

BACKGROUND REPORT NO. 8

Existing Land Uses
City of Goleta, California

INTRODUCTION

This planning report presents the initial land use inventory for the City of Goleta, California General planning process. It describes the methodology used to inventory of existing land use of the city parcel by parcel throughout the city. The report also presents the preliminary results of that process.

Once completed the land use inventory provides an information base for evaluating different policy options in the general plan process. By continually updating this inventory, the land use inventory also provides the basic information required for evaluating permit decisions once the plan is adopted.

Inventorizing how the land is used in an urban environment is a complex and detailed process that requires classifying each of the 6,600 parcels in the city by current use. While the use of many parcels may be clear from observation, it is less clear for many other parcels. Some examples of where uses may not be clear include identifying whether there are second dwelling units in single family structures and differentiating a light industrial operation from a service oriented office use, both of which may use similar commercial structures. Definitional issues are also an important in classifying the use of the land. For example, is a parcel without development that has natural resource values a “vacant” parcel or an “open space” use of the parcel? Is a large lot with one small, old single family structure a residential use or is it more correctly thought of as vacant? These questions are not only technical in nature but also involve various policy questions that could influence future decisions.

This report describes the first step in the process of inventorizing the current use of the land—classifying each parcel of land according to its generalized use. The result of this inventory is a map of existing uses. This initial map will be subject to public review to assist in correctly identifying the use of the land and to address the policy implications of various classification decisions. This initial inventory will be supplemented by more detailed field examination of land uses. This additional work will include counting and evaluating housing conditions in dwelling units using a parcel by parcel evaluation, estimating floor areas for commercial structures and verifying uses that are initially categorized here. This

is the first time a land use inventory for the city at this level of detail has been prepared.

METHODOLOGY AND TERMINOLOGY

Unlike previous background reports which rely on other information systems, most of this inventory is original research work. While it starts with information generated by the County Assessor's Office, various land uses are mapped either from direct field investigation or by use of aerial photography.

The County Assessor's Office maintains a detailed data base on each parcel in the county. Parts of this data base are computerized while other parts exist only in the form of hard copies. The computerized part of this data base for the parcels in the City of Goleta was linked to a Geographic Information System (GIS) by means of a parcel mapping system developed by the County Surveyor's Office. This link allows automated mapping and analysis of the data. The GIS system will also allow this inventory to be directly linked or compared with other data being developed in the planning process that will also be on the same GIS system. For example, the area in various land uses can be tabulated by zoning district.

While the assessor data base does include current use of the land, the definitions used to classify land use were developed for purposes other than land use planning. For example, land that would be considered vacant for planning purposes may be considered "commercial" by the assessor if zoned commercial. Since the assessor classifications are very detailed, many uses were generalized for mapping purposes. For example, various types of commercial uses are all designated as "commercial."

The Assessor classifications of land use were first evaluated by aerial photography and then by field "windshield" review. Particularly complex use areas, such as Old Town, were examined in more detail. Assessor designations were either verified and generalized, or changed to more accurately reflect current use from a land use planning perspective. The original Assessor data base is still used to identify uses that require more detailed knowledge of what activities may actually be conducted in a building—such as whether manufacturing or service oriented office activities are occurring in an "office" structure in the Hollister Industrial area. (The database still records the assessors designation for easy reference and to provide greater detail when needed).

Standard land use planning definitions are used to determine the appropriate classification of developed property. Public comments in the initial General Plan Community Workshops in March of 2003 assisted in classifying uses for

“undeveloped” parcels. The high concern expressed in those meetings for conserving and protecting natural resources and environmental amenities indicated a need for identifying properties that involve these values as something other than “vacant”—implying that the property might be suitable for full development. The category of “Open Space” was used for such properties. The term “vacant” was applied to properties that have less of these values and may be considered appropriate for development. Typically these properties are surrounded by intensive uses, usually have had some substantial modification (such as land grading or fill, or prior use) and have services available. Nonetheless, there are many properties that combine several of these features and the most predominate character was used to classify the parcel.¹

