

CITY OF

# Goleta

NEW ZONING ORDINANCE

*Proposed Annotated Outline*

FOR PLANNING  
COMMISSION  
REVIEW

Prepared for:



by:

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# Introduction

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This Draft Annotated Outline is intended to provide a framework for drafting a New Zoning Ordinance for the City of Goleta and a basis for discussing specific regulatory options with City Staff and the Planning Commission. In designing the proposed re-organization, we have tried to respond to all of the issues identified in the stakeholder interviews as well as those issues identified by City staff and the consultant team. It builds on and reflects policies in the General Plan, which are noted for easy reference in the Outline. A full list of applicable General Plan policies is in Appendix A. Appendix B summarizes how relevant implementing ordinances adopted since Goleta was incorporated will be incorporated into the new Ordinance. The Table on the following pages shows the proposed districting framework and corresponding General Plan land use designations as well as the corresponding existing zoning. The goal of this Draft Annotated Outline is to solicit early feedback from City staff and officials regarding proposed zones, uses, and processes. The Annotated Outline has been prepared with the following objectives in mind:

- To organize and consolidate zoning provisions in a logical, user-friendly format with tables and graphics, where appropriate;
- To make zoning consistent with federal and State law;
- To consolidate and update use categories that are appropriate to Goleta's current and future needs;
- To utilize standards and evaluation criteria to achieve high quality design throughout the City;
- To clarify the various land use decision-makers' roles and responsibilities; and
- To update and streamline application/permit review and approval.

Zoning regulations should be understandable to all interested persons and make it possible to find out, with a minimum of reading and cross-referencing, the rules that apply to a particular land use situation and the procedures that must be followed.

- *Consistency of expression is critical.* Goleta's Zoning Ordinance should express identical provisions in a similar manner and use different language when provisions are dissimilar. For example, when the same finding is required for several different types of permits, the ordinance should use the same wording to avoid any confusion or uncertainty.
- *Logical organization is the goal.* The overall organization should reflect a systematic and sound arrangement; this contributes to equitable treatment of all of those affected by zoning because the rules will be clear.
- *Plain English is preferred.* The City should strive to rid the ordinance of obscure terms inherited from the County, favoring normal usage whenever possible.
- *Excess verbiage is undesirable.* Redundancies and duplication should be avoided, and unnecessary requirements should be eliminated

The new Ordinance should clearly communicate and effectively implement General Plan policies and incorporate development, design, and performance standards. We also believe that the new Ordinance should correct technical and legal deficiencies identified by City staff and stakeholders. The new Ordinance will increase efficiency and predictability in the project development process; it also will use clear, web-ready graphics to illustrate key concepts.

Below are the proposed Zoning and Overlay Districts with the corresponding General Plan designation and Existing Zoning Districts. Each of these are included in the Draft Annotated Outline with use and development regulations.

