



TO: Mayor and Councilmembers / Planning Commissioners

FROM: Peter T. Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Senior Planner
Veronica Tam, Housing Element Consultant

SUBJECT: Continued Housing Element 2023-2031 Sites Inventory Rezoning Study Session

This item is a continuation of the Joint Study Session on July 20, 2023 and July 25, 2023. The proposed site inventory may be discussed in segments to accommodate potential conflicts of interest under the Political Reform Act, resulting from proximity to personal residences of certain officials. Staff may identify certain sites in advance of discussion during the study session in order to allow the opportunity for recusal of an official, as may be necessary.

RECOMMENDATION:

Provide staff feedback regarding the City's Draft Revised Housing Element 2023-2031 Sites Inventory.

BACKGROUND:

Joint Study Sessions were held on July 20, 2023 and July 25, 2023 to provide the City Council, Planning Commission, and public with an opportunity to provide feedback regarding the City's Draft Revised Housing Element 2023-2031 Sites Inventory. Candidate and Alternative rezoning sites were presented at the July 20 and 25 Study Sessions. Staff received input and feedback regarding the sites. However, additional time is needed for the City Council and Planning Commission to further consider the sites and review the overall list of potential rezone sites. The Study Session was continued to July 31, 2023 to allow more discussion.

DISCUSSION:

The City Council, Planning Commission, and public will have an opportunity to provide feedback regarding the potential housing sites under discussion. Staff can also take further feedback on previously discussed or other sites, as desired by the Council and

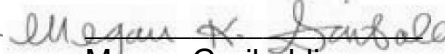
Planning Commission. More information about these sites can be found in the July 20, 2023 staff report packet that is provided as Attachment 1.

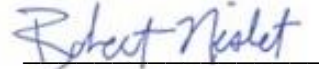
Reviewed By:

Legal Review By:

Approved By:


Kristine Schmidt
Assistant City Manager


Megan Garibaldi
City Attorney


Robert Nisbet
City Manager

ATTACHMENTS:

1. July 20, 2023 Joint City Council / Planning Commission Study Session Staff Report Packet

Attachment 1

July 20, 2023 Joint City Council / Planning Commission Study Session
Staff Report Packet



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RECOMMENDATION:

Provide staff feedback regarding the City's Draft Revised Housing Element 2023-2031 Sites Inventory

BACKGROUND:

State law requires that each jurisdiction in Santa Barbara County prepare a comprehensive update to the Housing Element of the General Plan for the 2023-2031 period (also referred to as the "6th planning cycle"). A finding by the California Department of Housing and Community Development (HCD) that a Housing Element substantially complies with State law is referred to as "certification" of the Housing Element. Certification is important to enhance jurisdictions' eligibility for grant funds and to support local land use authority.

HCD review of Housing Elements is required both prior to and after final adoption. State law also requires jurisdictions to consider HCD's comments in their decisions to adopt Housing Elements and to make findings regarding how HCD's comments have been addressed.

After extensive public outreach, HCD review, and review by the Planning Commission and City Council, the City Council adopted the Housing Element 2023-2031 on January 17, 2023. City staff submitted the adopted Housing Element for a 60-day HCD review on January 23, 2023. During the 60-day review period, HCD provided the City with

preliminary comments and staff submitted additional revisions to HCD, after a 7-day public review period, on March 16, 2023. On March 20, 2023, the City received HCD's comments on the adopted Housing Element (Attachment 1). HCD determined that the Housing Element complies with most, but not all, requirements of Housing Element law and did not certify Goleta's adopted Housing Element.

Agendas, staff reports and other materials from prior public meetings provide additional background information regarding Housing Element requirements and HCD comments are available for review on the City's Housing Element website at [Housing Element Update \(2023-2031\) | Goleta, CA \(cityofgoleta.org\)](https://www.cityofgoleta.org/Housing-Element-Update-2023-2031)

DISCUSSION:

During the past several years, the State Legislature has adopted many new laws for the purpose of increasing housing production. Among those new laws is Senate Bill 330, the Housing Crisis Act of 2019, which includes the following statements of the Legislature's intent:

California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

While the causes of this crisis are multiple and complex, the absence of meaningful and effective policy reforms to significantly enhance the approval and supply of housing affordable to Californians of all income levels is a key factor.

Homes, lots, and structures near good jobs, schools, and transportation remain underutilized throughout the state and could be rapidly remodeled or developed to add affordable homes without subsidy where they are needed with state assistance.

Reusing existing infrastructure and developed properties, and building more smaller homes with good access to schools, parks, and services, will provide the most immediate help with the lowest greenhouse gas footprint to state residents.

It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

While housing production is affected by many factors beyond the control of local governments, the Legislature views city zoning, development regulations and local

opposition to housing development as some of the most important causes of high housing cost, inadequate housing supply and homelessness. New laws regarding Regional Housing Needs Allocation (RHNA), Housing Elements, and the local government development review process are all intended to remove constraints and stimulate housing production.

Along with public health and safety, land use planning is among the most important responsibilities of local jurisdictions and Goleta's General Plan was developed through an extensive public review process over the course of many years since Goleta's incorporation. When preparation of the 2023-2031 Housing Element update was initiated in 2021, it was the City's intention to maintain consistency between the new Housing Element and current General Plan land use policy. The Housing Element that was prepared by staff and adopted by the City Council in January of this year reflected that intention. However, in its review of the adopted Housing Element, HCD did not accept the adequacy of the City's inventory of potential sites for additional housing; therefore, a revised strategy is necessary to obtain State approval of the Housing Element.

As noted in prior public meetings, in this 6th Housing Element cycle the State significantly increased RHNA allocations while raising the level of scrutiny of potential sites to accommodate RHNA allocations. The State's intent is to significantly expand the capacity for housing development by requiring jurisdictions to zone more land for housing at higher densities. As part of the Housing Element, jurisdictions are also required to analyze a variety of factors that could impede housing development, including many factors that are beyond cities' control. In particular, sites that are "underutilized" (i.e., non-vacant) are subject to much greater scrutiny from HCD as compared to vacant land. Recent legislation (AB 1397 Adequate Sites) requires that, if more than 50% of the lower-income RHNA is being accommodated on underutilized sites, jurisdictions must provide substantial evidence acceptable to HCD that the existing uses are likely to be discontinued within the next 8 years. "Likely" is a subjective term that is not defined in the law. Because Goleta has relatively little vacant land suitable for housing development, the original strategy was to rely primarily on underutilized sites to satisfy RHNA requirements. AB 1397 also places greater scrutiny on the reliance on non-residential land (such as mixed use) for housing development, especially for lower income RHNA. The likelihood of redevelopment on these sites to include a residential component must be accounted for based on trends.

As part of its review of Housing Elements, HCD now requires extensive analysis of past development trends on underutilized properties to support a jurisdiction's assertions regarding the likelihood of future housing development. This is problematic for Goleta because most residentially zoned land has already been developed and there has not been a significant amount of residential redevelopment on underutilized properties in recent years, in large part due to limitations on water supply. However, according to the Goleta Water District, additional water supplies are expected to become available later this year, and the City has recently seen a sharp increase in housing development interest. When a city has few examples of prior residential development projects on underutilized sites, expressed development interest from property owners becomes the most important indicator of future development.

Need for Rezoning

As part of HCD's March 20, 2023 letter, the City received several comments from HCD regarding the City's sites inventory. The sites inventory is included in the Housing Element to demonstrate adequate capacity to meet the City's RHNA. The City's RHNA, totaling 1,837 units, is broken down by various income levels. In the adopted Housing Element, the City relies primarily on underutilized sites to accommodate the RHNA. Underutilized sites are those with some existing development already on the site (as opposed to vacant land) but with remaining residential buildout potential allowed under the General Plan.

In its review letter, HCD stated that "the adequacy of sites and zoning were not established" and "the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types." To address this comment, staff has conducted additional analysis of underutilized sites resulting in the removal of some sites from the inventory and the redistribution of sites in the various income categories, creating a shortfall in the lower income category. Staff also revised the Housing Element to include greater analysis of the characteristics of underutilized sites that indicate a likelihood of development. More specifically, these revisions included the following:

- Move units counted from underutilized sites in the sites inventory from Very Low- and Low-income categories to Moderate and Above Moderate, unless the site is zoned residential. The rationale for this change is that current zoning regulations only allow residential development in a mixed-use format in commercial zones, and most affordable housing is built as stand-alone residential developments, not mixed-use.
- Remove some underutilized sites from the inventory based on potential site constraints that might discourage redevelopment, like the shape and access to the lot, the presence of a designated historic resource, and sites with recent project applications for non-residential development.

Based on staff's analysis and Housing Element revisions to address the HCD comment letter, the City has a shortfall in the lower income category of 554 units. While not a statutory requirement, HCD also recommends that the sites inventory provide a "buffer" or excess capacity of at least 15 percent, bringing the total shortfall to 637 units. This buffer is recommended in order to comply with SB 166 (No Net Loss) – that adequate sites must be available throughout the eight-year planning period to fully accommodate the RHNA for all income categories. If sites are developed at a lower density or different income distribution than anticipated in the Housing Element, the jurisdiction must demonstrate adequate capacity is available to accommodate the remaining RHNA. To accommodate this lower income shortfall (plus the recommended buffer), the City would need to rezone sites to allow stand-alone multi-family housing in areas where it is not currently allowed.