The “Open Space” category includes lands with important natural resource, open space values or environmental amenities whether such lands are formally protected or not. It includes formal designations (and legal separation) of common areas in condominium or planned residential developments as well as other parcels where these values exist but may not have formal designation. The Open category is closely associated with other categories such as Parks, Agriculture and Public & Utility areas. The “Parks” designation generally is applied to developed public recreation (both active and passive) areas while the designation of “Open” may be applied to less developed parts of a property. The agricultural designation is applied to “open” parcels that are or have been actively farmed in the past. There are numerous open areas in the city that are owned by various utilities and public service enterprises for uses that tend to keep them in an open state. In some cases, such as rail lines, these areas are “developed.” In other cases they may be undeveloped in character, such as flood control areas. Where buildings are erected, these uses are designated as “Public or Utility Building.”

Many parcels involve more than one use. If the parcel is large and the uses can be separately designated, the parcel was split for the purposes of this inventory. In other cases the more predominate use was used to characterize the entire parcel. Parcels that include more than one zoning designation were also split to facilitate a later comparison of use information to zoning designations.

A significant limitation of this information at this stage of the planning process is that the inventory does not identify second units in single family structures unless such use is recorded in the assessor data. As such this inventory identifies residential uses by type of structure and not the number of units.²

¹ Any “vacant” parcel would still be subject to environmental review in order to address any environmental impacts on natural resources that might be associated with the development of the parcel.

² In virtually all cases, when single family structures have been classified by the assessor as a “multiple family” use, the additional units can be easily identified in field.

Another potential complexity in classifying uses is how residential and open space areas are designated in planned unit developments (such as Storke Ranch) and condominium developments. While two developments may look the same, in reality they would be mapped differently in this inventory depending on how the development originally classified different aspects of the development. In these areas the inventory reflects the way the original development designated open areas and residential uses between single family residences and multiple family uses. Some condominium or planned unit developments may classify townhouses as single family residences while other may call them condominiums which are usually considered multiple family uses. Others may legally separate the land around housing units as common areas, while others may include the land with lots associated with individual homes.

In keeping with standard practice, public and private street right of ways are not inventoried as “uses” and are designated largely by “default” in not being mapped. “Easements” however are usually included in the inventory as part of the underlying lot’s “use.”

As noted this inventory is intended for public review not only to verify the accuracy of the information but also the appropriateness of various designations. Consequently any analysis contained in this report should be considered tentative subject to that review.

LAND USE INVENTORY MAP

The Initial Land Use Map identifies generalized existing land uses in the city. It classifies land uses into 20 categories:

AGRICULTURE: Open, undeveloped areas that have been or are actively used for agricultural activities.

CHURCHES: Land used for churches and related religious purposes.

CLUBS: Land regularly and systematically used by groups of people in association for social or recreational purposes. “Clubs” include land and structures for common use in condominiums and planned unit development, and structures owned by fraternal organizations. Usually involves some form of membership in an organization to participate in the use.

COMMERCIAL: Land and structures used for the sale of goods and services. The “commercial” designation includes services that provide customer services on site as opposed to services primarily associated with office work. The distinguishing feature is regular and ongoing personal interaction with customers onsite in a commercial environment.

GOLF COURSES: Areas developed as golf courses.

INDUSTRIAL: Areas used to support the manufacturing or fabrication of goods. The Industrial designation may include ancillary or related storage, office and similar uses. It does not include commercial operations with incidental manufacturing—such as a bakery serving customers on site).

INSTITUTIONAL: Land use for institutional uses such as hospitals, retirement homes etc that are not primarily educational (School) or religious (Churches).

MOBILE HOME PARKS: Areas formally managed as mobile home parks. Does not include mobile homes or other forms of prefabricated housing on individual lots (Single Family Residence)

MORTUARIES, CEMETERIES, MAUSOLEUMS: Areas used for these purposes, not including parcels more appropriately designated as “Churches.”

MULTIPLE FAMILY: Individual parcels of land with more than one dwelling unit. Identifies the use by type of structure—the structure was

designed or substantially modified for use as more than one unit. Does not include structures originally were not designed to incorporate more than one unit, and has not been modified to the extent that additional units are visually apparent. May include structures designated as condominiums in original developments even if the units were developed as detached structures.

