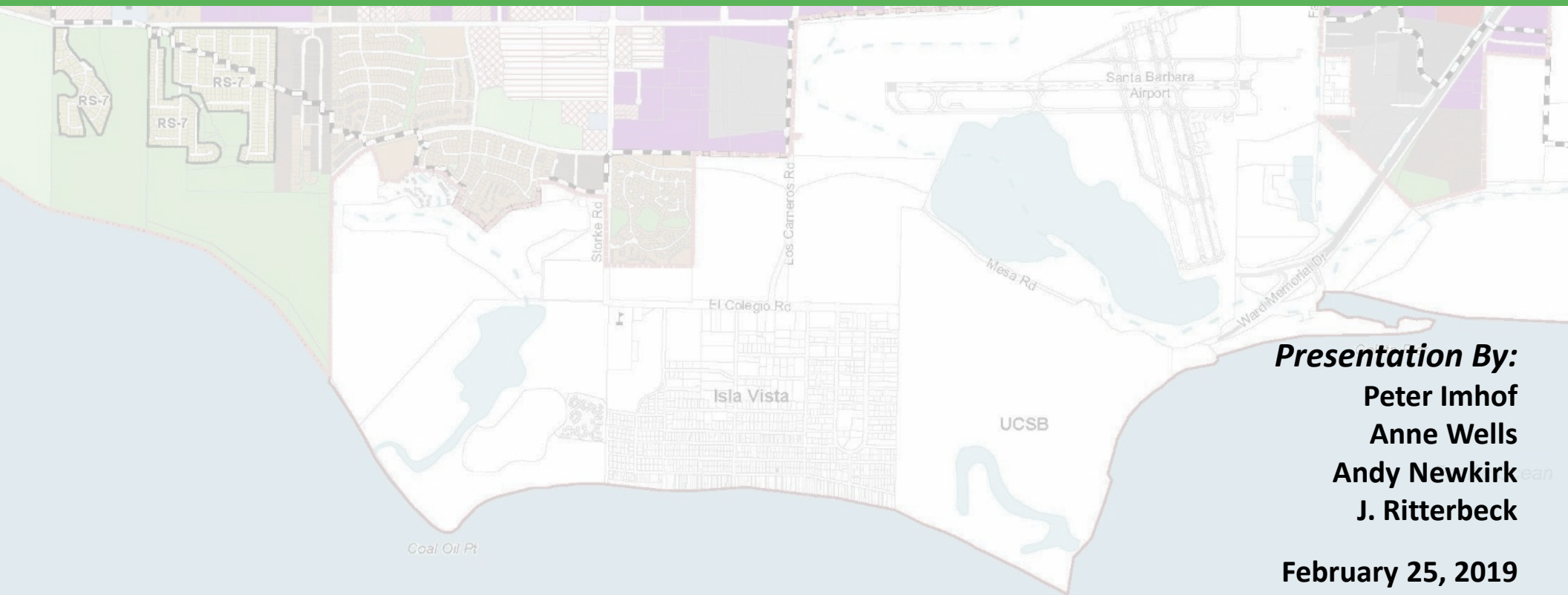




# City of Goleta Revised Draft New Zoning Ordinance

Planning Commission Workshop 1 of 7



**Presentation By:**  
Peter Imhof  
Anne Wells  
Andy Newkirk  
J. Ritterbeck

**February 25, 2019**

# Project Status and Meetings

Release of Revised Draft NZO – January 31, 2019

Open Houses – February 4-9, 2019

- More to be scheduled

Workshops – February 25-April 18

Joint City Council / Planning Commission Workshop – May 7

Public Hearings

- End of 2019

# Revised Draft NZO Release Materials

Revised Draft New Zoning Ordinance (NZO)

Zoning Map

Zoning Overlay Districts Map

User's Guide

Overview of Changes

Response to Planning Commission Comments

Response to Public Comments

Underline-Strikethrough NZO Comparison

Key Issues Guide

# Agenda

## Staff Overview of:

- Guiding General Plan / Coastal Land Use Plan Policies
- State / Federal Laws
- City Ordinances with Zoning Implications
- Goleta Municipal Code

## Questions

## Public Comments

## Planning Commission Comments

# General Plan Implementation



# NZO Guiding Policies



The stated purpose of the NZO is to “implement the General Plan, and to protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare.” (Section 17.01.020, page I-1)

The Revised Draft New Zoning Ordinance (NZO) has been revised and restructured to specifically implement all applicable land use-related policies within all Elements of the City’s General Plan.

