



TO: Mayor and Councilmembers

FROM: Peter Imhof, Planning and Environmental Review Director

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

SUBJECT: Approve (i) Addition of 625 Dara Road (APN 069-373-064) to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory; and (ii) Related Implementing Amendments of (a) the General Plan, and (b) Title 17 (Zoning) of the Goleta Municipal Code, to Facilitate Medium Density Residential Housing as detailed in Subprogram 2.1(a) at 625 Dara Road (Case Nos. 21-0002-GPA and 23-0004-ORD)

RECOMMENDATION:

- A. Adopt Resolution No. 23 __, entitled "A Resolution of the City Council of the City of Goleta, California, Adding 625 Dara Road (APN 069-373-064) to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA)."
- B. Adopt Resolution No. 23 __, entitled "A Resolution of the City Council of the City of Goleta, California, Adopting a General Plan Amendment to Facilitate Medium Density Residential Development at 625 Dara Road (APN 069-373-064) (Case No. 21-0002-GPA)."
- C. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 23-__, entitled, "An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Change the Zone District and Standards for 625 Dara Road (APN 069-373-064) (Case No. 23-0004-ORD)."
- D. Make a determination that because a CEQA Addendum was considered as part of a separate action, no further environmental review is required for Resolution No. 23-__, Resolution 23-__, and Ordinance No. 23-__ pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.

BACKGROUND:

Housing Element 2023-2031

State law requires each jurisdiction in Santa Barbara County to prepare a comprehensive update to the Housing Element of the General Plan for the 2023-2031 planning 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 the City’s eligibility for grant funds and to support local land use authority.

The City adopted the Housing Element 2023-2031 on January 17, 2023. At the time, the Housing Element 2023-2031 was deemed exempt from environmental review under CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) (14 Cal. Code Regs. Section 15061(b)(3)).

However, upon receiving comments from HCD on the adopted Housing Element 2023-2031, the City prepared amendments to the adopted document. These amendments, among other things, include the rezoning of 12 sites to facilitate additional housing development within the City. One of the parcels identified for rezoning (625 Dara Road) is the subject of this staff report.

Segmentation

In order to comply with segmentation requirements under the Political Reform Act for public officials who have a conflict of interest in a governmental decision and because there is a conflict on the property located at 625 Dara Road, staff recommends that the City Council, with the recusal of the conflicted City Councilmember, adopt a resolution adding 625 Dara Road to Housing Element 2023-2031 subprogram HE 2.1(a) and the Residential Sites Inventory and make an associated amendment to the General Plan and adopt an ordinance to amend Title 17 related to 625 Dara Road. The actions taken as part of this item in relation to 625 Dara Road are contingent upon the City Council’s adoption, in separate agenda items, of the Housing Element 2023-2031 amendments and relevant General Plan amendments by resolution and Title 17 amendments by ordinance to implement the Housing Element 2023-2031 amendments.

DISCUSSION:

The amended Housing Element 2023-2031 includes Program HE 2.1, entitled “Encourage a Diverse Range of New Housing.” Subprogram HE 2.1(a) includes changes to several parcel’s land use designation (in the General Plan), and zoning (in Title 17 of the Goleta Municipal Code). Due to the need for segmentation under the Political Reform Act, a separate action is required to change the land use designation and zoning at 625 Dara Road from Single-Family Residential (RS) to Medium-Density Residential (RM).

The inclusion of 625 Dara in subprogram HE 2.1(a) and the Housing Element 2023-2031 Technical Appendix is provided in Attachment 1.

This policy change in the Housing Element 2023-2031 requires additional revisions to the General Plan (in the Land Use Element) (see Attachment 2) and to Title 17 (see Attachment 3). Figure 2-1, Land Use Plan Map, of the Land Use Element is amended to change the land use designation of 625 Dara Road from RS to RM. The City's zoning map is proposed for revision to rezone 625 Dara Road from RS to RM.

ENVIRONMENTAL REVIEW:

The City Council has, by separate action taken on December 5, 2023, adopted an Addendum to the Environmental Impact Report on the Goleta General Plan/Coastal Land Use Plan, which was certified in October 2006 by the City Council (State Clearinghouse No. 2005031151). The Addendum analyzed the environmental impacts of the actions taken as part of the resolutions and ordinance attached to this staff report. Adopting the Addendum satisfied the City Council's obligations under the California Environmental Quality Act ("CEQA") with respect to amendments related to 625 Dara Road and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply.

