



Goleta Community Plan Update

Goleta Valley Community Planning Goal
Development and Recommendations

[GVPAC] Meeting #23

GVPAC Meeting Agenda

[Wednesday, November 18, 2009, 6:00PM]

- Pledge of Allegiance and Roll Call
- Public Comment Period
- Administrative
 - Minutes from November 5, 2009 will be considered
 - Tentative Long Term Scheduling/Announcements
- GVPAC Planning Goals
 - Commercial Land Use
 - Residential Land Use
- Adjourn until GVPAC Meeting #24
 - December 3, 2009, 6:00PM, PC Hearing Room



Public Comment Period

The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.



Administrative

- Minutes from November 5, 2009
- Tentative Long Term Scheduling
- Announcements



GVPAC Goals for the Updated Goleta Community Plan

GVPAC Discuss, Compose, and Take Action to recommend draft land use planning goals for the Goleta Community Plan

Tonight's Objectives:

- Commercial Land Use
- Residential Land Use



The Local Land Use Plan

- *Coordinates* Community Land Use and Development Activities
- *Implements* community values in a comprehensive vision for the physical landscape

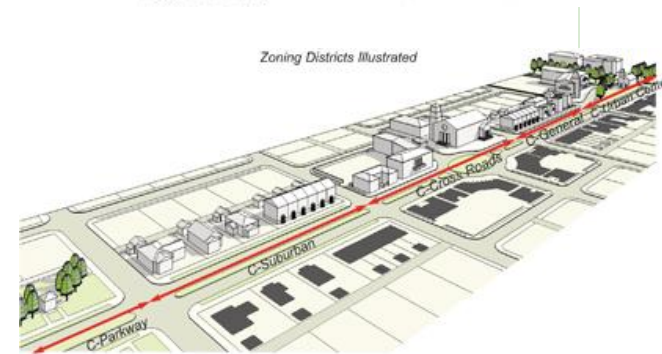


Commercial Land Use

- Desired Services/Industries and Commercial Forms
 - Possibilities for Existing Nodes
 - Accessibility and Connectivity for Pedestrians, Cyclists, Drivers, etc.
 - Desired Services, Age groups, Activities, Character, etc.
 - Links to land use: desirable activity nodes, place-making, gateways, and corridors, etc.



Blue Springs
Mixed Use Street



Land Use % Distribution

Table A: Acreage by Land Use Type (Zone 2)

Land Use	Acreage	%
Residential	6,083	29%
Commercial	97	0%
Agriculture	6,690	31%
Open Lands	36	0%
Mountainous Area	7,144	34%
Recreation	490	2%
Community Facility	21	0%
Educational Facility	118	1%
Institutional	301	1%
Utility	325	2%
TOTAL	21,306	



