

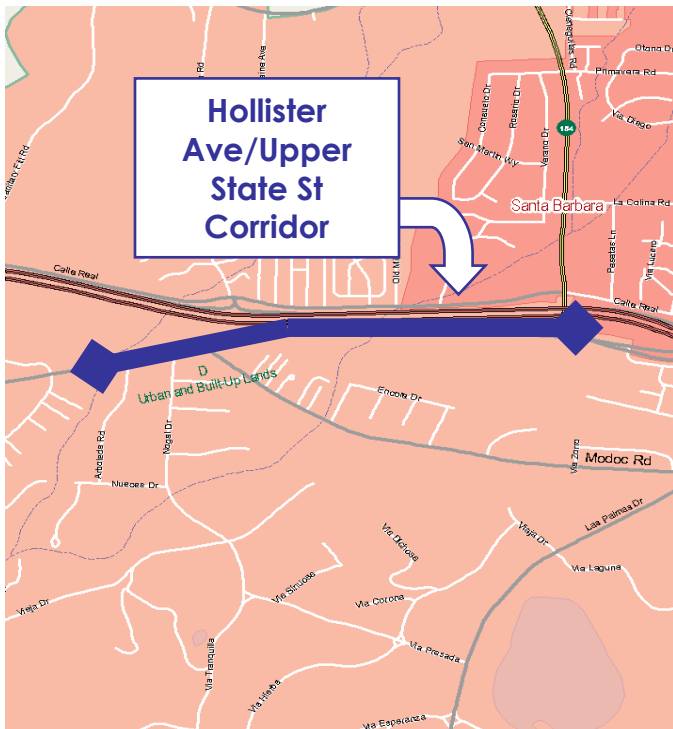
**Example for Van Tour Info Sheet**

**Stop #2: “Hollister Ave/Upper State St. Commercial Area”**

**Land Use Information**

<b>APN(s)</b>	Various
<b>Land Use</b>	General Commercial
<b>Zoning</b>	C-1, C-2, C-3
<b>Acreage</b>	Approximately 27 acres
<b>Location</b>	Hollister Ave/State Street from the Auhay Dr./Modoc Rail Road Bridge to the Santa Barbara City Limit
<b>Surrounding Uses</b>	North: Hwy 101 Transit Corridor South: Modoc Rd./10-R-1 Residential East: DR-12.3 Mobile Homes/Santa Barbara West: 10-R-1 Residential/Hope Ranch

**Discussion of Opportunities and Constraints**



- **Redevelopment and revitalization of commercial corridor:** Opportunities for mixed use developments to provide housing and small business space, urban design to create distinct Goleta Valley identity and character, Goleta Valley’s “town center”, etc.
- **Transportation improvements:** walkable and accessible by pedestrians, human-scale, bicycle corridor, roadway widening, alternative transportation improvements, parking lots, connectivity to surrounding neighborhoods and the City of Santa Barbara, etc.
- **Streetscape environmental improvements:** sidewalks, trees, benches, lighting, landscaping, public art, etc.





- **Modoc Railroad bridge:** traffic chokepoint, costly replacement and roadway widening project, interagency coordination between County and Southern Pacific Railroad
- **City of Santa Barbara Upper State Street Study and Improvements:** traffic, streetscape, mass transit
- **Hwy 101 corridor:** 500ft setback recommended by APCD for noise and air quality protection
- **Potential Hazardous materials and soil remediation**
- **Potential Flooding, Drainage, and Habitat setback requirements**

