

CHAPTER 2.0 LAND USE ELEMENT (LU)

2.1 INTRODUCTION

General Plan Law Requirements [GP]

The Land Use Element is one of seven elements mandated by state planning law, at Section 65302 of the California Government Code. The Land Use Element is required to consist of a statement of policies and a land use plan map showing the spatial distribution, location, and extent of lands designated for housing, business, industry, open space, agriculture, and other categories of public and private uses of land. It must state standards for population density and building intensity for each of the land use categories. This element defines

Goleta's planned long-range development pattern and physical character, as well as the extent and distribution of future growth in the city. Other elements of the plan further address the relationships between future development and environmental quality, safety hazards, and social and economic concerns.

Land Use Element Policies

LU 1:	Land Use Plan Map and General Policies
LU 2:	Residential Land Uses
LU 3:	Commercial Land Uses
LU 4:	Office and Industrial Uses
LU 5:	Public and Quasi-Public Land Uses
LU 6:	Park and Open Space Uses
LU 7:	Agriculture
LU 8:	Central Hollister Residential Development Area
LU 9:	Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)
LU 10:	Energy-Related On- and Off-Shore Uses
LU 11:	Nonresidential Growth Management
LU 12:	Land Use In Goleta's Environs

Coastal Act Requirements [CP]

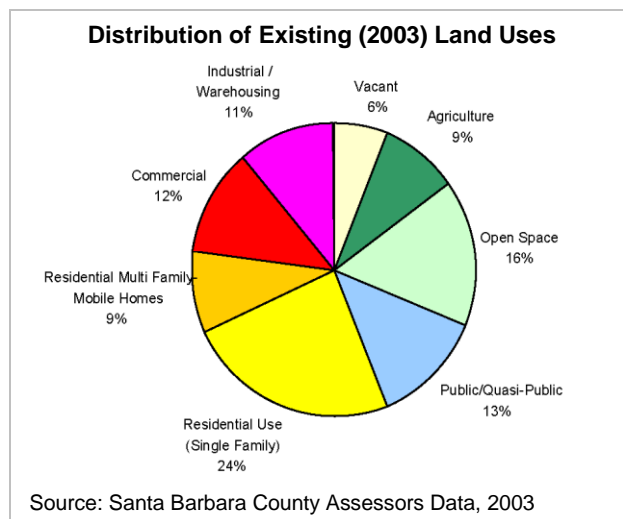
The California Coastal Act (Coastal Act), at Section 30250 of the Public Resources Code, provides that new development shall be located within or contiguous to existing developed areas in order to create a compact development pattern that avoids "leapfrogging" and achieves efficient use of existing public facilities such as streets and utilities. An exception is provided for hazardous industrial uses, which shall be located away from existing developed areas. Coastal-dependent and visitor-serving uses, including open space and recreation, are given priority over other types of uses at or near the Pacific shoreline. All development is required to accommodate the public's right of access to the sea and shoreline. All land uses and development must be protective of coastal resources, including marine and land habitats, scenic and visual resources, agricultural lands, and archaeological resources.

Existing Land Use Pattern: 2005 [GP/CP]

Goleta is a highly desirable place to live, work, or own a business because of the natural beauty of its location along the Pacific coast, the sunny Mediterranean climate, the scenic backdrop of the Santa Ynez Mountains, and the separation from but proximity to southern California's metropolitan areas. The city provides the many advantages of suburban living while enjoying the benefits provided by the more urban parts of the south coast and the adjacent University of California, Santa Barbara (UCSB). Land use decisions in Goleta are shaped by the community's desire to preserve and protect its natural resources, its livable neighborhoods, existing land use patterns, and quality of life. The nature and character of existing development and the desire for

a continued strong local economy, as well as concerns regarding infrastructure capacity, all influence planning for future land use.

The land use and development pattern observed in Goleta today is the result of transformation over the past 75 years of a rural landscape of ranches and agricultural lands into a prosperous suburban community. The community continues to derive an essential and valued character from the remaining agricultural and rural lands that are intermixed with its various neighborhoods. The city's neighborhoods are spread over the relatively flat coastal terrace between the foothills of the Santa Ynez Mountains to the north and the Pacific shoreline to the south on both sides of U.S. Highway 101 (US-101), the major traffic artery connecting Goleta with the nearby city of Santa Barbara to the east and westward through the Gaviota Coast to northern Santa Barbara County. For the most part, individual neighborhoods were developed as relatively large subdivision tracts of modest single-story ranch-style homes starting in the 1950s and continuing until the present day, with interruptions in development due to water supply limitations. Many of the original homes have been upgraded or expanded over time as housing values and prices have increased in the south coast area. Multifamily housing is concentrated in several areas near the Hollister Avenue corridor, from Goleta Old Town in the east to the Ellwood Beach–Matilda area in the west and adjacent to the Calle Real commercial district north of US-101.



Office and light industrial construction accelerated during the 1970s and 1980s, focused generally between Hollister Avenue and US-101 in a corridor extending from Fairview Avenue to Storke Road. This corridor includes most of the Goleta Valley's largest employers, with the notable exception of UCSB, which is located in an adjacent unincorporated area south of the city. Retail and commercial services are focused in three distinct areas of the city: the Goleta Valley's original commercial center, referred to as Goleta Old Town (Old Town); the Calle Real/Fairview Avenue shopping area; and the recently developed regional commercial center at Camino Real Marketplace in western Goleta. The city's only coastal resort, Bacara, was developed in the late 1990s at the city's western boundary. The last remnants in the city of the oil and gas industry, which was a prominent part of the early industrial history of the Goleta Valley, exist at the Venoco Ellwood Onshore Oil and Gas Processing Facility (EOF) and the nearby shoreline piers at State Lease 421 (S.L. 421) adjacent to the Sandpiper Golf Course. At the geographical center of Goleta lies a noncontiguous portion of the territory of the City of Santa Barbara. These lands are owned by the City of Santa Barbara and encompass the regional airport, with a passenger terminal for air



Goleta Old Town

carrier service, general aviation facilities, and vacant and developed lands north of Hollister Avenue for nonairport uses.

2.2 GUIDING PRINCIPLES AND GOALS [GP/CP]

The policies of this element are designed to balance the various concerns and needs of the city and its residents and will guide future change to fit the desired character of Goleta. The following guiding principles and goals, which are not in order of priority, provide the foundation for the land use plan. They incorporate many comments, ideas, and suggestions offered by participants at numerous public workshop meetings. All policies set forth in subsequent sections of this element have been established to be in conformity with the guiding principles and goals, and future actions of the City following adoption of the plan are required to be consistent.

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.
2. Preserve open space within the city that is accessible to residential neighborhoods as well as a greenbelt around the city's northern, western, and southern boundaries.
3. Preserve agricultural lands to allow future potential for agricultural production, including a locally grown food supply, specialty agriculture, and floriculture.
4. Maintain economic prosperity with a sustainable economy that is not based on growth.
5. Manage the types, amounts, and timing of future growth based on maintenance of service levels and quality of life.
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.
9. Ensure that the locations, amounts, and timing of new development are consistent with resource and service constraints, including, but not limited to, transportation infrastructure, parks, water supply, sewer system capacity, and energy availability.
10. Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood.
11. Influence future land use changes in nearby areas outside Goleta to avoid, lessen, and/or mitigate impacts within the city.

2.3 COASTAL ACT POLICIES [CP]

The Coastal Act policies set forth below are adopted as policies of this plan for those areas of Goleta within the California Coastal Zone. The numbers refer to sections of the Public Resources Code. The plan maps show the location of the California Coastal Zone boundary.

- 30220** Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

- 30221** Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.
- 30222** The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.
- 30223** Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.
- 30250**
- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
 - (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.
 - (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated development or at selected points of attraction for visitors.
- 30255** Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

2.4 CITY POLICIES

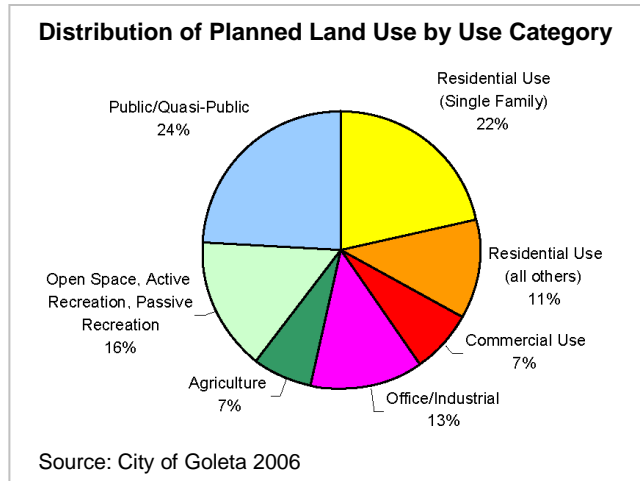
Policy LU 1: Land Use Plan Map and General Policies [GP/CP]

Objective: *To maintain a land use pattern that provides continuity with the past and present use and development of the city and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan.*

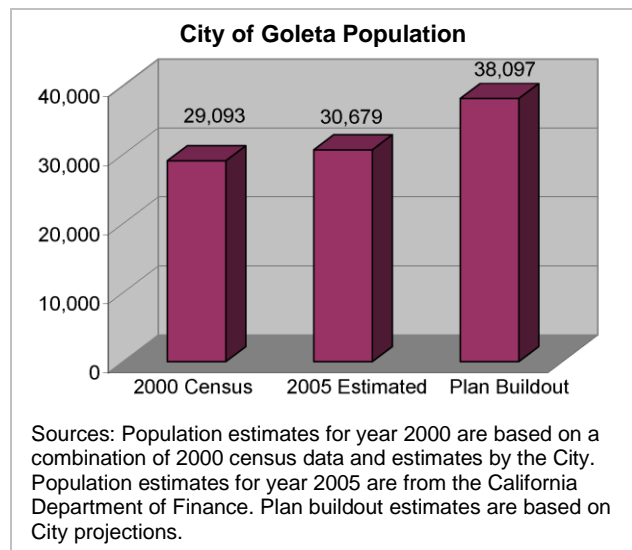
- LU 1.1 Land Use Plan Map. [GP/CP]** The Land Use Plan map in Figure 2-1 is hereby adopted. The Land Use Plan map establishes the future distribution, extent, and geographic locations of the various land uses within Goleta. The standards applicable to each of the various use categories and sites are set forth in Policies LU 2 through LU 9.

LU 1.2 Residential Character. [GP/CP] The Land Use Plan map shall ensure that Goleta’s land use pattern remains predominately residential and open, with the majority of nonresidential development concentrated along the primary transportation corridor—east and west along Hollister Avenue and US-101. The intent of the Land Use Plan is to protect and preserve residential neighborhoods by preventing intrusion of nonresidential uses that would be detrimental to the preservation of the existing character of the neighborhoods.

LU 1.3 Goleta Old Town. [GP] The City and the City of Goleta Redevelopment Agency shall continue to develop and implement programs to revitalize the Old Town area. When considering development proposals, lots designated for commercial or multifamily residential use that are less than 6,000 square feet shall be encouraged to be combined with any adjacent small lots to provide adequate parking and circulation, minimize driveway cuts on Hollister Avenue and other busy streets, and maximize design potential.



LU 1.4 Employment Centers. [GP] Existing developed office and industrial areas shall be preserved and protected to continue their role of providing employment opportunities for the community. A mix of industries and economic activities is encouraged in order to provide a wide range of employment opportunities and wage levels and to avoid over reliance on any one economic sector.