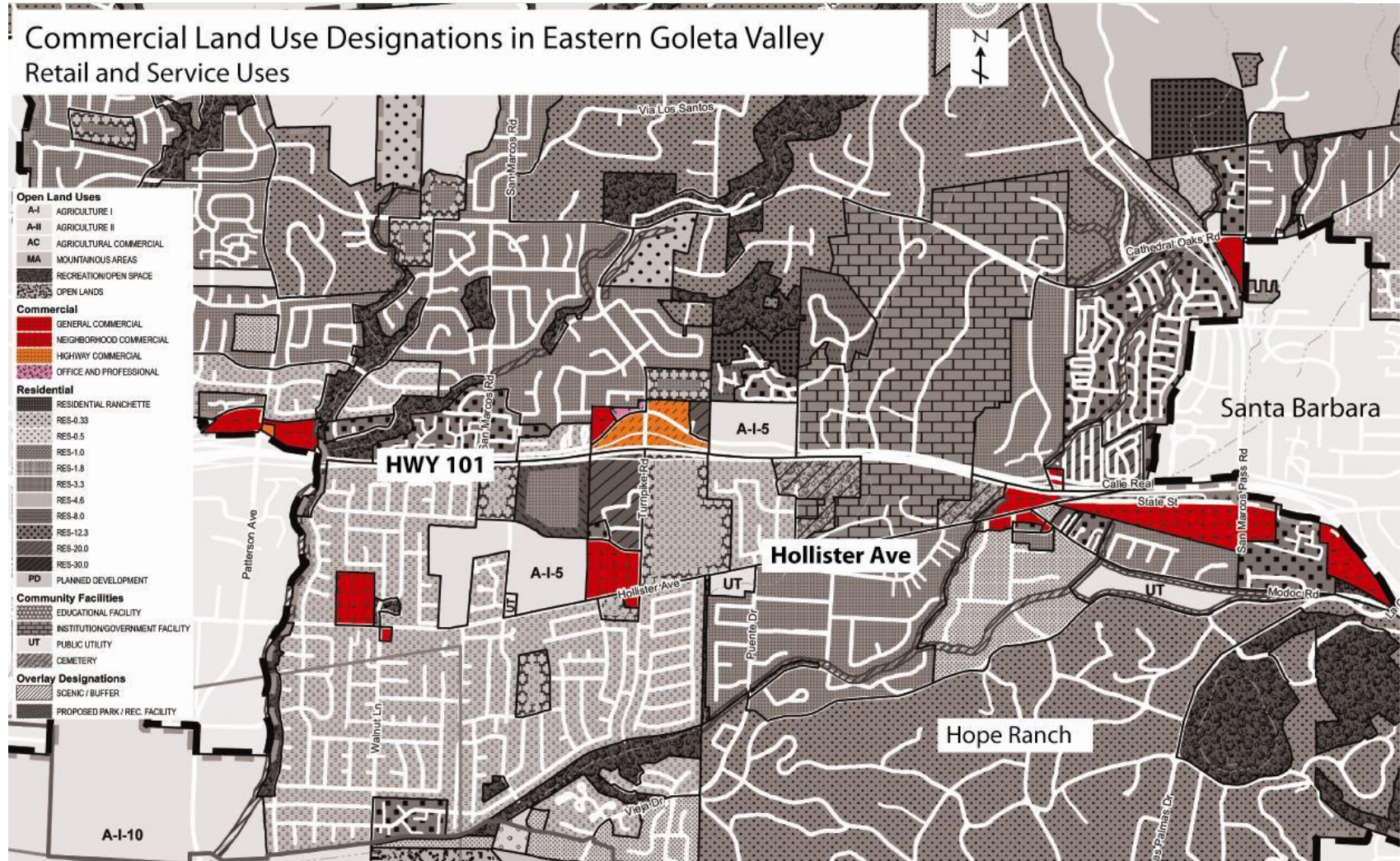
Commercial Capacity

Commercial Land Use Type Summary Table (Zone 2)

