



Goleta Vision Committee 2020

Goleta Valley Community Plan Update



Workshop #1 February 4, 2006



Goleta Vision Committee 2020 Goleta Community Plan Update

Role and Function of a Community Plan

- Prepared for a specified geographic area with community input
- Part of a Comprehensive Plan of a city or county for a defined geographic portion
- Defines general types and locations of land uses
- Contains specific development policies for the defined area and measures to implement them
- Provides the location of and standards for public service facilities
- Provides standards for the conservation, development, and use of natural resources
- Provides a policy framework and database for processing future development applications

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Comprehensive Plan

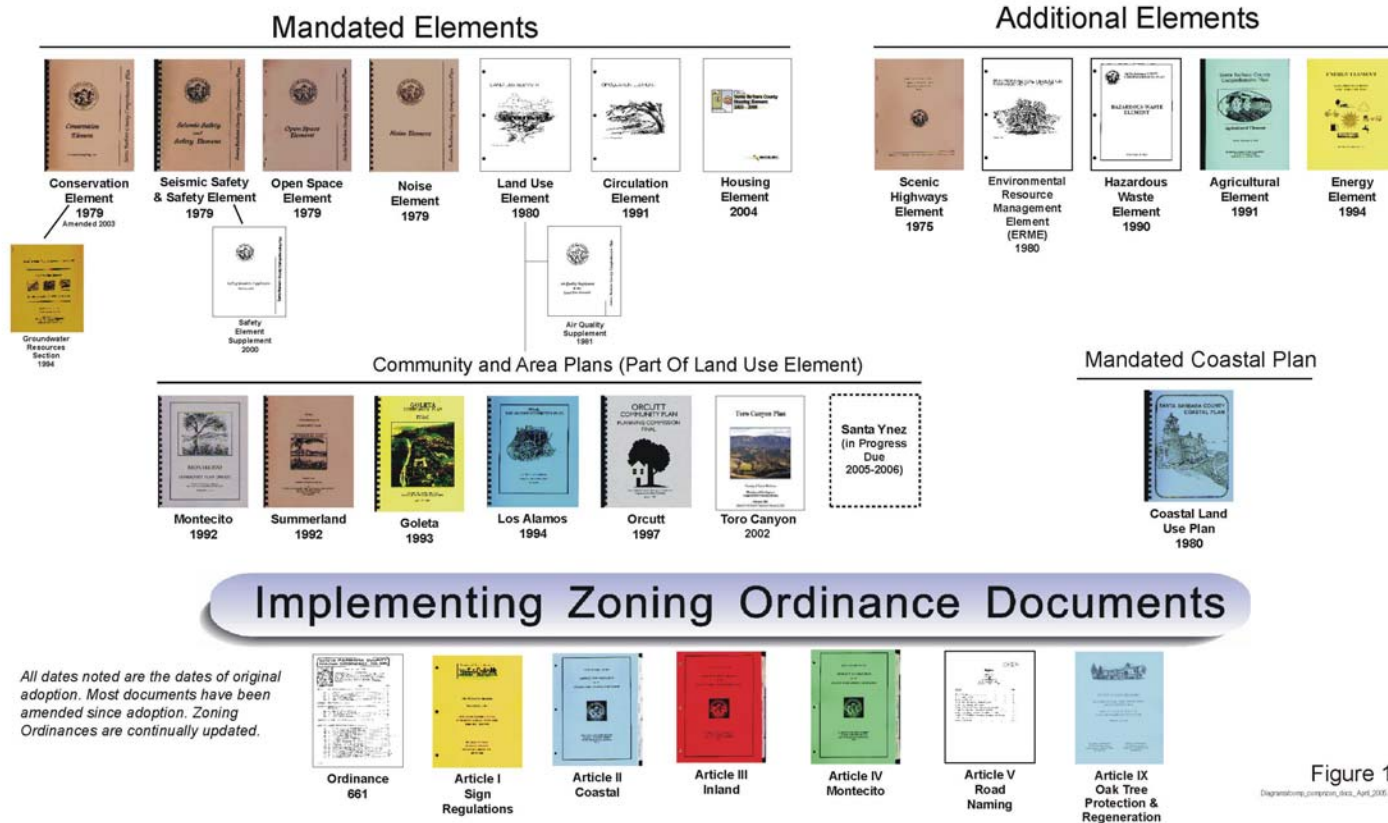


Figure 1

Diagramming_compro_nca_April_2006.vp April 2006

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Implementing Documents

Design Guidelines



Fee Studies



Redevelopment & Revitalization



Transportation



Other



Public Works and Planning & Development

Newsletters

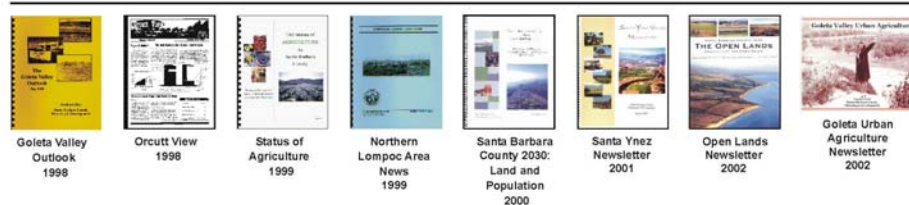


Figure 2
Development_imp0202 April 2002 (in April 2005)



