in the Conservation Element. <p>(Note: No proposed changes to subsections LU 9.1 c, g, & h.)</p>
<p>LU IA-6</p>	<p>LU-IA-6 Transfer of Development Rights Ordinance/Program. This measure is intended to create an ordinance prescribing procedures for transfer of development rights from parcels within Goleta that may not be buildable due to policy limitations associated with habitat resources to receiving sites designated by the Land Use Plan map for residential use. In addition to the ordinance, the program would need to identify both sending and receiving sites and describe the procedures applicable to approval of individual density transfers. <u>In order to facilitate regional planning goals, the program may include the consideration of areas outside the City's jurisdiction as sender and/or receiver sites.</u></p> <p>Time period: 20087 to 20098</p> <p>(cont.)</p>

Policy ID #	Final Planning Commission Recommended Track 2 Amendments – April 2008
	Responsible parties: Planning and Environmental Services Department, and City Council (3/1) Easton opposed, Solomon absent
LU Table 2-2	Revise Table 2-2 to include an X in the “Eating and Drinking Establishments” row for the C-G column. (see attachment) (5/0)
LU Table 2-3	Revise Table 2-3 to include a note that clarifies the following: “Warehousing is allowed in Business Park (I-BP) land uses if it is in association with a primary permitted use.” (4/0) Solomon absent
LU Fig. 2-1 Land Use Plan Map	Change the Winchester Commons 76 Gas Station (APN 079-121-016) land use designation from Community Commercial to Intersection Commercial or General Commercial. (5/0)
LU Fig. 2-1 Land Use Map	Revise the land use category from Open Space/Passive Recreation to Planned Residential (4.6 units per acre) for the following APNs: 079-554-023, 079-554-024, 079-554-025, 079-554-026, 079-554-027, 079-554-028, 079-554-029, 079-554-030, 079-554-031, 079-554-032, 079-554-039, 079-553-016, 079-553-015, 079-553-014, 079-553-013, 079-553-012, 079-553-011, and 079-553-010. An Open Space Overlay would apply to these 18 parcels. (5/0)
OS-IA-1	OS-IA-1 Preparation and Adoption of New Zoning Code. A new zoning code to replace the County Zoning Code adopted by the City upon incorporation must be prepared and adopted by the City Council. The new zoning code shall may include an open space overlay district and establish requirements for dedications or reservations of lands for parks, coastal access, trails, and open space. <u>At a minimum, the open space overlay will include the following APNs: 079-554-023, 079-554-024, 079-554-025, 079-554-026, 079-554-027, 079-554-028, 079-554-029, 079-554-030, 079-554-031, 079-554-032, 079-554-039, 079-553-016, 079-553-015, 079-553-014, 079-553-013, 079-553-012, 079-553-011, and 079-553-010.</u> <u>Time period:</u> 2008 to 2009 <u>Responsible parties:</u> Planning and Environmental Services Department, Planning Agency, and City Council (5/0)
OS Fig. 3-2	OS Figure 3-2 Parks and Recreation Plan Map Modify the definition of “Open Space” to include amenities/structures that support the public’s use or enjoyment of beach areas and other such open space areas in Policy OS 7.1 and leave Figure OS 3-2 unchanged. (4/0) Solomon absent
SE 2.1	SE 2.1 Coastal Bluff Setbacks for Buildings. [GP/CP] All new permanent buildings shall be set back at least 130 feet from the top of the bluff. The 130-foot setback consists of the sum of a) 100 times a conservative average rate of bluff retreat of 1.0 feet per year, and b) a 30-foot additional safety buffer. In cases of hardship, and subject to a conditional use permit, a lesser setback may be considered provided that a site-specific geological or geotechnical engineering study demonstrates that the average annual bluff retreat rate is less than 1.0 feet per year and that the proposed setback meets the 100-year bluff-retreat rate, plus 30 feet, standard. Repair and maintenance of existing bluff structures that encroach into the required setback are allowed. Minor additions (less than 10 percent of the existing building’s floor area) to existing bluff-top structures within the bluff setback may be allowed, provided that the addition does not encroach further into the setback than the existing structure. (4/0) Solomon absent
SE 2.2	SE 2.2 Coastal Bluff Setbacks for Other Structures. [GP/CP] Structures other than buildings may be permitted within the 130-foot bluff setback area, but in no case shall any new structure be located less than 30 feet from the top of the coastal bluff. Structures subject to this provision include, but are not limited to, trails and minor recreational amenities such as benches, interpretive signage, and golf course active play areas. All such structures should be moveable or replaceable such that coastal armoring or coastal bluff retaining walls are not necessary <u>permitted</u> should these structures be threatened by bluff retreat. <u>This setback prohibition does not apply to minor structures associated with passive recreational uses such as signs and benches.</u> (4/0) Solomon absent
