

# City of Goleta

**Housing Element 2023-2031**

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

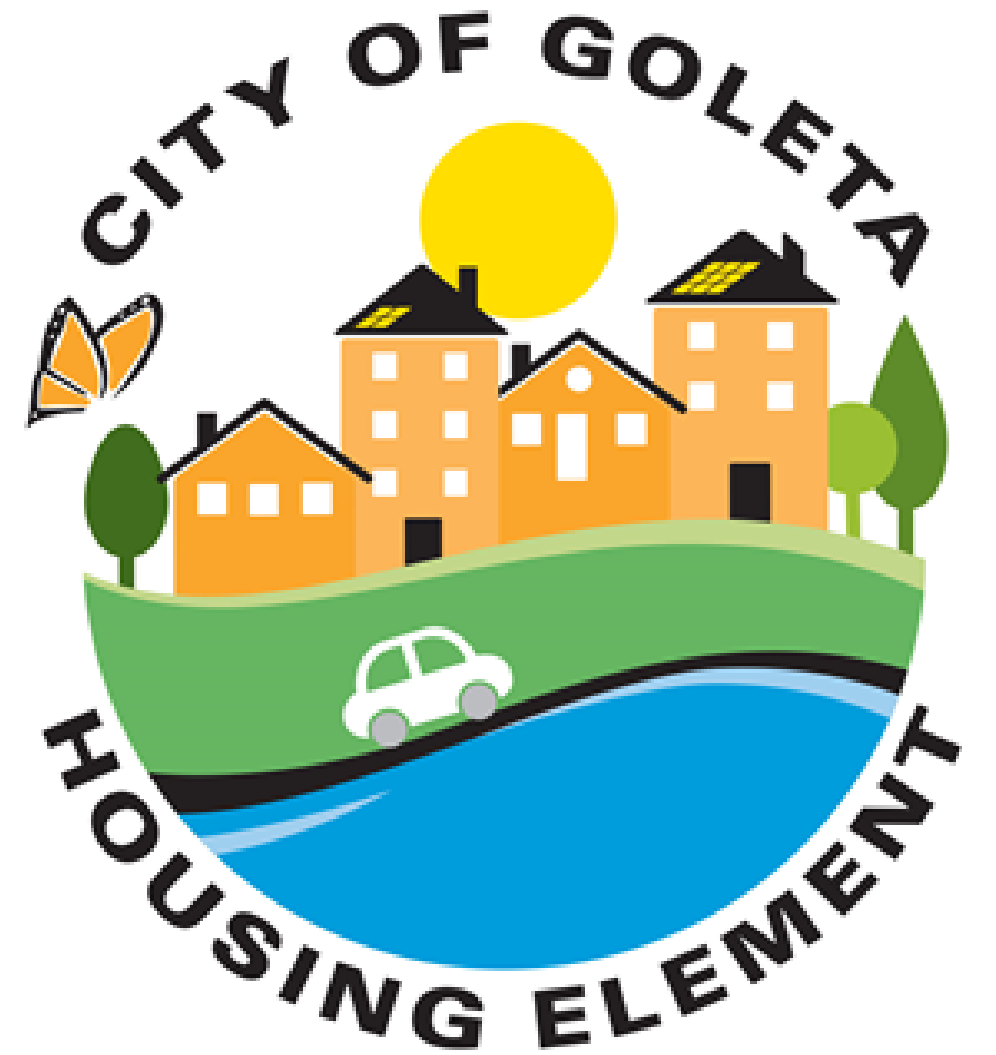
*Presentation By:*

**Anne Wells, Advance Planning Manager**

**Andy Newkirk, Supervising Senior Planner**

**Veronica Tam, Housing Element Consultant**

**July 31, 2023**





# Study Session #3 Agenda

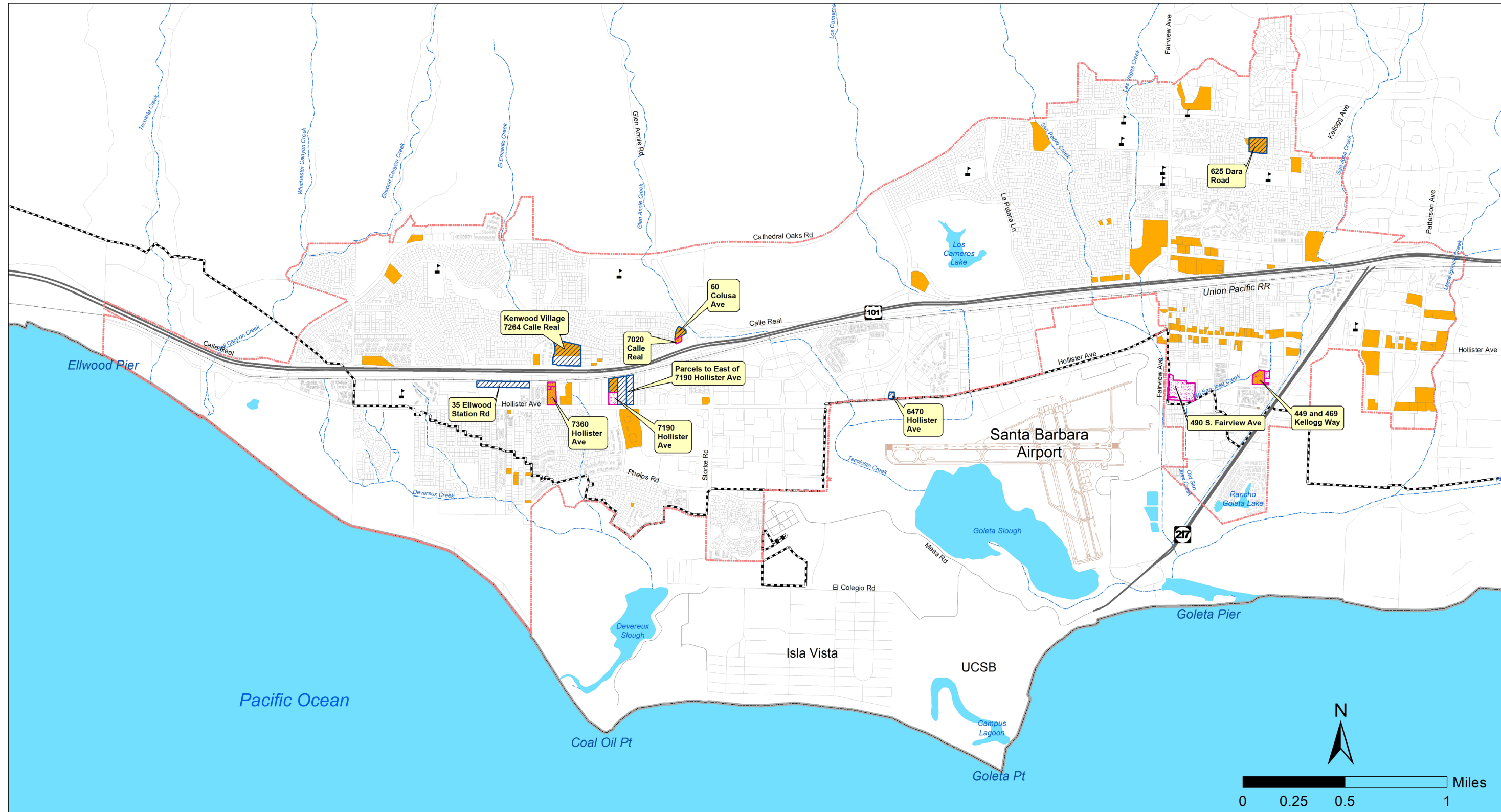
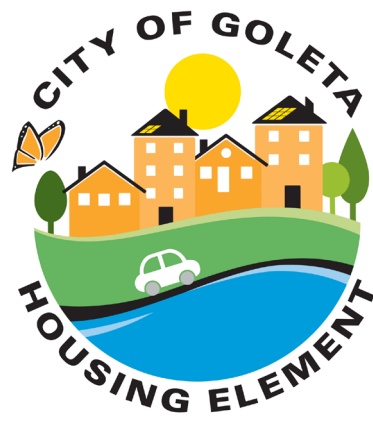
- ❖ Public Comment (*Not about specific sites*)
  
- ❖ Public Comment (*By site*)
  - Any Additional Council / Commission Feedback and Direction
  
- ❖ Council / Commission Closing Remarks

# Sites Updated after 7/20 and 7/25



Address	Current Zoning	Proposed Zoning	# of Units with Rezone			
			Lower	Moderate	Above-Moderate	Total
Vacant						<b>834</b>
60 Colusa Ave	CI	RH	39	0	0	39
7264 Calle Real (Kenwood Village)	RS/AG	RH	284	0	0	284
7190 Hollister (1 Parcel)	RM	RH	59	0	0	59
Parcels to East of 7190 Hollister Ave	CG/RM	RH	205	0	0	205
625 Dara Road	RS	RM	0	84	0	84
35 Ellwood Station Drive	CG	RH	146	0	0	146
6470 Hollister Ave	CG	CC	0	9	8	17
Underutilized						<b>386</b>
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
<b>Total</b>			<b>916</b>	<b>194</b>	<b>110</b>	<b>1,220</b>

Total lower income count (916 units) exceeds the identified shortfall by 251 units.