As noted above, development interest from property owners is one of the most important factors in demonstrating the likelihood of future residential development to HCD.

Therefore, the rezone site selection process is driven by recent property owner interest in residential development. As previously noted, Goleta Water District (GWD), a special district serving Goleta’s water needs, is planning to release new water allocations, a critical factor in recent property owner interest. Property owner rezoning interest is mostly commercially zoned land to allow for residential development.

Property owner interest is foundational to the rezoning options identified by City staff, the subject of this study session. Candidate sites for rezones, based on property owner interest, are located along or near major arterials in already urbanized areas of the City. Measure G-protected agricultural sites are excluded from the candidate sites for rezones. Candidate sites for rezones are listed in Table 1 below and mapped in Attachment 2 of this staff report.

Table 1: Candidate Sites with Property Owner Interest for Rezones

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

The candidate rezone sites include 612 units on vacant and 386 units on underutilized sites. Broken down by income category, the rezones shown in Table 1 add approximately 583 lower income units to the Housing Element sites inventory. This amount would fall short of the 637-unit shortfall in the lower income category.

In addition to the above candidate sites for rezones, alternative candidate sites (with property owner interest) are listed in Table 2 below. These alternative sites could be used to supplement the candidate sites and fully address the lower income shortfall. These alternative sites are similarly located along or near major transit corridors, do not include Measure G-protected agricultural sites, and include property owner interest in much needed residential development.

Table 2: Alternative Sites for Rezones

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

The alternative rezone sites include 412 units (84 of which are also counted for Dara Road in the candidate site table) on vacant and 257 on underutilized sites. Broken down by income category, the rezones shown in Table 2 add approximately 328 lower income units. This residential capacity plus the candidate sites (and avoiding a double count for the Dara Road site) exceed the 637-unit shortfall (plus a buffer) in the lower income category. Exceeding the shortfall has value if HCD does not support particular sites as counting towards the lower income need.

SUMMARY:

Staff suggests that the City Council and Planning Commission consider the candidate and alternative sites for rezoning. These sites would exceed the RHNA lower income shortfall and best position the City to meet HCD requirements for Housing Element certification. Rezoning sites with property owner interest also promotes much needed housing, including affordable housing, on sites that might otherwise be developed with non-residential uses. Having a healthy sites capacity buffer is also important to addressing the new state law on no net loss (SB 166 of 2017), which requires maintaining an adequate sites inventory throughout the eight-year planning period, taking into consideration that sites may be redeveloped at lower than anticipated density or number of affordable units.

NEXT STEPS:

Based on comments and City Council-Planning Commission direction at the workshop, staff will revise the sites inventory and post the revised Housing Element for a seven-day public review. After the public review, staff will submit the revised Housing Element for a 60-day HCD review. After that review, staff will address any comments received and proceed to the Planning Commission and City Council for adoption of the revised Housing Element 2023-2031. Staff will begin the process for rezoning sites immediately following the study session, concurrent with the Housing Element revision process. Of note, the State will not certify the revised Housing Element until these rezones have been accomplished. The deadline to complete the rezones is February 15, 2024.

FISCAL IMPACTS:

There is no fiscal impact associated with this item.

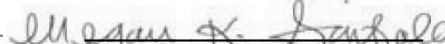
Reviewed By:

Legal Review By:

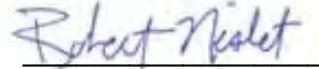
Approved By:



Kristine Schmidt
Assistant City Manager



Megan Garibaldi
City Attorney



Robert Nisbet
City Manager

ATTACHMENTS:

1. HCD Review Letter Dated March 30, 2023
2. Rezone Candidate Sites Map
3. Staff Presentation

Attachment 1

HCD Review Letter Dated March 30, 2023

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 20, 2023

Peter Imhof, Director
Planning and Environmental Review
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Dear Peter Imhof:

RE: City of Goleta's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Goleta's (City) housing element that was adopted January 17, 2023 and received for review on January 24, 2023 along with revisions on March 16, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from People Self Help Housing, Habitat for Humanity of Southern Santa Barbara County, Nancy Kozak, Brownstein Hyatt Farber Schreck, LLP, Goleta Water District, YIMBY Law and Housing Trust Fund of Santa Barbara County pursuant to Government Code section 65585, subdivision (c).

The adopted housing element addresses most statutory requirements described in HCD's September 27, 2022 letter; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory... (Gov. Code, § 65583, subd. (c)(1).)

Realistic Capacity: The element generally was not revised to address this finding. The calculation of residential capacity must account for the likelihood of

residential development in zoning where 100 percent nonresidential uses are allowed. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. Please see HCD's prior review for additional information.

Environmental Constraints: The element now discusses how environmental constraints relate to identified sites. However, the element should still discuss any other known constraints or conditions that preclude development in the planning period. Examples include parcel shape, easements, contamination, voter initiatives, coastal or other environmental policies and airport compatibility.

Nonvacant Sites: As noted in the prior review, the element must demonstrate the potential for additional development on nonvacant sites, including the extent existing uses impede additional development. While the element now discusses additional indicators of the potential for redevelopment (e.g., structure age, improvement to land value ratio, intensity of existing development), it should support the validity of these assumptions. For example, the element could describe recent trends and how those past conditions and circumstances relate to identified sites. Further, the element must discuss the extent existing uses impede additional development. The element discusses site characteristics in the three major zoning districts but should still address the extent existing uses impede additional development. This analysis should also address public comments received on this housing element review. For additional information, please see HCD's prior review.

In addition, for your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. While the resolution of adoption includes findings, any changes to the analysis and substantial evidence should be reflected in the future re-adoption resolution of the element.

Programs: As noted above, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

In addition, HCD's prior review found Program HE 5.2 (Community and Regional Collaboration) should be modified with specific commitment and discrete timing. In response, the Program now commits to "work" and "support" efforts by the District. However, the Program should commit to how often the City will coordinate with the

District and commit to how the City will “work” and “support” efforts. In addition, based on comments received on this review, there may be inconsistencies between the available water capacity and application of policies and ordinances. The element should resolve these inconsistencies and add or modify programs, including a mid-term evaluation of the effectiveness of this program and alternative actions, as appropriate.

2. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls... ..and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing... (Gov. Code, § 65583, subd. (c)(3).)

Land Use Controls: While the element now concludes some development standards may cause challenges and modifies Program HE 2.1 to address constraints, it should still analyze land use controls to appropriately revise programs, as noted in the prior review. For example, the element should still evaluate parking requirements, three stories and allowable densities on mixed use development and lot coverages. The City could engage the development community or commenters on this letter to facilitate this analysis. For more information, please see HCD’s prior review.

Inclusionary Requirements: As noted in the prior review, the element must describe and analyze the inclusionary housing requirements and their impacts as potential constraints on the development of housing for all income levels. In response, the element states the inclusionary requirement is consistent with Government Code section 65850 and 65850.01 (AB 1505). However, regardless of AB 1505, the element must include an analysis of potential constraints on housing. For example, the element should address unit thresholds, apparent lack of alternative means of compliance and interaction with State Density Bonus Law. Please see HCD’s prior review for additional information.

Processing and Permit Procedures: The element now concludes some approval findings potentially limit residential development and modifies Program HE 2.1 to ensure densities will not be reduced. However, the element must still include analysis as noted in the prior review. For example, the element should discuss impacts on approval certainty, timing and feasibility. Please see HCD’s prior review for additional information.

In addition, the element should address public comments on this submittal and discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements, including streamlining determinations and add or modify programs as appropriate.

Programs: As noted above, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs to address and remove or mitigate any identified constraints.

3. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

Goals, Priorities, Metrics, and Milestones: While the element includes many potentially meaningful actions to affirmatively further fair housing (AFFH), programs generally should be revised with geographic targeting and targeted outcomes related to AFFH. For example, Programs HE 1.1 (Code Compliance) and HE 1.2 (Housing Rehabilitation) could be revised with geographic targeting and AFFH related outcomes such as 100 units rehabbed in areas of relatively higher concentrations of lower-income households. In addition, the element should consider additional actions related to place-based strategies toward community revitalization and displacement risk. For additional information, please see HCD's AFFH Guidance Memo (starting on p. 72).

The element will meet the statutory requirements of State Housing Element Law once it has been revised and adopted, if necessary, to comply with the above requirements.

Chapter 654, Statutes of 2022 (AB 2339), adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. Future submittals of the housing element may need to address these statutory requirements. For additional information and timing requirements, please see HCD's memo at <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf>.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (February 15, 2023), then any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) shall be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c). Otherwise, the local government's housing element will no longer comply with State Housing Element Law,

and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until these rezones are completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

We are committed to assisting the City of Goleta in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Tristan Lanza, of our staff, at tristan.lanza@hcd.ca.gov.