SE 9.3	SE 9.3 Limitations on Development and Uses. [GP] The City shall establish and maintain standards in its zoning ordinance for use restrictions for development near the Santa Barbara Municipal Airport. These standards should comply with the Santa Barbara County Airport Land Use Plan and should identify uses that may be compatible in each zone. Within the Clear Zone and the Approach Zone within one mile of the runway ends, no development or use that would result in a density exceeding 25 persons/acre shall be allowed. Within the Approach Zone between one and two miles from the runway ends, any development or use that would result in densities exceeding 25 persons/acre shall be subject to a discretionary permit, such as a conditional use permit. Proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review. (4/0) Solomon absent

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SE 9.4	<p>SE 9.4 Maintenance of an Airport Safety Corridor for Runway 7. [GP] A minimum 300-foot-wide clear zone limited to open space, landscaping, roadways, and parking shall be maintained on the Camino Real Marketplace and the Cabrillo Business Park properties. This airport safety corridor shall be set <u>approximately</u> along an extension of the Runway 7 centerline and shall be 300 feet wide as depicted in Figure 5-3. 150 feet on each side of the extended runway centerline. The airport safety corridor shall be shown on all development plans submitted to the City.</p> <p>(4/0) Solomon absent</p>
SE 9.8	<p>SE 9.8 Limitations on Hazardous Facilities. [GP] Development that includes new hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials is prohibited within the clear zone and the approach zone, as generally depicted in Figure 5-3, <u>shall be referred to the ALUC for review.</u></p> <p>(3/0/1) Easton abstained, Solomon absent</p>
SE Figure 5-3	<p>Modify Figure 5-3 Other Hazards to correct the location of the airport safety corridor as follows: shift the airport safety corridor alignment to the south, consistent with the mapped alignment in the Camino Real Specific Plan (1997) and the Goleta Community Plan (1993).</p> <p>As part of the map amendment, change the source note on Figure 5-3 to reflect the updated map source information as follows:</p> <p><u>Source:</u> the airport hazard zones are based on maps provided in the Santa Barbara County Airport Land Use Plan (1993) and are approximate. <u>Projects are reviewed by the City and Airport Land Use Commission on a case by case basis to determine the precise location of the airport hazard zone in relation to the project.</u> The Airport Influence Area is based upon a map provided by the Santa Barbara County Association of Governments (20085).</p> <p>(4/0) Solomon absent</p>
VH 1	<p>VH 1 Policy 1 Objective [GP/CP]: To identify, preserve, <u>protect</u>, and enhance Goleta’s scenic resources, and protect views or vistas of these resources from public and private areas.</p> <p>(4/0) Solomon absent</p>
VH 1.3	<p>VH 1.3 Protection of Ocean and Island Views. [GP/CP] Ocean and island views from public viewing areas shall be preserved <u>and protected</u>. View <u>protection and</u> preservation associated with development should be accomplished first through site selection and then by use of design alternatives that enhance rather than obstruct or degrade such views. To minimize impacts to these scenic resources and ensure visual compatibility, the following development practices shall be used, where appropriate:</p> <ol style="list-style-type: none"> Limitations on the height and size of structures. Limitations on the height and use of reflective materials for exterior walls (including retaining walls) and fences. Clustering of building sites and structures. Shared vehicular access to minimize curb cuts. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. Selection of colors and materials that harmonize with the surrounding landscape. <p>(3/1) Knight opposed, Solomon absent</p>
VH 1.4	<p>VH 1.4 Protection of Mountain and Foothill Views. [GP/CP] Views of mountains and foothills from public areas shall be <u>protected and</u> preserved. View <u>protection and</u> preservation associated with development that may affect views of mountains or foothills should be accomplished first through site selection and then by use of design alternatives that enhance, rather than obstruct or degrade, such views. To minimize structural intrusion into the skyline, the following development practices shall be used where appropriate:</p> <ol style="list-style-type: none"> Limitations on the height and size of structures. Limitations on the height of exterior walls (including retaining walls) and fences. Stepping of buildings so that the heights of building elements are lower near the street and increase with distance from the public viewing area. Increased setbacks along major roadways to preserve views and create an attractive visual corridor. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. Limitations on removal of native vegetation. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. Revegetation of disturbed areas. Limitations on the use of reflective materials and colors for roofs, walls (including retaining walls), and fences. Selection of colors and materials that harmonize with the surrounding landscape. Clustering of building sites and structures. <p>(3/1) Knight opposed, Solomon absent</p>
VH 1.5	<p>VH 1.5 Protection of Open Space Views. [GP/CP] Views of open space, including agricultural lands, from public areas shall be <u>protected and</u> preserved. View <u>protection and</u> preservation associated with development should be accomplished first through site selection and then by use of design alternatives that enhance (cont.)</p>

