

CHAPTER 1.0 INTRODUCTION AND OVERVIEW

1.1 REGIONAL AND LOCAL SETTING (GP/CP)

The city of Goleta is located in southern California on the south coast of Santa Barbara County, approximately 100 miles northwest of Los Angeles and ten miles west of the city of Santa Barbara. Figure 1-1 shows the city’s regional location. The city is situated along U.S. Highway 101 (US-101), the major coastal highway linking northern and southern portions of the state. Goleta lies within a narrow coastal plain of exceptional natural beauty between the Santa Ynez Mountains and the Pacific Ocean. A portion of the city, including its 2-mile Pacific shoreline, is within the California Coastal Zone.

This plan governs land use and physical development within the geographic area of the incorporated city limits. As of January 1, 2006, this area included 5,075 acres, or approximately 7.9 square miles. In developing this plan, the City of Goleta (City) studied an area of approximately 95 square miles where future development might have impacts on the city. This larger territory is identified as the *Planning Area* and extends from the boundary of the city of Santa Barbara on the east to El Capitan State Beach on the west and from the limit of state waters three miles offshore on the south to the boundary of Los Padres National Forest on the north.

The area immediately west of the city of Santa Barbara, inclusive of the city of Goleta, is generally referred to as the *Goleta Valley*. The greater Goleta Valley includes the University of California, Santa Barbara (UCSB), which is located adjacent to and south of Goleta, and the nearby community of Isla Vista. The Santa Barbara Municipal Airport, which is within the corporate boundaries of the city of Santa Barbara, lies near the geographical center of Goleta.

1.2 GOLETA’S VISION: THE GOOD LAND (GP/CP)

Much has changed over the nearly 240 years since Fr. Crespi, the diarist of the Portola expedition, referred to the narrow coastal plain that we know today as the Goleta Valley as “The Good Land” (Walker A. Tompkins, *Goleta: The Good Land*, 1966). What remains unchanged is the perception of the area’s residents that they live in a special environmental setting.

Today, the valley includes urban, suburban, and rural areas. The city of Goleta itself consists of a diverse blend of neighborhoods, each with its own character. Goleta is a community that encompasses and values diversity and balance: single-family homes and multi-family apartments; new start-ups and long-established and thriving businesses; quiet neighborhood



streets and smoothly flowing freeways; tree canopies and wide open spaces; organic farms and high technology manufacturing; a busy Old Town commercial district, shopping centers, and lively local farmers' markets; diverse scenic views that include ocean and island vistas as well as the backdrop of the Santa Ynez Mountains and foothills; and a range of opportunities for passive recreation and active sports.

The General Plan/Coastal Land Use Plan

From the beginning of the General Plan/Coastal Land Use Plan Program, a core concept underlying the preparation of the plan was that it should reflect the community's goals and aspirations for Goleta. The plan strives to create a coherent vision for the city's future, building upon the individual and sometimes conflicting visions of a diverse population. This overall community vision forms the foundation for the plan's goals, objectives, and policies. Goleta is at a critical juncture where decisions must be made concerning future growth and change and the maintenance of those qualities that have attracted people to the area, particularly over the past 25 years.

Goleta's Vision: The Good Land

This General Plan/Coastal Land Use Plan builds on Goleta's current distinguishing qualities and character by envisioning the future city as a community:

- Where people have a strong sense of identification with their community.
- That treasures open spaces and ecological resources.
- Where the amount and character of growth respects the carrying capacity of the natural environment.
- That maintains scenic vistas by protecting open spaces and ensuring that its built environment is designed to be sensitive to its setting.
- That promotes a sense of place based on a heritage of respect for the natural environment, small town values, and neighborhood cohesiveness.
- That is a balanced, diversified, and dynamic community composed of a range of age groups, ethnicities, and income groups.
- That values the integrity of residential neighborhoods by protecting their character, quality, and diversity.
- That fosters a peaceful small-town atmosphere.
- That promotes a healthy business climate compatible with community values.
- That recognizes the value of passive recreation to support active lifestyles.
- That provides active recreation for the health and pleasure of young and old alike.
- That seeks sustainability by not sacrificing tomorrow's resources for today's needs.
- Where all forms of transportation, including walking, bicycling, bus transit, and automobile, operate efficiently and safely.
- Where trees and flora soften the visual impact of development.
- That believes change should be managed to support and to enhance the character of the community.