NEXT STEPS:

Any adopted General Plan amendments would become effective immediately with no further action required. City Council would need to conduct a second reading of the Title 17 amendments prior to those amendments becoming effective.

FISCAL IMPACTS:

Staff time for the proposed amendments is included in the Advance Planning Work Program for Fiscal Year 2023-24. Consultant costs for the project are funded by a Regional Early Action Planning Grant in the amount of \$195,386.

ALTERNATIVES:

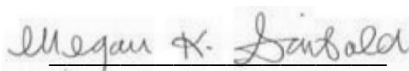
The City Council may choose not to take action on one or any of the recommendations. However, doing so would require reevaluation of the Addendum and the potential for certification of the Housing Element 2023-2031.

Reviewed By:




Kristine Schmidt
Assistant City Manager

Legal Review By:



Megan Garibaldi
City Attorney

Approved By:



Robert Nisbet
City Manager

ATTACHMENTS:

1. Resolution No. 23 ___, entitled “A Resolution of the City Council of the City of Goleta, California, Adding 625 Dara Road (APN 069-373-064) to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA)”
2. Resolution No. 23 ___, entitled “A Resolution of the City Council of the City of Goleta, California, Adopting a General Plan Amendment to Facilitate Medium Density Residential Development at 625 Dara Road (APN 069-373-064) (Case No. 21-0002-GPA)”
3. Ordinance No. 23-___, entitled, “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Change the Zone District for 625 Dara Road (APN 069-373-064) (Case No. 23-0004-ORD)”
4. Staff Presentation

Attachment 1

Resolution No. 23 __, entitled “A Resolution of the City Council of the City of Goleta, California, Adding 625 Dara Road (APN 069-373-064) to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA)”

RESOLUTION NO. 23-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADDING 625 DARA ROAD (APN 069-373-064) TO HOUSING ELEMENT 2023-2031 SUBPROGRAM HE 2.1(A) AND THE TECHNICAL APPENDIX RESIDENTIAL SITES INVENTORY (CASE NO. 21-0002-GPA)

WHEREAS State law requires each city in California to adopt a General Plan, which includes a Housing Element; and

WHEREAS jurisdictions within Santa Barbara County are required to prepare an update to their Housing Elements for the 2023-2031 (6th Cycle) planning period; and

WHEREAS, on July 15, 2021, the Santa Barbara County Association of Governments adopted the 2023-2031 Regional Housing Needs Allocation (“RHNA”) Plan, which assigned a regional housing need of 1,837 housing units to the City of Goleta (“City”); and

WHEREAS, on January 17, 2023, after considerable public outreach and Planning Commission and City Council input, the City Council considered the entire administrative record for the 6th Cycle Revised Draft Housing Element 2023-2031, including staff reports, California Department of Housing and Community Development (“HCD”) comments, and all written and oral testimony offered at and prior to the public hearing and adopted the Revised Draft Housing Element 2023-2031; and

WHEREAS, on January 23, 2023, staff submitted the Housing Element 2023-2031 to HCD for its 60-day review; and

WHEREAS, on March 20, 2023, the City received HCD’s comments on the Housing Element 2023-2031. HCD determined that it complied with most, but not all, requirements of state Housing Element law and, for these reasons, did not certify the Housing Element submitted; and

WHEREAS, in July 2023, City staff and the City’s Housing Element consultant facilitated three City Council and Planning Commission joint study sessions to address HCD comments on the Housing Element 2023-2031’s inventory of sites. In response to study session feedback, City staff and the consultant further revised the Housing Element 2023-2031 to include the rezoning of sites to meet mandatory RHNA requirements; and

WHEREAS, included in the sites the City Council and Planning Commission discussed to be included in the rezoning program, was 625 Dara Road; and

WHEREAS, on November 15, 2023, the Planning Commission adopted Resolution 23-__, recommending to the City Council adoption of an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the resolution recommending adoption of the Addendum satisfied the Planning Commission’s obligations under the California Environmental Quality Act (“CEQA”) with respect to its recommendation to the City Council regarding amendments to the Housing Element 2023-2031 to include 625 Dara Road in subprogram HE 2.1(a) and the Residential Sites Inventory and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on November 13 and 15, 2023, regarding 625 Dara Road’s inclusion in the Housing Element 2023-2031, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on November 15, 2023, the Planning Commission adopted Resolution 23-__, recommending to the City Council inclusion of 625 Dara Road in Housing Element 2023-2031 subprogram HE 2.1(a) and the Residential Sites Inventory; and