LU 1.5 Compatibility of Existing and New Industrial Areas with Adjacent Residential Development. [GP/CP] The Zoning Code shall include performance standards that will mitigate the effects of industrial uses and development on nearby residential areas. These standards shall include, but are not limited to, the following subjects:

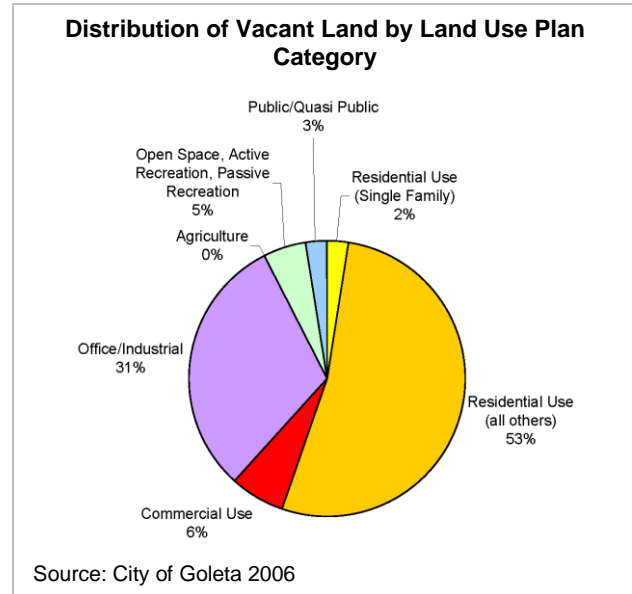
- a. Air pollution, both direct and indirect;
- b. Dust;
- c. Noise;
- d. Drainage and stormwater runoff;

- e. Water pollution;
- f. Light pollution;
- g. Visual impacts; and
- h. Truck traffic.

Standards may include requirements for industrial uses and development to provide an adequate physical buffer or separation as well as fencing and screening to help lessen the effects on adjacent residential development. Performance standards shall be applicable to discretionary approvals pertaining to alteration or expansion of existing industrial uses and development as well as to new industrial uses and development.

- LU 1.6 Retail and Other Commercial Centers. [GP/CP]** The priority for commercial uses, including large regional commercial centers, shall be for the types that will meet local needs and those that provide goods and services not now available in the city. Goleta's retail areas shall be designed to serve as community focal points and shall include appropriate outdoor gathering places. Retail and other commercial centers shall provide high levels of maintenance and upkeep to assure their quality appearance. *(Amended by Reso. 08-30, 6/17/08)*
- LU 1.7 New Development and Protection of Environmental Resources. [GP/CP]** Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent with the standards set forth in the Conservation Element and the City's Zoning Code.
- LU 1.8 New Development and Neighborhood Compatibility. [GP/CP]** Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.
- LU 1.9 Quality Design in the Built Environment. [GP/CP]** The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals shall include coordinated site planning, circulation, and design. Public and/or common open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale. *(Amended by Reso. 08-30, 6/17/08)*
- LU 1.10 Multifamily Residential Development. [GP/CP]** The Medium- and High-Density Multifamily designations shall provide appropriate locations for multifamily dwellings as well as allow development standards that enable creativity and diversity in design while protecting health and safety. The use categories differ in terms of maximum permitted densities allowed, but each designation shall permit a range of housing types, including detached units, attached townhouses, and garden apartments. All multifamily developments shall be required to provide or ensure:

- a. Adequate open space and recreational facilities, such as parks, open spaces, or bike paths as an integral part of the development; community garden areas are encouraged.
- b. Appropriate amounts of outdoor space for the exclusive use of individual residential units.
- c. Appropriate pedestrian and bicyclist access to commercial or other activity centers and appropriate facilities to encourage use of public transit.
- d. Adequate services and facilities (such as sewer, water, and roadway capacity) concurrent with development.
- e. Adequate off-street parking.
- f. Appropriate access by emergency vehicles. *(Amended by Reso. 08-30, 6/17/08)*



LU 1.11 Multiple-Use Development.

[GP/CP] New larger developments, including multifamily, commercial, retail, office, and industrial uses, shall be designed to incorporate features that enable a choice of various alternative modes of travel, such as transit, biking, and walking. Mixed-use development, where certain commercial and residential uses are provided in a single integrated development project, shall be allowed in appropriate areas, including, but not limited to, the Hollister corridor in Old Town.

LU 1.12 General. [GP/CP] The following general policies shall apply throughout the city:

- a. It shall be a permitted use for any hotel subject to the City's Transient Occupancy Tax to operate as hotel condominiums, time-shares, or under a fractional ownership model. Such hotels shall be regulated through measures including but not limited to owner-

Estimated Maximum General Plan Housing Buildout			
<u>Residential Units</u>	Existing (2005) (Units)	Maximum Buildout (Units)	Change (Units)
Single Family	5,483	5,963	+ 480
Multi-Family	6,132	9,532	+ 3,400
Total	11,615	15,495	+ 3,880

Estimated Maximum General Plan Commercial and Industrial Buildout			
Commercial/Industrial	Existing (2005) (Square Feet)	Maximum Buildout (Square Feet)	Change (Square Feet)
Commercial	2,575,000	3,279,000	+ 704,000
Industrial	9,544,000	10,921,000	+ 1,377,000
Total	12,119,000	14,200,000	+ 2,081,000

Source: City of Goleta 2006

Note: Housing unit totals are maximum buildout estimates allowed under the Land Use Plan to approximately 2030. These are not the same as housing unit totals in the Housing Element, which does not include all potential units for all mixed-use and redevelopment sites. Housing units on mixed-use and redevelopment sites in the Housing Element are related to the 2001–2009 RHNA period.

occupancy limitations, to ensure that these accommodations are available to the general public and to protect the City's transient occupancy tax base.

- b. Streets and other uses customarily found in public rights-of-way are permitted in each land use designation subject to appropriate review and mitigation of the potential environmental impacts of such facilities.
- c. Events or uses that tend toward privatization of public lands and rights-of-way are discouraged. *(Amended by Reso. 08-30, 6/17/08)*

LU 1.13 Adequate Infrastructure and Services. [GP/CP] For health, safety, and general welfare reasons, approvals of new development shall be subject to a finding that adequate infrastructure and services will be available to serve the proposed development in accordance with the Public Facilities and Transportation Elements. *(Amended by Reso. 08-30, 6/17/08)*

Policy LU 2: Residential Land Uses [GP/CP]

Objective: *To provide appropriate land areas for the residential needs of existing and future city residents consistent with the existing character of the city's neighborhoods.*

LU 2.1 Residential Land Use Categories. [GP/CP] The residential land use categories, permitted uses, and recommended standards for density and building intensity are shown in Table 2-1. The recommended planned residential densities and building intensities in residential neighborhoods have been established to be consistent with the density, intensity, and scale of existing development in order to reinforce the character of well-established neighborhoods. *(Amended by Reso. 08-30, 6/17/08)*

LU 2.2 Residential Use Densities. [GP/CP] All proposed residential projects shall be consistent with the recommended standards for density and building intensity set forth in this plan. The recommended densities described in the policies for the residential use categories and in Table 2-1 are maximum permitted densities but are not guaranteed. Density of development allowed on any site shall reflect site constraints, including:

- a. Environmentally sensitive habitat areas (ESHA).
- b. Areas prone to flooding and geologic, slope instability, or other natural hazards.
- c. Areas with stormwater drainage problems.
- d. Presence of other significant hazards or hazardous materials.
- e. Protection of significant public and private views.
- f. Exposure to exterior noise levels that exceed a Community Noise Exposure Level (CNEL) of 60 dBA (see related NE 1.2).
- g. Areas with archaeological or cultural resources.
- h. Deficiencies in the type or level of services necessary for urban development, such as transportation facilities (roadway and pedestrian), sewer and water service, and emergency service response time.
- i. Prevailing densities of adjacent developed residential areas. *(Amended by Reso. 08-30, 6/17/08)*

**TABLE 2-1
ALLOWABLE USES AND STANDARDS FOR RESIDENTIAL USE CATEGORIES**

Allowed Uses and Standards	Residential Use Categories				
	R-SF	R-P	R-MD	R-HD	R-MHP
Residential Uses					
One Single-Family Detached Dwelling per Lot	X	X	-	-	-
Single-Family Attached and Detached Dwellings	X	X	X	X	-
Multiunit Apartment Dwellings	-	X	X	X	-
Mobile Home Parks	-	-	-	-	X
Second (Accessory) Residential Units	X	X	-	-	-
Assisted-Living Residential Units	-	-	X	X	-
Other Uses					
Religious Institutions	X	X	X	X	-
Small-Scale Residential Care Facility	X	X	-	-	-
Small-Scale Day Care Center	X	X	X	X	X
Public and Quasi-public Uses	X	X	X	X	-
Accessory Uses					
Home Occupations	X	X	X	X	X
Standards for Density and Building Intensity					
<i>Recommended Standards for Permitted Density</i>					
Maximum Permitted Density (units/acres)	5 or less	5.01–13	20	30	15
Minimum Permitted Density (units/acres)	N/A	N/A	15	15 ⁷	N/A
<i>Recommended Standards for Building Intensity</i>					
Structure Height	25 feet	35 feet	35 feet	35 feet	25 feet
Maximum Lot Coverage Ratio	N/A	0.30	0.30	0.50	N/A
Notes:					
1. Use Categories: R-SF– Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park.					
2. X indicates use is allowed in the use category; - indicates use not allowed.					
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.					
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.					
5. Central Hollister Housing Opportunity Sites in the R-MD land use designation (as identified in Housing Element Subpolicy HE11.6) shall provide for development of residential units at densities ranging from a minimum of 20 to a maximum of 25 units per acre.					
6. N/A = Not applicable.					
7. The minimum density for sites designated as R-HD as part of Housing Element 2023-2031 subprogram HE 2.1(a) is 20 units/acre.					
<i>(Amended by Reso. 08-30, 6/17/08; Reso. 09-32, 5/19/09; Reso. 09-44, 8/18/10; Reso. 23-69, 12/05/23; and Reso. 24-19, 4/02/24)</i>					

LU 2.3 Residential Development Standards. [GP/CP] The following standards or criteria shall be applicable to residential development proposals:

- a. The privacy of existing residential uses in the immediate area shall be protected in the design of new or expanded structures.
- b. Solar access of residential uses shall be protected in the design of new or expanded structures.
- c. Proposals for construction of new or expanded homes shall be required to have a size, bulk, scale, and height that are compatible with the character of the immediate existing neighborhood.

LU 2.4 Single-Family Residential Use Category (R-SF). [GP/CP] The intent of this use category is to identify and protect appropriately located land areas for family living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This designation may be applied to provide a transition from

the more intensely developed areas of the city to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single-family residence per lot at densities ranging from one or fewer to five units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 2.0 and 15.0 persons per acre.



Existing Single-Family Residential Use

LU 2.5 Planned Residential (R-P). [GP/CP] The intent of the Planned Residential designation is to allow flexibility and encourage innovation and diversity in design of residential developments. This is accomplished by allowing a wide range of densities and housing types while requiring provision of a substantial amount of open space and other common amenities within new developments. Clustering of residential units is encouraged where appropriate to provide efficient use of space while preserving natural, cultural, and scenic resources of a site. Planned residential areas may also function as a transition between business uses and single-family residential neighborhoods. This designation permits single-family detached and attached dwellings, duplexes, apartments in multiunit structures, and accessory uses customarily associated with residences. This designation is intended to provide for development of residential units at densities ranging from 5.01 units per acre to 13.0 units per acre, with densities for individual parcels as shown on the map in Figure 2-1. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 10 persons per acre and 39 persons per acre.



