



**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 7264 Calle Real (APN 077-130-006) 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 High Density Residential Housing as detailed in Subprogram 2.1(a) at 7264 Call Real (APN 077-130-006) (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 7264 Calle Real (APN 077-130-006) 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 Amendments to the General Plan to Facilitate High Density Residential Development at 7264 Calle Real (APN 077-130-006) (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 7264 Calle Real (APN 077-130-006) (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 “6<sup>th</sup> 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 (7264 Calle Real (APN 077-130-006) 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 7264 Calle Real (APN 077-130-006), staff recommends that the City Council, with the recusal of the conflicted City Councilmember, adopt a resolution adding 7264 Calle Real (APN 077-130-006) 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 7264 Calle Real (APN 077-130-006). The actions taken as part of this item in relation to 7264 Calle Real (APN 077-130-006) are contingent upon the City Council’s adoption 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 parcels’ land use designation (in the General Plan) and zoning (in Title 17 of the Goleta Municipal Code). Due the need for segmentation under the Political Reform Act, separate actions are needed to change the land use designation and zoning at 7264 Calle Real (APN 077-130-006) from a combination of Single-Family Residential (RS) and

Agriculture (AG) to High-Density Residential (RH). Subprogram HE 2.1(a) also includes the following language related to this site:

Development Cap: Development of the 9.85-acre parcel 077-130-006 (7264 Calle Road, Kenwood Village) is capped at 190 units, estimated at the minimum density of 20 units per acre. This cap is proposed to recognize the site characteristics, the need to provide adequate buffer from adjacent uses, the need to accommodate site access, and to allow for innovative site planning techniques. Clustering of density will be allowed within portions of the site, provided that the product types must be consistent with the density range of 20 to 30 units per acre.

For the sites, HE 2.1(a) includes a requirement that the minimum residential density on the site must be 20 dwellings units per acre (as opposed to 15 dwelling units per acre normally required in RH). Associated with these changes in subprogram HE 2.1(a) is an update to the Sites Inventory within the Housing Element 2023-2031 to reflect these changes. The inclusion of 7264 Calle Real (APN 077-130-006) in subprogram HE 2.1(a) and the Housing Element 2023-2031 Technical Appendix is provided for in Attachment 1.

This policy change in the Housing Element 2023-2031 related to 7264 Calle Real (APN 077-130-006) requires additional revisions to the General Plan (in the Land Use Element and Open Space Element) (see Attachment 2) and to Title 17 (see Attachment 3). These are detailed below:

- Land Use Element
  - A change in the land use designation in Figure 2.1, Land Use Plan Map, to change the designation of the parcel from RS/AG to RH.
  - An amendment to subpolicy LU 2.7, entitled High-Density Residential (R-HD) to detail the development cap on the parcel.
- Open Space Element
  - A change to Figure 3-5, Open Space Plan Map, to remove the Agriculture designation on the parcel, consistent with the amendment to Figure 2-1 detailed above.
- Title 17
  - A new subsection 17.07.030(F) is created, entitled “Increased Minimum Density, RH District.” This section identifies parcels where the minimum density required is 20 dwelling units per acre (as opposed to 15 units per acre that is typical in RH). Parcels to be included in this subsection are parcels proposed for rezoning to RH as part of the Housing Element 2023-2031 amendments. Note that the minimum density of 20 units per acre for these sites is a requirement of state law. A specific listing of 7264 Calle Real (APN 077-130-006) is included in this new subsection.
  - A new subsection 17.07.050(D) is created, entitled “Reduced Development Acreage.” This subsection is specific for 7264 Calle Real (APN 077-130-

006) and limits the developable area for the parcel to 6.33 acres. This is included to ensure the cap of 190 units and density of 20-30 units per acre on the site are adhered to. Under this provision, the potential residential unit development on the site ranges from 127-190 units.

- Zoning Map
  - A change the Zone District for 7264 Calle Real (APN 077-130-006) from a combination of RS/AG to RH, mirroring the change to Figure 2-1 of the Land Use Element.

**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 the amendments related to 7264 Calle Real (APN 077-130-006) 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 are 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.

