RESOLUTION NO. 09-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA ACCEPTING AN ADDENDUM, DATED AUGUST 18, 2009, TO THE GENERAL PLAN/COASTAL LAND USE PLAN FINAL EIR, ADOPTING CEQA FINDINGS, AND ADOPTING THE TRACK 1 HOUSING ELEMENT AMENDMENTS TO THE GOLETA GENERAL PLAN / COASTAL LAND USE PLAN (CASE NO. 07-200-GPA)

WHEREAS, on March 25, 2005, the City of Goleta issued a Notice of Preparation for the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report and caused the Notice of Preparation to be distributed to all responsible agencies, trustee agencies and interested parties for review and comment; and

WHEREAS, in recognition of the comments received in response to the Notice of Preparation, it was determined that the proposed project was subject to the California Environmental Quality Act, that one or more significant effects on the environment may occur, and that preparation of an Environmental Impact Report would be required; and

WHEREAS, a Draft Environmental Impact Report and Final Environmental Impact Report were prepared by Jones & Stokes, Inc. under contract to the City of Goleta and was published and released to the public on March 20, 2006; and

WHEREAS, a Notice of Completion was filed with the State Office of Planning and Research (OPR) and distributed to responsible, trustee, and interested agencies and individuals on May 31, 2006; and

WHEREAS, a Notice of Availability of, and Public Hearing on, the Draft Environmental Impact Report was noticed by publication in a newspaper of general circulation within the County of Santa Barbara on May 28, 2006, and by direct mailing to interested agencies and individuals in the manner prescribed by the State CEQA Guidelines and the City of Goleta CEQA Guidelines, and was distributed to the Office of the County Clerk of the County of Santa Barbara for posting for a period of at least 30 days; and

WHEREAS, the State Clearinghouse [SCH #2005031151] assigned a 45-day review period, extending from May 31, 2006 to July 18, 2006; and

WHEREAS, a public hearing to receive comments on the adequacy of the Draft EIR was held on June 26, 2006; and

WHEREAS, a proposed Final EIR, reflecting the changes made in the Final Goleta General Plan/Coastal Land Use Plan, was released on September 1, 2006, pursuant to the requirements of the State and City CEQA Guidelines, including written responses to comments received on the draft document; and
WHEREAS, Jones & Stokes, under contract to the City of Goleta, prepared a Mitigation Monitoring and Reporting Program (MMRP) to meet the requirements of CEQA Section 21081.6, as included in the Final EIR; and

WHEREAS, the proposed final Goleta General Plan/Coastal Land Use Plan was the subject of a final noticed joint public hearing by the Planning Agency and City Council held on September 13, 2006, at which time all interested persons were given an opportunity to provide testimony on the proposed final plan; and

WHEREAS, following receipt of all public comment at the final noticed public hearing held on October 2, 2006, the City Council adopted Resolution No. CC-06-38 certifying the Final EIR [SCH #2005031151] and adopted the Goleta General Plan/Coastal Land Use Plan; and

WHEREAS, the City Council has, by separate action taken on October 2, 2006, adopted Ordinance 06-04 thereby rezoning the “Affordable Housing Opportunity Sites” identified in Policy HE 11 of the Housing Element of the adopted Goleta General Plan/Coastal Land Use Plan, from non-residential to residential zoning districts at a density of 20 units per acre; and

WHEREAS, on March 5, 2007, the City Council authorized staff to conduct a process for reopening the Goleta General Plan/Coastal Land Use Plan, to consider suggested amendments by staff, the public-at-large, land owners, developers and special interest groups; and

WHEREAS, on April 16, 2007 the City Council conducted a public hearing to formally sponsor and initiate a first round of proposed Goleta General Plan/Coastal Land Use Plan amendments; and

WHEREAS, on July 16, 2007, the City Council authorized a General Plan Amendment Work Program which included processing paths for five interrelated components or tracks including Track 1 Housing Element Revisions, Track 2 Minor Revisions, Track 3 Substantive Revisions, Track 4 Project Specific Amendments, and Track 5 Sphere of Influence Revisions; and

WHEREAS, on August 6, 2007, the City Council conducted an additional public hearing to formally sponsor and initiate a second round of proposed amendments, and in September and October 2007, in support of the various tracks within the adopted work program, the City hosted a series of seven public meetings and workshops; and

WHEREAS, City staff, with the assistance of Jones & Stokes, engaged in an analysis of each of the individual City-initiated General Plan Amendments, which included a review of the considerable administrative record that emerged from the many public workshops held in September and October, including nearly 1,500 work station comments, 75 oral testimonies and approximately 200 written comments; and

WHEREAS, on January 17 and 29, 2008 the City Council held special public hearings to review and act on staff’s determinations and recommendations pertaining to
the continued processing of the General Plan Amendments assigned to Tracks 2 and 3; and

WHEREAS, on February 19, 2008, the City Council considered the entire administrative record, and made the necessary findings to adopt the Track 4 Village at Los Carneros Amendments via Resolution 08-06, including revisions to Conservation Element Policy CE 10.3 to ensure policy consistency with the City's adopted Stormwater Management Program by allowing greater flexibility in Stormwater runoff controls; and

WHEREAS, on June 17, 2008, the City Council considered the entire administrative record, including but not limited to the four Track 2 public hearings on March 24, April 14, April 21, and May 12, 2008 by the Planning Commission and an Addendum to the Final EIR, and made the necessary findings to adopt the Track 2 Minor Amendments via Resolution No. 08-30; and

WHEREAS, on June 17, 2008, the City Council gave further instruction to the Planning Commission and the Design Review Board to hold public meetings to jointly review the Land Use Element Building Intensity Standards, called Track 2.5 Building Intensity Standards Revisions; and

WHEREAS, the Planning Commission and the Design Review Board conducted duly noticed public meetings on August 1, August 18, September 15, and October 20, 2008 to address the Track 2.5 Building Intensity Standards Amendments and consider public input; and

WHEREAS, on May 19, 2009, the City Council considered the entire administrative record, including but not limited to an Addendum to the Final EIR, and made the necessary findings to adopt the Track 2.5 Building Intensity Standards Amendments via Resolution 09-32; and

WHEREAS, on May 19, 2009, the City Council considered the entire administrative record, and made the necessary findings to adopt the Track 4 Haskell's Landing Amendments via Resolution 09-30, including revisions to Conservation Element Policy CE 2.2 regarding creek setback standards and Housing Element Policy HE 11.5 reducing inclusionary housing standards from 30 percent to 20 percent; and

WHEREAS, on May 19, 2009, the City Council considered the entire administrative record, and made the necessary findings to adopt a Joint Resolution 09-33 acknowledging the amendments related to Track 2.5 Building Intensity Standards Revisions and Track 4 Haskell's Landing Revisions; and