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Intent of Existing Goleta Community Plan

- Divided into three “Super Elements”: Community Development, Public Facilities and Services, Resources and Constraints. Specific goals, objectives, policies and actions implement each Element.
- Provided a framework for community planning to County decision makers, the community, and landowners in the Goleta area.
- Designed to address the special concerns and needs of the Goleta community, as well as to preserve the unique character associated with Goleta.

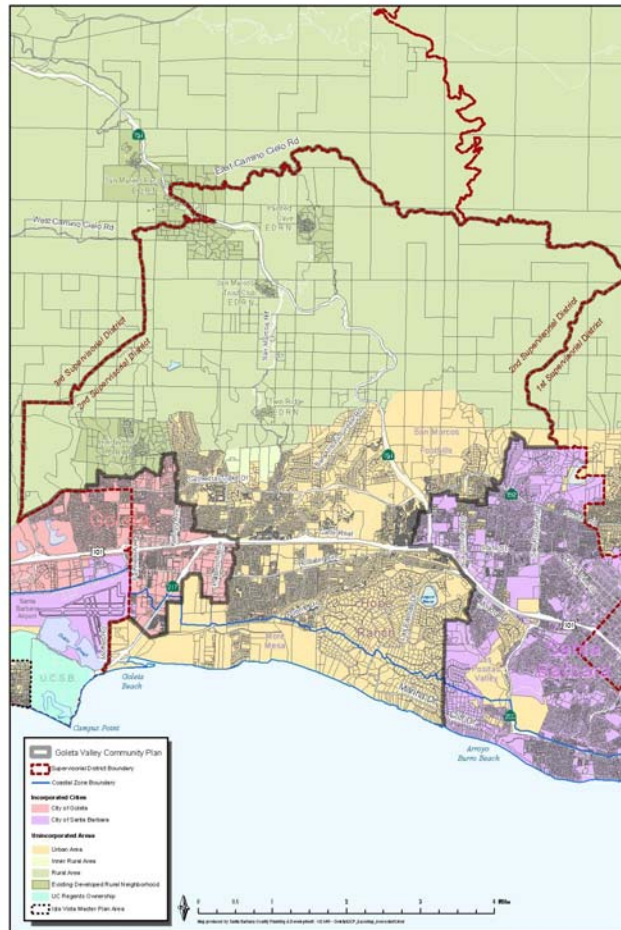


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Intent of Existing Goleta Community Plan, cont'd

- Reduced the need for overall research and cumulative analysis for individual developments by performing a more detailed review of community specific issues and concerns.
- Established "ground rules" as they relate to general circulation patterns, land uses, utilities, open space, design standards and buildout potential that defined Goleta's future growth and capital improvement plans.
- Provided for flexibility (i.e., future amendments)

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Issue Areas for Update

Community Development:

