

RESOLUTION NO. 12-69

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA,
CALIFORNIA ADOPTING A GENERAL PLAN AMENDMENT
AFFECTING THE GENERAL PLAN/COASTAL LAND USE PLAN LAND
USE ELEMENT RELATING TO THE WESTAR MIXED USE PROJECT.**

CASE NOS. 08-143-GPA

The City Council of the City of Goleta does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. This Resolution is adopted in accordance with the application filed by Goleta Hollister, LLC c/o Westar Associates deemed complete on April 5, 2010 for a development of 274 residential apartment units, 5 live/work residential condominium units and up to 91,000 square feet of commercial development including a pharmacy with a drive-through on the project site, which involves a General Plan Amendment, Zone Change, Zoning Ordinance Amendment, Vesting Tentative Map, a Development Plan, a Minor Conditional Use Permit, and a Major Conditional Use Permit (collectively, the "Project"). This Resolution expresses the Planning Commission's recommendations regarding the General Plan Amendment ("GPA");
- B. The City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- C. The GPA affects following: Land Use Element, Figure 2-1, Land Use Plan Map: to change the Land Use Designation for the southern 9.849 gross acres of the site (Parcels A and B) from Medium-Density Residential (R-MD) and Office and Institutional (I-OI) to Community Commercial (C-C).
- D. The Planning Commission considered the entire administrative record including, without limitation, information provided by City staff and public testimony. This Resolution, and its findings, are made based upon the entirety of the record including public hearings held by the Planning Commission on July 25, 2012, July 30, 2012 and September 5, 2012.

- E. The Planning Commission forwarded the development application request to the City Council without an affirmative recommendation adopt the Amendment to the General Plan/Coastal Land Use Plan Land Use Element on September 5, 2012.
- F. The City Council considered the entire administrative record including, without limitation, information provided by City staff and public testimony. This Resolution, and its findings, are made based upon the entirety of the record including public hearings held by the Planning Commission on July 25, 2012, July 30, 2012 and September 5, 2012 and to the Council at its October 2, 2012 hearing, without limitation, the staff report submitted by the Department of Planning and Environmental Services.

SECTION 2: *Environmental Assessment.* Resolution Nos. 12-68 and 12-70 of the City Council certifies an Addendum for the General Plan Amendment an a FEIR (along with a Statement of Overriding Considerations) for this Project. Those Resolutions properly assess the environmental impact of the GPA, and the Project, in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution Nos. 12-68 through 12-71.

SECTION 3: *Adoption.* The City Council adopts the GPA set forth in attached Exhibit "1," which is incorporated into this Resolution by reference.

SECTION 4: *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

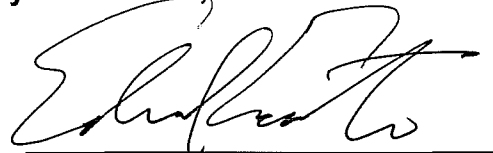
SECTION 6: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 7: A copy of this Resolution must be mailed to Goleta Hollister, LLC c/o Westar Associates and to any other person requesting a copy. The documents and other materials which constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 8: This Resolution is the City Council's final decision and will become effective immediately upon adoption.

SECTION 9: The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.


PASSED, APPROVED AND ADOPTED this 2nd day of October, 2012.


EDWARD EASTON, MAYOR

ATTEST:

APPROVED AS TO FORM:


DEBORAH CONSTANTINO
CITY CLERK


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. 12-69 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 2nd day of October, 2012, by the following vote of the City Council:

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

NOES: COUNCILMEMBER PEROTTE.

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
WESTAR MIXED USE VILLAGE PROJECT
GENERAL PLAN AMENDMENT FINDINGS
CASE NO. 08-143-GPA**

Pursuant to Government Code Section 65358, the City Council hereby finds that the GPA is in the public interest for the following reasons:

The amendment to the GP/CLUP affects only the project site:

1. Land Use Element, Figure 2-1, Land Use Plan Map: to change the Land Use Designation for the southern portion of the site (Parcels A and B) from Medium-Density Residential (R-MD) and Office and Institutional (I-OI) to Community Commercial (C-C). The General Plan Amendment would result in 13.709 gross acres (13.70 net acres) being retained as R-MD in the northern portion of the site while 9.849 gross acres (9.65 net acres) would become C-C in the southern portion of the site. The total net developable area would be 23.465 acres.

