

From: [Gillian Fennessy](#)
To: [Gillian Fennessy](#)
Subject: FW: NZO Public Comment
Date: Monday, September 09, 2019 9:51:21 AM
Attachments: [image001.png](#)
[City of Goleta NZO Comment Letter 20190906.pdf](#)

From: Gelare Macon <GMacon@flowersassoc.com>
Sent: Friday, September 06, 2019 4:27 PM
To: Kim Dominguez <kdominguez@cityofgoleta.org>
Subject: NZO Public Comment

Hi Kim,

Please include the attached letter and attachments as public record for the Planning Commission hearing on Monday, September 9th.

Thank you.



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September 6, 2019

Planning Commission
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: Comments on New Zoning Ordinance

Dear Chair Smith, Vice Chair Miller, and Commissioners:

Flowers & Associates, Inc. represents several property owners within the City of Goleta who have submitted projects that are in conformance with the current Zoning Ordinance and currently in review by Planning Staff. As written, the adoption of the New Zoning Ordinance will impact the following items:

- A. **Deemed Complete Deadline** – Pursuant to Code Section 17.01.040.E of the NZO, projects that have not been “deemed complete”, approved, or issued a Zoning Permit, are not vested. Due to the time and the monetary investment it takes to prepare a project application and go through the process, this date effectively kills a lot of projects within the pipeline and forces property owners to spend more money to redesign projects that were consistent with the current Zoning Ordinance at the time of submittal. Furthermore, in the instance that the NZO is adopted months after the City anticipates its adoption, property owners will be left trying to predict which code to comply with. Additionally, it is unclear what happens to applications that get appealed. Even if an application is deemed complete and approved at the staff level, there is still a risk that the project may get appealed. This appeal process can be extremely lengthy and could continue far beyond the adoption date of the NZO. Do property owners risk a redesign in the middle of an appeal? This wastes time and resources on all parties involved. We understand that once the New Zoning Ordinance is adopted, a line must be drawn in order to address the projects currently in review. However, the City does not have a set adoption date for the New Zoning Ordinance. Therefore, we are requesting that the date for “vesting” be the date of adoption and that applications that are appealed prior to the adoption date, are not subject to the NZO. This provides more time for staff to review applications and creates ease for staff upon implementation of the NZO.

- B. **Airport Environs Overlay District** – The proposed NZO includes an Airport Environs Overlay that is inconsistent with the runway change on Runway 25. Specifically, the ALUCP modified the boundaries of the Clear Zone, Approach Zone, and General Traffic Pattern Area when Runway 25 was modified. Please see the attached map and documentation from SBCAG indicating that these zones were modified. Please change the proposed Overlay Map for this district as this will adversely impact several properties adjacent to the Santa Barbara Airport.

