



Goleta Community Plan Update

Goleta Valley Community Planning Goal
Development and Recommendations

[GVPAC] Meeting #24

GVPAC Meeting Agenda

[Thursday, December 3, 2009, 6:00PM]

- Pledge of Allegiance and Roll Call
- Public Comment Period
- Administrative
 - Minutes from November 18, 2009 will be considered
 - Tentative Long Term Scheduling/Announcements
- GVPAC Planning Goals
 - Residential Land Use
 - Agricultural Land Use (continue to 12/16)
- Adjourn until GVPAC Meeting #25
 - December 16, 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 18, 2009
- Tentative Long Term Scheduling
- Announcements
 - 2010 Census
 - Review of Legal Non-Conforming parcels.



Legal Non-Conforming

- Common Types:
 - As to Use
 - As to Structures
 - As to Parcel Size
- Zoning designations are generally applied to areas based on the adopted goals and policies of the County.
 - Avoid “Spot” Zoning
 - Sometimes parcels do not match zoning regulations = **Legal non-conforming parcel**
 - Often “Grandfathered”

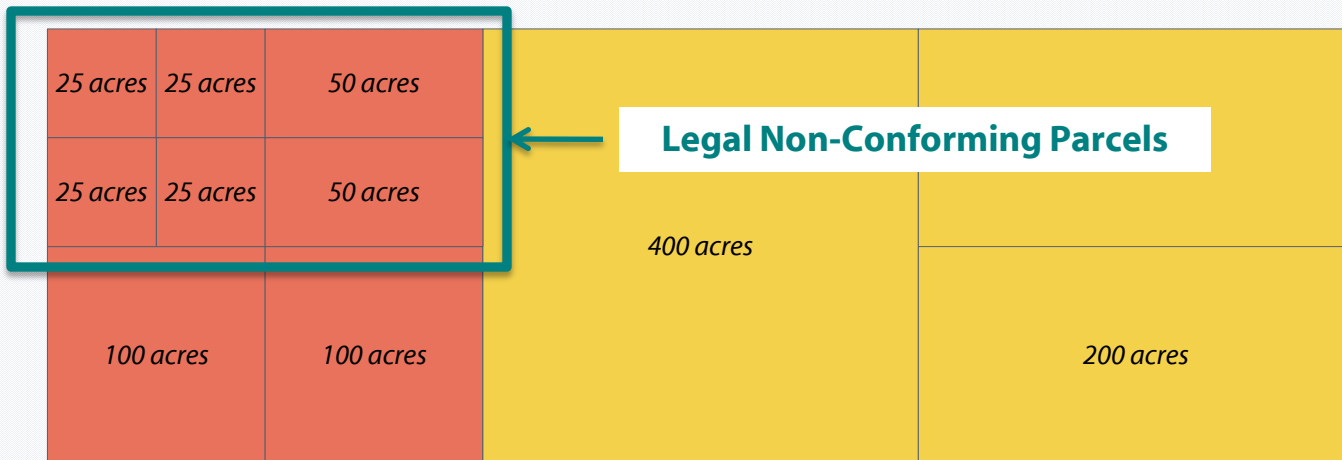


Legal Non-Conforming as to Size

Conceptual Zoning Designation: Minimum Parcel Size = 100 acres



"On the ground" Zoning Designation: Minimum Parcel Size = 100 acres



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:

- Residential Land Use
- Agricultural Land Use (continue to 12/16)



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



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	100%



Residential Capacity

Table 3: 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	10,026	1,232	11,258
Rural Land Uses	14,359	153	129	282
TOTAL	21,306	10,179	1,361	11,540
VACANT LAND USES	6,599	0	710	710
RESIDENTIAL VACANT LAND USES	2,748	0	585	585