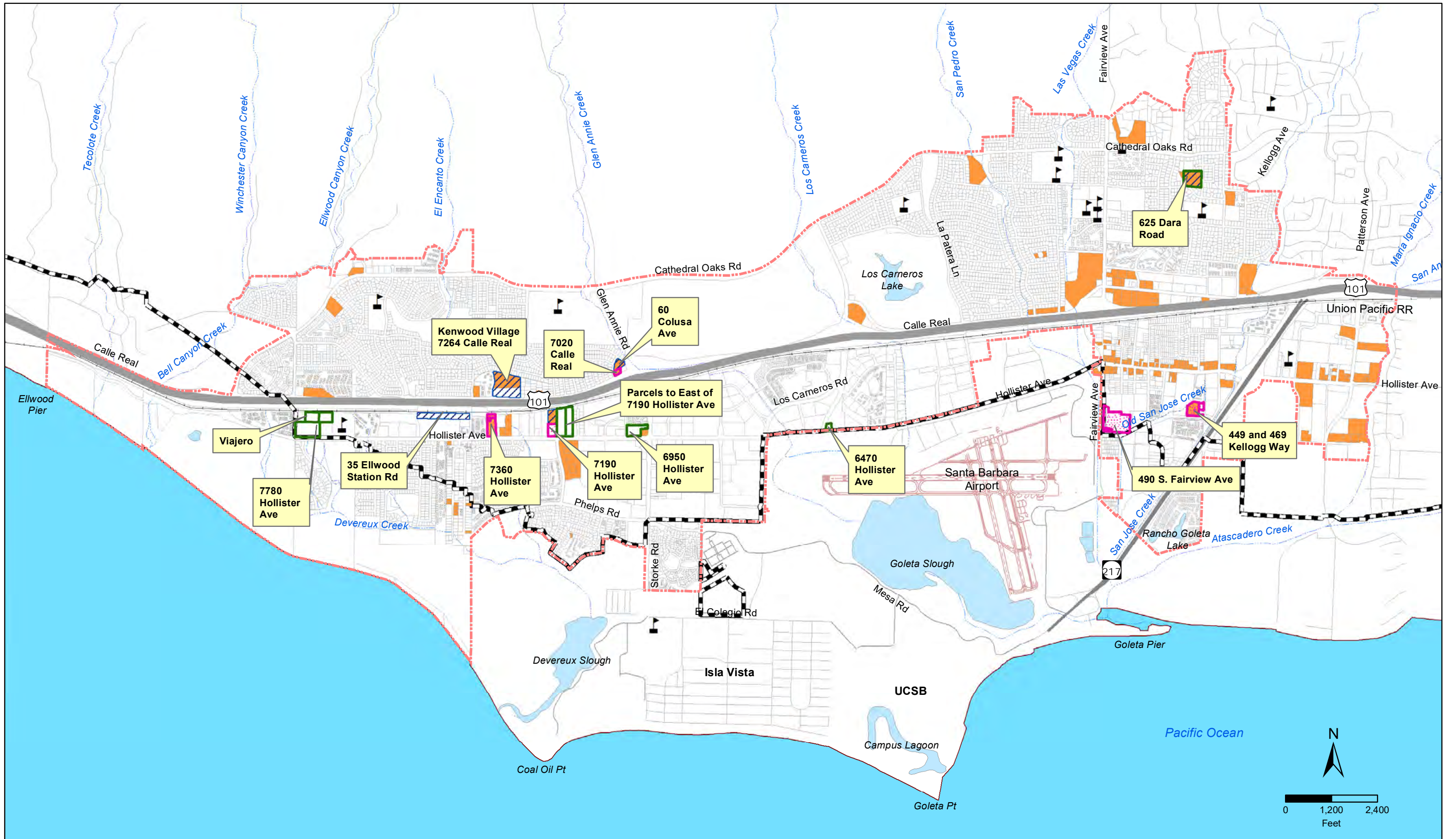
Sincerely,



Paul McDougall
Senior Program Manager



Attachment 2






Rezone Candidate Sites Map



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



Attachment 3

Staff Presentation

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





- Background
- Overview of Candidate and Alternative Rezoning Sites
- Next Steps



- Sites inventory changes needed to address HCD comments resulting in a 637-unit shortfall in lower income category



6th 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

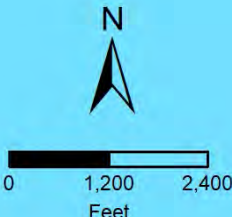
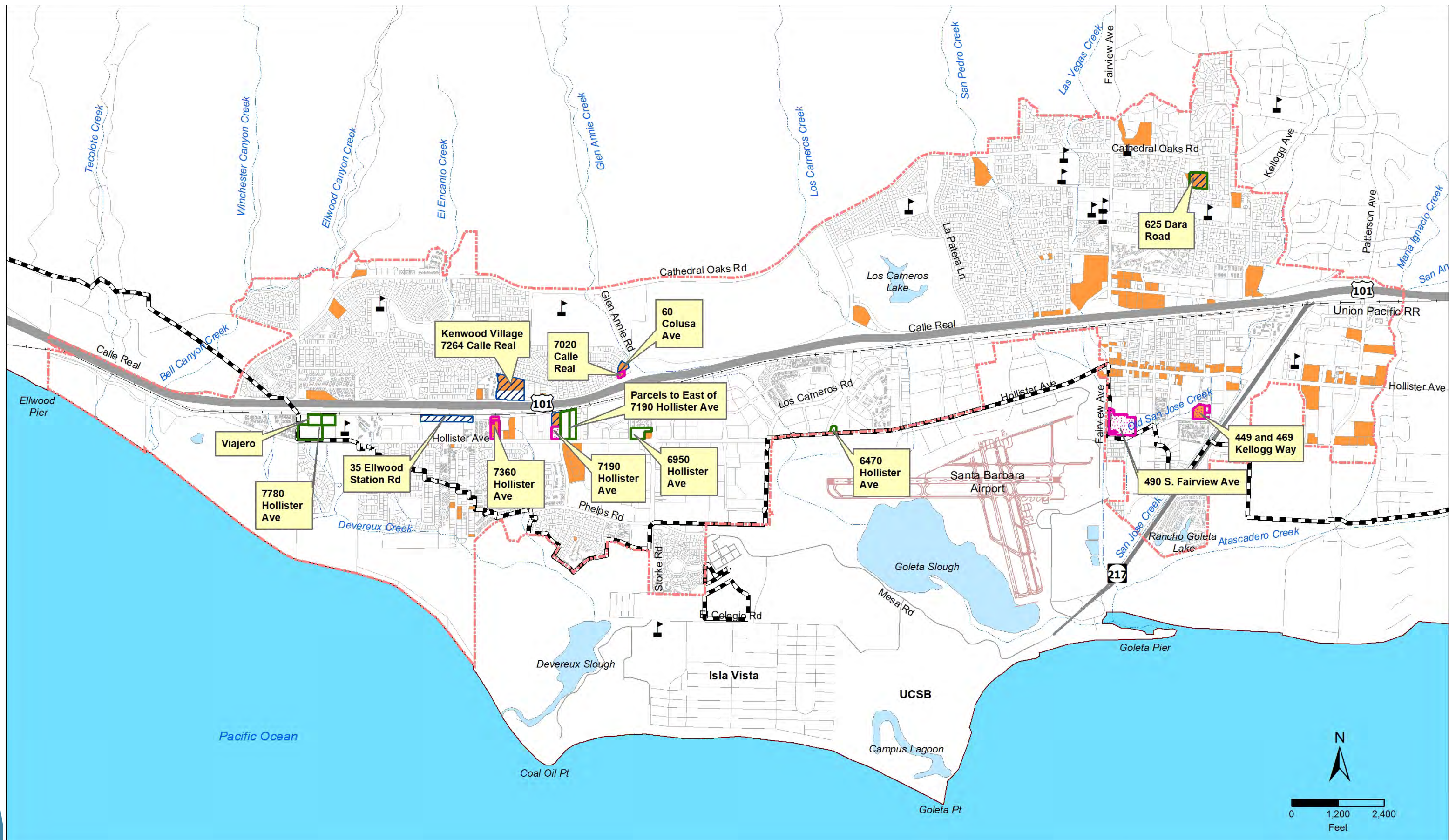
Note: After revisions to address HCD 3/20/23 comments, City has a shortfall in the sites inventory for Lower Income (Very Low and Low)