WHEREAS, on February 25, 2008 the Planning Commission conducted duly noticed public meetings to consider the Housing Element Update Key Policy Issues and on April 1, 2008 the City Council conducted duly noticed public meetings to consider public feedback, Planning Commission feedback, and staff research in consideration of the Key Policy Issues; and
WHEREAS, in response to the Santa Barbara County Association of Government issuance of the Regional Housing Needs Allocation to the City of Goleta on August 21, 2008, staff proceeded to conduct an update of the Housing Element Technical Appendix and related Housing Element policies; and

WHEREAS, on May 5, 2009, the City Council conducted a duly noticed public meeting and provided staff with direction to update the Housing Element consistent with the Key Policy Issues meeting outcome, the Regional Housing Needs Allocation, and other related revisions necessary to address the 2007 to 2014 planning period and to submit the update to State Housing and Community Development; and

WHEREAS, on June 8, 2009, staff conducted a study session for the Planning Commission about the City Council's direction on the Housing Element; and

WHEREAS, on June 18, 2009, staff submitted the Draft 2009 Housing Element Update to the State Housing and Community Development, triggering a statutory 60-day review period; and

WHEREAS, following the submittal of the Draft 2009 Housing Element Update to the State, staff proceeded with environmental review, and determined that the Track 1 Housing Element Update Amendments were subject to the California Environmental Quality Act, and an Addendum to the Goleta General Plan/Coastal Land Use Plan 2006 Final EIR (05-EIR-01) was prepared; and

WHEREAS, on July 20, 2009, the Planning Commission conducted a duly noticed public hearing to consider proposed Track 1 amendments to the GP/CLUP, including an addendum to the Final EIR, resulting in recommendations to the City Council that were different from the Draft Housing Element that was evaluated in the addendum; and

WHEREAS, one of the Planning Commission-recommended modifications to the Draft Housing Element included reducing the 20 unit per acre minimum density requirements for the Central Hollister Housing Opportunity Sites to less than 20 units per acre; and

WHEREAS, based on the Planning Commission-modified Draft Housing Element, additional environmental review of the Track 1 Amendments was conducted by City staff; and

WHEREAS, as a result of the additional environmental review, it was determined that the Track 1 revisions are subject to the California Environmental Quality Act, and a second Addenda to the Final EIR was prepared to evaluate the Planning Commission-modified Draft Housing Element; and

WHEREAS, based on the conclusion that the 2006 and 2009 Housing Element Technical Appendix was prepared consistent with a minimum density of 20 units per acre for the Housing Opportunity Sites, staff concluded that using an alternate method
would not meet the objectives and format of the adopted and proposed Housing Element and therefore prepared a CEQA Addendum that supports both scenarios; and

WHEREAS, the recommended project description key updates are presented in Exhibit 1; and

WHEREAS, on August 18, 2009, the State Housing and Community Development submitted a letter to the City of Goleta regarding the Draft 2009 Housing Element Update recognizing its efforts to address statutory requirements and identifying additional analyses of residential capacity and potential governmental constraints, generally to the Technical Appendix with minor policy changes, that are necessitated to comply with State housing element law; and

WHEREAS, the City Council conducted a duly noticed public hearing on August 18, 2009, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council considered the entire administrative record, including the State Housing and Community Development Housing Element review letter dated August 18, 2009, the Addendum to the Final EIR, CEQA Findings, a Statement of Overriding Considerations, the Mitigation Monitoring Program, and oral and written testimony from interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Acceptance of Addendum

The City Council has examined the proposed Addendum dated August 18, 2009, to the City of Goleta General Plan/Coastal Land Use Plan EIR relating to Track 1, and considered it with the previously certified City of Goleta General Plan/Coastal Land Use Plan Final EIR, and finds that the Addendum has been prepared in compliance with the requirements of CEQA, including direct, indirect, and cumulatively significant effects and proposed mitigation measures; and hereby certifies that the Addendum constitutes a complete, accurate, adequate, and good faith effort at full disclosure, and reflects the City of Goleta’s independent judgment and analysis pursuant to the State CEQA Guidelines.

SECTION 3. Mitigation Monitoring and Reporting Plan

Public Resources Code §21081.6 (State CEQA Guidelines §15097) requires that the City conduct reporting or monitoring programs for the changes to the project which it has adopted, in order to mitigate or avoid significant effects on the environment. The procedures for monitoring and verification are described for
each mitigation measure in the previously-certified General Plan / Coastal Land Use Plan Final EIR (05-EIR-01) and remain unchanged for the project.

SECTION 4. Amendment to the General Plan/Coastal Land Use Plan

This Resolution amends the Goleta General Plan/Coastal Land Use Plan text, tables, and maps initiated by the City and included in Track 1 as set forth in the entirety of the Housing Element Update and Technical Appendix submitted to the State Housing and Community Development Department on June 18, 2009, and updated as reflected in Exhibit 1 (dually noted by underlines and strikethroughs).

SECTION 5. Findings

The findings set forth in Exhibit 2 to this resolution are hereby adopted and incorporated herein by reference.

SECTION 6. Documents

The documents and other materials which constitute the record of proceedings upon which this decision is based, including the findings and Statements of Overriding Consideration made by the City Council in adopting the General Plan/Coastal Land Use Plan in October 2006 (Resolution No. CC-06-38) are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 7. Certification

The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 18th of August.

ROGER S. ACEVES, MAYOR

ATTEST:  
DEBORAH CONSTANTINO  
CITY CLERK

APPROVED AS TO FORM:  
TIM W. GILES  
CITY ATTORNEY
STATE OF CALIFORNIA                                       )
COUNTY OF SANTA BARBARA                                    )    ss.
CITY OF GOLETA                                                   )

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 09-44 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 18th day of August, 2009, by the following vote of the Council members:

AYES:  MAYOR ACEVES, MAYOR PRO TEMPORE ONNEN,
       COUNCILMEMBERS BENNETT, CONNELL AND EASTON.

NOES:  NONE

ABSENT:  NONE

ABSTAIN:  NONE

(SEAL)

