

City of Goleta

Housing Element 2023-2031

**City Council and Planning Commission
Sites Inventory Rezoning Study Session**

Presentation By:

Anne Wells, Advance Planning Manager

Andy Newkirk, Supervising Senior Planner

Veronica Tam, Housing Element Consultant

July 20, 2023





Study Session Agenda

- ❖ Staff Presentation
 - Background
 - Overview of Candidate and Alternative Rezoning Sites
 - Next Steps
- ❖ Council/Commission General Questions & Comments (*Not about specific sites*)
- ❖ Public Comment (*Not about specific sites*)
- ❖ Individual Site Discussions
 - Staff Presentation
 - Council/Commission Questions
 - Public Comment
 - Council / Commission Feedback and Direction



Background

- Housing Element 2023-2013 adopted on January 17, 2023
- Submitted to HCD for Review on January 23, 2023
- City staff provide additional revisions to HCD on March 16, 2023
- HCD Letter on March 20, 2023
 - Sites inventory changes needed to address HCD comments resulting in a 637-unit shortfall in lower income category
- Goleta Water District and future water availability
- Property owner interest in rezones to higher density residential



6th Cycle RHNA

6 th Cycle Final RHNA by Income Category – Goleta				
Very Low	Low	Moderate	Above Moderate	Total
682	324	370	461	1,837

Source: SBCAG, 7/15/2021

Note: After revisions to address HCD 3/20/23 comments, City has a shortfall in the sites inventory for Lower Income (Very Low and Low)



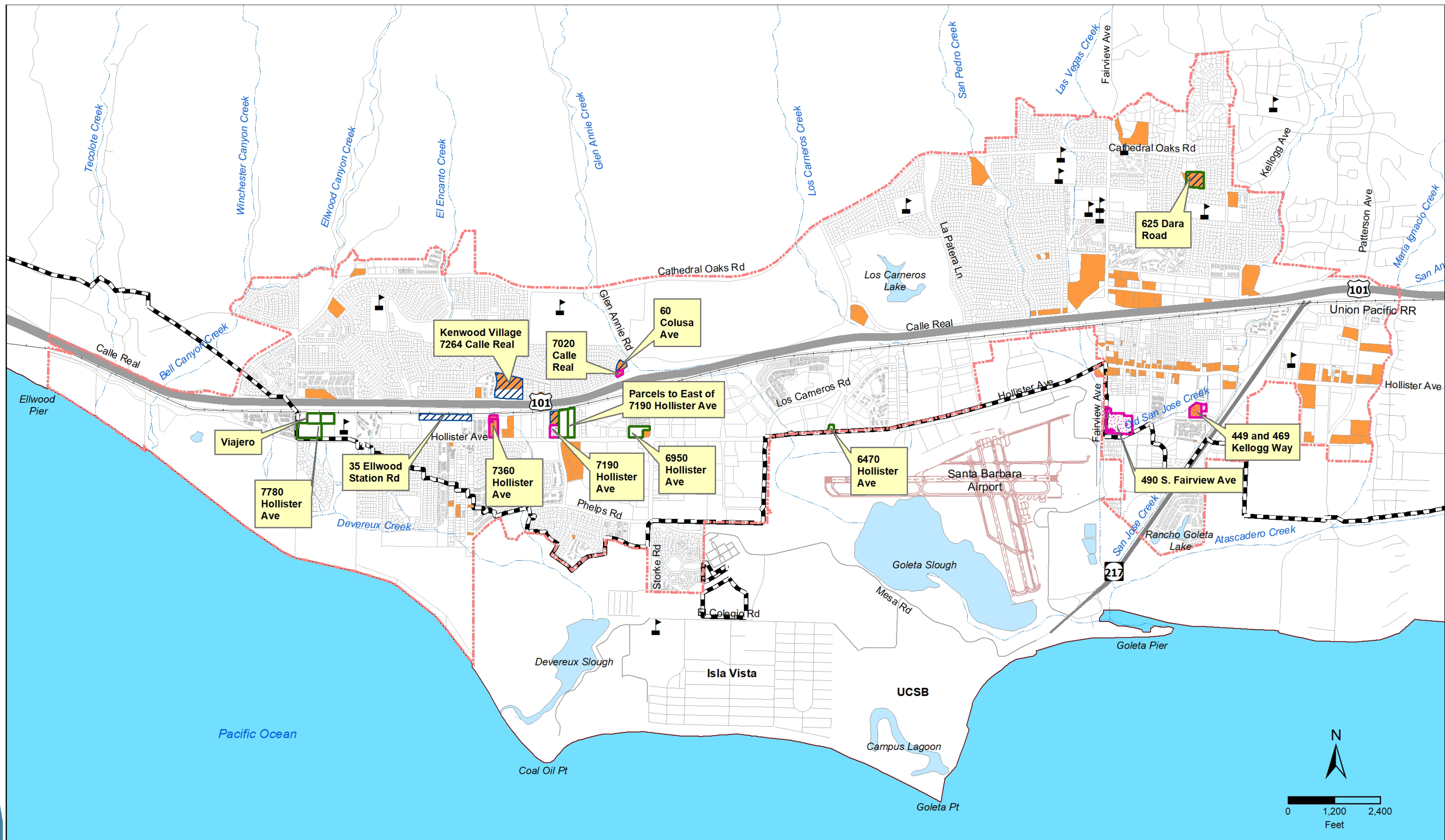
Sites Inventory – Key Requirements

- Strict review standards if more than 50% of lower income RHNA is to be accommodated on nonvacant sites
 - Substantial evidence that existing uses will discontinue within eight years
 - Substantial evidence based on trends and objective criteria
- Rezoning to meet lower income RHNA shortfall past statutory deadline (February 15, 2023)
 - Zone must have a minimum density (bottom of zone range) at 20 du/ac
 - Zone must have a maximum density that is at least 20 du/ac




Rezoning Considerations






- Sites with property owner interest
- Infill and vacant sites
- Close to major arterials
- Redevelopment potential
- No Measure G sites (Land Use Element Subpolicy LU 7.5)



Legend

Housing Sites for Study Session

-  Candidate Sites – Currently Underutilized
-  Candidate Sites – Currently Vacant

-  Existing Inventory
-  Alternative Candidate Sites
-  Goleta
-  Coastal Zone
-  Schools

Attachment 2 - Rezone Candidate Sites Map

July 2023





Candidate Sites

Address	Current Zoning	Proposed Zoning	# of Units with Rezone			
			Lower	Moderate	Above-Moderate	Total
Vacant						612
60 Colusa Ave	CI	RH	39	0	0	39
7264 Calle Real (Kenwood Village)	RS/AG	RH	284	0	0	284
7190 Hollister	RM	RH	59	0	0	59
625 Dara Road	RS	RM	0	84	0	84
35 Ellwood Station Drive	CG	RH	146	0	0	146
Underutilized						386
7020 Calle Real	CI	CC	0	2	3	5
7360 Hollister Ave	CC	RH	69	0	0	69
469 and 449 Kellogg Way	RP/BP	RH	73	0	0	73
490 South Fairview (Yardi)	BP	RH Overlay	0	99	99	198
7190 Hollister	CG	RH	41	0	0	41
Total			711	185	102	998

Alternative Sites

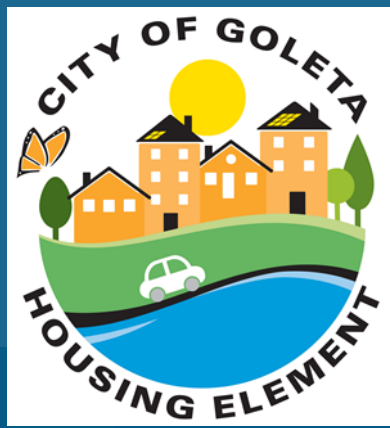


Address	Current Zoning	Proposed Zoning	# of Units with Rezone			
			Lower	Moderate	Above-Moderate	Total
Vacant						412
6470 Hollister Ave	CG	RH	17	0	0	17
Viajero Site (no address)	CG	RH	63	0	0	63
Parcels to East of 7190 Hollister Ave	CG/RM	RH	205	0	0	205
625 Dara Road	RS	RH	127	0	0	127
Underutilized						257
7780 Hollister Ave (frontage parcel)	CG	RH	137	0	0	137
7780 Hollister Ave (rear parcel)	CG	RH	54	0	0	54
6950 Hollister Ave	OI	RH	66	0	0	66
Total			669	0	0	669



Next Steps

- Revised Draft Housing Element Transmittal to HCD (3rd Quarter 2023)
- HCD 60-Day Review
- Re-Adoption Hearings (4th Quarter 2023)
- Adopted Housing Element Transmittal to HCD
- HCD 60-Day Review (1st Quarter 2024)
- Complete Rezoning by February 15, 2024