WHEREAS, the City Council has, by separate action taken on December 5, 2023, adopted an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act (“CEQA”) regarding amendments to the Housing Element 2023-2031 to include 625 Dara Road in subprogram HE 2.1(a) and the Residential Sites Inventory and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this Resolution falls within the scope of the adopted Addendum and previously certified EIR; and

WHEREAS the City Council conducted a duly noticed public hearing on December 5, 2023, regarding 7264 Calle Real (APN 077-130-006) inclusion in the Housing Element 2023-2031, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council considered the entire administrative record, including the staff report (and all attachments thereto), the General Plan, the staff presentation, and oral and written testimony from interested persons;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the Planning Commission.

SECTION 2. General Plan Amendment Findings

The addition of 625 Dara Road (APN 069-373-064) to the Housing Element 2023-2031 amends the City's General Plan / Coastal Land Use Plan. Accordingly, pursuant to Goleta Municipal Code subsection 17.67.050(C), the Planning Commission hereby finds as follows:

(a) The amendment is consistent with the guiding principles and goals of the General Plan.

Most pointedly, the Land Use Element includes 11 Guiding Principles and Goals for the land use plan of the General Plan. Four of these Principles and Goals are specifically relevant to including 625 Dara Road (APN 069-373-064) in the Housing Element 2023-2031. These are shown below:

- 1. Ensure that the amounts, locations, and characteristics of new development are determined in a manner that will preserve sensitive habitats and other natural resources.*
- 6. Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*
- 7. Maintain an appropriate balance between job-generating development and housing supply.*
- 8. Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.*

Adding 625 Dara Road (APN 069-373-064) in the Housing Element 2023-2031 seeks to address needed housing, of various types, based on a review of state law requirements, fair housing data, demographic information, and input from the public through an extensive public outreach process. Such actions and policies seek to ensure a balanced community with an appropriate mix of housing types to accommodate the needs of the community. This includes programs to provide significant additional housing potential within the City to address the housing needs of the community through changes in land uses and development allowances related to housing projects.

Development at 625 Dara Road (APN 069-373-064) will need to adhere to resource protection policies in the General Plan and the City's zoning regulations, ensuring preservation of sensitive habitats and other natural resources. No changes for 449 and 469 Kellogg Way allow for the avoidance of such policies.

For these reasons, adding 625 Dara Road (APN 069-373-064) in the Housing Element 2023-2031 is consistent with the guiding principles and goals of the General Plan.

(b) The amendment is deemed to be in the public interest.

The City is adopting amendments to the Element 2023-2031, including adding 625 Dara Road (APN 069-373-064) to subprogram HE 2.1(a) and the Residential Sites Inventory, to comply with state law, which requires the City to update the Housing Element every eight years. Having a certified Housing Element is critical to address various requirements of state law and enhance the City's eligibility for grant funds and to support the City's local land use authority.

Adding 625 Dara Road (APN 069-373-064) to the Housing Element 2023-2031 is the product of extensive public outreach and analysis of housing trends and issues, including fair housing issues, within the City. The City's outreach efforts and analysis of housing data and conditions is shown in the Technical Appendix. Given the foregoing, adding 625 Dara Road (APN 069-373-064) in the Housing Element 2023-2031 addresses the public's concerns and needs related to housing within the City.

For these reasons, adding 625 Dara Road (APN 069-373-064) in the Housing Element 2023-2031 is in the public interest.

SECTION 3. City Council Action

The City Council hereby adds 625 Dara Road (APN 069-373-064) to Housing Element 2023-2013 subprogram HE 2.1(a) and the Residential Sites Inventory, contingent upon the City Council's adoption, through separate action, of the Housing Element 2023-2031.

SECTION 4. Certification

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 5. Effective Date

This resolution shall become effective immediately upon its adoption.