# General Plan Land Use Policies and NZO fulfillment

General Plan (GP) Land Use (LU) Policy	Does NZO Fulfill this Policy?
<b>GP Policy LU 1.5:</b> Compatibility of Existing and New Industrial Areas with Adjacent Residential Development	✓
<b>GP Policy LU 1.7:</b> New Development and Protection of Environmental Resources	✓
<b>GP Policy LU 1.8:</b> New Development and Neighborhood Compatibility	✓
<b>GP Policy LU 1.13:</b> Adequate Infrastructure and Services	✓
<b>GP Policy LU 2.2:</b> Residential Densities	✓
<b>GP Policy LU 2.3:</b> Residential Development Standards	✓
<b>GP Policy LU 2.7:</b> High-Density Residential	✓

# General Plan Land Use Policies and NZO fulfillment

General Plan (GP) Land Use (LU) Policy	Does NZO Fulfill this Policy?
<b>GP Policy LU 3.3: Mixed Uses, 3.4: Old Town Commercial, 3.7: General Commercial, and 7.4: Agricultural</b>	✓
<b>General Plan Land Use Tables</b>	✓
<b>GP Implementation Action LU-IA-1: Preparation and Adoption of New Zoning Code and Map</b>	✓
<b>GP Policy LU-IA-4: Neighborhood Compatibility Ordinance/Program</b>	
<b>GP Policy LU-IA-5: Transfer of Development Rights Ordinance/Program</b>	



# Open Space Element Policies and NZO fulfillment

General Plan (GP) Open Space (OS) Policy	Does NZO Fulfill this Policy?
<b>GP Policy OS 1.3:</b> Preservation of Existing Coastal Access and Recreation	✓
<b>GP Policy OS 1.4:</b> Mitigation of Impacts to Lateral Coastal Access	✓
<b>GP Policy OS 1.9:</b> Siting and Design of Lateral Accessways	✓
<b>GP Policy OS 2.3:</b> Preservation of Existing Vertical Accessways	✓
<b>GP Policy OS 2.4:</b> Mitigation of Impacts to Vertical Coastal Access	✓
<b>GP Policy OS 2.6:</b> Prescriptive Vertical Access Rights	✓
<b>GP Policy OS 2.7:</b> Siting and Design of Vertical Accessways	✓

# Open Space Element Policies and NZO fulfillment

General Plan (GP) Open Space (OS) Policy	Does NZO Fulfill this Policy?
<b>GP Policy OS 3.2:</b> Coastal Access Parking	✓
<b>GP Policy OS 3.3:</b> Signage for Coastal Access	✓
<b>GP Policy OS 8:</b> Protection of Native American and Paleontological Resources	✓
<b>GP Policy OS-IA-1:</b> Preparation and Adoption of New Zoning Code	✓

# Conservation Element Policies and NZO fulfillment

General Plan (GP) Conservation Element (CE) Policy	Does NZO Fulfill this Policy?
GP Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policies	✓
GP Policy CE 1.3: Site-Specific Studies and Unmapped ESHAs	✓
GP Policy CE-IA-1: Preparation of New Zoning Code	✓
GP Policy CE 2.2: Streamside Protection Areas (SPA)	✓

# Safety Element Policies and NZO fulfillment

General Plan (GP) Open Space (OS) Policy	Does NZO Fulfill this Policy?
GP Policy SE 1.3: Site-Specific Hazards Studies	✓
GP Policy SE 2: Bluff Erosion and Retreat	✓
GP Policy SE 3: Beach Erosion and Shoreline Hazards	✓
GP Policy SE 3.3: Temporary Structures	✓
GP Policy SE 4: Seismic and Seismically Induced Hazards	✓
GP Policy SE 5: Soil and Slope Stability Hazards	✓

# Safety Element Policies and NZO fulfillment

General Plan (GP) Open Space (OS) Policy	Does NZO Fulfill this Policy?
GP Policy SE 6: Flood Hazards	✓
GP Policy SE 7: Urban and Wildland Fire Hazards	✓
GP Policy SE 8: Oil and Gas Industry Hazards	✓
GP Policy SE 9: Airport-Related Hazards	✓
GP Policy SE 10: Hazardous Materials and Facilities	✓
GP Policy SE-IA-1: New Zoning Code	✓

# Visual and Historic Resources Element Policies and NZO fulfillment

General Plan (GP) Visual and Historic Resources (VH) Policy	Does NZO Fulfill this Policy?
GP Policy VH 1: Scenic Views	✓
GP Policy VH 2: Local Scenic Corridors	✓
GP Policy VH 3: Community Character	✓
GP Policy VH 4: Design Review	✓
GP Policy VH 5: Historic Resources	✓
GP Policy VH-IA-1: Preparation and Adoption of New Zoning Code	✓