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





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



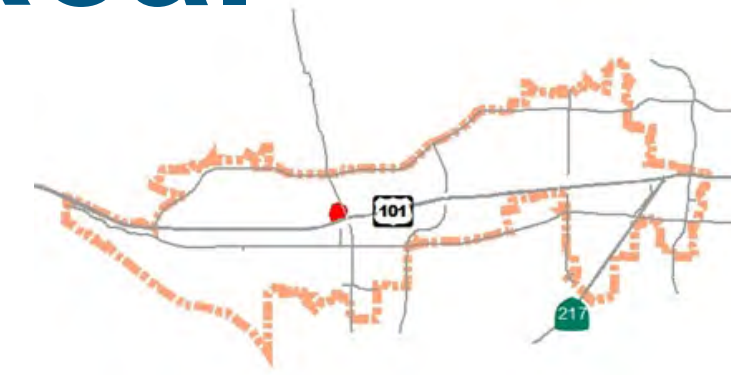




Candidate Sites

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

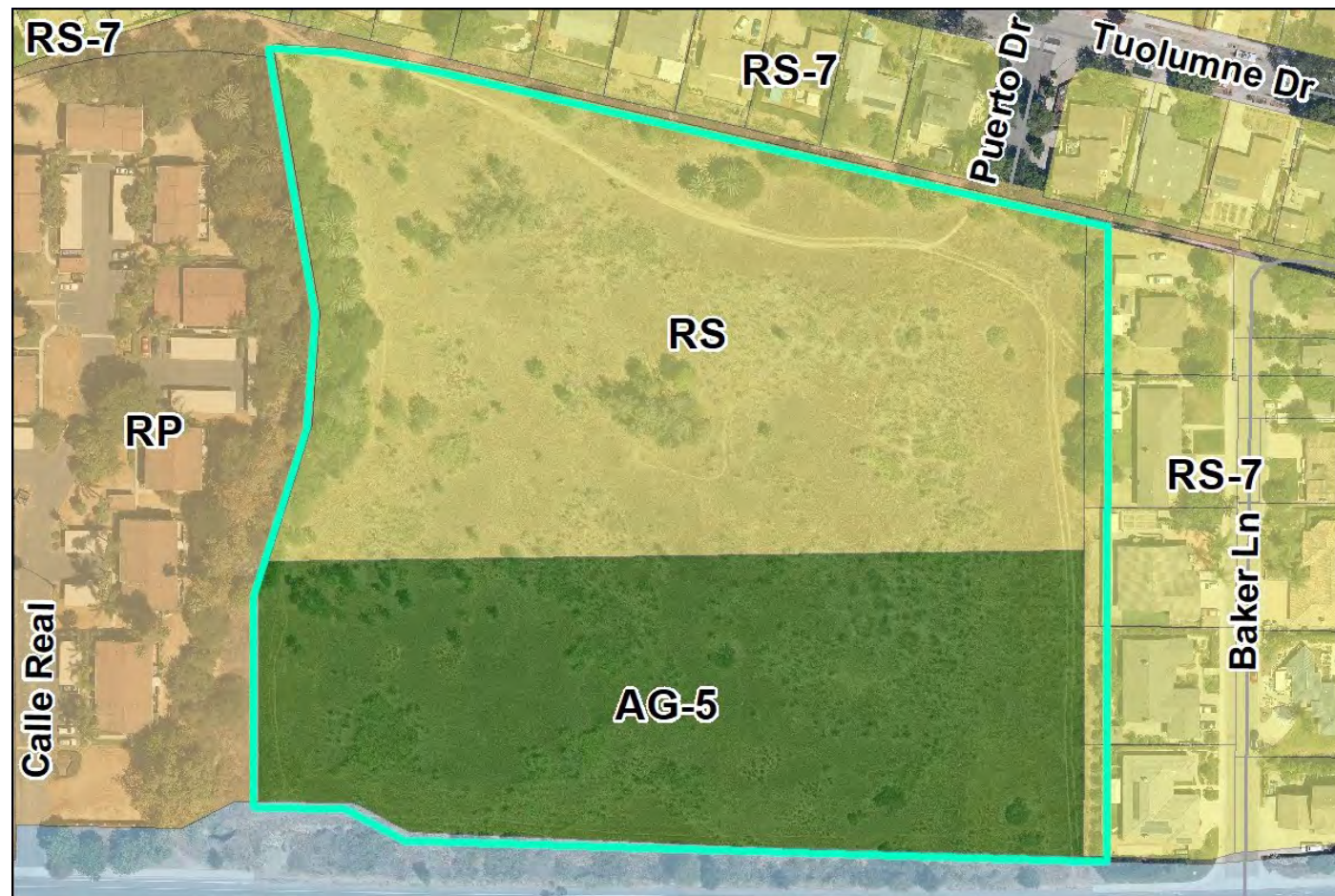
60 Colusa Ave and 7020 Calle Real



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

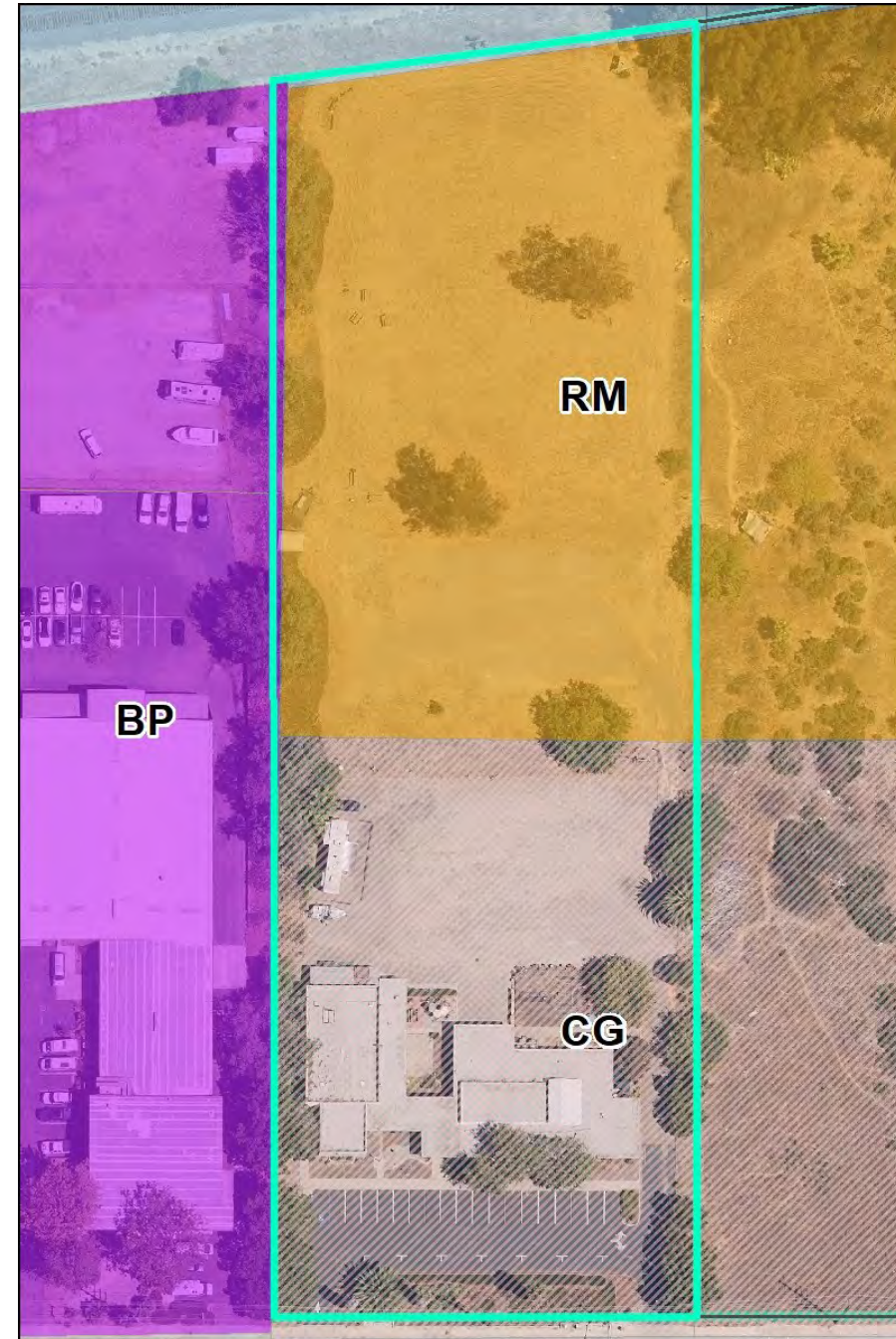


7264 Calle Real - Kenwood Village



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

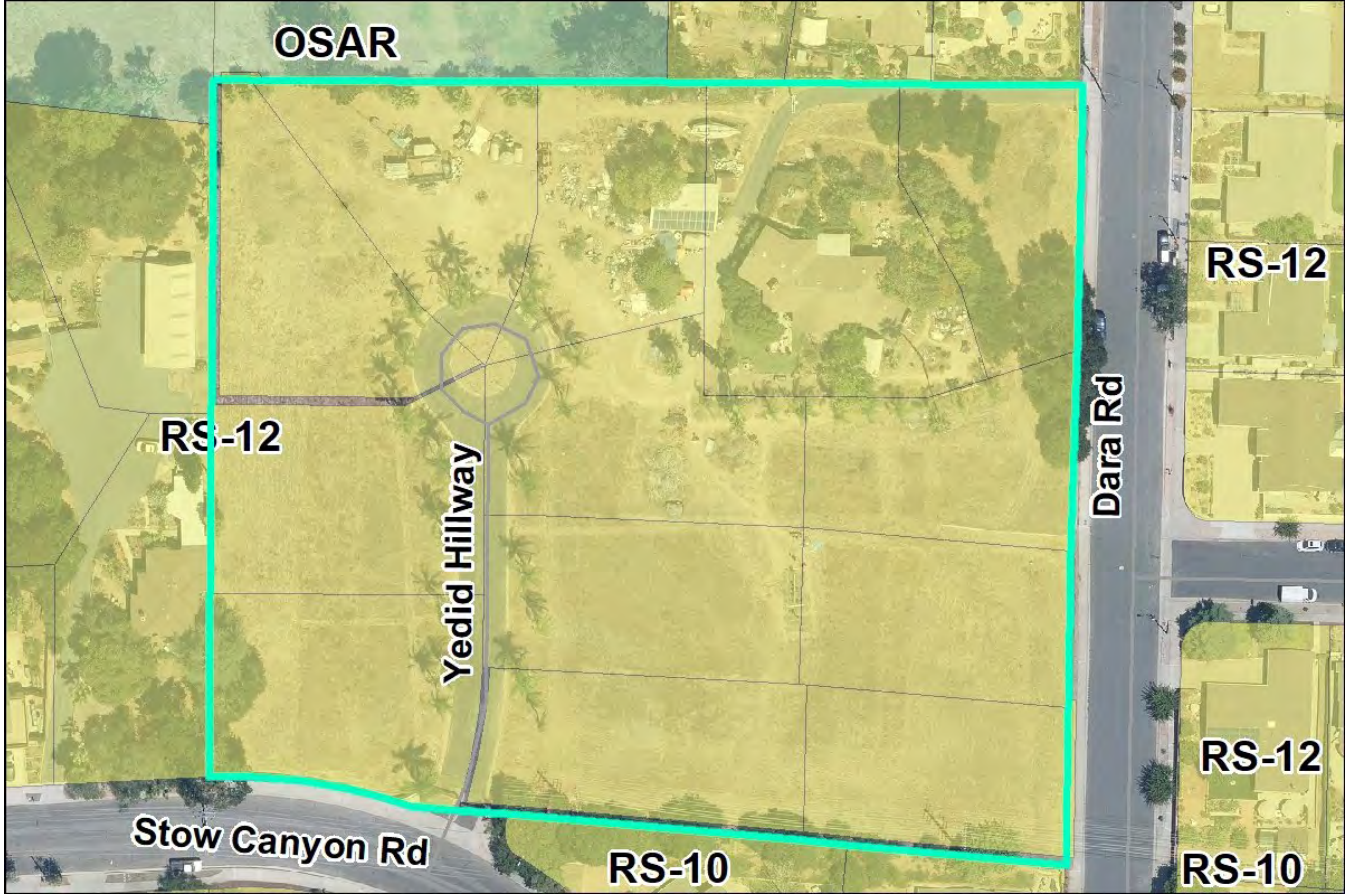