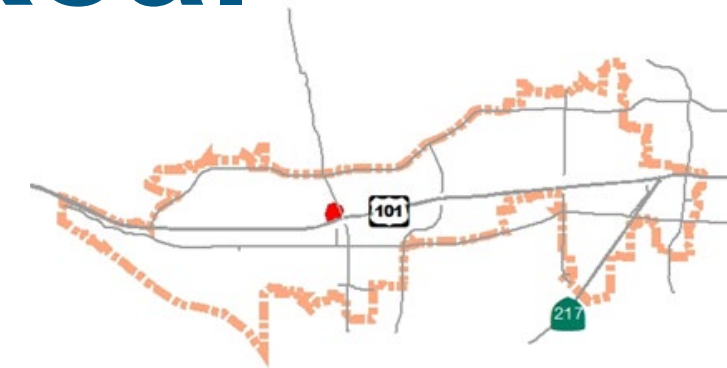
Candidate Sites



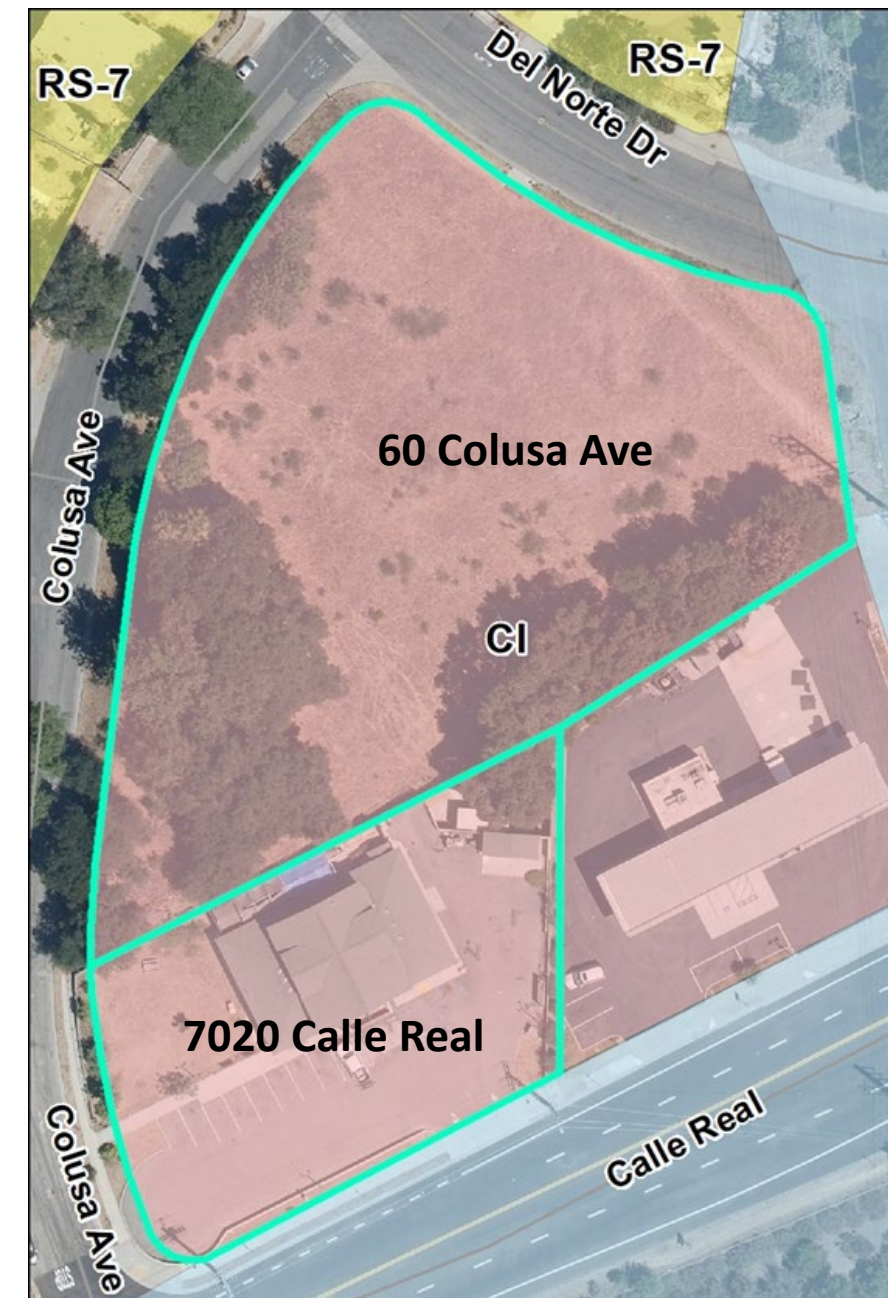
Candidate Sites

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Vacant						612
60 Colusa Ave	CI	RH	39	0	0	39
7264 Calle Real (Kenwood Village)	RS/AG	RH	284	0	0	284
7190 Hollister	RM	RH	59	0	0	59
625 Dara Road	RS	RM	0	84	0	84
35 Ellwood Station Drive	CG	RH	146	0	0	146
Underutilized						386
7020 Calle Real	CI	CC	0	2	3	5
7360 Hollister Ave	CC	RH	69	0	0	69
469 and 449 Kellogg Way	RP/BP	RH	73	0	0	73
490 South Fairview (Yardi)	BP	RH Overlay	0	99	99	198
7190 Hollister	CG	RH	41	0	0	41
Total			711	185	102	998

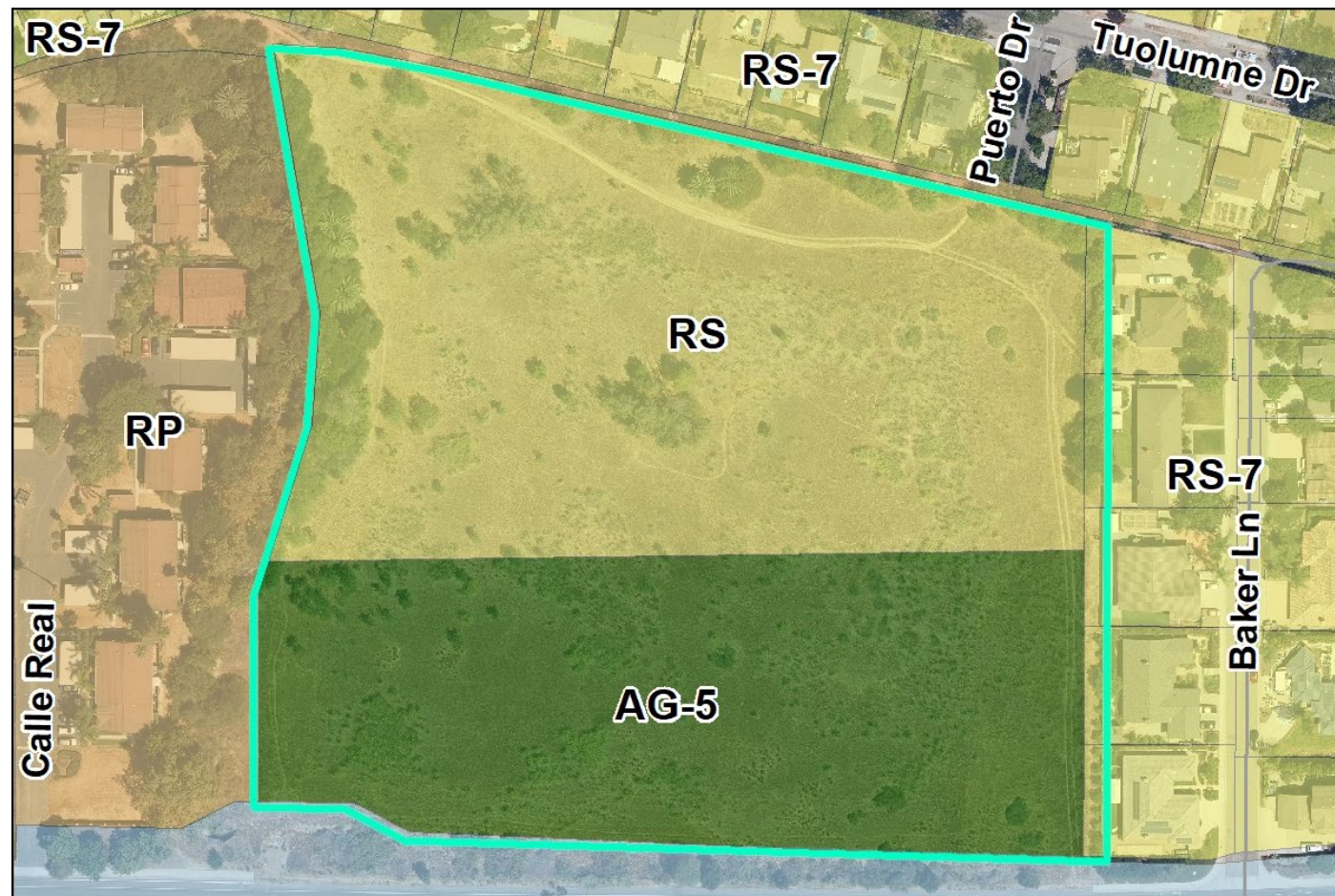
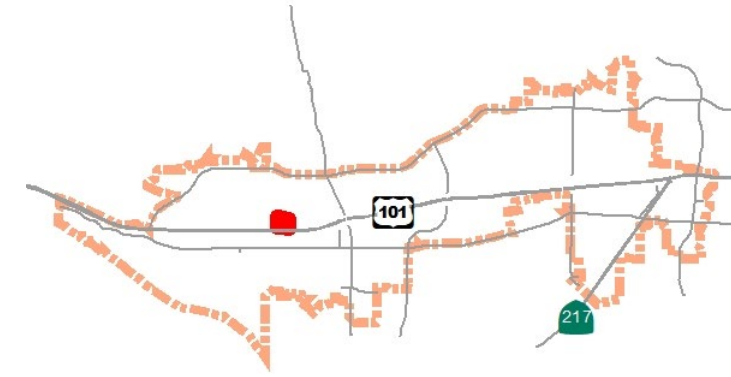
60 Colusa Ave and 7020 Calle Real