OFFICE: Land occupied by structures used as business offices, not affiliated with manufacturing uses at the same or nearby site.

OPEN SPACE: Undeveloped land without buildings that provide open space values and functions. May include land with some small recreational structures and incidental improvements such as trails and landscaping. "Open Space" includes both land that is formally dedicated as "open space," such as condominium common areas, and areas generally recognized as having open space values such as important natural resources, sensitive areas and similar environmental values or limitations. The category includes both public and private areas if the use of the land is primarily in open space. The Open Space designation may include passive areas in public parks, with more developed or formally recognized areas of such parks designated as "Parks." May include developed recreational facilities especially in designated common areas in developments. Does not include land reserved formally as public utility areas, or land that has been or is being used for agriculture. Land with significant physical modification from natural conditions, such as land clearing, grading, filling, or prior development is designated as vacant.

PARKING: Individual legal parcels of land developed exclusively for parking. If another use is on the parcel, the parcel is classified as the other use, even if the parking is commercially operated as a parking lot.³

PARKS: Public property formally developed or designated as a public park and actively managed as such. Does not include private parks or common areas in private development developed with recreational uses (these are designated as "Open Space.") Does not include playgrounds associated with schools or churches.

PUBLIC & UTILITY: Land without buildings used for utility (including rail and energy) uses. Includes natural areas managed for flood control purposes.

PUBLIC OR UTILITY BUILDING: Land with a structure used for primarily for governmental services or utilities. "Public or Utility Building" includes private utilities and structures occupied by federal and state agencies—

³ No parcels were split in this inventory to separate parking form the associated use.

whether or not the parcel is in public ownership. It does not include structures occupied by educational services (schools) or public uses in leased space within structures occupied by other private uses.

SCHOOLS: Land with structures used for educational purposes. The “Schools” designation does not include schools on sites with churches.

SINGLE FAMILY RESIDENCE: Land with structures originally designed as single family residences. This category may include structures with second units if those units are not identified in assessor records. It may also include attached townhouse structures in developments if categorized by the assessor as single family dwellings.

VACANT: Parcels without structures and are not associated with natural resource, open space, agricultural or similar environmental values. Vacant parcels are usually characterized by significant physical modification from natural conditions, with land clearing, grading, filling, or prior development.

WAREHOUSING: Consists of land and structures used for the storage of goods. Would include outdoor storage if the property is significantly developed and dedicated for that purpose (less developed sites may be designated as “vacant.”) If storage is associated with another use on the site (such as commercial or industrial), the parcel would be designated as the other use.

INITIAL TABULATION OF USES.

Table 1 presents a tabulation of the area in various uses based on this inventory.