7190 Hollister Ave



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



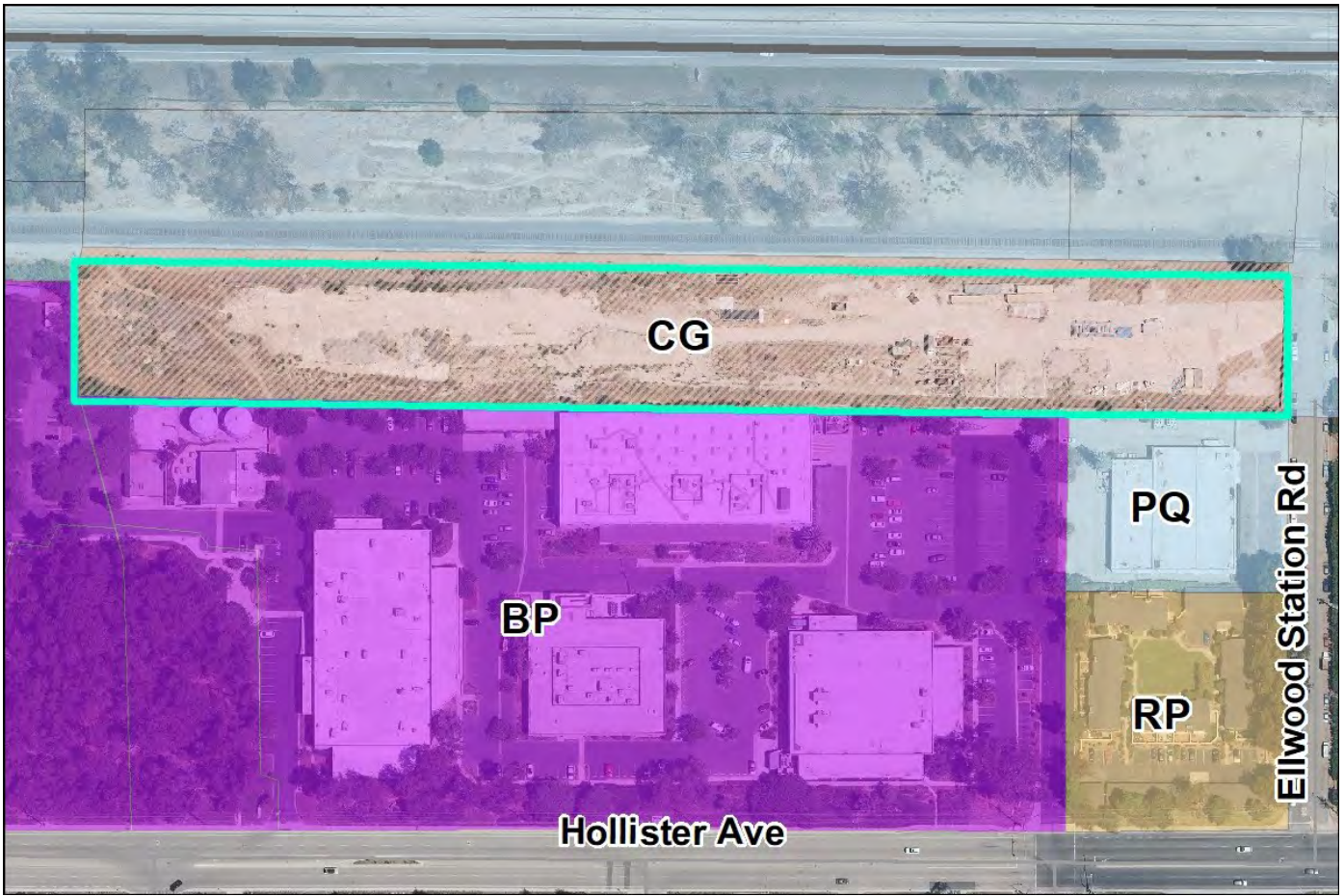
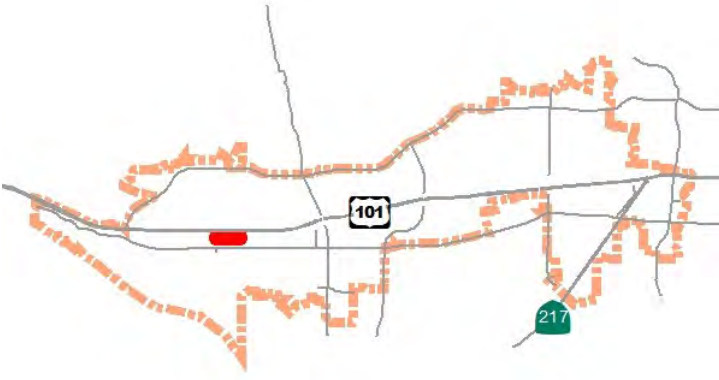
625 Dara Road



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

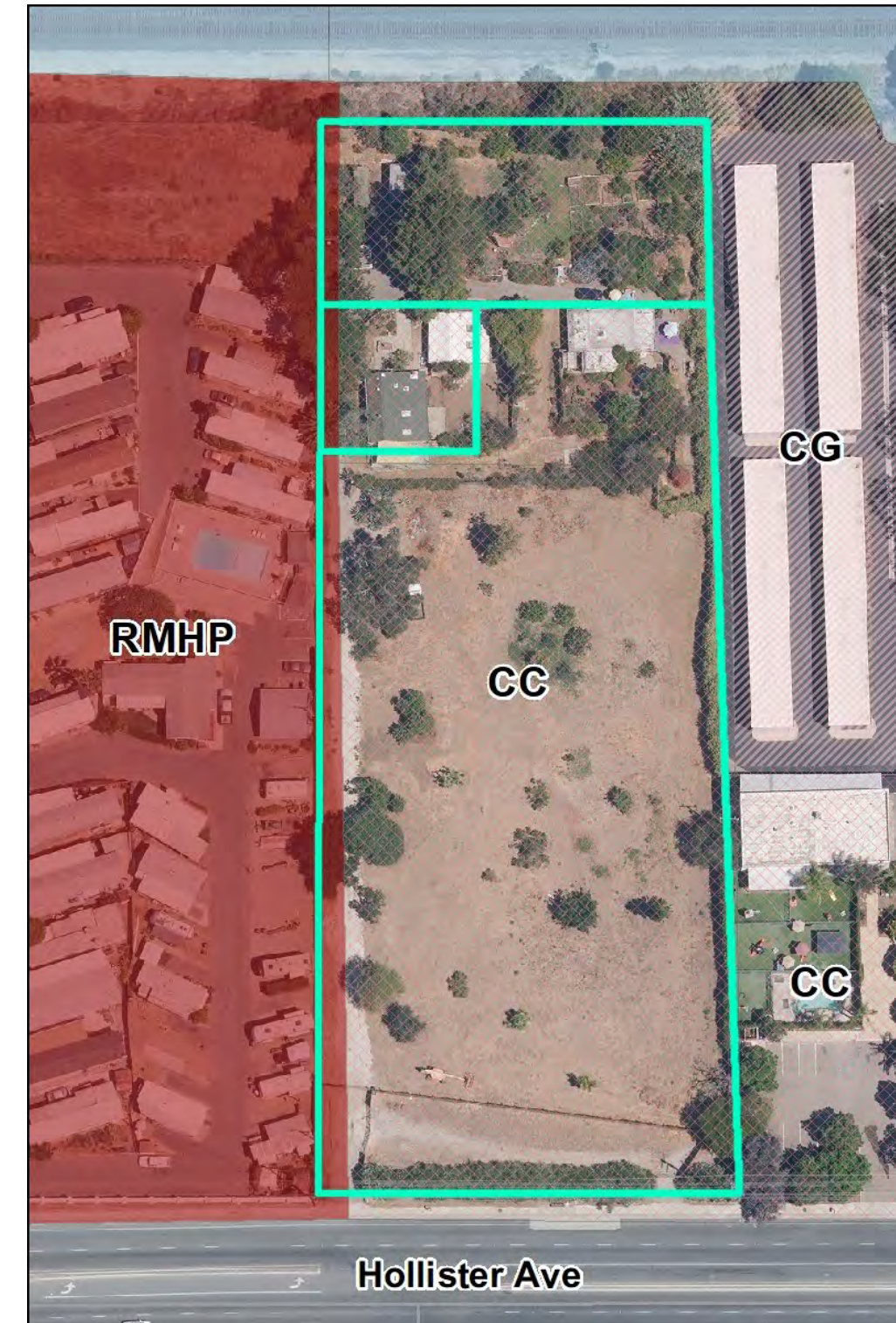


APN:	079-210-066
Address:	35 Ellwood Station Road
Acres:	4.87
Current Use:	Vacant
Current Zoning:	General Commercial (CG)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	0
Units with Proposed Zoning:	146 • 146 Lower Income

