



Agenda Item D.3
PUBLIC HEARING
Meeting Date: February 17, 2009

TO: Mayor and Councilmembers

FROM: Dan Singer, City Manager

CONTACT: Steve Chase, Director, Planning and Environmental Services
Patricia S. Miller, Manager, Current Planning
Laura Vlk, Associate Planner

SUBJECT: Case No. 08-205-GPA; Kenwood Village General Plan Amendments
Initiation; APNs 077-130-006, 077-130-019, 077-141-049

RECOMMENDATION:

- A. Open the public hearing;
- B. Receive staff presentation and allow public testimony;
- C. Close the public hearing; and
- D. Deliberate and move to initiate the proposed general plan amendments.

BACKGROUND:

The subject property is located on the northern side of Calle Real between El Encanto Creek on the west and Calaveras Avenue on the east. Properties surrounding the site include a condominium development on the west and single family residential lots to the north and east. Calle Real and U.S. Highway 101 border the site on the south. The property is 10.4 acres in size and is undeveloped.

The northern 6.6 acres of the property has a general plan land use designation of Single Family Residential and the zoning designation is DR, Design Residential 4.6 units/acre.

The southern 3.8 acres of the property has a general plan land use designation of Agriculture and the zoning designation is C-1, Limited Commercial.

Application Components

General Plan/Coastal Land Use Plan Amendments

Land Use Element - Land Use Designation Amendment

The applicant requests a change to the General Plan Land Use Element Figure 2-1, Land Use Plan Map to redesignate the northern 6.6 acres of the property from Single Family Residential to Planned Residential 8 units/acre and to redesignate the southern 3.8 acres of the property from Agriculture to Planned Residential 8 units/acre.

The proposed conceptual development plan includes the creation of a neighborhood with a mix of single family and detached cottage style unit types on lots ranging from 2,500 to 6,000 square feet (SF). A total of 66 units are proposed (17 single family homes and 49 cottage style homes).

Open Space Element Amendment

The applicant requests a change to General Plan Open Space Element Figure 3-5, Open Space Plan Map to remove the designation of Agriculture from the property. The northern 6.6 acres of the property was not intended for this designation upon adoption of the General Plan. Therefore, this request would correct this mapping error on the northern portion of the property. However, the southern portion of the parcel was intended for the Agricultural designation consistent with the designation of Agriculture on Figure 2-1, Land Use Plan Map.

Conservation Element Amendment

The applicant also requests an amendment to Policy CE 11.2 to remove the current prohibition against the conversions of agriculturally designated lands to non-agriculture or urban uses as follows:

“CE 11.2 Conversion of Agricultural Lands. **[GP/CP]** Conversion of agricultural lands as designated on the Land Use Plan Map (Figure 2-1) to other uses shall not be allowed. Lands designated for agriculture within the urban boundary shall be preserved for agricultural use. Conversion of lands designated for agricultural to urban or other nonagricultural uses should only be permitted where site specific studies demonstrate that such conversion will not result in a significant loss of opportunity for local viable and economically feasible agricultural production. Conversion may be allowed when site specific analysis shows that conditions do not exist that would create, support or otherwise sustain viable and economically feasible agricultural production.”

The Council previously initiated this same change to CE 11.2 as part of the Shelby Trust project (7400 Cathedral Oaks Road; City Council 2-19-08). This amendment would therefore not need to be initiated again, but is included in the Kenwood Village application because no final action has been taken to date on this proposed amendment.

It is also noted that there is a policy related to CE 11.2 in the Open Space Element. It is Open Space Element Policy OS 7.4(b), which states the following:

“Agricultural lands shall be managed in accord with Land Use Element Policy LU 7 and with Conservation Element Policy CE 11. Conversion of lands designated for agriculture to urban or other nonagricultural uses shall not be permitted.”

This policy was also initiated as part of the Shelby Trust project for amendment consistent with language proposed for CE 11.2. This amendment does not need to be re-initiated for the Kenwood Village project, but may need to be included as part of the amendments package for this application.

Zoning Designation Change

The proposed project site currently has zoning designations that would allow residential in the northern portion of the property and commercial uses in the southern portion of the property. The applicant proposes a change in zoning designation to DR – Design Residential 8 units/acre on the entire property (consistent with the proposed general plan land use designation).

Other Permits

In the event that the requested general plan amendments are initiated, the applicant would submit required permits for processing. These include a tract map and development plan.