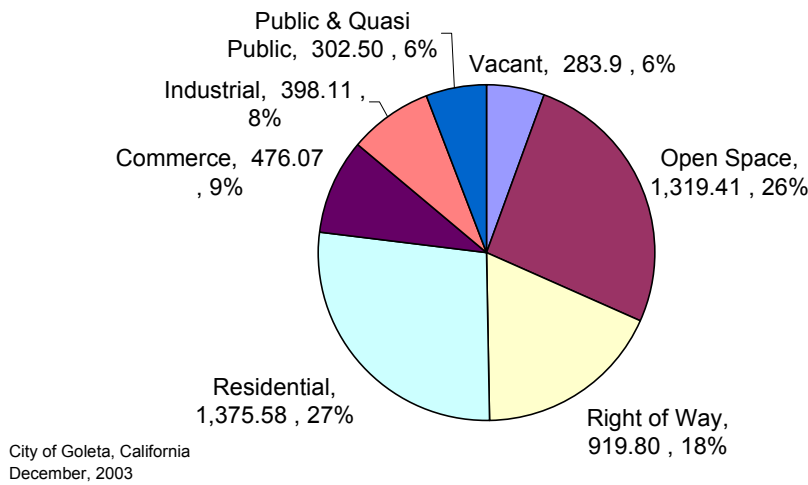
TABLE 1: GENERAL USE CATEGORY

	<i>Acres</i>	<i>Percent of Uses</i>	<i>Rank by Uses</i>	<i>Percent of Total Area</i>	<i>Rank by Total Area</i>
AGRICULTURE	374.6	9.0%	2	7.4%	3
CHURCH	40.6	1.0%	16	0.8%	17
CLUBS	30.6	0.7%	18	0.6%	19
COMMERCIAL	312.6	7.5%	5	6.2%	6
GOLF COURSES	193.1	4.6%	9	3.8%	10
INDUSTRIAL	355.2	8.5%	3	7.0%	4
INSTITUTIONAL	37.1	0.9%	17	0.7%	18
MOBILE HOME PARKS	77.2	1.9%	13	1.5%	14
MORTUARIES,CEMETERIES,MAUSOLEUMS	2.0	0.0%	20	0.0%	21
MULTIPLE FAMILY	282.1	6.8%	8	5.6%	9
OFFICE	143.5	3.5%	10	2.8%	11
OPEN	316.7	7.6%	4	6.2%	5
PARKING	17.9	0.4%	19	0.4%	20
PARKS	306.3	7.4%	6	6.0%	7
PUBLIC & UTILITY	129.9	3.1%	12	2.6%	13
PUBLIC OR UTILITY BUILDING	52.8	1.3%	14	1.0%	15
SCHOOLS	141.4	3.4%	11	2.8%	12
SINGLE FAMILY RESIDENCE	1,015.0	24.4%	1	20.0%	1
VACANT	283.9	6.8%	7	5.6%	8
WAREHOUSING	42.9	1.0%	15	0.8%	16
Total of Uses	4,155.6	100.0%		81.9%	
Right of Way and Other Unclassified	919.8			18.1%	2
Total Area	5,075.42			100.0%	
<i>Total Residential Uses</i>	<i>1,374.32</i>	<i>33.1%</i>		<i>27.1%</i>	

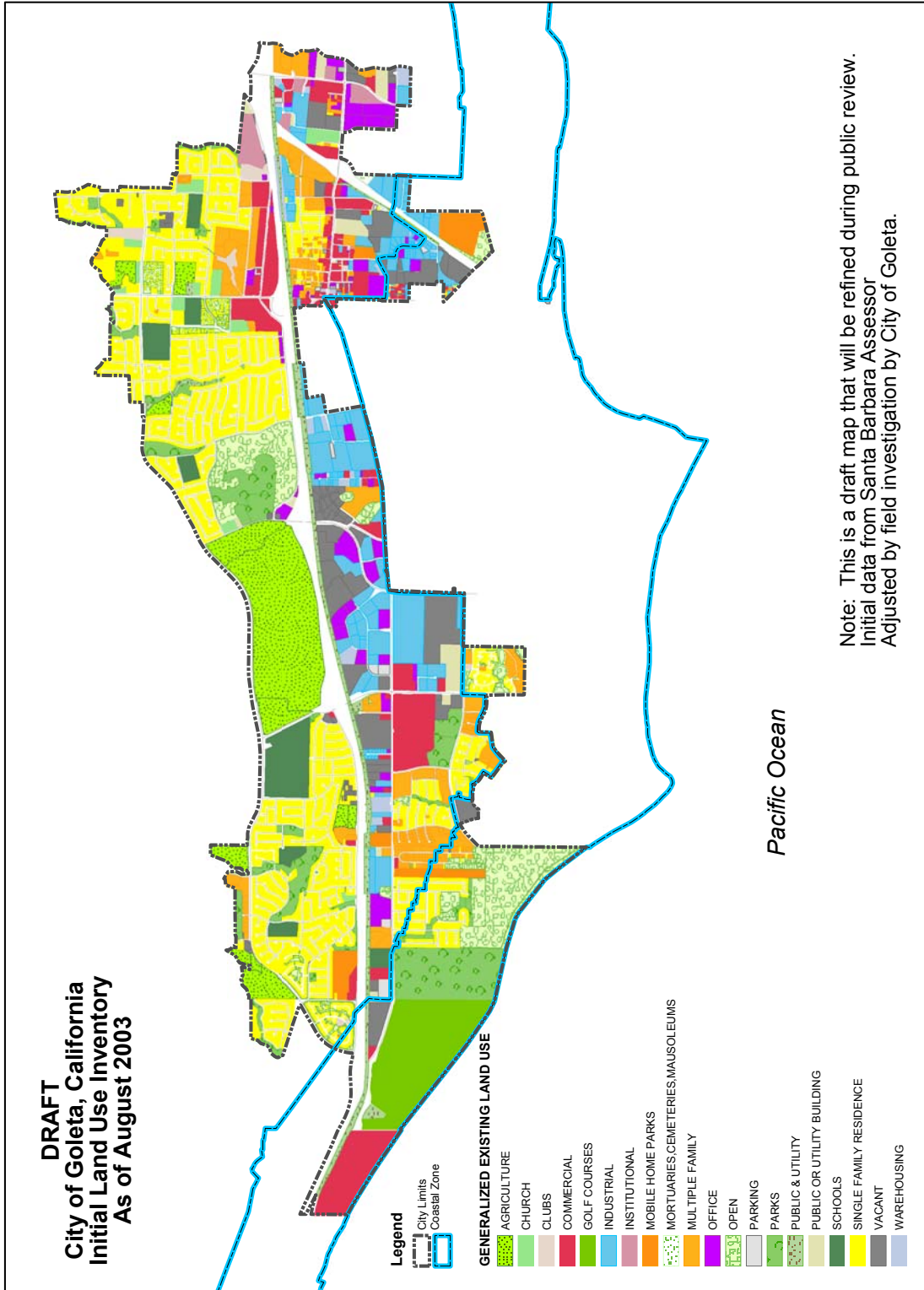
Figure 1 summarizes the data on Table 1 into broader categories. One-quarter of the city is used for single family structures. Combined with other residential uses, 27% of the entire city is actively used for residential uses. Open uses comprise another 26%. 17% of the total area of the city supports “commerce” of various types. Approximately 19% of the city is used for street right of ways. 5% of the total area (6.8% by area of use) meets the criteria described above as vacant.

