

## RESOLUTION NO. 23-69

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING THE GENERAL PLAN / COASTAL LAND USE PLAN TO IMPLEMENT HOUSING ELEMENT 2023-2031 SUBPROGRAMS 2.1(A), (B), AND (E) (CASE NO. 21-0002-GPA)**

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

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on November 13 and 15, 2023 to consider amendments to the Housing Element 2023-2031 at which time all interested persons were given an opportunity to be heard. Following the public hearing, the Planning Commission recommended, 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**, Program HE 2.1 includes subprograms (a)-(e), which have an implementation timeframe of February 15, 2024; and

**WHEREAS**, subprograms HE 2.1(c), (d), and a portion of (e) have already been implemented through previous amendments to Title 17; and

**WHEREAS**, subprogram HE 2.1(a) requires land use designation changes in the General Plan Land Use Element and in Title 17 to change the allowable residential development on several sites within the City; and

**WHEREAS**, subprogram HE 2.1(b) requires an amendment to Title 17 to facilitate streamlined permit processing for certain types of residential projects; and

**WHEREAS**, subprogram HE 2.1(e) requires an amendment to Title 17 to allow adjustments to maximum residential density standards through a Development Plan; and

**WHEREAS**, the Planning Commission has, by separate action taken on November 15, 2023, adopted Resolution 23-11, recommending to the City Council adoption of an Addendum to the General 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 with respect to its recommendation to the City Council regarding amendments to the General Plan to implement HE 2.1(a), (b), and (e) and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply; and

**WHEREAS** the Planning Commission Council conducted a duly noticed public hearing on November 13 and 15, 2023, regarding amendments to the General Plan to implement HE 2.1(a), (b), and (e), at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, on November 15, 2023, the Planning Commission adopted Resolution 23-15, recommending to the City Council adoption of amendments to the General Plan to implement HE 2.1(a), (b), and (e); and

**WHEREAS**, the City Council has, by separate action taken on December 5, 2023, adopted an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report ("EIR") (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the Addendum satisfied the City Council's obligations under the California Environmental Quality Act ("CEQA") regarding amendments to the General Plan to implement HE 2.1(a), (b), and (e), 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 amendments to the General Plan to implement HE 2.1(a), (b), and (e), 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 and Findings Regarding 7264 Calle Real (APN 077-130-006) and 625 Dara Road**

(a) *Incorporation.* 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.

(b) *7264 Calle Real (APN 077-130-006) Finding.* In order to comply with segmentation requirements under the Political Reform Act for public officials who have a conflict of interest in a governmental decision, the City Council, has, by separate action on December 5, 2023, adopted Resolution 23-65, thereby amending the land use designation of 7264 Calle Real (APN 077-130-006) in Figure 2-1 of the Land Use Element. The inclusion of 7264 Calle Real (APN 077-130-006) to Exhibit “B” of this Resolution serves the sole purpose of representing a comprehensive list of properties included in the land use designation changes in Figure 2-1. The City Council does not take any action on 7264 Calle Real (APN 077-130-006) in this Resolution.

(c) *625 Dara Road Finding.* In order to comply with segmentation requirements under the Political Reform Act for public officials who have a conflict of interest in a governmental decision, the City Council, has, by separate action on December 5, 2023, adopted Resolution 23-67, thereby amending the land use designation of 625 Dara Road in Figure 2-1 of the Land Use Element. The inclusion of 625 Dara Road to Exhibit “B” of this Resolution serves the sole purpose of representing a comprehensive list of properties included in the land use designation changes in Figure 2-1. The City Council does not take any action on 625 Dara Road in this Resolution.

## **SECTION 2. Required Findings for General Plan Amendments**

The changes to the Land Use Element to implement HE 2.1(a), (b), and (e) amends the City’s General Plan / Coastal Land Use Plan. Accordingly, pursuant to Goleta Municipal Code subsection 17.67.050(C), the City Council hereby finds as follows:

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

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

*1. Ensure that the amounts, locations, and characteristics of new development are determined in a manner that will preserve sensitive habitats and other natural resources.*

6. *Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*
7. *Maintain an appropriate balance between job-generating development and housing supply.*
8. *Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.*

The Land Use Element 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.

Sites considered for land use designation changes will still 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 General Plan amendments 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.

These amendments 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, the General Plan amendments are in the public interest.

### **SECTION 3. City Council Action**

Subject to Section 1(b) and 1(c) above, the City Council takes the following actions:

- (a) Amend the text of the Land Use Element as shown in Exhibit "A," attached hereto and incorporated herein by reference.
- (b) Amend Land Use Element Figure 2-1 Land Use Plan Map to as shown in Exhibit "B," 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.

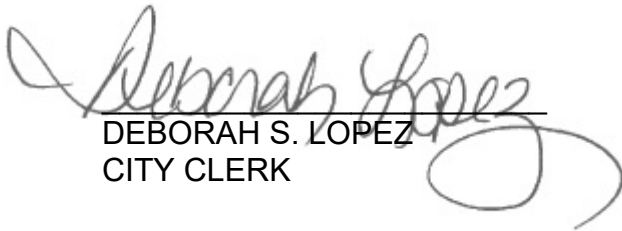
**SECTION 6. Severability**

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.