Existing Planned Residential Use at the Willow Springs Development

LU 2.6 Medium-Density Residential (R-MD). [GP/CP] This use category permits multi-family housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This designation is intended to

provide for development of residential units at densities of up to 20.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Central Hollister Housing Opportunity Sites as identified in Housing Element Subpolicy HE 11.6 shall provide for development of residential units at densities ranging from a minimum of 20 to a maximum of 25 units per acre in support of the achievement of affordable housing goals. Assuming an average household size of 2.0 to 3.0 persons, the range of population densities allowed in this use category is between 26.0 persons per acre and 60.0 persons per acre. (See related Policy LU 8 and Subpolicy HE 11.6) *(Amended by Reso. 09-44, 8/18/10)*

LU 2.7 High-Density Residential (R-HD). [GP] This category permits multifamily housing units and accessory uses customarily associated with residences. Such areas may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-family residential neighborhoods. Housing for special needs populations may be approved at higher than the base density in this designation provided that the City finds that the impacts on traffic, public facilities and services, biological resources, air and water quality, visual resources, or other environmental resources would not be greater than the impacts associated with development at the base density. This designation is intended to provide for development of residential units at densities ranging from 20.01 units per acre to 30.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units and for sites designated as R-HD of Housing Element 2023-2031 subprogram HE 2.1(a). Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 40 persons per acre and 90 persons per acre. 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. *(Amended by Reso. 08-30, 6/17/08 and Reso. 23-65 and 23-69, 12/05/23)*

LU 2.8 Mobile Home Park (R-MHP). [GP/CP] This category shall permit planned mobile home parks where sites for placement of individual mobile home units may be unsubdivided and held in a common ownership or subdivided and sold as separate lots to individual mobile home unit owners. The intent is that mobile home park sites be planned as a whole, with an adequate internal vehicular and pedestrian circulation system, adequate common and individual parking, common open space and recreation facilities, and other common amenities. Mobile homes usually provide a more-affordable housing alternative, and this designation is intended to preserve and protect existing mobile home parks in the city. The Mobile Home Park designation is intended to



Existing Mobile Home Park

provide for development of residential units at densities ranging up to a maximum of 15.0 units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 30.0 persons per acre and 45.0 persons per acre.

Policy LU 3: Commercial Land Uses [GP/CP]

Objective: *To provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses.*

LU 3.1 Commercial Land Use Categories. [GP/CP] Table 2-2 shows the permitted uses and recommended standards for building intensity in each of the commercial land use designations. The commercial use categories are intended to provide appropriate locations for business uses that serve neighborhoods, the community, the region, and the traveling public while seeking to minimize traffic congestion, visual, and other impacts on surrounding residential areas. The intent of each use category is further described in the following sections. *(Amended by Reso. 08-30, 6/17/08)*

LU 3.2 Regional Commercial (C-R). [GP] This category is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that serve the community, the region, and the traveling public. These uses are typically land-extensive. The Regional Commercial use designation provides for commercial uses that require large sites or attract large volumes of activity, such as “large box” retail uses, restaurants, high-volume retail businesses, and professional, personal, and financial services. In order to limit regional traffic impacts, lands designated in this category shall be limited to existing locations of “large-box” uses as of 2005, shown on the Land Use Plan map in Figure 2-1, and no additional areas shall be designated.



Regional Commercial at the Camino Real Marketplace

LU 3.3 Community Commercial (C-C). [GP] The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to 20 units per acre may be permitted. All community commercial development shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers. Noise levels and hours of operation may be regulated to avoid any

potential conflict with adjacent residential uses. The size of any mixed-use developments shall be consistent with street and utility capacities. The Fairview Shopping Center and Calle Real Center are included in this designation. (Amended by Reso. 23-60, 11/07/23; Reso. 23-69, 12/05/23; and Reso. 24-19, 4/02/2024)

**TABLE 2-2
ALLOWABLE USES AND STANDARDS FOR COMMERCIAL USE CATEGORIES**

Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
Retail Trade						
Large-Scale Retail Establishments	X	X	-	-	-	-
General Merchandise	X	X	X	-	-	X
Food and Drug Stores	X	X	X	-	X	X
Apparel and Specialty Stores	X	X	X	-	-	X
Building/Landscape Materials and Equipment	X	X	X	-	-	X
Eating and Drinking Establishments	X	X	X	X	X	X
Other Retail Trade Establishments	X	X	X	X	-	X
Coastal-Related Commercial	X	X	X	X	-	-
Services (Including Offices)						
Finance, Insurance, and Real Estate	X	X	X	-	-	X
Personal Services	X	X	X	-	-	X
Business Services	-	X	X	-	-	X
Information Technology Services	-	-	-	-	-	X
Professional Services	-	X	X	-	-	X
Medical and Health-Related Services	X	X	X	-	-	-
Educational Services	-	-	X	-	-	X
Entertainment and Recreation Services	X	X	X	X	-	X
Building and Construction Services	-	-	-	-	-	X
Other Services	X	X	X	X	X	X
Transient Lodging and Services						
Resorts	-	-	-	X	-	-
Hotels, Motels, Bed and Breakfast Inns	X	X	X	X	-	-
RV Parks	-	-	X	X	-	X
Other Visitor Services and Attractions	-	-	-	X	-	X
Auto-Related Uses						
Retail – Automotive Sales and Rentals	-	-	X	-	-	X
Auto Repair and Painting	-	-	-	-	-	X
Auto Wrecking Yard/Junk Yard	-	-	-	-	-	X
Auto Service (Gas) Station	X	-	X	-	X	X
Car Wash	-	X	X	-	X	X
Wholesale Trade and Storage						
General Wholesale Trade	-	-	-	-	-	X
Warehousing – General	-	-	-	-	-	X
Warehousing – Self-Storage	-	-	-	-	-	X
Outdoor Storage	-	-	-	-	-	X
Residential Uses						
Residential Units	-	X	X	-	-	-
One Caretaker Unit	X	X	X	X	-	X
Assisted-Living Residential Units	-	-	-	-	-	X
Other Uses						
Religious Institutions	-	X	X	-	-	X
Public and Quasi-public Uses	X	X	X	-	X	X
Wireless Communications/Telecommunications	X	X	X	X	X	X
Standards for Density and Building Intensity						
<i>Recommended Standards for Density</i>						
Maximum Residential Density	N/A	20/acre	20/acre	N/A	N/A	20/acre
<i>Recommended Standards for Building Intensity</i>						
Structure Height	35 feet	35 feet	35 feet	35 feet	25 feet	35 feet
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A	N/A	N/A

Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
Notes: 1. Use Categories: C-R – Regional Commercial; C-C – Community Commercial; C-OT – Old Town Commercial; C-VS – Visitor Commercial; C-I – Intersection; Commercial; C-G – General Commercial. 2. X indicates use is allowed in the use category; – indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are as set forth in text policies, and others are specified in the zoning code. 4. Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use. 5. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause. 6. N/A = Not applicable. (Amended by Reso. 08-30, 6/17/08; Reso. 09-32, 5/19/09; Reso. 21-49, 10/19/21; Reso. 23-69, 12/05/23; and Reso. 24-19, 4/02/2024)						

LU 3.4 Old Town Commercial (C-OT). [GP] This designation is intended to permit a wide range of local- and community-serving retail and office uses. A major purpose is to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district, the historic center for the Goleta Valley situated along Hollister Avenue between Fairview Avenue and State Route 217 (SR-217). The following criteria and standards shall apply to lands designated Old Town Commercial:

- a. Management of this area shall emphasize improving and reinforcing the character of the area as a pedestrian-oriented retail business area with a mix of businesses and services.
- b. “Large box” uses shall not be permitted within this use designation.

- c. Visitor-serving commercial uses, including transient lodging, may be permitted by conditional use permit.
- d. Existing heavy commercial uses (including printing and auto services and repair) are permitted uses although significant expansion of these activities shall be allowed only by conditional use permit if the expansion is compatible with adjacent uses.



Old Town Commercial

- e. Allowed uses include retail uses; professional and business office uses; public uses, including governmental administration activities; restaurants; entertainment; cultural activities; personal, financial, and small business services; and various other public and quasi-public uses. See Table 2-2 for a complete listing of permitted uses.
- f. Any new development in the Old Town Commercial category shall include buildings, pedestrian plazas, design amenities, and facilities that are consistent with the Goleta Old Town Heritage District architecture and design guidelines.
- g. Continuity of retail and office uses is required at the street or sidewalk level. Residential and office uses may be allowed on the second floor of a structure or behind the portion of a building adjacent to the street.

- h. Residential uses may be approved only in conjunction with a permitted principal nonresidential use on the same site.
- i. New uses or design features (such as drive-through windows, excessive light and glare) that are incompatible with residential uses or pedestrian-oriented retail activities are prohibited. *(Amended by Reso. 24-19, 4/02/2024)*

LU 3.5 Intersection or Highway Commercial (C-I). [GP] This use category is intended to provide for a limited variety of commercial uses of low to moderate intensity located at major roadway intersections. Customers are anticipated to drive to these establishments. Uses are limited to various commercial and retail services oriented to the traveling public, including, but not limited to, gas stations, convenience markets, highway-oriented restaurants, and similar uses.

LU 3.6 Visitor Commercial (C-V). [GP/CP] This use category is intended to provide for a variety of commercial uses of low to moderate intensity often at or near scenic locations that may serve as destinations for visitors. Customers are anticipated to drive or be transported to these establishments by vehicles. Development in Visitor Commercial areas shall be designed in a manner that will limit encroachment into residential or resource areas. When located near the beach or other natural areas, public access to resource areas shall be required. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be permitted uses, regulated through measures including but not limited to owner-occupancy limitations, to assure these accommodations are available without limitation to the general public and protect the City's transient occupancy tax base. *(Amended by Reso. 08-30, 6/17/08)*

LU 3.7 General Commercial (C-G). [GP] The purpose of this category is to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities that reduce compatibility with other uses. Appropriate sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. The following criteria and standards apply to lands within this designation:

- a. The permitted uses in this classification have similar characteristics to some industrial uses, and mixed-use developments that include residential uses, except for assisted living residential uses, are not allowed.
- b. While General Commercial uses do not usually generate high volumes of traffic, sites within this designation should be accessible from major arterials in order to minimize the need for traffic to pass through residential areas on local streets.
- c. Uses that require access by heavy vehicles shall be permitted only in locations where the street can support such heavy vehicle traffic and such uses would be compatible with adjacent uses.
- d. Heavy commercial uses that may cause noise, air emissions, hazardous materials, or excessive light and glare shall require approval of a conditional use permit.

Policy LU 4: Office and Industrial Uses [GP/CP]

Objective: *To provide lands in areas suitable for businesses that create diverse types of employment opportunities and related economic activities where impacts of these uses on the surrounding residential neighborhoods can be minimized and where traffic impacts can be adequately managed.*

LU 4.1 General Purpose. [GP/CP] Table 2-3 shows the various office and industrial land use designations, including permitted uses and recommended standards for building intensity for each category. The categories are intended to provide appropriate locations for a range of employment-creating economic activities, from those based on advanced technology to storage and warehousing, while seeking to minimize traffic congestion, visual, and other impacts on the surrounding residential areas. The intent of each office and industrial use category is further described in the following sections. *(Amended by Reso. 09-32, 5/19/09)*

LU 4.2 Business Park (I-BP). [GP/CP] This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays, as set forth in LU 1.12. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited.

Performance standards for Business Park uses shall ensure that:

- a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods.
- b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties.
- c. Signage will be controlled.
- d. Curb cuts will be minimized and sharing of access encouraged.
- e. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated.
- f. Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the area.