APN:	077-155-003, 077-155-004
Address:	60 Colusa and 7020 Calle Real
Acres:	1.82 (total)
Current Use:	Market, Vacant
Current Zoning:	Intersection Commercial (CI)
Proposed Zoning:	Community Commercial (CC); High-Density Residential (RH)
Units with Current Zoning:	60 Colusa Ave: 26 • 26 Lower Income 7020 Calle Real: 5 • 2 Moderate, 3 Above Moderate Income
Units with Proposed Zoning:	60 Colusa Ave: 39 • 39 Lower Income 7020 Calle Real: 5 • 2 Moderate, 3 Above Moderate Income

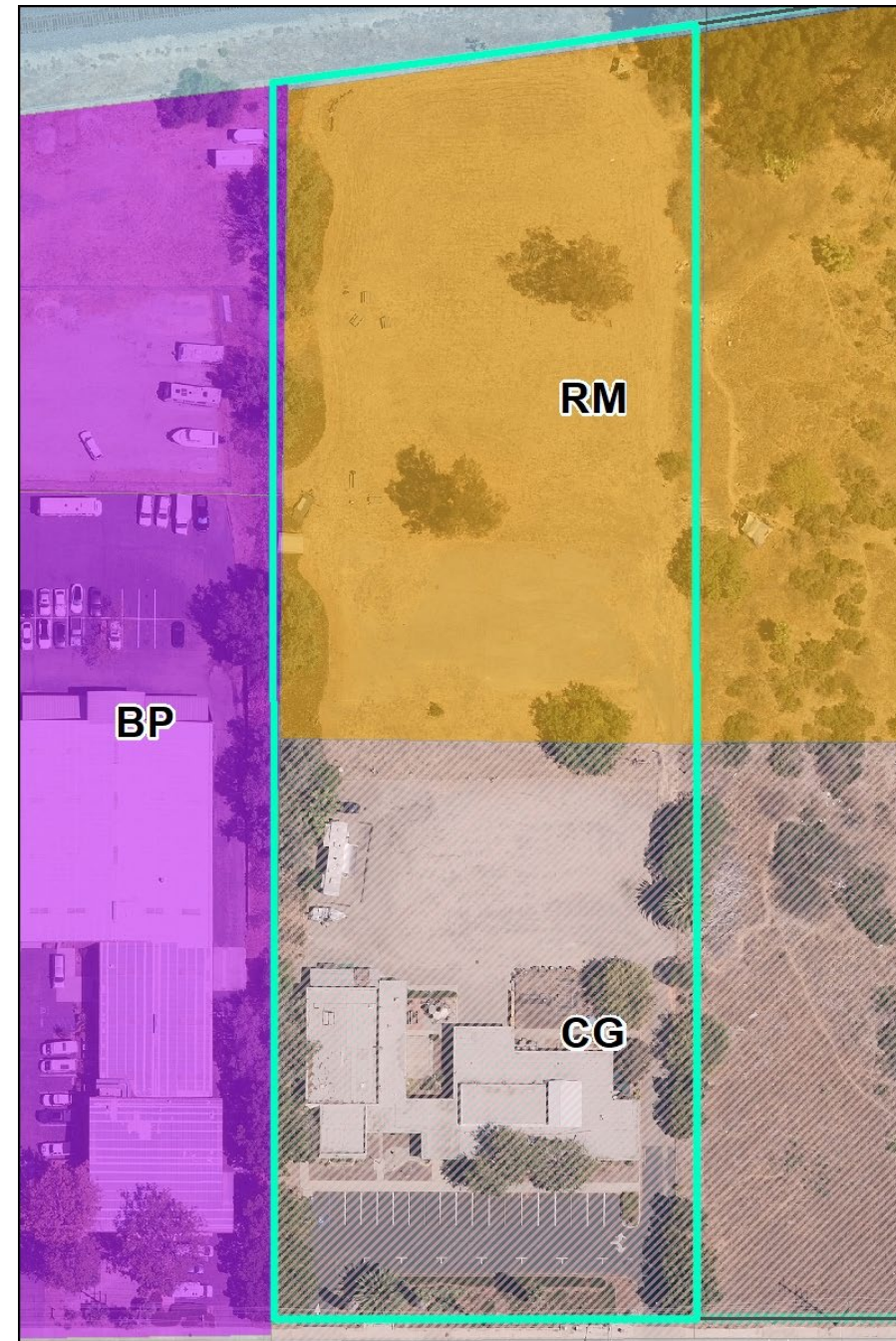


7264 Calle Real - Kenwood Village



APN:	077-130-006
Address:	NA
Acres:	9.48
Current Use:	Vacant
Current Zoning:	Agriculture (AG) and Single-Family Residential (RS)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	28 • 28 Above Moderate Income
Units with Proposed Zoning:	284 • 284 Lower Income