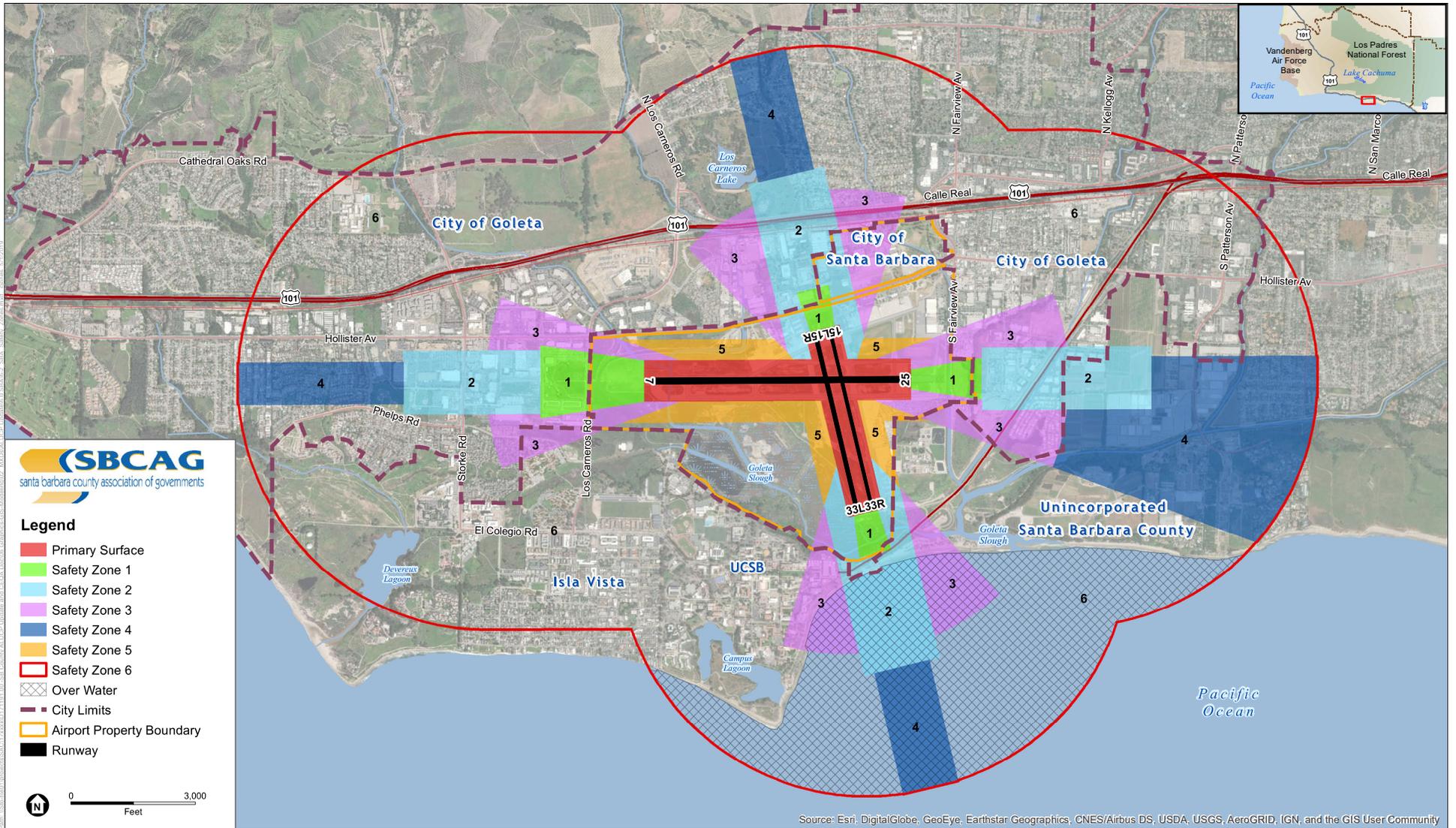
In conclusion, our firm would like to commend Planning staff on their work in creating this ordinance and for all their continued work. They are a great team that makes doing development in Goleta a true pleasure. Please contact me if you have any questions.

Sincerely,
FLOWERS & ASSOCIATES, INC.