- That responds to its needs with fiscal integrity.
- That reciprocates good relations with its neighboring communities and institutions.
- That strives to meet the needs of its citizens for housing, jobs, retail and commercial services, and public services.

1.3 PURPOSE AND ORGANIZATION OF THE PLAN (GP/CP)

Purpose

A general plan, which is required by California law, is the most important policy document that guides future physical changes and public decision making within a community. California law places the general plan atop the hierarchy of land use planning regulations; by analogy, it has been described as a “constitution” for decision making by a city for its future physical development and change. General plans are required to be comprehensive, long-range, and internally consistent. Every general plan must address seven specific topics, or *elements*: land use, housing, conservation, open space, transportation, safety, and noise.



While state law establishes specific requirements for the contents of the plan, within that legal framework each community has latitude to design its own future. State law allows flexibility in how elements are organized and the additional topics that may be included. All elements have the same legal status, and no element, goal, or policy can supersede any other.

The Goleta General Plan/Coastal Land Use Plan is the primary means for guiding future change in Goleta as it faces difficult choices on a daily basis about growth, housing, environmental protection, neighborhood compatibility and preservation, and transportation. The plan provides a guide for making these choices by relating day-to-day decisions to the goals, objectives, and policies of this document. The plan has four major purposes:

- To provide a unified and coherent framework and vision for the future of the community.
- To provide a basis for future decisions by the City on implementing ordinances such as zoning and subdivision codes, individual development project applications, and public investments in infrastructure and services, so as to achieve consistency with the framework.
- To inform the public of the City’s policies and provide a means to invite public participation in the City’s decision-making processes.
- To guide private landowners, developers, and other public agencies in formulating projects and designs that will be consistent with Goleta’s policies.

Organization of the Plan

The Goleta General Plan/Coastal Land Use Plan consists of an introduction and nine individual elements that together satisfy the content requirements of the state’s general plan law and the California Coastal Act (Coastal Act). Each element consists of five sections: 1) an introduction,

including a summary of legal requirements and background information; 2) a brief statement of guiding principles or goals; 3) a statement of Coastal Act policies incorporated into the plan, if applicable; 4) a detailed statement of City policies, including objectives and the specific means to accomplish them; and 5) a brief statement of future actions to implement the plan following its adoption.

The Goleta General Plan/Coastal Land Use Plan contains the following elements:

- **Chapter 2.0, “Land Use Element.”** The Land Use Element establishes a planned land use pattern and policies to govern development within the city. The land use designations and policies, together with the land use plan map, guide the general distribution, location, and extent of future land uses and development.
- **Chapter 3.0, “Open Space Element.”** This element addresses the preservation and management of all types of open space, including natural habitats, agricultural lands, outdoor recreation areas, lands for protection of public safety, and archaeological resources. The element contains an inventory of park lands within Goleta, sets standards for the development of recreational facilities, and provides detailed policies for maintaining and expanding public access to the Pacific shoreline.
- **Chapter 4.0, “Conservation Element.”** This element addresses the protection and management of natural resources, including environmentally sensitive habitat areas (ESHAs), air and water resources, agriculture, and others.
- **Chapter 5.0, “Safety Element.”** This element includes measures to avoid or mitigate the effects of hazards inherent in the physical environment, such as earthquakes, fires, floods, and certain industrial activities that represent potential risks to the community. It contains policies regarding emergency preparedness and response.
- **Chapter 6.0, “Visual and Historic Resources Element.”** This element identifies means to preserve scenic coastal and mountain views, design criteria to achieve compatibility of new and expanded development with community character, and measures to protect the City’s historic and architectural heritages.
- **Chapter 7.0, “Transportation Element.”** The Transportation Element establishes policies to create and maintain a balanced multimodal transportation system, including pedestrian, bicycle, transit, and rail transportation. It also includes proposed improvement projects needed to accommodate future use and development allowed by the Land Use Element and maintain adequate levels of service on city streets.
- **Chapter 8.0, “Public Facilities Element.”** The Public Facilities Element addresses the planning, development, and financing of various capital facilities that are needed to support the development and uses allowed by the Land Use Element, including a city hall or civic center.
- **Chapter 9.0, “Noise Element.”** The Noise Element establishes goals and policies to ensure that land use, development, and transportation activities do not create unacceptable noise impacts. It also includes measures to protect sensitive noise receptors.
- **Chapter 10.0, “Housing Element.”** The Housing Element addresses Goleta’s housing needs for a planning period extending to June 30, 2009 and beyond. It contains policies and programs to help meet the existing and projected housing needs of all economic segments of the community, with a focus on housing affordable to low- and moderate-income households. The element includes a detailed appendix that provides background information to support the policies and programs.

