

RESIDENTIAL LAND USE

FOCUS QUESTIONS

Which residential types, areas, or characteristics do you like?

Which residential types, areas, or characteristics need improvement?

What are the goals for Residential Land Use?

The following list includes, but is not limited to, opportunities that have been discussed by the GVPAC during the planning process and are available for your consideration:

- 1. Housing location
- 2. Housing affordability
- 3. Housing design and site planning
- 4. Housing preservation
- 5. Neighborhood connectivity and accessibility

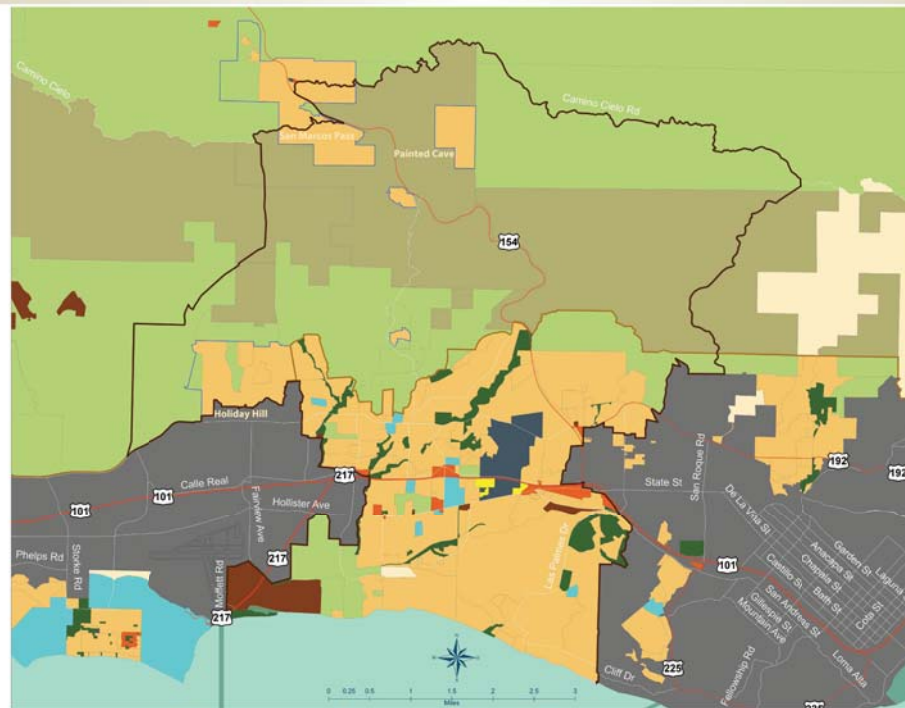
How and where do you want to the goals to be achieved?

The following list includes, but is not limited to, planning tools that have been discussed by the GVPAC during the planning process and are available for your consideration:

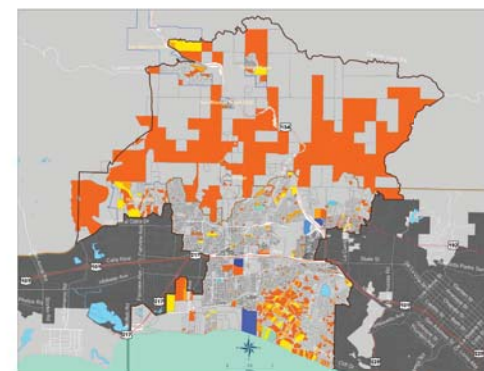
- 1. Legal second residential units and/or duplexes on existing residential properties.
- 2. Mixed-use projects, which combine residences and commercial spaces in the same building, that provide community amenities, including plazas, outdoor seating/gathering areas, and providing access to open spaces.
- 3. Mixed-use projects, which combine residences and commercial spaces in the same building, to create complete neighborhoods that provide residents access to retail, services, parks and recreation opportunities, and transportation nodes and corridors.
- 4. Planned Unit Development (PUD) zoning for residential developments with open spaces, recreation facilities, and other amenities for the public.
- 5. Design Residential (DR) zoning for planned developments with open spaces, recreation facilities, and other amenities for residents.
- 6. Transit Oriented Development and Smart Growth
- 7. Multi-family Residential Design Guidelines
- 8. Revitalization Plan for Small Area Plans
- 9. Specific Plans for Residential Areas
- 10. Streetscape, and Public space improvements
- 11. Off-street parking requirements
- 12. Requirements for new development and redevelopment to use energy efficient/green building techniques and technologies.
- 13. Other
- 14. Low Impact Development Standards.
- 15. Water-conserving technologies and development standards.
- 16. Other