[Signature]
DEBORAH CONSTANTINO
CITY CLERK
Exhibit 1

Description of Project

(See also complete Housing Element Update Transmittal to State Housing and Community Development on June 18, 2009, as updated by Exhibit 1)
<table>
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<tr>
<td><strong>Affordable Housing Production Approach</strong></td>
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<tr>
<td>HE 11.4</td>
<td>HE 11.4 Flexibility in Meeting Inclusionary Requirements. [GP] It is the City's intent to achieve the greatest percentage of affordable units possible. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals, especially for very low- and low-income housing, such as through partnership with a nonprofit housing agency, are encouraged. In addition, trade-offs of very low-income units for moderate-income units may be considered, particularly in projects with for-sale units, if it can be demonstrated that the City's housing goals can be more effectively achieved. Such trade-off approaches may incorporate a unit equivalency wherein one very low-income unit is equivalent to 1.5 moderate-income units, and one low-income unit is equivalent to 1.25 moderate-income units.</td>
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<p>| <strong>Inclusionary Housing Requirements</strong> |
| HE 10.3    | HE 10.3 “Designated” Affordable Housing Sites. [GP] Given the limited availability of developable land within its boundaries, housing opportunity sites or areas are designated. These sites are vacant and designated for densities of 20 units per acre or greater (see maps, policies, and programs under Policy HE 8). Development proposals on these sites may be subject to special affordability provisions, pursuant to the Inclusionary Housing Policy set forth in Policy HE 11, in recognition of the substantial increases in the land values as a consequence of rezoning of these sites from nonresidential zones to Medium-Density Residential. | HE 10.3 “Designated” Affordable Housing Sites. [GP] Given the limited availability of developable land within its boundaries, housing opportunity sites or areas are designated. These sites are vacant and designated for densities of 20 units per acre or greater (see maps, policies, and programs under Policy HE 8). Development proposals on these sites may be subject to special affordability provisions, pursuant to the Inclusionary Housing Policy set forth in Policy HE 11. The purpose of the special affordability provisions is to locate new multi-family residential development close to transit corridors and close to employment areas through the rezone of nonresidential land to residential use. The costs associated with special affordability provisions are intended to be offset by concessions and/or incentives identified in Policy HE 10. Additionally, in recognition of the substantial increases in the land values as a consequence of rezoning of these sites from nonresidential zones to Medium-Density Residential are intended to assist with cost recovery. |</p>
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| HE 11.2    | **Applicability of Inclusionary Requirements.** [GP] Inclusionary requirements shall apply to residential projects as follows:  
  a. Projects consisting of one individual single-family unit shall be exempt from the inclusionary requirement, except that units of 3,000 square feet or larger, excluding area within a garage, shall be subject to payment of an impact fee.  
  b. Projects consisting of two to four housing units shall be required to pay an in-lieu fee based on the number and sizes of the units.  
  c. Projects of five or more units shall be required to construct the applicable number of units, except that the City, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in Subpolicies HE 11.3 and 11.4. |
| HE 11.5    | **Establishment of Unit Percentages and Income Levels.** [GP] Except for designated affordable housing sites as set forth in HE 11.6, the inclusionary housing requirement shall be as follows:  
  a. Proposed rental projects shall be required to provide 5 percent of the total number of units within the project at rent levels affordable to very low- and low-income households.  
  b. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide either 15 percent or 20 percent affordable units, subject to the Planning Director's direction and City Council's approval. The 15 percent affordability requirement shall be provided to those applicants where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed normal expectations.  
  c. Proposed for-sale projects qualifying for a 15 percent affordability level shall provide 2 percent of the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 4 percent affordable to moderate-income households, and 4 percent affordable to above moderate-income households earning 120 to 200 percent of the median income.  
  d. Proposed for-sale projects qualifying for a 20 percent affordability level shall provide 5 percent of the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to above moderate-income households earning 120 to 200 percent of the median income. |
| HE 11.5    | **Establishment of Unit Percentages and Income Levels.** [GP] Except for designated affordable housing sites as set forth in HE 11.6, the inclusionary housing requirement shall be as follows (see related HE 11.9):  
  a. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide either 15 percent or 20 percent affordable units, subject to the Planning Director's direction and City Council's approval. The 15 percent affordability requirement shall be provided to those applicants where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed normal expectations.  
  b. Proposed for-sale projects qualifying for a 15 percent affordability level shall provide 2 percent of the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 4 percent affordable to moderate-income households, and 4 percent affordable to above moderate-income households earning 120 to 200 percent of the median income.  
  c. Proposed for-sale projects qualifying for a 20 percent affordability level shall provide 5 percent of the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to above moderate-income households earning 120 to 200 percent of the median income. |

Resolution No.09-44 Housing Element Adoption Reso.doc  
Exhibit 1—Page 3  
Resolution No. 09-44
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| HE 11.6    | HE 11.6 Inclusionary Requirement for Affordable Housing Opportunity Sites. [GP] Vacant sites rezoned from nonresidential districts to Medium-Density Residential at 20 units per acre to meet the City's RHNA of units for very low- and low-income households are hereby designated as Affordable Housing Opportunity Sites. These sites, shown in Figure 10A-3, include site numbers 20, 21, 24, 25, and 26. In recognition of the substantial increases in property values that may be associated with the rezonings, proposed projects on these sites shall be subject to a greater inclusionary requirement than is applicable to projects at other locations. The inclusionary requirements shall be the same percentages as the RHNA to the City for each household income category. The requirements for the affordable housing opportunity sites, including for-sale and rental projects, are as follows:  
   a. 24 percent of the units within the project shall be provided at prices or rents affordable to very low-income households.  
   b. 17 percent of the units within the project shall be provided at prices or rents affordable to low-income households.  
   c. 14 percent of the units within the project shall be provided at prices or rents affordable to moderate-income households.  
Requirements for provision of inclusionary units in for-sale projects for very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households. Participation by nonprofit housing organizations is encouraged. | the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 10 percent affordable to moderate-income households, and 10 percent affordable to households earning 120 to 160 percent of the median income.  
Requirements for provision of inclusionary units in for-sale projects for very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households. (Amended by Resc. 09-30, 5/19/09) |

HE 11.6 Inclusionary Requirement for Affordable Housing Opportunity Sites. [GP] Vacant sites rezoned from nonresidential districts to Medium-Density Residential at 20 to 25 units per acre to meet the City's RHNA of units for very low- and low-income households are hereby designated as the Central Hollister Affordable Housing Opportunity Sites Affordable Housing Opportunity Sites. These sites, shown in Figure 10A-3, include site numbers 19, 20, 22, 23, and 24. In recognition of the substantial increases in property values that may be associated with the rezonings and support from concessions and incentives provided in Policy HE 10, proposed projects on these sites shall be subject to a greater inclusionary requirement than is applicable to projects at other locations. The requirements for for-sale projects in the affordable housing opportunity sites are as follows:  
   a. 5 percent of the units within the project shall be provided at prices affordable to very low-income households.  
   b. 5 percent of the units within the project shall be provided at prices affordable to low-income households.  
   c. 5 percent of the units within the project shall be provided at prices affordable to moderate-income households.  
   d. 5 percent of the units within the project shall be provided at prices affordable to households earning 120 to 200 percent of the median income.  
   e. 24 percent of the units within the project shall be provided at prices or rents affordable to very low-income households.  
   f. 17 percent of the units within the project shall be provided at prices or rents affordable to low-income households.  
   g. 14 percent of the units within the project shall be provided at prices or rents affordable to moderate-income households.  
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<td>IP-11A</td>
<td><strong>IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code. Establish specific standards and requirements for inclusionary housing in the zoning ordinance, including standards and requirements for qualifying projects, specific affordability levels of the inclusionary units, in-lieu fee amounts, management of the units, standard agreements and covenant documents, etc.</strong>&lt;br&gt;Time period: New Zoning Ordinance by 2007&lt;br&gt;Responsible party: Planning and Environmental Services Department</td>
<td><strong>IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code. Establish specific standards and requirements for inclusionary housing in the zoning ordinance, including standards and requirements for qualifying projects, specific affordability levels of the inclusionary units, in-lieu fee amounts, management of the units, fractional unit requirements as it relates to affordable unit counts, standard agreements and covenant documents, etc.</strong>&lt;br&gt;Time period: New Zoning Ordinance by 2007&lt;br&gt;Responsible party: Planning and Environmental Services Department</td>
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### Incentives & Concessions Policy Clean-up