Summary of Initiation Action

At this time only the request to initiate the General Plan/Coastal Land Use Plan amendments are before the City Council (with the exception of CE 11.2 as noted above). The zoning code specifies that a property owner can initiate a rezone. Therefore, no Council initiation is required for the rezone portion of the application or the related permits. If the general plan amendments request is initiated, environmental review and planning analysis would commence, and the Planning Commission and City Council would conduct public hearings at a later date.

DISCUSSION:

Worksheets identifying issues associated with the proposed general plan amendments are included in Attachment 1 and a summary of residential and agricultural concerns is provided below:

Residential Issues

The northern 6.6 acres of the subject property has a general plan land use designation of Single Family Residential, which allows a maximum density of 5 units/acre. The

applicant's request is a change in the land use designation to Planned Residential 8 units/acre. This request should be considered given the existing similar density to the west and given the potential need to consider varied design concepts in order to accommodate topographic, drainage, and biological considerations on the subject property. The Single Family designation would typically allow for a traditional detached single family product, while the Planned Residential designation would allow for a more flexible design (varied lot sizes, varied product type, clustered development, etc).

Agricultural Issues

As previously noted, the southerly portion (3.8 acres) of the subject property has a general plan land use designation of Agriculture. The following is the definition of Agriculture from the City's General Plan:

"The term *agriculture* is defined as: (1) sites zoned for agriculture by the County of Santa Barbara at the time of incorporation of the City in 2002; (2) sites that are or were used for agricultural production that are devoid of structures that prevent or limit the continued or resumed use of the land for agricultural purposes; and/or (3) sites with soils or other characteristics that make them suitable for agricultural activities and are devoid of structures or other alterations that prevent or limit the use of land for agricultural purposes."

The Kenwood Village property was not zoned for agriculture by the County of Santa Barbara. The agricultural designation on the southern portion of this property was applied as a result of the adoption of the City's General Plan/Coastal Land Use Plan in 2006. The southern 3.8 acres does, however, satisfy the remaining two criteria. This area is presently vacant and could be used for agricultural purposes and includes some soils that are suitable for agricultural activities.

Soils in the southerly 3.8 acres include US Soil Conservation Services Capability Units I (Agueda series; 0-2% slope; prime soils) and IV (Milpitas-Positas series; 9-15% slope; non-prime soils). These soil boundaries are mapped (but not precisely surveyed) and there appear to be slightly more prime than non-prime soils. The prime soils are typically suitable for a wide variety of row and orchard crops, while the non-prime soils are typically suitable for orchard crops.

At the time the General Plan EIR was prepared, the entire property was leased to Goleta farmer John Lane, who grew various row crops for the local Lane Farms business there. However, Mr. Lane vacated the property in August or September of 2007, and the land has not been used since. An agriculture water meter has been on site since 1953, and upon Lane Farms vacancy of the site, the meter was shut off in 2007. However, Goleta Water District staff has indicated that the agricultural meter may be able to be reactivated and the site could be eligible for an agricultural water rate, should irrigated row crop and/or orchard production be restored.

The portion of the Kenwood Village application that raises agricultural issues concerns the southerly 3.8 acres (since the northerly 6.6 acres was already designated for urban uses in the City's General Plan in 2006). Due to the small size of the area designated for agriculture (3.8 acres) and the somewhat smaller area of prime soils (potentially +/- 2 acres), the request to convert this area to residential uses should be studied. Additional agricultural analysis conducted as part of project processing could provide information about onsite soils, crop potential, the viability/feasibility of the 3.8 acres on its own, and the viability/feasibility of farming this area in conjunction with a larger farming operation.

SUMMARY:

Staff supports the initiation of the proposed general plan amendments in order to examine the appropriate residential density for the northern 6.6 acres of the project site and in order to develop more information regarding the viability/feasibility of an agricultural designation on the southerly 3.8 acres of the property. It is noted however, that there is no guarantee that the outcome of processing would necessarily result in support for the proposed changes in land use designation and/or proposed residential densities. For example, information generated during processing could indicate that the agricultural designation on the southerly 3.8 acres remains appropriate, that the proposed increase in residential density results in substantial environmental impacts and/or compatibility issues with the surrounding area, and/or that the legislative findings (public interest) associated with proposed amendments cannot be made. Alternatively, processing information could indicate that the proposed project, or some kind of residential project, might be appropriate at this location.