Figure 1

City of Goleta, California
General Distribution of Land Uses
Acres
2003



DRAFT
City of Goleta, California
Initial Land Use Inventory
As of August 2003



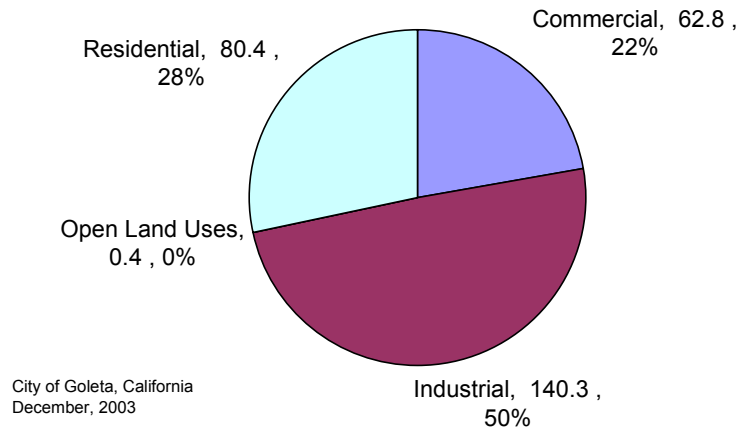
December, 2003

Land Use By Zoning Category.

A particularly important land use category for general plan purposes is of course the vacant designation. Figure 2 shows the general distribution of the land designated in this inventory by zoning category. Nearly two-thirds (65%) of this land is in the industrial zoning categories. Only 15% is found in residential zones.

Figure 2

City of Goleta, California
Distribution of Vacant Land by General Zoning Classification
Acres
2003



The following tables present the distribution of various types of land uses by zoning category.

Significant observations from this data include:

- 7.2% or 5.8 acres of agricultural land is zoned for other uses.
- 63% or 198 acres of open land is zoned for residential uses.
- 58 % of office uses is in industrial zoning.
- 45% of industrial zoning is currently used for industrial uses, 18% of this type of zoning is vacant.
- 52% of residential zoning is used for single family residential uses, 14% for multiple family, 10% in open uses and 4% is vacant.
- Agricultural uses compose 36% of the open land zoning category, and 30% is in parks.