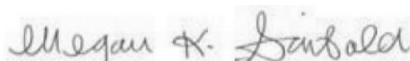
**ALTERNATIVES:**

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 7264 Calle Real (APN 077-130-006) 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 Amendments to the General Plan to Facilitate High Density Residential Development at 7264 Calle Real (APN 077-130-006) (Case No. 21-0002-GPA)

Exhibit A: Amended Open Space Element Figure 3-5, Open Space Plan Map

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 and Standards for 7264 Calle Real (APN 077-130-006) (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 7264 Calle Real (APN 077-130-006) 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 7264 CALLE REAL (APN 077-130-006) 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 (6<sup>th</sup> 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 extensive public outreach and Planning Commission and City Council input, the City Council considered the entire administrative record for the 6<sup>th</sup> 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 7264 Calle Real (APN 077-130-006); 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 7264 Calle Real (APN 077-130-006) 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 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**, on November 15, 2023, the Planning Commission adopted Resolution 23-\_\_, recommending to the City Council inclusion 7264 Calle Real (APN 077-130-006) 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 7264 Calle Real (APN 077-130-006) 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 inclusion of 7264 Calle Real (APN 077-130-006) 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 City Council.

**SECTION 2. General Plan Amendment Findings**

The addition of 7264 Calle Real (APN 077-130-006) 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 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. Five of these Principles and Goals are specifically relevant to including 7264 Calle Real (APN 077-130-006) 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.*
- 3. Preserve agricultural lands to allow future potential for agricultural production, including a locally grown food supply, specialty agriculture, and floriculture.*
- 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 7264 Calle Real (APN 077-130-006) 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.

Adding 7264 Calle Real (APN 077-130-006) in the Housing Element 2023-2031 is considerate of protecting agricultural lands protected by Land Use Element subpolicy 7.5 (City of Goleta Heritage Farmlands) in alignment with Principle and Goal #1.

Development at 7264 Calle Real (APN 077-130-006) 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 7264 Calle Real (APN 077-130-006) allow for the avoidance of such policies.

For these reasons, adding 7264 Calle Real (APN 077-130-006) 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 7264 Calle Real (APN 077-130-006) 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 7264 Calle Real (APN 077-130-006) 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 7264 Calle Real (APN 077-130-006) in the Housing Element 2023-2031 addresses the public's concerns and needs related to housing within the City.

For these reasons, adding 7264 Calle Real (APN 077-130-006) in the Housing Element 2023-2031 is in the public interest.

**SECTION 3. City Council Action**

The City Council hereby adds 7264 Calle Real (APN 077-130-006) to Housing Element 2023-2013 subprogram HE 2.1(a) and the Residential

Sites Inventory, contingent upon a separate action of the City Council adopt 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)

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DEBORAH S. LOPEZ  
CITY CLERK

## **Attachment 2**

**Resolution No. 23 \_\_, entitled “A Resolution of the City Council of the City of Goleta, California, Adopting Amendments to the General Plan to Facilitate High Density Residential Development at 7264 Calle Real (APN 077-130-006) (Case No. 21-0002-GPA)”**

**RESOLUTION NO. 23-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING AMENDMENTS TO THE GENERAL PLAN TO FACILITATE HIGH DENSITY RESIDENTIAL DEVELOPMENT AT 7264 CALLE REAL (APN 077-130-006) (CASE NO. 21-0002-GPA)**

**WHEREAS** the City of Goleta’s General Plan / Coastal Land Use Plan (“General Plan”) includes a Land Use Element, Open Space 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, on November 15, 2023, 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 7264 Calle Real (APN 077-130-006) 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 change and text amendments in the Land Use Element and an amendment in the Open Space Element to change the allowable residential development on 7264 Calle Real (APN 077-130-006); 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 7264 Calle Real (APN 077-130-006) General Plan amendments to implement subprogram HE 2.1(a), 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 7264 Calle Real (APN 077-130-006) General Plan amendments 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 actions taken in this Resolution. Adopting the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act (“CEQA”) regarding 7264 Calle Real (APN 077-130-006) General Plan amendments 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 7264 Calle Real (APN 077-130-006) General Plan amendments to implement subprogram HE 2.1(a), 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 changes to the Land Use Element and Open Space Element regarding 7264 Calle Real (APN 077-130-006) 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. Five of these Principles and Goals are specifically relevant to the amendments related to 7264 Calle Real (APN 077-130-006). 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.*
3. *Preserve agricultural lands to allow future potential for agricultural production, including a locally grown food supply, specialty agriculture, and floriculture.*
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 and Open Space Element amendments seek 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 amendments seek to ensure a balanced community with an appropriate mix of housing types to accommodate the needs of the community. This includes amendments 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.