Another matter that would be studied is whether Goleta needs a conversion of land from an agricultural to a residential land use designation at this time. It should be noted that current general plan land use designations provide for sufficient urban land inventory to meet the current and foreseeable demand for housing. The housing unit potential in Goleta is 2,631 units and the current RHNA requirement is 1,641 units (Tables 3.8-4 and 3.8-5; GP/CLUP Draft Supplemental EIR, 2009).

GOLETA STRATEGIC PLAN:

Not applicable to an initiation hearing.

ALTERNATIVES:

The following alternatives are identified for Council consideration:

- A. The City Council may elect to initiate the general plan amendments as proposed.
- B. The City Council may elect to initiate the general plan amendments with modifications.
- C. The City Council may decline to initiate the general plan amendments.

LEGAL REVIEW:

The staff report was reviewed by the City Attorney.

FISCAL IMPACTS:

The processing costs associated with the proposed general plan amendments initiation are paid by the applicant.

Submitted By:

Reviewed by:

Approved By:

Steve Chase, Director
Planning and Environmental
Services

Michelle Greene, Director
Administrative Services

Daniel Singer
City Manager

ATTACHMENTS:

- 1. General Plan Amendment Worksheets
- 2. Conceptual Site Plan

ATTACHMENT 1
General Plan Amendment Worksheets

GENERAL PLAN AMENDMENT WORKSHEET (Section 1 of 3)

Analyst:	Laura Vik		Policy ID #:	LUE Figure 2-1
Contributors:	N/A		Policy Title:	
Date:	02/09/09			
			GP Page #:	Follows 2-4

Policy Objective: *To maintain a land use pattern that provides continuity with the past and present use and development of the city and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan.*

Policy Text:

Land Use Element (LUE) Figure 2-1, Land Use Plan Map.

Proposed Amendment:

Revise the land use designation of the northern 6.6 acres of 077-130-006 as well as all of parcel 077-141-049 from Single Family Residential to Planned Residential. Revise the land use designation of the southern 3.8 acres portion of parcel number 077-130-006 from Agriculture to Planned Residential.

GENERAL PLAN AMENDMENT WORKSHEET (Section 2 of 3)

			Policy ID #:	LUE Figure 2-1
			Policy Title	
Author:	Kenwood Village, LLC			

Author Rationale: Kenwood Village, LLC proposes changing the existing land use designations for the project site from Single Family Residential and Agriculture to Planned Residential to allow for construction of a neighborhood with a mix of single family and detached cottage style unit types on lots ranging from 2,500 to 6,000 square feet. A total of 66 units are proposed (17 single family homes and 49 cottage style homes).

Workshop Feedback: N/A

Beta/Lessons Learned: N/A

Further Considerations:

Residential Issues

The northern 6.6 acres of the subject property has a general plan land use designation of Single Family Residential, which allows a maximum density of 5 units/acre. The applicant's request is a change in the land use designation to Planned Residential 8 units/acre. This request should be considered given the existing similar density to the west and given the potential need to consider varied design concepts in order to accommodate topographic, drainage, and biological considerations on the subject property. The Single Family designation would typically allow for a traditional detached single family product, while the Planned Residential designation would allow for a more flexible design (varied lot sizes, varied product type, clustered development, etc).

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CEQA: The proposed change from Single Family Residential/Agriculture to Planned Development on the project site poses the potential to result in significant environmental impacts that trigger the requirement for environmental review under CEQA.

Track Assignment:

4

GENERAL PLAN AMENDMENT WORKSHEET (Section 3 of 3)

Policy Amendment Summary:			Policy ID #:	LUE Figure 2-1
Continue:			Policy Title	
Edit:				
Deny:				

Staff Recommendation: It is recommended that initiation of the proposed policy amendment be approved.