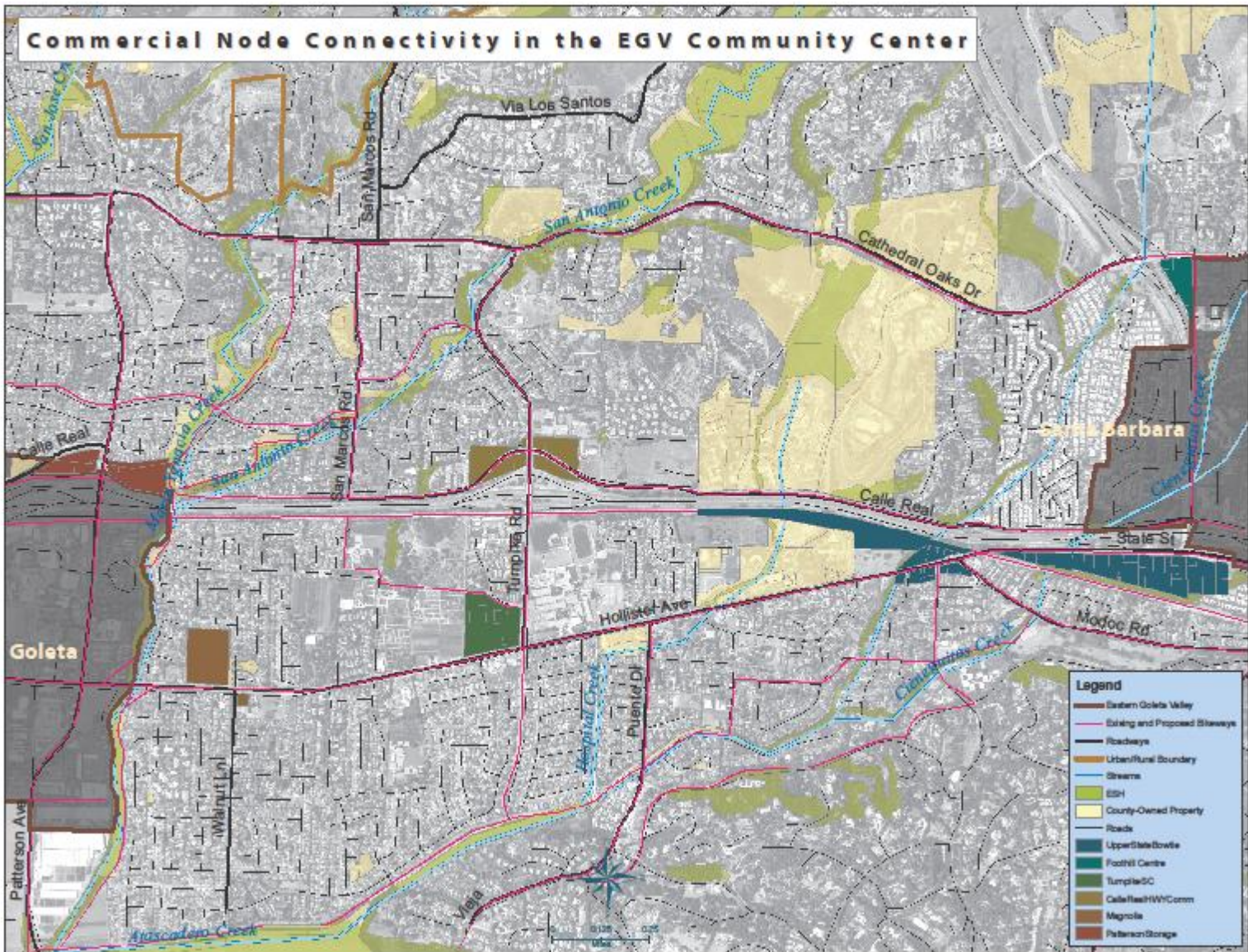
Land Use Type	Acres	2009 Existing Sq Ft	Future Sq Ft	Total Sq Ft at Buildout
RETAIL	70	641,016	1,115,499	1,756,515
NON RETAIL	777	4,618,538	384,427	5,002,965
COMMERCIAL LAND USES	97	1,361,015	1,546,935	2,907,950
VACANT COMMERCIAL LAND USES	21	0	270,864	270,864



Existing Commercial Nodes



Existing Commercial Nodes Connectivity



Commercial Land Use

- **Public Comment**
- **GVPAC Discussion and Recommendation:** Construct a set of goals for the updated plan; take action on goal or set of goals.
- **Planning Tools:** Recommend ideas, locations, structures, programs, or other planning tools for staff to consider in the updated draft of the Goleta Community Plan.