This document is supplemented by background reports, identified in the list of references, and by the environmental impact report prepared for the Goleta General Plan/Coastal Land Use Plan. However, these documents are not part of the plan.

Plan Structure

Each element of the Goleta General Plan/Coastal Land Use Plan includes guiding principles and goals, policies, map diagrams, and implementation programs or actions. This overall framework comprises the specific actions to be taken to help translate the community's vision into reality. For purposes of this plan, these terms have the following meanings:

- *Guiding Principles or Goals* express community values and the conditions that are sought or the principles that guide the formulation of policies and other actions. They describe a desired “end state” for the community in the future. They are the broad public purposes toward which policies and programs of the plan will be directed.
- *Policies* are a related set of actions to implement the goals. Each policy includes measurable objectives followed by several subpolicies that set forth the specific means by which the objectives will be accomplished. Policies may include map diagrams and qualitative or quantitative standards. Policies are usually articulated in sentences that use the following verbs: *shall*, *will*, *must*, *should*, or *may*. These have the following meanings:
 - “Shall,” “will,” and “must” signify mandatory requirements or actions.
 - “Should” indicates a desired, but not mandatory, course of action. The use of “should” recognizes that discretion or judgment must be exercised by the City in balancing various factors or policy considerations.
 - “May” indicates intent to preserve flexibility and options for future actions and decisions.
- *Programs and Implementation Actions* are organized sets of activities or actions that are intended to carry out a policy and to achieve specific objectives. These frequently involve commitment of financial, personnel, and/or other resources.



Discussion Draft General Plan Workshop in January 2005

The goals, objectives, and policies set forth in this document have full force and effect upon adoption of the Goleta General Plan/Coastal Land Use Plan. However, future actions by the City following adoption of the plan will be required to establish, adopt, or create the programs and other implementation measures identified in the various elements.

1.4 OVERVIEW OF THE PLAN (GP)

Major Themes

The Goleta General Plan/Coastal Land Use Plan expresses the following major policy themes:

- **Maintaining a Sense of Community and Conserving Neighborhoods.** Neighborhoods are recognized as the essential building blocks of the Goleta community. The plan strives to: build on the current strengths of neighborhoods; ensure that new development is compatible with their character; create safe and attractive neighborhood environments; conserve and enhance the existing housing stock; and ensure that quality community services are delivered to all neighborhoods.
- **Protecting Goleta's Natural Heritage.** Goleta's beaches and shoreline bluffs, creeks, wetlands, monarch butterfly roosts, woodlands, and other open spaces are recognized as a treasured natural heritage to be protected, preserved, and enhanced. Passive recreational use and enjoyment of public open spaces are encouraged.
- **Maintaining a Balanced Community.** The plan strives to maintain a balanced community that will satisfy the needs of its residents for housing, commercial services, and employment opportunities.
- **Creating a Sustainable Community.** The plan emphasizes limiting and managing growth and change in the community in a manner that can be sustained into the future based on resource availabilities and constraints. This includes protecting lands for community-based agriculture and ensuring that both renewable and non-renewable resources are used wisely.
- **Meeting Housing Affordability Challenges.** The careful use of a limited supply of vacant land to meet the housing needs of a diverse population is emphasized, with a particular focus on production of housing units that will be affordable to low- and moderate-income households. The plan emphasizes preservation of existing affordable housing, including rental units and mobile home parks. Maintaining an appropriate balance between housing and jobs is acknowledged, along with an increased role for employers in addressing housing needs.
- **Maintaining an Efficient Transportation System.** A safe and efficient transportation system, with future improvements consistent with desired community character, is a key aspect of the plan. It includes measures and projects to reduce reliance on auto travel during peak travel periods, improve connectivity between areas north and south of US-101, reduce congestion associated with new development, and establish a role for employers in managing peak travel demand. Alternative transportation modes, including bicycles, walking, transit, and rail, are a major emphasis.
- **Maintaining Service Levels.** Providing and maintaining adequate public services and facilities to meet future needs of residents and businesses in all areas of the community are emphasized.
- **Protecting Health and Safety.** The plan strives to maintain healthful environments that minimize exposure to health and safety hazards, including hazardous materials, flooding, geological hazards, and excessive noise. The plan also seeks to ensure that industrial development is compatible with adjacent neighborhoods.
- **Maintaining Economic Health.** The plan supports a sustainable economy—one that is not based on continuous growth but on increasing economic prosperity and well being. It strives