SECTION 6. Severability

If any section, sentence, clause or phrase of this resolution or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect other provisions or applications of this resolution that can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable. The City Council hereby declares that it would have adopted this resolution and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED this __ day of _____ 2023.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 23-__ was duly adopted by
the City Council of the City of Goleta at a regular meeting held on the __ day of
_____, 2023 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 2

Resolution No. 23 __, entitled “A Resolution of the City Council of the City of Goleta, California, Adopting a General Plan Amendment to Facilitate Moderate Density Residential Development at 625 Dara Road (APN 069-373-064) (Case No. 21-0002-GPA)”

RESOLUTION NO. 23-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING A GENERAL PLAN AMENDMENT TO FACILITATE MEDIUM DENSITY RESIDENTIAL DEVELOPMENT FOR 625 DARA ROAD (APN 069-373-064) (CASE NO. 21-0002-GPA)

WHEREAS the City of Goleta's General Plan / Coastal Land Use Plan ("General Plan") includes a Land Use Element and Housing Element among other elements; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on November 13 and 15, 2023 to consider amendments to the Housing Element 2023-2031 at which time all interested persons were given an opportunity to be heard. Following the public hearing, the Planning Commission recommended that the City Council adopt the amendments to the Housing Element 2023-2031; and

WHEREAS, among other things, the amended Housing Element 2023-2031 includes Implementation Programs. Among these Programs is Program HE 2.1, entitled "Encourage a Diverse Range of New Housing"; and

WHEREAS the Planning Commission recommended to City Council the inclusion of 625 Dara Road in Housing Element subprogram HE 2.1(a) and the Residential Sites Inventory; and

WHEREAS subprogram HE 2.1(a) includes an implementation timeframe of February 15, 2024; and

WHEREAS subprogram HE 2.1(a) requires land use designation changes in the General Plan Land Use Element and in Title 17 to change the allowable residential development on 625 Dara Road; and

WHEREAS, on November 15, 2023, the Planning Commission adopted Resolution 23-__, recommending to the City Council adoption of an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report ("EIR") (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the resolution recommending adoption of the Addendum satisfied the Planning Commission's obligations under the California Environmental Quality Act ("CEQA") with respect to its recommendation to the City Council regarding General Plan amendments to facilitate high density residential development at 7264 Calle Real (APN 077-130-006) in accordance with subprogram HE 2.1(a) and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this

Resolution falls within the scope of the adopted Addendum and previously certified EIR; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on November 13 and 15, 2023, regarding a General Plan amendment to implement subprogram HE 2.1(a), including an amendment to General Plan Land Use Element Figure 2-1, Land Use Plan Map, to change the land use designation of 625 Dara Road from Single-Family Residential (RS) to Medium-Density Residential (RM) (“Dara General Plan Amendment”), at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on November 15, 2023, the Planning Commission adopted Resolution 23-____, recommending to the City Council the Dara General Plan Amendment to implement subprogram HE 2.1(a); and

WHEREAS the City Council has, by separate action taken on December 5, 2023, adopted an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the action taken in this Resolution. Adopting the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act (“CEQA”) regarding the Dara General Plan Amendment to implement subprogram HE 2.1(a), and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this Resolution falls within the scope of the adopted Addendum and previously certified EIR; and

WHEREAS the City Council conducted a duly noticed public hearing on December 5, 2023, regarding the Dara General Plan Amendment, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council considered the entire administrative record, including the staff report (and all attachments thereto), the General Plan, the staff presentation, and oral and written testimony from interested persons;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Required Findings for General Plan Amendments

The change to the Land Use Element regarding 625 Dara Road amends the City's General Plan / Coastal Land Use Plan. Accordingly, pursuant to Goleta Municipal Code subsection 17.67.050(C), the City Council hereby finds as follows:

(a) The amendment is consistent with the guiding principles and goals of the General Plan.

Most pointedly, the Land Use Element includes 11 Guiding Principles and Goals for the land use plan of the General Plan. Four of these Principles and Goals are specifically relevant to the programs included in the Housing Element 2023-2031 amendments. These are shown below:

- 1. Ensure that the amounts, locations, and characteristics of new development are determined in a manner that will preserve sensitive habitats and other natural resources.*
- 6. Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*
- 7. Maintain an appropriate balance between job-generating development and housing supply.*
- 8. Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.*

The Land Use Element amendment seeks to address needed housing, of various types, based on a review of state law requirements, fair housing data, demographic information, and input from the public through an extensive public outreach process. The amendment seeks to ensure a balanced community with an appropriate mix of housing types to accommodate the needs of the community. This includes an amendment to provide significant additional housing potential within the City to address the housing needs of the community through changes in land uses and development allowances related to housing projects.