# Transportation Element Policies and NZO fulfillment

General Plan (GP) Transportation Element (TE) Policy	Does NZO Fulfill this Policy?
GP Policy TE 2: Transportation Demand Management	✓
GP Policy TE 9: Parking	✓
GP Policy TE 9.7: Shared (Joint Use) Parking	✓
GP Policy TE 13: Mitigating Traffic Impacts of Development	✓
GP Policy TE-IA-5: Parking In-Lieu Fee Program for Old Town	✓

# Public Facilities Element Policies and NZO fulfillment

General Plan (GP) Public Facilities Element (TE) Policy	Does NZO Fulfill this Policy?
GP Policy PF 3.9: Safety Considerations in New Development	✓
GP Policy PF 6: Utilities	✓
GP Policy PF 8: General Standards for Public Facilities	✓
GP Policy PF 9: Coordination of Facilities with Future Development	✓



# Noise Element Policies and NZO fulfillment

General Plan (GP) Noise Element (NE) Policy	Does NZO Fulfill this Policy?
GP Policy NE 1: Noise and Land Use Compatibility Standards	✓
GP Policy NE 5: Industrial and Other Point Sources	✓
GP Policy NE 6: Single-Event and Nuisance Noise	✓
GP Policy NE 7: Design Criteria to Attenuate Noise	✓

# Housing Element Policies and NZO fulfillment

General Plan (GP) Housing Element (HE) Policy	Does NZO Fulfill this Policy?
<b>GP Policy HE 1.5:</b> Limit Conversion of Rental Housing to Condominiums or Nonresidential Use	✓
<b>GP Policy HE 2:</b> Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels	✓
<b>GP Policy HE 3:</b> Fair Housing and Special Needs	✓
<b>GP Policy HE 4:</b> Energy Conservation and Sustainable Development	✓

# Applicable State and Federal Laws

# Applicable State and Federal Laws

California Coastal Act
California Environmental Quality Act (CEQA)
Housing <ul style="list-style-type: none"><li>Accessory Dwelling Units (ADU)</li><li>Density Bonus</li><li>Farmworker Housing</li><li>Reasonable Accommodation</li><li>Supportive and Transitional Housing</li></ul>
Mobile Home Park Closures
Subdivisions
Solar Energy Systems
Stormwater Management
Water Efficient Landscape Ordinance (WELO)
Federal Communication Commission (FCC) – Telecommunication

# Applicable City Ordinances

# Applicable City Ordinances

Accessory Dwelling Units (ADU) (Ordinance No. 18-01)

Appeals (Ordinance No. 03-08)

Cannabis (Ordinance No. 18-03)

County Code (Ordinance No. 02-17)

Development Impact Fees (DIFs) (Ordinance No. 19-04)

Floodplain Management (Ordinance No. 14-02)

Green Building Incentives (Ordinance No. 12-13)

Housing Element-Related Zoning Regulations (Ordinance No. 15-03)

Parking (Ordinance No. 03-05)

Residential Rooftop Solar Systems (Ordinance No. 15-06)

Short-term Vacation Rentals (Ordinance No. 15-02)

Special Events (Ordinance No. 13-03)

Termination of Nonconforming Uses (Ordinance No. 15-01)

Water Wells (Ordinance No. 15-05)

Zoning Code Standards and Processes (Ordinance No. 07-06)

# Goleta Municipal Code Overlap

# Goleta Municipal Code Overlap

Repealing Sections Throughout Misc. Permits, Licenses, Agreements & Permissions
Existing Municipal Code Standards Short-term Rentals (GMC Chapter 5.08)
Permits under other Department Review Authority, but Better-suited for NZO
Permits under Planning Review Authority, but Better-suited in Another Department Newsrack Permit (Ord. 02-30)
Modifying Specific GMC Chapters and Sections Design Review Board (GMC Chapters 02-08)
Other Possible Sections



# Next Steps

## Workshop Schedule:

**Workshop 2: Wednesday, March 6, 2019, 6:00 pm**

**Topic: Review Authorities and Permit Procedures Part I**

Workshop 3: Tuesday, March 12, 2019, 6:00 pm

Topic: Permit Procedures Part II

Workshop 4: Thursday, March 21, 2019, 6:00 pm

Topic: Open Space, Height, Floor Area, Fences and Hedges, Outdoor Storage, and ESHA

**Workshop 5: Need to move from Thursday, April 4 to Monday, April 8, 6:00 pm**

Topic: RV Parking, Parking Reductions, Signs, and Lighting

Workshop 6: Thursday, April 11, 2019, 6:00 pm

Topic: Housing, Community Assembly, Mobile Vendors, Accessory Uses, and Energy

Workshop 7: Thursday, April 18, 2019, 6:00 pm

Topic: Remaining Issues and General Feedback