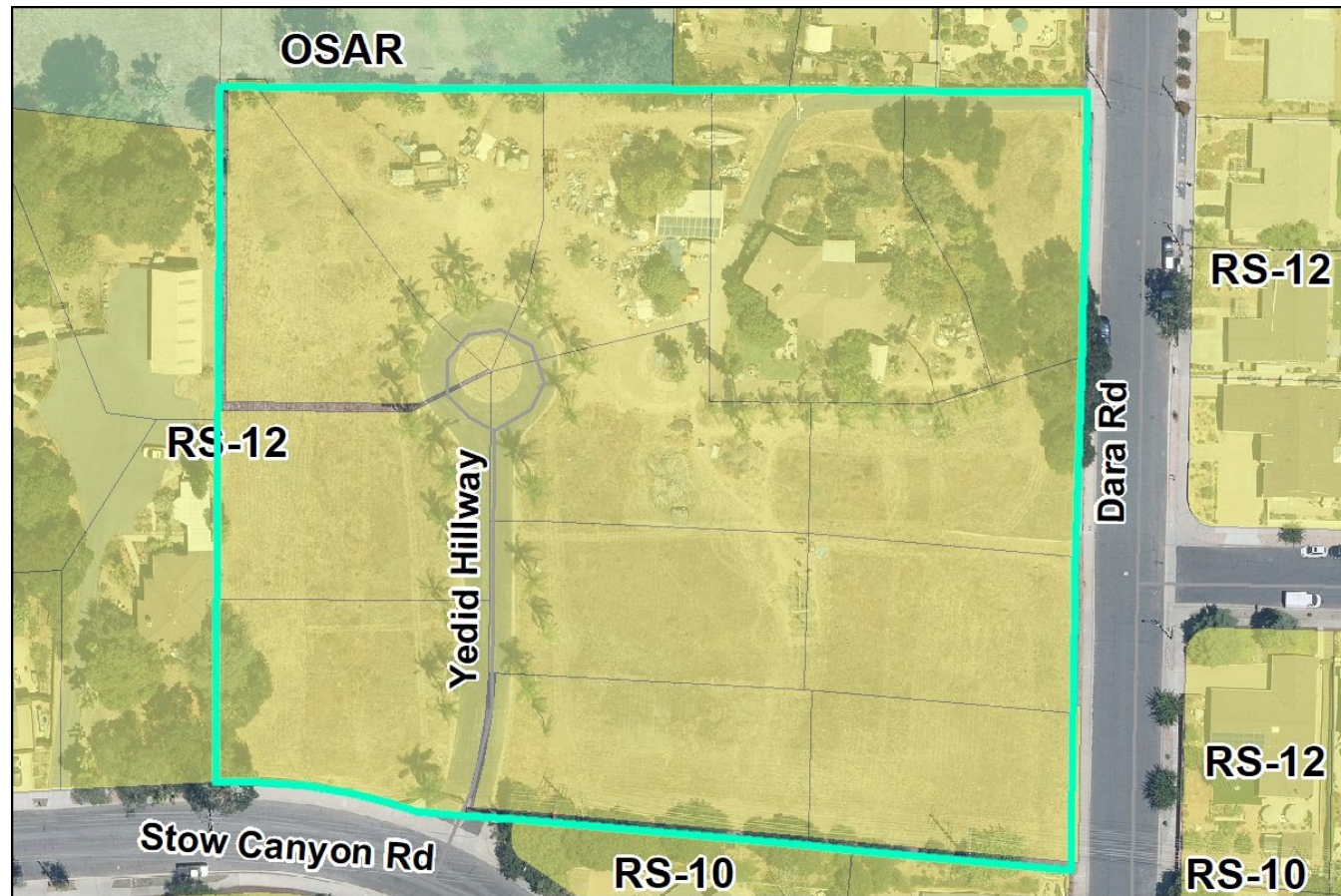
7190 Hollister Ave



APN:	073-030-005
Address:	7190 Hollister Avenue (western parcel)
Acres:	10.72 (total)
Current Use:	Church, Vacant
Current Zoning:	General Commercial (CG) and Medium Density Residential (RM)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	39 <ul style="list-style-type: none"> • 39 Lower Income
Units with Proposed Zoning:	100 <ul style="list-style-type: none"> • 100 Lower Income



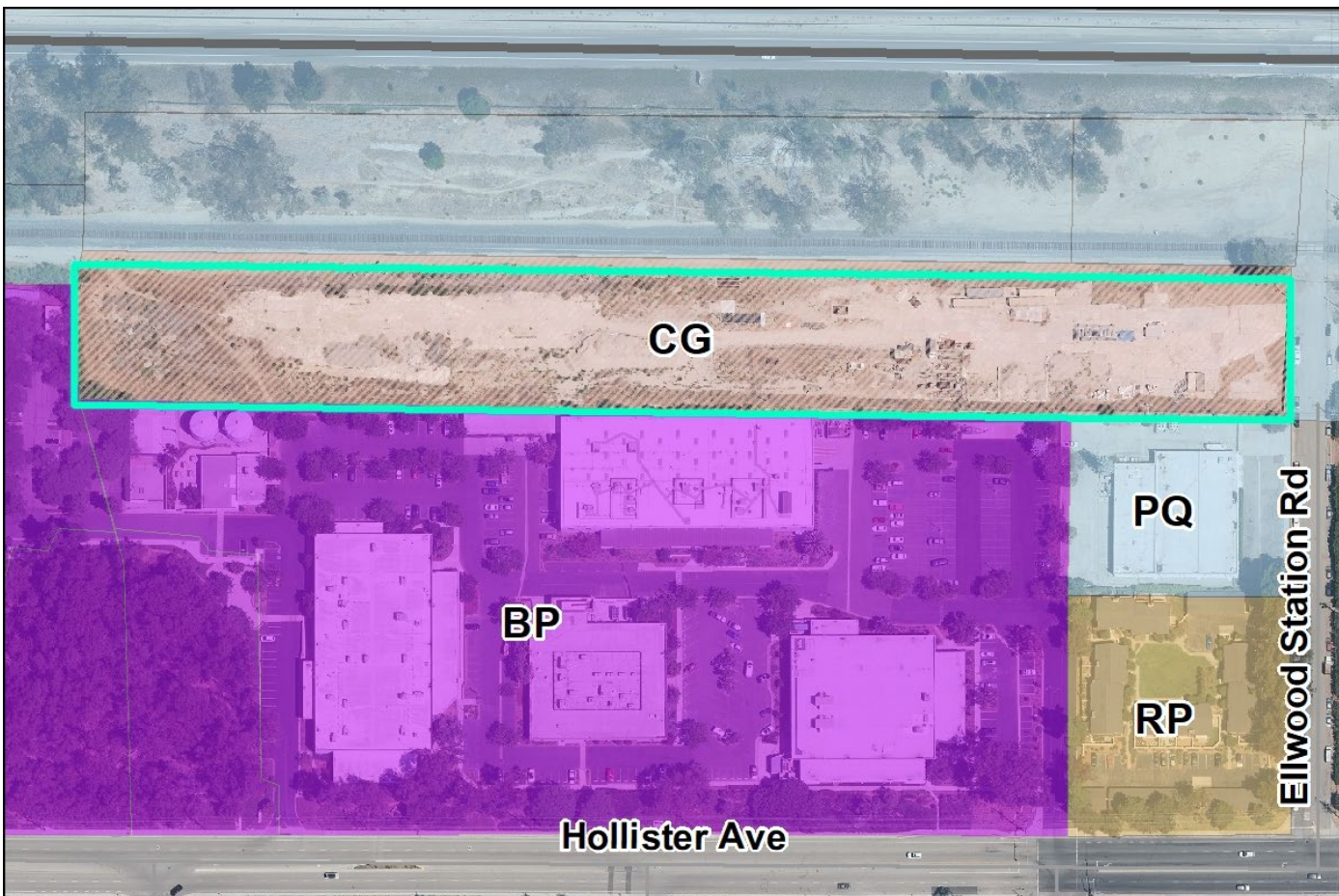
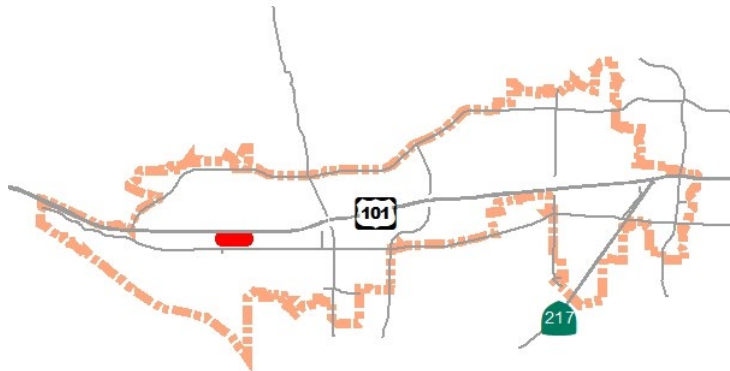
625 Dara Road



APN:	069-373-064
Address:	625 Dara Road
Acres:	4.23
Current Use:	Single-Unit Dwelling, Vacant
Current Zoning:	Single-Family Residential (RS)
Proposed Zoning:	Medium Density Residential (RM)
Units with Current Zoning:	12 • 12 Above Moderate Income
Units with Proposed Zoning:	84 • 84 Moderate Income

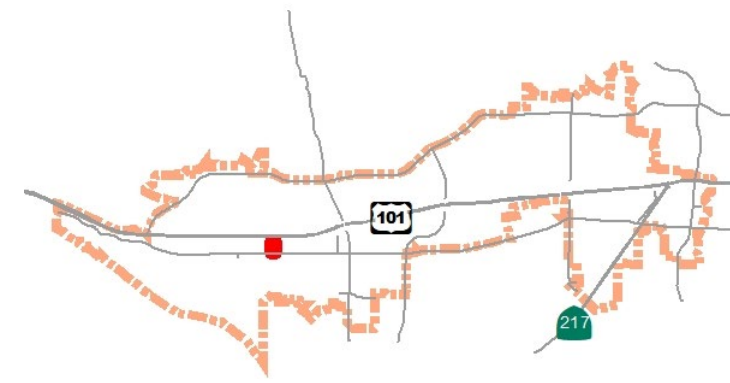


35 Ellwood Station Drive



APN:	079-210-066
Address:	35 Ellwood Station Road
Acres:	4.87
Current Use:	Vacant
Current Zoning:	General Commercial (CG)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	0
Units with Proposed Zoning:	146 • 146 Lower Income