Development at 625 Dara Road will need to adhere to resource protection policies in the General Plan and the City's zoning regulations, ensuring preservation of sensitive habitats and other natural resources. No changes included in the amendment allow for the avoidance of such policies.

Additionally, one of the four main purposes of the General Plan is to provide a unified and coherent framework and vision for the future of the community. By implementing the General Plan amendments identified in the Housing Element 2023-2031, the City ensures a

unified vision, particularly considerate of future housing development, thought all elements of the General Plan.

For these reasons, the General Plan amendment is consistent with the guiding principles and goals of the General Plan.

(b) The amendment is deemed to be in the public interest.

The amendment related to 625 Dara Road serves to facilitate additional housing development during the eight-year Housing Element 2023-2031 planning period. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting residents and employees within the City.

The amendment related to 625 Dara Road implements the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with State housing law. Additionally, the amendment is needed to facilitate future housing development. Without the amendment, the City risks losing local regulatory authority over certain housing projects in the future.

For these reasons, the General Plan amendment is in the public interest.

SECTION 3. City Council Action. If the City Council adopts the Housing Element 2023-2031 by separate action, the City Council takes the following action:

(a) Amend General Plan Land Use Element Figure 2-1, Land Use Plan Map as follows:

Change the Land Use Designation for 625 Dara Road (APN 069-373-064) from Single-Family Residential (RS) to Medium-Density Residential (RM).

SECTION 4. Certification

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 5. Effective Date

This resolution shall become effective immediately upon its adoption.

SECTION 6. Severability

If any section, sentence, clause or phrase of this resolution or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect other provisions or applications of this resolution that can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable. The City Council hereby declares that it would have adopted this resolution and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED this __ day of _____ 2023.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 23-____ was duly adopted
by the City Council of the City of Goleta at a regular meeting held on the ____ day
of _____, 2023 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 3

Ordinance No. 23-___, entitled, “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Change the Zone District for 625 Dara Road (APN 069-373-064) (Case No. 23-0004-ORD)”

ORDINANCE NO. 23-__

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF GOLETA, CALIFORNIA,
AMENDING TITLE 17 (ZONING) OF THE
GOLETA MUNICIPAL CODE TO CHANGE
THE ZONE DISTRICT FOR 625 DARA ROAD
(APN 069-373-064) (CASE NO. 23-0004-ORD)**

WHEREAS the City of Goleta (“City”) adopted Title 17 (Zoning) of the Goleta Municipal Code (“Title 17”) on March 3, 2020; and

WHEREAS Title 17 includes standards and procedures that regulate residential development within the City; and

WHEREAS the City adopted an amended Housing Element 2023-2031 on _____, 2023; and

WHEREAS the Housing Element 2023-2031 required amendments to the Land Use Element of the City’s General Plan / Coastal Land Use Plan (“General Plan”); and

WHEREAS the City adopted amendments to the Land Use Element on _____, 2023; and

WHEREAS, included in the Land Use Element amendments were land use designation and development changes for 625 Dara Road (APN 069-373-064); and

WHEREAS, pursuant to California Government Code Section 65860(a), Title 17 must also be amended to align with the required amendments to the General Plan; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on November 13 and 15, 2023, at which time all interested parties were given an opportunity to be heard; and

WHEREAS the Planning Commission recommended to City Council adoption of the Title 17 Amendments Ordinance on November 15, 2023; and

WHEREAS, by separate action taken on December 5, 2023, the City Council adopted Resolution 23-__, adopting an Addendum to the General Plan Environmental Impact Report (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2023 at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council adopted Ordinance No. 23-____, which amends Title 17 of the Goleta Municipal Code, by a majority vote on _____, 2023;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Required Findings for Zoning Ordinance Amendments

Pursuant to subsection 17.66.050(B) of the Goleta Municipal Code, the City Council hereby finds as follows:

(a) The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.