GP/CLUP Land Use Element, Subpolicy LU 1.1, Land Use Plan Map, establishes the future distribution, extent, and geographic locations of the various land uses within Goleta.

It is in the public interest to amend Land Use Element, Figure 2-1, Land Use Plan Map to change the Land Use Designation for the southern portion of the site (Parcels A and B) from Medium-Density Residential (R-MD) and Office and Institutional (I-OI) to Community Commercial (C-C). The General Plan Amendment would result in 13.709 gross acres (13.70 net acres) being retained as R-MD in the northern portion of the site while 9.849 gross acres (9.65 net acres) would become C-C in the southern portion of the site. The total net developable area would be 23.465 acres.

Specifically, the GPA changes the land use designation for the properties:

- Parcel A is a 1.23 acre parcel with a land use designation of I-OI.
- Parcel B is a 22.32 acre parcel with a land use designation of R-MD.
- Collectively, these two parcels total 23.558-gross acres (23.465 net developable acres) of the City's approximate 5,075 gross acres (4.6% of the City's land area).

The GPA would:

- Decrease the inventory of land designated R-MD by 8.619 acres from its current 217.72 acres to 209.101 acres (4.1% of the City's land area).
- Decrease the inventory of land designated I-OI by 1.23 acres from its current 94.9 acres to 93.67 acres (1.8% of the City's area).
- Increase the inventory of land designated C-C by 9.849 acres from its current 83.04 acres to 92.889 acres (1.9% of the City's land area).

The GPA would allow for a mixed-use residential and commercial development that has been designed to connect an existing residential neighborhood to a new residential

neighborhood, preserving the existing character, and to transition the residential uses to existing and new commercial uses along the Hollister Avenue corridor consistent with subpolicies LU 1.2, 1.8, 1.11, 2.3.

The project site does not currently provide any housing units, nor would the project displace existing housing units or residents.

The Housing Element Technical Appendices address theoretical and “Adjusted Unit Capacity” for Affordable Housing Overlay sites such as the Westar property. “Adjusted Unit Capacity” recognizes natural constraints and existing regulations that would reduce the Project density. In the Westar case, the constraints include noise and the Airport Approach Zone that covers the southern 4.64 acres, including 0.16 acres unsuited for residential development within one mile of Runway 7/25, of the Project site, approximately 20 percent of the site.

Table 10A-24 – Vacant Residentially Zoned Sites identifies the adjusted unit capacity for the 22.32 acres as 191 units, a density of 8.6 units per acre, and Table 10A-28 – Residentially Zoned Sites to be Rezoned to Higher Densities identifies the adjusted unit capacity for the 22.32 acres as 120 units, a density of 5.4 units per acre. The project proposes a total of 274 units to be constructed on 13.7 acres outside the Airport Approach Zone, a density of 20 units per acre.

The Housing Element Technical Appendices assumed and calculated for the City’s Regional Housing Needs Allocation (RHNA) at this site. Specifically, Tables 10A-24 & 10A-28 estimated the housing possibility and not an absolute number of housing units that would be constructed throughout the City. Table 10A-24 identified that 191 residential units could be constructed onsite and Table 10A-28 identified that an additional 120 residential units could be constructed onsite due to the rezoning anticipated by the General Plan. Collectively, these two Tables identified a housing possibility of 311 residential units onsite.

The project almost meets the estimation of housing possibility by providing 279 residential units (274 apartment units and 5 live/work units) or approximately 90% of the estimated housing units, of which 274 units would be provided within apartments at a density of 20 units per acre. Getting within approximately 10% of the estimation of housing possibility is considered to be compatible with the Housing Element.