Residential Land Use

- Function of Residential Land Use Planning
 - Create Habitats for people
 - Amenities, Comfort, Environment
 - Protect people from the environment and the environment from people
 - Constraints and Opportunities Analysis
 - Support the needs of residents while promoting other communitywide values and goals for:
 - Environmental Protection
 - Economic efficiency
 - Equity
 - Livability



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Residential Capacity

Residential Land Use Type Summary Table (Zone 2)

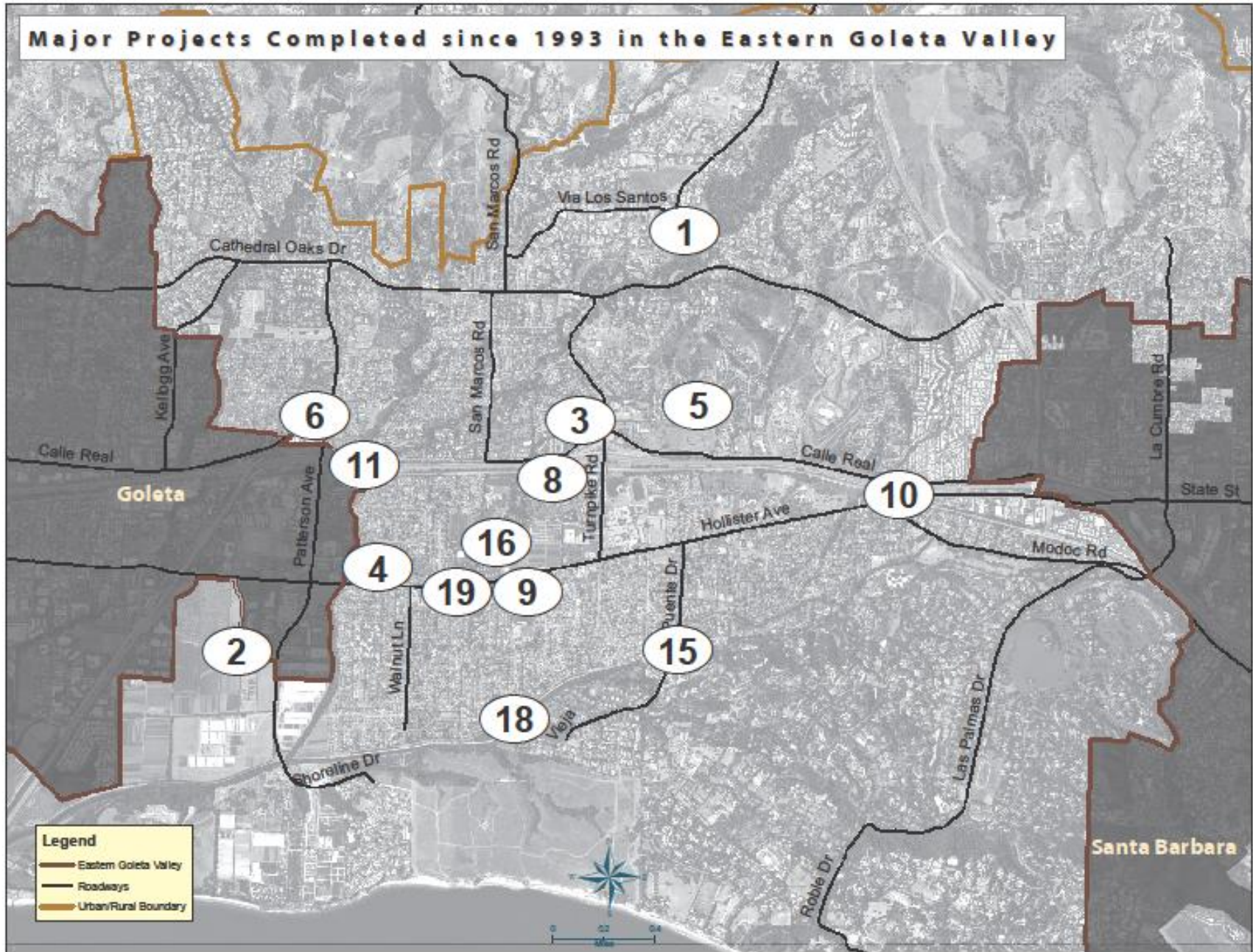
Land Use Type	Acres	2009 Existing Houses	Future Houses	Total Houses at Buildout
Urban Land Uses	6,946	15,406	2,958	18,364
Rural Land Uses	14,359	200	199	399
TOTAL	21,306	15,606	3,157	18,763
VACANT LAND USES	6,599	0	710	710
RESIDENTIAL VACANT LAND USES	2,748	0	585	585