- *Land Use*
- *Growth Management*

Public Facilities and Services:

- *Parks, Recreation, and Trails/Open Space*
- *Traffic, Circulation and Parking*
- Police and Fire Protection
- Resource Recovery
- Schools
- Sewer and Storm Drainage Systems
- Water



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Issue Areas for Update, cont'd

Resources and Constraints:

- Air Quality
- Biologic Habitats
- Electromagnetic
- Flooding and Drainage
- Geography, Topography, and Soils
- History and Archaeology
- Noise
- Risk of Upset/Hazardous Materials
- Visual/Aesthetic Resources and Open Space



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Land Use

- Overall goal is to balance land uses to provide adequate housing, employment, shopping and recreation based upon needs of the community
- Four fundamental land use element goals address:
 - Environment
 - Urbanization
 - Agriculture
 - Open Lands



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Land Use Goals

- A land use general goal is stated in the plan such as:
 - **Example**
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 orderly economic development, and to protect natural resources. (1993 Goleta Community Plan, 1995 amendment; pg. 36)



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Circulation

- Existing network of roads, transit routes, bikeways and sidewalks
- Multi-modal approach
- Definition of Level of Service (LOS)
- Determine existing LOS through traffic counts
- Projected LOS at 10 years using traffic modeling to determine system improvements
- Coordinate with MTD on transit needs
- Develop policies, actions and development standards based on public input and analysis of data for all modes of transportation.



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Open Space

- The Open Space element inventories public and private open space areas and contains recommendations and programs for preserving and managing those lands
- Recreation land needs can be determined by County standards from the land use element (4.7 acres per 1,000 persons)
- National Park and Recreation Society standard of 4 acres per 1,000 residents
- County Lands Inventory with Enhancement Opportunities:
- Comprehensive inventory of the biological resources in County-owned open spaces in the Second District by volunteers from the Second District Natural Resources Advisory Committee



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Conservation

- Conservation element describes water, mineral and agricultural resources, ecological systems, and historic and archaeological sites
- Identifies ecological systems for the Goleta Planning area
- Recommends policies and programs designed to protect them
- County's Local Coastal Plan designates certain biotic communities as Environmentally Sensitive Habitat (ESH)
- Community Plan contains additional ESH overlay areas in the urban and mountainous areas of the community as well as protection of riparian corridors