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	<p>rather than obstruct or degrade such views. To minimize impacts to these scenic resources, the following development practices shall be used, where appropriate:</p> <ol style="list-style-type: none"> a. Limitations on the height and size of structures. b. Clustering of building sites and structures. c. Shared vehicular access to minimize curb cuts. d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. e. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. f. Selection of colors and materials that harmonize with the surrounding landscape. <p>(3/1) Knight opposed, Solomon absent</p>
VH 1.6	<p>VH 1.6 Preservation of Natural Landforms. [GP/CP] Natural landforms shall be <u>protected and</u> preserved. Preservation <u>and protection</u> associated with development should be accomplished first through site selection to protect natural landforms and then by use of alternatives that enhance and incorporate natural landforms in the design. To minimize alteration of natural landforms and ensure that development is subordinate to surrounding natural features such as mature trees, native vegetation, drainage courses, prominent slopes, and bluffs, the following development practices shall be used, where appropriate:</p> <ol style="list-style-type: none"> a. Limit grading for all development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. b. Blend graded slopes with the natural topography. c. On slopes, step buildings to conform to site topography. d. Minimize use of retaining walls. e. Minimize vegetation clearance for fuel management. f. Cluster building sites and structures. g. Share vehicular access to minimize curb cuts. <p>(4/0) Solomon absent</p>
VH 1.7	<p>VH 1.7 Scenic Easements. [GP/CP] The City shall encourage the dedication of scenic easements to preserve <u>and protect</u> important views. Such easements shall be required where appropriate and legally feasible.</p> <p>(4/0) Solomon absent</p>
VH 2	<p>Policy VH 2: Local Scenic Corridors [GP]</p> <p>Objective: To preserve, <u>protect</u>, and enhance the visual character and public views within and from Goleta's scenic corridors and locations from which scenic vistas can be enjoyed</p> <p>(4/0) Solomon absent</p>
VH 2.3	<p>Policy VH 2.3 Development Projects Along Scenic Corridors. [GP] Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate:</p> <ol style="list-style-type: none"> a. Incorporate natural features in design. b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable. c. Minimize vegetation removal. d. Limit the height and size of structures. e. Cluster building sites and structures. f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. g. Preserve historical structures or sites. h. Plant and preserve trees. i. Minimize use of signage. j. Provide site-specific visual assessments, including use of story poles. k. Provide a similar level of architectural detail on all elevations visible from scenic corridors. l. Place existing overhead utilities and all new utilities underground. m. Establish setbacks along major roadways to help preserve <u>and protect</u> views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street. Place existing overhead utilities and all new utilities underground n. Establish setbacks along major roadways to help preserve <u>and protect</u> views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street. <p>(4/0) Solomon absent</p>

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VH 3	<p>Policy VH 3: Community Character [GP]</p> <p>Objective: To preserve, <u>protect</u>, and enhance Goleta’s visual character. (4/0) Solomon absent</p>
VH 4	<p>Policy VH 4: Design Review [GP]</p> <p>Objective: To preserve, <u>protect</u>, and enhance Goleta’s character through high quality design. (4/0) Solomon absent</p>
TE 4.2 and new TE-IA-7	<p>TE-IA-7 <u>Update of the CEQA Thresholds Manual.</u> <u>The City’s CEQA Thresholds Manual shall be revised to incorporate standards consistent with the policies and standards set forth in the Transportation Element.</u> (4/0) Solomon absent</p>
TE 4.3	<p>TE 4.3 <u>Deficiency Correction Plans.</u> [GP] When the LOS for any intersection or arterial link at planned capacity falls below <u>base year standards which are expressed in Table 7-4 7.2.</u></p> <p><u>LOS-C, the City shall require a Deficiency Plan to be prepared prior to approving any development that would further lower the LOS. The Deficiency Plan shall consider alternative transportation improvements, including alternative modes. Any improvements established in the adopted Deficiency Plan may be provided as mitigation by new development or included in the impact fee system. The Deficiency Plan shall be prepared by the City or at the City’s direction within 90 days of publication of a City-approved traffic report indicating degradation of service below base year standards which are expressed in Table 7-4 7.2.</u></p> <p>(4/0) Solomon absent</p>
TE 6.5	<p>TE 6.5 <u>Limitation on Expansion of Intersections.</u> [GP] No city intersection, excluding freeway ramps shall exceed a total of seven lanes on any leg (including through-travel lanes and turn lanes), even if this requirement reduces the LOS below the target LOS set forth in Subpolicies TE 4.1 and TE 4.2. <u>Freeway ramps are excluded from this policy. The Storke/Hollister intersection shall not exceed a total of eight lanes on any leg (including through travel lanes and turn lanes).</u></p> <p>(3/1) Daniels opposed, Solomon absent</p>