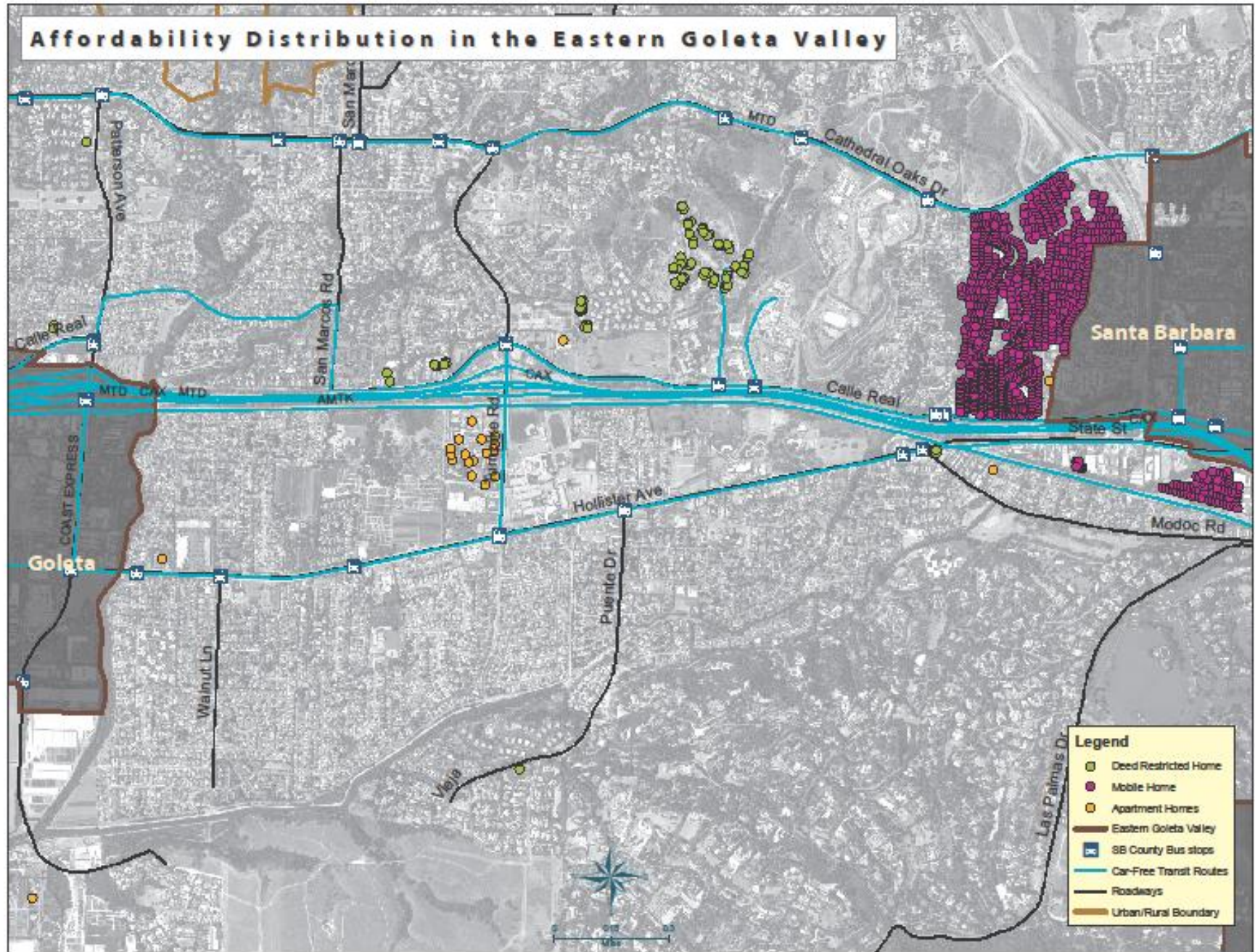
Major Projects built in Eastern Goleta Valley since 1993