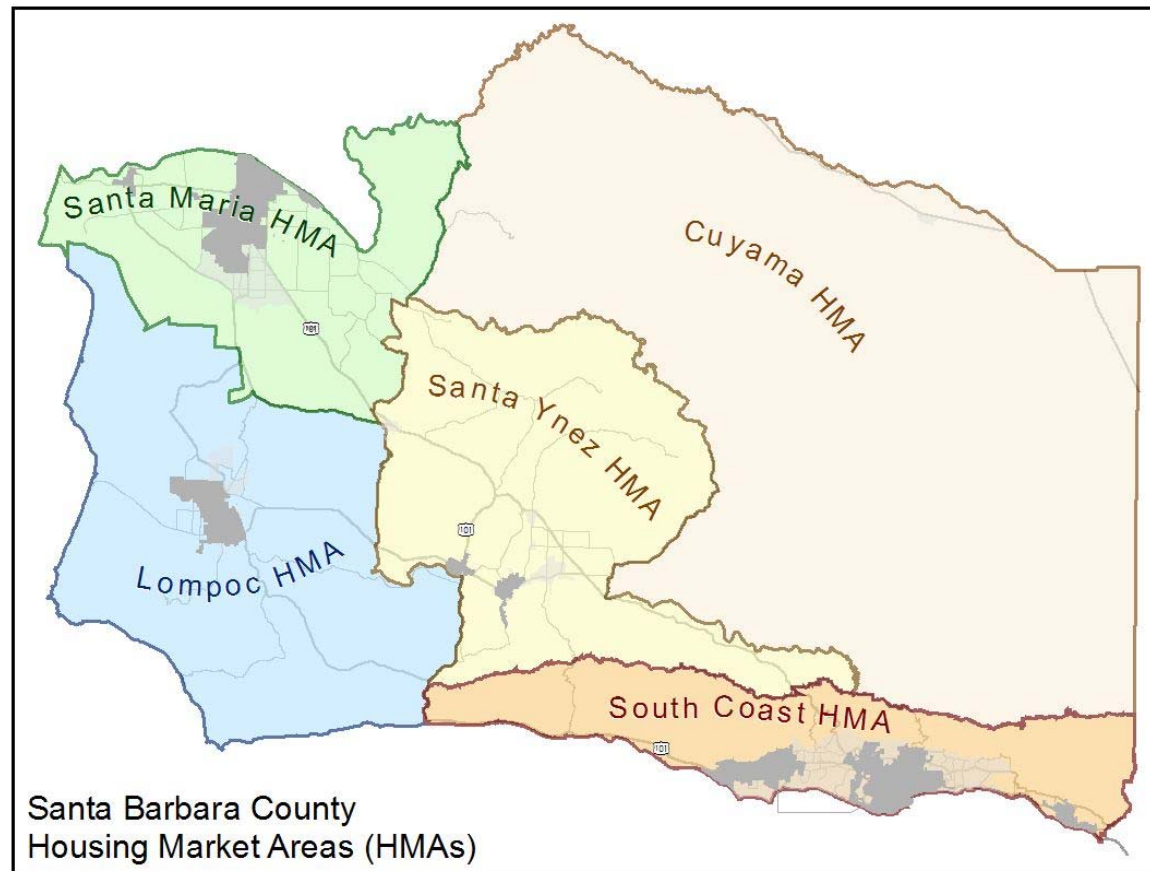


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- Local and Regional Housing Issues
 - Housing element is part of the County's general plan
 - Regional housing needs assessment (RHNA)
 - SBCAG defined Housing Market Areas (HMA)
 - Required by CGC §§65580-65690

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Housing Market Areas





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Ad Hoc Housing Subcommittee

- Established May 20, 2005

- Members:
 - Supervisors, Commissioners, staff

- Responsibilities:
 - Strategy for gaining Housing Element certification
 - Direction for implementation of Housing Element



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Ad Hoc Committee Recommendations

- Pursue Housing Element certification
 - Amend element per State HCD requirements
 - Submit to State HCD for certification
 - Revise per State HCD direction
 - Certification in January/February 2006
- Implement Action Phase concurrent with certification process
 - Identify options for rezoning
 - Refine ordinance & policy amendments
 - Prepare EIR



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Consequences of Non-Compliance

- Loss of eligibility for affordable housing funds
- Litigation
 - Building moratoria
 - Payment of legal fees
 - Require the County to gain compliance
- Exactions of fines in proposed legislation

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Regional Housing Needs Assessment (RHNA)

Units needed during the 2003-2008 Planning Period

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
Guadalupe	20	14	19	30	83
Santa Maria	1,161	822	1,209	1,645	4,837
Lompoc	214	151	209	316	890
Buellton	129	91	88	228	536
Solvang	78	55	49	143	325
Goleta	573	406	334	1,074	2,388
Santa Barbara	560	397	397	980	2,333
Carpinteria	18	13	14	31	75
Uninc. County	1,455	1,031	1,013	2,566	6,064
Total	4,208	2,980	3,332	7,013	17,531