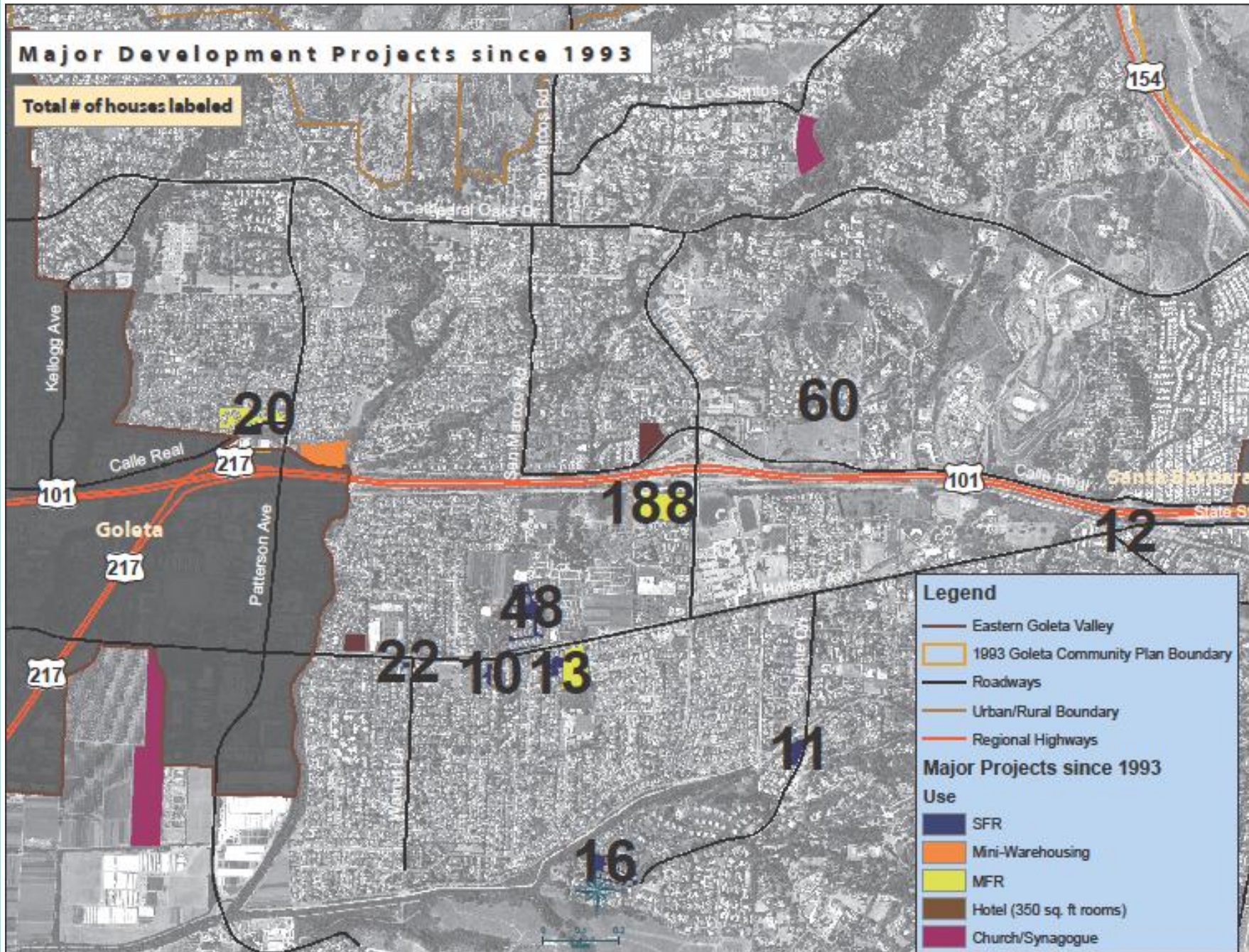
Major Development Projects in EGV since 1993

Development Type	# of Projects	# Houses	Commercial Sq Ft	Rooms	Public Open Space/Parks
SFR	9	207	0	0	210
MFR	6	318	26,963	0	0
Hotel (350 sq. ft rooms)	2	0	0	170	0
Mini-Warehousing	1	0	124,000	0	0
Office	1	0	4,000	0	0
Church/Synagogue	2	0	32,340	0	0
Total	21	525	187,303	170	210