**HE 10.1 Density Bonuses and Other Incentives for Affordable Housing Developments. [GP]** The City will use density bonuses and other incentives consistent with state law to help achieve housing goals while ensuring that potential impacts are considered and mitigated. The City will consider the following possible incentives for residential developments where the applicant requests a density bonus over the maximum otherwise allowable residential density under the applicable zoning regulations and proposes to include the appropriate percentages of very low, low-, and/or moderate-income units on site or donate an appropriate amount of land for affordable residential development:

a. **State Density Bonus Law.** Continue to offer density bonuses and incentives or concessions consistent with the State Density Bonus law (California Government Code Section 65915).

b. **Streamlined Development Review.** Affordable housing developments shall receive the highest priority, and efforts will be made by staff and decision makers to (1) provide technical assistance to potential affordable housing developers in processing requirements, including community involvement; (2) consider project funding and timing needs in the processing and review of the application; and (3) provide the fastest turnaround time possible in determining application completeness.

**HE 10.1 Density Bonuses and Other Incentives for Affordable Housing Developments. [GP]** The City will use density bonuses and other incentives consistent with state law to help achieve housing goals while ensuring that potential impacts are considered and mitigated. The City will consider the following possible incentives for residential developments where the applicant requests a density bonus over the maximum otherwise allowable residential density under the applicable zoning regulations and proposes to include the appropriate percentages of very low, low-, and/or moderate-income units on site or donate an appropriate amount of land for affordable residential development:

a. **State Density Bonus Law.** Continue to offer density bonuses and incentives or concessions consistent with the State Density Bonus law (California Government Code Section 65915). In addition, the City will incorporate the requirements of State Density Bonus law into the new zoning ordinance, as specified in IP-10C.

b. **Streamlined Development Review.** Affordable housing developments shall receive the highest priority, and efforts will be made by staff and decision makers to (1) provide technical assistance to potential affordable housing developers in processing requirements, including community involvement; (2) consider project funding and timing needs in the processing and review of the application; and (3) provide the fastest turnaround time possible in determining application completeness.
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| New HE 10.2 | Not Applicable                      | HE 10.2 Other Incentives for Affordable Housing Developments. [GP] For projects that do not apply for State Density Bonus Law incentives, the City will use other incentives to help achieve affordable housing goals. The City will consider the following incentives for residential developments where the applicant meets the requirements of Policy HE 11 and all rental projects:  
  a. Allow modifications in zoning requirements that will facilitate increased density, such as modifications to Floor Area Ratio (FAR), Lot Coverage Ratio, parking, setbacks, open space, and solar access requirements as specified in the zoning ordinance.  
  b. Allow modifications in zoning requirements and guidelines, consistent with subpolicy HE 9.3, that facilitate affordable housing production such that the zoning requirements and guidelines establishes minimum sizes for affordable units and provides for flexibility for the location of the affordable units within a development.  
  c. Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households, consistent with IP-10E  
  d. Work with the water and sanitary districts to identify possible reductions, deferred payments, or waivers of some fees for water and sewer hook-ups for affordable housing for very low-income households, consistent with IP-10F.  
  e. Consider a transfer of development rights, consistent with IP-10G.  
  f. Consider modifying parking standards, consistent with IP-10H |

| IP-10C | IP-10C State Density Bonus Law. Incorporate the requirements of State Density Bonus law into the new zoning ordinance.  
**Time period:** New Zoning Ordinance by 2007  
**Responsible party:** Planning and Environmental Services Department | IP-10C State Density Bonus Law. Incorporate the requirements of State Density Bonus Law into the new zoning ordinance and consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance consistent with state law.  
**Time period:** New Zoning Ordinance by 2007-10  
**Responsible party:** Planning and Environmental Services Department |
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| IP-10D     | **IP-10D Apply Density Bonus Zoning and Related Incentives.** Administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Evaluate the following:  
  a. Consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance and consistent with state law.  
  b. Maintain a tiered impact fee structure that correlates the amount of fees with the level of impacts of housing projects, including projects that have lower impacts and are more likely to be affordable by virtue of design characteristics, such as small-sized units. Consider methods to allow deferred payment of fees for affordable rental housing, and encourage other agencies to provide similar mechanisms.  
  c. Establish “fast track” processing procedures in the new zoning code, California Environmental Quality Act (CEQA) processing efficiencies, and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant portion of their total floor area committed to affordable housing. Consider opportunities to streamline environmental review for individual residential projects, such as preparation of specific plans and specific plan EIRs, particularly in the North Willow Springs and mid-Hollister areas.  
  Time period: Through 2009  
  Responsible party: Planning and Environmental Services Department | **IP-10D Apply Density Bonus Zoning and Related Offer Incentives.** Update and administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Offer incentives consistent with the subpolicies and programs established in HE 10. Evaluate the following:  
  a. Consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance and consistent with state law.  
  b. Maintain a tiered impact fee structure that correlates the amount of fees with the level of impacts of housing projects, including projects that have lower impacts and are more likely to be affordable by virtue of design characteristics, such as small-sized units. Consider methods to allow deferred payment of fees for affordable rental housing, and encourage other agencies to provide similar mechanisms.  
  c. Establish “fast track” processing procedures in the new zoning code, California Environmental Quality Act (CEQA) processing efficiencies, and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant portion of their total floor area committed to affordable housing. Consider opportunities to streamline environmental review for individual residential projects, such as preparation of specific plans and specific plan EIRs, particularly in the North Willow Springs and mid-Hollister areas.  
  Responsible party: Planning and Environmental Services Department |