to achieve fiscal balance in terms of the costs of future municipal services and capital facilities and the ability of the City to pay for them.

- **Enhancing Goleta Old Town—the Community’s Historic Center.** The plan acknowledges the importance of conserving the unique character of Goleta Old Town (Old Town); its approach includes reusing existing structures and facilities and adapting them to respond to changing needs.

Community Subareas

Because many residents have concerns about their particular neighborhood, the following provides an overview of the plan as it applies to eight individual subareas of the community, as shown in Figure 1-2.

Old Town

The Old Town area is recognized as a unique asset and the historic center of Goleta. Future development and redevelopment actions are required to respect the current diversity of uses while maintaining Old Town’s small-town character. Revitalization efforts are directed toward enhancing the physical and economic environment, improving the pedestrian experience, and managing traffic, while minimizing impacts on residential areas.

Central Area

This area, which includes extensive tracts of vacant land, will be the location of much of the future growth and change within the city. For the creation of new neighborhoods in this area, the plan emphasizes well-designed housing projects that include services to support a quality residential environment, such as parks and recreation areas, along with small-scale commercial uses that would serve the needs of employees and residents in the immediate area. Regional commercial uses are limited to existing centers such as the Camino Real Marketplace, while new business park and other development is accommodated at several locations.

Alternative transportation modes such as transit, biking, and walking are emphasized in order to minimize impacts on surrounding residential areas and to manage traffic.



Hollister Avenue Business in Old Town

Southwest Residential Community

The plan emphasizes conservation of existing residential neighborhoods of various densities and maintenance of both ownership and rental housing. Opportunities for new residential development are limited, while the more common alteration and remodeling of existing residences is managed to ensure compatibility in terms of size, bulk, and scale with the surrounding neighborhood. The plan prevents intrusion of uses that would be detrimental to the preservation of the existing character of the neighborhoods, including nonresidential and other uses that generate substantial traffic. Scenic views of adjacent open space areas are protected.

Coastal Resource Area

The coastal resource area includes Goleta's entire Pacific shoreline and its only coastal resort, as well as open lands and resources such as Santa Barbara Shores Park and the Sperling Preserve. These open space areas are recognized as essential to the community's overall attractiveness and quality of life. The area's significant environmental values and resources are protected and preserved in a natural condition. Appropriate locations for active and passive recreation, including public access and coastal-dependent recreation, are identified. Encroachment of uses that would compromise the integrity of this area is prohibited. Measures to preserve scenic coastal views are included.

Northwest Residential Community

This area includes existing residential neighborhoods that are predominately low-density. New residential development and/or substantial alterations to existing residences are required to be compatible with the surrounding neighborhood in terms of size, bulk, and scale. The plan restricts intrusion of uses that would be detrimental to the preservation of the existing character of the neighborhoods, including nonresidential and other uses that generate substantial traffic. Scenic views of adjacent open spaces, the ocean, and agricultural lands are protected.