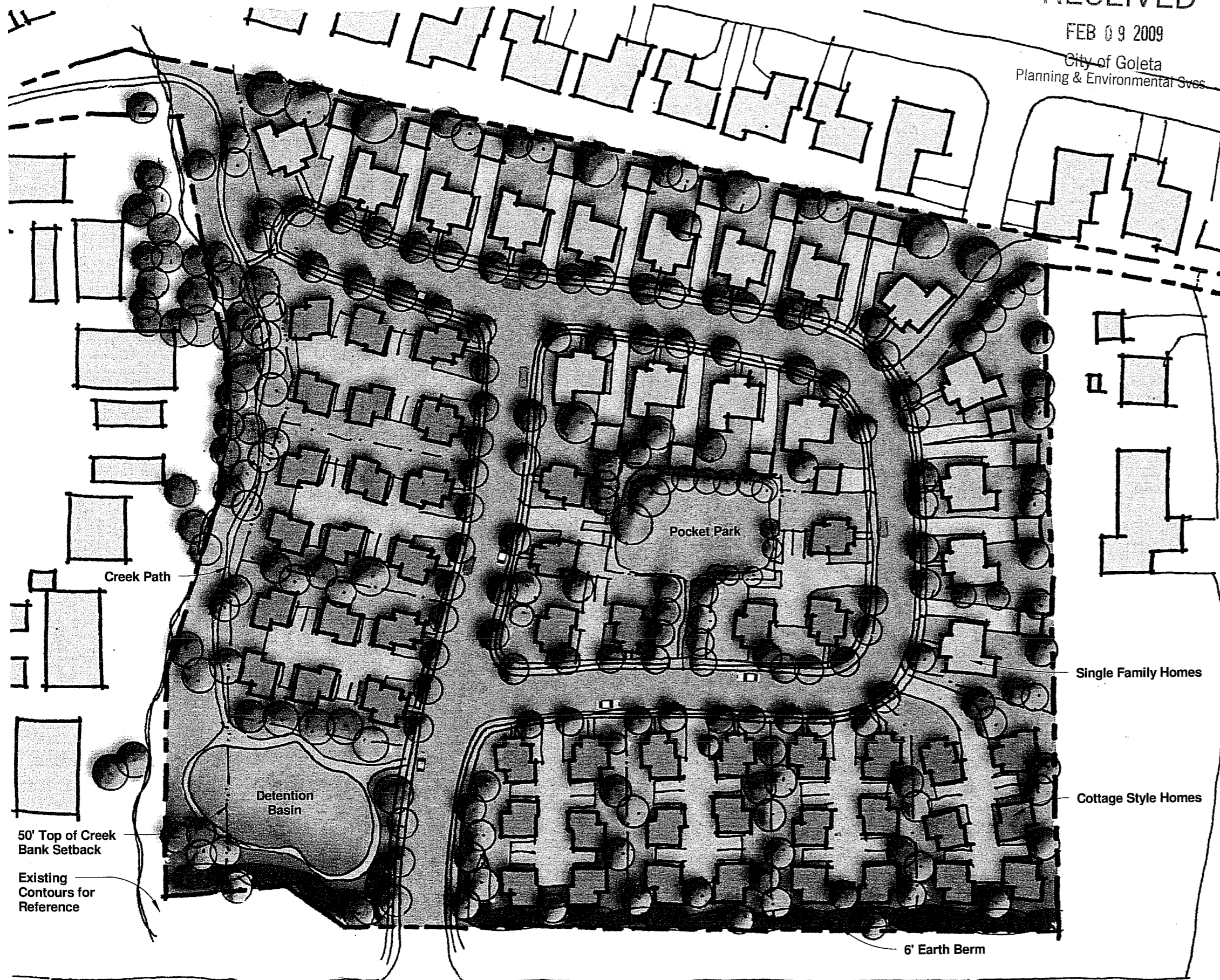
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ATTACHMENT 2
Conceptual Site Plan

RECEIVED

FEB 09 2009

City of Goleta
Planning & Environmental Svcs



**Calle Real
Conceptual Site Plan
Cottage Unit Scheme**
(August 20th, 2008)

Site Information

Total Site Area: 10.4 Acres
Buildable Site Area*: 8.9 Acres

Unit Information

17 Single Family Homes
49 Cottage Style Homes
66 Units Total

Density

Total Site Density: 6.3 Units/Acre
Buildable Site Density: 7.4 Units/Acre
Cottage Style Density: 9.3 Units/Acre
Single Family Density: 4.7 Units/Acre

Single Family Unit Stats

Typical Lot Size: 6,000 SF
Unit Size: 2,000 SF (3-Bed 2-Bath)
Detached 2 Car Garage

Cottage Style Unit Stats

Lot Size: 2,500 to 3,600 SF
Unit Size: 1,300 SF (3-Bed 2-Bath)
Attached One Car Garage w/
Adjacent Uncovered Space

Parking Data

2 Spaces per unit (66 x 2):	132
Guest Spaces on Street:	67
Total Spaces Provided:	199

Parking Spaces Required 179
(66 Units x 2.5 per Unit = 165)
(1 Guest Space per 5 Units = 14)

*Buildable Site Area excludes pan handle portions of site and 50' creek setback.