| New IP-10E | Not Applicable | **IP-10E Modify Procedures and Materials to Expedite Project Review.** Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Expedited project review also applies to all rental projects. Specific procedures include, but are not limited to:  
  a. Establish a "concept review" process that is subject to the Planning Director's oversight to enable early feedback and direction for development design.  
  b. Establish an in-house processing team to assist developments that are beneficial to the City and provide a significant number of affordable units.  
  c. Create a specific project review checklist of General Plan and other City requirements appropriate for each project application submitted.  
  d. Establish "fast track" processing procedures in the new zoning code and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant number of affordable units.  
  Time period: Administer Through 2014  
  Responsible party: Planning and Environmental Services Department |
<table>
<thead>
<tr>
<th>Policy ID #</th>
<th>Policy Text in Adopted General Plan</th>
<th>Key Policy Amendment (8/18/09)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Affordable Housing Terms</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HE 11.7</td>
<td>HE 11.7 Long-Term Affordability of Inclusionary Units. [GP] Inclusionary units shall be subject to recordation of a regulatory agreement to provide affordable housing units and an affordability covenant or deed restriction. The term of affordability restrictions shall not be less than 55 years and would rollover to another 55 years upon resale.</td>
<td></td>
</tr>
<tr>
<td>HE 11.7</td>
<td>HE 11.7 Long-Term Affordability of Inclusionary Units. [GP] Inclusionary units shall be subject to recordation of a regulatory agreement to provide affordable housing units and an affordability covenant or deed restriction. The term of affordability restrictions shall be based on applicable Federal Laws and financing mechanisms, generally 45 years but not less than 30 years. (see related HE 11.9) not be less than 55 years and would rollover to another 55 years upon resale.</td>
<td></td>
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<tr>
<td><strong>Extremely Low Income Strategies</strong></td>
<td></td>
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</tr>
<tr>
<td>HE 6</td>
<td>Policy HE 6: Adequate Sites to Meet Goleta’s RHNA [GP] Objective: Identify adequate sites designated at densities to accommodate the City's SBCAG-assigned fair share of the south coast's RHNA and particularly the need for very low, low-, and moderate-income housing.</td>
<td></td>
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</tr>
<tr>
<td><strong>Special Needs Housing &amp; SB 2</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HE 6.6</td>
<td>HE 6.6 Housing for Homeless Persons. [GP] The City will work collaboratively with other organizations and agencies to assist with provision of a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>HE 6.6 Housing for Homeless Persons. [GP] The City will work collaboratively with other organizations and agencies to assist with provision of a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing. The City will seek ways to establish one, year-round shelter.</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>IP-5E Maintain Programs to Address Homeless Needs. Continue to support training and educational services and support the Continuum of Care. Time period: Ongoing Responsible party: Redevelopment and Neighborhood Services Department</td>
<td></td>
</tr>
<tr>
<td>IP-5E</td>
<td>IP-5E Programs to Address Homeless Needs. The City will amend the zoning code within one year of Housing Element adoption in compliance with SB 2 as follows: (1) to allow emergency shelters in the C-3 General Commercial zoning district (the C-2 Retail Commercial and M-1 Light Industrial are alternate zoning districts); (2) to permit the emergency shelter use without a Conditional Use Permit or other discretionary action; (3) to subject the emergency shelter use to the same development and management standards that apply to other allowed uses in the C-3 zone; (4) to treat transitional and supportive housing as residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone; and (5) to encourage single room occupancy units. The City will continue to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness, training and educational services and support the Continuum of Care. Time period: August 2010 Responsible party: Redevelopment and Neighborhood Services Department</td>
<td></td>
</tr>
<tr>
<td>Policy ID #</td>
<td>Policy Text in Adopted General Plan</td>
<td>Key Policy Amendment (8/18/09)</td>
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</tr>
<tr>
<td><strong>HE 5.3</strong></td>
<td>HE 5.3 Density Bonuses for Special Needs Housing. [GP] Density bonuses per State Density Bonus law may be used to assist in meeting special housing needs housing for lower-income elderly and disabled persons, consistent with roadway capacity, parking needs, and neighborhood scale. Senior care facilities, including residential care facilities serving more than six people, shall be treated as a commercial service use and shall be subject to specific affordability requirements.</td>
<td>HE 5.3 Density Bonuses for Special Needs Housing. [GP] Density bonuses per State Density Bonus law may be used to assist in meeting special housing needs housing for lower-income elderly and disabled persons, consistent with roadway capacity, parking needs, and neighborhood scale. Senior care facilities, including residential care facilities serving more than six people, shall be treated as a commercial service use and shall be subject to specific affordability requirements.</td>
</tr>
<tr>
<td><strong>HE 11.1</strong></td>
<td>HE 11.1 Inclusionary Housing Approach. [GP] To increase construction of housing affordable to persons employed locally, the City shall require residential developments involving one or more units to provide a percentage of units or pay an in-lieu or impact fee for very low-, low-, and moderate-income housing. The units provided through this policy shall be deed restricted for the longest term permitted by law. The inclusionary requirement shall apply to all housing, including, but not limited to, single-family housing; multifamily housing; condominiums; townhouses; locally approved, licensed care facilities; stock cooperatives; and land subdivisions.</td>
<td>HE 11.1 Inclusionary Housing Approach. [GP] To increase construction of housing affordable to persons employed locally, the City shall require residential developments involving one or more units to provide a percentage of units or pay an in-lieu or impact fee for very low-, low-, and moderate-income housing, in accordance with HE 11.2. The units provided through this policy shall be deed restricted for the longest term permitted by law. The inclusionary requirement shall apply to all housing, including, but not limited to, single-family housing; multifamily housing; condominiums; townhouses; locally approved, licensed care facilities; stock cooperatives; and land subdivisions.</td>
</tr>
<tr>
<td><strong>IP-8J</strong></td>
<td>IP-8J Housing Rehabilitation Program. The City, in conjunction with the Redevelopment Agency, shall consider establishing a housing rehabilitation and home repair program. Funding may be from the 20 percent Housing Set-Aside fund and/or from grants. <strong>Time period:</strong> 2008 <strong>Responsible party:</strong> Redevelopment and Neighborhood Services Department</td>
<td>IP-8J Housing Rehabilitation Program. The City, in conjunction with the Redevelopment Agency, shall consider establishing a housing rehabilitation and home repair program. Funding may be from the 20 percent Housing Set-Aside fund and/or from grants. The estimated Housing Set-Aside funds that will accrue to the Redevelopment Agency beginning FY 2009-10 through FY 2013-14 is $2,488,166. <strong>Time period:</strong> 2014 <strong>Responsible party:</strong> Redevelopment and Neighborhood Services Department</td>
</tr>
<tr>
<td><strong>HE 11.9</strong></td>
<td>New policy</td>
<td>HE 11.9 Redevelopment Area Housing Requirements. [GP] Redevelopment Area Law requirements related to the production of affordable housing, such as inclusionary standards, overlap with Housing Element requirements and in some cases are not identical. Whichever requirement is more restrictive and produces more affordable units will prevail, as allowed under the law.</td>
</tr>
<tr>
<td><strong>Sustainability/Energy Efficiency Policies</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>HE 9</strong></td>
<td>HE 9.4, HE 9.5, IP-8B, and IP-8C adequately address sustainability/energy efficiency requirements. No change to adopted Housing Element is required.</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy ID #</td>
<td>Policy Text in Adopted General Plan</td>
<td>Key Policy Amendment (8/18/09)</td>
</tr>
<tr>
<td>------------</td>
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<td>-------------------------------</td>
</tr>
<tr>
<td>N/A</td>
<td>The appendix identifies baseline housing conditions, forecasted housing needs, economic trends and demographic data.</td>
<td>The appendix is updated to reflect current data, such as the U.S. Department of Commerce Bureau of the Census and State of California Department of Finance demographic data. NOTE: City Council authorizes staff to correct math on page 10A-58 (and related pages) pertaining to a mathematical error in Table 10A-20. The TOTAL for vacant sites with existing residential zoning should be 1,943 and NOT 1,779. The other numbers in the table are correct. In addition, the paragraph description in the middle of the page under item &quot;(1)&quot; should read — &quot;The City Has Adequate Sites to Meet the Total RHNA: Currently zoned sites for residential development have a total unit potential for 2,388 units (refer to Table 10A-20 totals of 1,943 + 242 + 203 = 2,388), which is far above the remaining total RHNA need of 938 units (Table 10A-19). By adding sites planned for rezoning (an additional 312 units), the total unit capacity is 2,700 units (2,388 + 312 = 2,700), which is 1,762 units above the remaining total RHNA for the 2009–2014 planning period. In addition, there are currently zoned vacant sites at 20 units per acre or more that support a 1,529 unit capacity (refer to Table 10A-20) — these sites alone exceed the remaining RHNA need of 938 units (Table 10A-19).&quot;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>State HCD Housing Element Review Letter (8/18/09)</th>
<th>N/A</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>State HCD is required to review draft housing elements and report the findings to the City pursuant to Government Code Section 65588(b). Comments were received by the State HCD in a letter dated August 18, 2009 addressing mainly the Technical Appendix. Some of the recommended revisions necessitate minor revisions to policy that, for example, serve to clarify the use of &quot;extremely low income&quot; groups or the structural presentation of the development capacity statistics. The City Council authorizes staff to update the Housing Element for the purposes of responding to the HCD review letter as part of the August 18, 2009 decision to adopt the Housing Element.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy Consistency Items</th>
<th>Table 2-1</th>
<th>Land Use Element Table 2-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add footnote to indicate that Opportunity Sites are allowed to achieve a min/max density range of 20-25 units/acre</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LU 2.6 Medium-Density Residential (R-MD), [GP/CP]</th>
<th>LU 2.6 Medium-Density Residential (R-MD), [GP/CP]</th>
</tr>
</thead>
<tbody>
<tr>
<td>This use category permits multifamily housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities of up to 20.0 units per acre and is applied to the &quot;affordable housing opportunity&quot; sites identified in the Housing Element. In order to achieve efficient use</td>
<td>This use category permits multifamily housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities of up to 20.0 units per acre and is applied to the &quot;affordable housing opportunity&quot; sites identified in the Housing Element. In order to achieve efficient use</td>
</tr>
<tr>
<td>Policy ID #</td>
<td>Policy Text in Adopted General Plan</td>
</tr>
<tr>
<td>------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Assuming an average household size of 2.0 to 3.0 persons, the range of population densities allowed in this use category is between 26.0 persons per acre and 60.0 persons per acre.</td>
</tr>
</tbody>
</table>
# Table 2-1