The amendments related to 7264 Calle Real (APN 077-130-006) are considerate of protecting agricultural lands protected by Land Use Element subpolicy 7.5 (City of Goleta Heritage Farmlands) in alignment with Principle and Goal #1.

Development at 7264 Calle Real (APN 077-130-006) 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 amendments 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, these General Plan amendments are consistent with the guiding principles and goals of the General Plan.

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

The amendments related to 7264 Calle Real (APN 077-130-006) serve 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 amendments related to 7264 Calle Real (APN 077-130-006) implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with State housing law. Additionally, these amendments are needed to facilitate future housing development. Without these amendments, the City risks losing local regulatory authority over certain housing projects in the future.

For these reasons, these General Plan amendments are 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 actions:

- (a) Amend General Plan Land Use Element Figure 2-1, Land Use Plan Map as follows:
  - 1. Change the Land Use Designation for 7264 Calle Real (APN 077-130-006) from Single-Family Residential (RS) and Agriculture (AG) to High Density Residential (R-HD).

- (b) Amend General Plan Land Use Element subpolicy LU 2.7 to add the following text:

The R-HD land use designation includes APN 077-130-006. The following applies to this parcel: A development cap of 190 dwelling units and where the development occurs on the site, the residential density must be a minimum of 20 units per acre.

- (c) Amend Open Space Element Figure 3-5, Open Space Plan Map, to as shown in Exhibit "A," attached hereto and incorporated herein by reference.

**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:

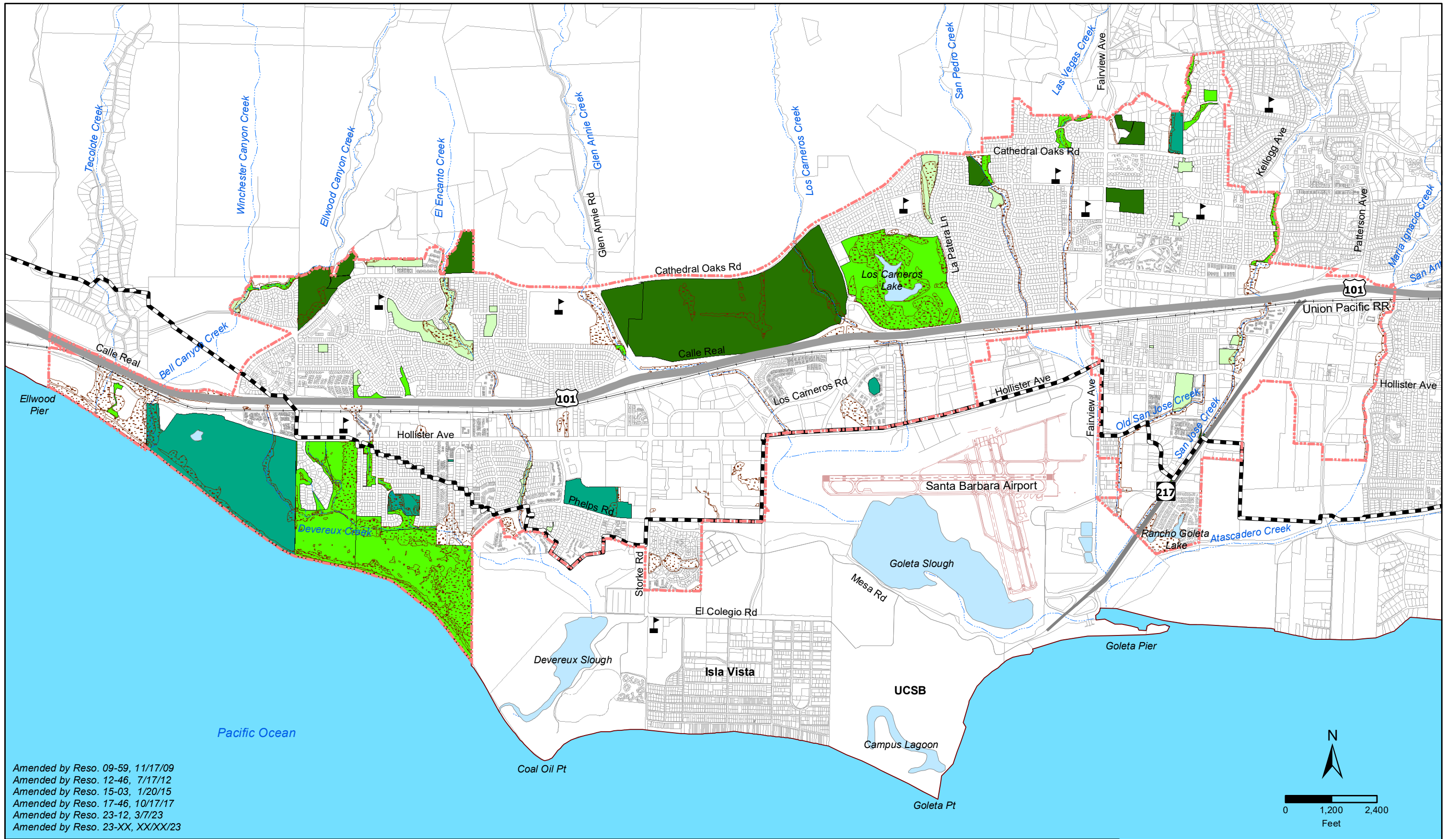
ABSENT:

