

**Planning Commission Meeting continued to
Wednesday, November 15th at 6:00pm**



**NOTICE OF PLANNING COMMISSION
PUBLIC HEARING
Hybrid Public Meeting – Held in Person and via Zoom
November 13, 2023 at 6:00 P.M.**

**Housing Element 2023-2031 Amendments,
General Plan and Title 17 Amendments to Implement Certain Housing Element
Programs Including Rezoning, and
CEQA Addendum to the General Plan Environmental Impact Report
Case Nos. 21-0002-GPA and 23-0004-ORD**

ATTENTION: The meeting will be held in person and via the Zoom platform. The public may also view the meeting on Goleta Channel 19 and/or online at <https://cityofgoleta.org/goletameetings>.

NOTICE IS HEREBY GIVEN that the Goleta Planning Commission will conduct a public hearing to consider a resolution recommending to the City Council adoption of the Housing Element 2023-2031 Amendments. The City Council will consider the recommendation at a later hearing to adopt the Housing Element 2023-2031 Amendments as part of the General Plan / Coastal Land Use Plan (General Plan). The date, time, and location of the Planning Commission public hearing are set forth below. The agenda for the hearing will also be posted on the City website (www.cityofgoleta.org).

HEARING DATE/TIME: Monday, November 13, 2023 at 6:00 P.M.

PLACE: Goleta City Hall, 130 Cremona Drive, Goleta, CA, 93117 and Teleconference Meeting; this meeting will be held in person and via Zoom (with detailed instructions for participation included on the posted agenda).

PROJECT LOCATION: The Amendments would apply citywide, including all areas of the City within the Coastal Zone.

PROJECT DESCRIPTION: The Housing Element 2023-2031 Amendments include revisions to the City's adopted Housing Element 2023-2031 that was adopted in January 2023.

Added to subprogram HE 2.1(a) of the Housing Element 2023-2013 is a program of land use designation changes (in the Land Use Element of the General Plan) and rezones (on the City's Zoning Map) for various parcels in the City. These sites and the changes in land use designation and zoning are listed below:

- 60 Colusa Avenue (APN 077-155-004) – Intersection Commercial (CI) to High-Density Residential (RH)
- 7264 Calle Real (Kenwood Village) (APN 077-130-006) – Single-Family Residential (RS) and Agriculture (AG) to RH. For this parcel, HE 2.1(a) also includes a development cap of 190.
- 7190 Hollister Avenue (APN 073-030-005) – Medium-Density Residential (RM)/General Commercial (CG) to RH
- Parcels to East of 7190 Hollister Avenue (APN 073-030-009 and APN 073-030-006) – CG/RM to RH
- 625 Dara Road (APN 069-373-064) – RS to RM
- 35 Ellwood Station Drive (APN 079-210-066) – CG to RH
- 6470 Hollister Avenue (APN 073-070-034) – CG to Community Commercial (CC)
- 7020 Calle Real (APN 077-155-003) – Intersection Commercial (CI) to CC
- 7360 Hollister Avenue (APN 073-020-003, APN 073-020-034, and APN 073-020-035) – CC to RH

- 490 South Fairview (Yardi) (APN 071-130-084) – Business Park (BP) to RH Overlay. An “RH Overlay” is proposed to allow an RH development on the site should the property owner choose to do so.

For the sites rezoned to RH, subprogram HE 2.1(a) includes a requirement that the minimum density for those sites will be 20 dwelling units per acre. Subprogram HE 2.1(b) also includes a program to amend City zoning regulations to make clear that these sites will be subject to by right approval without discretionary review if 20 percent of the project is set aside as housing affordable to lower income households.

Other proposed amendments include, but are not limited to, (1) reducing the open space requirement for mixed-use projects, (2) increasing residential density in the CC zone district from 12 to 20 units per acre, (3) allowing adjustments to density standards through the review of a Development Plan, (4) increasing the height standard in Commercial Old Town (C-OT) from 30 to 35 feet, (5) increasing height maximums in RP, RM, RH zone districts in the Coastal Zone from 25 to 35 feet; (6) increasing the maximum lot coverage standard in RH from 40 to 50 percent, and (7) removing the development plan requirement for certain mixed-use projects.

ENVIRONMENTAL REVIEW: The environmental review for the Housing Element 2023-2031 amendments and implementation of the Housing Element 2023-2031 amendments through amendments to other elements of the General Plan and to Title 17 are addressed by an Addendum to the General Plan Environmental Impact Report (EIR). The Addendum was prepared to analyze potential changes in environmental effects associated with the Housing Element 2023-2031 amendments as they relate to the analysis in the General Plan EIR. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164(a) an addendum to a previously certified EIR is appropriate if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred.

PUBLIC COMMENT: Interested persons are encouraged to provide public comments during the public hearing in person or virtually through the Zoom webinar, by following the instructions listed on the Planning Commission meeting agenda. All letters/comments should be sent to cityclerkgroup@cityofgoleta.org. Letters must be received on or before the date of the hearing or can be submitted at the hearing prior to the conclusion of the public comment portion of the Public Hearing.

FOR PROJECT INFORMATION: For further information on the project, contact Anne Wells, Advance Planning Manager, at (805) 961-7557 or awells@cityofgoleta.org. For inquiries in Spanish, please contact Marcos Martinez at (805) 562-5500 or mmartinez@cityofgoleta.org. Staff reports and documents will be posted approximately 72 hours before the hearing on the City’s website at www.cityofgoleta.org.

SIMULTANEOUS INTERPRETATION. If you require interpretation services for the hearing, please contact the City Clerk’s office at (805) 961-7505 or via email to: cityclerkgroup@cityofgoleta.org at least 48 hours prior to the hearing. Please specify the language for which you require interpretation. Notification at least 48 hours prior to the meeting helps to ensure that reasonable arrangements can be made to provide accessibility to the hearing.

Note: If you challenge the nature of the above action in court, you may be limited to only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City on or before the date of the hearing (Government Code Section 65009(b)(2)).

Note: In compliance with the Americans with Disabilities Act, if you need assistance to participate in the hearing, please contact the City Clerk’s Office at (805) 961-7505. Notification at least 48 hours prior to the hearing will enable City staff to make reasonable arrangements.

Publish Date: *Santa Barbara Independent*, November 2, 2023