## Allowable Uses and Standards for Residential Use Categories

<table>
<thead>
<tr>
<th>Allowed Uses and Standards</th>
<th>Residential Use Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-SF</td>
</tr>
<tr>
<td>Residential Uses</td>
<td></td>
</tr>
<tr>
<td>One Single-Family Detached Dwelling per Lot</td>
<td>X</td>
</tr>
<tr>
<td>Single-Family Attached and Detached Dwellings</td>
<td>X</td>
</tr>
<tr>
<td>Multifamily Apartment Dwellings</td>
<td>-</td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>-</td>
</tr>
<tr>
<td>Second (Accessory) Residential Units</td>
<td>X</td>
</tr>
<tr>
<td>Assisted-Living Residential Units</td>
<td>-</td>
</tr>
<tr>
<td>Other Uses</td>
<td></td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>X</td>
</tr>
<tr>
<td>Small-Scale Residential Care Facility</td>
<td>X</td>
</tr>
<tr>
<td>Small-Scale Day Care Center</td>
<td>X</td>
</tr>
<tr>
<td>Public and Quasi-public Uses</td>
<td>X</td>
</tr>
<tr>
<td>Accessory Uses</td>
<td></td>
</tr>
<tr>
<td>Home Occupations</td>
<td>X</td>
</tr>
<tr>
<td>Standards for Density and Building Intensity</td>
<td></td>
</tr>
</tbody>
</table>

### Recommended Standards for Permitted Density

| Maximum Permitted Density (units/acre) | 5 or less | 5.01-13 | 20 * | 30 | 15 |
| Minimum Permitted Density (units/acre) | N/A       | N/A     | 15 * | 15 | N/A |

### Recommended Standards for Building Intensity

| Structure Height (Inland Area) (feet) | 25 feet | 35 feet | 35 feet | 35 feet | 25 feet |
| Structure Height (Coastal Zone) (feet) | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet |
| Maximum Lot Coverage Ratio (N/A)      | 0.30    | 0.30    | 0.40    | N/A     |

### Notes:

1. Use Categories: R-SF – Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park.
2. X indicates use is allowed in the use category; - indicates use not allowed.
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.
5. Central Hollister Housing Opportunity Sites in the R-MD land use designation (as identified in Housing Element subpolicy HE 11.6) shall provide for development of residential units at densities ranging from a minimum of 20 to a maximum of 26 units per acre.
6. N/A = Not applicable.

(Amended by Reso. 08-30, 6/17/08; Reso. 09-32, 5/19/09; and Reso. 09-... )
Exhibit 2

CEQA and Administrative Findings
CITY COUNCIL RESOLUTION 09-44, EXHIBIT 2

TABLE OF CONTENTS

SECTION A CEQA FINDINGS ADDRESSING TRACK 1 HOUSING ELEMENT UPDATE ADDENDUM ISSUE AREAS

SECTION B GENERAL PLAN FINDINGS UNDER GOVERNMENT CODE SECTION 65358 THAT PROPOSED AMENDMENTS ARE IN THE PUBLIC INTEREST (ADMINISTRATIVE FINDINGS)

A. CEQA FINDINGS ADDRESSING TRACK 1 HOUSING ELEMENT UPDATE ADDENDUM ISSUE AREAS

The Track 1 Addendum dated August 18, 2009 documents revisions and technical changes to the Goleta General Plan/Coastal Land Use Plan EIR (SCH #2005031151) associated with the Goleta General Plan/Coastal Land Use Plan Track 1 Housing Element Update Amendments. It addresses the following issue areas as summarized below and in these findings:

Aesthetics and Visual Resources
Agriculture and Farmland
Air Quality
Biological Resources
Cultural Resources
Geology, Soils, and Mineral Resources
Hazards and Hazardous Materials
Population and Housing
Water Resources
Land Use and Recreation
Noise
Public Services and Utilities
Transportation and Circulation
Overall Findings

A.1 Aesthetics and Visual Resources

There are no new significant Aesthetics and Visual Resources impacts associated with the General Plan Track 1 Amendments.