7360 Hollister Ave

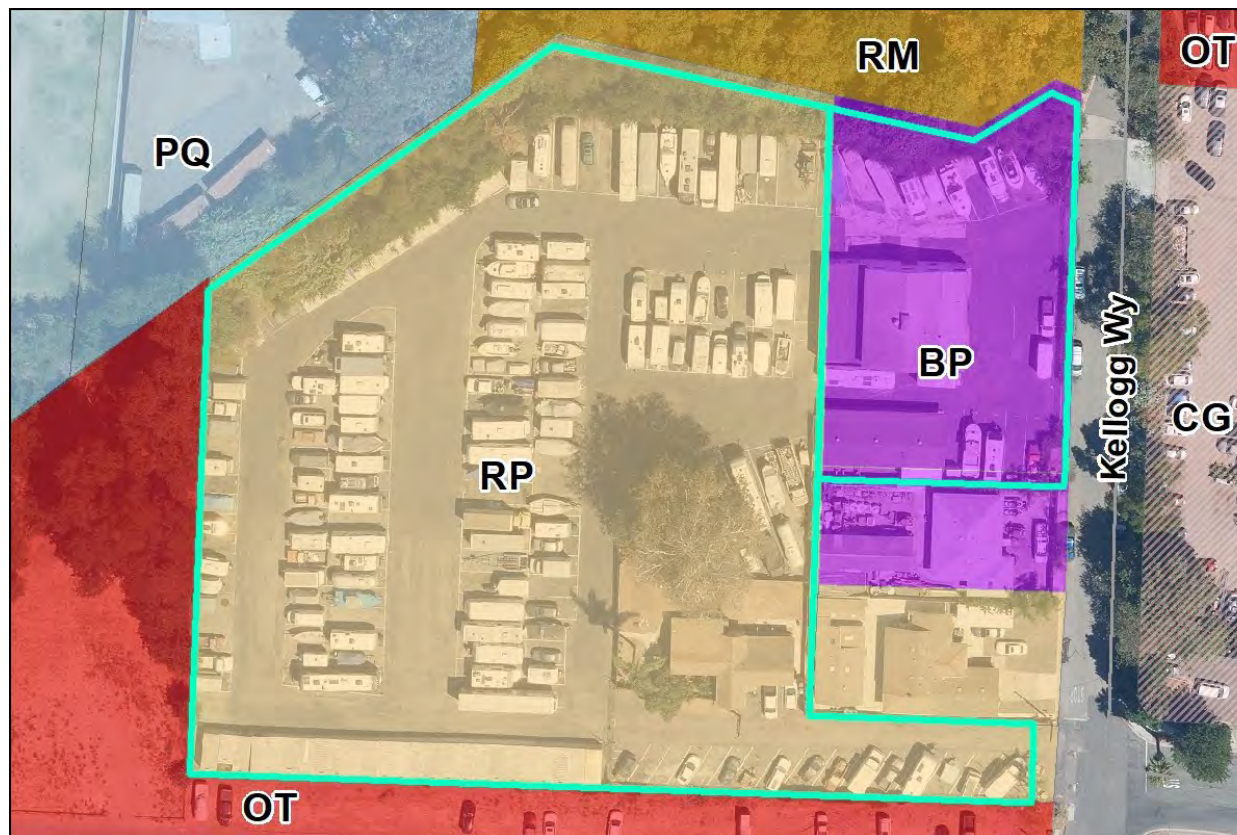


APN:	073-020-003, 073-020-034, 073-020-035
Address:	7360 Hollister Avenue
Acres:	2.93 (total)
Current Use:	Single-Unit Dwellings, Vacant
Current Zoning:	Community Commercial (CC)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	32 • 23 Moderate, 7 Above Moderate Income
Units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



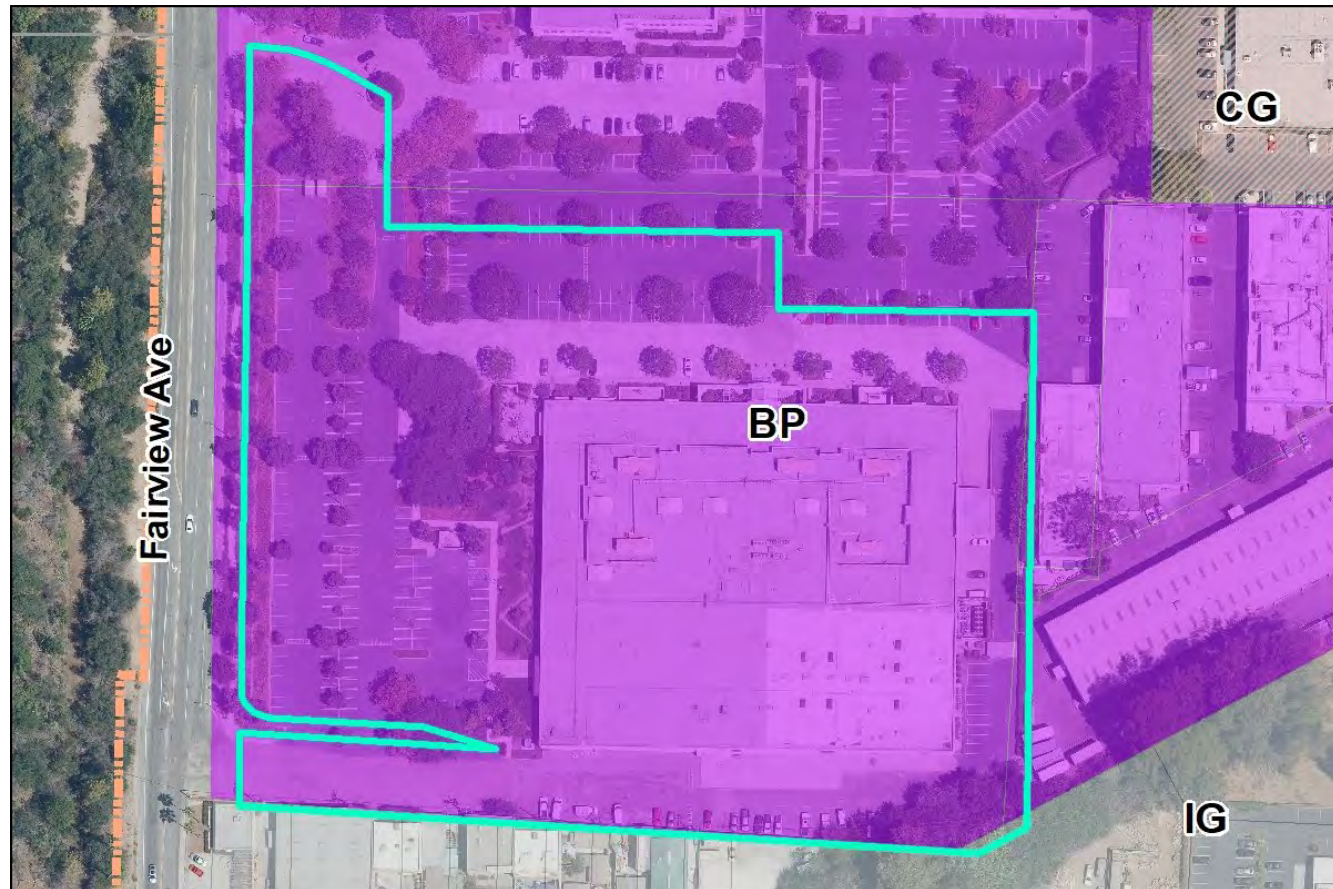


469 and 449 Kellogg Way

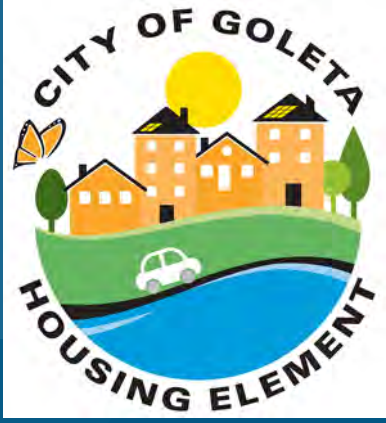


APN:	071-130-010, 071-130-039
Address:	449 and 469 Kellogg Way
Acres:	3.02 (total)
Current Use:	Outdoor Storage
Current Zoning:	Planned Residential (RP) and Business Park (BP)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	449 Kellogg Way: 0 469 Kellogg Way: 25 • 25 Moderate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