**Legend**

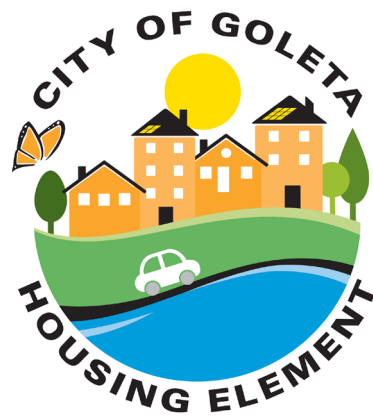
- |                                 |                |
|---------------------------------|----------------|
| Housing Sites for Study Session | City of Goleta |
| Currently Underutilized         | Coastal Zone   |
| Currently Vacant                | Schools        |
| Existing Inventory              |                |

**Rezoning Sites Map**

July 2023

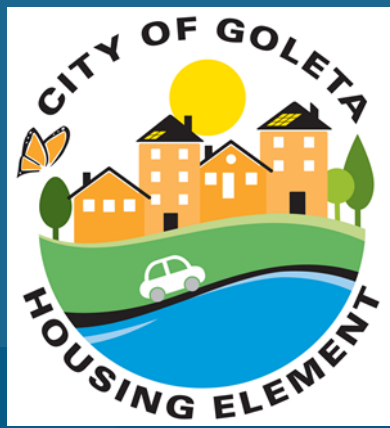




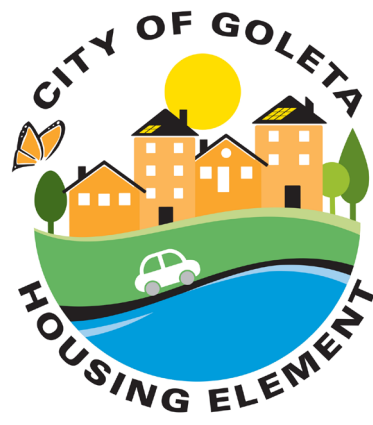


# Sites Removed from Consideration

Address	Current Zoning	Proposed Zoning	# of Units with Rezone			
			Lower	Moderate	Above-Moderate	Total
Vacant						<b>63</b>
Viajero Site (no address)	CG	RH	63	0	0	63
Underutilized						<b>257</b>
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
<b>Total</b>			<b>320</b>	<b>0</b>	<b>0</b>	<b>320</b>



# Additional Slides



# 6<sup>th</sup> Cycle RHNA

6 <sup>th</sup> 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





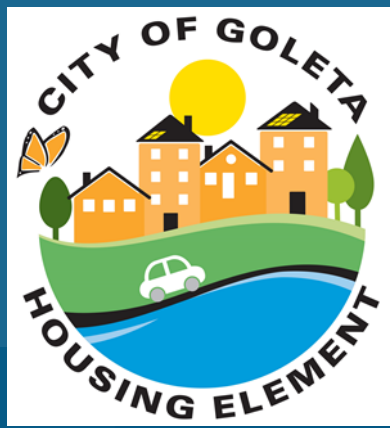
# Rezoning Considerations

- 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)



# Next Steps

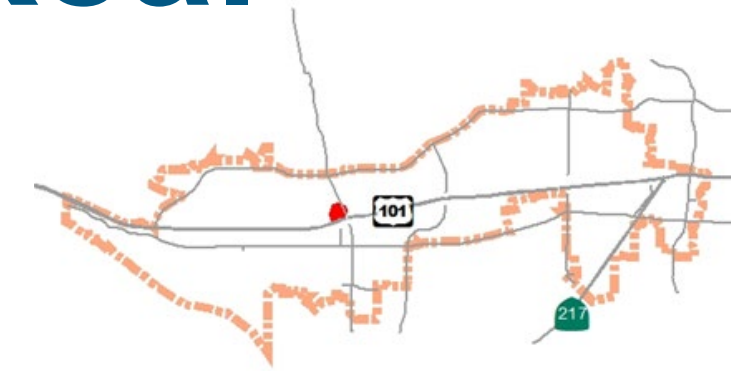
- Revised Draft Housing Element Transmittal to HCD (3<sup>rd</sup> Quarter 2023)
- HCD 60-Day Review
- Re-Adoption Hearings (4<sup>th</sup> Quarter 2023)
- Adopted Housing Element Transmittal to HCD
- HCD 60-Day Review (1<sup>st</sup> Quarter 2024)
- Complete Rezoning by February 15, 2024