Business Park on Robin Hill Road

**TABLE 2-3
ALLOWABLE USES AND STANDARDS FOR OFFICE AND INDUSTRIAL USE
CATEGORIES**

Allowed Uses and Standards	Office and Industrial Use Categories			
	I-BP	I-OI	I-S	I-G
Industrial (Manufacturing)				
General Manufacturing – No Noxious Impacts	X	–	X	X
General Manufacturing – Potential Noxious Impacts	–	–	–	X
Research and Development	X	X	–	X
Scientific and Similar Instruments	X	X	–	X
Bio-Medical Technology	X	X	–	X
Other Advanced Technology	X	X	–	X
Transportation and Utilities				
Transportation (other than right-of-way)	–	–	X	X
Wireless Communications/Telecommunications	X	X	X	X
Utilities	X	X	–	–
Retail Trade				
Building/Landscape Materials and Equipment	–	X	–	X
Eating and Drinking Establishments	X	X	–	–
Other Retail Trade Establishments	X	X	–	–
Services (Including Offices)				
Finance, Insurance, and Real Estate	X	X	–	–
Personal Services	X	X	–	–
Business Services	X	X	–	–
Information Technology Services	X	X	–	–
Professional Services	–	X	–	–
Medical and Health-Related Services	–	X	–	–
Educational Services	–	X	–	–
Entertainment and Recreation Services	–	X	–	–
Building and Construction Services	–	–	X	X
Other Services	–	–	X	X
Auto-Related Uses				
Automotive Sales and Rentals	–	–	X	X
Auto Repair and Painting	–	–	X	X
Auto Wrecking Yard/Junk Yard	–	–	X	X
Auto Service (Gas) Station	–	–	–	X
Wholesale Trade and Storage				
General Wholesale Trade	–	–	X	X
Warehousing – General	X*	–	X	X
Warehousing – Self-Storage	–	–	X	X
Outdoor Storage	–	–	X	X
Residential Uses				
Residential Units	–	X	–	–
One Caretaker Unit Per Parcel	X	X	X	X
Assisted-Living Residential Units	–	X	–	–
Other Uses				
Public and Quasi-public Uses	X	X	X	X
Religious Institutions	–	X	–	–
Standards for Density and Building Intensity				
Recommended Standards for Density				
Maximum Residential Density	N/A	20units/acre	N/A	N/A
Recommended Standards for Building Intensity				
Structure Heights	35 feet	35 feet	35 feet	35 feet
Maximum Lot Coverage Ratio	0.35	0.40	N/A	N/A
Notes:				
1. Use Categories: I-BP – Business Park; I-OI – Office and Institutional; I-S – Service Industrial; I-G – General Industrial.				
2. X indicates use is allowed in the use category; - indicates use not allowed.				
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.				
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.				
5. N/A = Not applicable.				
* Warehousing is allowed on parcels designated Business Park (I-BP) if it is in association with a permitted use.				
<i>(Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)</i>				

The I-BP land use includes APN 071-130-084. This parcel is designated with an R-HD Overlay. The following applies to this overlay: Proposed development can occur on the parcel where consistent with land use and zoning requirements otherwise applied to parcels in the R-HD land use designation and zoning district, without the need to change the land use designation and zoning district from I-BP. (Amended by Reso. 08-30, 6/17/08; Reso. 09-32, 5/19/09; and Reso. 23-69, 12/05/23)

LU 4.3 Office and Institutional (I-OI). [GP] This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses.



Goleta Valley Cottage Hospital

Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.

The Office and Institutional use category includes lands intended to support the needs of the Goleta Valley Cottage Hospital and related medical services. These lands, which are in the vicinity of Hollister Avenue and Patterson Avenue, are designated within a Hospital Overlay on the land use plan map (Figure 2-1). The following shall apply solely to lands within the Hospital Overlay:

- a. The recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.
- b. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings. (Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)

LU 4.4 Service Industrial (I-S). [GP/CP] This designation is applied to properties within the airport flight path where airport operations limit the range and density of activities that may be allowed. Uses may occur in a less-managed environment than in the Business Park category. Allowed uses include warehouses, storage, outdoor storage (including storage of vehicles and recreational vehicles), automotive sales and rentals, manufacturing, heavy commercial uses, and similar uses that may be compatible with airport operations. The processing or storage of flammable or hazardous materials shall be strictly controlled. (Amended by Reso. 23-60, 11/07/23)

- LU 4.5 General Industrial (I-G). [GP/CP]** This designation is intended to provide land areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar heavy commercial uses. Uses in these areas may occur in a less managed environment than in the Business Park designation. The processing or storage of hazardous materials shall be strictly controlled and subject to necessary permits in accordance with state and federal law. Uses appropriate in this land use designation include but are not limited to general manufacturing, assembly and fabrication, heavy commercial uses, high-technology manufacturing, research and development, wineries, breweries, building and construction services, and public facilities.
- LU 4.6 South Kellogg Industrial Area. [GP]** The following requirement shall apply to the South Kellogg Industrial Area, which consists of about 14 parcels generally located between Highway 101 and Armitos Avenue (including APNs 071-041-029; 071-041-030; 071-041-031; 071-041-032; 071-041-033; 071-041-038; 071-041-039; 071-041-040; 071-041-041; 071-043-002; 071-090-074; 071-090-082; 071-090-083; and 071-090-047):
- a. **Inventory of Existing Businesses.** The number of businesses and types of uses existing as of 2006 in the subject area is uncertain, as is whether all uses and development have been properly authorized by permits. In association with the owners of these parcels, the City shall require a precise inventory that includes the following information for each separate business activity: (1) the name of the business and its owner; (2) its location on the site; (3) a description of the type of use; and (4) existing site improvements.
 - b. **Determination of Permit Status.** The City shall review permit records and make a determination as to uses and/or development that have been duly authorized by the appropriate type of permits.
 - c. **Cessation of Unpermitted Uses.** Uses determined to not have proper permit authorization and which are not allowed by the zoning code shall be terminated.
 - d. **Permit Applications.** Existing uses and development determined to not have proper permit authorization but which are allowed by the zoning code shall be required to submit the appropriate applications to the City.
 - e. **Mitigation of Adverse Impacts on the Adjacent Residential Area.** Approvals of any permits shall include conditions that require mitigation of adverse effects on the adjacent residential area.
 - f. **Time Frame.** The City shall review the status of compliance after 3 years. If substantial progress has not been demonstrated, the City may initiate more intense code enforcement efforts and/or a General Plan amendment process to consider redesignation of the subject area to "Planned Residential – 8 units/acre" or other appropriate land use category.

Policy LU 5: Public and Quasi-Public Land Uses [GP/CP]

Objective: To provide land areas for governmental administration and operations, schools, fire stations, and other public and institutional uses within the city.

LU 5.1 General. [GP/CP] Table 2-4 shows the permitted uses and recommended standards for building intensity for the Public and Quasi-Public land use category. (Amended by Reso. 08-30, 6/17/08)

LU 5.2 Public and Quasi-Public Use (P-QP). [GP] This designation is intended to identify existing and planned land areas for public facilities, such as, but not limited to, community centers, governmental administration, governmental operations, libraries, and public schools. The

designation also allows quasi-public uses, such as private schools, religious institutions, lodges, social clubs, day care centers, and similar uses. Land within the rights-of-way for US-101 and SR-217 are also designated within this use category. Public and quasi-public uses are also permitted in various other land use categories in order to provide maximum flexibility in determining locations for future public facilities. The Public and Quasi-Public use category does not include public and private parks, recreation, or open space, which are accommodated in a separate use category.



Dos Pueblos High School

Policy LU 6: Park and Open Space Uses [GP/CP]

Objective: To provide land areas for public parks, recreation, and open space land uses and private recreational lands within the city and recognize the importance of their contribution to the overall quality of life in Goleta.

LU 6.1 General. [GP/CP] Table 2-4 shows the Park and Open Space use categories, including permitted uses and recommended standards for building intensity for each category. The two use categories are intended to identify appropriate locations for parks and other active recreational uses and for open space and passive recreation. The intent of each use category is further described in the following sections. (Amended by Reso. 08-30, 6/17/08)

LU 6.2 Open Space/Passive Recreation. [GP/CP] This use category is intended to identify and reserve areas with significant environmental values or resources, wildlife habitats, significant views, and other open space values. It may be used to designate both private and public open space areas. The category includes areas reserved for natural drainage courses that may be managed as part of the City's stormwater management program. The following criteria and standards shall apply to lands within this designation:

**TABLE 2-4
ALLOWABLE USES AND STANDARDS FOR OTHER LAND USE CATEGORIES**

Allowed Uses and Standards	Other Land Use Categories			
	AG	OS-PR	OS-AR	P-S
Residential Uses				
One Single-Family Detached Dwelling per Lot	X	-	-	-
Farmworker Residential Units	X	-	-	-
Second Residential Dwelling Unit	X	-	-	-
Caretaker Residential Unit	-	-	X	X
Agricultural Uses				
Orchards and Vineyards	X	-	-	-
Row Crop Production	X	-	-	-
Specialty Agriculture and Floriculture	X	-	-	-
Livestock Grazing	X	-	-	-
Small-Scale Confined Animal Operations	X	-	-	-
Small-Scale Agricultural Processing	X	-	-	-
Small-Scale Greenhouses	X	-	-	-
Sale of On-Site Agricultural Products	X	-	-	-
Other	X	-	-	-
Open Space and Outdoor Recreation				
Active Recreation	-	-	X	X
Open Space and Passive Recreation	-	X	X	X
Golf Course, including customary ancillary uses and structures	-	-	X	X
Nature Preserve	-	X	X	X
Public and Quasi-public Uses				
General Government Administration	-	-	-	X
Fire Stations	X	-	-	X
Schools (Public and Private)	-	-	-	X
Other Government Facilities	-	-	-	X
Other Uses				
Religious Institutions	-	-	-	X
Small-Scale Residential Care Facility	X	-	-	-
Small-Scale Day Care Center	-	-	-	X
Wireless Communications/Telecommunications	X	-	-	X
Recommended Standards for Building Intensity				
Structure Height	N/A	N/A	N/A	N/A
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A
Notes:				
1. Use Categories: AG: Agriculture; OS-PR: Open Space/Passive Recreation; OS-AR: Open Space/Active Recreation; P-S: Public and Quasi-public Uses.				
2. X indicates use is allowed in the use category; - indicates use not allowed.				
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.				
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.				
5. N/A = Not Applicable.				
<i>(Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)</i>				

- a. Open space lands are intended to maintain the land in a natural condition in order to protect and conserve sensitive habitats.
- b. Resource management activities, including, but not limited to, habitat restorations, are permitted.
- c. Minimal improvements to accommodate passive public use, such as trails, nature education, beach access, and public viewing areas, are permitted.
- d. Except for existing facilities, active recreational uses involving structures or improvements to the land shall not be permitted.
- e. Limited parking and public access improvements may be allowed provided that any adverse impacts on the associated resources are either avoided or mitigated.



Open Space and Passive Recreation at Lake Los Carneros Natural and Historic Preserve

- LU 6.3 Open Space/Active Recreation. [GP/CP]** This designation is intended to identify existing or planned areas for public parks and active recreational activities and facilities, such as playgrounds, picnic areas, tennis courts, ballparks, and sports fields. This use category is also intended to apply to significant private outdoor recreational facilities, such as golf courses and privately owned parks. Individual recreational areas may include a mix of passive and active recreational features or improvements. Appropriate caretaker facilities and residences may also be allowed if consistent with the character of the planned uses. The designation may also include storm drainage facilities.