<b>TABLE 1: PROPOSED ZONING DISTRICTS: GENERAL PLAN DESIGNATIONS, AND EXISTING ZONES</b>				
<i>Short Name/Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>	<i>Existing Zones</i>	
			<i>Inland</i>	<i>Coastal</i>
<b>Agriculture Districts</b>				
AR	Agricultural Rural	AG: Agriculture	AG-I, AG-II RR (Residential Ranchette)	AG-I, AG-II RR (Rural Residential)
AG	Agricultural General	AG: Agriculture	AG-I, AG-II	AG-II
<b>Residential Districts</b>				
RS-1	Single Family Detached	R-SF: Single Family	R-1/E-1, EX-1, MT-GOL, SLP	R-1/E-1, EX-1
RS-2	Single Family Attached	R-SF: Single Family	R-1/E-1, SLP	R-2
RP (Optional)	Planned Residential Development	R-P: Planned Residential	PRD, SLP	PRD
RM	Residential Medium Density	R-MD: Medium Density Residential	DR, R-2, SLP	DR, R-2, SR-M
RH	Residential High Density	R-HD: High Density Residential	DR	SR-H
RHMP	Mobile Home Park	R-MHP: Mobile Home Park	R-1, MHP, MHS	MHP
<b>Commercial Districts</b>				
CR	Regional Commercial	C-R: Regional	SC	SC
CC	Community Commercial	C-C: Community	C-1, C-2, C-3, CN	C-1, C-2
OT	Old Town	C-OT: Old Town	C-2, OT	N/A
VS	Visitor Serving Commercial	C-VS: Visitor Serving	C-V, C-1	C-V, C-1
CI	Intersection Commercial	C-I: Intersection	CN, C-1, C-3, CH	CH, TC
CG	General Commercial	C-G: General	C-2, C-3, MU	C-2
<b>Office and Industrial Districts</b>				
BP	Business Park	I-BP: Business Park	M-RP	M-RP
O	Office and Institutional	I-OI: Office and Institutional	PI	PI
IS	Industrial/Service	I-S: Service/Industrial	M-1, CS, M-S-GOL,	M-CD
IG	General Industrial	I-G: General Industrial	M-2, M-CR	M-2, M-CD, M-CR
<b>Public and Institutional Districts</b>				
PI	Public/Institutional	P-Q: Public/Quasi-Public	PU	PU
<b>Other Districts</b>				
OS-PR; OS-AR	Open Space/Passive	OS-PR: Open Space/	REC, RES	RES

<b>TABLE 1: PROPOSED ZONING DISTRICTS: GENERAL PLAN DESIGNATIONS, AND EXISTING ZONES</b>				
Short Name/Map Symbol	Full Name	General Plan Land Use Designation	Existing Zones	
			Inland	Coastal
	Recreation; Open Space/Active Recreation	Passive Recreation; OS-AR: Open Space /Active Recreation		
PD - #	Planned Development	N/A	PAD	N/A
<b>Overlay Districts</b>				
A	Airport Environs Overlay District		F	F
AH	Affordable Housing Overlay District		AH	AH
CH	Central Hollister Overlay District		CH	N/A
HO	Hotel Overlay District	Hotel Overlay	HO	N/A
HP	Hospital Overlay District	Hospital Overlay	H	N/A
MP	Master Plan Overlay District		N/A	N/A
SC	Scenic Corridor Overlay		N/A	VC

**PROPOSED ORGANIZATION OF TITLE 17 OF THE MUNICIPAL CODE**

When Goleta was incorporated in 2002, the City adopted Santa Barbara County’s Zoning Regulations pending completion of the new General Plan in 2006. The Municipal Code currently has two Titles for land use and development: Title 15, Buildings and Construction, and Title 16, Subdivisions. Title 17 is reserved and would be a logical place for the new Zoning Ordinance.

The existing regulations inherited from the County appear to be ready for a major update; little of the regulations inherited from the County seem sacrosanct. What is needed is a fresh look at what zoning should be to implement the 2006 General Plan. Use categories should reflect land use policies and be consistent with the Land Use Diagram; each zone should state what uses are permitted as-of-right or require additional level of review. The Annotated Outline tailors zones and use categories to the General Plan. It incorporates the land use patterns that are currently mapped and incorporates new zones and uses for a more fully-developed land use program for Goleta.

As a general rule, planning and zoning regulations should follow a logical structure so that the document is easy to use and amend over time. The numbering system should accommodate the addition of sections within the overall framework. The most frequently consulted sections should be up front, and procedures and permit requirements grouped together, either at the end or the beginning of the ordinance. Responsibilities for all of the planning authorities with review and decision-making roles should be described in one place as well. Design standards should be clear in describing and regulating the desired form and character of the individual districts and types of housing. Standards may be based on individual neighborhoods, districts, streets, or corridors based on the desired design outcomes.