7360 Hollister Ave

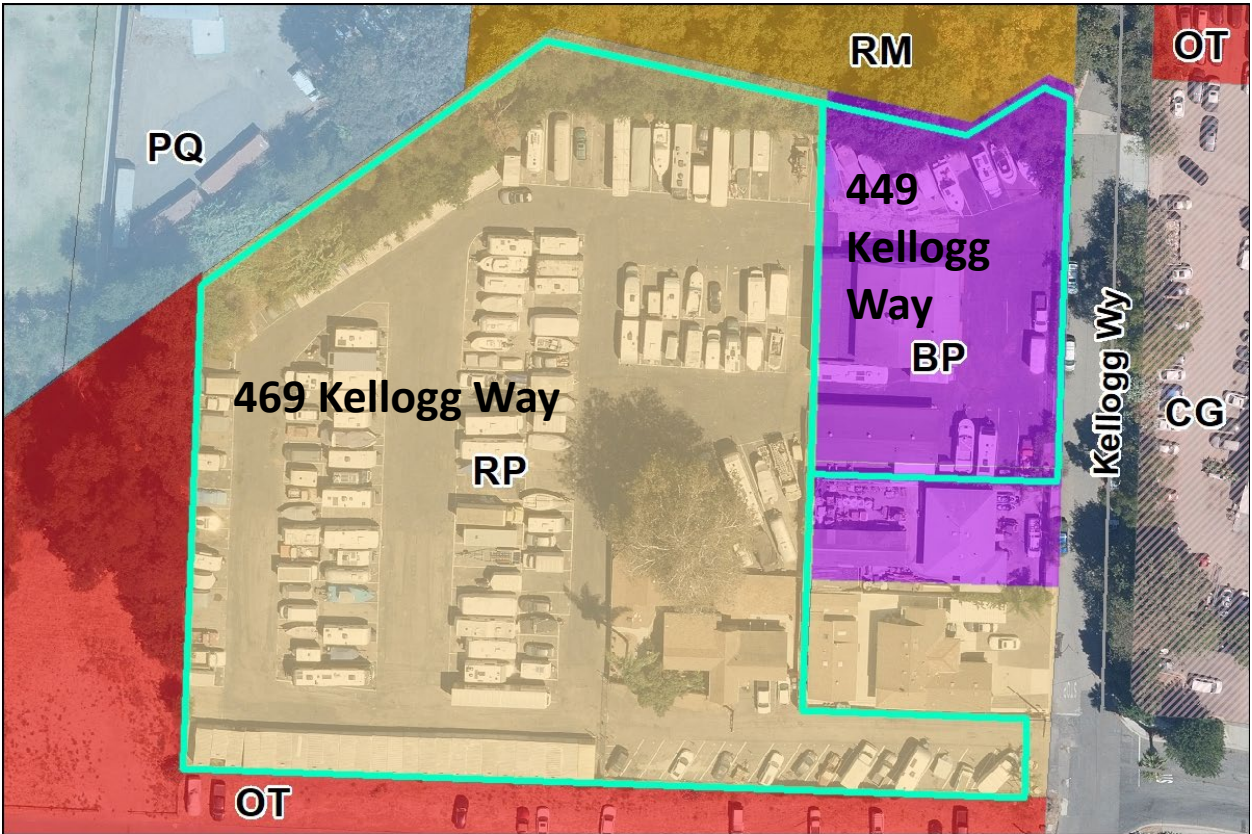


APN:	073-020-003, 073-020-034, 073-020-035
Address:	7360 Hollister Avenue
Acres:	2.93 (total)
Current Use:	Single-Unit Dwellings, Vacant
Current Zoning:	Community Commercial (CC)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	32 • 23 Moderate, 7 Above Moderate Income
Units with Proposed Zoning:	69 • 69 Lower Income



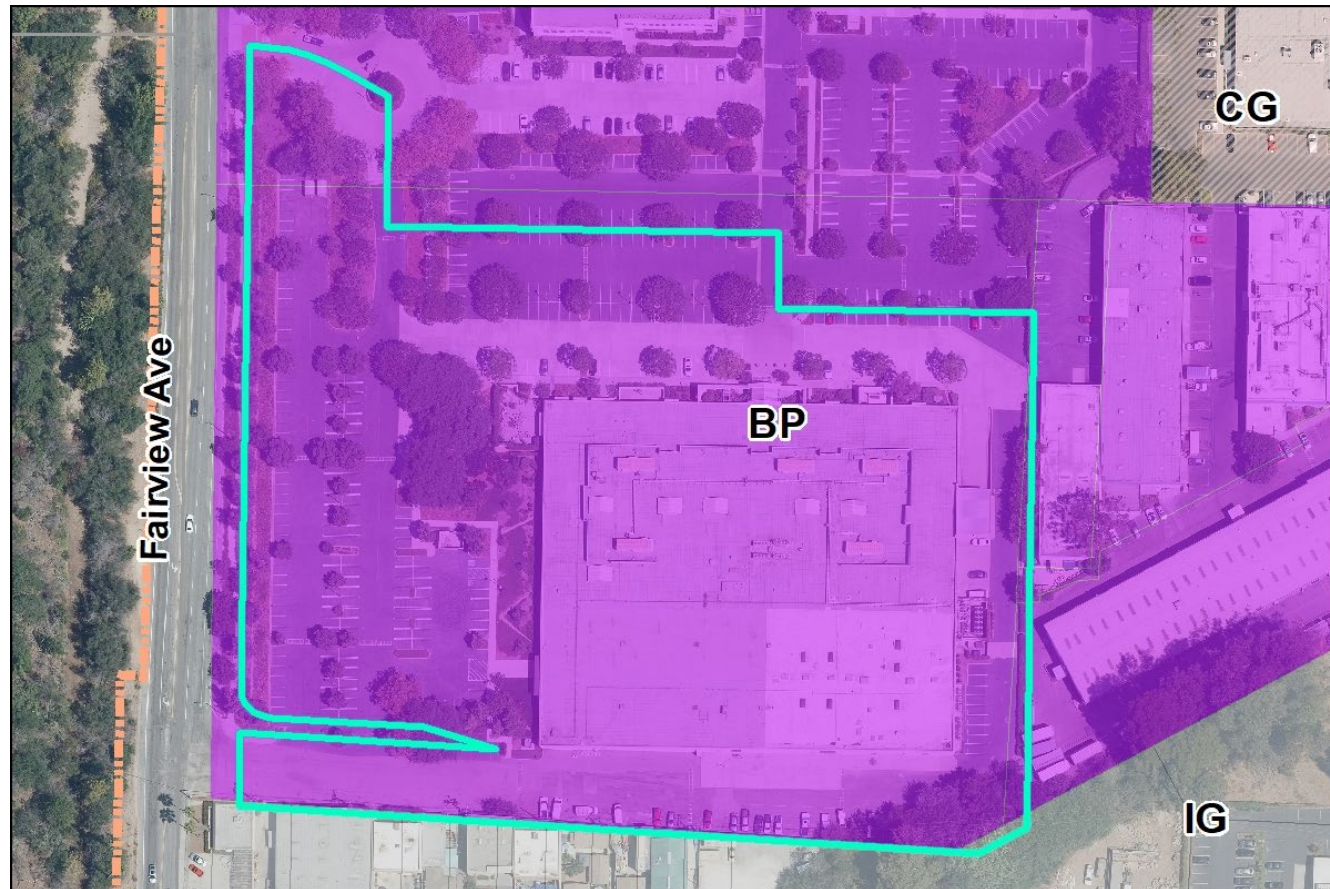


469 and 449 Kellogg Way

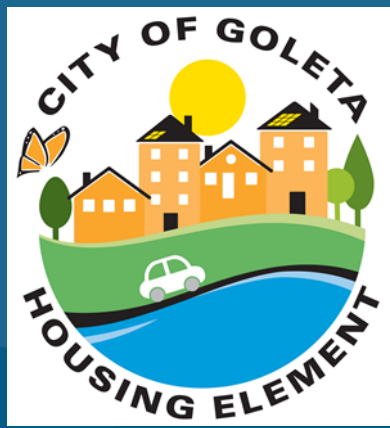


APN:	071-130-010, 071-130-039
Address:	449 and 469 Kellogg Way
Acres:	3.02 (total)
Current Use:	Outdoor Storage
Current Zoning:	Planned Residential (RP) and Business Park (BP)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	449 Kellogg Way: 0 469 Kellogg Way: 25 • 25 Moderate Income
Units with Proposed Zoning:	449 Kellogg Way: 13 • 13 Lower Income 469 Kellogg Way: 60 • 60 Lower Income

490 South Fairview (Yardi)



APN:	071-130-084
Address:	490 South Fairview Avenue
Acres:	8.32
Current Use:	Offices
Current Zoning:	Business Park (BP)
Proposed Zoning:	High Density Residential (RH) Overlay
Units with Current Zoning:	0
Units with Proposed Zoning:	198 • 99 Moderate, 99 Above Moderate



Alternative Sites

Alternative Sites



Address	Current Zoning	Proposed Zoning	# of Units with Rezone			
			Lower	Moderate	Above-Moderate	Total
Vacant						412
6470 Hollister Ave	CG	RH	17	0	0	17
Viajero Site (no address)	CG	RH	63	0	0	63
Parcels to East of 7190 Hollister Ave	CG/RM	RH	205	0	0	205
625 Dara Road	RS	RH	127	0	0	127
Underutilized						257
7780 Hollister Ave (frontage parcel)	CG	RH	137	0	0	137
7780 Hollister Ave (rear parcel)	CG	RH	54	0	0	54
6950 Hollister Ave	OI	RH	66	0	0	66
Total			669	0	0	669