Map #	Project Name	DU #	Comm Sq Ft	Hotel Rooms	OS/Parks Acreage	Use
1	Congretional B'nai B'rith		7,612			Church/Synagogue
2	St Athanasius Church		24,728			Church/Synagogue
3	Extended Stay Hotel			120		Hotel (350 sq. ft rooms)
4	Heritage House			50		Hotel (350 sq. ft rooms)
5	Forte Ranch	60				MFR
6	Orchard Park	20				MFR
7	Pebble Hill Homes	38				MFR
8	Positano Apartments	188				MFR
9	Girls Inc. Tremigos Condos		26,963			MFR
10	@Modoc/State	12				MFR
11	Allstore Self-Store		124,000			Mini-Warehousing
12	SB Human Society Addition		4,000			Office
13	Cathedral Pointe	48				SFR
14	Oak View Homes	22				SFR
15	Vintage Ranch	11				SFR
16	Sungate Ranch	48				SFR
17	San Marcos Court	13				SFR
18	Sandpiper Lane	16				SFR
19	Via Lara	10				SFR
TOTAL		486	187,303	170	0	

Major Projects Completed since 1993 in the Eastern Goleta Valley



Affordability Distribution in the Eastern Goleta Valley



Legend

- Deed Restricted Home
- Mobile Home
- Apartment Homes
- Eastern Goleta Valley
- SB County Bus stops
- Car-Free Transit Routes
- Roadways
- Urban/Rural Boundary

Residential Land Use Information and Planning Tools

- Density Bonus
- Inclusionary Housing
- In-Lieu Fees
- High Density Development
- Residential Second Units
- Transfer of Development Rights
- Developer Fees
- Mixed Use Projects

- Form Based Codes
- Build Out Numbers
- RHNA Numbers
- Redevelopment
- Zoning / Rezoning
- EIR
- Residential Guidelines

- SB 375: AB 32
- Transit Oriented Development
- Parking

- Small Area Plans
- Parcel-Specific Planning
- Key Site Identification
- In-fill Projects
- Early Public In-put
- Early Review

- Walkable Neighborhoods
- Energy Efficient
- Green Building Infill / Density
- Open Space
- Job Housing Balance
- Sustainability
- Climate Change
- Reduced Parking Requirements

Affordable Housing

**Variety of Housing Types and Choices
Adequate Sites For A Variety of Housing Needs**

Smart Growth

- Condominiums
- Apartments
- Mobile Homes
- Planned Unit Developments
- Affordable by Design
- Senior Housing
- Housing for Special Needs
- Employee Housing

**Eastern Goleta Valley
A Balanced and Diverse
Community**

Low Impact Development

Environmental Constraints
EHS Protection
Noise

Preservation of
Agriculture Land !!

- Adequate Services
- Grow within our means
- Water
- Sewer
- Trash / Land Fill
- Police / Fire
- Transportation Systems

**Main comments (reoccurring theme) from the
July workshop and supported by the survey
results on residential land use:**

Keep community mix of all people and income levels

Retain agricultural land / no or limited rezoning to high density / limit high density development

Plan and live within our resources and services; water, etc.

Grow slowly and well planned

Any new development (or approved redevelopment) must be Energy Efficient (Green Building) and respectful of the environment and the ESH

We need more affordable housing, rental type, 20+ units per acre

Cumulative Impact

- UCSB / IV LRDP
- City of SB
- City of Goleta
- WGV
- SB County
- Community / Regional Plans

EGV Residential Land Use Goals

Residential Land Use

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Next GVPAC Meeting 12/3/09

- GVPAC Meeting #24
 - Land Use Goal Recommendations:
 - Residential Land Use
 - Agricultural Land Use