Peikert Group Architects
10 E. Figueroa St. Suite 1
Santa Barbara, CA 93101
(805) 963-8283

Calle Real

Scale: 1" = 80'-0"

**Calle Real
Conceptual Rendering
Cottage Unit Scheme**
(August 20th, 2008)

Cottage Style Unit Statistics

Lot Size: 2,500 to 3,600 SF
Unit Size: 1,300 SF (3-Bed 2-Bath)
Attached One Car Garage w/
Adjacent Uncovered Space



Aerial View of Cottage Units in Spanish Style



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Calle Real Conceptual Site Plan Townhome Scheme

(August 20th, 2008)

Site Information

Total Site Area: 10.4 Acres
Buildable Site Area*: 8.9 Acres

Unit Information

42 Town Home Units
17 Single Family Homes
11 Granny Units
7 Cottage Homes
77 Units Total

Density

Total Site Density: 7.4 Units/Acre
Buildable Site Density: 8.7 Units/Acre
Condo/Cottage Density: 9.3 Units/Acre
Single Family Density: 7.8 Units/Acre

Single Family Unit Stats

Typical Lot Size: 6,000 SF
Unit Size: 2,000 SF (3-Bed 2-Bath)
Detached 2 Car Garage

Cottage Style Unit Stats

Lot Size: 2,500 to 3,600 SF
Unit Size: 1,300 SF (3-Bed 2-Bath)
Attached One Car Garage w/
Adjacent Uncovered Space

Townhome Unit Stats

Unit Size: 1,300 SF (3-Bed 2-Bath)
With one car garage and one uncovered

Parking Data

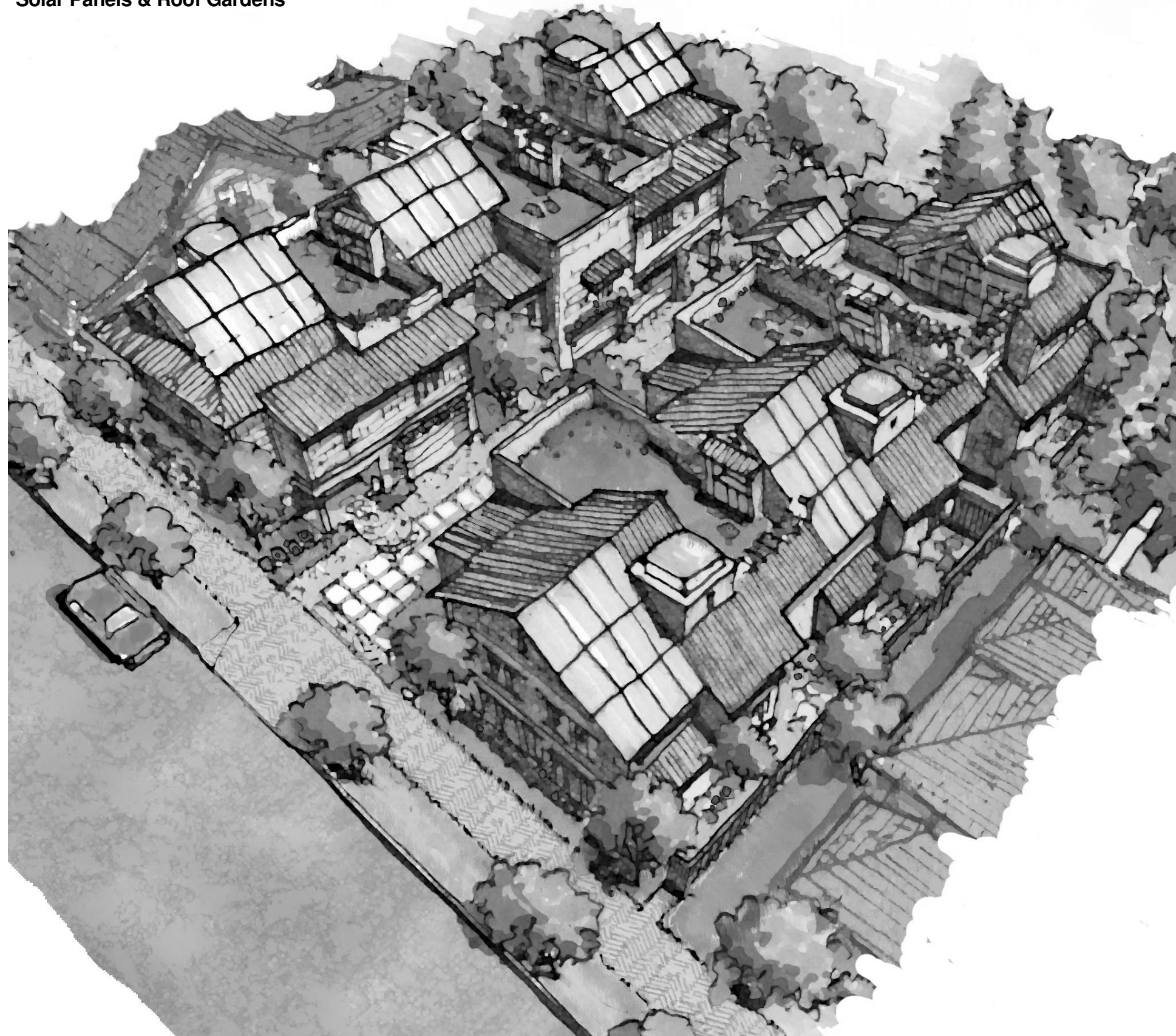
2 Spaces per unit (66 x 2):	132
Dedicated Granny Unit Spaces	3
Guest Spaces on Street:	68
<u>Total Spaces Provided:</u>	<u>203</u>