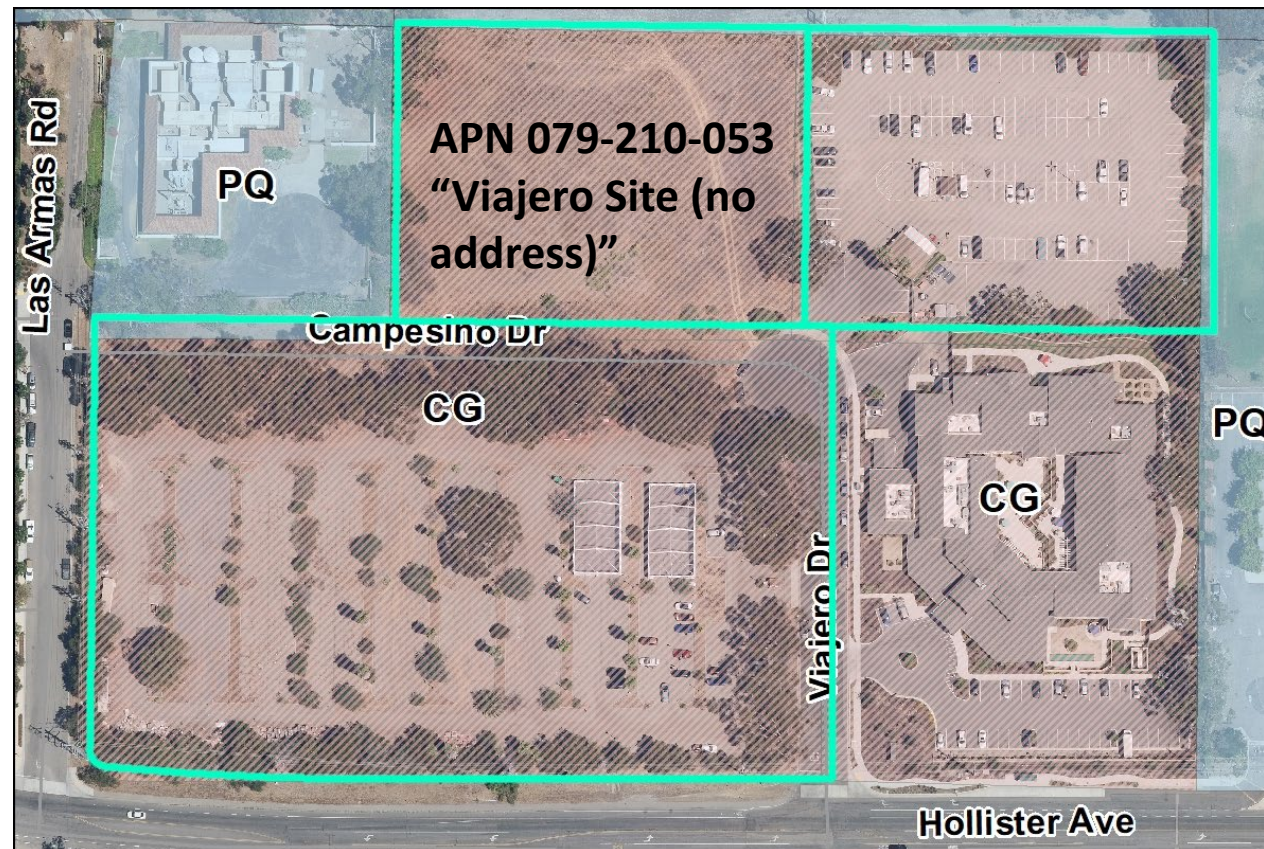
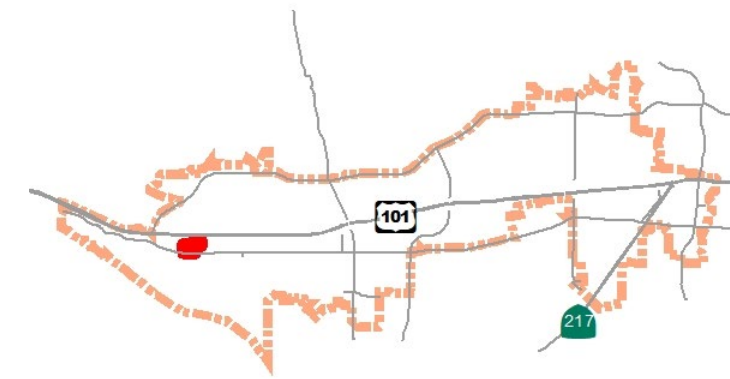


6470 Hollister Ave



APN:	073-070-034
Address:	6470 Hollister Avenue
Acres:	0.58
Current Use:	Vacant
Current Zoning:	General Commercial (CG)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	0
Units with Proposed Zoning:	17 <ul style="list-style-type: none"> • 17 Lower Income

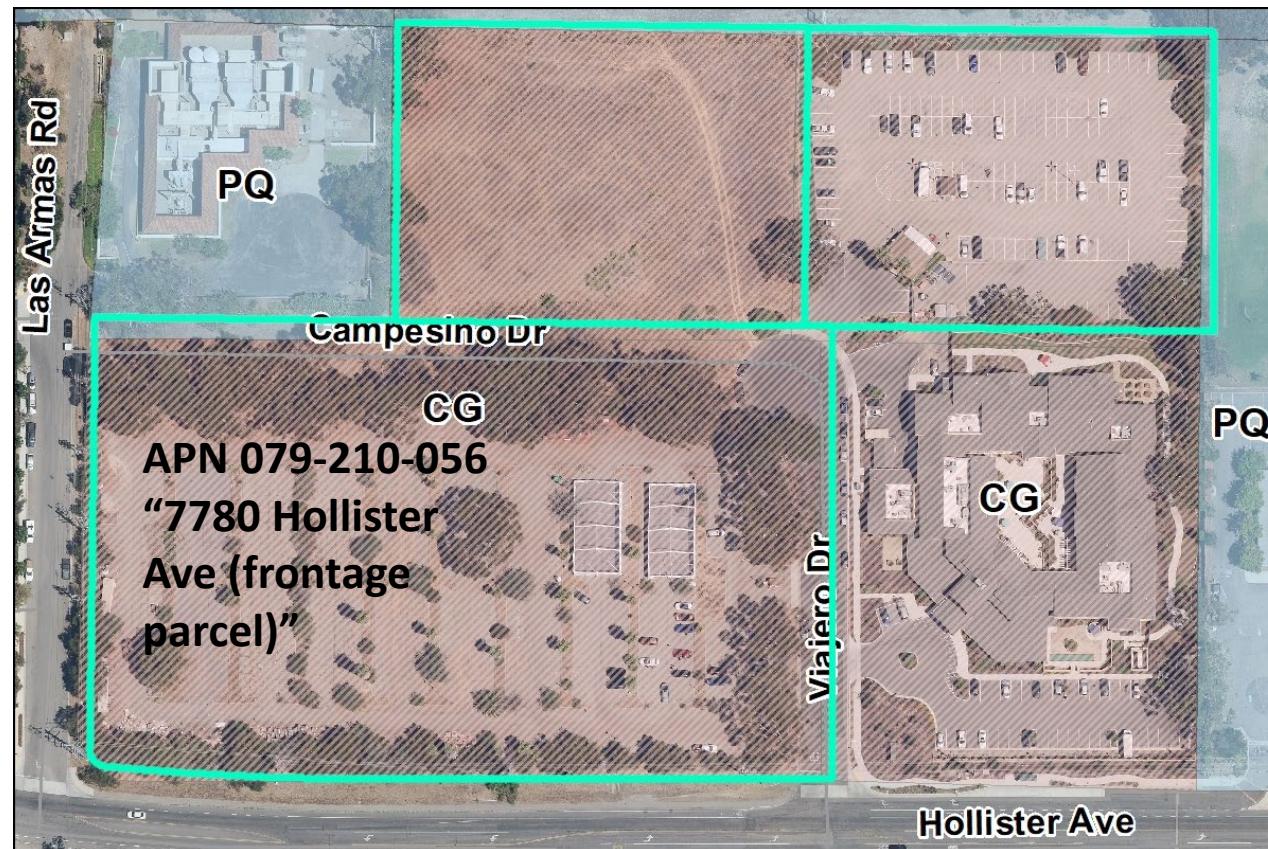
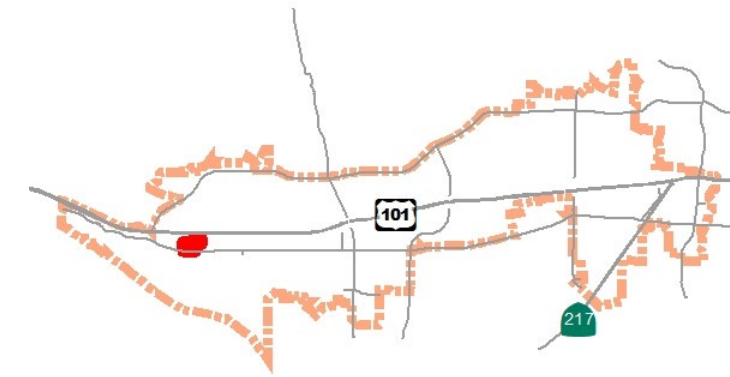
Viajero Site