For example, users should be able to find out by looking in the first part of the Code, typically Base Zoning Districts and Standards, what can be built on a site, what the rules are for a particular use, what can be done with a lot in a zoning district, and how to get approval if any permits are required. Similarly, it is preferable to place definitions at the end of the document and ensure they do not include policy statements or regulations. The aim is that the definitions would be consulted to clarify a question about the meaning of a specific term. The following guidelines are proposed for Goleta's new Zoning Ordinance:

- General provisions should come before special provisions;
- More important provisions should come before less important provisions;
- The most frequently consulted provisions should come before provisions less frequently consulted unless the logic of the planning process would dictate otherwise;
- Permanent provisions should come before temporary provisions (e.g. the procedures for a Conditional Use Permit would be placed before procedures for a Temporary Use Permit);
- Recurring provisions should be grouped together and follow the main provisions they affect; and
- Technical or “housekeeping” provisions should be at the end of the code.

The main subject matter items in the new zoning ordinance have been grouped into six ‘parts’ to provide an overall level of organization. Definitions and use classifications appear at the end of the Title as an auxiliary reference section. Additionally, the proposed organization of the new zoning ordinance will allow users to locate and understand information efficiently. In sum, as currently conceived, Title 17 will comprise chapters, organized into parts, in the following order:

- Part I – Introductory Provisions
- Part II – Base Zoning Districts
- Part III – Overlay Zones
- Part IV – Citywide Regulations
- Part V– Administration and Permits
- Part VI– General Terms

The “parts” have been grouped to contain and organize topics and regulations that logically flow together. Within each chapter are sections and subsections which outline specific topics and the regulations/procedures that apply. Typically, chapters begin with statements regarding their purpose and applicability, then list general standards and move progressively to more specific regulations. Many sections end with references to other parts of the ordinance, such as permits, that present further, related regulations.

## **PART I: INTRODUCTORY PROVISIONS**

This Part establishes the overall purposes of Title 17 and the general rules that govern its applicability and use. Because the general rules for the construction of language, interpretation of provisions, and the specific rules for measurement (e.g. measuring building height, gross floor area, lot area, and setbacks) apply to subsequent parts and sections, they should be included in the beginning of the Zoning Ordinance for easy reference.

## **PART II: BASE ZONING DISTRICTS**

Each individual ‘district, or land category, will be in this Part. Zone regulations will specify the land use, development, and design standards that apply. Each district will have a purpose statement, a list of uses, development and design standards applicable to those uses, supplemental regulations addressing any additional concerns, and references to administrative chapters that specify required levels of review. There will be clear language specifying the level of review required for each use. The Base Zoning Districts will be broken down into land use type, such as agricultural, residential, and commercial. Subsections and tables would show distinctions within sets of similar zones (e.g. RP Planned Residential Development, with designators for density based on General Plan designations).

### **Purpose Statement**

Each Zoning District will have a specific purpose that is based on relevant General Plan policies and explains in general language the way the zone is intended to be used and how it fits into the City’s land use policies. These statements will serve as a guide for administration and can provide a basis for approval or disapproval of permits and applications. They can also serve as specific reference criteria for rezoning to implement General Plan policies. Purpose statements will ensure that each district is clearly complementary to others and that Goleta uses its full range of options when applying designations to the zoning map.

### **Land Use Regulations**

Allowed uses will be classified according to use groups and presented in tables to provide a quick and easy summary of development possibilities in a given District. Use tables will specify the level of review required, list any limitations on permitted uses, and provide cross-references to other sections where additional regulations apply.

### **Development Standards and Supplemental Regulations**

Each Zoning District will have the requirements for lot, building, and development standards. Items such as minimum lot dimension, density, floor area, build-to lines, setbacks, frontage types, open space and building heights, will be clearly listed in the tables with the appropriate cross-references and diagrams. Regulations specific to a Zoning District will be located here as well, whereas regulations that apply City-wide or to the majority of Zoning Districts, such as landscaping and parking, will be located together in Part IV. Typical examples of zoning district-specific regulations will include:

- Commercial Uses:
  - Building design, orientation, and entrance location;
  - Transitional requirements where higher intensity districts abut single-family neighborhoods; and

- Street façade design and window transparency.
- Residential Uses:
  - Building articulation for multi-family development;
  - Garage location and orientation;
  - Open space (e.g. outdoor living area – decks and balconies) requirements for multi-family development; and
  - Landscaping.