While the Project’s rezone removes the MHS zone designation and AHO/DR-12.3 overlay zone, “State law provides that sites where the zoning allows densities of 20 or more units per acre are deemed to accommodate housing for lower-income households in suburban jurisdictions, such as in Goleta. The law presumes that these densities are sufficient to make affordable housing feasible.¹” To that end, the Project’s residential component is to be given a DR-20 zone designation. In addition, the DR-20 zone designation meets the intent and letter of the R-MD land use designation, and therefore the requested residential

¹ The City’s General Plan Housing Element page 10-4.

zone change is consistent with the underlying R-MD land use designation.

The residential component of the Project is to be constructed at a density of 20 units per acre resulting in 274 new residential apartment units of various sizes to meet the needs of Goleta's workforce, striving to match housing types and affordability with household incomes of the local workforce consistent with HE 3.1, 4.2, 6.2 and 7.1.

The project site does not currently provide any housing units, nor would the project displace existing housing units or residents. Moreover, the project would add much needed housing to the City's housing inventory through the provision of 274 apartment units and the provision of an inclusionary affordable housing in-lieu payment. These are goals consistent with the General Plan and are in the interest of the general community welfare.

The Project would result in an estimated 273 jobs being created. The Project would provide 274 residential units and 5 live/work "affordable employee housing" units with an estimated residential population of 835 residents. The Project would therefore provide housing and affordable employee housing to offset all new employment opportunities onsite and provide additional affordable housing opportunities for the community consistent with HE 3.2.

While the project would result in demolition of 9,546-square feet of structures providing for Office and Institutional uses, the amount of office and institutional space that could be provided within the C-C land use designation approximately doubles the square footage of existing structures. Furthermore, the change would preserve onsite employment opportunities for the existing uses and provide a need for a mix of industries and economic activities that, in combination with other industries in the City, would contribute to a wide range of local employment opportunities and wage levels to avoid over reliance on any one economic sector consistent with subpolicies LU 1.4 and 1.7.

The commercial design is consistent with the design standards identified in the Land Use Element commercial development consistent with subpolicies LU 1.6, 3.3. In addition, five live/work residential units would be located within the C-C land use designation consistent with subpolicy LU 3.3.

The project would result in minimally increase the Citywide population by 2.5 percent and increase the workforce by 1.1 percent. The project site does not currently provide any housing units, nor would the project would not displace existing housing units or residents. Moreover, the project would add much needed affordable housing to the City's housing inventory through the provision of 274 apartment units and the provision of an inclusionary affordable housing in-lieu payment. These are goals consistent with the General Plan.

This project fulfills the vision set out by the General Plan, albeit in a modified form, and maximizes the use of the project site while being as sensitive as development can be with underlying tensions related to Aesthetic Resources, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use, and Solid Waste.

While the project would result in significant and unavoidable impacts to aesthetic resources by substantially degrading the existing visual character and quality from the public Local Scenic Corridor and altering views of the Santa Ynez Mountains from Hollister Avenue, the project has been designed as sensitively as possible to minimize these impacts by pushing development away from the Hollister Avenue Scenic Corridor and by providing three view corridors to the Santa Ynez Mountains. While the Final EIR identifies project alternatives, staff is of the opinion that it would be difficult to provide a medium density residential development the General Plan anticipated on the site, while abiding by the recommended building intensity standards, and not create these same, or worse, impacts to the character and quality of the site or altering views of the mountains.

While the project would result in significant and unavoidable impacts to air quality by generating mobile and area source air pollutant emissions, and solid waste by generating solid waste during operation, those impacts result from the size of the project and not individual qualities of the project. It would be impossible to provide a medium density residential development the General Plan anticipated on the site, while abiding by the recommended building intensity standards, and not create these same, or worse, impacts to these particular air quality and solid waste criteria.

The project is anticipated to create a very pleasant built environment; protect residents, patrons and tenants from movement along the Hollister Avenue corridor; offer goods and services to benefit the residents of Goleta; generate additional economic activity in the community; and help maintain an appropriate jobs-to-housing balance. If a mixed-use development is desired on the site, the project would need to coordinated site planning, create a connection to existing development, and transition to/from one use to another. This project achieves those objectives.