APN:	079-210-053
Address:	NA
Acres:	2.1
Current Use:	Vacant
Current Zoning:	General Commercial (CG)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	0
Units with Proposed Zoning:	63 • 63 Lower Income

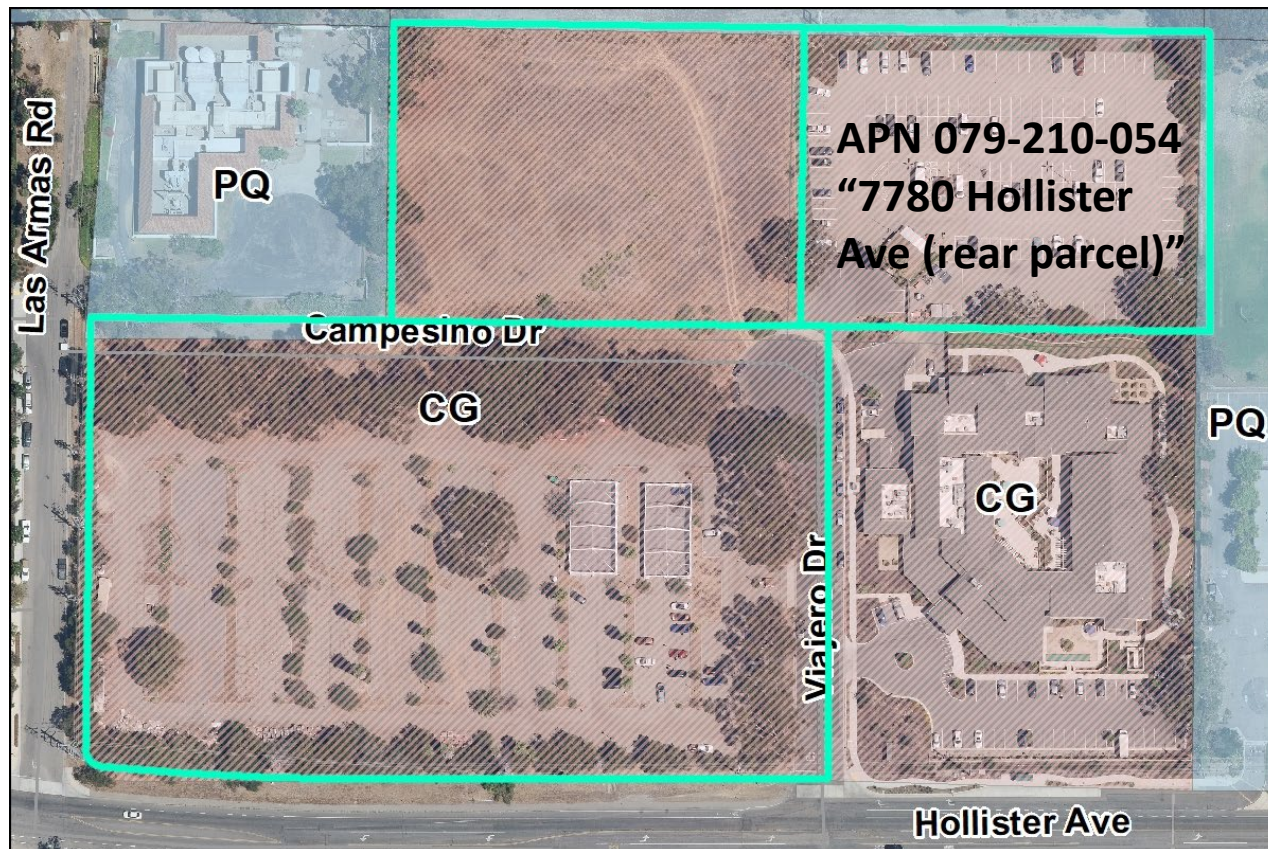
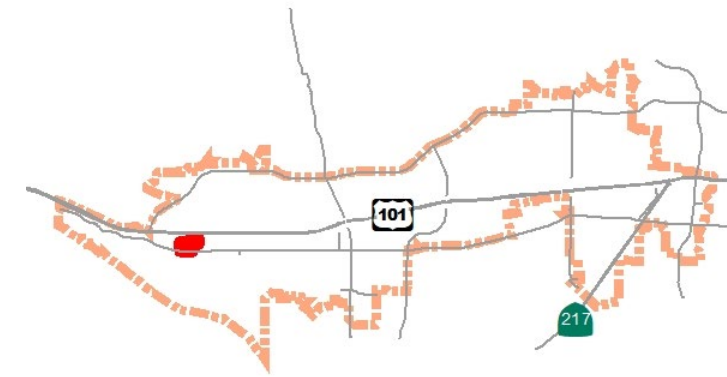


7780 Hollister Ave (frontage)



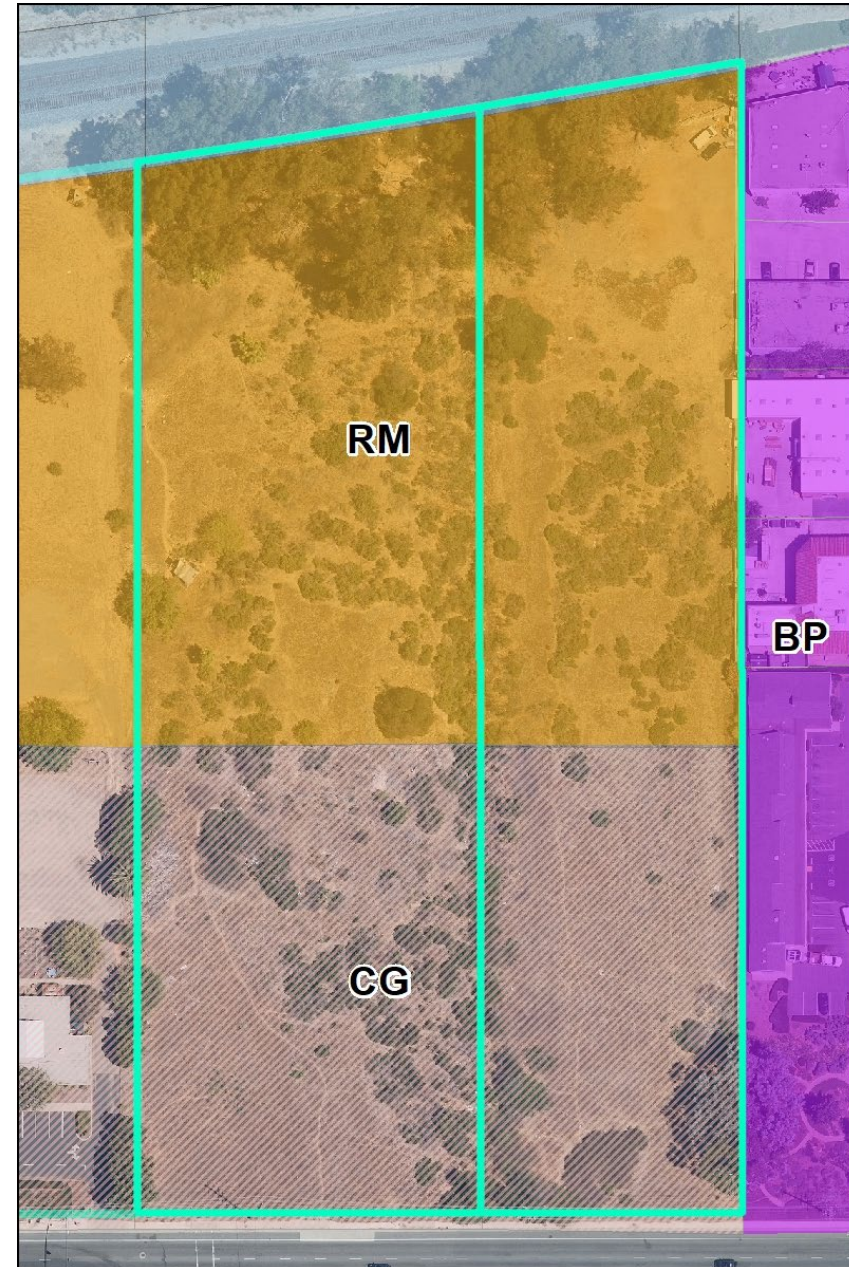
APN:	079-210-056
Address:	7780 Hollister Avenue
Acres:	5.71
Current Use:	Parking Lot
Current Zoning:	General Commercial (CG)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	0
Units with Proposed Zoning:	137 • 137 Lower Income

7780 Hollister Ave (rear parcel)



APN:	079-210-054
Address:	7780 Hollister Avenue
Acres:	2.1
Current Use:	Parking Lot
Current Zoning:	General Commercial (CG)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	0
Units with Proposed Zoning:	54 • 54 Lower Income