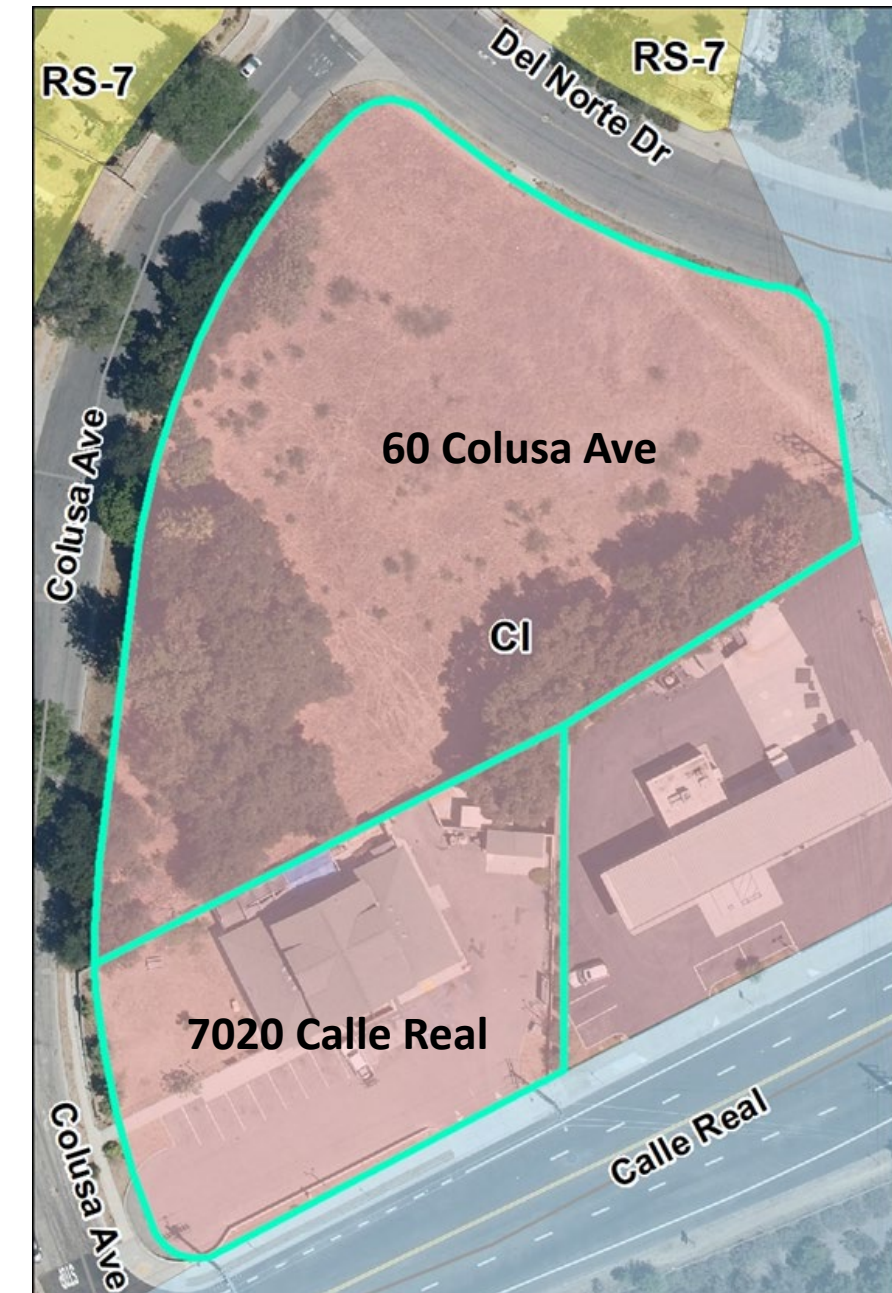
# Site-Specific Slides



# 60 Colusa Ave and 7020 Calle Real

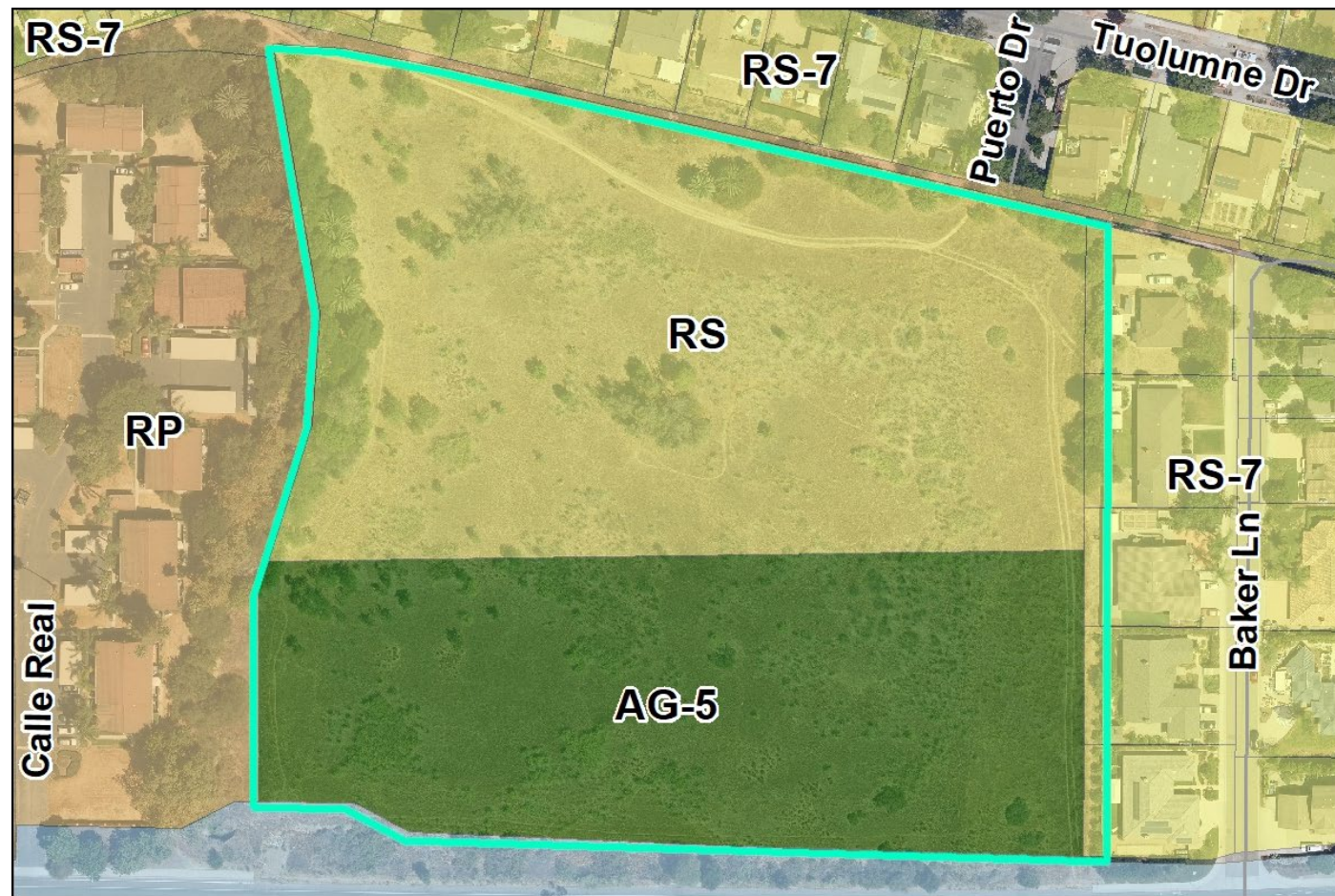
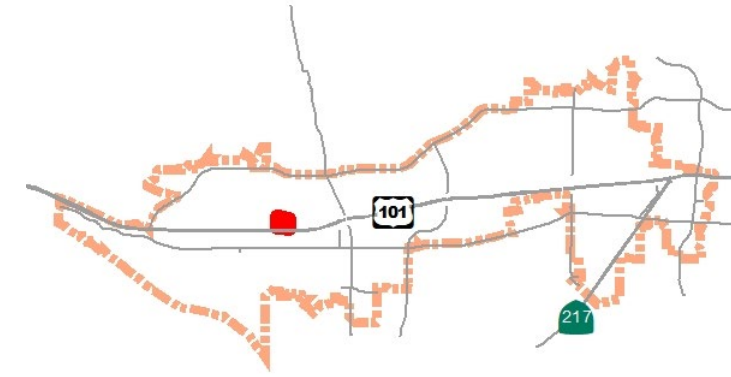


<b>APN:</b>	077-155-003, 077-155-004
<b>Address:</b>	60 Colusa and 7020 Calle Real
<b>Acres:</b>	1.82 (total)
<b>Current Use:</b>	Market, Vacant
<b>Current Zoning:</b>	Intersection Commercial (CI)
<b>Proposed Zoning:</b>	Community Commercial (CC); High-Density Residential (RH)
<b>Units with Current Zoning: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





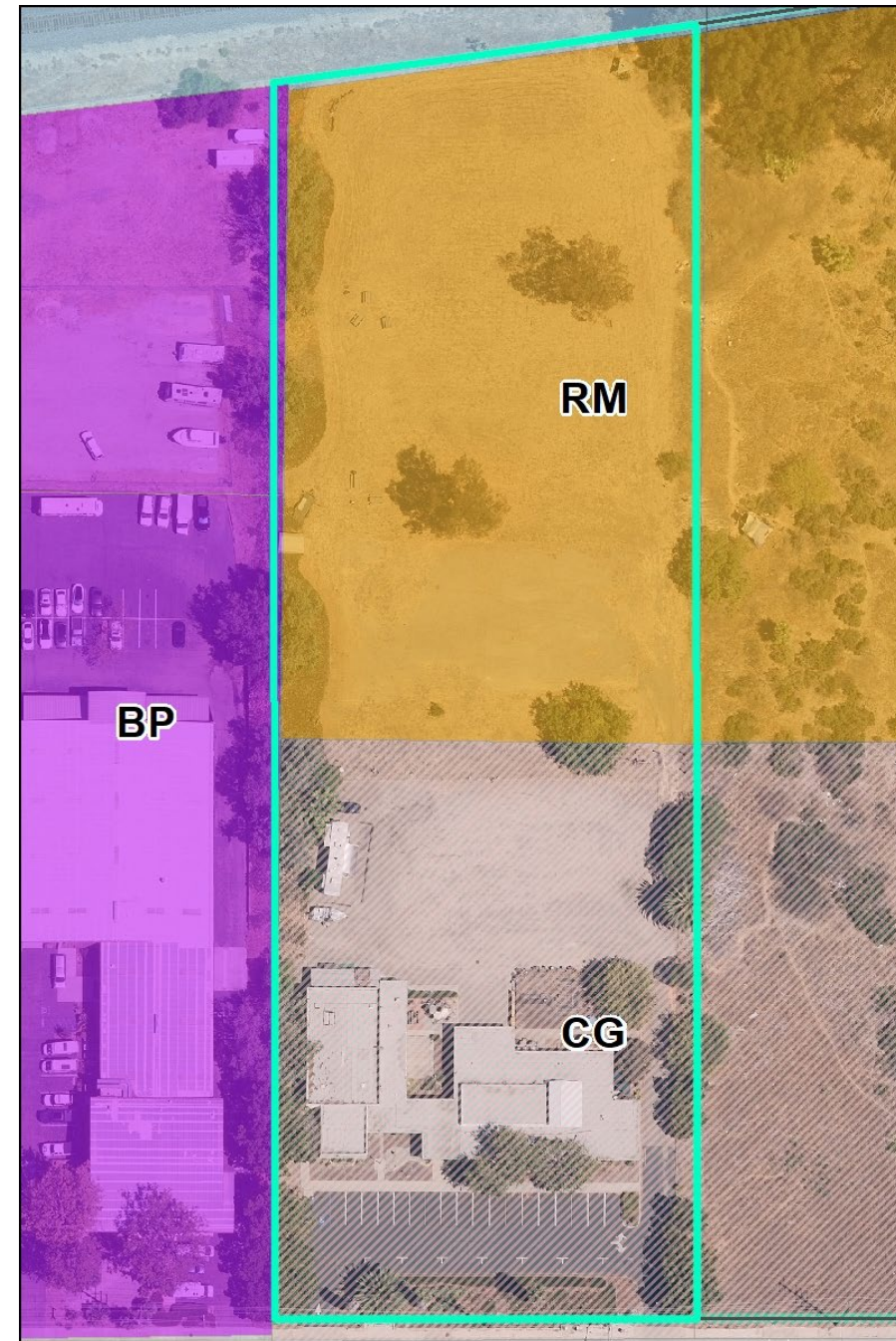
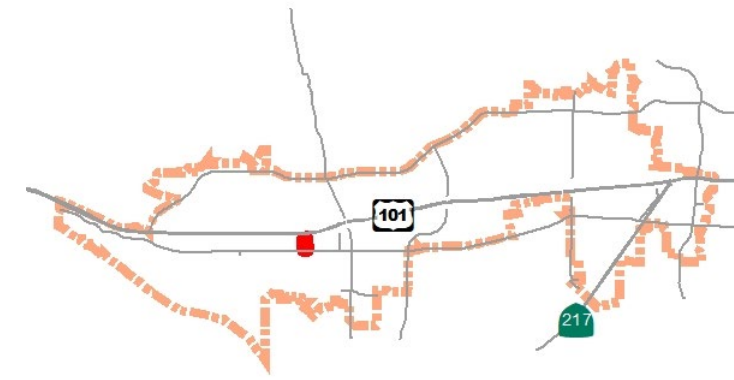
# 7264 Calle Real - Kenwood Village