Therefore, it is in the public interest for the City to amend Land Use Element, Figure 2-1, Land Use Plan Map by decreasing the inventory of land designated Medium Density Residential (R-MD) by 8.619 acres from its current 217.72 acres to 209.101 acres, by decreasing the inventory of land designated Office and Institutional (I-OI) by 1.23 acres from its current 94.9 acres to 93.67 acres, and by increasing the inventory of land designated Community Commercial (C-C) by 9.849 acres from its current 83.04 acres to 92.889 acres.

In addition, staff has updated the following Tables within the Housing Element/Appendix: 10-2, 10A-24, 10A-29, and 10A-30 to keep the Housing Element Tables current.

**TABLE 10-2
SUMMARY OF HOUSING UNIT POTENTIAL IN GOLETA (2009 TO 2014)**

| | More Than or Equal to 20 Units Per Acre | Less Than 20 Units Per Acre | Total |
|--|---|-----------------------------------|-------------------------------|
| Vacant Residentially Zoned Sites | 963 | 366 334 | 1,329 1,297 |
| Vacant Mixed Use Zoned Sites | 101 | 14 | 115 |
| Mixed Use Zoned Sites to be Redeveloped | 156 | 45 | 201 |
| Nonresidentially Zoned Sites to be Rezoned | 183 | 30 | 213 |
| Residentially Zoned Sites to be Rezoned to Higher Densities | 407 | 11 | 418 |
| Total | 1,810 | 466 434 | 2,276 2,244 |
| Source: Land Inventory by City of Goleta, 2009. | | | |

**TABLE 10A-24
VACANT RESIDENTIALLY ZONED SITES**

| Map #/ Site Name | APN | Site Size (acres) | Existing Zoning | | | General Plan | | | Adjusted Unit Capacity | | |
|---|--|-------------------------|--------------------|--|-------------------------------|----------------------------------|---|-------------------------------|--|--|-------------------------------------|
| | | | Existing Zoning | Maximum Residential Density (units per acre) | Maximum Number of Units | Land Use Designation | Maximum Residential Density (units per acre) | Maximum Number of Units | Type of Constraint | Net Developable Site Area (acres) | Adjusted # of Units Estimated |
| A. Sites with Existing Density \geq 20 units per acre | | | | | | | | | | | |
| 16 Hospital | 065-090-028 | 1.99 | DR-20 | 20 | 39 | Medium Density Residential | 20 | 39 | No utility constraint | 1.79 | 35 |
| 22 Orange Ave. | 071-021-034 | 0.13 | DR-30 | 30 | 3 | High-Density Residential | 30 | 3 | No utility constraint | 0.13 | 3 |
| 23 Willow Springs II | 073-060-044 073-060-045 073-060-047 073-060-048 | 4.47 | DR-20 | 20 | 89 | Medium Density Residential | 25 | 111 | Bioswale; no utility constraint | 4.33 | 86 |
| 23 Willow Springs III | 073-060-031 through 073-060-043 | 14.46 | DR-20 | 20 | 289 | Medium Density Residential | 25 | 361 | Noise; park dedication; no utility constraint | 11.46 | 229 |
| 24 VLC II | 073-330-026 | 6.06 | DR-20 | 20 | 121 | Medium Density Residential | 25 | 151 | Noise; views; no utility constraint | 5.45 | 109 |
| 25 VLC II | 073-330-028 | 7.16 | DR-20 | 20 | 143 | Medium Density Residential | 25 | 179 | Noise; ESHA; flood hazard; park; views; no utility constraint | 6.44 | 128 |
| 26 VLC II | 073-330-029 | 11.53 | DR-20 | 20 | 230 | Medium Density Residential | 25 | 288 | Noise; ESHA; flood hazard; park, No utility constraint | 10.38 | 207 |
| 27 Cortona | 073-140-016 | 8.82 | DR-20 | 20 | 176 | Medium Density Residential | 25 | 220 | ESHA; No utility constraint | 7.94 | 158 |
| 37 Ellwood Beach Dr | 079-551-014 | 0.27 | DR-30 | 30 | 8 | High-Density Residential | 30 | 8 | No utility constraint | 0.27 | 8 |
| Subtotal | | 54.89 | | | 1,098 | | | 1,360 | | | 963 |