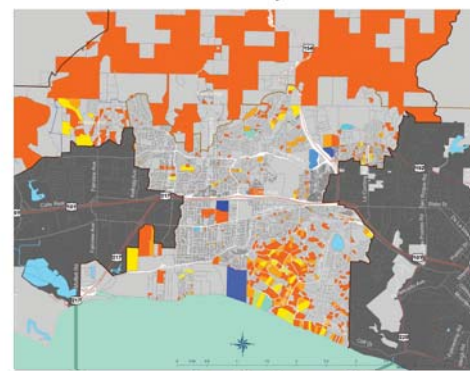
| Land Use | Acres |
|----------------------|--------|
| Residential | 6,789 |
| Commercial | 111 |
| Agriculture | 13,887 |
| Open Lands | 70 |
| Mountainous Area | 17,715 |
| Recreation | 549 |
| Community Facility | 21 |
| Educational Facility | 161 |
| Institutional | 302 |
| Utility | 454 |



GENERAL LAND USE DESIGNATIONS
Eastern Goleta Valley



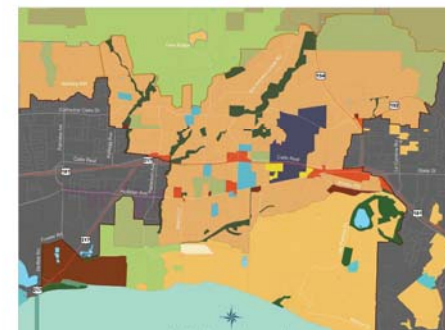
POTENTIAL ADD'L URBAN AND RURAL HOUSES



POTENTIAL ADD'L URBAN HOUSES



EXISTING AFFORDABLE HOUSING OVERLAY



SINGLE-FAMILY RESIDENTIAL DESIGN
GUIDELINE OVERLAY



DETAILED URBAN RESIDENTIAL ZONING

Residential Land Use
Goleta Community Plan Principle:
To ensure that a variety of housing locations, types, prices, and tenures are available, and an open and free choice of housing is provided for all persons regardless of income, age, race, or ethnic background.
To ensure that the population level of the Goleta area not exceed the resource and service capacity of the area nor adversely alter the present quality of life and environment.

Goals:
Community Development Super Element Goal: To Provide Housing Affordable To All Goleta Residents. To Strive For A Balance Between Jobs And Housing. To Provide A Range of Commercial And Industrial Uses Which Promote Ordinary Economic Development, And To Protect Natural Resources.

Residential Land Use
GVC 20/20 Vision Statement:
Our community offers a range of housing options serving a broad spectrum of incomes, lifestyles and age groups.
Our community is a place where change comes purposefully and when we grow, we grow slowly, and in a manner that preserves the character of our neighborhoods, be they rural, semi-rural or suburban.

Goals:
Goal #1: Housing development is limited to infill projects and non-contiguous (leap frog) development is discouraged.
Goal #2: Continue to welcome diversity in the community by establishing and enforcing policies that promote affordability of housing.
Goal #3: The Goleta Community Plan recognizes the Eastern Goleta Valley's economic and social interdependence with UCSB, the South Coast and the entire Tri-County region.

