

RESOLUTION NO. 23-65

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

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

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

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

WHEREAS, the Planning Commission recommended to City Council the inclusion of 7264 Calle Real (APN 077-130-006) in Housing Element subprogram HE 2.1(a) and the Residential Sites Inventory; and

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

WHEREAS, subprogram HE 2.1(a) requires land use designation change and text amendments in the Land Use Element and an amendment in the Open Space Element to change the allowable residential development on 7264 Calle Real (APN 077-130-006); and

WHEREAS, on November 15, 2023, the Planning Commission adopted Resolution 23-11, recommending to the City Council adoption of an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report ("EIR") (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the resolution recommending adoption of the Addendum satisfied the Planning Commission's obligations under the California Environmental Quality Act ("CEQA") with respect to its recommendation to the City Council regarding General Plan amendments to facilitate high density residential development at 7264 Calle Real (APN 077-130-006) in accordance with subprogram HE 2.1(a) and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162

apply. Thus, no further environmental review is required as adoption of this Resolution falls within the scope of the adopted Addendum and previously certified EIR; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on November 13 and 15, 2023 regarding 7264 Calle Real (APN 077-130-006) General Plan amendments to implement subprogram HE 2.1(a), at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on November 15, 2023, the Planning Commission adopted Resolution 23-14, recommending to the City Council 7264 Calle Real (APN 077-130-006) General Plan amendments to implement subprogram HE 2.1(a); and

WHEREAS, the City Council has, by separate action taken on December 5, 2023, adopted an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act (“CEQA”) regarding 7264 Calle Real (APN 077-130-006) General Plan amendments to implement subprogram HE 2.1(a), and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this Resolution falls within the scope of the adopted Addendum and previously certified EIR; and

WHEREAS, the City Council conducted a duly noticed public hearing on December 5, 2023, regarding 7264 Calle Real (APN 077-130-006) General Plan amendments to implement subprogram HE 2.1(a), at which time all interested persons were given an opportunity to be heard; and

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

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

SECTION 1. Recitals

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

SECTION 2. Required Findings for General Plan Amendments

The changes to the Land Use Element and Open Space Element regarding 7264 Calle Real (APN 077-130-006) amends the City's General Plan / Coastal Land Use Plan. Accordingly, pursuant to Goleta Municipal Code subsection 17.67.050(C), the City Council hereby finds as follows:

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

Most pointedly, the Land Use Element includes 11 Guiding Principles and Goals for the land use plan of the General Plan. Five of these Principles and Goals are specifically relevant to the amendments related to 7264 Calle Real (APN 077-130-006). These are shown below:

- 1. Ensure that the amounts, locations, and characteristics of new development are determined in a manner that will preserve sensitive habitats and other natural resources.*
- 3. Preserve agricultural lands to allow future potential for agricultural production, including a locally grown food supply, specialty agriculture, and floriculture.*
- 6. Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*
- 7. Maintain an appropriate balance between job-generating development and housing supply.*
- 8. Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.*

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

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

Development at 7264 Calle Real (APN 077-130-006) will need to adhere to resource protection policies in the General Plan and the City's zoning regulations, ensuring preservation of sensitive habitats and other natural resources. No changes included in the amendments allow for the avoidance of such policies.

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

For these reasons, these General Plan amendments are consistent with the guiding principles and goals of the General Plan.

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

The amendments related to 7264 Calle Real (APN 077-130-006) serve to facilitate additional housing development during the eight-year Housing Element 2023-2031 planning period. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting residents and employees within the City.

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

For these reasons, these General Plan amendments are in the public interest.

SECTION 3. City Council Action.

If the City Council adopts the Housing Element 2023-2031 by separate action, the City Council takes the following actions:

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

1. Change the Land Use Designation for 7264 Calle Real (APN 077-130-006) from Single-Family Residential (RS) and Agriculture (AG) to High Density Residential (R-HD).

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

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

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

SECTION 4. Certification

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

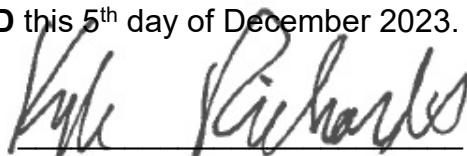
SECTION 5. Effective Date

This resolution shall become effective immediately upon its adoption.

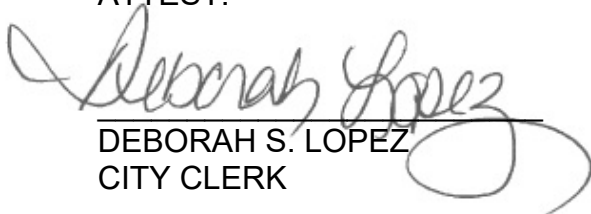
SECTION 6. Severability

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

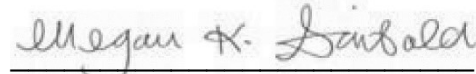
PASSED, APPROVED AND ADOPTED this 5th day of December 2023.


KYLE RICHARDS
MAYOR PRO TEMPORE

ATTEST:


DEBORAH S. LOPEZ
CITY CLERK

APPROVED AS TO FORM:


MEGAN GARIBALDI
CITY ATTORNEY

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

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 23-65 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 5th day of December, 2023 by the following roll call vote of the City Council:

AYES: MAYOR PRO TEMPORE RICHARDS, COUNCILMEMBERS
KASDIN, KYRIACO AND REYES-MARTÍN

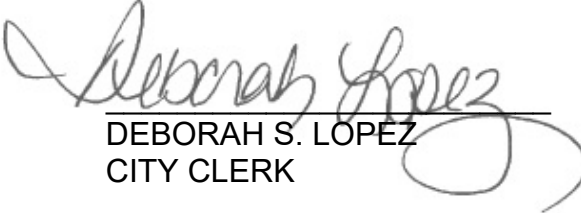
NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

RECUSAL: MAYOR PEROTTE

(SEAL)


DEBORAH S. LOPEZ
CITY CLERK