View of the Residential Neighborhood at Cathedral Oaks Road and Fairview Avenue

Central Resource Area

The central resource area includes open lands, such as the Lake Los Carneros Natural and Historical Preserve, that are essential to the overall quality of life in Goleta. Lands currently used for agriculture or suitable for this use are protected and preserved. Areas with significant environmental values and/or resources are required to be maintained in a natural condition. Encroachment of uses that would compromise the existing integrity of this area is prohibited.

Northeast Residential Community

This area extends into the foothills and includes predominantly low-density residential neighborhoods as well as Fairview Gardens, the primary example of community-supported agriculture within the City. New residential development and/or substantial alterations to existing residences are required to be compatible with the surrounding neighborhood in terms of size, bulk, and scale. The plan restricts intrusion of uses that would be detrimental to the preservation of the existing character of the neighborhoods, including nonresidential and other uses that generate substantial traffic. Lands suitable for agriculture are protected and preserved.

Northeast Community Center

Future uses in this area, which includes the Calle Real and Fairview Shopping Centers, are intended to support the daily commercial needs of the local residential community through a diverse range of commercial services and uses that do not attract significant traffic volumes

from outside the Goleta Valley. The plan requires attractive and functional site design that will promote walking and linkages to other activity centers. New residential development is encouraged in this area, provided it is compatible with the existing commercial environment.

1.5 COMBINED GENERAL PLAN AND COASTAL LAND USE PLAN (GP/CP)

The California Coastal Act (California Public Resources Code Sections 30000 et seq.) was enacted by the state legislature in 1976 to provide long-term protection of California's 1,100-mile coastline for the benefit of current and future generations. The California Coastal Commission, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. Development activities, which are very broadly defined by the Coastal Act, generally require a coastal development permit from either the California Coastal Commission or the local government. The Coastal Act requires local governments in the California Coastal Zone to create and implement Local Coastal Programs (LCPs). Each LCP consists of a Coastal Land Use Plan and a Regulatory Plan (zoning). LCPs are required to incorporate policies that address the following:

- Protection and expansion of public access to the shoreline and recreational opportunities and resources, including commercial visitor-serving facilities.
- Protection, enhancement, and restoration of environmentally sensitive habitats, including intertidal and near-shore waters, wetlands, bays and estuaries, riparian habitats, certain woodlands and grasslands, streams, lakes, and habitats for rare or endangered plants or animals.
- Protection of agricultural lands, commercial fisheries, and archaeological resources.
- Protection of the scenic beauty of coastal landscapes and seascapes.
- Establishment of urban/rural boundaries and directing new housing and other development into areas with adequate services to avoid wasteful sprawl.
- Provision, in an environmentally sound manner, for coastal-dependent industrial uses.
- Protection of persons and property from coastal hazards.

In addition to serving as Goleta's General Plan, this document has been prepared to serve, upon certification by the California Coastal Commission, as the Coastal Land Use Plan portion of Goleta's LCP pursuant to the California Coastal Act. The Coastal Land Use Plan applies only to land and water areas that are situated within the California Coastal Zone, which encompasses approximately one-fifth of the city's total land area. Figure 1-3 shows the coastal zone jurisdiction.

All figures in the plan show the location of the coastal zone boundary and thus the areas that are subject to the Coastal Land Use Plan policies. The text of the plan, including informational sections as well as policies, distinguishes portions that are General Plan only as [GP], portions that are Coastal Land Use Plan only as [CP], and portions that are both General Plan and Coastal Land Use Plan provisions as [GP/CP]. This convention allows for variation in the content or detail of policies between coastal and inland areas when appropriate. Only those provisions that are designated [CP] and [GP/CP] are intended to be certified by the California Coastal Commission. Future amendments to these provisions will also be subject to certification by the commission. Upon certification of the complete LCP, including the Coastal Land Use Plan and zoning, the City will assume decision-making authority for coastal development

permits in its coastal zone, except for any areas of retained jurisdiction by the California Coastal Commission, such as submerged lands, tidelands, other public trust lands, or state universities.