Table 5. Population Projections Summary Table (Zone 2)

| Land Use Type | Acres | 2009 Existing Population* | Future Population** | Total Population at Buildout* |
|-------------------------------------|---------------|---------------------------|---------------------|-------------------------------|
| Urban Land Uses | 7,830 | 47,273 | 3,351 | 50,622 |
| Rural Land Uses | 32,221 | 422 | 345 | 767 |
| TOTAL | 40,059 | 47,695 | 3,696 | 51,399 |
| VACANT LAND USES | 6,694 | 0 | 1,964 | 1,964 |
| RESIDENTIAL VACANT LAND USES | 5,757 | 0 | 1,621 | 1,621 |

*Based on 2.72 persons per household, SBCAG Regional Growth Forecast August 2007

EGV North

EGV South



GVPAC Community Workshop Plan

| Residential Land Use | | | | | |
|---|---------------------------------|---|---|---|--|
| Materials | References | Maps/Graphics | What are the Goals for... | Planning Tools | Focus Questions |
| Walkability Transparency Pens Paper Easel(s) Barebones Table Map for notes GVC vs. GCP Land Use Stats | GCP Residential Land Use Map | Land Use Map with Residential emphasis Residential Renderings and Photos TOD/Smart Growth Concept Maps Connectivity Maps Walkability Maps Node Maps | <ol style="list-style-type: none"> 1. Housing location 2. Housing affordability 3. Housing design and site planning 4. Housing preservation 5. Neighborhood connectivity and accessibility | <p>The following list includes, but is not limited to, tools that have been discussed by the GVPAC during the planning process and are available for your consideration:</p> <ol style="list-style-type: none"> 1. Legal second residential units and/or duplexes on existing residential properties. 2. Mixed-use projects, which combine residences and commercial spaces in the same building, that provide community amenities, including plazas, outdoor seating/gathering areas, and providing access to open spaces. 3. Mixed-use projects, which combine residences and commercial spaces in the same building, to create complete neighborhoods that provide residents access to retail, services, parks and recreation opportunities, and transportation nodes and corridors. 4. Planned Unit Development (PUD) zoning for residential developments with open spaces, recreation facilities, and other amenities for the public. 5. Design Residential (DR) zoning for planned developments with open spaces, recreation facilities, and other amenities for residents. 6. Transit Oriented Development and Smart Growth 7. Multi-family Residential Design Guidelines 8. Revitalization Plan for Small Area Plans 9. Specific Plans for Residential Areas 10. Streetscape, and Public space improvements 11. Off-street parking requirements 12. Requirements for new development and redevelopment to use energy efficient/green building techniques and technologies. 13. Other | <p>Which residential types, areas, or characteristics do you like?</p> <p>Which residential types, areas, or characteristics need improvement?</p> <p>What goals should be included in the updated Goleta Community Plan for the residential land uses?</p> <p>Which planning tools would you like to see used to realize the goals for residential land use in the updated Goleta Community Plan?</p> |

GOLETA VALLEY COMMUNITY SURVEY Results Summary by Land Use Topic

RESIDENTIAL LAND USE

please indicate on a scale of 1 to 7 how important it will be for the County of Santa Barbara to consider in its plans for the future of the Eastern Goleta Valley.

| | Favorable Rating | Neutral | Unfavorable Rating | DK/NA |
|---|------------------|---------|--------------------|-------|
| Managing residential and commercial development, including both renovation of existing buildings and construction of new residential, retail, and non-retail buildings. | 56% | 33% | 10% | 1% |
| Increasing the availability of houses to middle-income families earning up to \$100,000 annually. | 24% | 41% | 35% | 0% |

please indicate if the County is doing an excellent job, a good job, only a fair job, or a poor job.