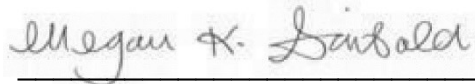
**PASSED, APPROVED AND ADOPTED** this 5<sup>th</sup> day of December 2023.

  
\_\_\_\_\_  
PAULA PEROTTE  
MAYOR

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. 23-69 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 5<sup>th</sup> day of December, 2023 by the following roll call vote of the City Council:

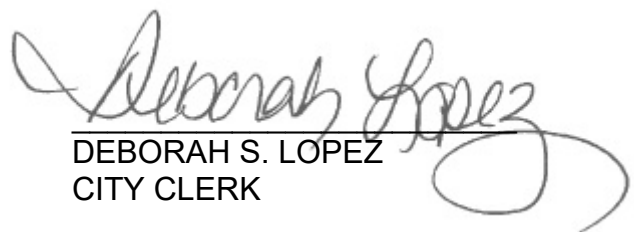
AYES:                    MAYOR PEROTTE, MAYOR PRO TEMPORE RICHARDS,  
                              COUNCILMEMBERS KASDIN, KYRIACO AND REYES-  
                              MARTÍN

NOES:                    NONE

ABSENT:                 NONE

ABSTENTIONS:         NONE

(SEAL)

  
DEBORAH S. LOPEZ  
CITY CLERK

**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
<b>Residential Uses</b>					
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	-
<b>Other Uses</b>					
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	-
<b>Accessory Uses</b>					
Home Occupations	X	X	X	X	X
<b>Standards for Density and Building Intensity</b>					
<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 <sup>7</sup>	N/A
<i>Recommended Standards for Building Intensity</i>					
Structure Height (Inland Area)	25 feet	35 feet	35 feet	35 feet	25 feet
Structure Height (Coastal Zone)	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Lot Coverage Ratio	N/A	0.30	0.30	0.40	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. <a href="#">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.</a> (Amended by Reso. 08-30, 6/17/08, Reso. 09-32, 5/19/09, and 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. (Amended by Reso. 08-30, 6/17/08)

**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 2042 units per acre may be permitted subject to approval of a conditional use permit in appropriate locations provided that it is compatible with adjacent uses, does not break up the continuity of commercial use at the sidewalk level, or is not within the airport approach zone as designated in the Safety Element. 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.

**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
<b>Retail Trade</b>						
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	-	-
<b>Services (Including Offices)</b>						
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
<b>Transient Lodging and Services</b>						
Resorts	-	-	-	X	-	-
Hotels, Motels, Bed and Breakfast Inns	X	X	X	X	-	-
RV Parks	-	-	X	X	-	X
Other Visitor Services and Attractions	-	-	-	X	-	X
<b>Auto-Related Uses</b>						
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
<b>Wholesale Trade and Storage</b>						
General Wholesale Trade	-	-	-	-	-	X
Warehousing – General	-	-	-	-	-	X
Warehousing – Self-Storage	-	-	-	-	-	X
Outdoor Storage	-	-	-	-	-	X
<b>Residential Uses</b>						

