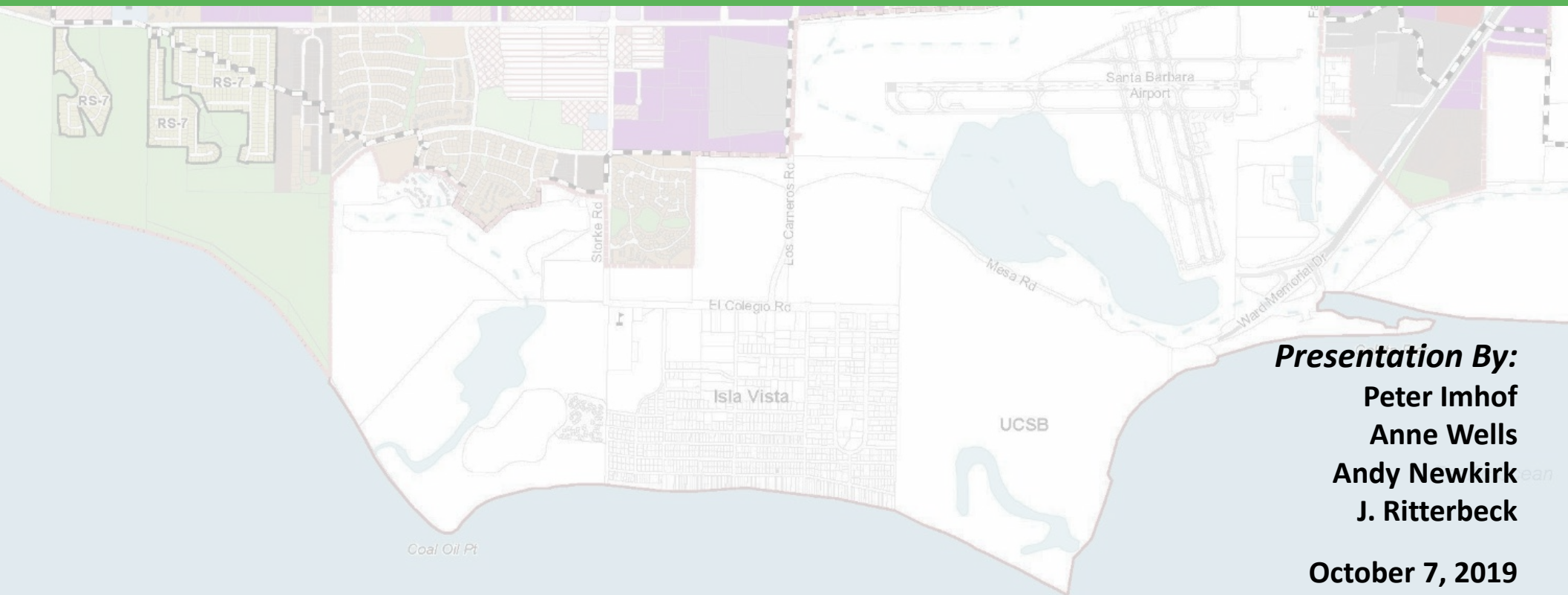




City of Goleta Public Hearing Draft New Zoning Ordinance

Planning Commission Adoption Hearing



Presentation By:
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J. Ritterbeck

October 7, 2019

Public Outreach & Hearings

January 31st: Release of Revised Draft NZO

January 22nd – March 12th: Three (3) DRB Hearings

February 4th – 9th: Four (4) NZO Open Houses (*City Hall*)

February 25th – May 9th: Nine (9) PC Workshops

May 7th: Joint Planning Commission / City Council Workshop

May 29th: Two NZO Open Houses (*Old Town*)

February - September: Stakeholder Meetings/Website Updates

September 9th: 1st NZO Adoption Recommendation Hearing

September 23rd: 2nd NZO Adoption Recommendation Hearing

Public Hearing Agenda

❖ Suggested Format

- By Topic Area -

- Staff Presentation
- Commissioner Questions
- Public Comment

- Commission Deliberation
- Action on Recommendation

SUPPORTING MATERIALS

Supporting Materials

city of GOLETA

Home Project Documents **Meetings** FAQs Public Comments

Meetings

Upcoming Meetings
 Planning Commission Continued Public Hearing
 Monday, October 7, 2019 - Council Chambers, City Hall
 6:00 pm.

Meetings to Date
 Planning Commission Public Hearing
 Monday, September 23, 2019 - Council Chambers, City Hall
 6:00 pm.
 The hearing will include discussion of parking standards, trailers/RV parking height, cannabis, mobile vendors, design review, development plans, modifications, development impact fees, city facilities, and other items that are raised.