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



# 7190 Hollister Ave

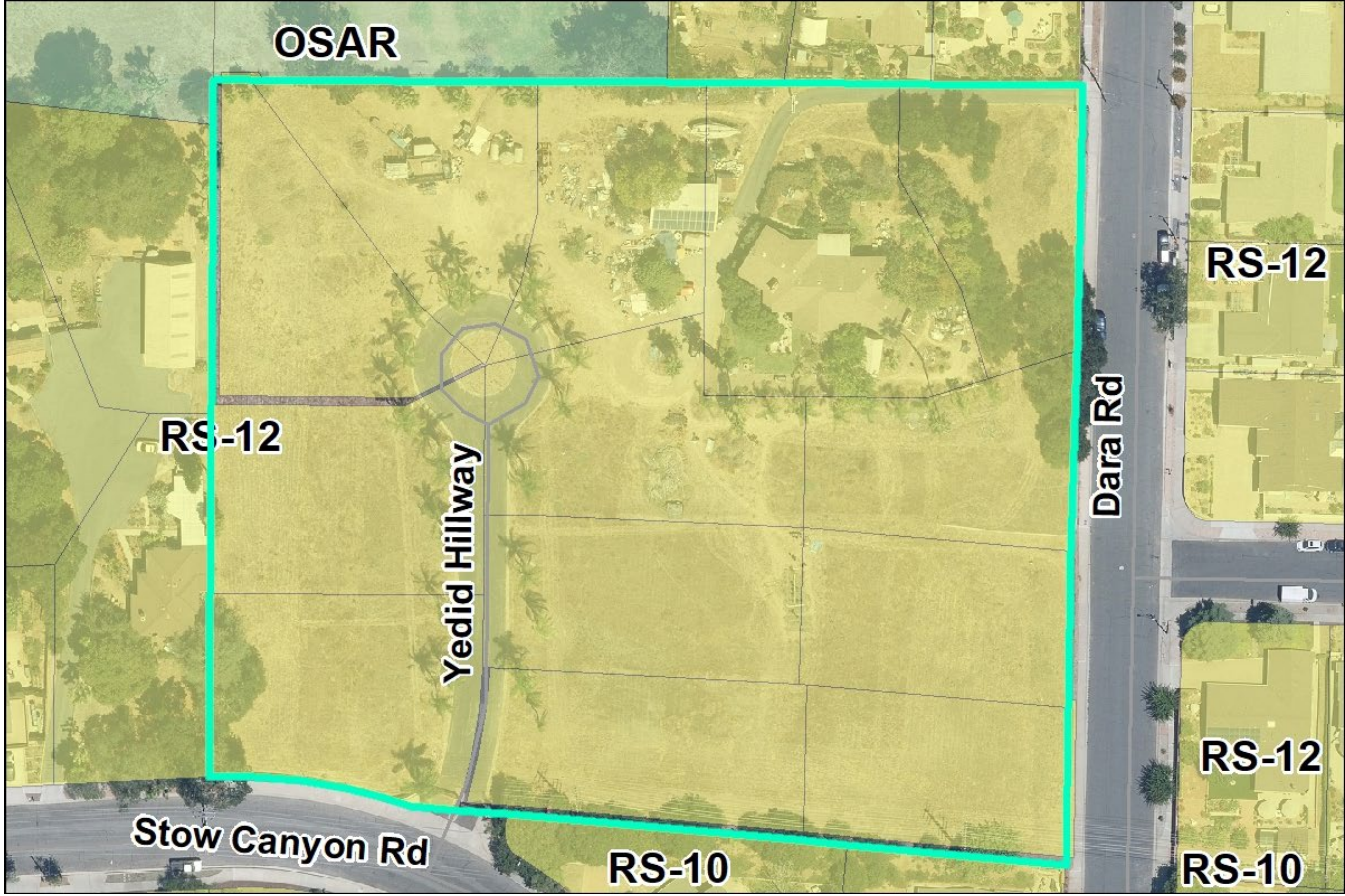


<b>APN:</b>	073-030-005
<b>Address:</b>	7190 Hollister Avenue (western parcel)
<b>Acres:</b>	10.72 (total)
<b>Current Use:</b>	Church, Vacant
<b>Current Zoning:</b>	General Commercial (CG) and Medium Density Residential (RM)
<b>Proposed Zoning:</b>	High Density Residential (RH)
<b>Units with Current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





# 625 Dara Road

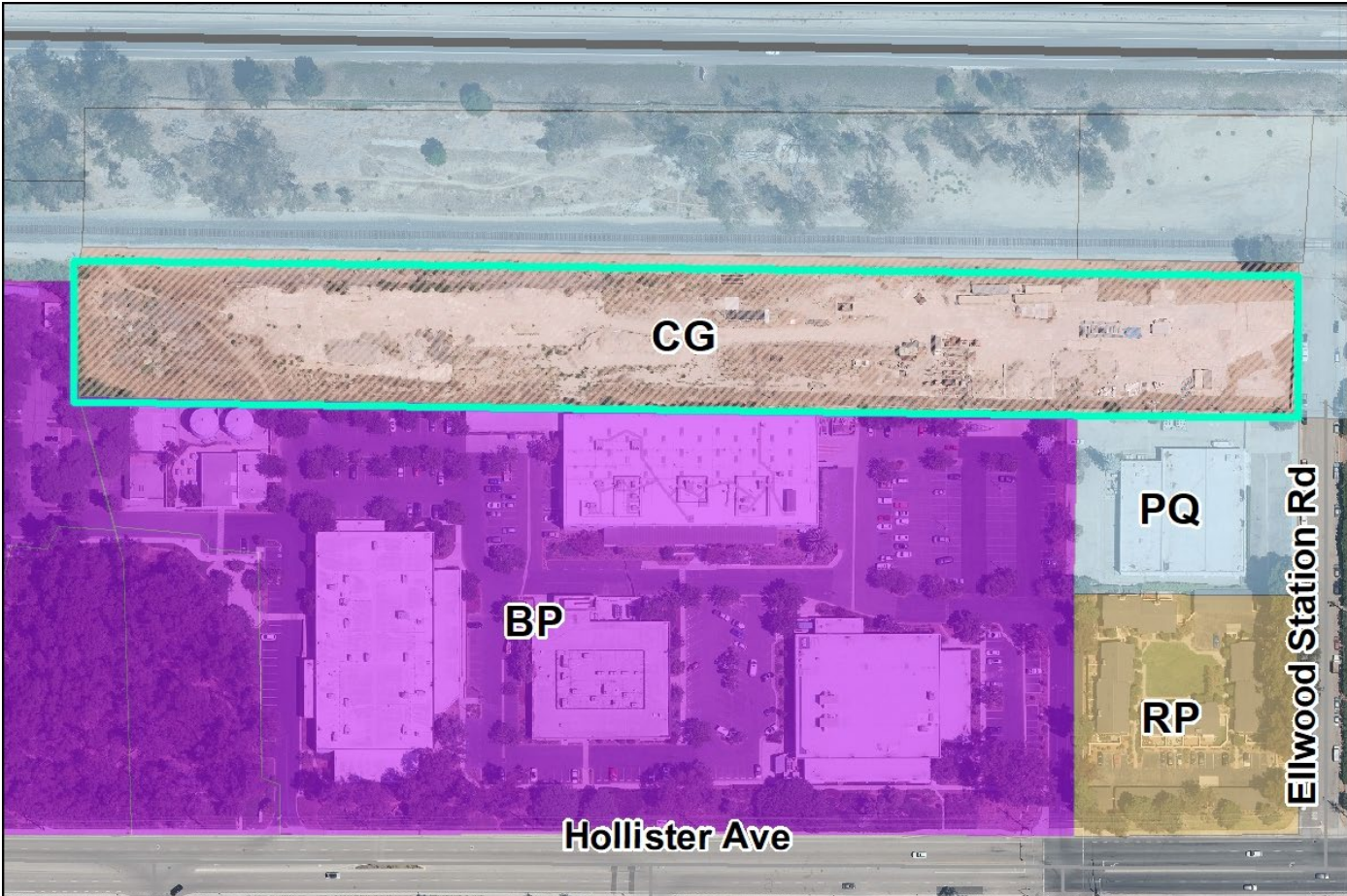


<b>APN:</b>	069-373-064
<b>Address:</b>	625 Dara Road
<b>Acres:</b>	4.23
<b>Current Use:</b>	Single-Unit Dwelling, Vacant
<b>Current Zoning:</b>	Single-Family Residential (RS)
<b>Proposed Zoning:</b>	Medium Density Residential (RM)
<b>Units with Current Zoning:</b>	12 • 12 Above Moderate Income
<b>Units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