Parking Spaces Required:	203
(66 Units x 2.5/Unit = 165)	
(11 Granny Units x 2/Unit = 22)	
(1 Guest Space per 5 Units = 16)	



Scale: 1" = 80'-0"

**Aerial of Townhome Units with
Solar Panels & Roof Gardens**



**Calle Real
Conceptual Rendering
Town Home Scheme**

(August 20th, 2008)

Town Home Unit Stats

Lot Size: 2,500 to 3,600 SF
Unit Size: 1,300 SF (3-Bed 2-Bath)
Attached One Car Garage w/
Adjacent Uncovered Space



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Calle Real Conceptual Site Plan Condominium Scheme

(August 20th, 2008)

Site Information

Total Site Area: 10.4 Acres
Buildable Site Area*: 8.9 Acres

Unit Information

57 Condominium Units
17 Single Family Homes
11 Granny Units
7 Cottage Homes
92 Units Total

Density

Total Site Density: 8.9 Units/Acre
Buildable Site Density 10.3 Units/Acre
Condo/Cottage Density 12.1 Units/Acre
Single Family Density 7.8 Units/Acre

Single Family Unit Stats

Typical Lot Size: 6,000 SF
Unit Size: 2,000 SF (3-Bed 2-Bath)
Detached 2 Car Garage

Cottage Style Unit Stats

Lot Size: 2,500 to 3,600 SF
Unit Size: 1,300 SF (3-Bed 2-Bath)
Attached One Car Garage w/
Adjacent Uncovered Space

Condo Unit Stats

Unit Size: 1,800 SF (3-Bed 2-Bath)
With two car garage

Parking Data

2 Spaces per unit (81 x 2):	162
Dedicated Granny Unit Spaces	3
Guest Spaces on Street:	87
Total Spaces Provided:	252

Parking Spaces Required: **249**
(92 Units x 2.5/Unit = 230)
(1 Guest Space per 5 Units = 19)

*Buildable Site Area excludes pan handle portions of site and 50' creek setback.