These standards may modify, expand upon, or allow exceptions to standards that would apply to the City as a whole, but be tailored to achieve a District’s stated purposes.

### **PART III: OVERLAY ZONES**

This Part will outline the Overlay Zones, such as an –AH Affordable Housing Overlay District and –HO Hotel Overlay, and include standards that apply to an underlying base zone or groups of zones. Each will have a purpose statement, a list of any adjustments to allowed uses in the underlying base Zoning District, development and design standards applicable to those uses, supplemental regulations, and level of review required. We suggest having a separate section in Part IV for Coastal Zone Development and Resource Management Standards, rather than an overlay district because of the details required and complications of an additional –CZ designator. The Coastal Zone boundary would be shown on the Zoning Map, as it is on the General Plan Land Use Diagram.

### **PART IV: REGULATIONS APPLYING IN SOME OR ALL DISTRICTS**

This Part will include those standards that apply generally to some or all districts. Standards applicable only to a particular Zoning District will appear within the regulation tables of that district. However, regulations that apply throughout the City or in multiple districts will be located in this section. Items that will be included in this series include (note this is not an inclusive list):

- General Site Regulations (such as accessory structures, fences and height exceptions, right to farm and right to research covenants, screening and outdoor storage and similar topics)
- Coastal Zone Development and Resource Management
- Demolition and Relocation
- Energy Facilities
- Environmentally Sensitive Habitats
- Landscaping
- Lighting
- Nonconforming Uses, Structures and Signs
- Parking and Loading
- Performance Standards
- Riparian and Floodplain Management

- Signs
- Standards for Specific Uses and Activities
- Telecommunications Facilities
- Tree Protection (Optional, could be deferred to Phase II)

For the Coastal Zone, supplemental regulations will specifically address:

- Biological Resources
- Environmental Hazards
- Water Resources
- Community Design
- Energy
- Historical and Archaeological Resources
- Parks, Recreation and Visitor-serving Uses
- Public Coastal Access
- Public Facilities and Services

## **PART V: ADMINISTRATION AND PERMITS**

This Part consolidates administrative provisions and permitting requirements. It begins with the responsibilities of each decision maker(s) and clarifies the complementary roles of the City Council, Planning Commission, Design Review Board, and Zoning Administrator, by listing the responsibilities, authority, approval criteria, and findings that each body is required to make when deciding on a discretionary application. This is followed with a Chapter entitled “Common Procedures” that establishes processes applicable to all types of review and approval, including provisions for approving extensions and modifications, effective dates, revocation and appeals. It then proceeds to more specific processes and permits reflecting their frequency of use and includes a single set of provisions for reasonable accommodations, as required by State and federal law, and waivers/exceptions that could be approved by staff or the Planning Commission. Coastal permitting procedures are in their own Chapter.

## **PART VI: GENERAL TERMS**

The last Part proposed for the new Zoning Ordinance would serve as a reference section for previous parts. This Part will contain two chapters: one on Use Classifications and the other on Definitions. The Chapter on Use Classifications will list all use groups established by the Zoning Ordinance in every Zoning District by type (i.e., residential, commercial, industrial, etc.). The last Chapter will contain definitions of all key terms used in the Ordinance, with graphic illustrations where helpful.

## **ZONING ILLUSTRATIONS AND GRAPHICS**

Zoning illustrations will be used to convey the intent and facilitate administration of specific provisions. These will not only help planners at the counter but also help residents and business owners, developers, architects and site planners to understand the specific requirements of a new Ordinance.

Effective zoning illustrations typically adhere to the following principles:

- A zoning graphic should convey the specific provisions as simply as possible;
- Graphics should only show dimensions that relate to the specific standard or provision being illustrated;
- The type of graphic – section, plan, axonometric – should depend on the specific standard being illustrated; and
- No implicit design style should be represented, but all graphics should be consistent in style and format.

The illustrations and graphics will be flushed out with staff once the drafting of the new zoning ordinance begins.