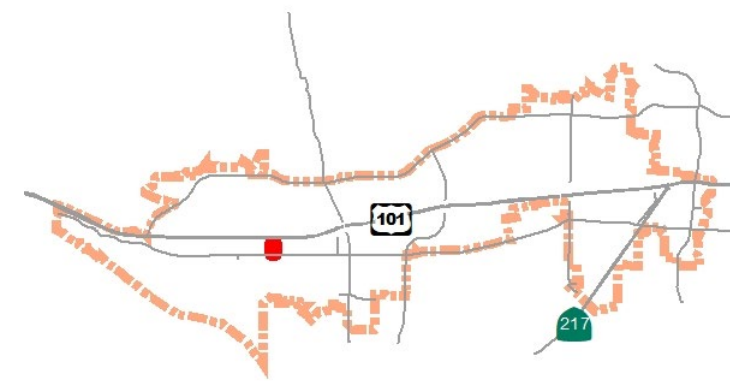
# 35 Ellwood Station Drive



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



# 7360 Hollister Ave



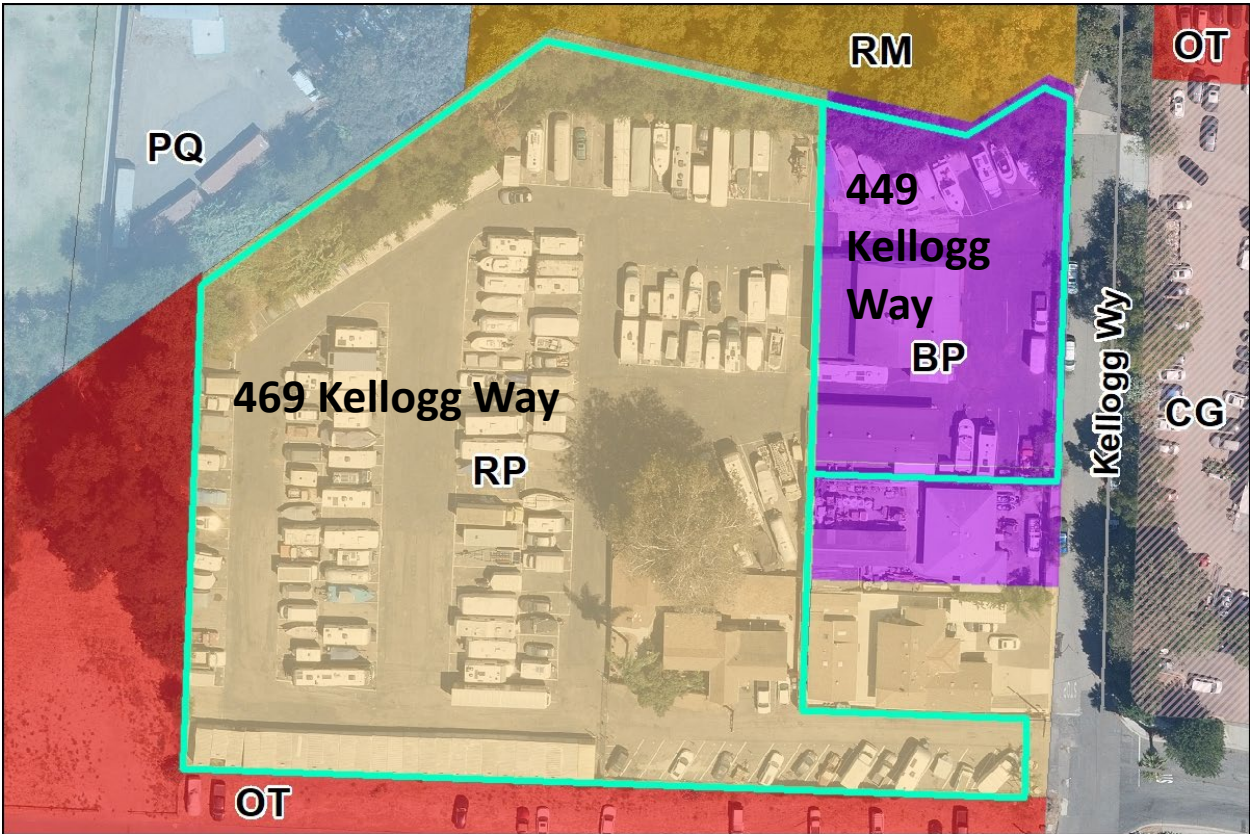
<b>APN:</b>	073-020-003, 073-020-034, 073-020-035
<b>Address:</b>	7360 Hollister Avenue
<b>Acres:</b>	2.93 (total)
<b>Current Use:</b>	Single-Unit Dwellings, Vacant
<b>Current Zoning:</b>	Community Commercial (CC)
<b>Proposed Zoning:</b>	High Density Residential (RH)
<b>Units with Current Zoning:</b>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







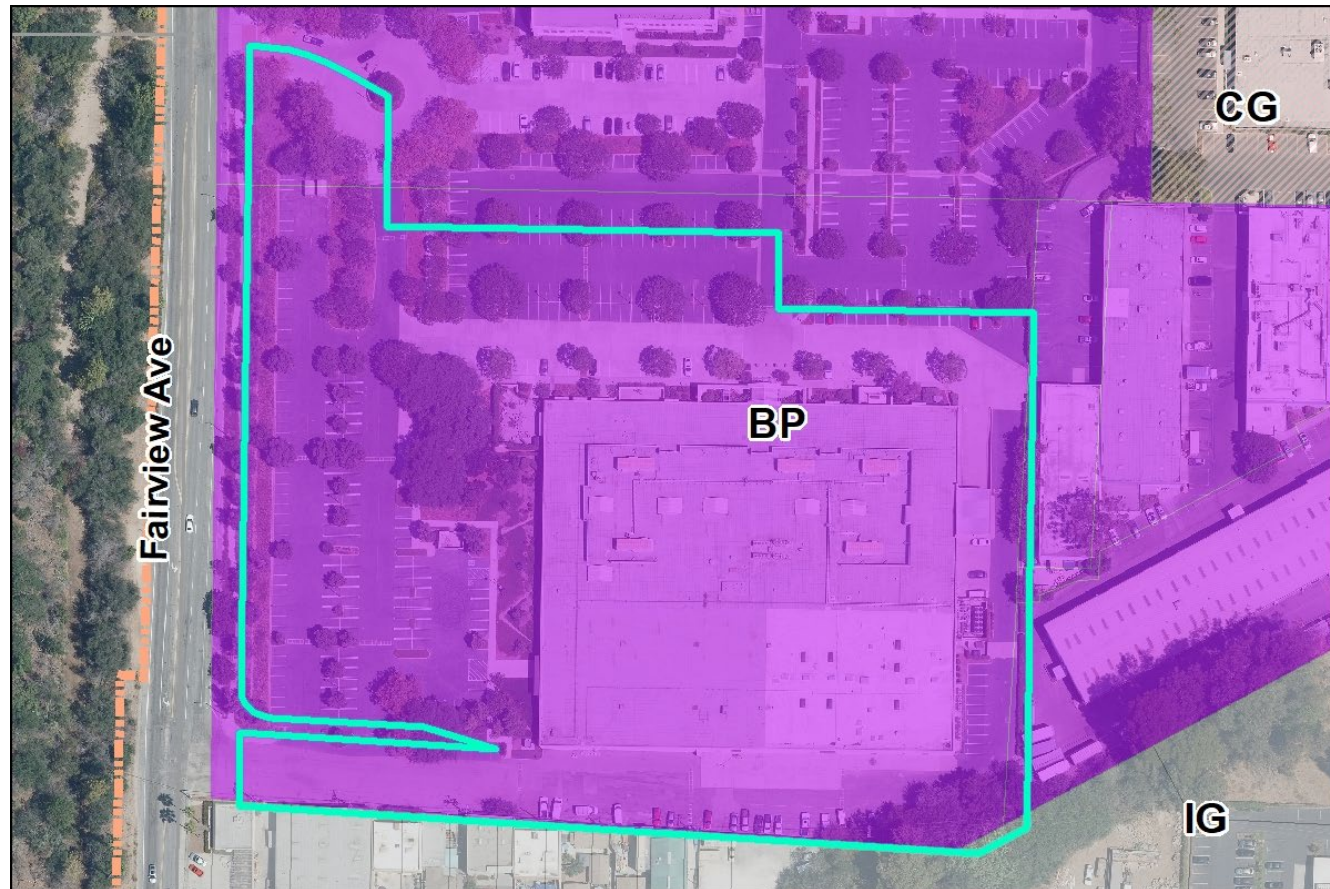
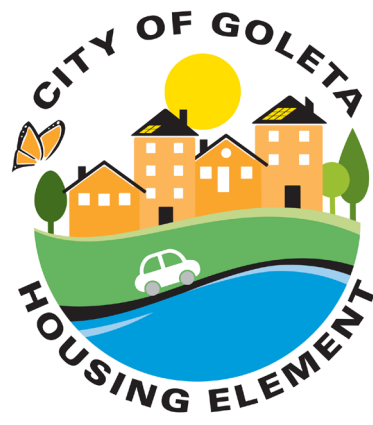
# 469 and 449 Kellogg Way