1.6 PUBLIC PARTICIPATION IN CREATING THE PLAN (GP/CP)

This plan strives to create a coherent vision for Goleta that is responsive to the individual visions of a diverse population that sometimes has conflicting aspirations for the City's future. The Goleta General Plan/Coastal Land Use Plan was developed over a 3-year period beginning in March 2003. The plan is the product of a public outreach effort that involved hundreds of residents, various public agencies, and other interested parties. This effort included a total of six different series of public workshops with 23 separate workshop meetings that were attended by more than 1,100 persons. The process of creating the draft plan also included more than 50 meetings of the Goleta Planning Agency, which provided direction and oversight for preparing the plan. Public comments and suggestions were welcomed at all Goleta Planning Agency meetings during a period from July 2003 through February 2006. During this period, numerous revisions and refinements were made to the draft plan in response to public comments.

State law requires local governments to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the General Plan (particularly the housing element), and the program shall describe this effort" (Section 65583 (c)(5) of the Government Code). To that end, the City created several venues for residents, interested parties, and agencies to provide comments and suggestions.

Community Workshops

Examples of the City's public outreach efforts for the workshop series included the following:

- Mailing of notification brochures, in both English and Spanish, to every residential and business address in the city (for a



Public Participation at a Housing Element Workshop in August 2005

Community Workshops

March 2003 to August 2005
Six-workshop series with 23 different meetings
1,115 total attendees

- *Designing Goleta's Future*
 - March 2003
 - Five different weekday (afternoon and evening) and Saturday (morning) meetings
 - 213 total attendees
- *Planning Issues and Creating Alternatives*
 - November 2003
 - Five different weekday (afternoon and evening) and Saturday (morning) meetings
 - 200 total attendees
- *General Plan Background Information*
 - June 2004
 - One Saturday morning meeting
 - 22 total attendees
- *Alternatives and Choices*
 - June and July 2004
 - Five different weekday (afternoon and evening) and Saturday (morning) meetings
 - 212 total attendees
- *Shaping the Future*
 - January 2005
 - Five different weekday (afternoon and evening) and Saturday (morning) meetings
 - 367 total attendees
- *Housing Issues and Strategies*
 - August 2005
 - Two different evening meetings
 - 101 total attendees

total of more than 12,500 addresses), as well as placing the brochures at several public locations.

- Publication of announcements in up to three different local newspapers.
- Inclusion of announcements in several local newsletters.
- Announcements on up to five different radio stations, including two Spanish language stations.
- Coverage by local television news, including the ABC affiliate and Univision, a leading Spanish-language station.
- Public service announcements on cable television government access channels.
- Posting on the City web site and distribution to a list-serve for interested persons.
- Mailing of announcements to a list of interested persons and organizations.
- Announcements at public meetings of City bodies, such as the City Council.

The six workshop series were organized as follows:

- **Designing Goleta's Future (March 2003).** This series of five workshop meetings, which included afternoon, evening, and Saturday sessions, was designed to introduce the community to the general plan process and to solicit views about the city's existing strengths and weaknesses in a "brainstorming" format, without evaluating the merits of individual likes and dislikes. This workshop series was attended by 213 persons.
- **Planning Issues and Creating Alternatives (November 2003).** This series of five workshops also included afternoon, evening, and Saturday sessions. This set of workshops looked at particular planning issues in more depth, with the objective of developing alternative plan scenarios. This workshop series was attended by 200 persons.
- **General Plan Background Information (June 2004).** This was a single workshop meeting on a Saturday. The intent was to provide an opportunity for the public to review and comment on the information and analysis in 24 general plan background reports, and to assess community needs and potential planning issues. This workshop was attended by 22 persons.
- **Alternatives and Choices (June and July 2004).** This series of five workshops included afternoon, evening, and Saturday sessions. This series was designed to provide opportunities for the public to comment on four different alternative plan scenarios, and to express opinions and preferences regarding various features of the alternatives. This workshop series was attended by 212 persons.
- **Shaping the Future (January 2005).** The purpose of this series of five workshops, which included afternoon, evening, and Saturday sessions, was to provide opportunities for the public to give comments and suggestions pertaining to a Preliminary Discussion Draft of the General Plan, which was released in early January 2005. This workshop series was attended by 367 persons.
- **Housing Issues and Strategies (August 2005).** The first of these two evening workshops was designed to elicit views regarding community housing needs, issues, priorities, and constraints. The purpose of the second workshop was to receive comments and suggestions regarding potential strategies and policies to address housing needs. These meetings included specific outreach to housing providers, the development community,

advocacy groups and non-profits, as well as the general community. These two workshops were attended by 101 persons.