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



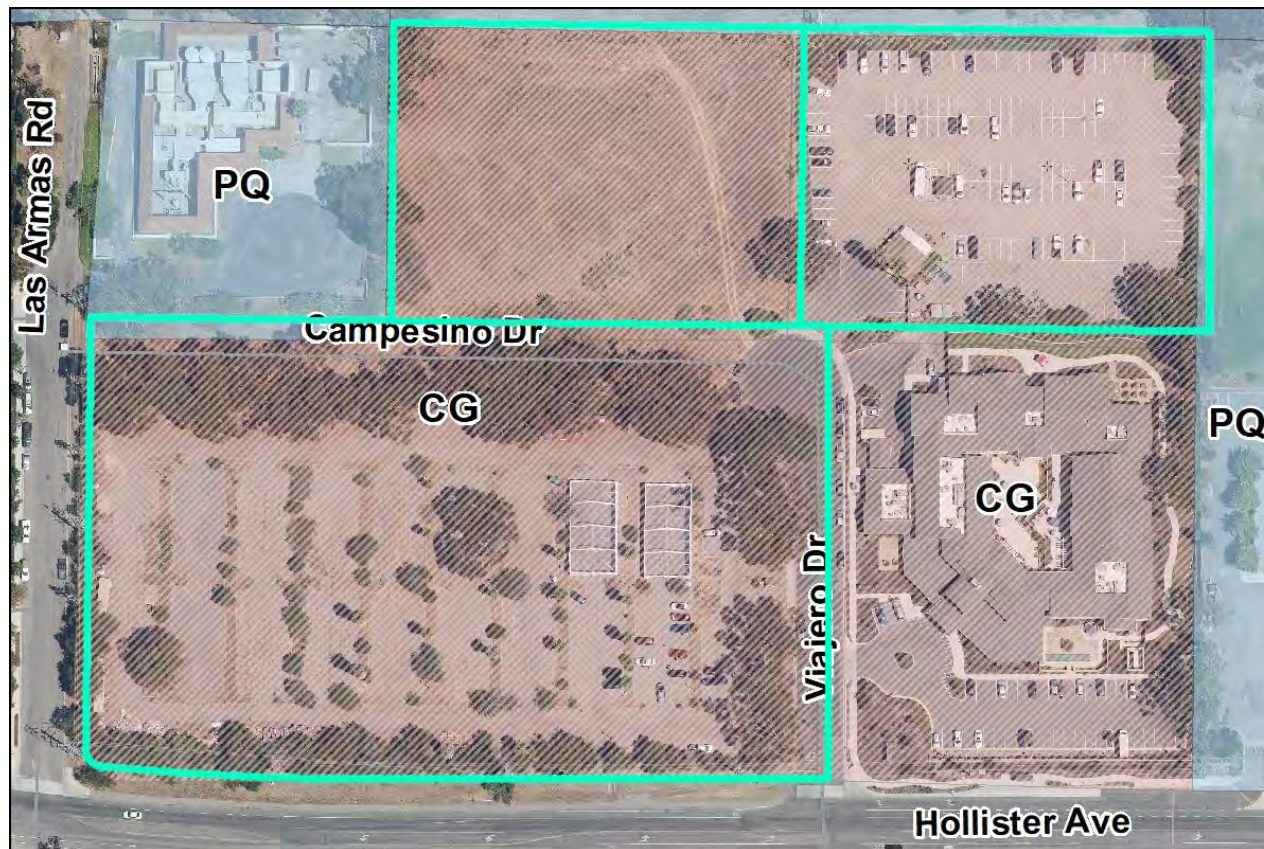
6470 Hollister Ave



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



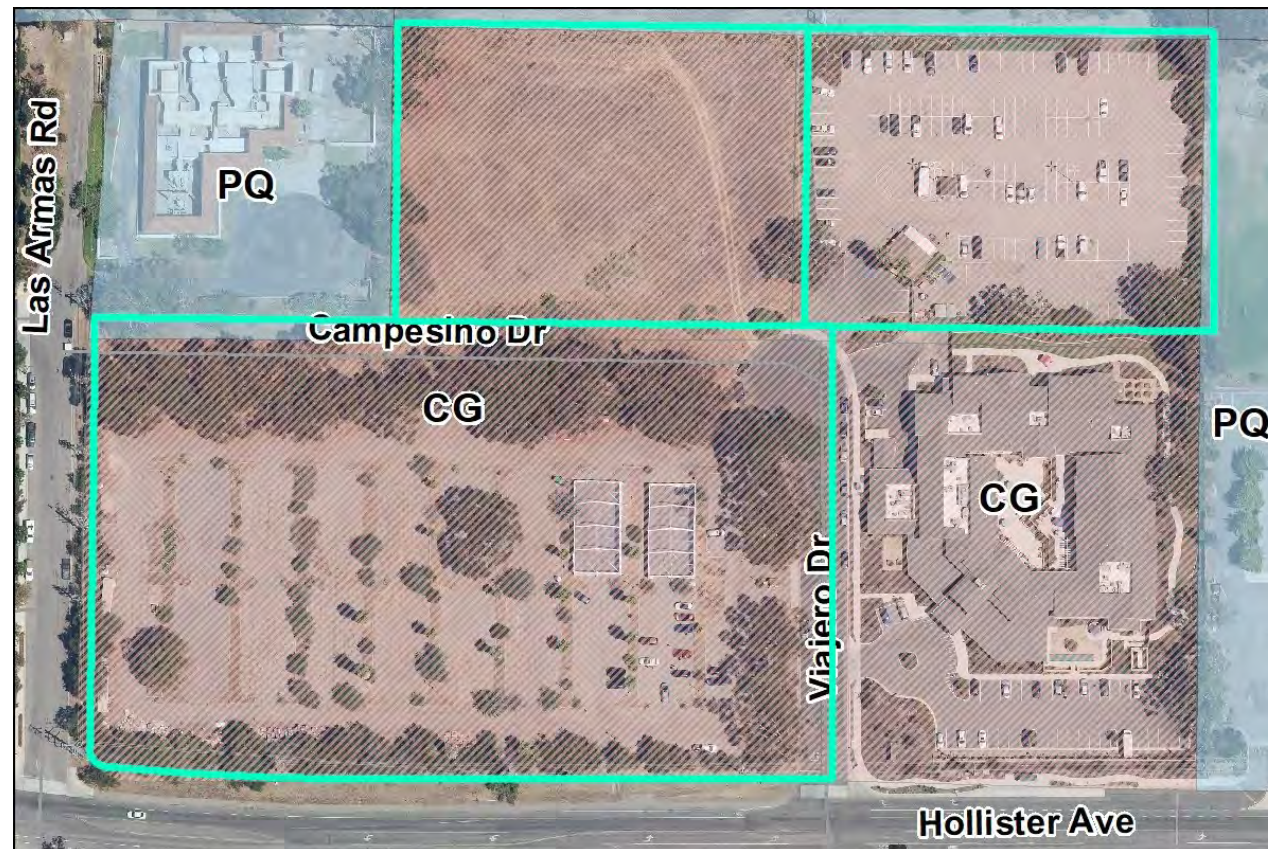
Viajero Site



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



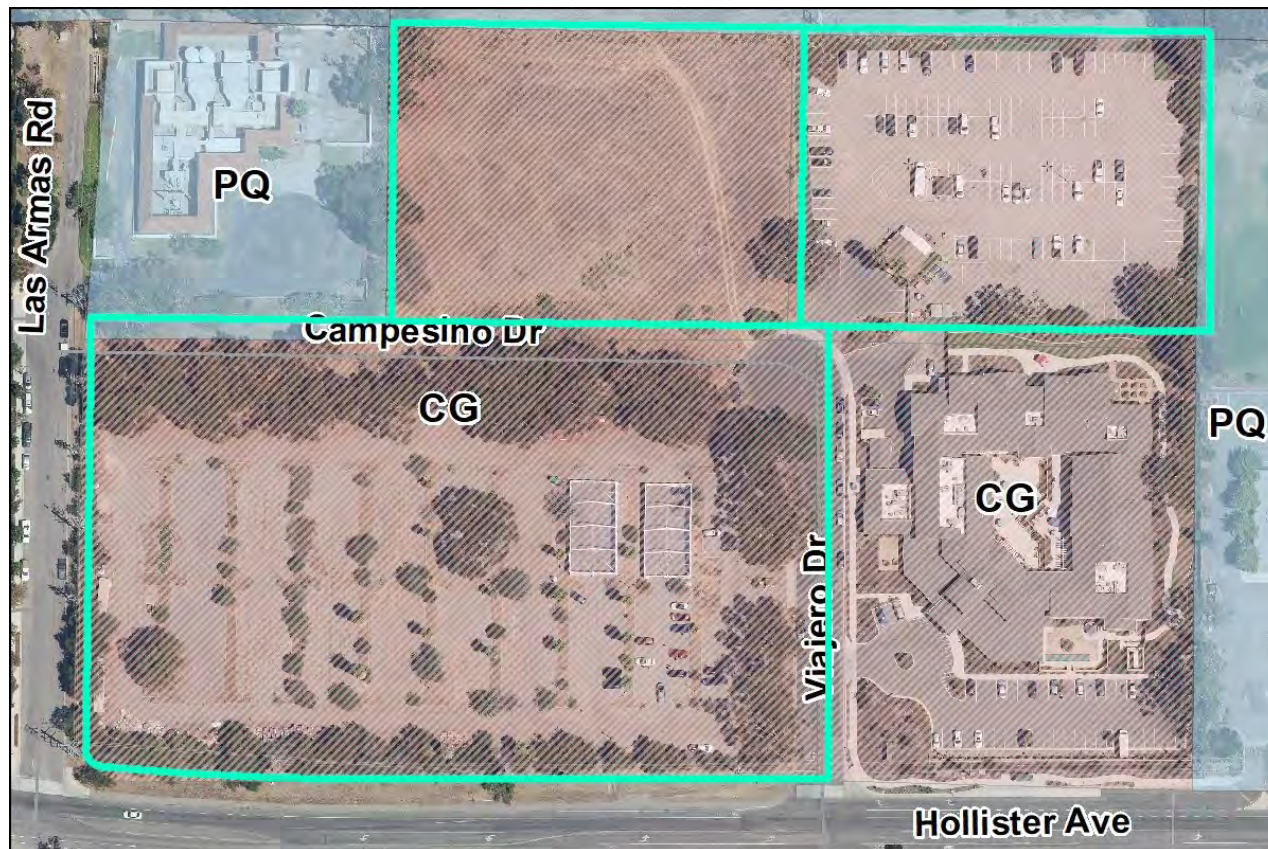
7780 Hollister Ave (frontage)