(SEAL)

\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK

**Attachment 2, Exhibit A**

**Amended Open Space Element Figure 3-5, Open Space Plan Map**



Amended by Reso. 09-59, 11/17/09  
 Amended by Reso. 12-46, 7/17/12  
 Amended by Reso. 15-03, 1/20/15  
 Amended by Reso. 17-46, 10/17/17  
 Amended by Reso. 23-12, 3/7/23  
 Amended by Reso. 23-XX, XX/XX/23

**Legend**

Open Space for Outdoor Recreation

- Active Park Sites
- Passive Parks /Open Space Areas
- Private Recreational Areas

Open Space for Preservation of Natural Resources

- Environmentally Sensitive Habitat Areas

Open Space for Managed Production of Resources

- Agriculture

Open Space for Public Health and Safety

- Flood Plain(See Note)
- Tsunami Run-up Areas(See Note)

Other Features

- Goleta City Boundary
- Coastal Zone
- Creeks
- Schools

Note: Tsunami run-up areas and flood plain information are shown in Safety Element Figure 5-2.

**Figure 3-5**  
**OPEN SPACE PLAN MAP**



### **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 and Standards for 7264 Calle Real (APN 077-130-006) (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 AND STANDARDS FOR  
7264 CALLE REAL (APN 077-130-006) (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 and Open Space of the City’s General Plan / Coastal Land Use Plan (“General Plan”); and

**WHEREAS** the City adopted amendments to the Land Use and Open Space Element on \_\_\_\_\_, 2023; and

**WHEREAS**, included in the Land Use and Open Space Element amendments were land use designation and development changes for 7264 Calle Real (APN 077-130-006); 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, 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, Land Use Element, and Open Space Element to facilitate additional housing development within the City, such amendments would create inconsistencies between the General Plan and Title 17 without the proposed amendments 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, Open Space 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 and Open Space Element amendments and Title 17 amendments are identified in the Housing Element 2023-2031 for implementation by February 15, 2024. The Land Use and Open Space 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 and Open Space Element, the amendments are needed to ensure consistency across all City planning documents.

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

Additionally, the amendments were prepared with the entirety of Title 17 in mind to ensure that the amendments do not create any internal inconsistencies within this Title.

For these reasons, the proposed amendments to Title 17 are 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 amendments to Title 17 serve 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 amendments to Title 17 implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Without these amendments, 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 amendments to Title 17 are 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 amendments to Title 17 have 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 amendments to Title 17 are 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. Title 17 of the Goleta Municipal Code Amendments**

- (a) Subsection 17.07.030(F), entitled “Increased Minimum Density, RH District” is hereby added to read in its entirety as follows:

The following sites shall have a minimum residential density of 20 dwelling units per acre:

7264 Calle Real (APN 077-130-006)

- (b) Section 17.07.050(D), entitled “Reduced Development Acreage” is hereby added to read as follows:

The developable area on APN 077-130-006, zoned RH, is limited to 6.33 acres, in order to facilitate 190 residential units.