Pursuant to California Government Code Section 65860(a), the City's zoning must be consistent with the General Plan. Because the City is amending the Housing Element and Land Use Element to facilitate additional housing development within the City, such amendments would create inconsistencies between the General Plan and Title 17 without the proposed amendment to Title 17. Specifically, the Housing Element 2023-2031 includes subprograms HE 2.1(a)-(e). These subprograms are intended to facilitate additional housing development and require the City to make several changes to the Land Use Element and Title 17, including several changes in land use designations and zoning districts of several parcels. The implementation of these programs, including the Land Use Element amendments and Title 17 amendments are identified in the Housing Element 2023-2031 for implementation by February 15, 2024. The Land Use Element amendments to implement subprograms HE 2.1(a)-(e) occurred on _____, 2023. Consequently, to ensure consistency with the time commitment for implementation in the Housing Element 2023-2031 and the amendments in the Land Use Element, the amendment is needed to ensure consistency across all City planning documents.

As such, under state planning law, the amendment to Title 17 is required and consistent with General Plan and state law.

Additionally, the amendment was prepared with the entirety of Title 17 in mind to ensure that the amendment does not create any internal inconsistencies within this Title.

For these reasons, the proposed amendment to Title 17 is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 17.

(b) The amendment is in the interests of the general community welfare.

The amendment to Title 17 serves to facilitate additional housing development within the City. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting the welfare of residents and employees within the City.

The amendment to Title 17 implements the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Without this amendment, the City risks losing local regulatory authority over certain housing projects in the future and potential grant funds that require the City to have a compliant Housing Element in order to qualify for those grants. These grants could provide a variety of benefits to the community.

For these reasons, the proposed amendment to Title 17 is in the interests of the general community welfare.

(c) The amendment is consistent with good zoning and planning practices.

Ensuring consistency between Title 17 and the General Plan is required pursuant to California Government Code Section 65860(a). The amendment to Title 17 has been prepared to ensure consistency between the General Plan amendments to implement the Housing Element 2023-2031 and Title 17. Such vertical consistency represents good zoning and planning practices to comply with the requirement of Section 65860(a) but also to ensure for the public consistent, clear, and applicable requirements across all planning documents.

For these reasons, the proposed amendment to Title 17 consistent with good zoning and planning practices.

SECTION 3. Environmental Assessment

By separate action taken on December 5, 2023, the City Council adopted Resolution 23-___, adopting an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this ordinance. The resolution to adopt the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act with respect to adopting the amended Housing Element 2023-2031 and amending the General Plan and Title 17 of the Goleta Municipal Code and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this ordinance falls within the scope of the adopted Addendum and previously certified EIR.

SECTION 4. Zoning Map Amendments

The existing City of Goleta Zoning Map is hereby amended as follows:

Change the Zone District for 625 Dara Road (APN 069-373-064) from Single Family Residential (RS) to Residential—Medium Density (RM).

SECTION 5. Effect of Amendments

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6. Severability

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7. Codification

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 8. Certification of City Clerk

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

SECTION 9. Effective Date

This Ordinance shall take effect on the 31st day following adoption by the City Council.

INTRODUCED ON the ____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED this _____day of _____
2023.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, do hereby certify that the foregoing Ordinance No. 23-__ was introduced on _____, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the _____, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 4
Staff Presentation

City of Goleta

625 Dara Road Inclusion in the Housing Element 2023-2031 and Associated General Plan and Zoning Amendments

Presentation By:

Anne Wells, Advance Planning Manager

Andy Newkirk, Supervising Senior Planner

Veronica Tam, Housing Consultant

December 5, 2023





Public Hearing Agenda

- ❖ Suggested Format
 - Staff Presentation
 - Council Questions
 - Public Comment
 - Council Deliberation
 - Action on Recommendation



Presentation Topics

- Background
 - Housing Element 2023-2031 Status
- Summary of Revisions
 - Housing Element 2023-2021
 - General Plan
 - Zoning
- Recommendations



Background – Housing Element 2023-2031 Status

- 2023-2031 update required by State law (“6th cycle”)
- State oversight & Housing Element “certification”
- Adopted on January 17, 2023
- HCD Letter on March 20, 2023
- Revisions to Housing Element prepared in response to letter
 - July Study Sessions
- Revisions submitted to HCD for initial 90-day review on June 30, 2022
- HCD “Draft in Compliance” Letter on October 16, 2023