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

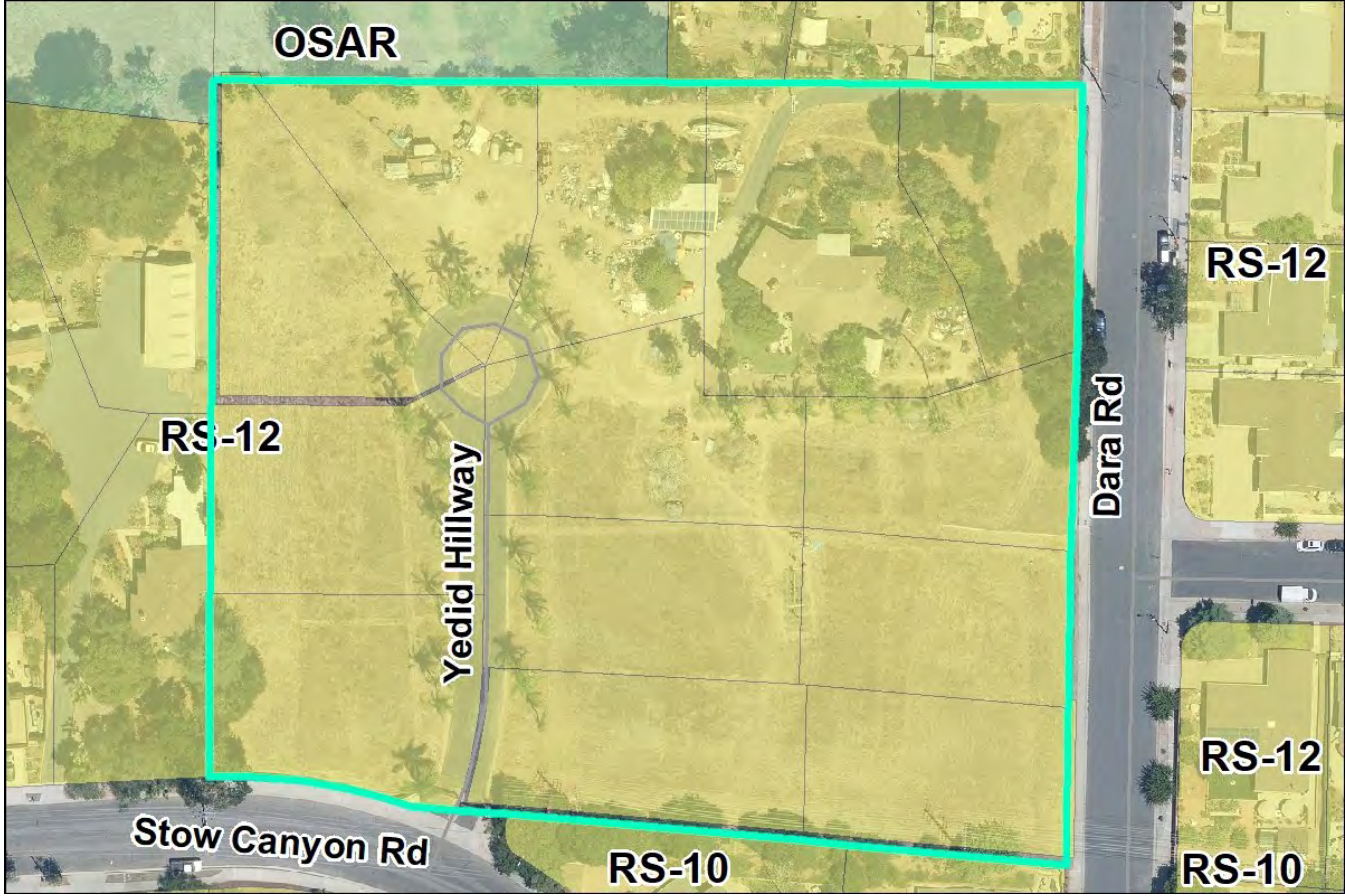
Parcels to East of 7190 Hollister Ave



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



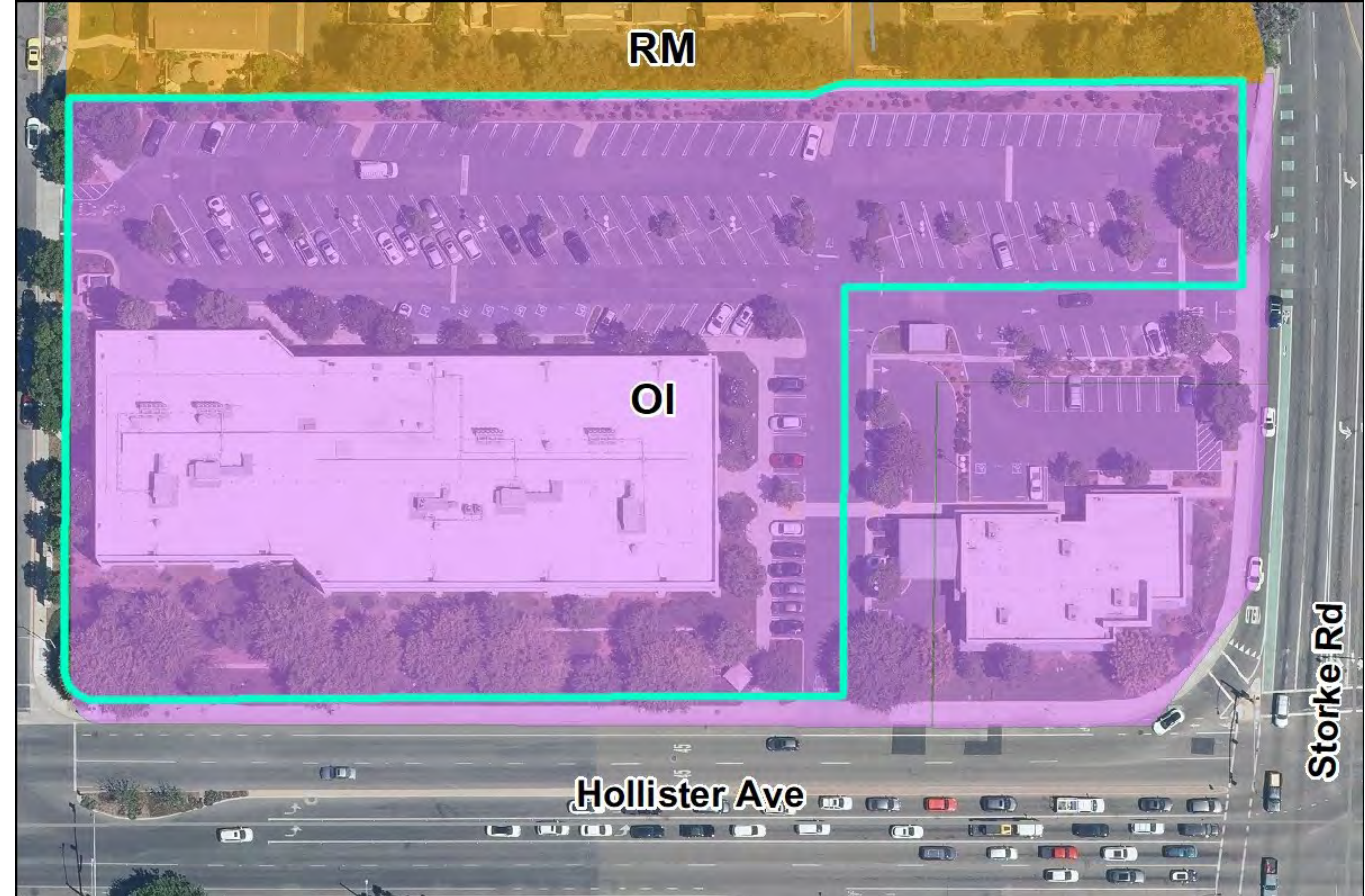
625 Dara Road



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