### **SECTION 5. Zoning Map Amendments**

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

Change the Zone District for 7264 Calle Real (APN 077-130-006) from a combination of Single Family Residential (RS) and Agricultural (AG) to Residential—High Density (RH) for the entire parcel.

**SECTION 6. 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 7. 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 8. 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 9. 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 10. Effective Date**

This Ordinance shall take effect on the 31<sup>st</sup> 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**

**7264 Calle Real (Kenwood Village) 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

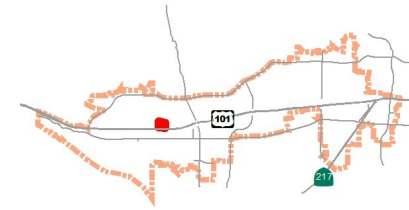
- 2023-2031 update required by State law (“6th cycle”)
- State oversight & Housing Element “certification”
- Adopted on January 17, 2023
- HCD Letter on March 20, 2023
- Revisions to Housing Element prepared in response to letter
  - July Study Sessions
- Revisions submitted to HCD for initial 90-day 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
- 7264 Calle Real (Kenwood Village) – Single-Family Residential (RS) and Agriculture (AG) to RH. Development cap of 190 units; development area residential density minimum of 20 dwelling units per acre

# 7264 Calle Real - Kenwood Village

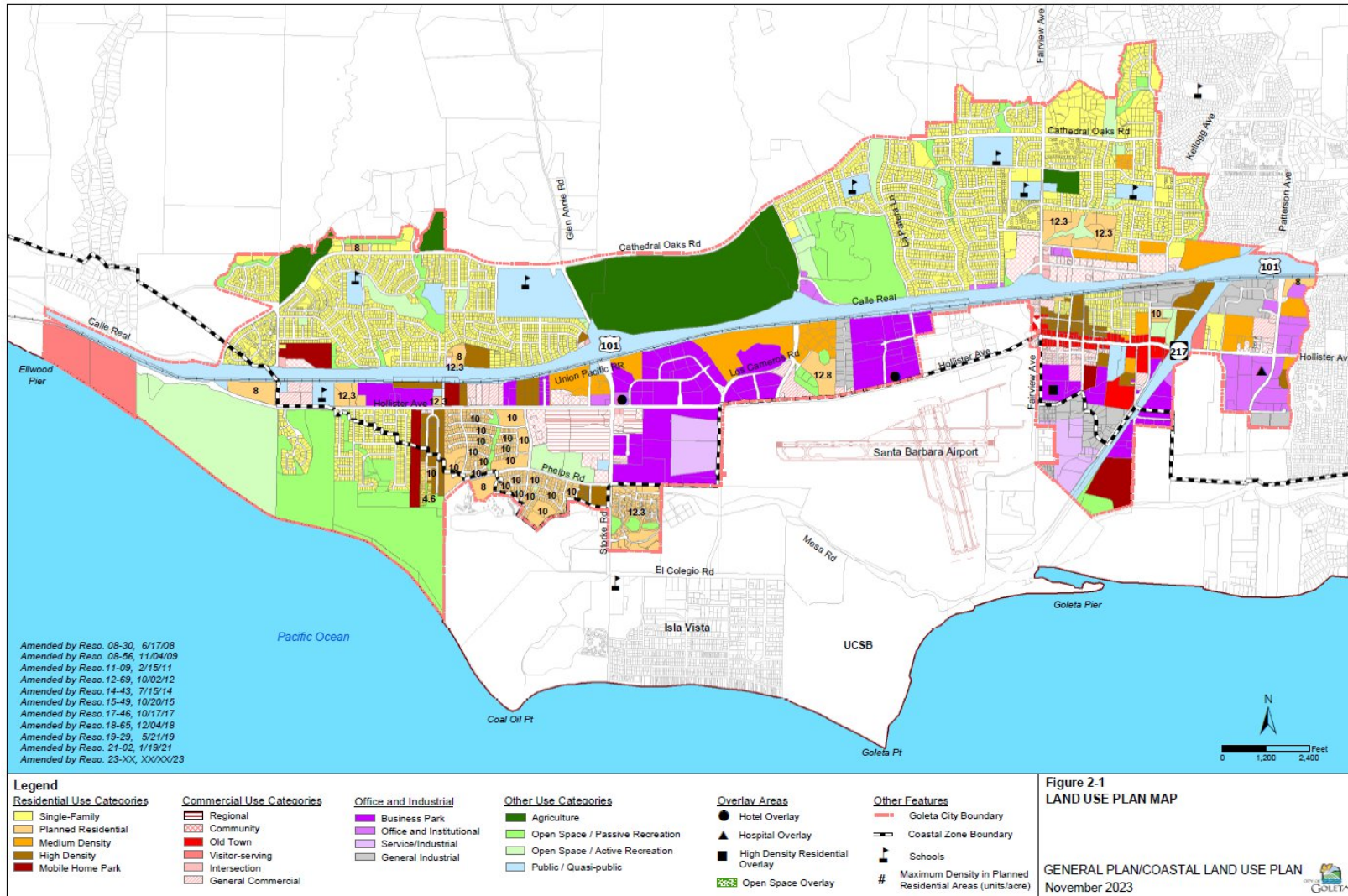


APN:	077-130-006
Address:	NA
Acres:	9.48
Current Use:	Vacant
Current Zoning:	Agriculture (AG) and Single-Family Residential (RS)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	28 • 28 Above Moderate Income
Units with Proposed Zoning:	190 (limited to 6.33 acres) • 190 Lower Income



# Associated General Plan Amendments

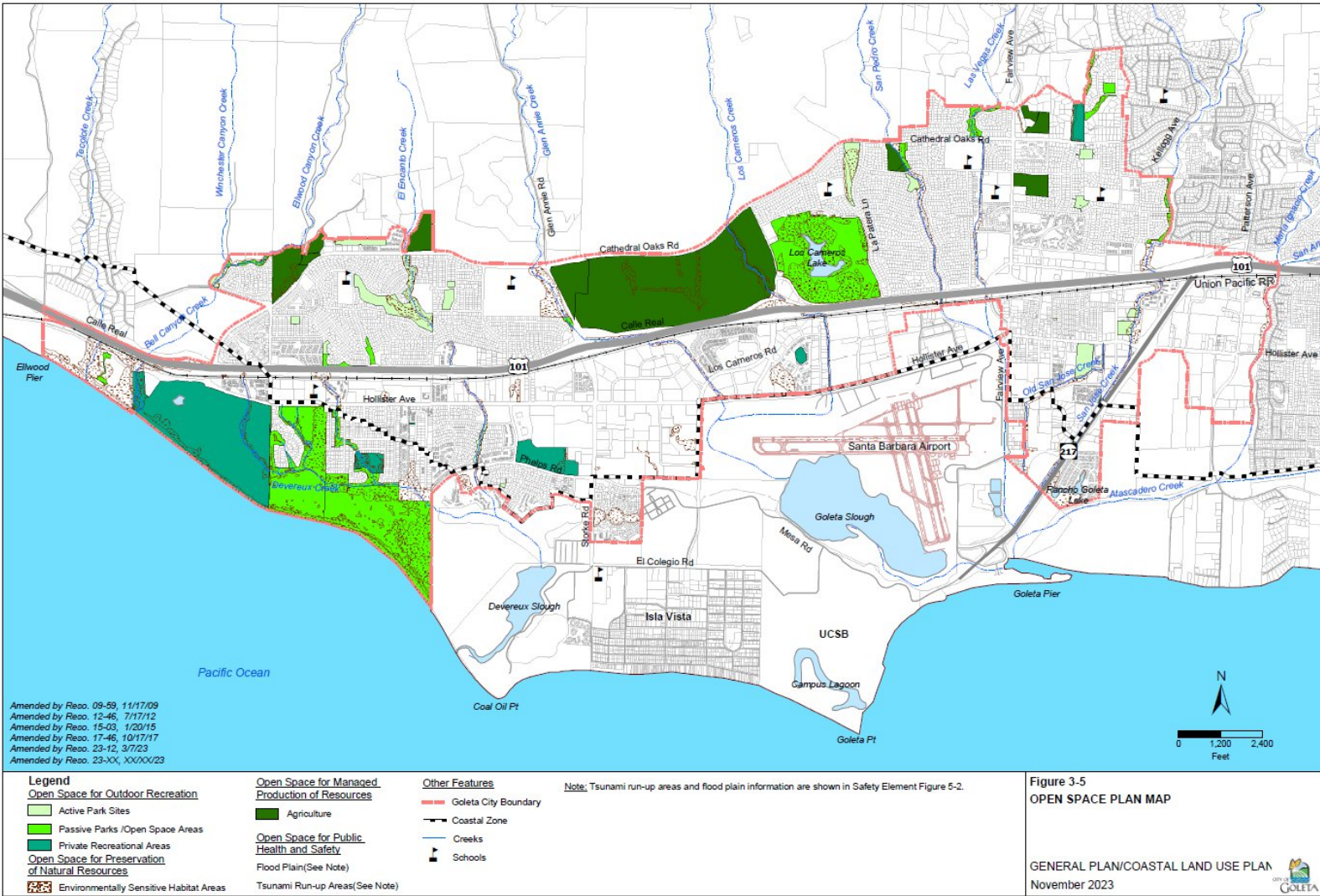
- Land Use Element
  - LU 2.7: Cap on development
  - Figure 2-1: Land use designation change
- Open Space Element
  - Figure 3-5: Removal of Agriculture designation