Policy LU 7: Agriculture [GP]

Objective: *To preserve existing agricultural lands and reserve vacant lands suitable for agriculture to maintain the option of future agricultural uses, including local production of food commodities.*

- LU 7.1 General. [GP]** Table 2-4 shows the permitted uses and recommended standards for building intensity for the Agriculture land use category. Related standards for management of agricultural areas are set forth in Policy CE 11 in the Conservation Element. *(Amended by Reso. 08-30, 6/17/08)*
- LU 7.2 Purpose. [GP]** The Agriculture use designation shall identify land areas reserved for or used for agricultural production. The intent of this designation is to preserve lands used for agriculture, as well as lands with characteristics that make them suitable for agriculture, to meet the needs of present and future generations.

LU 7.3 Designation Criteria. [GP] Sites designated in the Agriculture land use category shall generally meet one or more of the following criteria:

- a. The site was zoned for agriculture by the County of Santa Barbara at the time of incorporation of the City of Goleta in 2002.
- b. The site is or has been used for agricultural production activities, and the site is devoid of structural improvements that prevent or limit the continued or resumed use of the land for agricultural purposes.
- c. The site has soils or other characteristics that make it suitable for production of agricultural commodities to meet local food supply or other needs and is devoid of structural improvements or other alterations that prevent or limit the use of the land for agricultural purposes.



Agriculture Uses at Fairview Gardens Farm

LU 7.4 Permitted Uses. [GP] The Agriculture designation allows for a wide range of agricultural uses, including, but not limited to, grazing, raising of livestock and poultry, orchards, vineyards, growing of food and fiber crops, nurseries, and other forms of horticulture. Structures customary and incidental to agricultural activities are permitted, including one primary dwelling unit; farmworker housing, limited to workers employed on-site; barns; storage sheds; fences; and similar improvements. Except for these structures and appropriate utility and access improvements, activities or structures that impair the productivity of soils shall not be allowed. Retail sale of produce and products produced on the site, products produced by wineries and other small-scale processing facilities, and agricultural products grown off-site are allowed subject to approval of a conditional use permit.

LU 7.5 City of Goleta Heritage Farmlands. [GP] The voters of the City of Goleta have, through the City of Goleta Heritage Farmlands Initiative (“Initiative”), established and adopted a Heritage Farmlands Policy in the City of Goleta General Plan. Section 3 of the Initiative: (1) reaffirmed and readopted General Plan goals and policies regarding agricultural lands; (2) reaffirmed and readopted the General Plan Land Use Map’s designations for lands designated “Agriculture,” which were ten (10) or more acres in size as of February 21, 2012; and (3) designated as “Agriculture” lands which were on the County of Santa Barbara Comprehensive Land Use Map and which were ten (10) or more acres in size as of February 21, 2012, and which were located within the City of Goleta’s Planning Area. The lands affected by the Initiative are “Heritage Farmlands.”

Until December 31, 2032, the General Plan provisions readopted and/or amended by Section 3 of the Initiative (“Initiative’s Plan Amendments”) may not be further amended or repealed except by a vote of the people or as follows:

- a. The City Council, following at least one public hearing, may amend the Initiative's Plan Amendments to comply with state law regarding the provision of housing for all economic segments of the community. Such amendment may be adopted only if the City Council makes each of the following findings based on substantial evidence:
 1. That the proposed development is necessary to comply with a state law imposing a mandatory housing obligation (e.g., the provision of low and very low income housing), and the area of land within the proposed development will not exceed the minimum necessary to comply with the mandatory housing obligation; and
 2. That there is no existing non-agricultural land available within the City of Goleta to accommodate development that will address the housing need identified in the analysis by which the City has determined that it is not in compliance with state.
- b. Upon request of an affected landowner, the City Council may, following at least one public hearing, amend the Initiative's Plan Amendments if the City Council does so pursuant to a finding, based on substantial evidence in the record, that the application of such Policy to any specific property for which a development application has been submitted constitutes an unconstitutional taking of the landowner's property; however, any such amendment shall be made only to the extent necessary to avoid such unconstitutional taking.
- c. The City Council may, following at least one public hearing, amend the Initiative's Plan Amendments to exempt land contemplated for construction of public schools or public parks. Such amendment may be adopted only if the City Council makes each of the following findings based on substantial evidence:
 1. The land is immediately adjacent to existing compatibly developed areas and there is evidence that the Fire Department, Police Department, Department of Public Works, the Community Services Department, and the applicable water and sewer districts with jurisdiction over such land have or will have adequate capacity to accommodate the proposed development and provide it with adequate public services; and
 2. That there is no existing non-agricultural or open space land available to accommodate the proposed development.
- d. The City Council may reorganize, reorder, and renumber the Initiative's Plan Amendments. *(Amended by Measure G, 11/06/12)*

Policy LU 8: Central Hollister Residential Development Area [GP]

Objective: *To promote coordinated planning and development of designated medium-density residential sites in the Central Hollister area in order to create a quality, livable environment with appropriate design and amenities for future residents of this new residential neighborhood.*

LU 8.1 Applicability. [GP] Twenty-four vacant parcels of land totaling 68.25 acres, situated largely within North Willow Springs and the Castilian Drive area, are designated for future medium-density residential development. This area lies between Hollister Avenue and the Union Pacific railroad tracks, extending from east of Los Carneros Way to Storke Road. These vacant lands, a portion of which is interspersed with

existing Business Park development, collectively include a large portion of the residential development capacity defined by this plan. *(Amended by Reso. 14-43, 7/15/14)*

- LU 8.2 Purpose. [GP]** The intent for this area is to enable new residential development on the existing vacant parcels along with provision of incidental and subordinate small-scale commercial uses that will serve the needs of existing employees and future residents in the immediate area. The nonresidential development should be clustered at a single site or a small number of individual sites west of Los Carneros Way. A related intent is to enable transit-oriented development along the city's primary transportation corridor so as to efficiently utilize existing infrastructure, reduce future increases in automobile travel, and support use of alternative, less-polluting modes of travel.
- LU 8.3 Permitted Uses. [GP]** The land area addressed by this policy shall be subject to a new Central Hollister Residential Overlay Zone, or district, that defines the scope, extent and character of neighborhood-serving nonresidential uses and development that may be permitted.
- LU 8.4 Affordable Housing Development. [GP]** The land area addressed by this policy, which was redesignated from nonresidential to residential use through adoption of this plan, is intended to accommodate a substantial portion of the future production of affordable housing units within the city. Properties designated 23 and 27 on Figure 10A-2 of the Housing Element shall be subject to an Affordable Housing Overlay Zone. *(Amended by Reso. 14-43, 7/15/14)*
- LU 8.5 Coordinated Development Plan and Quality Design. [GP]** In considering proposed projects within the Central Hollister Residential Development Area, emphasis shall be given to coordinated planning and design for the mixed-use area as a whole, including the parcels designated for Business Park uses. This may be accomplished by the creation of specific plans.

The provisions of specific plan and/or coordinated development projects shall:

- a. Ensure that the various uses are blended in a manner so that each use is compatible with the others on an individual site, as well as uses on adjacent sites.
- b. Ensure that any future residential development will not threaten the continued viability of the existing Business Park uses.
- c. Require that design and location of internal roadways and circulation be integrated with external circulation in a manner that improves overall safety and traffic flow.
- d. Provide for appropriate internal street, bicycle, and pedestrian circulation systems.
- e. Provide an adequate supply of parking within each development, with consideration of shared (or joint) parking between uses where peak parking demand is in the daytime and uses where peak demand is typically in the evening hours.
- f. Require that any future housing development create a living environment that is attractive, with high-quality architectural and landscape design.

- g. Provide for a mix of unit sizes (number of bedrooms) in residential projects.
- h. Ensure that future development will include ample open space, recreational facilities, and other amenities for employees and residents of the new housing.
(Amended by Reso. 14-43, 7/15/14)

LU 8.6 Performance Standards. [GP] Performance standards applicable to development within this area shall ensure that:

- a. The scale and design of uses are compatible with each other and reinforce the character and functions of other uses in the area and surrounding areas.
- b. The timing of new development will ensure a balance of housing and commercial uses.
- c. Lighting, noise, odors, and air pollutant emissions from commercial and Business Park uses will not interfere or conflict with residential uses.
- d. Signage will be controlled and limited to maintain an attractive living environment.
- e. Curb cuts for driveway access to individual properties will be minimized and sharing of access encouraged.
- f. Efficient and attractive pedestrian and bicycle connectivity will be provided between uses.
- g. Pedestrian-oriented outdoor spaces will be provided at strategic locations in the development.
- h. Adequate and safe motorized and nonmotorized access to each site is provided.

Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites) [GP/CP]

Objective: To designate lands in appropriate locations near or on the shoreline for uses that are dependent upon coastal locations and cannot readily be provided at inland sites.

LU 9.1 Site #1 – Coastal Resort Parcels (Visitor Commercial). [GP/CP]

The Land Use Plan map designates the lands that comprise the Bacara Resort as Visitor Commercial. This site is the only shoreline land in the City that is designated in this category or that is suitable for this type of use. The requirements applicable to this property are as follows:

- a. The site shall continue to be used for transient lodging, such as a hotel, and various facilities and services accessory to transient lodging, such as restaurants, retail shops, conferences and meetings, hotel-related events, recreational services, and other services that are dependent upon a coastal location, while ensuring the conservation and protection of coastal resources.
- b. Residential use shall be prohibited.



Coastal Resort Parcels at Haskell's Beach and the Bacara Resort

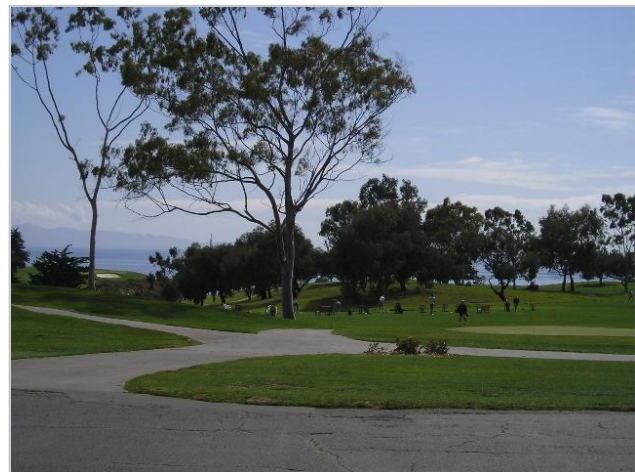
- c. All transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be limited to occupancy for no more than 30 consecutive days at any one time and shall be available for overnight stays by the general public.
- d. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be a permitted use regulated by mechanisms such as owner-occupancy limits, to ensure that these accommodations are available to the general public.
- e. Approval of any proposal for transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall limit occupancy by owners of individual units to 30 or fewer consecutive days for any single stay and no more than 90 total days in any calendar year. All transient lodging units in above-mentioned forms of ownership shall be made available for transient occupancy use by the general public through the hotel reservation system at times when units are not occupied.
- f. Any expansion or alteration of existing development shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. "Maintain or expand" is clarified to include flexibility, if at least one of the following is met:
 - 1. To provide better protection of coastal resources;
 - 2. To maximize public access; and/or
 - 3. If natural processes impede existing access.
- g. Any expansion or alteration of existing development shall be required to protect environmentally sensitive habitats and archaeological resources, including provision of the buffers set forth in the Conservation Element. *(Amended by Reso. 08-30, 6/17/08)*

LU 9.2 Site #2 – Coastal Recreation. [GP/CP] This parcel, occupied as of 2005 by the Venoco EOF, is designated in the Open Space/Active Recreation use category. The requirements applicable to this site are as follows (see Figure 2-2):

- a. The Recreation designation shall continue the nonconforming status of the existing use. The use was nonconforming at the time of incorporation of the City of Goleta. Its nonconforming status dates to the early 1990s when the property's zoning was changed by the County of Santa Barbara to the Recreation District as part of a plan to consolidate onshore oil and gas processing at the Las Flores Canyon site in the unincorporated area west of Goleta.
- b. The intent is that in the long-term use of the property for oil and gas processing shall be terminated. The processing of hazardous materials and the risks associated with air emissions make this location, which is adjacent to Bacara Resort and Sandpiper Golf Course and near Ellwood School and the residential neighborhoods of Santa Barbara Shores and Winchester Commons, unsuitable for oil and gas processing in the long term.
- c. Until such time as the oil and gas processing use is terminated, any modifications or alternations of the existing facilities shall be in accordance with the provisions of LU 10.1 and shall be designed to improve air quality, reduce environmental impacts and hazards, and improve safety for nearby lodging, recreational, and residential uses.
- d. Upon termination of the oil and gas processing use, the priority use for the site shall be coastal-dependent and coastal-related recreational uses that are

conducted primarily outdoors or limited to small-scale structures. Adequate on-site parking shall be provided to serve all recreational uses (see related Policy OS 2).