A.2. Agriculture and Farmland

There are no new significant Agriculture and Farmland impacts associated with the General Plan Track 1 Amendments.

A.3 Air Quality

There are no new significant Air Quality impacts associated with the General Plan Track 1 Amendments.
A.4 Biological Resources

There are no new significant Biological Resources impacts associated with the General Plan Track 1 Amendments.

A.5 Cultural Resources

There are no new significant Cultural Resources impacts associated with the General Plan Track 1 Amendments.

A.6 Geology, Soils, and Mineral Resources

There are no new significant Geology, Soils and Mineral Resources impacts associated with the General Plan Track 1 Amendments.

A.7 Hazards and Hazardous Materials

There are no new significant Hazards and Hazardous Materials impacts associated with the relevant Track 1 General Plan Amendments.

A.8 Population and Housing

There are no new significant Population and Housing impacts associated with the General Plan Track 1 Amendments.

A.9 Water Resources

There are no new significant Water Resources impacts associated with the General Plan Track 1 Amendments.

A.10 Land Use and Recreation

There are no new significant Land Use and Recreation impacts associated with the Track 1 General Plan Amendments.

A.11 Noise

There are no new significant Noise impacts associated with the General Plan Track 1 Amendments.

A.12 Public Services and Utilities

There are no new significant Public Services and Utilities impacts associated with the Track 1 General Plan Amendments.

A.13 Transportation and Circulation

There are no new significant Transportation and Circulation impacts associated with the relevant Track 1 General Plan Amendments.
A.14 Overall Findings

The above information in subsections A.1 through A.13 describes the effect of the Track 1 Housing Element Update Amendments on issue areas discussed in the Goleta General Plan / Coastal Land Use Plan Final EIR. No new significant environmental impacts would occur.

B. GENERAL PLAN FINDINGS UNDER GOVERNMENT CODE SECTION 65358 THAT PROPOSED AMENDMENTS ARE IN THE PUBLIC INTEREST

B.1 Findings Regarding Amendments

The Track 1 findings are related to the seven subject areas below and include proposed amendments to the Land Use and Housing Elements of the Goleta General Plan/Coastal Land Use Plan.

<table>
<thead>
<tr>
<th>Subject</th>
<th>Policy/Action #</th>
<th>Proposed Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Affordable Housing Production</td>
<td>Housing Element: HE 10.2, HE 10.3, HE 11.2, HE 11.4, IP-10E</td>
<td>Introduce more flexibility in financing, designing, reviewing and locating affordable projects. Focus on producing more projects close to transit and employment areas, and providing housing for a range of income levels and expanding income categories to include extremely low income.</td>
</tr>
<tr>
<td></td>
<td>Land Use Element: LU 2.6 and Table 2-1</td>
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</tr>
<tr>
<td>2. Increase Allowable Density on Affordable Housing Opportunity Sites</td>
<td>HE 11.6, LU 2.6, and Table 2-1</td>
<td>Allow up to 25 units per acre (from a maximum of 20 units/acre) for the Central Hollister Avenue Affordable Housing Opportunity Sites.</td>
</tr>
<tr>
<td>3. Inclusionary Housing Standards</td>
<td>HE 11.5 and HE 11.6</td>
<td>Reduce the inclusionary requirements for affordable housing from 20% to a range of 15 to 20% citywide (HE 11.5) and from 55% to 20% in the opportunity sites. Remove the requirement of affordable housing for rental projects to encourage this much needed housing product type in Goleta. The purpose of changes to inclusionary policies is to encourage housing production, including affordable housing, by removing the financial barrier that is created with the current adopted standards.</td>
</tr>
<tr>
<td>4. Assisted Living/Licensed Care Facilities</td>
<td>HE 5.3 and 11.1</td>
<td>Remove affordable housing requirements for assisted living/licensed care facilities.</td>
</tr>
<tr>
<td>5. Special Needs Housing and Senate Bill 2</td>
<td>HE 5.6 and IP-5E</td>
<td>Add goal to add one year-round homeless shelter and include targeted zoning district for new shelter, consistent with the existing zoning district.</td>
</tr>
<tr>
<td>6. State and Federal Law Compliance</td>
<td>HE 10.1, 11.7, 11.9</td>
<td>Incorporate state and federal law changes and provide more consistency including where overlap in standards, use more restrictive to produce more housing.</td>
</tr>
<tr>
<td>7. Time Periods</td>
<td>Housing Element Implementation Programs</td>
<td>Shift of time periods for implementation of actions to reflect new planning period (2007-2014), depending on issue area.</td>
</tr>
</tbody>
</table>
Subject 1 Affordable Housing Production
HE 10.2 Other Incentives for Affordable Housing Developments
HE 10.3 “Designated” Affordable Housing Sites
HE 11.2 Applicability of Inclusionary Requirements
HE 11.4 Flexibility in Meeting Inclusionary Requirements
IP-10E Modify Procedures and Materials to Expedite Project Review.
LU 2.6 and Table 2-1 Allowable Density for Affordable Housing Opportunity Sites

Finding. These amendments introduce more flexibility in financing, designing, reviewing and locating affordable projects. They focus on consolidating the incentives and concessions to add clarity for applicability to projects. As such, they offer better support to the affordable housing opportunity sites located close to transit and employment areas. The amendments to HE 10.2, HE 10.3, HE 11.2, HE 11.4, IP-10E, LU 2.6 and Table 2-1 result in the public benefit of the increased likelihood of increasing the City’s housing stock through added flexibility provided by the revisions. This would also promote the intention of the underlying land use designations and would allow sustained economic growth. The finding under Government Code Section 65358 can therefore be made.

Subject 2 Increase Allowable Density on Affordable Housing Opportunity Sites
LU Table 2-1 Allowable Uses And Standards For Residential Use Categories
LU 2.6 Medium Density Residential (R-MD)
HE 11.6 Inclusionary Housing for Affordable Housing Opportunity Sites

Finding. These amendments increase allowable density on the Central Hollister Affordable Housing Opportunity Sites to introduce more flexibility in financing and design of affordable housing projects. The current standard of a minimum and maximum of 20 units per acre does not allow this flexibility due to the rigidity of the density standard. The proposed range of 20 to 25 units per acre encourages thoughtful design and arrangement of units while meeting the State mandated minimum density of 20 units per acre for the lower income housing sites that meet the Regional Housing Needs. The City Council finds that these Land Use Element Track 1 General Plan Amendments would ultimately provide for a more flexibility and thus higher quality design in support of lower income housing sites. The amendment is therefore in the public interest.

Subject 3. Inclusionary Housing Standards
HE 11.5 Establishment of Unit Percentages and Income Levels.
HE 11.6 Inclusionary Housing for Affordable Housing Opportunity Sites

Finding. These amendments reduce the inclusionary requirement for affordable housing from 20% to a range of 15 to 20% citywide (HE 11.5) and from 55% to 20% in the opportunity projects (HE 11.6). They also remove the requirement of affordable housing for rental projects to encourage this much needed housing product type in Goleta. The purpose of changes to inclusionary policies is to encourage housing production, including affordable housing, by removing the financial barrier that is created with the current adopted standards.