Table 2: Distribution of Land Uses in Acres

GENERAL USE CATEGORY	GENERAL ZONING CLASS					Grand Total
	Commercial	Industrial	Open Land Uses	Other Districts	Residential	
AGRICULTURE	4.0	1.8	347.9		21.0	374.6
CHURCH	0.5				40.1	40.6
CLUBS	6.9		14.9		8.7	30.6
COMMERCIAL	272.4	39.7			0.5	312.6
GOLF COURSES			174.9		18.2	193.1
INDUSTRIAL	3.0	348.7		1.0	2.6	355.2
INSTITUTIONAL	31.5	5.6				37.1
MOBILE HOME PARKS		0.1			77.1	77.2
MORTUARIES,CEMETERIES, MAUSOLEUMS	2.0					2.0
MULTIPLE FAMILY	9.2	2.7	0.6		271.8	284.3
OFFICE	57.0	82.6			3.9	143.5
OPEN		3.9	113.0		198.3	315.2
PARKING	2.3	13.1			2.6	17.9
PARKS			291.0		15.4	306.3
PUBLIC & UTILITY	5.1	72.2	12.0	18.8	22.0	130.1
PUBLIC OR UTILITY BUILDING	28.5	20.7		2.7	0.9	52.8
SCHOOLS					141.4	141.4
SINGLE FAMILY RESIDENCE	0.8	2.0	2.6		1,008.6	1,014.0
VACANT	62.8	140.3	0.4		80.4	283.9
WAREHOUSING	2.2	40.7				42.9
Grand Total	488.1	774.1	957.4	22.5	1,913.5	4,155.5

Table 3: Land Use by Percent of Total Area

GENERAL USE CATEGORY	GENERAL ZONING CLASS					Grand Total
	Commercial	Industrial	Open Land Uses	Other Districts	Residential	
AGRICULTURE	0.1%	0.0%	8.4%	0.0%	0.5%	9.0%
CHURCH	0.0%	0.0%	0.0%	0.0%	1.0%	1.0%
CLUBS	0.2%	0.0%	0.4%	0.0%	0.2%	0.7%
COMMERCIAL	6.6%	1.0%	0.0%	0.0%	0.0%	7.5%
GOLF COURSES	0.0%	0.0%	4.2%	0.0%	0.4%	4.6%
INDUSTRIAL	0.1%	8.4%	0.0%	0.0%	0.1%	8.5%
INSTITUTIONAL	0.8%	0.1%	0.0%	0.0%	0.0%	0.9%
MOBILE HOME PARKS	0.0%	0.0%	0.0%	0.0%	1.9%	1.9%
MORTUARIES,CEMETERIES, MAUSOLEUMS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
MULTIPLE FAMILY	0.2%	0.1%	0.0%	0.0%	6.5%	6.8%
OFFICE	1.4%	2.0%	0.0%	0.0%	0.1%	3.5%
OPEN	0.0%	0.1%	2.7%	0.0%	4.8%	7.6%
PARKING	0.1%	0.3%	0.0%	0.0%	0.1%	0.4%
PARKS	0.0%	0.0%	7.0%	0.0%	0.4%	7.4%
PUBLIC & UTILITY	0.1%	1.7%	0.3%	0.5%	0.5%	3.1%
PUBLIC OR UTILITY BUILDING	0.7%	0.5%	0.0%	0.1%	0.0%	1.3%
SCHOOLS	0.0%	0.0%	0.0%	0.0%	3.4%	3.4%
SINGLE FAMILY RESIDENCE	0.0%	0.0%	0.1%	0.0%	24.3%	24.4%
VACANT	1.5%	3.4%	0.0%	0.0%	1.9%	6.8%
WAREHOUSING	0.1%	1.0%	0.0%	0.0%	0.0%	1.0%
Grand Total	11.7%	18.6%	23.0%	0.5%	46.0%	100.0 %