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



# 490 South Fairview (Yardi)

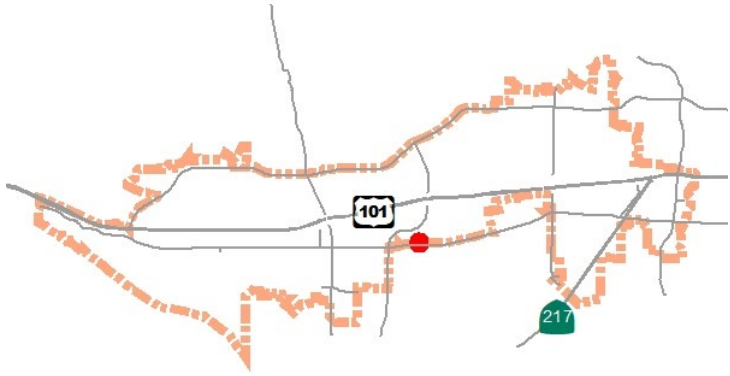


<b>APN:</b>	071-130-084
<b>Address:</b>	490 South Fairview Avenue
<b>Acres:</b>	8.32
<b>Current Use:</b>	Offices
<b>Current Zoning:</b>	Business Park (BP)
<b>Proposed Zoning:</b>	High Density Residential (RH) Overlay
<b>Units with Current Zoning:</b>	0
<b>Units with Proposed Zoning:</b>	198 • 99 Moderate,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





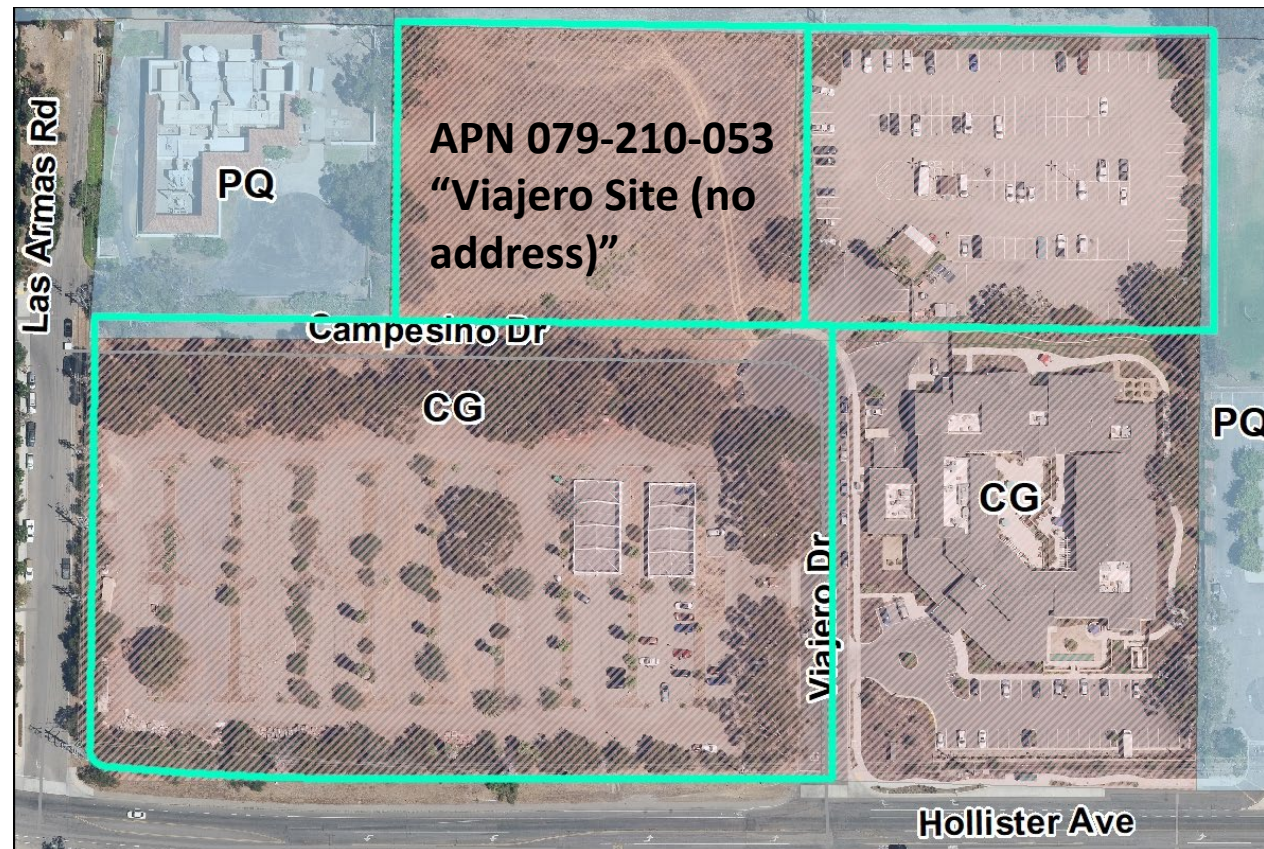
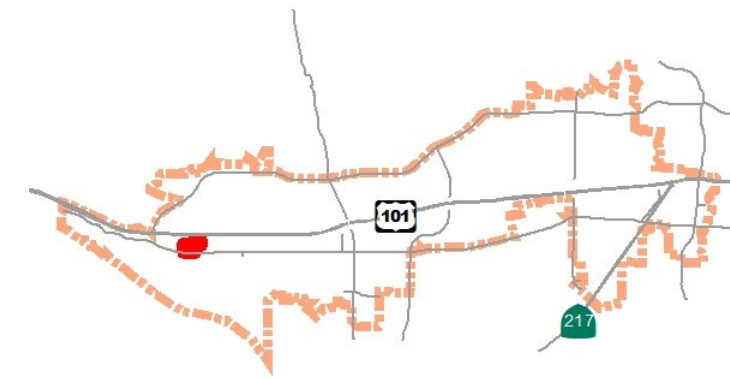
# 6470 Hollister Ave



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



# Viajero Site

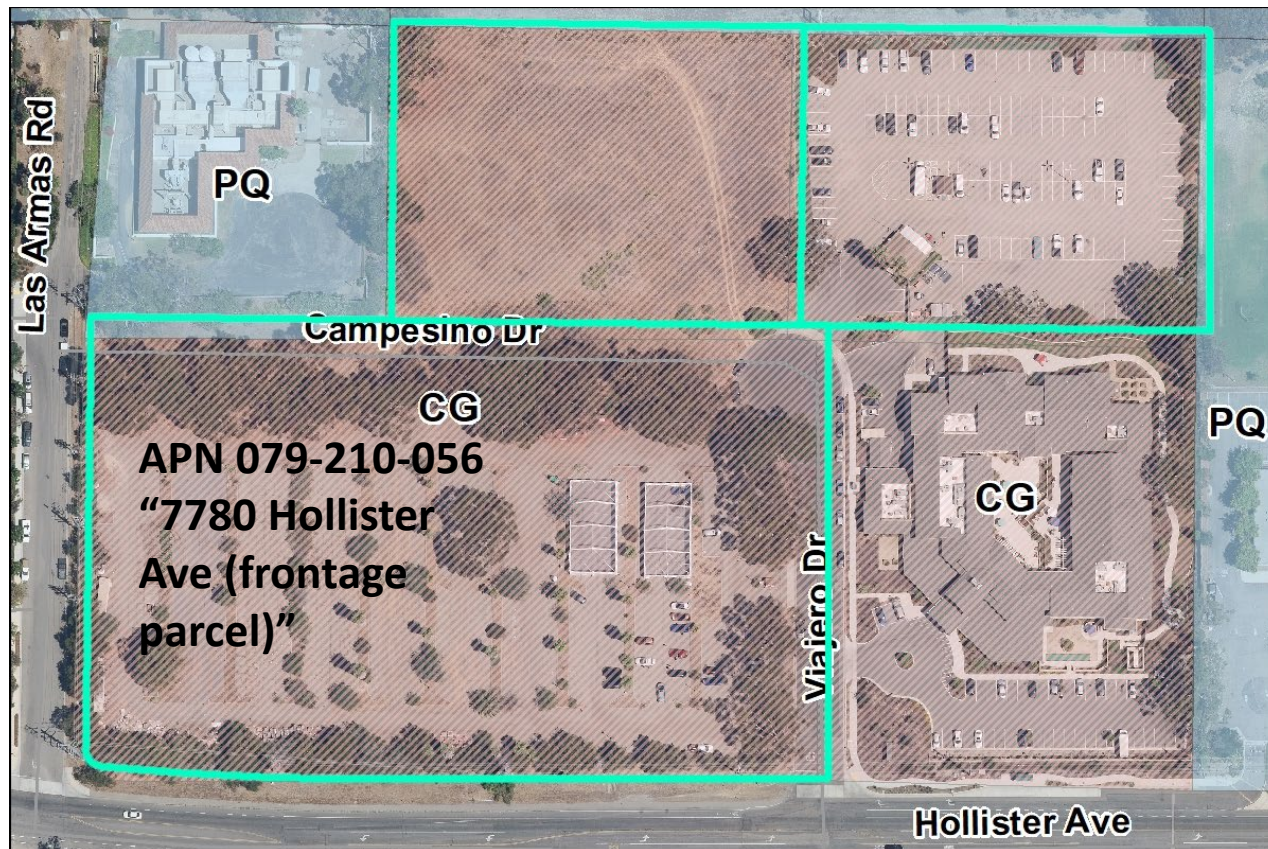
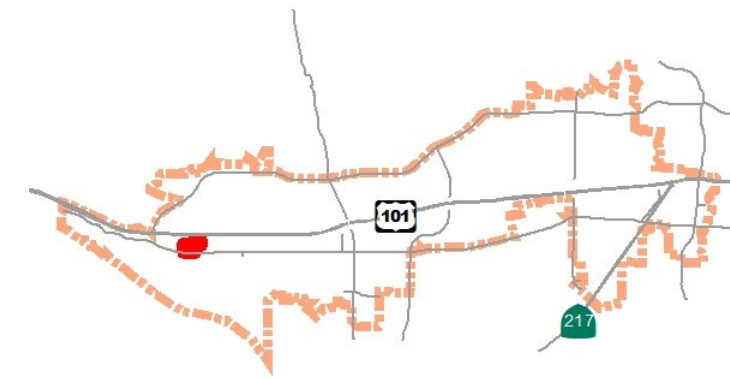