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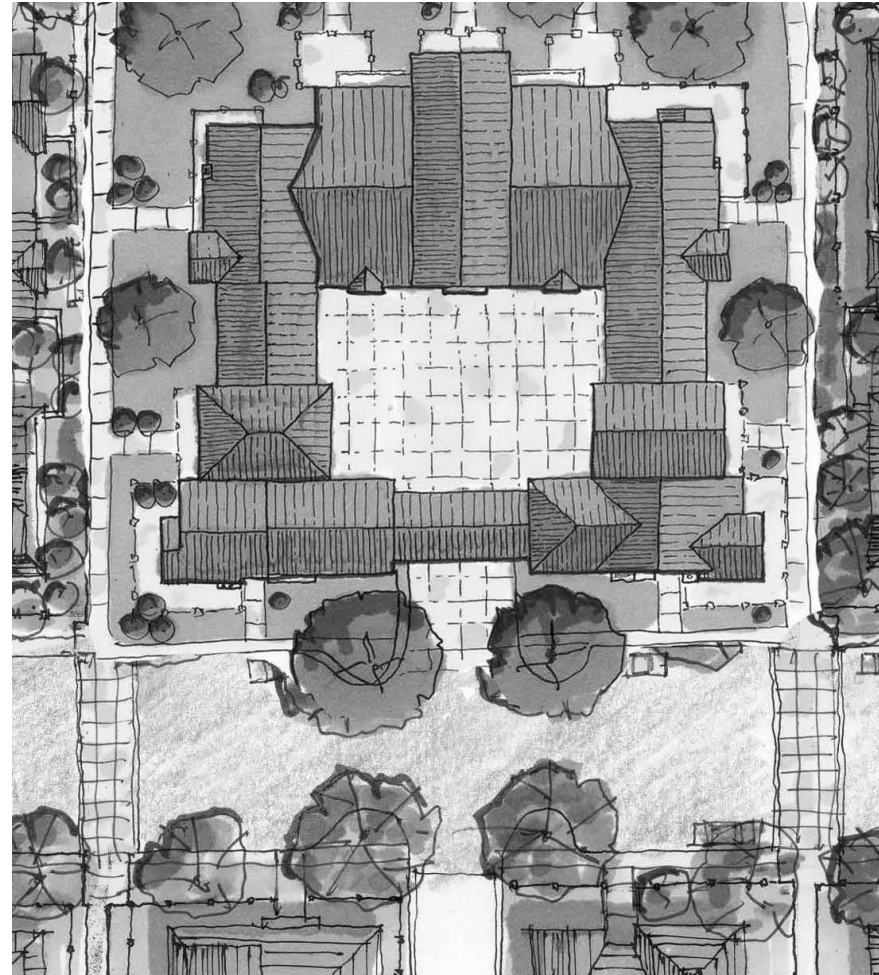
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Calle Real
Conceptual Renderings
Condominium Scheme
(August 20th, 2008)

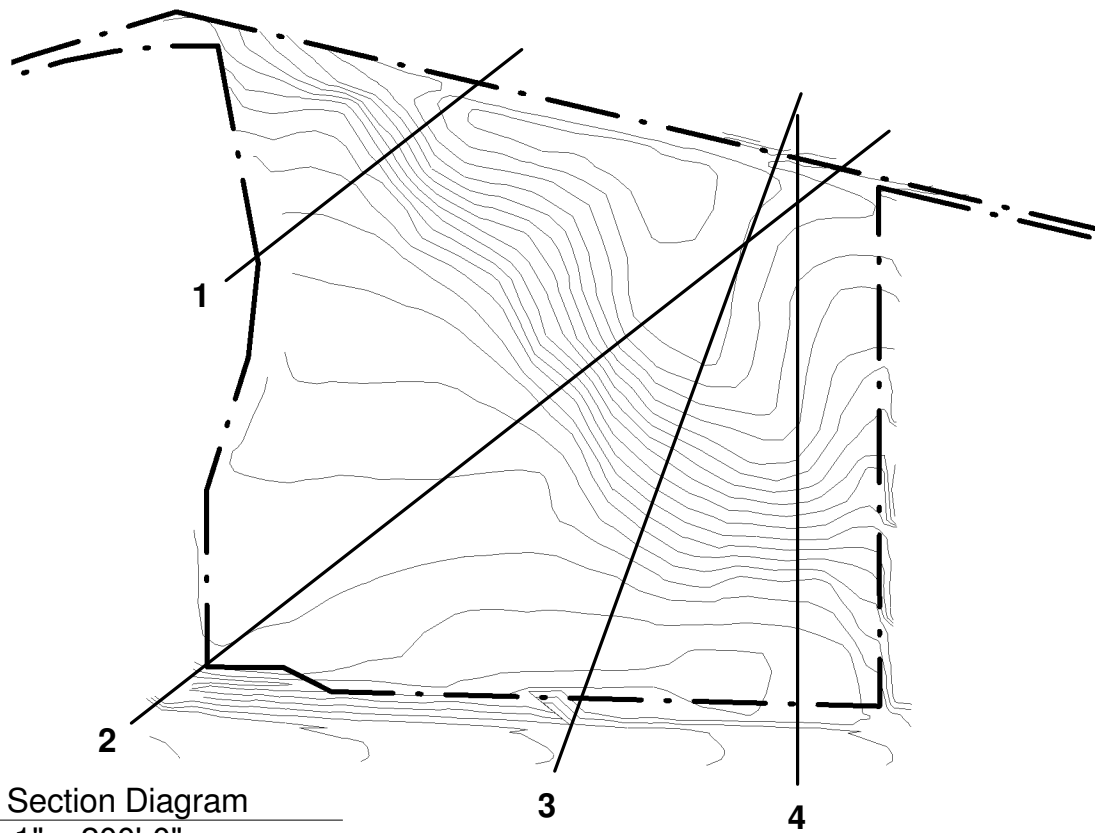
9 Unit Condominium Stats
Unit Size: 1,800 SF (3-Bed 2-Bath)
With two car garage