[Courtesy Notice](#)
[Agenda](#)
[Staff Report](#)
[Errata Sheet](#)
[Powerpoint Presentation](#)
[Video](#)

Meet with City Staff:
 City staff are available to meet with anyone who has any questions or wants more information on the new Zoning Ordinance. Call (805) 961-7544 to schedule a meeting.

city of GOLETA

Home Project **Documents** Meetings FAQs Public Comments

Documents

Click links below for available documents

Public Hearing Draft New Zoning Ordinance
[Public Hearing New Zoning Ordinance \(NZO\)](#)
[Zoning Map](#)
[Zoning Overlay Districts Map](#)
[Final Response to Planning Commission Comments](#)
[Final Response to Public Comments](#)
[General Plan/Coastal Land Use Plan Policy Consistency Matrix](#)
[Underline-Strikethrough Comparing the Public Hearing Draft NZO to the January 2019 Revised Draft NZO](#)

Goleta Zoning Ordinance
 CITY OF GOLETA ZONING MAP DRAFT
 August 2019

Supporting Materials

Issue	Robert Miller
8. Environmentally Sensitive Habitat Chapter 17.30	9/9 Need to come. Need a more effective process for determining "feasibility." Use U language. 9/23 Supports EDC language & GPA
9. Lighting Plans Section 17.35.060	9/9 Supports comments.
10. Existing Development Chapter 17.36	9/9 No specific direction given.
11. Parking Standards Chapter 17.38	9/23 Add 10% EV for vehicles and bikes; increase 1 space per bedroom to 2 spaces; add back in Old Town parking reductions
12. Trailers/RVs Parking Section 17.38.080	9/23 Does not agree with NZO as written, but understands that there is a larger is with a shortage of storage lot options
13. Height Section 17.03.090	9/23 Supports as written

Issue	Robert Miller	Bill Shelor	Jennifer Smith	Ed Fuller	Katie Maynard
1. Vesting Section 17.01.040(E)	9/9 In application review process. 9/23 Supports sunset of 2021	9/9 Add sunset provision. 9/23 Not present.	9/9 Add sunset provision. 9/23 Supports sunset of 2021	9/9 Add sunset provision. Wanted change from 9/20 to 12/20 for vesting. 9/23 Not in support of 2021 sunset. Believes that it should be longer.	9/9 Add time limit for vesting. 9/23 Supports sunset of 2021
2. Day Care Section 17.41.110 & .130	9/9 Okay with changes. Does not expect objection to errata. 9/23 Supports as written	9/9 Not sure of new language. Too much incentive in mods. 9/23 Not present.	9/9 Defer to Council. Okay with mods and errata. 9/23 Supports as written	9/9 Likes consolidated language, not sure of 5% modification. 9/23 Supports as written	9/9 Concerned with IG. Does not anticipate other concerns with the errata. 9/23 Supports as written
3. Residential Care Section 17.41.210	9/9 Could clarify the language on supportive and transitional housing and target population. 9/23 Supports as written	9/9 Agree with Fuller. Could allow with a CUP, concerned with clustering. 9/23 Not present.	9/23 Agrees with Commissioner Maynard	9/23 Supports as written	9/9 Large senior care, 6-14, or max 10, with a CUP in RS 9/23 Supports allowing in RS with GPA (wherever needed).
4. Transitional Standards Section 17.10.030(B)	9/9 Good	9/9 Good	9/9 Good	9/9 Good	9/9 Good
5. Open Space Section 17.05.050(B)	9/9 Good	9/9 Good	9/9 Maybe further refine definition.	9/9 Good	9/9 Add clarification on private (not unusable landscape area or fully enclosed spaces)
6. Fences and Hedges Section 17.24.090	9/9 No specific direction given.	No specific direction given.	9/9 Okay with NZO	9/9 Okay with NZO	9/9 Okay with NZO. Wants fee low for fence ZC
7. Visual Resource Protection Chapter 17.26	9/9 No specific direction given.	9/9 No specific direction given.	9/9 Inconsistency re: "appropriate". Glad to see new language.	9/9 No specific direction given.	9/9 Add stream and ocean call outs. Add examples of views to protect.

KEY TOPICS



Key Topics

Please decide on the following:

1. Vesting §17.01.040(E)
2. Day Care §17.41.110 & .130
3. Residential Care §17.41.210
4. Transitional Standards §17.10.030(B)
5. Open Space §17.05.050(B)
6. Fences and Hedges §17.24.090
7. Visual Resource Protection Chpt. 17.26
8. **ESHA** Chpt. 17.30
9. **Lighting Plans** §17.35.060
10. Existing Development Chpt. 17.36
11. Parking Standards Chpt. 17.38
12. Trailers/RVs Parking §17.38.080
13. Height §17.03.090
14. Cannabis §17.41.090
15. Mobile Vendors §17.41.180
16. Design Review §17.58.060
17. Development Plans §17.59.010
18. Modifications §17.62.020
19. Impact Fees Chpt. 17.73
20. City Facilities §17.01.030 & .040



ESHA

Confirm language in Errata Sheet for the following:

As directed on 9/23/19:

- Add language to Section 17.30.070 SPA to reflect language provided by Environmental Defense Center in Attachment B to their letter dated 9/5/19.
- Add in a lagoon buffer of 100 feet to Section 17.30.120 and a native oak woodlands and savannas buffer of 50 feet in Section 17.30.150.
- Reconcile Conservation Element listed exceptions in allowable uses in SPAs.
- Recommend initiating a companion General Plan Amendment to the Conservation Element to ensure consistency with the NZO Chapter 17.30.