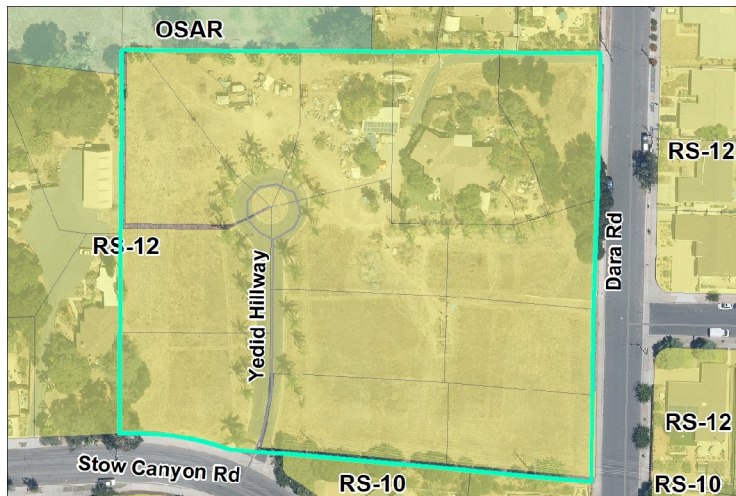


Subprogram HE 2.1(a)

- Changes to inventory led to RHNA shortfall
- Subprogram 2.1(a) rewritten to include land use designation/rezone implementation
- 625 Dara Road – Single-Family Residential (RS) to Medium Density Residential (RM)



625 Dara Road

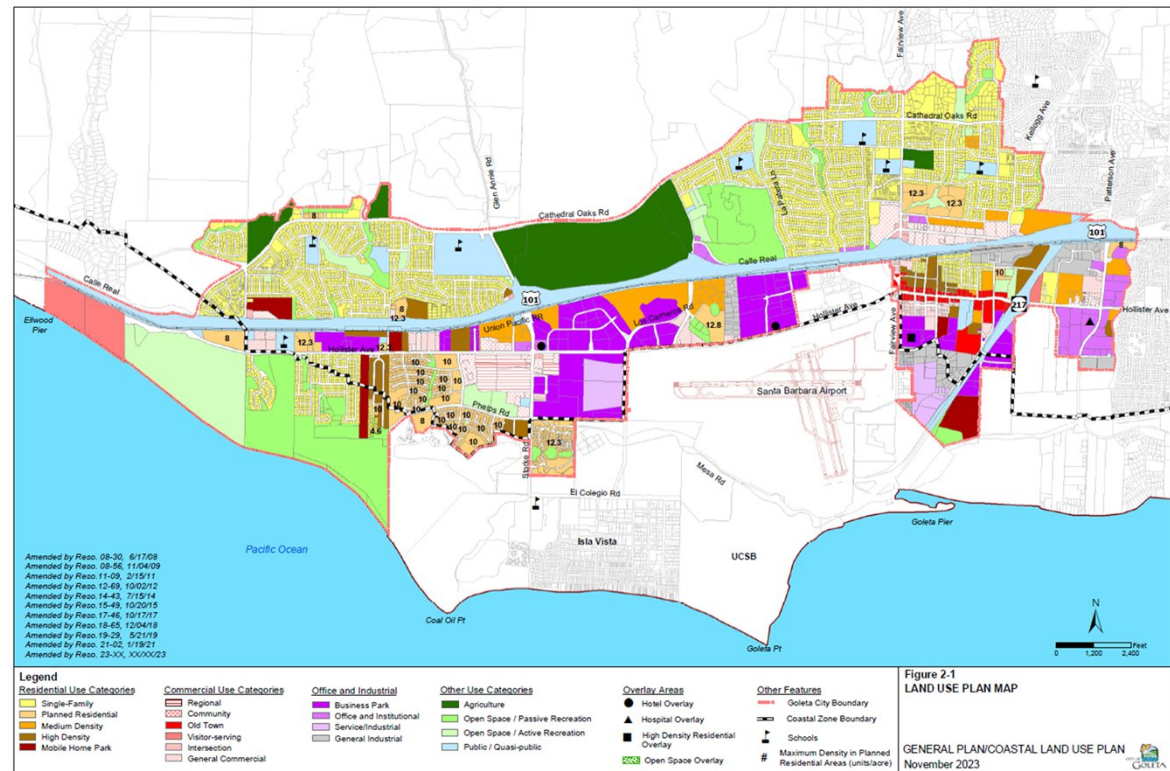


APN:	069-373-064
Address:	625 Dara Road
Acres:	4.23
Current Use:	Single-Unit Dwelling, Vacant
Current Zoning:	Single-Family Residential (RS)
Proposed Zoning:	Medium Density Residential (RM)
Units with Current Zoning:	12 <ul style="list-style-type: none"> • 12 Above Moderate Income
Units with Proposed Zoning:	84 <ul style="list-style-type: none"> • 84 Moderate Income