## **NEXT STEPS**

This Draft Annotated Outline will be reviewed by City staff and then revised. Following acceptance by the City, it will serve as the framework for the preliminary draft regulations that will be prepared. The individual parts of the Zoning Ordinance will be prepared as “modules” for City staff and Commission review, with introductory sections that will explain key ideas and highlight policy questions for consideration. Modules will be posted on the New Zoning Ordinance Program website for public comment.

After reviewing all of the comments on the preliminary regulations presented in the Modules, a complete draft of the new Ordinance will be prepared for review. It will then be revised and be presented as a “Public Discussion Draft” to the Planning Commission. Following Commission approval, a final Public Hearing Draft will be prepared for City Council consideration. CEQA documents will be prepared at this time as well to provide a basis for environmental clearance prior to formal action on the proposed ordinance by the Commission and Council.

## **POLICY ISSUES AND QUESTIONS**

In this Draft Annotated Outline we have incorporated best practices of jurisdictions as well as adhered to the policy recommendations of Goleta’s General Plan. While we welcome feedback on all sections, there are a few items that we would like to highlight. These are not all-inclusive, but are outstanding issues that should be addressed by City staff, so the Annotated Outline can be updated based on the outcome of discussions.

- **Planned Development.** Should the new Zoning Ordinance have separate provisions for Planned Residential Development and Planned Development generally, including non-residential and mixed use? A streamlined process could consolidate these provisions into a single chapter for a new PD Planned Development district. Existing projects would be “grandfathered”.

- **Coastal Zone Regulations.** The revised Code will have one chapter for Coastal Zone Development and Management Regulations and Standards and a second chapter for Coastal Zone Permitting Procedures. The rationale is that Coastal Zone policies are more inclusive and broader than a single-purpose overlay district. The Coastal Zone boundary will be clearly delineated on the Zoning Map, as it is on the Land Use Diagram of the General Plan
- **Historic Resources.** The General Plan Policy VH 5 discusses the importance of historic resources to the character of Goleta. It calls for a creation of a historic inventory that can be used for CEQA purposes and to help identify properties that should be protected. The General Plan also includes policies to preserve identified historic resources. A chapter has been included for the review of historic resources (buildings over 50 years of age), with exceptions, allowing these General Plan policies to be incorporated into the revised Code. If desired, formal designation processes can be included or chapters reserved for future use.
- **Wildland Fire Interface Regulations.** We have added placeholders under both Residential and Commercial Districts Regulations for Wildland Fire Regulations. If the City decides to move forward with including these, they can refer to regulations adopted by the City or County.
- **Tree Protection Program.** A tree protection program has been incorporated into the outline. The regulations would pertain to trees on privately-owned property and refer to other agencies and committees that have jurisdiction where applicable.

## **Annotated Outline**

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The Annotated Outline on the following pages shows the proposed organization for the City of Goleta’s New Zoning Ordinance. The numbering system reflects the idea of parts, or subject matter topics, and an “automatic numbering” feature is used which facilitates revisions if, in the future, chapters or sections need to be re-organized.

We have retained the City’s current three part scheme; if there was flexibility, a two part system could be used, with the parts becoming series (100 Series, 200 Series, etc.) then the chapters within each series would be sequential (100, 101, 102, etc.) and the sections would be denoted by a two digit system. (Section 101.01, Section 101.02, etc.). This two-digit system would not reflect the title number, but might be easier for users to understand and remember. This simpler numbering system also makes sense if the zoning ordinance is seen as a freestanding document, usually used with little reference to other titles in the Municipal Code.

The numbering is in “tens” to be consistent with other titles in the Municipal Code. Chapter numbers are reserved in each part to allow some flexibility.

Commentary, in *italics*, is intended to explain the proposed content of a chapter or section. Also noted is a research task to investigate details and possible options for implementing specific policies in the General Plan.

We have listed relevant General Plan policies beneath each Chapter and/or Section.