Lighting

Confirm language in Errata Sheet for the following:

As discussed on 9/9/19, add the following to subsection 17.35.060(A)(1):

- This information must be shown on a landscape plan to demonstrate coordination of fixtures and tree plantings. The location of light fixtures and landscaping on adjacent properties and on the street right of way that effect lighting/landscaping on the project is also necessary.

As directed on 9/9/19, add an exemption for Single Unit Dwellings from the photometric requirement in subsection 17.35.060(B)(3).

ADDITIONAL TOPICS



Additional Topics

- **Cultural Resources (Ch. 17.43)**
- **Inclusionary Housing (Ch. 17.28)**
 - Acquisition and Rehab Units
 - Rental Inclusionary
 - “Good Cause”
 - Eligibility, Selection, and Restrictions
- **Public Notification (Sec. 17.52.050)**
 - Story Poles
 - On-site Noticing
 - Mailed Noticing
 - Spanish Translation
- **DOGGR (Division of Oil, Gas, and Geothermal Resources) Letter**
- **Telecommunications Facilities (Ch. 17.42)**
- **Fences, Freestanding Walls, and Hedges (Sec. 17.24.090)**

Additional Topics

- **Cultural Resources**

- Recommended action by Planning Commission:
 - *Delete entire Chapter text.*
 - *Maintain NZO placeholder.*
 - *Integrate Historic Preservation Ordinance standards once completed.*

Additional Topics

- **Acquisition and Rehab Units**
 - Add reference re: size of units same as market rate (refer to Section 17.28.090).
- **Rental Inclusionary**
 - No action needed by Planning Commission.
 - *Possible GPA initiation by City Council on 10/15/19.*
- **“Good Cause”**
 - No action needed by Planning Commission (refer to Section 17.28.110).
- **Eligibility, Selection, and Restrictions**
 - Refer to Errata Sheet (revisions remove specificity because detail is better suited for an Affordable Housing Resolution).

Additional Topics

- **Public Notification**

- **Story Poles**

- No action needed by Planning Commission.
 - *Previously discussed at workshops with consensus to allow staff to pursue separate work program with DRB.*
 - *Story poles are current option for all Review Authorities.*
 - *General Plan has story pole procedures as separate Implementation Action apart from NZO (see VH-IA-3).*

- **On-site Noticing**

- No action needed by Planning Commission.
 - *Previously discussed at prior workshops with consensus on no revision.*

Additional Topics

- **Public Notification**

- **Mailed Noticing**

- No action needed by Planning Commission.
 - *Citywide mailing costs exceed \$30,000.*
 - *For a development project with many neighboring tenants and owners, City has discretion to send mailed notice in addition to other required noticing.*

- **Spanish Translation**

- NZO is silent on translation – City is in the process of implementing translation programs.

Additional Topics

- **DOGGR (Division of Oil, Gas & Geothermal Resources)**
 - No action needed by Planning Commission.
 - *Standard form letter from State agency notifying the City of jurisdiction.*

Additional Topics

- **Telecommunication Facilities**

- Recommended action by Planning Commission:
 - *Add a reference to clarify that the chapter applies to:*
 - *Small cell facilities on private property*
 - *Large cell facilities in the public rights-of-way (ROW).*
- No action needed by Planning Commission:
 - *The NZO does not require radio frequency (RF) peer review because the FCC regulation pre-empts.*
 - *Small cell facilities in the public ROW subject to objective design criteria – DRB not allowed.*
 - *All other cell facilities are subject to NZO Chapter 17.42 and include DRB review.*

Additional Topics

- **Fences and Freestanding Walls**
 - Recommended action by Planning Commission:
 - *Revision to prohibit encroachment into vision clearance triangle instead of requiring a Zoning Clearance.*

California Environmental Quality Act (CEQA)



CEQA

Adoption of the NZO is exempt from environmental review, pursuant to Public Resources Code §21083.3 and CEQA Guidelines §15183

Commission Deliberation and Action



Recommendation

1. Adopt Planning Commission Resolution No. 19-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of the New Zoning Ordinance and Repeal and Amendment of Various City Regulations”;
2. Incorporating the edits listed within the errata sheet including recommendations for General Plan amendments in the Land Use and Conservation Elements; and
3. Incorporating all additional edits, by reference, specifically requested by majority vote of the Commission at the 10.7.19 hearing.

End of Presentation