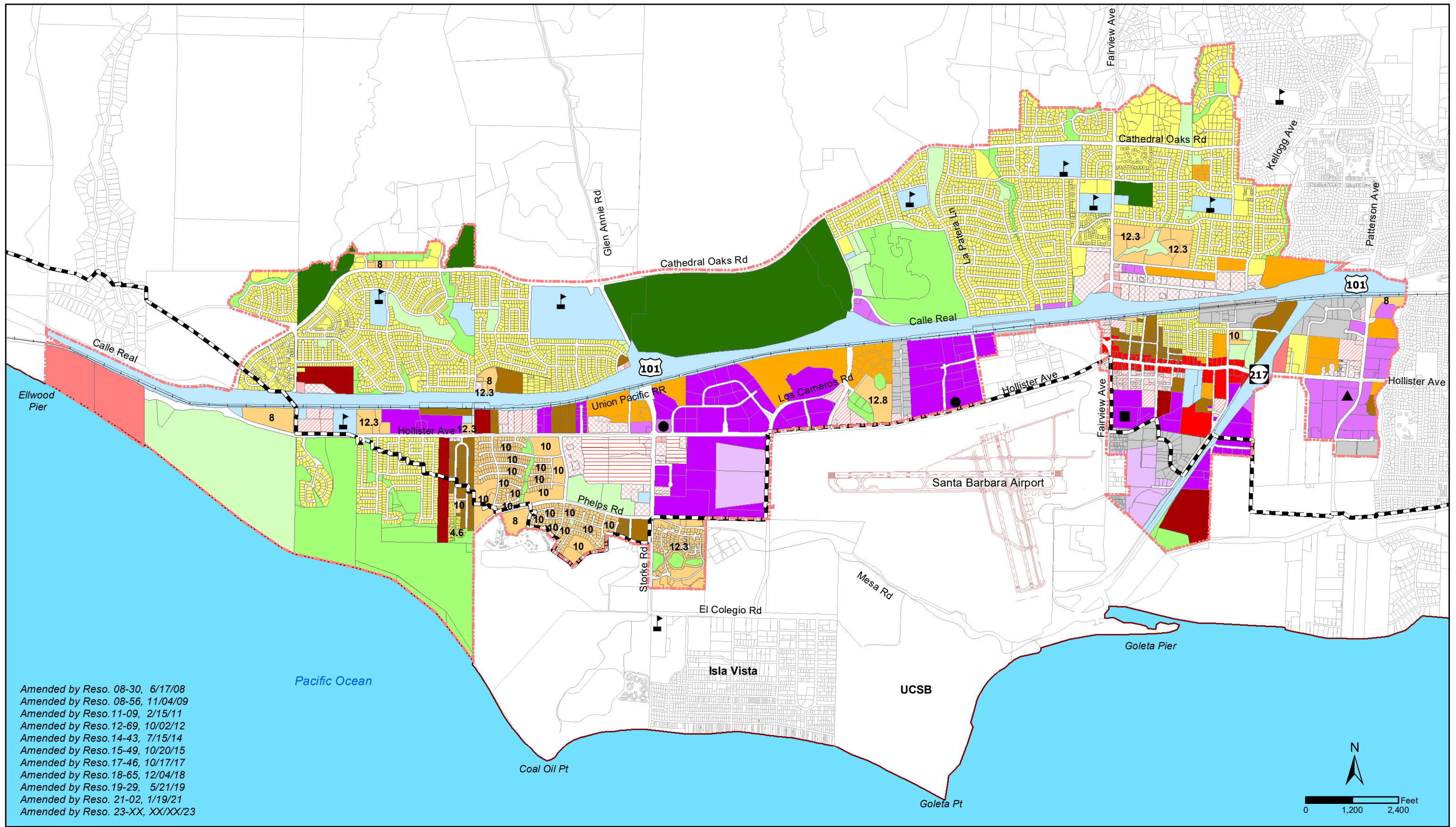
Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
Residential Units	-	X	X	-	-	-
One Caretaker Unit	X	X	X	X	-	X
Assisted-Living Residential Units	-	-	-	-	-	X
<b>Other Uses</b>						
Religious Institutions	-	X	X	-	-	X
Public and Quasi-public Uses	X	X	X	-	X	X
Wireless Communications/Telecommunications	X	X	X	X	X	X
<b>Standards for Density and Building Intensity</b>						
<b>Recommended Standards for Density</b>						
Maximum Residential Density	N/A	2042/acre	20/acre	N/A	N/A	20/acre
<b>Recommended Standards for Building Intensity</b>						
Structure Height	35 feet	35 feet	30 feet	35 feet	25 feet	35 feet
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A	N/A	N/A
<p>Notes:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. X indicates use is allowed in the use category; – indicates use not allowed.</li> <li>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.</li> <li>4. Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use.</li> <li>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.</li> <li>6. N/A = Not applicable.</li> </ol> <p>(Amended by Reso. 08-30, 6/17/08; Reso. 09-32, 5/19/09; and Reso. 21-49, 10/19/21)</p>						

**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.

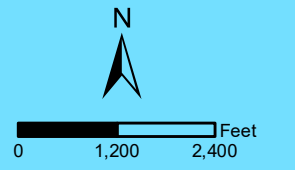
Performance standards for Business Park uses shall ensure that:

- 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. *(Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)*

[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  
 Amended by Reso. 08-56, 11/04/09  
 Amended by Reso. 11-09, 2/15/11  
 Amended by Reso. 12-69, 10/02/12  
 Amended by Reso. 14-43, 7/15/14  
 Amended by Reso. 15-49, 10/20/15  
 Amended by Reso. 17-46, 10/17/17  
 Amended by Reso. 18-65, 12/04/18  
 Amended by Reso. 19-29, 5/21/19  
 Amended by Reso. 21-02, 1/19/21  
 Amended by Reso. 23-XX, XX/XX/23



Residential Use Categories	Commercial Use Categories	Office and Industrial	Other Use Categories	Overlay Areas	Other Features
Single-Family	Regional	Business Park	Agriculture	Hotel Overlay	Goleta City Boundary
Planned Residential	Community	Office and Institutional	Open Space / Passive Recreation	Hospital Overlay	Coastal Zone Boundary
Medium Density	Old Town	Service/Industrial	Open Space / Active Recreation	High Density Residential Overlay	Schools
High Density	Visitor-serving	General Industrial	Public / Quasi-public	Open Space Overlay	Maximum Density in Planned Residential Areas (units/acre)
Mobile Home Park	Intersection				
	General Commercial				

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