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TABLE 10A-24 (CONTINUED)

| Map #/ Site Name | APN | Site Size (acres) | Existing Zoning | | | General Plan | | | Adjusted Unit Capacity | | |
|--|---|-------------------------|-------------------------|--|-------------------------------|----------------------------------|---|-------------------------------|---|--|-------------------------------------|
| | | | Existing Zoning | Maximum Residential Density (units per acre) | Maximum Number of Units | Land Use Designation | Maximum Residential Density (units per acre) | Maximum Number of Units | Type of Constraint | Net Developable Site Area (acres) | Adjusted # of Units Estimated |
| B. Sites with Existing Density < 20 units per acre | | | | | | | | | | | |
| 34 School District Site | 073-090-026 | 9.16 | DR-8 | 8 | 73 | Planned Residential | 8 | 73 | Riparian buffer; wetland; no utility constraint | 8.24 | 65 |
| 32 Westen | 073-030-006 | 4.12 | MHS (AHO DR-12.3) | 12.3 | 50 | Medium Density Residential | 20 | 82 | Wetland, noise; no utility constraint | 2.46 | 30 |
| 31 Westen | 073-030-009 | 2.94 | MHS (AHO DR-12.3) | 12.3 | 36 | Medium Density Residential | 20 | 58 | Wetland; noise; No utility constraint | 1.76 | 21 |
| 30 U. Village | 073-182-009 | 0.16 | DR-10 | 10 | 1 | Planned Residential | 10 | 1 | No utility constraint | 0.16 | 1 |
| 28 Westar | 073-030-020 | 22.25 | MHS (AHO DR-12.3) | 12.3 | 273 | Medium Density Residential | 20 | 445 | Noise; partial airport approach zone; no utility constraint | 15.55 | 194 159 |
| 14 Taylor Parcel Map | 069-100-003 | 1.91 | 10-R-1 | 10 | 19 | Single Family Residential | 5 | 9 | Oak trees; Electro magnetic fields; existing unit | 0.71 | 3 |
| 3 Citrus Village | 077-490-043 | 1.02 | DR-12.3 | 12.3 | 13 | Planned Residential | 12.3 | 13 | No utility constraint | 0.94 | 11 |
| 4 Kenwood Village | 077-130-006 077-130-019 077-141-049 | 3.89 | C-1 | N/A | N/A | Agriculture | N/A | N/A | Agriculture | N/A | |
| | | 6.76 | DR-4.6 | 4.6 | 28 | Single Family Residential | 5 | 30 | Creek; street frontage | 4.81 | 22 |
| 5 16 Baker Lane | 077-141-073 | 0.24 | DR-4.6 | 4.6 | 1 | Single Family Residential | 5 | 1 | Street frontage | 0.2 | 1 |
| 1 Cathedral | 079-110-026 | 0.38 | 12-R-1 | 1/0.28 acres | 1 | Single Family Residential | 5 | 1 | No utility constraint | 0.38 | 1 |

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TABLE 10A-24 (CONTINUED)