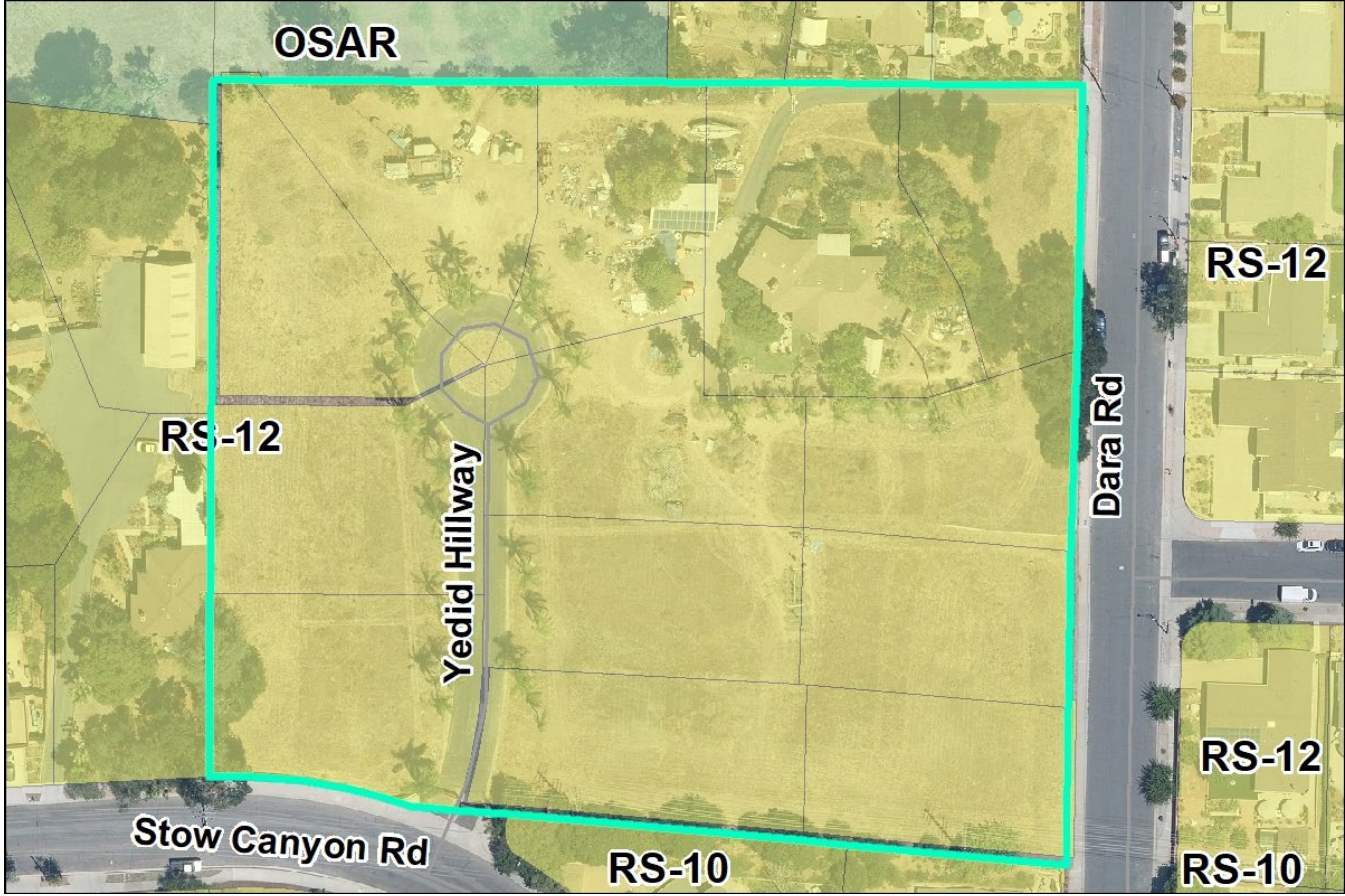
Parcels to East of 7190 Hollister Ave



APN:	073-030-006 and 073-030-009
Address:	NA
Acres:	6.91 (total)
Current Use:	Vacant
Current Zoning:	General Commercial (CG) and Medium Density Residential (RM)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	82 • 82 Lower Income
Units with Proposed Zoning:	205 • 205 Lower Income



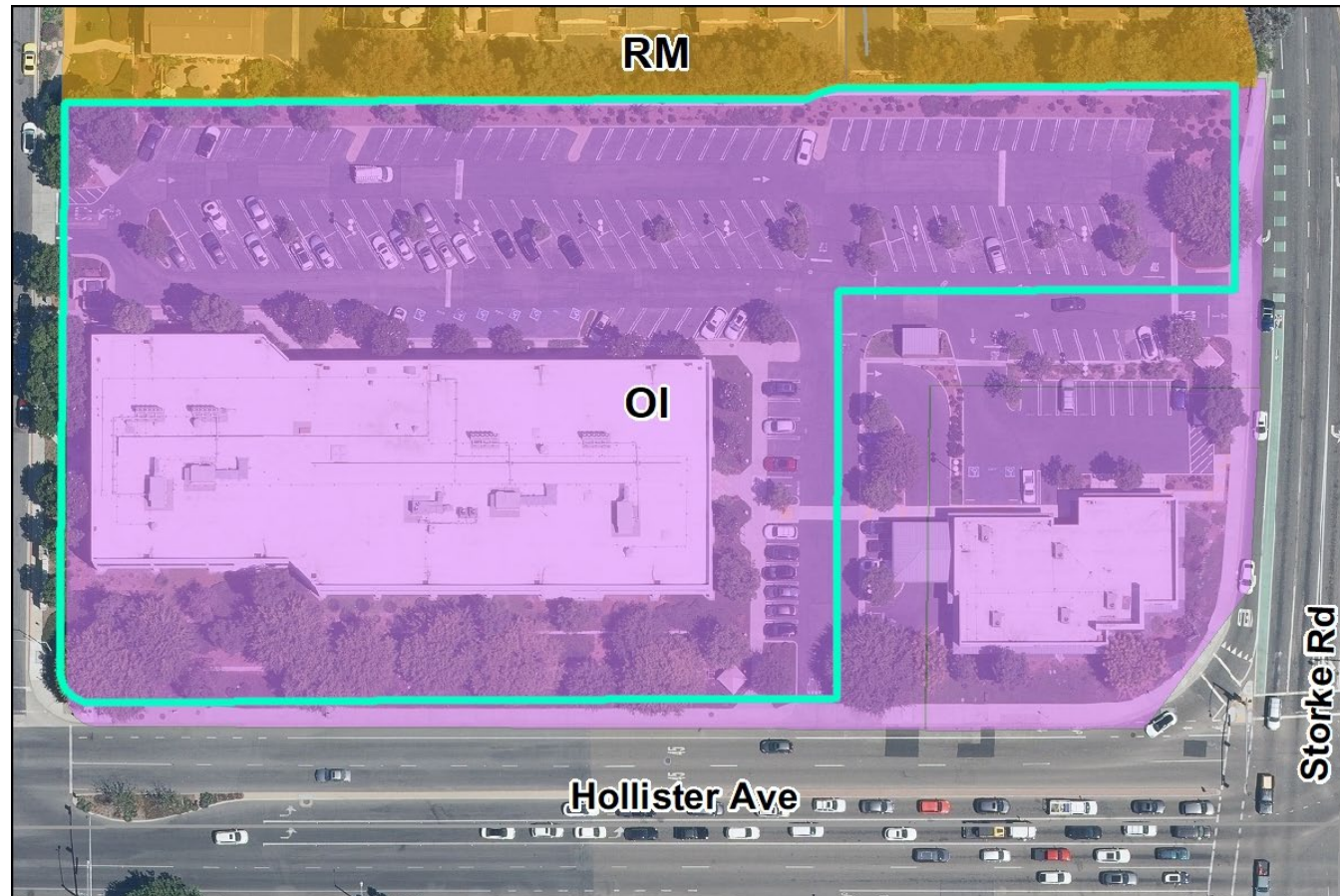
625 Dara Road



APN:	069-373-064
Address:	625 Dara Road
Acres:	4.23
Current Use:	Single-Unit Dwelling, Vacant
Current Zoning:	Single-Family Residential (RS)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	12 • 12 Above Moderate Income
Units with Proposed Zoning:	127 • 127 Lower Income



6950 Hollister Ave



APN: 073-140-029

Address: 6950 Hollister Avenue

Acres: 2.75

Current Use: Offices

Current Zoning: Office-Institutional (OI)

Proposed Zoning: High Density Residential (RH)

Units with Current Zoning: 28
• 14 Moderate, 14 Above Moderate Income

Units with Proposed Zoning: 66
• 66 Lower Income



Thank you for participating