BY: _____
Gelare Macon, AICP
Principal Planner

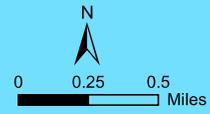
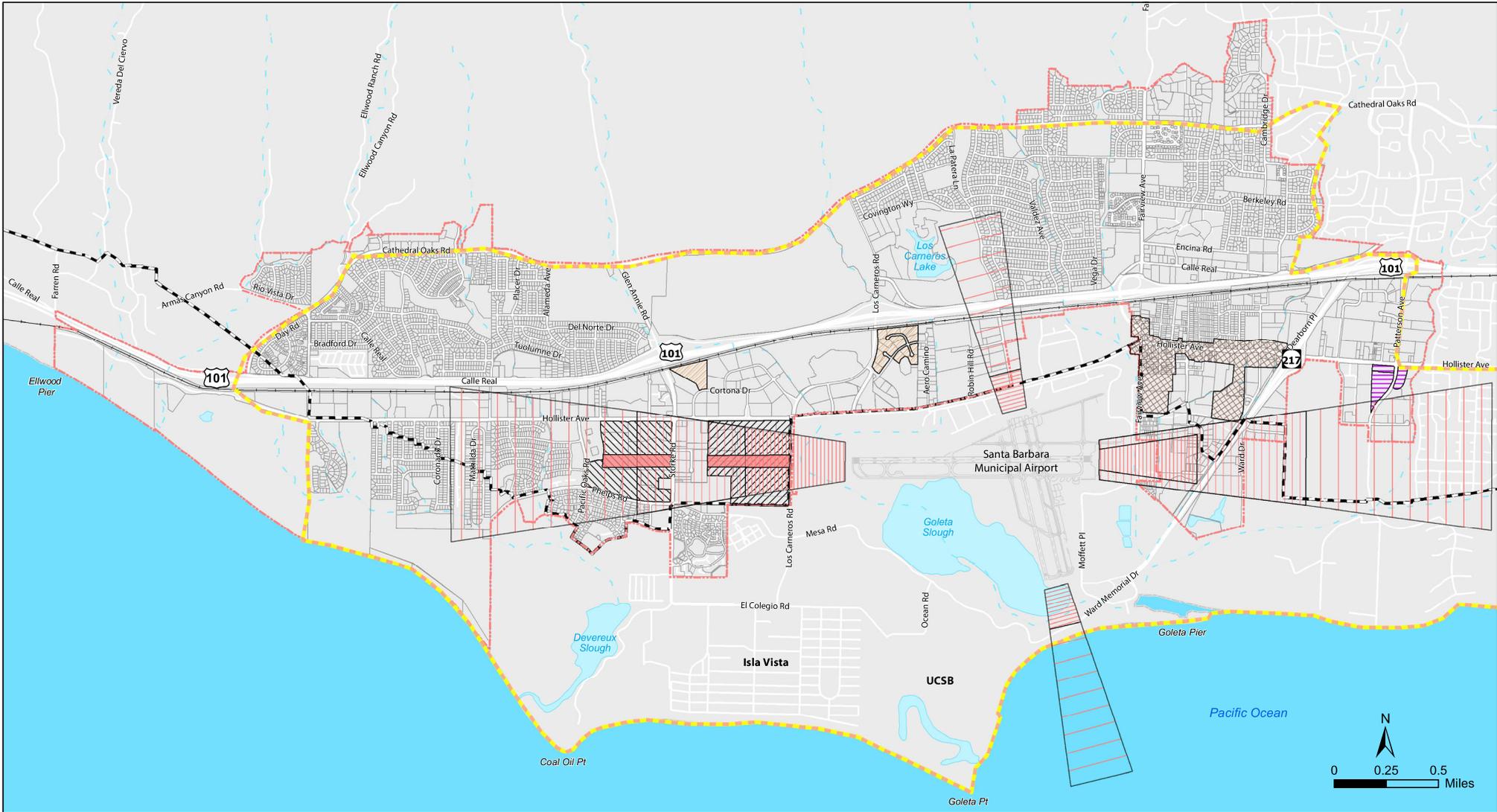
ATTACHMENTS: ALUCP Map



SOURCE: Santa Barbara Municipal Airport Master Plan, 2017; Santa Barbara County Tax Assessor Parcel Database, 2017; ESA, 2019.

Santa Barbara County Airport Land Use Compatibility Plan Update

Figure 4-2
Santa Barbara Municipal Airport
Safety Compatibility Policy Map



Overlay Zoning Districts

- | | | |
|--------------------------|--|------------------------|
| -AE Airport Environs | -AHO Affordable Housing | <i>Other Features</i> |
| Clear Zone | -H Hospital | Airport Influence Area |
| Approach Zone - 1 Mile | -OTH Old Town Heritage | Goleta City Boundary |
| Approach Zone | -CBPSP Cabrillo Business Park Specific Plan | Coastal Zone Boundary |
| Runway 7 Safety Corridor | -CRMSP Camino Real Marketplace Specific Plan | |

**CITY OF GOLETA ZONING OVERLAY DISTRICTS
DRAFT**

August 2019