The reduction in the inclusionary requirement on for-sale housing projects is in the public interest in that it increases the opportunity for development of new for-sale housing stock. The reduced inclusionary requirement is more consistent with inclusionary requirements in other jurisdictions, particularly those with similar higher land costs. The intent of the original policy language to provide for-sale opportunities for the targeted income groups is
preserved and the actual provision of such units on the ground is more likely since the percentage requirement is more achievable. Additionally, the removal of the requirements of inclusionary housing in rental housing projects supports this much needed housing type in Goleta and will better support its development to serve the market needs.

The City Council finds the amendments to HE 11.5 and HE 11.6 result in the public benefit of the increased likelihood of the provision of new for-sale housing stock through the removal and/or reduction of the stricter inclusionary requirements. This would also result in promoting the intention of underlying land use designations and would allow sustained economic growth. The finding under Government Code Section 65358 can therefore be made.

**Subject 4. Assisted Living/ Licensed Care Facilities**
HE 5.3 Density Bonuses for Special Needs Housing.
HE 11.1 Inclusionary Housing Approach

**Finding.** These amendments remove affordable housing requirements for assisted living/licensed care facilities. Census data show that many elderly heads of households own their own homes. As our population ages, the need for senior care via assisted living/licensed care facilities will escalate. Given this need, the removal of constraints on the production of this important housing type for a special needs group is warranted. The City Council finds that because assisted living/licensed care facilities serve the needs of the elderly, a special housing needs category, the removal of the requirement for providing additional affordable housing is justified and in the public benefit. This would also result in promoting the intention of the Housing Element to support housing for all economic segments of the community. The finding under Government Code Section 65358 can therefore be made.

**Subject 5. Special Needs Housing and Senate Bill 2**
HE 5.6 Housing for Homeless Persons
IP-5E Maintain Programs to Address Homeless Needs

**Finding.** These amendments add a goal to include one year-round homeless shelter and a targeted zoning district for a new shelter, consistent with the existing zoning district [7]. Senate Bill 2 from 2007 strengthened planning requirements for emergency shelters and transitional housing. In order to address the SB 2 requirements, various actions were revised in the Housing Element update. The Housing Element subpolicy HE 5.6 and IP-5E identify the zone for a year-around shelter, permitted without a conditional use permit or other discretionary action, and treated as a residential use. The Technical Appendix addresses the characteristics and suitability of the zone.

The amendment identifies a target area for an emergency shelter in the C-3 General Commercial zoning district because it is already an allowed use. The alternate zones also allow for shelters as an allowed use. As such, the amendment does not alter the intention of the currently allowed use: it does, however, provide policy support with a target of providing the shelter within the statutory timeframe. The City Council finds that this would result in promoting the intention of the Housing Element to support housing for all economic segments of the community. The finding under Government Code Section 65358 can therefore be made.
Subject 6. State and Federal Law Compliance
HE 10.1 Density Bonuses for Affordable Housing Developments
HE 11.7 Long-Term Affordability of Inclusionary Units
HE 11.9 Redevelopment Area Housing Requirements

Finding. The amendments to HE 10.1, HE 11.7, and HE 11.9 are intended to maintain compliance with State and Federal Law and to use the most restrictive standard in order to maximize the production of affordable housing and facilitate the funding for these project types. The City Council finds that the result is in the public benefit in that the programs identified in the Housing Element are consistent with State and Federal law and respond to the community need for more housing. The finding under Government Code Section 65358 can therefore be made.

Subject 7. Time Periods
Housing Element Implementation Programs

Finding. The City Council finds that the amendments to implementation program timelines reflect the new planning period mandated under Government Code Section 65588 and result in the public benefit in that the programs identified in the Housing Element have accurate forecasted implementation dates. The finding under Government Code Section 65358 can therefore be made.

B.2 Overall Finding

The City Council further finds that the following benefits resulting from the Track 1 General Plan Amendments are in the public interest:

1. The Track 1 General Plan Amendments are in response to the requirement of the State Government Code to update the Housing Element. They also provide clarification, substitute language, and/or alternate direction to policies, implementing programs, tables, and figures in the Housing Element, and provide for greater clarity and flexibility in implementing the Goleta General Plan/Coastal Land Use Plan goals and objectives. The amendments would promote the intention of the General Plan/Coastal Land Use Plan Housing Element to make adequate provision for the housing needs of all economic segments of the community.

2. The Track 1 General Plan Amendments would continue to allow development and implementation of programs to revitalize the Old Town area.

3. The Track 1 General Plan Amendments would encourage sustained economic growth.

4. The Track 1 General Plan Amendments would continue to allow focus on the preservation and enhancement of scenic views, ocean and island views, mountain and foothill views, open space views, preservation of natural landforms, scenic corridors, and community character.

5. The Track 1 General Plan Amendments would continue to reflect the community's goals and aspirations for Goleta by contributing to the creation of a coherent vision for the City's future, building upon the individual and sometimes conflicting visions of a diverse population.
6. The Track 1 General Plan Amendments would facilitate the guidance of future physical changes and public decision making in a lawful manner that is comprehensive, long range, and internally consistent.

7. The Track 1 General Plan Amendments facilitate the four core goals and objectives of the Goleta General Plan/Coastal Land Use Plan:
   a. The provision of a unified and coherent framework and vision for the future of Goleta.
   b. The provision of 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.
   c. Informing the public of the City's policies and provision of a means to invite public participation in the decision-making process.
   d. Guidance for private landowners, developers, and other public agencies in formulating projects and designs that is consistent with City policies.

8. The Track 1 General Plan Amendments facilitate the six core goals of the Goleta General Plan/Coastal Land Use Plan Housing Element:
   a. A Balanced and Diverse Community. Goleta is a balanced community with a socially and economically diverse population that values preservation of the community's heritage, its sense of community, beautiful natural environment, attractive neighborhoods, and diverse businesses, and adequate services.
   b. A Variety of Housing Types and Choices. Goleta has many housing types and choices appropriate for the variety of people who live and work in the community.
   c. Adequate Sites for a Variety of Housing Needs. Goleta has adequate sites to provide a variety of housing types at various income levels and respond to the RHNA.
   d. Great Neighborhoods. Housing and neighborhoods show pride in their design and maintenance. There is creativity and diversity in the design of housing. Goleta's residential neighborhoods have parks and green space and engender a strong sense of community.
   e. Housing for Special Needs. Support systems and housing are in place to help the disadvantaged (homeless and those at risk of homelessness; persons with mental, physical, and developmental disabilities; lower-income seniors; farmworkers; single women with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/AIDS, etc.) and provide housing affordable to all income levels.
   f. Employee Housing. The types and prices of housing are linked to the types and salaries of local workers. Consistent with fair housing laws, opportunities are provided for local workers to find housing in Goleta.