LU 9.3 Site #3 – Coastal Recreation Parcels. [GP/CP] These parcels, which were occupied by the Sandpiper Golf Course as of 2005, are designated in the Open Space/Active Recreation use category. The requirements applicable to this site are as follows (see Figure 2-2):



Coastal Recreation Parcels at Sandpiper Golf Course

- a. The Sandpiper site shall continue to be used for golf course and other related outdoor recreation purposes.
- b. The golf course shall be maintained as a public course and shall not be converted to a members-only course.
- c. Any future project that requires a discretionary approval by the City shall be subject to a condition that requires preference to be given to local residents in terms of fees and tee times during appropriate time periods each week.
- d. The size and design of any new buildings and structures, or expansions and alterations of existing buildings, shall be controlled so as to preserve the character of the property as open land and minimize impacts on views of the ocean and Channel Islands from Hollister Avenue and views of the Santa Ynez Mountains from within the property and from beach and water areas.
- e. Any new development or alternation of the existing facilities and golf course shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. Lateral bluff-top access may also be considered and should connect with the bluff-top trail on Santa Barbara Shores Park, with a transition down the bluff to the SL 421 access road. The intent is to secure access easements, or offers to dedicate, that will provide for lateral access during all seasons and tide conditions. Conceptual locations for future coastal accessways are shown on Figure 3-1 in the Open Space Element (see also OS 1.7).
- f. Any commercial uses, including restaurants, shall be open to the general public.
- g. Views from Hollister Avenue to the ocean and islands shall be preserved. Perimeter walls and landscaping that would obstruct or impair coastal views shall not be permitted.
- h. Any rerouting or alteration of the golf course shall be designed in a manner that protects and enhances environmental resources, including adjacent monarch butterfly habitat areas, Devereux Creek, and other drainages, and that protects safety on the beach.

(See related Policies OS 1 and OS 2.)

LU 9.4 Site #4 – Santa Barbara Shores Park and Sperling Preserve Parcels (Open Space/Passive Recreation). [GP/CP] This group of parcels, with a total of about 229 acres, is owned by the City. These lands are subject to deed restrictions that require the use of the property to be restricted in perpetuity to passive recreational activities and habitat protection. The criteria applicable to these parcels are as follows (see Figure 2-2):

- a. All future actions shall be consistent with the primary purposes of (1) preserving and enhancing the properties' sensitive habitats, including habitats for monarch butterflies, various raptors, and western snowy plovers, as well as vernal pools, riparian areas, native grasslands, coastal scrub, and other sensitive aquatic and terrestrial habitats and (2) preserving or improving the past level of access and use by the public.
- b. Any development of structures shall be limited to a public restroom facility to be located at the public parking lot at Hollister Avenue.
- c. An extensive coastal access trail system shall be maintained, as shown in Figure 3-2 of the Open Space Element. The trails shall include segments of the California Coastal Trail and the Juan Bautista de Anza Historic Trail.
- d. Any trail improvements shall be designed to maintain the natural, low-impact appearance of the existing informal trails; surfacing materials shall be limited to compacted fines or native soil materials without binders. The widths of trails shall be the minimum necessary to accommodate the planned types of users.
- e. A public coastal access parking lot, not to exceed 45 parking spaces, shall be maintained at Santa Barbara Shores Park, with vehicular access from Hollister Avenue.
- f. Any ornamental landscaping shall be limited to native species that will maintain the natural appearance of the area and that will not impair or obstruct scenic views from Hollister Avenue to the coastal bluffs, Pacific Ocean, and Channel Islands and preserve views from within the property to the Santa Ynez Mountains.

(See related Policy OS 5 and Figures 3-3 and 3-4.)

Policy LU 10: Energy-Related On- and Off-Shore Uses [GP/CP]

Objective: *To promote the discontinuation of onshore processing and transport facilities for oil and gas, the removal of unused or abandoned facilities, and the restoration of areas affected by existing or former oil and gas facilities within the city.*

LU 10.1 Oil and Gas Processing Facilities (Venoco Ellwood Onshore Oil and Gas Processing Facility). [GP/CP] As of 2005, the city had one existing oil and gas processing facility situated within its boundaries, the Venoco-owned EOF, which is a nonconforming use. The EOF and other oil and gas processing facilities generate emissions of air pollutants, pose safety hazards to nearby areas, create visual impacts, and create risks to marine and land resources associated with spills, leaks, or pipeline ruptures. The following standards shall apply to oil and gas processing facilities:

a. The City supports County policies regarding consolidation of oil and gas processing in the South Coast Consolidation Planning Area at Las Flores Canyon in the unincorporated area west of Goleta. No new oil and gas processing facilities shall be permitted within Goleta.

b. The Venoco EOF site is an inappropriate location for processing of oil and gas because of the public safety and environmental hazards associated with this type of use and its close proximity to residential neighborhoods, Ellwood School, Bacara Resort, and environmentally sensitive habitat areas. The site is designated in the Open Space/Active Recreation use category on the Land Use Plan map and shall continue to be a nonconforming use.



Venoco Ellwood Onshore Oil and Gas Processing Facility

- c. The EOF shall continue to be subject to the rights and limitations applicable to nonconforming uses under California law. No modifications or alterations of the facility or other actions shall be authorized that would result in the expansion of the permitted throughput capacity of the EOF. The existing maximum permitted capacity shall not be exceeded, except for very minor increases that may be incidental to actions designed to improve safety or reduce environmental impacts.
- d. Until the EOF use is terminated, the priority shall be to insure that the facility strictly meets or exceeds all applicable environmental and safety standards.

LU 10.2 Decommissioning of the Venoco Ellwood Onshore Oil and Gas Processing Facility. [GP/CP] The following requirements shall apply to the cessation of operations and decommissioning of the facility:

- a. Within 12 months of cessation of operations, the existing owner/operator shall submit an Abandonment Plan application for City review and approval. The Abandonment Plan shall include a detailed description of all decommissioning work and site restoration, including, but not limited to, remediation of soil and groundwater contamination if required by the City or County Fire Department. Removal of all oil and gas facilities and debris from the site shall be required, except where such removal would result in greater adverse impacts than abandonment in place. Disposition of all materials shall be at a properly licensed disposal site and in compliance with any applicable requirements. The estimated cost of the decommissioning work shall be deposited to an escrow account no later than the time the Abandonment Plan is submitted to the City.
- b. An Abandonment Plan shall also be required as part of any request for expansion of production levels for oil or gas. This Abandonment Plan shall be subject to a requirement for the owner/operator to provide a sinking fund or other

financial instrument or surety that would pay for the full costs of decommissioning, including any required soil or groundwater remediation.

- c. The owner/operator shall commence the decommissioning activities within 2 years of the cessation of operations and shall complete removal of all oil and gas facilities within 2 years following the start of the decommissioning project.
- d. Decommissioning shall include restoration of the EOF site to a natural condition or to a condition that is suitable for the uses and development that are allowed within the Open Space/Active Recreation use category designated for the property. Restoration shall include recontouring the site, if appropriate, and revegetation with suitable native plant material. The restoration plan shall be prepared by the owner/operator and shall be subject to review and approval by the City.

LU 10.3 Oil and Gas Transport and Storage Facilities. [GP/CP] Existing active oil and gas pipelines and storage facilities as of 2005 are associated with transporting oil and gas from Platform Holly and shoreline wells at S.L. 421 to the EOF and to Line 96, which transports oil from the EOF to the Ellwood Marine Terminal (EMT). Inactive and abandoned pipelines may exist at various locations within the city, particularly near the shoreline. The following shall apply to oil and gas transport and storage facilities within the city:

- a. New oil and gas pipelines and storage facilities, except for transmission and distribution facilities of a Public Utility Commission (PUC) regulated utility, shall not be approved within the city unless there is no feasible or less environmentally damaging alternative location for a proposed pipeline. Existing facilities shall be maintained and operated in a manner that assures safety, minimizes or avoids risks of leakage or rupture, and that avoids impacts to visual and recreation and scenic resources, including beaches. Alterations or replacement of existing pipelines or segments of pipelines shall be limited to the minimum necessary to ensure safety or prevent environmental damage.
- b. In the event that extended field development from Platform Holly is approved, the City supports the processing of oil and gas production at the South Coast Consolidation Planning Area at Las Flores Canyon. Any increase in throughput above currently permitted levels shall require a General Plan amendment and rezone of the EOF site to a use category and zoning district that allow oil and gas processing.
- c. Unused, inactive, or abandoned pipelines as of 2005, including the remnants of the Arco pipeline, shall be required to be decommissioned. An Abandonment Plan application shall be required to be submitted for City review and approval. Where such pipelines exist on property that is proposed for development or redevelopment, the Abandonment Plan application shall be submitted concurrent with the application for development of the property but shall be processed separately.
- d. Existing pipelines that were actively used as of 2005 shall be decommissioned as part of and concurrent with the decommissioning of the related oil and gas facilities, such as the EOF, EMT, the S.L. 421 shoreline wells and piers, and Platform Holly.

- e. When onshore and offshore oil and gas pipelines are decommissioned, regardless of whether the pipeline was active or unused as of 2005, the pipeline and all related debris shall be removed. Exceptions may be granted for segments of onshore pipelines that are within city street rights-of-way or that traverse environmentally sensitive habitat areas, provided that the applicable pipeline segments are properly cleaned and treated prior to abandonment in place. Areas of ground disturbance shall be restored to pre-project conditions, including revegetation of the affected area. Where segments of pipelines that traverse environmentally sensitive habitats, including, but not limited to, wetlands, streams, or coastal dunes and beaches, are decommissioned and/or removed, all affected habitat areas shall be restored consistent with the character of the habitat.
- f. The existing owner/operator of a pipeline to be decommissioned shall be responsible for all costs related to the decommissioning. When a responsible owner/operator of an inactive or abandoned pipeline cannot be found, any successor in interest shall be the responsible party, including the owner of the real property on which the pipeline is situated.

LU 10.4 State Lands Commission Lease 421. [GP/CP] Two idle wells, one for oil production and one for wastewater injection, and related piers exist as of 2005 in state tidelands at the Pacific shoreline below the Sandpiper Golf Course property. These are the last two remaining shoreline oil wells in the state. Production has been idled since 1994 when the former owner/operator stopped operations following a pipeline rupture and oil spill. The location of the wells within the tidal zone results in a risk of discharge of oil into the seawater in the event of failure of the wells or their components. S.L. 421 is served by several onshore facilities, including pipelines and an access road protected by a riprap seawall at the base of the bluff. The current owner, Venoco, has an interest in recommissioning production at the idled oil well. The following policy applies to S.L. 421 and the related onshore facilities:

- a. The City's intent is that oil production not be recommenced at S.L. 421 because of the environmental hazards posed by the resumption of oil production and processing over coastal waters and the impacts to visual resources and recreation at the beach. Unless it is determined that there is a vested right to resume production at S.L. 421, the City supports termination of the lease by the State Lands Commission (SLC) and/or a quitclaim of the lease by the owner/operator.