Associated General Plan Amendment

- Land Use Element
 - Figure 2-1: Land use designation change

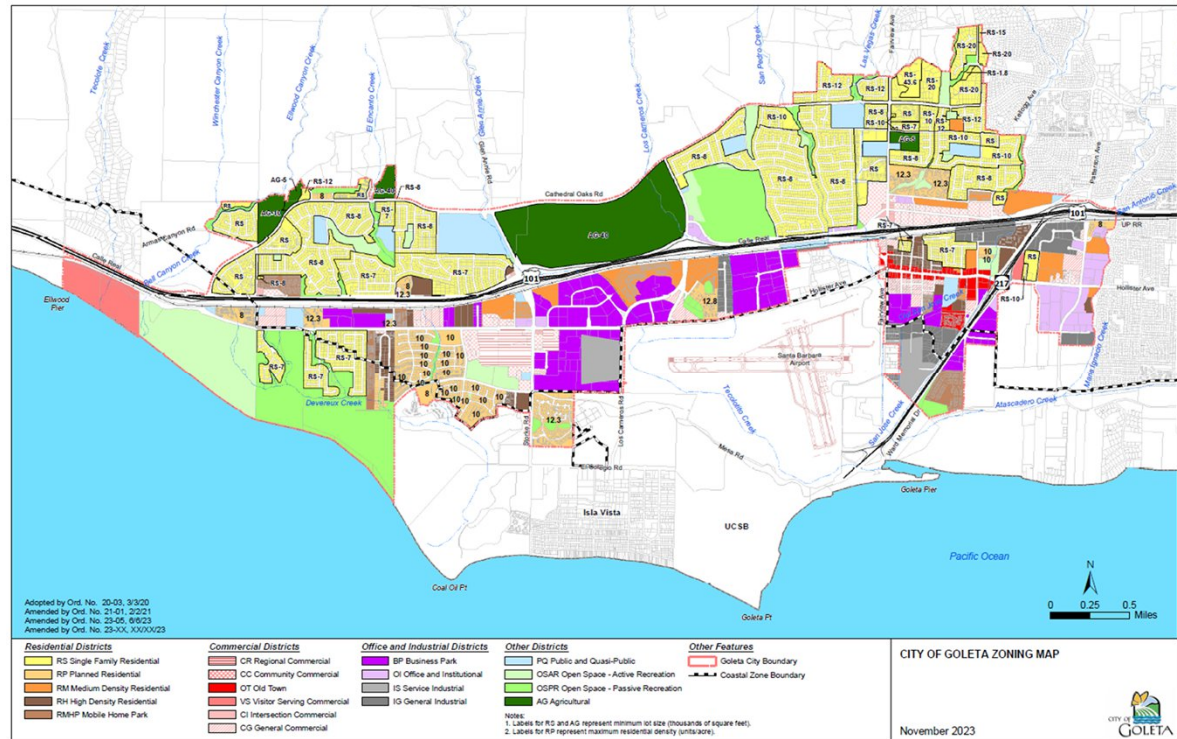


December 5, 2023

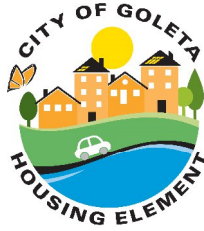


Associated Zoning Amendment

- Zoning Map
 - Rezone of Site



December 5, 2023



Staff Recommendation

- A. Adopt Resolution No. 23 ___, entitled “A Resolution of the City Council of the City of Goleta, California, Adding 625 Dara Road (APN 069-373-064) to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA).”
- B. Adopt Resolution No. 23 ___, entitled “A Resolution of the City Council of the City of Goleta, California, Adopting a General Plan Amendment to Facilitate Medium Density Residential Development at 625 Dara Road (APN 069-373-064) (Case No. 21-0002-GPA)”
- C. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 23-___, entitled, “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Change the Zone District and Standards for 625 Dara Road (APN 069-373-064) (Case No. 23-0004-ORD).”
- D. Make a determination that because a CEQA Addendum was considered as part of a separate action, no further environmental review is required for Resolution No. 23-___, Resolution 23-___, and Ordinance No. 23-___ pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.



Council Questions

Public Comment

Council Deliberation

December 5, 2023

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