| | Excellent Job | Good Job | Fair Job | Poor Job | DK/NA |
|--|---------------|----------|----------|----------|-------|
| Enhancing the character and identity of the Eastern Goleta Valley. | 4% | 19% | 37% | 25% | 15% |
| Implementing programs to make the County of Santa Barbara more energy efficient, to increase resource conservation, and promote environmental regulations. | 6% | 26% | 33% | 11% | 23% |
| Permitting houses that are affordable to local employees. | 7% | 23% | 28% | 20% | 22% |
| Managing overall development and population growth. | 5% | 23% | 39% | 26% | 7% |

please indicate if you strongly agree, somewhat agree, somewhat disagree, or strongly disagree.

| | Strongly Agree | Somewhat Agree | Somewhat Disagree | Strongly Disagree | DK/NA |
|---|----------------|----------------|-------------------|-------------------|-------|
| The character of the Eastern Goleta Valley has changed in recent years due to too much development. | 34% | 30% | 22% | 11% | 3% |
| The lack of affordable houses in the Eastern Goleta Valley is affecting commute patterns. | 22% | 19% | 25% | 26% | 9% |

please indicate whether you think over the next 10-20 years the County will need a lot more, some more, a little more, or no more of that building type.

| | A lot more | Some more | A little more | No more | DK/NA |
|---|------------|-----------|---------------|---------|-------|
| Single family houses on larger lots (over 1/2 acre) | 4% | 14% | 29% | 51% | 1% |
| Single family houses on smaller lots (under 1/2 acre) | 8% | 27% | 31% | 33% | 2% |
| Multi family residences, such as apartments or townhouses | 14% | 21% | 27% | 37% | 1% |
| Houses in planned developments with open spaces, recreation facilities, and other amenities for residents. | 16% | 24% | 27% | 30% | 3% |
| Houses in planned developments with open spaces, recreation facilities, and other amenities for the public. | 15% | 20% | 25% | 38% | 3% |
| Houses near major transportation corridors, such as Hollister Ave, Turnpike Rd, and Hwy 192. | 14% | 11% | 26% | 44% | 4% |
| Houses in the foothills. | 4% | 6% | 27% | 59% | 3% |
| Mixed-use and live-work developments in active commercial areas. | 19% | 24% | 28% | 26% | 3% |
| Houses that low income couples earning up to \$50,000 a year can afford. | 13% | 18% | 27% | 39% | 3% |
| Residential second units or duplex add-ons. | 12% | 18% | 29% | 36% | 5% |
| Senior Housing and/or Nursing Facilities | 9% | 26% | 43% | 18% | 3% |

please indicate if you strongly support, somewhat support, somewhat oppose, or strongly oppose the goal for the future of the Eastern Goleta Valley.

| | Strongly support | Somewhat support | Somewhat oppose | Strongly oppose | DK/NA |
|---|------------------|------------------|-----------------|-----------------|-------|
| Permitting new multi-unit residences to provide housing opportunities for low, moderate, and middle income families. | 16% | 29% | 23% | 31% | 2% |
| Permitting second residential units and/or duplexes on residential properties. | 15% | 32% | 22% | 28% | 2% |
| Permitting new multi-unit residences to provide housing opportunities for essential local employees, such as nurses, firefighters, sheriff deputies, and teachers. | 24% | 38% | 19% | 18% | 1% |
| Permitting mixed-use projects, which combine residences and commercial spaces in the same building, to that provide community amenities, including plazas, outdoor seating/gathering areas, and providing access to open spaces. | 24% | 42% | 15% | 18% | 2% |
| Permitting mixed-use projects, which combine residences and commercial spaces in the same building, to create complete neighborhoods that provide residents access to retail, services, parks and recreation opportunities, and transportation nodes and corridors. | 23% | 37% | 16% | 21% | 3% |
| Permitting new single family houses. | 10% | 36% | 29% | 23% | 2% |
| Permitting houses and businesses near transportation corridors to reduce commute lengths and traffic congestion. | 16% | 42% | 22% | 17% | 3% |
| Requiring new development and redevelopment to use energy efficient/green building techniques and technologies. | 48% | 33% | 10% | 7% | 2% |

GOLETA VALLEY COMMUNITY SURVEY Results Summary by Land Use Topic