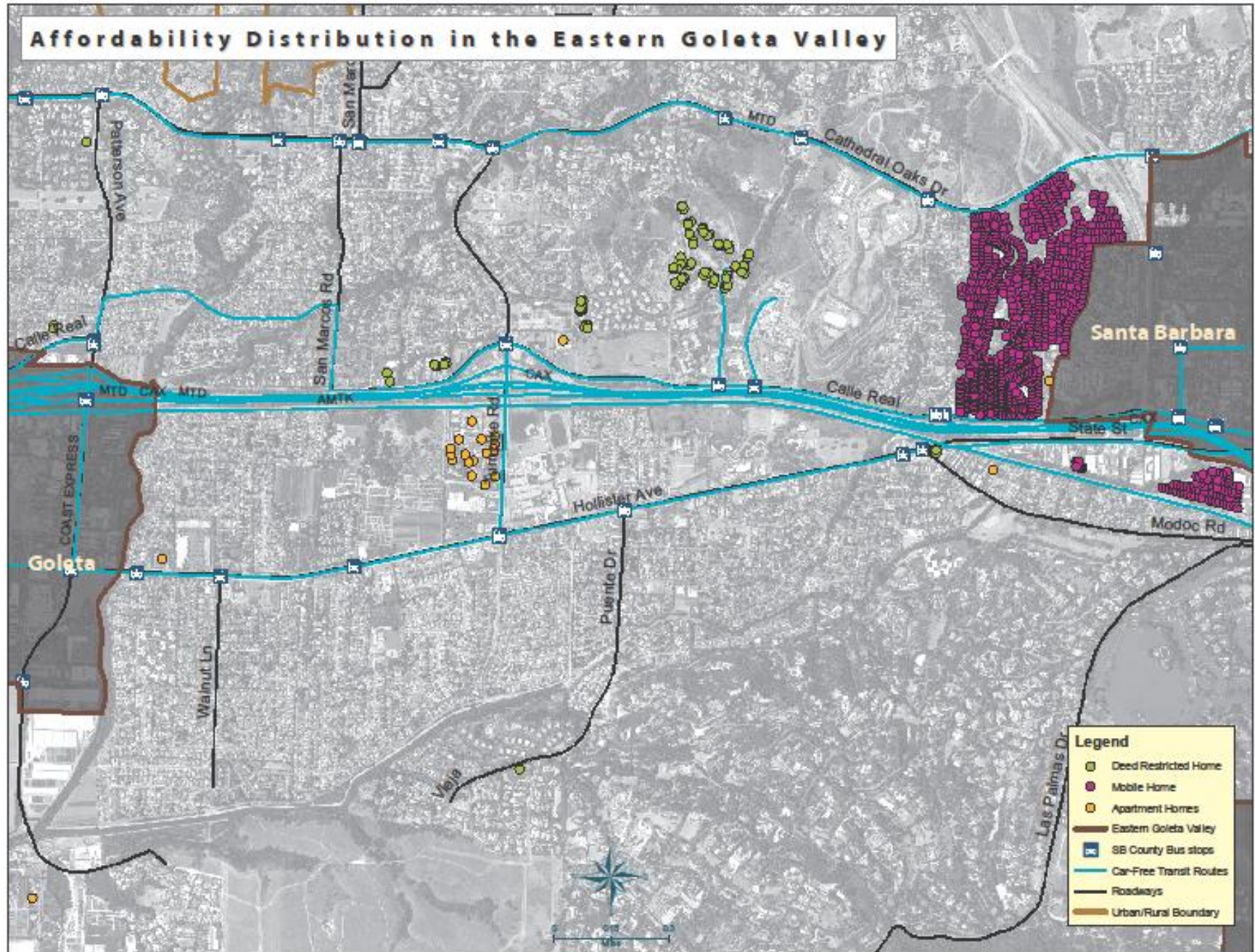


Major Development Projects since 1993

Total # of houses labeled



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

**GVPAC
Residential Land Use
Information and Planning Tools**

Density Bonus
Inclusionary Housing
In-Lieu Fees
High Density Developments
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

Preservation of
Agriculture Land !!

Environmental Constraints
EHS Protection
Noise

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

**Tom Elliott
GVPAC
November
2009**

Major Projects built in Eastern Goleta Valley since 1993 –

Detailed List

Project Name	DU #	Comm Sq Ft	Hotel Rooms	OS/Parks Acreage	Use
Congretional B'nai B'rith		7,612			Church/Synagogue
St Athanasius Church		24,728			Church/Synagogue
Extended Stay Hotel			120		Hotel (350 sq. ft rooms)
Heritage House			50		Hotel (350 sq. ft rooms)
Forte Ranch	60				MFR
Orchard Park	20				MFR
Pebble Hill Homes	38				MFR
Positano Apartments	188				MFR
Girls Inc.		26,963			MFR
Tremigos Condos @Modoc/State	12				MFR
Allstore Self-Store		124,000			Mini-Warehousing
SB Human Society Addition		4,000			Office
Cathedral Pointe	48				SFR
Oak View Homes	22				SFR
Vintage Ranch	11				SFR
Sungate Ranch	48				SFR
San Marcos Court	13				SFR
Sandpiper Lane	16				SFR
Pozzato	24				SFR
San Marcos Preserve	15			210	SFR
Via Lara	10				SFR
TOTAL	525	187,303	170	210	

Residential Land Use

- **Public Comment**
- **GVPAC Discussion and Recommendation:** Construct a set of goals for the updated plan; take action to recommend a 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.



Next GVPAC Meeting 12/16/09

- GVPAC Meeting #25
 - Land Use Goal Recommendations:
 - **Agricultural Land Use**