# Part I                      Introductory Provisions

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## **Chapter 17.01 Introductory Provisions**

*These provisions will establish the overall purpose for the new zoning ordinance, describe its scope and structure, and include rules explaining how the new regulations apply to conditions and applications that exist on the date the new ordinance becomes effective.*

### **Sections:**

**17.01.010**            Title and Authority

**17.01.020**            Purpose

**17.01.030**            Structure of Zoning Regulations

A.            Overall Organization

1.            Part 1: Introductory Provisions
2.            Part 2: Base Zoning Districts
3.            Part 3: Overlay Districts
4.            Part 4: Regulations Applying to Some or All Districts
5.            Part 5: Administration and Permits
6.            Part 6: General Terms

B.            Types of Regulations

1.            Land use regulations
2.            Development regulations
3.            Administrative regulations, including Coastal Zone permitting requirements
4.            General terms and use classifications

**17.01.040**            General Rules for Applicability

- A. Applicability
- B. Compliance with Regulations
- C. Consistency with General Plan and Coastal Land Use Plan
- D. Relation to other Regulations
- E. Relation to Private Agreements
- F. Relation to Prior Ordinances
- G. Application during Local Emergency

**17.01.050** Rules for Transition – Effect on Previously Approved Projects and Projects in Process

**17.01.060** Severability

### **Chapter 17.02 Designation of Zones, Zoning Map and Boundaries**

*This Chapter establishes provisions for creating and administering the Zoning Map; procedures for Map amendments are in Part V.*

**17.02.010** Zones Established

- A. Base District Zones
- B. Overlay Zones
- C. Coastal Zones

**17.02.020** References to Classes of Zones

- A. “A zones” = Agricultural Zones
- B. “R zones” = Residential Zones
- C. “C zones” = Commercial Zones
- D. “O zones” = Office and Business Park Zones
- E. “I zones” = Industrial Zones
- F. “PI zone” = Public-Institutional Zone
- G. “OS zone” = Open Space Zones
- H. “PD zone” = Planned Development Zone

**17.02.030** Official Zoning Map and Zone Boundaries

- A. Uncertainty of Boundaries
- B. Streets and Alleys

**17.02.040** Pre-zoning; Map designation

### **Chapter 17.03 Allowable Land Uses**

**17.03.010** Allowable Land Uses

**17.03.020** Uses Not Listed

**17.03.030** Similar Uses

#### **Chapter 17.04 Rules for Construction of Language and Interpretation**

*This Chapter will provide rules regarding the chapter's use of language, terms, and numbers. Ideally, interpretations should be publicly available for review on the City's website.*

##### **Sections:**

**17.04.010** Purpose

**17.04.020** Rules for Construction of Language

**17.04.030** Rules for Use of Numbers

**17.04.040** Rules for Interpretation

#### **Chapter 17.05 Rules of Measurement**

*This Chapter will explain how to perform calculations and measurements that are required to implement zoning regulations. Including these provisions in a single chapter makes them easier to find and helps to ensure consistency. The following list is illustrative and does not list all of the sections and rules that may be included in this chapter. This chapter will include a section on measuring setbacks. Front yards, rear yards, and side yards will be defined and illustrated in the List of Terms and Definitions in Part VI of this Ordinance.*

##### **Sections:**

**17.05.010** Purpose

**17.05.020** Applicant's Responsibility

**17.05.030** Fractions

**17.05.040** Measuring Distances

**17.05.050** Measuring Radius

**17.05.060** Measuring Height

**17.05.070** Measuring Lot Width and Depth

**17.05.080** Measuring Density

**17.05.090** Determining Compliance with Parking Standards

**17.05.100** Determining Floor Area

**17.05.110** Determining Floor Area Ratio

**17.05.120** Determining Lot Coverage

**17.05.130** Determining Lot Frontage

**17.05.140** Measuring Open Space and Landscape Area

**17.05.150** Determining Setbacks for Yards

**17.05.160** Measuring Signs (area and height)

**Chapter 17.06 Reserved**

**Chapter 17.07 Reserved**

## Part II Base Zoning Districts

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Each Base Zoning District will have regulations and standards that will be tailored to the unique characteristics of the District. Design standards will ensure that new development and alterations are in keeping with the character of the neighborhood and the intent of the district. Uses will be presented in a table format according to permit type for ease of use, with cross-references to applicable standards in other sections as appropriate. There will be additional cross-references, such as the “Review of Plans” section, which will cite the processes in the “Administrative” part of the ordinance.