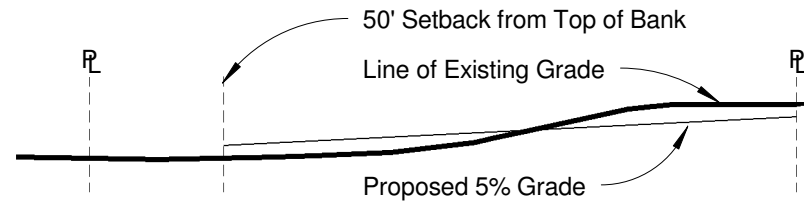
Street View of Condominiums



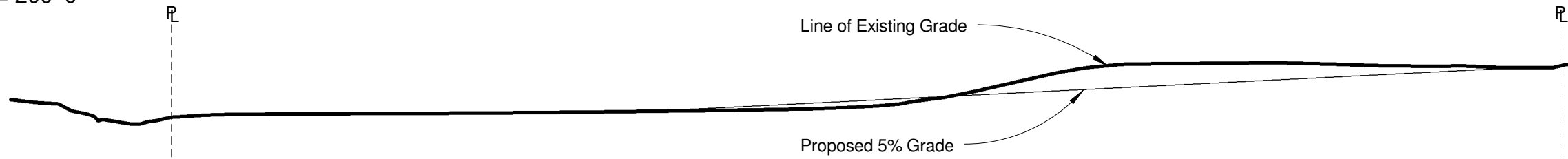
Condominium Building - Enlarge Site Plan



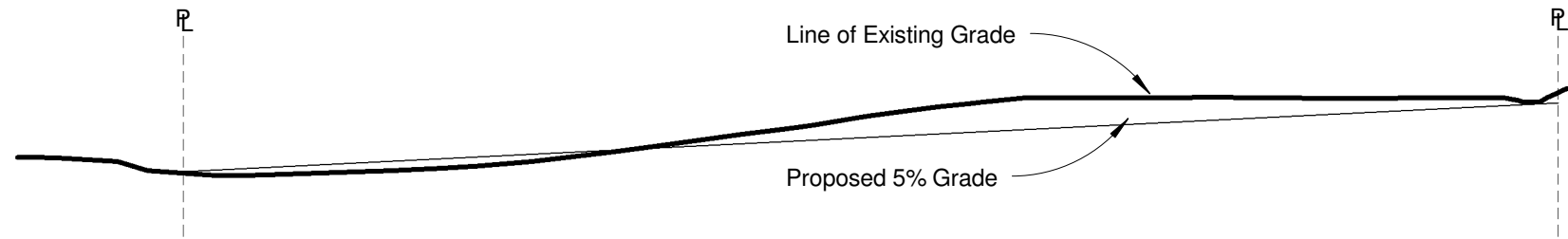
⑤ Section Diagram
1" = 200'-0"



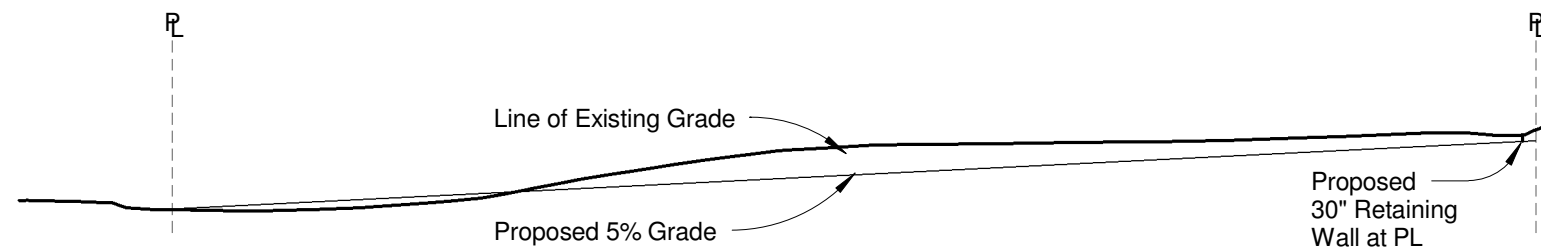
① Grades @ North West Corner of Site
1" = 80'-0"



② Grades at Mid Diagonal Through Site
1" = 80'-0"



③ Grades at Mid Section of Site
1" = 80'-0"



④ Grades @ East Property Line
1" = 80'-0"