<b>APN:</b>	079-210-053
<b>Address:</b>	NA
<b>Acres:</b>	2.1
<b>Current Use:</b>	Vacant
<b>Current Zoning:</b>	General Commercial (CG)
<b>Proposed Zoning:</b>	High Density Residential (RH)
<b>Units with Current Zoning:</b>	0
<b>Units with Proposed Zoning:</b>	63 • 63 Lower Income





# 7780 Hollister Ave (frontage)

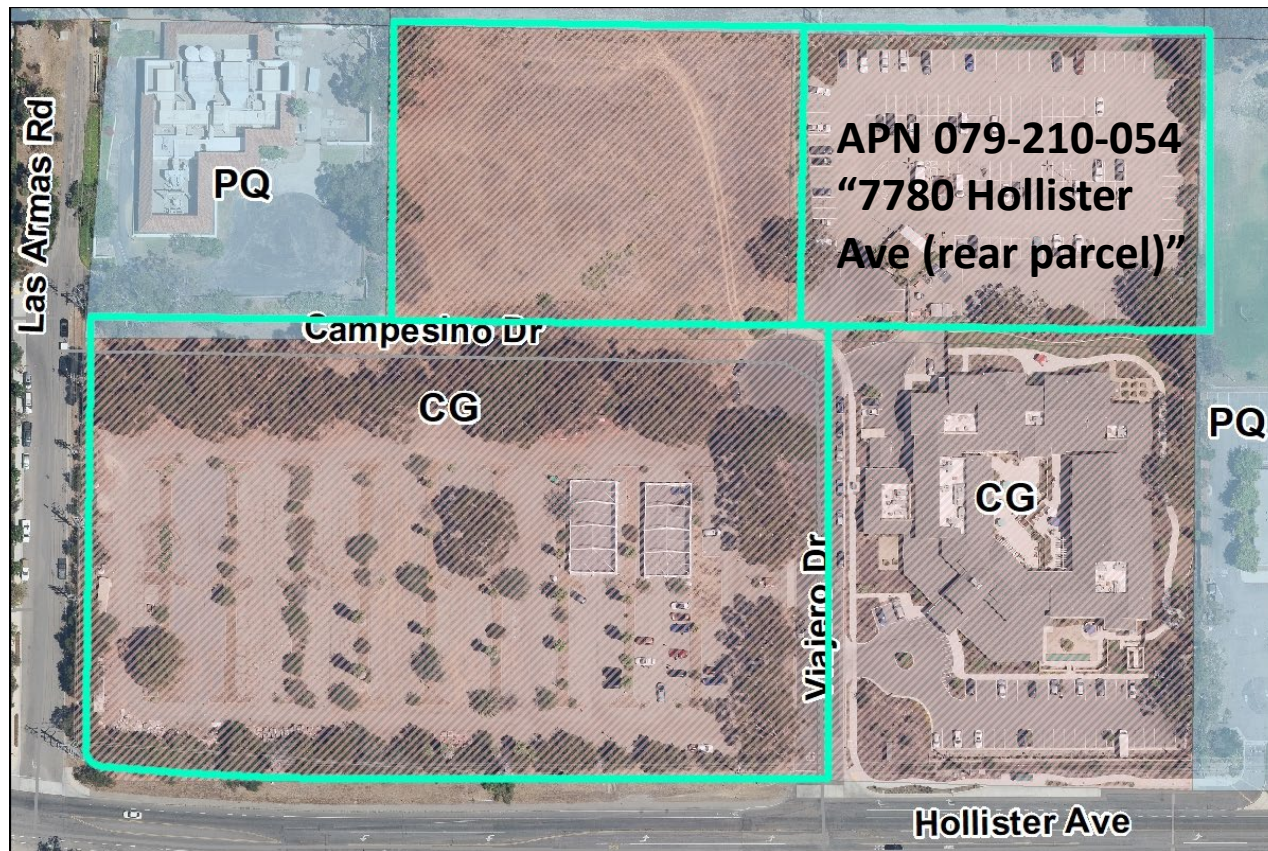
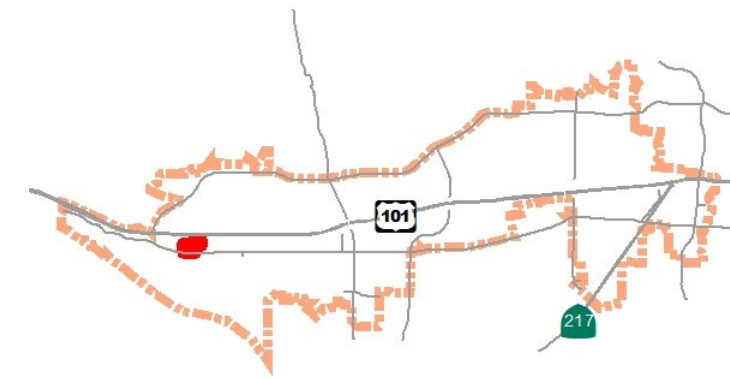


<b>APN:</b>	079-210-056
<b>Address:</b>	7780 Hollister Avenue
<b>Acres:</b>	5.71
<b>Current Use:</b>	Parking Lot
<b>Current Zoning:</b>	General Commercial (CG)
<b>Proposed Zoning:</b>	High Density Residential (RH)
<b>Units with Current Zoning:</b>	0
<b>Units with Proposed Zoning:</b>	137 • 137 Lower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





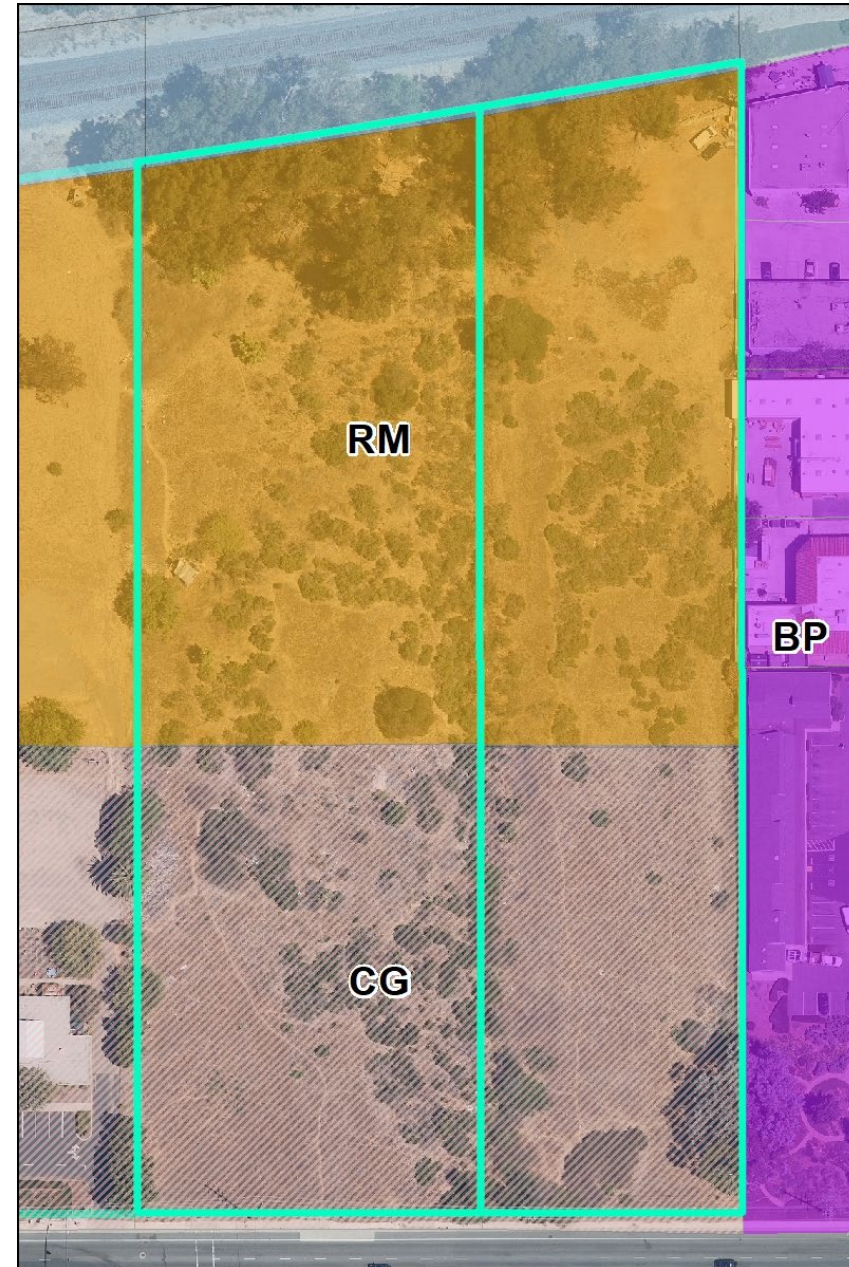
# 7780 Hollister Ave (rear parcel)