*General Plan Policies:*

Chapter 2.0 – Land Use Element

### Chapter 17.08 Agricultural Districts

The Chapter establishes land use regulations and standards for agricultural areas designated on the General Plan Land Use Diagram. Right to farm provisions will be in Part IV as they apply to land abutting agricultural areas.

**General Plan Policies:**

LU 7: Agriculture

CE 11: Preservation of Agricultural Lands

#### Sections:

**17.08.010** Purpose and Applicability

**17.08.020** Land Use Regulations

*Include a use classification for “sustainability research” and allow, with approval of a CUP, this use for experimental purposes; list what standards can be modified (e.g. minimum lot size), what performance metrics would apply, required collaboration with a research institution and “reversionary” requirements if the experiment does not succeed.*

**General Plan Policies:**

LU 7.4 – allow retail sale of produce and products produced on-site and wine at wineries; a CUP is required for the sale of off-site produced goods

CE 11.2 – conversion of agricultural lands to other uses is not allowed

CE 11.3 – development adjacent to agricultural lands must avoid or minimize potential conflicts with agricultural activities; right-to-farm covenants and disclosure notices are required on adjacent parcels.

**17.08.030** Development Regulations

**General Plan Policies:**

CE 11.4 – new development adjacent to agricultural lands shall provide a buffer

VH 1.5 – views of open space, including agricultural lands, from public areas shall be protected through limitations on height of structures, clustering of buildings, shared vehicular access, and other features

**17.08.040** Supplemental Regulations Applicable to all Agricultural Districts

**General Plan Policies:**

OS 4.7 – trail easement dedications shall be required as condition of approval for development on a mapped trail corridor

OS 7.4 – lands designed for agricultural use shall be protected as open space to preserve potential of future agricultural production

**17.08.050** Review of Plans

**Chapter 17.09 Residential Districts**

This Chapter establishes land use regulations and standards for single-family, medium and high density residential districts, mobile home parks and planned residential development. It also includes supplemental regulations applying in all residential districts.

**General Plan Policies:**

LU 2: Residential Land Uses

HE 4: Variety of Housing Choices and Affordable Housing Opportunities

HE 7: Opportunities for Mixed Use Housing

VH 3: Community Character

VH 4: Design Review

**Sections:**

**17.09.010** Purpose and Applicability

**17.09.020** Land Use Regulations

**General Plan Policy:**

LU 1.2 – prevent nonresidential uses

**17.09.030** Density Standards

**General Plan Policy:**

LU 2.2 – establish maximum densities

**17.09.040** Development Regulations for Single-Family Districts (RS-1; RS-2) and, if warranted, the Planned Residential (RP) District

**General Plan Policies:**

VH 4.3- single-family guidelines: buildings shall be compatible with adjacent structures in design and size/bulk; consistent architectural detailing and high quality materials; no garish colors; pedestrian access shall be physically separated from vehicular access; transitional spaces should be provided; main entrances shall not open directly onto driveways or streets; visual impacts of parking, including driveways and garages, should be minimized; forward facing garages should not dominate street; garages shall no open directly onto public or private accessways; private open space shall be provided in proportion to building size; privacy of adjacent tenants shall be protected; new gated communities are prohibited

**17.09.050** Development Regulations for Residential Medium Density District (RM)

**Research Task:** Determine what sizes are appropriate for small lots and what common areas or amenities should be required to make small lot subdivisions livable.

Determine transitional requirements between single-family and multi-family districts.

Determine outdoor living area standards for multi-family development as a substitute for the 40% open space rule; correlate these with landscaping requirements.