**Figure 2-1  
 LAND USE PLAN MAP**  
  
 GENERAL PLAN/COASTAL LAND USE PLAN  
 November 2023

December 5, 2023



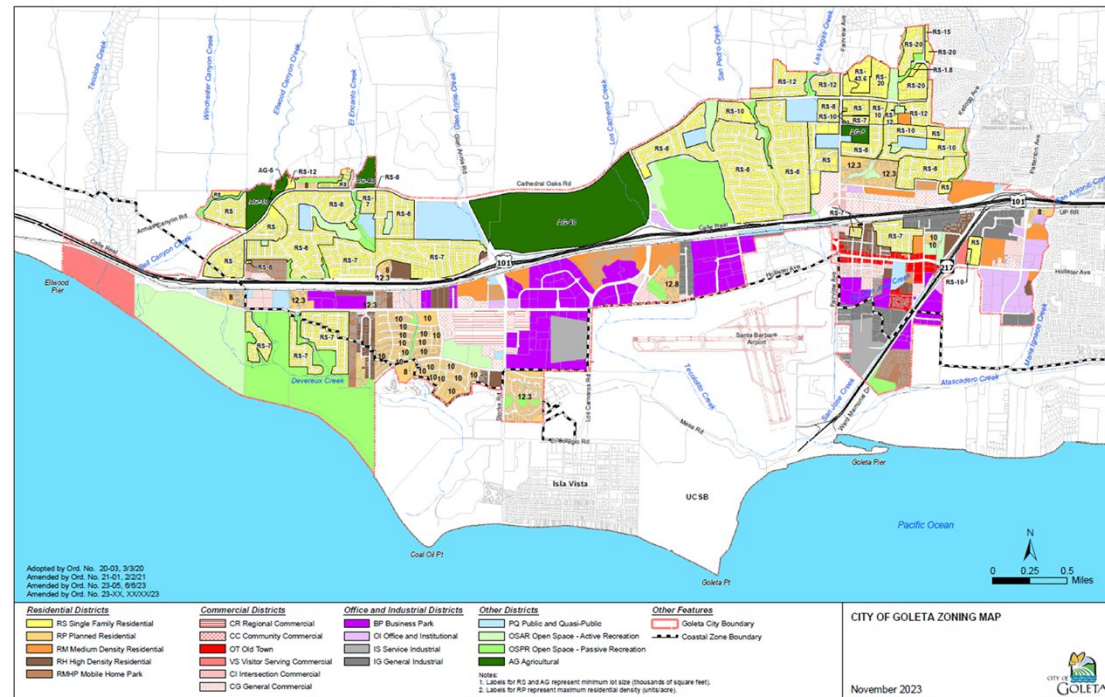


December 5, 2023



# Associated Zoning Amendments

- Title 17
  - Minimum Density
  - Development Cap/Acreage
- Zoning Map
  - Rezone of Site



December 5, 2023

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# Staff Recommendation



A. Adopt Resolution No. 23 \_\_\_, entitled “A Resolution of the City Council of the City of Goleta, California, Adding 7264 Calle Real (APN 077-130-006) 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 Amendments to the General Plan to Facilitate High Density Residential Development at 7264 Calle Real (APN 077-130-006) (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 7264 Calle Real (APN 077-130-006) (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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