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



# Parcels to East of 7190 Hollister Ave

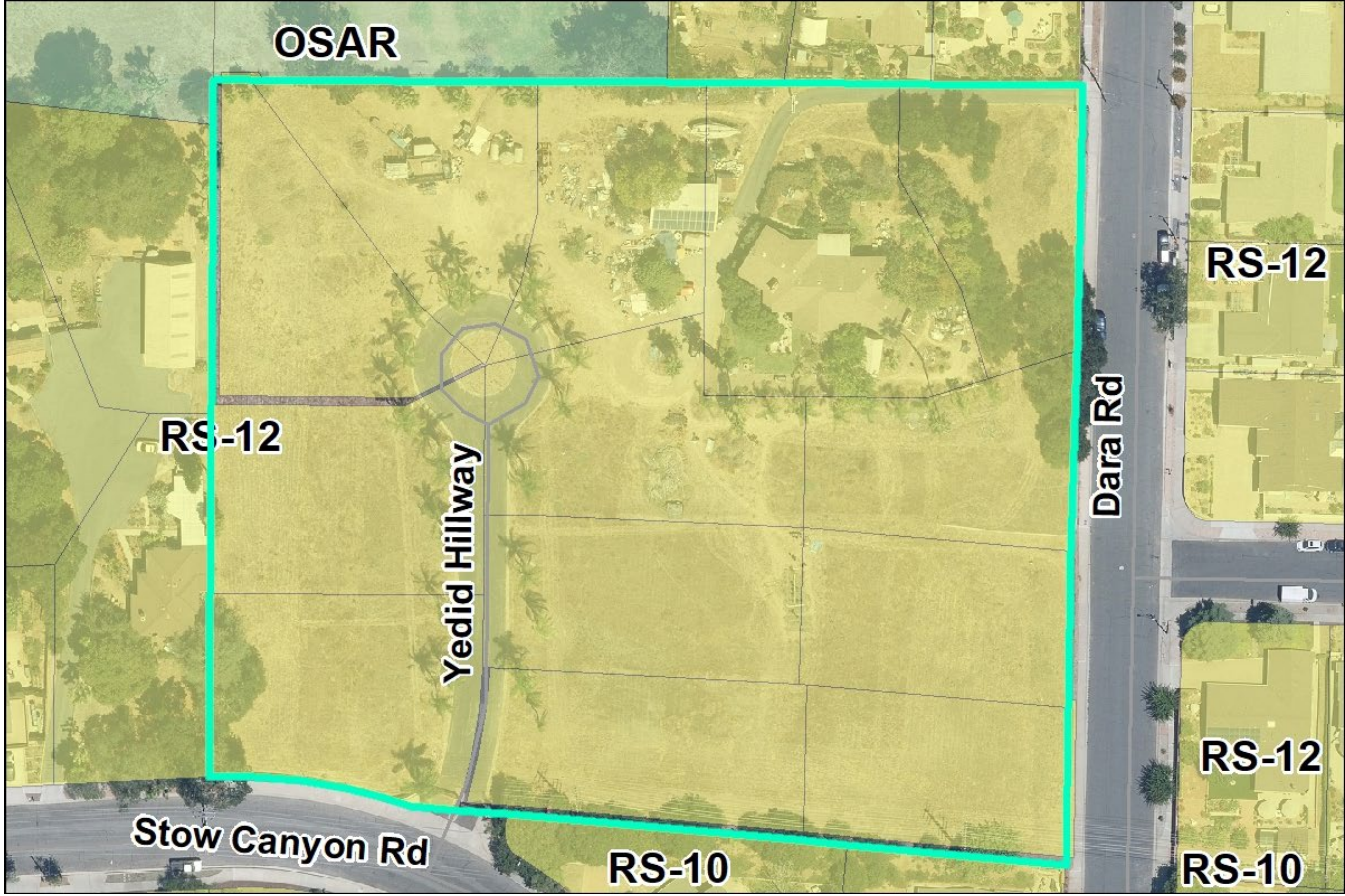


<b>APN:</b>	073-030-006 and 073-030-009
<b>Address:</b>	NA
<b>Acres:</b>	6.91 (total)
<b>Current Use:</b>	Vacant
<b>Current Zoning:</b>	General Commercial (CG) and Medium Density Residential (RM)
<b>Proposed Zoning:</b>	High Density Residential (RH)
<b>Units with Current Zoning:</b>	82 • 82 Lower Income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





# 625 Dara Road

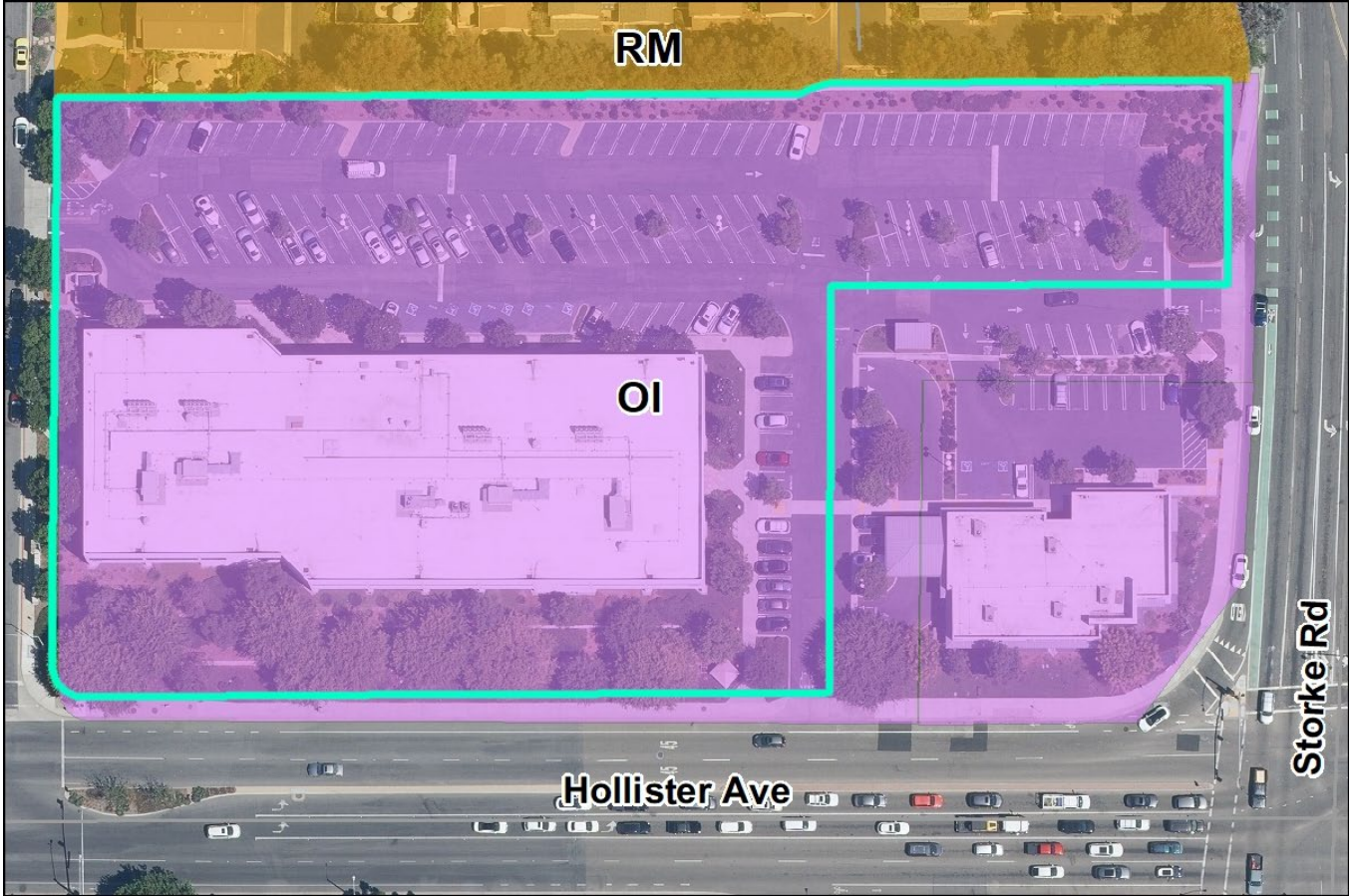


<b>APN:</b>	069-373-064
<b>Address:</b>	625 Dara Road
<b>Acres:</b>	4.23
<b>Current Use:</b>	Single-Unit Dwelling, Vacant
<b>Current Zoning:</b>	Single-Family Residential (RS)
<b>Proposed Zoning:</b>	High Density Residential (RH)
<b>Units with Current Zoning:</b>	12 • 12 Above Moderate Income
<b>Units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