| Map #/ Site Name | APN | Site Size (acres) | Existing Zoning | | | General Plan | | | Adjusted Unit Capacity | | |
|----------------------|-------------|-------------------------|--------------------|--|-------------------------------|------------------------------|---|-------------------------------|--------------------------|--|-------------------------------------|
| | | | Existing Zoning | Maximum Residential Density (units per acre) | Maximum Number of Units | Land Use Designation | Maximum Residential Density (units per acre) | Maximum Number of Units | Type of Constraint | Net Developable Site Area (acres) | Adjusted # of Units Estimated |
| 2 Cathedral | 079-110-040 | 1.33 | 12-R-1 | 1/0.28 acres | 4 | Single Family Residential | 8 | 4 | No utility constraint | 1.33 | 4 |
| 10 Fairview | 069-070-037 | 0.54 | 20-R-1 | 1/0.46 acres | 1 | Single Family Residential | 5 | 2 | No utility constraint | 0.54 | 1 |
| 12 Dara | 12 parcels | 3.77 | 12-R-1 | 1/0.28 acres | 13 | Single Family Residential | 5 | 18 | No utility constraint | 3.77 | 13 |
| 13 Cam- bridge | 069-080-009 | 1.01 | 20-R-1 | 1/0.46 acres | 2 | Single Family Residential | 5 | 5 | No utility constraint | 1.01 | 2 |
| Subtotal | | 59.48 | | | 515 | | | 742 | | | 366 334 |
| Total | | 114.37 | | | 1,613 | | | 2,102 | | | 1,329 1,297 |

Notes: Map # refers to numbered sites in Figure 10A-2; APN: Assessor's Parcel Number.
 Zoning Districts: DR-2 to DR-30– Design Residential, with units per acre specified by the number following DR-; 10-R-1 to 20-R-1 – Single Family Residential, with units per acre specified by the number preceding R-; MHS – Mobile Home Subdivision; AHO – Affordable Housing Overlay.

**TABLE 10A-29
 SUMMARY OF INVENTORY OF SITES AVAILABLE FOR RESIDENTIAL DEVELOPMENT**

| | More Than or Equal to 20 Units Per Acre | Less Than 20 Units Per Acre | Total |
|--|---|-----------------------------------|-------------------------------|
| Vacant Residentially Zoned Sites | 963 | <u>366 334</u> | <u>1,329 1,297</u> |
| Vacant Nonresidentially Zoned Allowing Residential Development/Mixed Use Zoned Sites | 101 | 14 | 115 |
| Nonresidentially Zoned Allowing Residential Development/Mixed Use Zoned Sites to be Redeveloped | 156 | 45 | 201 |
| Nonresidentially Zoned Sites to be Rezoned | 183 | 30 | 213 |
| Residentially Zoned Sites to be Rezoned to Higher Densities | 407 | 11 | 418 |
| Total | 1,810 | <u>466 434</u> | <u>2,276 2,244</u> |

Source: City of Goleta 2009.