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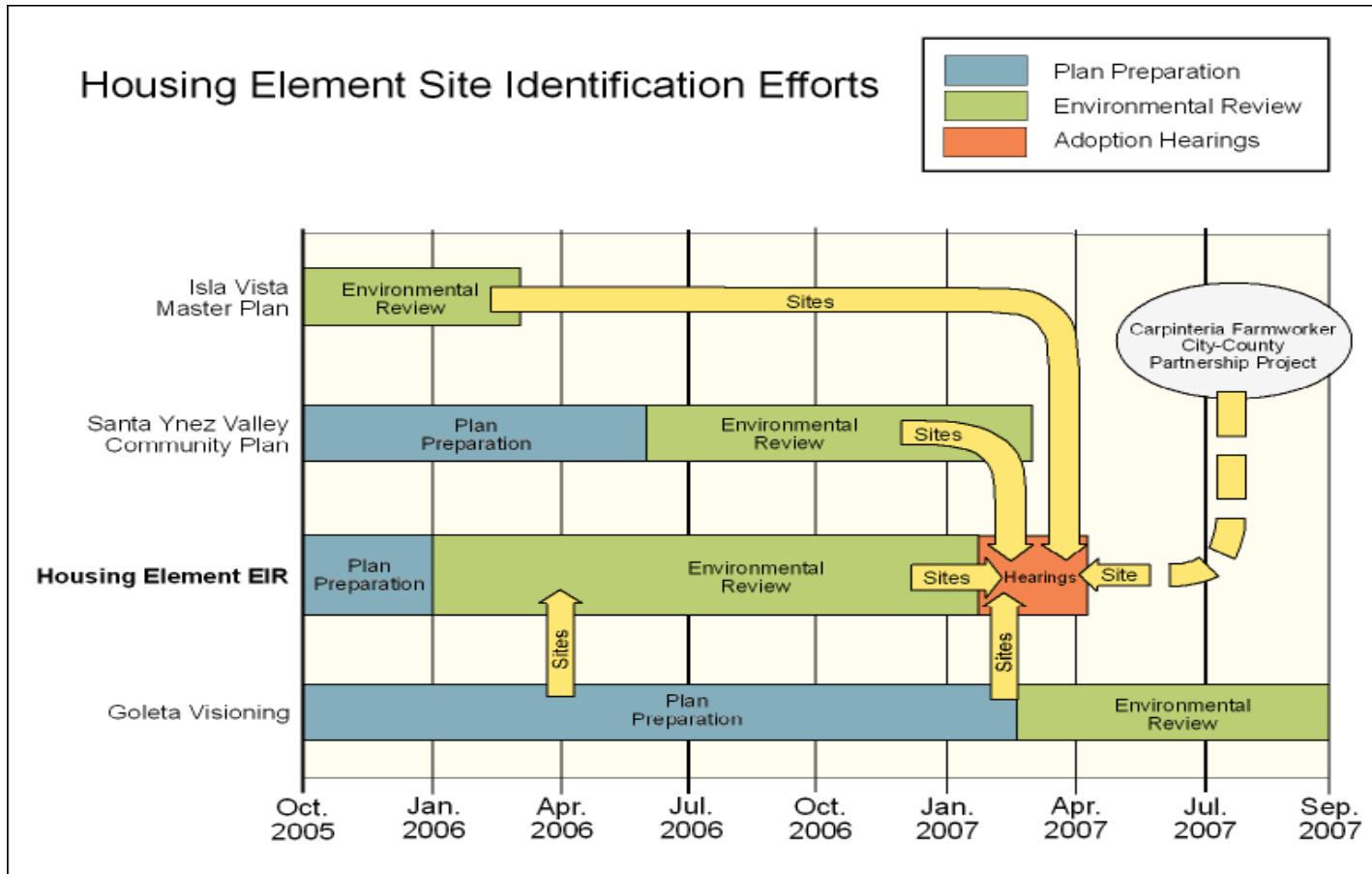
Ability to Accommodate RHNA (units)

	Very Low	Low	Moderate	Above Moderate	Total
Regional Housing Needs Allocation (RHNA)	1,455	1,031	1,013	2,565	6,064
Less Projected Units Under Existing Zoning	545	706	1,381	9,320	11,952
Remaining RHNA	910 units	325 units	0	0	1,235 units
<i>Divided by Density Needed</i>	20 u/a	20 u/a	12 u/a	N/A	
Acres to Rezone	46 acres	16 acres	0	0	62 acres

Source: Draft Revised 2003-2008 County Housing Element

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Accomplishing Rezone Requirement



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Acreage for Rezoning

Housing Market Areas	Ad Hoc Recommended	Community Plan/ Visioning	City-County Partnership	Total Potential Acreage
South Coast	0	12.8 (Isla Vista) + TBD (Goleta)	4.0	16.8 + TBD
Santa Ynez	11.1	7.5	0	18.6
Santa Maria	93.0	0	0	93.0
Lompoc	9.2	0	0	9.2
Countywide	113.3	20.3	4.0	137.6 + TBD

