



Date of Notice: November 21, 2019

**NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
December 3, 2019 at 5:30 P.M.**

**General Plan Amendment  
Case No. 19-089-GPA  
Housing Element Policy HE 2.5: Inclusionary Housing**

**NOTICE IS HEREBY GIVEN** that the Goleta City Council will conduct a public hearing to consider a Resolution to adopt a General Plan amendment to Housing Element Policy HE 2.5. The date, time, and location of the public hearing are set forth below. The agenda and staff report for the hearing will also be posted at least 72 hours before the meeting on the City website here: <http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>.

**PROJECT DESCRIPTION:** The General Plan Housing Element includes HE 2.5: Inclusionary Housing. This policy requires that a certain number of new for-sale housing units be designated for purchasers within various income categories. HE 2.5 does not currently apply to new rental housing units. This exclusion was due to the 2009 decision of *Palmer/Sixth Street Properties, L.P., et al. v. City of Los Angeles* (2009) 175 Cal.App.4th 1396 (*Palmer*). In *Palmer*, the Court concluded that an ordinance which imposed an inclusionary affordable housing requirement on residential and mixed-use projects of more than ten dwelling units per lot conflicted with and was preempted by the rent control provisions of the Costa-Hawkins Act, which allows residential landlords to set initial rent levels at the commencement of a tenancy. However, on September 29, 2017, Governor Brown signed into law Assembly Bill 1505, which served to supersede *Palmer*. As a result, the City may now include rental housing units in HE 2.5. However, inclusion of rental housing units in HE 2.5 requires a General Plan amendment.

**PROJECT LOCATION:** The policies and regulations would apply citywide, including areas within the Coastal Zone.

**DATE AND TIME:** Tuesday, December 3, 2019, at 5:30 P.M.

**PLACE:** City of Goleta, Council Chambers  
130 Cremona Drive, Suite B  
Goleta, California 93117

**PUBLIC COMMENT:** All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. All letters should be addressed to the City Clerk email: [dlopez@cityofgoleta.org](mailto:dlopez@cityofgoleta.org); or mail: Attn: City Council and City Clerk at 130 Cremona Drive, Suite B, Goleta, CA 93117. To be disseminated to the City Council for consideration during the Council meeting, written information must be submitted to the City Clerk no later than Monday at noon prior to the City Council meeting. Material received after this time may not be reviewed by the City Council prior to the meeting.

**FOR FURTHER INFORMATION:** Additional information is on file at Goleta City Hall, Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA 93117. Please contact Senior Planner J. Ritterbeck at (805) 961-7548, or [jritterbeck@cityofgoleta.org](mailto:jritterbeck@cityofgoleta.org) for more information regarding the project. More information is also posted on [CityofGoleta.org](http://CityofGoleta.org). [Para información en español, por favor llame Sra. Imelda Martin, (805) 562-5510.]

**Note:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the City Clerk's Office at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.

**Note:** If you challenge the City's final action on this project in court, you may be limited to only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City on or before the date of the hearing (Government Code §65009[b][2]).

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