**TABLE 10A-30
SUMMARY OF SATISFACTION OF RHNA**

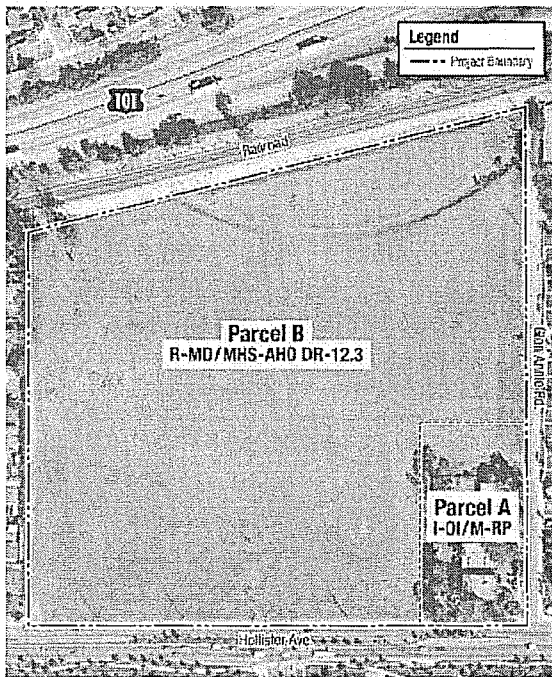
| | Number of Units by Income Group | | | | | |
|---|---------------------------------|----------------|-----------|-----|----------|---------------|
| | Total Units | Above Moderate | Moderate* | Low | Very Low | Extremely Low |
| RHNA (2007–2014) | 1,641 | 755 | 230 | 279 | 188 | 189 |
| Units Completed (2007 to June 2009) | 135 | 125 | 2 | 4 | 4 | 0 |
| Approved Projects | 568 | 451 | 15 | 16 | 86 | 0 |
| Remaining Need (2009–2014) | 938 | 179 | 213 | 259 | 98 | 189 |
| | | | 759 | | | |
| Vacant Residentially Zoned Sites | 1,329 1,297 | | | | | |
| Sites with Density ≥ 20 Units Per Acre ² | | | 963 | | | |
| Sites with Density < 20 Units Per Acre | | 366 334 | | | | |
| Vacant Mixed Use Zoned Sites | 115 | | | | | |
| Sites with Density ≥ 20 Units Per Acre | | | 101 | | | |
| Sites with Density < 20 Units Per Acre | | 14 | | | | |
| Mixed Use Zoned Sites to be Redeveloped | 201 | | | | | |
| Sites with Density ≥ 20 Units Per Acre | | | 156 | | | |
| Sites with Density < 20 Units Per Acre | | 45 | | | | |
| Nonresidentially Zoned Sites to be Rezoned | 213 | | | | | |
| Sites with Density ≥ 20 Units Per Acre | | | 183 | | | |
| Sites with Density < 20 Units Per Acre | | 30 | | | | |
| Residentially Zoned Sites to be Rezoned to Higher Density | 418 | | | | | |
| Sites with Density ≥ 20 Units Per Acre | | | 407 | | | |
| Sites with Density < 20 Units Per Acre | | 11 | | | | |
| Total Site Inventory Units | 2,276 2,244 | 466 434 | 1,810 | | | |
| TOTAL UNITS EXCEEDING RHNA | 1,338 1,306 | 287 255 | 1,051 | | | |

* Units for moderate-income households may be on sites with densities less than, equal to or greater than 20 units per acre. This table uses sites with densities greater than or equal to 20 units per acre for satisfaction of moderate-income housing needs.

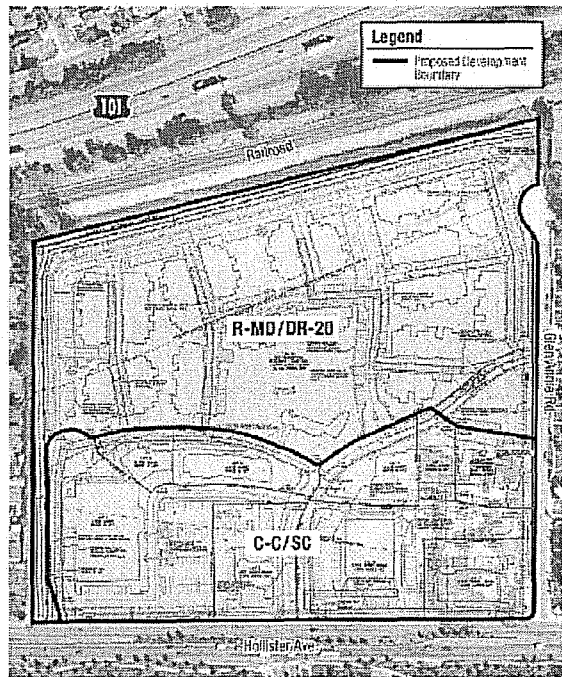
**EXHIBIT 2
WESTAR MIXED USE PROJECT
GENERAL PLAN AMENDMENT
CASE NO. 08-143-GPA**

Amendment to the GP/CLUP under Case No. 08-143-GPA

1. Land Use Element, Figure 2-1, Land Use Plan Map: to change the Land Use Designation for the southern portion of the site (Parcels A and B) from Medium-Density Residential (R-MD) and Office and Institutional (I-OI) to Community Commercial (C-C). The General Plan Amendment would result in 13.709 gross acres (13.70 net acres) being retained as R-MD in the northern portion of the site while 9.849 gross acres (9.65 net acres) would become C-C in the southern portion of the site. The total net developable area would be 23.465 acres.



**Existing General Plan
Land Use Designations/Zoning**



**Proposed General Plan
Land Use Designations/Zoning**

1

2

3