Shoreline Wells at State Lands Commission Lease 421

- b. If resumption of production is considered for approval, on-pier processing of the oil at a site within the tidal zone should not be approved unless it is demonstrated that there is no feasible and less environmentally damaging alternative to processing on the pier. The development of new

processing facilities over the sea would result in an increased and unacceptable level of risk of environmental damage.

- c. Decommissioning and proper abandonment of S.L. 421 facilities, including the piers and riprap seawall, shall be required concurrent with decommissioning of the EOF or immediately upon termination of S.L. 421. An Abandonment Plan application shall be submitted by the owner/operator within 12 months following an action to terminate the lease. The owner/operator shall commence the decommissioning activities within 2 years of the action to terminate the lease. All work to remove S.L. 421 facilities shall be completed within 3 years after starting the decommissioning project.
- d. Decommissioning work shall include restoration of the site to its natural preproject conditions. Restoration plans shall be subject to review and approval by the City.

LU 10.5 Ellwood Marine Terminal. [GP] The onshore portion of the existing EMT is located just outside the city boundary on lands leased by Venoco from the University of California, Santa Barbara. The current lease expires in January 2016. The portion seaward of the mean high tide line is subject to a lease from the State Lands Commission and includes an undersea pipeline that extends to a mooring area for barges. The onshore component of the EMT is situated adjacent to the City-owned Ellwood Mesa Open Space Preserve. Oil is transported to the EMT from the EOF via the Line 96 pipeline.

- a. The City supports the termination of the lease between UCSB and Venoco at, or prior to, the present expiration date in January of 2016.
- b. Upon cessation of use, the EMT should be properly decommissioned, including removal of the onshore and offshore portions of the facility, except where such removal would result in greater adverse impacts than abandonment in place, and the site should be restored to a natural condition with appropriate revegetation.
- c. The City supports the cessation of transport of oil by barge or tanker. In the event of new production at Platform Holly from extended-reach drilling of new wells, the City supports the transport of the new oil and gas production by pipeline to the Las Flores Canyon area for processing.

LU 10.6 Oil and Gas Production Areas. [GP] As of 2005, all oil and gas transported by or processed at facilities within the city was produced from wells in offshore lease areas. These include leases within state waters administered by SLC, specifically State Leases 421, 3120, and 3242. Leases beyond the 3-mile boundary of the state within the waters of the outer continental shelf (OCS) are administered by the U.S. Minerals Management Service (MMS).

- a. The City shall oppose any new leases in the western Santa Barbara Channel for offshore oil and gas production within state waters and within the waters of the outer continental shelf.
- b. The City shall oppose the construction of any new oil and gas production or processing facilities in the waters offshore of Goleta.
- c. Upon cessation of production at Platform Holly, the City supports the timely quitclaim of all associated leases, permanent discontinuation of all oil and gas

production, and inclusion of all former lease areas into the California Coastal Sanctuary offshore of Goleta and the County of Santa Barbara.

- d. If oil and gas production from new offshore leases or facilities occurs, the new production shall not be processed at the EOF. Any such production should be transported by pipeline to the nearest consolidated processing facility as defined by the County of Santa Barbara's South Coast Consolidation Planning Area policies.

Policy LU 11: Growth Management [GP]

Objective: *To manage the timing of future growth based on maintenance of service levels and quality of life.* (Amended by Reso. 09-59, 11/17/09)

- LU 11.1 Pacing of Growth. [GP]** The City shall ensure that the timing of new development is consistent with resource and service constraints, including, but not limited to, transportation infrastructure, parks, water supply, sewer system capacity, and energy availability. (See also LU Guiding Principle and Goal #9; LU 1.13; TE 1.2; TE 13; TE 14; PF Guiding Principles and Goals #6, 7 and 9; PF 4; PF 7.1; PF 7.2; HE 3)
(Amended by Reso. 09-59, 11/17/09)

Policy LU 12: Land Use In Goleta's Environs [GP]

Objectives: *To identify possible areas for future service delivery and boundary expansion by the City. To influence the amount and character of land use change and development in nearby areas of the Goleta Valley that are not within the city but that may result in impacts inside the city and provide guidance with respect to mitigation of those impacts.*

- LU 12.1 City of Goleta Planning Area. [GP]** The City of Goleta Planning Area, shown on Figure 2-3, extends from the western sphere of influence (SOI) boundary of the City of Santa Barbara in the east to the westernmost boundary of the service area of the Goleta Water District at the El Capitan area to the west. The planning area is bounded by the Pacific Ocean on the south and Los Padres National Forest on the north. The planning area includes lands within Goleta; lands within the city of Santa Barbara, including the Santa Barbara Municipal Airport; lands within the UCSB campus subject to the jurisdiction of the University of California Board of Regents and the California Coastal Commission; and a wide array of lands in unincorporated Santa Barbara County, ranging from the densely developed community of Isla Vista to the scenic rural landscapes of the Gaviota Coast. The planning area also includes lands within the jurisdiction of a variety of special districts, including the Goleta Water District, the Goleta Sanitary District, the Goleta West Sanitary District, the Embarcadero Community Services District, the Isla Vista Recreation and Park District, the Santa Barbara County Fire Protection District, the Santa Barbara County Flood Control District, the Metropolitan Transit District, and others.

In addition to the specific guidelines or criteria set forth in subsequent sections of this policy, the following general guidelines shall apply to lands within the planning area that are outside the city boundary:

- a. Land use changes and service delivery changes within the planning area shown in Figure 2-3 are likely to have impacts on Goleta and on its residents and

businesses. Such changes could affect the ability of the City to fully or effectively achieve the various objectives and purposes set forth in this plan. Consequently, the City has a strong interest in reviewing and commenting on all proposals for change in the Planning Area.

- b. The City encourages the various entities with jurisdiction over lands within the Planning Area to refer all proposals for changes to the City for its review and comments. The changes of interest to the City include, but are not limited to, the following:
 1. Proposals for development of buildings or other structures.
 2. Proposals for subdivision of land, including lot line adjustments.
 3. Proposals for changes in zoning, including the map of zoning districts and text regulations applicable to the land.
 4. Proposed new plans or amendments to existing plans, including community or area plans, specific plans, the Long-Range Development Plan (LRDP) of UCSB, the Santa Barbara Airport Master Plan, resource-related plans, and other similar planning documents.
 5. Master plans and similar planning documents for services and facilities of special districts.
 6. Proposals for annexation of lands.
 7. Proposals for acquisition or disposition of real property.
 8. Proposals to extend or modify services and/or infrastructure facilities.
- c. The City encourages that proposals related to the foregoing items be referred to the City at the earliest possible time so that the City's comments may have a role in helping shape the proposal prior to its being considered for final action in formal hearings or other proceedings.
- d. The City encourages that the Lead Agencies pursuant to the California Environmental Quality Act (CEQA) for projects situated within the Planning Area include the City in their distributions of all CEQA notices for those projects, including, but not limited to, notices of preparation and notices of public scoping meetings.
- e. The City shall notify all agencies and governmental entities having jurisdiction within the Planning Area of all City projects or actions that could potentially affect the agency or entity. This shall include notifications regarding the items set forth in section b. above and other notifications as may be requested by the agency or entity.
- f. Additional rural lands should not be annexed to the Goleta Water District, Goleta Sanitary District, or the Goleta West Sanitary District.
- g. Creation of new private service systems for sewer and water in rural areas north and west of Goleta shall be opposed.

LU 12.2 City of Goleta Service Boundary/Potential Sphere of Influence. [GP] Figure 2-4 shows Goleta's probable ultimate physical boundaries and service area, including boundaries for potential future additions to Goleta's service area. The subject areas are likely to share an identity as part of the greater Goleta area and in some

instances are portions of neighborhoods that are split by present (2006) city boundaries. The following guidelines shall apply to lands within these areas:

- a. Planned Land Uses. Figure 2-4 shows the land uses planned by the City within the potential areas that may be added to Goleta's service area. These land use designations, which are described in Policies LU 2 through LU 7, indicate the City's intended land uses during the time that such lands remain under the land use control of the County, as well as following any future boundary changes to incorporate such lands within the City.
- b. Service Delivery. The City has determined that it has the ability to effectively and efficiently provide municipal-type services to the land areas depicted on the map in Figure 2-4. Further, the City is willing to extend its services to the subject areas, provided that there is interest by area residents in having the City as a primary service provider. In some instances, access to the subject areas is exclusively by streets from within Goleta. In these and other instances, it is likely to be more practical for the City of Goleta to provide services rather than other governmental entities. Urban services (such as sewerage systems) should not be extended outside the land areas that are designated for land uses and densities that necessitate such services.
- c. Sphere of Influence. The City may prepare a request to the Santa Barbara County Local Agency Formation Commission (LAFCo) for adoption (or amendment) of a SOI for the City of Goleta that includes all or portions of the lands identified in Figure 2-4. The environmental impact report prepared for this plan has evaluated the potential impacts of the subject area being incorporated into the SOI, including potential impacts of future land use and service changes.
- d. Future Boundary Changes. The City of Goleta places the highest importance on self-determination by the voters and property owners within the areas identified in Figure 2-4 as to the appropriate governmental organization for the areas. Since some of the areas are "inhabited," as defined in LAFCo law, any future boundary change would require approval by a majority of the voters within a subject territory. The City encourages property owners and residents within these areas that may be interested in consideration of a boundary change to advise the City at the appropriate time. The City will provide appropriate assistance to help evaluate the merits of possible changes in governmental organization.
- e. Development Proposals. Following adoption of an SOI for Goleta, the City encourages that any future proposals for urban-type development on lands within the SOI boundary be evaluated to determine if such development should only be considered following any appropriate change in governmental organization for the subject area. These determinations should involve participation by all affected parties, including the City, the County, the affected property owner(s), and any affected residents.

LU 12.3 Santa Barbara Municipal Airport. [GP] Future changes at the Santa Barbara Municipal Airport, which is located on noncontiguous territory of the City of Santa Barbara situated at the center of Goleta, are of great interest and concern to the City of Goleta and Goleta's residents. Any future changes at the airport should take into account the following:

- a. New facilities or changes to existing physical facilities, such as runways and passenger terminals, should not be approved unless the impacts of the projects on nearby areas within Goleta have been fully evaluated pursuant to CEQA, and any residual impacts following implementation of mitigations are determined to be minor or insignificant. Mitigation measures should be required that avoid or reduce impacts to the maximum extent practicable.
- b. If noise impacts are anticipated to occur as a result of planned changes to airport operations or facilities, appropriate noise mitigation measures shall be considered, including adjustments of flight paths, authorized types of aircraft, and hours of operation, as well as acoustical insulation of affected residential units.
- c. The Santa Barbara Municipal Airport is situated on lands that were historically a portion of the Goleta Slough and its associated streams and wetlands. Any new facilities or changes to existing physical facilities should avoid or minimize further fill or contamination of these sensitive coastal wetlands. Fill or alteration of existing wetlands or streams should be considered only in circumstances where there is no feasible alternative and should be the minimum necessary to accomplish the essential purpose.
- d. The new passenger terminal project, and other future changes, should be designed to provide sufficient on-site parking for all airport users so that no parking impacts would occur on streets or parcels of land within Goleta neighborhoods. The passenger terminal project should incorporate design features to promote use of buses, vanpools, and other alternative forms of transportation by air passengers to reduce or avoid parking impacts and traffic impact on Goleta's streets and neighborhoods.
- e. A Mitigation Agreement between the City of Santa Barbara and the City of Goleta should be developed and adopted to provide for monetary contributions by the City of Santa Barbara for its "fair share" of the costs of any road improvements within Goleta needed to serve planned future airport projects. The agreement should also address mitigation of other types of impacts by airport projects that would occur within Goleta's territory.
- f. Proposed changes in tenants or uses on airport property should be evaluated for impacts.
- g. Appropriate mechanisms should be created in airport governance to provide for participation by representatives appointed or selected by the City of Goleta.