The community input received at the last two series of workshops in 2005 was especially useful in preparing revised drafts of the various plan elements for review and direction by the Goleta Planning Agency.

Planning Agency Meetings

From 2003 through 2005, the Goleta Planning Agency held more than 50 meetings to address General Plan issues. Starting in the spring of 2005, the meetings, some of which were televised, focused on element-by-element review of revised drafts of the plan. Public comments and suggestions on the individual revised draft elements were welcomed at each meeting, and numerous changes were made based on direction provided by the Goleta Planning Agency after its consideration of public input. Following completion of this process in February 2006, the final draft of the Goleta General Plan/Coastal Land Use Plan was completed and released in March 2006, before the beginning of the formal public hearing process on the plan. More than 15 separate public hearing dates for joint meetings by the Goleta Planning Agency and the City Council were scheduled from April 2006 to July 2006 to receive public comments and consider the draft plan prior to final adoption.

1.7 IMPLEMENTING THE PLAN (GP/CP)

The Goleta General Plan/Coastal Land Use Plan is the City's official policy that guides decisions affecting future physical development and change within Goleta. The City Council, Planning Commission, City Boards, City administrative officials, Goleta residents, businesses, and other public agencies will help implement the plan. Plan policies are carried out through city ordinances, programs, annual budgets, and capital improvement programming, and through the participation of residents and community groups. A summary of future Implementation Actions, except for those identified in the Housing Element, is provided following Chapter 10. The timeframes identified for the various Implementation

Actions are not mandatory, but are intended to assist in scheduling future work items. Actions by the City in many instances are required by law to be consistent with the plan. For example, the Goleta General Plan/Coastal Land Use Plan governs the City's decisions on all development proposals. The City also uses the plan as the basis for reviewing projects that may be before other jurisdictions that affect the city or Goleta Valley.

The plan governs the regulation of land use and development through various codes or ordinances. These development codes include:

- **Zoning Code.** Zoning divides the lands within a city into districts, or zones, that specify allowable uses and development standards for real property located therein. While the plan



City of Goleta Staff, July 2005

establishes the City's land use policy, the Zoning Code sets forth detailed standards and regulations for development activities in a manner consistent with the policies of the plan.

- **Subdivision Code.** This code regulates the subdivision of land or property into separate legal lots or airspaces. Because state law requires subdivisions to be consistent with the General Plan, this code incorporates regulations to help implement the plan.
- **Design Review Ordinance.** The Design Review Ordinance requires the comprehensive evaluations of development projects to consider site and landscape design, architectural design, materials, colors, lighting, and signs in accordance with adopted design criteria and standards.
- **Building Codes.** The various building codes provide standards that regulate the construction of buildings and other structures. While these are uniform codes, they must be applied to projects in the city in a manner consistent with the plan.

Based on the Goleta General Plan/Coastal Land Use Plan, the City will develop capital improvement programs that will set the priorities for the various projects identified in the plan. Finally, City departments will use the plan as guidance in setting work programs and in applying for grants to fund specific projects.

1.8 REVIEWING AND AMENDING THE GOLETA GENERAL PLAN/COASTAL LAND USE PLAN IN THE FUTURE

Long-range planning in Goleta does not end with the adoption of this document. It is important to continue the steps necessary to accomplish the vision of the Goleta General Plan/Coastal Land Use Plan. The plan is intended to be a living document, to be revised as necessary to respond to changing conditions or community values. State law requires an annual review and report to the City Council and to the Governor's Office of Planning and Research. At times, it may be appropriate to amend the plan as circumstances change. All proposed amendments require a public hearing by the Planning Commission and by the City Council and must receive a majority vote of the members to be approved. Proposed amendments that affect the Coastal Land Use Plan policies will also require a public hearing by the California Coastal Commission, and must be certified by that body prior to taking effect.

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