

**Attachment 5:**  
**Goleta Community Plan Update Project Initiation of Environmental Review**

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***FRAMEWORK FOR PROPOSED MIXED-USE ZONING CODE  
ORDINANCE AMENDMENTS***

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The following section provides the framework for the proposed Mixed Use Zoning Ordinance for the State Street/Hollister Ave Commercial Corridor (MU-EGV). As a framework for environmental review and the eventual planning process, this section is a proposed component of the project description to be defined as implementation of the Draft Goleta Valley Community Plan for Eastern Goleta Valley.

**Purpose and Intent**

The purpose and intent of the MU Mixed Use Eastern Goleta Valley District (MU-EGV) is to transform the State Street/Hollister Commercial Corridor into an attractive, safe, and pedestrian-oriented mixed-use destination for goods and services through long term redevelopment and revitalization, paired with a multi-modal transportation system and streetscape improvements. The MU-EGV is intended to:

1. Encourage the development of mixed use buildings, properties, and areas that are attractive and inviting to pedestrians with commercial uses on ground floor facades along the State St/Hollister Ave travel corridor;
2. Allow a range of land uses, including residential, live-work, retail, offices, community commercial services, and public or civic uses to generate economic and social vitality;
3. Provide design and layout flexibility to accommodate changes in market demands to the greatest extent feasible while developing human-scale buildings and frontages;
4. Provide a range of residential unit sizes and designs to maximize the affordability, flexibility, and appeal of the residential component of the mixed-use development;
5. Require connectivity and accessibility for all modes of transportation both within the mixed-use development and to neighborhoods and transportation facilities in the greater region;
6. Preserve and enhance environmentally sensitive areas and natural resources by treating these resources as features of the mixed-use development, rather than constraints;
7. Establish development standards to create complementary and characteristic urban design and enduring quality;
8. Avoid conflicts between non-compatible uses and provide complementary transitions to existing adjacent land uses and neighborhoods and land uses with consideration of noise, light, ambience, and character;
9. Create community gathering spaces and places and entertainment venues scaled to complement residential uses that are connected, accessible, and make walking throughout the mixed-use development attractive and feasible; and
10. Encourage efficient use and coverage of land areas through compact development patterns and minimize surface parking.

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**Comparison of Existing and Proposed Land Use Variables**

<b>TABLE 1.a: Mixed Use –EGV Framework: Preliminary Assumptions for Environmental Review Impacts Analysis</b>		
	<b>Existing Land Uses</b>	<b>Proposed Land Uses</b>
<b>Land Use Designations - Comprehensive Plan</b>	General Commercial Neighborhood Commercial	General Commercial
<b>Zoning Districts - Land Use and Development Code</b>	C-2 C-3 CN	MU-EGV
<b>Height Limits</b>	35ft	35ft building + 5ft architectural detailing/urban design enhancements
<b>Setbacks</b>	Front: 10-20ft from right of way Side: 3-5ft Rear: Max 10-25ft	Front: 0- 10ft Side: 0-10ft Rear: Parking
<b>Mixed Use Components restrictions</b>	Residential use within these zones is limited to less than 50% of the total building square footage.	Commercial uses required on ground floor facades along the State St/Hollister Ave travel corridor.
<b>Residential Component Assumptions</b>	Average 1 residential unit for every 1,000 square feet of residential development.	Average 1 residential unit for every 900 square feet of residential development.
<b>Site Coverage</b>	No Maximum	No Maximum, Low Impact Development (LID) standards required for site design.
<b>Building Footprint/Maximum Gross Sq Ft Calculation</b>	0.4 x # stories	0.4 x # stories
<b>Average Parking Ratio</b>	1 space per 500 sq ft	1 space per 400 sq ft (paired with public parking solutions for Hollister Ave/State St widening and improvements)
<b>TABLE 1.b: Existing and Potential General Permitted Uses (includes Exempt, Permitted or Conditionally Permitted)</b>		
<b>NOTE: Potential Add'l Uses in Bold</b>		
Residential Uses Permitted (Add'l Uses in Bold)	Emergency Shelter, Mixed-use project residential component Monastery, Residential Accessory Use or Structure, Single Room Occupancy Facility, Special Care Home	<b>Apartments/Condos, Live/Work Units, Residential Lofts or Studios, Caretaker/Manager Dwelling,</b> Emergency Shelter, <b>Mixed-use project residential component.</b> <b>Residential Accessory Use or Structure,</b> Special Care Home

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<p>Commercial/ Industrial Uses Permitted (Add'l Uses in Bold)</p>	<p>Auto and vehicle sales, Bank, Bar/Tavern, Building and Landscape Materials Sales, Convenience store, Drive-thru facility, Furniture/fixtures manufacturing, cabinet shops, General Retail, Grocery Store, Handcraft industry, small scale manufacturing, Laundry/Dry Cleaning, Metal products fabrication, machine and welding shops, Mobile Home, Boat, RV Sales and Repair, Office Supporting Retail, Plant Nursery, Recycling Center, Restaurant, cafe, coffee shop, Service Station, Sign Shops. Swap Meet, Truck, trailer, construction, farm, heavy equipment sales/rental, Visitor-serving commercial</p>	<p><b>Artist Studios/Galleries</b> <b>Bakery and Baked goods,</b> Bank, Bar/Tavern, Convenience store, Furniture/fixtures manufacturing, cabinet shops, General Retail, Grocery Store, Handcraft industry, small scale manufacturing, Laundry/Dry Cleaning, <b>Live/Work Units,</b> Media production, Office Supporting Retail, <b>Office,</b> Recycling Center, Restaurant, cafe, coffee shop, Service Station, Sign shops, <b>Studio - art, dance, martial arts, music, etc.,</b> Visitor-serving commercial</p>
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