Table 4: Percent of By Type of Zone

GENERAL USE CATEGORY	GENERAL ZONING CLASS					Grand Total
	Commercial	Industrial	Open Land Uses	Other Districts	Residential	
AGRICULTURE	0.8%	0.2%	36.3%	0.0%	1.1%	9.0%
CHURCH	0.1%	0.0%	0.0%	0.0%	2.1%	1.0%
CLUBS	1.4%	0.0%	1.6%	0.0%	0.5%	0.7%
COMMERCIAL	55.8%	5.1%	0.0%	0.0%	0.0%	7.5%
GOLF COURSES	0.0%	0.0%	18.3%	0.0%	1.0%	4.6%
INDUSTRIAL	0.6%	45.0%	0.0%	4.3%	0.1%	8.5%
INSTITUTIONAL	6.5%	0.7%	0.0%	0.0%	0.0%	0.9%
MOBILE HOME PARKS	0.0%	0.0%	0.0%	0.0%	4.0%	1.9%
MORTUARIES,CEMETERIES, MAUSOLEUMS	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
MULTIPLE FAMILY	1.9%	0.4%	0.1%	0.0%	14.2%	6.8%
OFFICE	11.7%	10.7%	0.0%	0.0%	0.2%	3.5%
OPEN	0.0%	0.5%	11.8%	0.0%	10.4%	7.6%
PARKING	0.5%	1.7%	0.0%	0.0%	0.1%	0.4%
PARKS	0.0%	0.0%	30.4%	0.0%	0.8%	7.4%
PUBLIC & UTILITY	1.0%	9.3%	1.3%	83.6%	1.1%	3.1%
PUBLIC OR UTILITY BUILDING	5.8%	2.7%	0.0%	12.0%	0.0%	1.3%
SCHOOLS	0.0%	0.0%	0.0%	0.0%	7.4%	3.4%
SINGLE FAMILY RESIDENCE	0.2%	0.3%	0.3%	0.0%	52.7%	24.4%
VACANT	12.9%	18.1%	0.0%	0.0%	4.2%	6.8%
WAREHOUSING	0.5%	5.3%	0.0%	0.0%	0.0%	1.0%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0 %

Table 5: Percent of By Type of Use

GENERAL USE CATEGORY	GENERAL ZONING CLASS					
	Commercial	Industrial	Open Land Uses	Other Districts	Residential	Grand Total
AGRICULTURE	1.1%	0.5%	92.9%	0.0%	5.6%	100.0%
CHURCH	1.2%	0.0%	0.0%	0.0%	98.8%	100.0%
CLUBS	22.7%	0.0%	48.8%	0.0%	28.5%	100.0%
COMMERCIAL	87.1%	12.7%	0.0%	0.0%	0.2%	100.0%
GOLF COURSES	0.0%	0.0%	90.6%	0.0%	9.4%	100.0%
INDUSTRIAL	0.8%	98.2%	0.0%	0.3%	0.7%	100.0%
INSTITUTIONAL	84.9%	15.1%	0.0%	0.0%	0.0%	100.0%
MOBILE HOME PARKS	0.0%	0.1%	0.0%	0.0%	99.9%	100.0%
MORTUARIES,CEMETERIES, MAUSOLEUMS	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
MULTIPLE FAMILY	3.2%	1.0%	0.2%	0.0%	95.6%	100.0%
OFFICE	39.7%	57.6%	0.0%	0.0%	2.7%	100.0%
OPEN	0.0%	1.2%	35.9%	0.0%	62.9%	100.0%
PARKING	12.9%	72.8%	0.0%	0.0%	14.3%	100.0%
PARKS	0.0%	0.0%	95.0%	0.0%	5.0%	100.0%
PUBLIC & UTILITY	3.9%	55.5%	9.2%	14.5%	16.9%	100.0%
PUBLIC OR UTILITY BUILDING	53.9%	39.2%	0.0%	5.1%	1.8%	100.0%
SCHOOLS	0.0%	0.0%	0.0%	0.0%	100.0%	100.0%
SINGLE FAMILY RESIDENCE	0.1%	0.2%	0.3%	0.0%	99.5%	100.0%
VACANT	22.1%	49.4%	0.1%	0.0%	28.3%	100.0%
WAREHOUSING	5.2%	94.8%	0.0%	0.0%	0.0%	100.0%
Grand Total	11.7%	18.6%	23.0%	0.5%	46.0%	100.0%