Note: Data only for Eastern Goleta not entire planning area

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E. Goleta Residents at Home

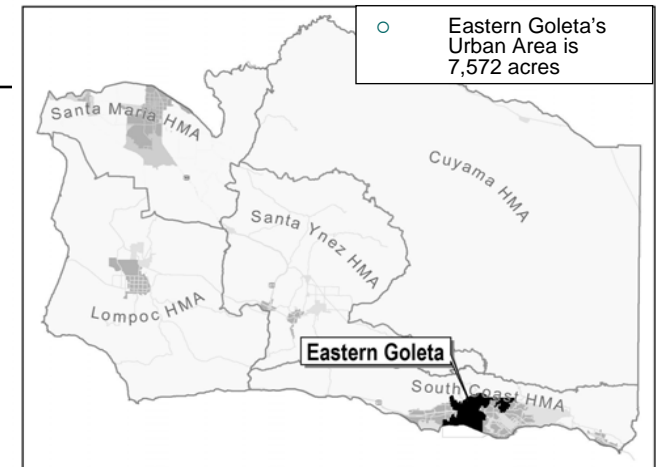
Population: 28,888

18.1% of Unincorporated Area Pop.

10-Yr. Growth Rate: no comparable 1990 data available

Households	Total Homes	10,573
	Avg. Household Size	2.1 persons
	Owners	80%
	Renters	20%
Housing Costs	Median Home Price	Not available
	Median Rental Rate	Not available
Housing Stock	Avg. Age of Homes	35 yrs. Old
	Detached SFDs	65% of housing stock
	Condos, Townhomes, Apts.	26% of housing stock
	Mobile Homes	9% of housing stock

Annual Income Needed to Afford a Median Priced Home in Eastern Goleta: unavailable



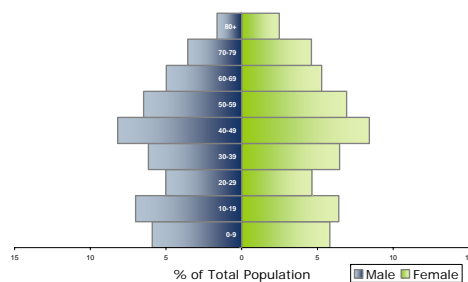
Eastern Goleta Affordable Units

Price Restricted Affordable Units

Prior to 2001	325 units built
2001 – 2005	97 units approved 118 units pending

Eastern Goleta's Contribution toward Current RHNA: 6.1%

Eastern Goleta Valley Population, 2000



E. Goleta Residents at Work

Employed Residents: not available

Income	Median Household Income	\$50,820
	% of Households earning \$100,000 or more	20.2%
	% of Households with Retirement Income	21%
	% of Households w/ Public Assistance Income	1.6%
	% of Pop. At or Below Poverty Level	6.5%
Where They Work	Within the County	91%
	Outside the County	3%
	Avg. Commute Time Each Direction	17 min.
	Commute 30 minutes or more	11%

Sources: US Census 2000 except: Median Home Price: LA Times; Median Rental Price: 2005 Economic Outlook; Affordable Units & Income Req'd: SB County

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5 units per acre

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Design Examples



60 units on 4 acres
15 units per acre

Via La Cumbre
523 La Cumbre Road
Santa Barbara



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Design Examples



113 units on 6.5 acres
17 units per acre

El Patio Gardens
4006 Via Lucero
Santa Barbara



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Design Examples



122 units on 6.3 acres
20 units per acre

Presidio Springs
721 Laguna Street
Santa Barbara



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Design Examples



42 units on 0.7 acres
57 units per acre

Casa De Las Fuentes
922 Castillo Street
Santa Barbara





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- GVC 2020 Role
 - Will look at more detail of housing issues at future meetings
 - Develop vision for housing in planning area
 - Develop criterion to evaluate and identify housing sites
 - Identify potential sites within planning area