Aerial Photograph of the Santa Barbara Municipal Airport

LU 12.4 City of Santa Barbara Lands North of Hollister Avenue. [GP] The following criteria should apply to future uses and development on lands owned by the City of Santa Barbara north of Hollister Avenue:

- a. Goleta encourages the City of Santa Barbara to consult with the City of Goleta when it considers development proposals on these lands.
- b. Development should be limited to uses that do not have high traffic-generation rates. Retail uses in general have very high traffic-generation rates.
- c. Provisions for mitigation of traffic impacts of development on these lands on streets and intersections within Goleta should be encompassed with the Mitigation Agreement identified in LU 12.3.
- d. Development of uses that will adversely affect revitalization efforts by the City of Goleta Redevelopment Agency in the Goleta Old Town Project Area should be avoided. Uses that would likely adversely affect Old Town revitalization include retail stores of all types, including, but not limited to, discount stores, “big box” retail, convenience retail, restaurants, and specialty retail. The City of Goleta supports uses such as an active park, recreational facilities oriented toward teens, and cultural or performance facilities.
- e. Development should be compatible with existing and planned uses on adjacent parcels within Goleta.
- f. Projects should be designed to minimize the appearance of bulk and size. Very large individual buildings should be avoided, and the mass of structures should be moderated by variations in roof and wall planes.
- g. An adequate quantity of parking spaces should be provided on-site.
- h. Development should incorporate facilities to serve pedestrians and transit riders.
- i. Any outdoor service and storage areas should be screened by fencing and appropriate landscape plantings.

LU 12.5 Future Growth of the University of California, Santa Barbara. [GP] Due to its size and location adjacent to Goleta, actions by UCSB affect the City and its neighborhoods, residents, and businesses. Access to UCSB from outside the campus and the community of Isla Vista occurs exclusively via streets and highways that pass through Goleta. An ongoing mechanism or procedure to provide for consultation between UCSB and Goleta should be established for the purpose of identifying and addressing issues of mutual interest or concern. The following concerns should be considered when future developments and/or revisions of the university’s LRDP are proposed:

- a. Any future revisions to increase the cap on enrollment at UCSB and/or development associated with increases in faculty and staff should be consistent with the available and planned capacity of infrastructure that will be affected, including Goleta’s streets and highways. Off-campus street and highway improvements needed to accommodate new development, including improvements within Goleta, should be provided concurrent with the construction of individual projects.
- b. A Mitigation Agreement between UCSB and the City should be developed and adopted to provide for monetary contributions by UCSB for its fair share of the

costs of road improvements needed to serve planned future university projects. The agreement should also address mitigation of other types of impacts that would occur within Goleta.

- c. Sufficient parking should be provided for university uses and facilities on campus so that parking impacts do not spill over into nearby community areas within Goleta.
- d. Any north- or west-campus projects adjacent to or near existing residential neighborhoods within Goleta should be designed to be similar in scale, height, and character to the existing neighborhood. Vehicular access to projects should emphasize routes that minimize impacts on neighborhood streets.
- e. The UCSB portion of the Ellwood-Devereux Open Space area, including the South Parcel, should be subject to deed restrictions or other equivalent mechanisms that limit its use in perpetuity to open space, passive recreation, and habitat management. Future improvements, including trails and habitat enhancements, shall be consistent with the provisions of the joint Ellwood-Devereux Coast Open Space and Habitat Management Plan.

LU 12.6 County Lands North of Cathedral Oaks Road. [GP] The following criteria should apply to future uses and development on lands in the unincorporated area of Santa Barbara County north of Cathedral Oaks Road:

- a. Low-intensity rural and agricultural uses are appropriate in this area; higher intensity uses allowed by conditional use permit, such as churches or greenhouses, are not appropriate in the foothill area north of the City.
- b. The urban-rural boundary line should not be extended to include any additional areas within the rural area.
- c. Preservation of scenic viewsheds is a high priority; development that would extend above the ridgelines should be avoided.
- d. Hillside development should be avoided; appropriate erosion and sediment control measures should be incorporated into all development proposals to avoid downstream impacts within Goleta.
- e. Any development should be designed to protect watersheds and water quality and should incorporate stormwater retention measures to avoid increases in stormwater flows in downstream areas of Goleta.
- f. The City supports the provision



Glen Annie Golf Course Located in the Unincorporated Area North of Cathedral Oaks Road

of trail connectors between the Goleta urban area and the foothills and the Los Padres National Forest area.

LU 12.7 County Lands East and South of Goleta. [GP] The following criteria should apply to future uses and development on lands in the unincorporated area of Santa Barbara County between Goleta and the boundary of the city of Santa Barbara and southward of Goleta toward UCSB and Isla Vista:

- a. New development in areas near the Goleta boundary should be of a scale, height, intensity, and design that will be compatible with the character of any adjacent residential neighborhoods within Goleta.
- b. Any impacts of development in the unincorporated area on streets and/or intersections within Goleta should be mitigated to the fullest extent feasible.
- c. A Traffic Mitigation Agreement between the County and the City should be developed and adopted by the two jurisdictions. The agreement should provide for payments by future project developers of appropriate traffic mitigation fees for each project's fair share of the costs of road improvements needed to address the impacts on streets and/or intersections in both jurisdictions. The agreement should further provide a mechanism to transfer the applicable amount of fees to the other jurisdiction based upon the impacts and street and/or intersection improvements required to mitigate impacts within its territory.
- d. New development in these unincorporated areas should be required to provide adequate on-site parking so as to avoid any parking impacts within Goleta's neighborhoods.
- e. The Ocean Meadows Golf Course should be retained as a permanent open space and recreation use. If a residential project is developed on a portion of the property, a deed restriction requiring the undeveloped portion to remain as open space in perpetuity should be required.
- f. Any future development within the Devereux Creek and Slough watershed and the Goleta Slough watershed should incorporate measures to protect water quality and wildlife corridors.
- g. The South Patterson Agricultural Area should be preserved; large-scale or high-intensity uses unrelated to agricultural use are a threat to the continued viability of this area for agricultural production and should not be approved.

LU 12.8 County Lands West of Goleta. [GP] The following criteria should apply to future uses and development on lands in the unincorporated area of Santa Barbara County westward of Goleta, including the Gaviota Coast:

- a. The City supports County policies and zoning that will retain rural uses and the low-intensity, undeveloped character of this segment of the coastal terrace and nearby foothill areas.
- b. The urban-rural boundary line should not be extended to include any additional areas.
- c. Development of residential estates and "ranchettes" should be minimized. Whenever possible, any development potential should be transferred to lands on

the inland side of US-101 at locations where such development will not be visible from the freeway and coastal bluffs.

- d. Low-intensity rural and agricultural uses are appropriate in this area; higher intensity uses that are allowed subject to a conditional use permit, such as churches or greenhouses, should not be approved in this coastal area.
- e. Preservation of scenic viewsheds is a high priority; development that would extend above the ridgelines should be avoided.
- f. Hillside development should be avoided; appropriate erosion and sediment control measures should be incorporated into all development proposals. Any development should be designed to protect watersheds and water quality.
- g. The City supports the provision of trail connectors between the Goleta urban area and the foothills and the Los Padres National Forest area.

2.5 IMPLEMENTATION ACTIONS [GP]

The following measures to implement this plan will need to be considered. Actions on these measures will be taken following plan adoption:

LU-IA-1 Preparation and Adoption of New Zoning Code and Map. A new zoning code to replace the County zoning code adopted by the City upon incorporation must be prepared and adopted by the City Council. The new Zoning Code and Zoning Map are required to implement the policies set forth in the Land Use and other elements of this plan. A single, unified zoning code that includes zoning regulations applicable to inland areas and the coastal zone is anticipated. The portion of the zoning code applicable to the coastal zone will be subject to certification by the California Coastal Commission.

Time period: 2006 to 2007

Responsible parties: Planning and Environmental Services Department, Planning Commission, and City Council.

LU-IA-2 Adoption of Sphere of Influence for Goleta. The Santa Barbara County LAFCo is required to adopt an SOI for Goleta pursuant to Section 56425 of the California Government Code. The Goleta SOI will be a plan that defines the probable future physical boundaries and service area of the city. The SOI defines an area within which future annexations to the city may be considered. The City may submit a request to LAFCo for adoption of an SOI that is consistent with this plan. Alternatively, if LAFCo adopts an SOI for the City that is coterminous with Goleta's existing boundaries at the conclusion of its municipal service review for the south coast area, the City will need to determine whether, based on this plan, it is appropriate to prepare and submit an SOI amendment request to LAFCo to include additional territory.

Time period: 2006 to 2007

Responsible parties: Planning and Environmental Services Department, City Council, and LAFCo (*Renumbered per Reso. 09-59, 11/17/09*)

LU-IA-3 Traffic Mitigation Agreements with UCSB, City of Santa Barbara, and County of Santa Barbara. These agreements are intended to provide for payments in lieu of traffic mitigation fees or pass through of traffic mitigation fees paid by private developers from a jurisdiction where a project is located to those jurisdictions where the streets and intersections are affected by the project. With respect to the Goleta-UCSB agreement, the agreement should address future projects that are accommodated by the University's LRDP and by subsequent amendments to the LRDP.

Time period: 2006 to 2007

Responsible parties: Community Services Department and City Council (with assistance from PES) *(Renumbered per Reso. 09-59, 11/17/09)*

LU-IA-4 Neighborhood Compatibility Ordinance/Program. This program may consist of two parts: design criteria and a neighborhood compatibility ordinance (NCO). The NCO may be included within the new zoning code and could include standards for residential districts pertaining to Floor Area Ratios, height, bulk and scale, coverage by impervious surfaces, off-street parking, and other standards that are appropriate to provide for compatibility of new development and remodels with existing development in the immediate neighborhood, ensure access to sunlight and air, protect scenic views, and maintain privacy.

Time period: 2006 to 2007

Responsible party: Planning and Environmental Services Department and City Council *(Renumbered per Reso. 09-59, 11/17/09)*

LU-IA-5 Transfer of Development Rights Ordinance/Program. This measure is intended to create a ordinance prescribing procedures for transfer of development rights from parcels within Goleta that may not be buildable due to policy limitations associated with habitat resources to receiving sites designated by the Land Use Plan map for residential use. In addition to the ordinance, the program would need to identify both sending and receiving sites and describe the procedures applicable to approval of individual density transfers. In order to facilitate regional planning goals, the program may include the consideration of areas outside the City's jurisdiction as sender and/or receiver sites.

Time period: 2008 to 2009

Responsible parties: Planning and Environmental Services Department and City Council *(Amended by Reso. 08-30, 6/17/08 and renumbered per Reso. 09-59, 11/17/09)*

LU-IA-6 South Kellogg Industrial Area Compliance Program. The City shall establish a systematic program to achieve land use compatibility between the South Kellogg Industrial Area and the adjacent residential area. The program shall include the components set forth in LU 4.6 and others as appropriate.

Time period: 2006 through 2009

Responsible parties: Property Owners and Businesses; Planning and Environmental Services Department; Neighborhood Services and Redevelopment Department *(Renumbered per Reso. 09-59, 11/17/09)*