**General Plan Policies:**

*LU 1.10– permit a range of housing types, open space and recreation facilities; appropriate pedestrian and bicyclist access, adequate services and facilities*

*LU 2.5 – encourage clustering of units*

*VH 4.4 – multifamily guidelines: buildings shall have varied roof lines; avoid large building mass; cluster multiple structures; common open space is required that is appropriately located and functional; open space shall serve as a buffer to less dense residential development; individual units shall be distinguishable from each other; extensive landscaping to soften edges; storage areas shall be covered and conveniently located; pedestrian access shall be safe and aesthetically pleasing*

**17.09.060** Development Regulations for Residential High Density District (RH)

**General Plan Policies:**

*LU 1.10– permit a range of housing types, open space and recreation facilities; appropriate pedestrian and bicyclist access, adequate services and facilities*

*LU 2.5 – encourage clustering of units*

*LU 2.7 – allow higher densities for special needs housing*

*VH 4.4 – multifamily guidelines: buildings shall have varied roof lines; avoid large building mass; cluster multiple structures; common open space is required that is appropriately located and functional; open space shall serve as a buffer to less dense residential development; individual units shall be distinguishable from each other; extensive landscaping to soften edges; storage areas shall be covered and conveniently located; pedestrian access shall be safe and aesthetically pleasing*

**17.09.070** Development Regulations for the Manufactured Home Park District (RHMP, including Planned Development and Subdivisions)

**General Plan Policies:**

*LU 1.10 – require adequate outdoor space and allow for variety of types; appropriate pedestrian and bicyclist access, adequate services and facilities*

*LU 2.8 – allow mobile home parks to be unsubdivided and held in common ownership or subdivided and sold as separate lots; ensure a pedestrian circulation system, individual parking, and common open space*

**17.09.080** Supplemental Regulations Applicable to all Residential Districts

**General Plan Policies:**

*LU 1.5– ensure physical buffer between residential and other uses*

*LU 1.8 – new development shall be compatible with character of existing development*

*LU 1.10 – require adequate outdoor space and allow for variety of types; appropriate pedestrian and bicyclist access, adequate services and facilities*

*LU 2.2 – ensure adequate level of services such as sewer and water service*

*LU 2.3 – new design shall ensure privacy between residential uses; regulations for solar installations shall be cross-referenced*

*OS 4.7 – trail easement dedications shall be required as condition of approval for development on a mapped trail corridor*

*OS 7.6 – lands subject to wildland fire hazards or lands needed as buffer between urban development and wildland fire shall be identified and have wildland plans*

- CE 11.4 – new development adjacent to agricultural lands shall provide a buffer*
- CE 11.8 – new development adjacent to agricultural lands shall include analysis of effects of proposal; city can apply conditions to mitigate impacts; if mitigation is not possible, development will be denied*
- CE 12.1 – sensitive receptors developments within 500 feet of Hwy 101 shall provide analysis of risks; a setback may be required*
- SE 7.1 – new development shall be designed and constructed in accordance with National Fire Protection Association standards*
- VH 1.3 – ocean and island views from public viewing areas shall be protected through the limitation of height and size of structures, reflective materials, clustering of buildings, shared vehicular access*

- A. Buffers and Transitional Standards
- B. Building Height and Requirement Standards
- C. Courts and Outdoor Living Area
- D. Landscaping
- E. Fences and Walls (*including lower heights in front and corner side setback areas*)
- F. Refuge Storage Areas
- G. Pedestrian Access and Trails
- H. Room Rentals
- I. Solar Access
- J. Wildland Fire Interface Regulations (*optional*)

**Research Task** Determine whether Wildland Fire Interface Regulations should be drafted, or if they should go in the Fire or Building Code

**17.09.090** Review of Plans

**Chapter 17.10 Commercial Districts**

*This Chapter establishes land use regulations and standards for the six commercial districts shown on the General Plan Land Use Diagram. It also includes supplemental regulations applying in all commercial districts.*

**General Plan Policies:**

*LU 3: Commercial Land Uses*

*Table 202: Allowable Uses and Standards for Commercial Use Categories*

*Chapter 6.0: Visual and Historic Resources Element*

**Sections:**

**17.10.010** Purpose and Applicability

**17.10.020** Land Use Regulations

**17.10.030** Development Regulations for Regional Commercial District (CR)

**General Plan Policies:**

*LU 1.4 – encourage mix of industries and economic activities*

*LU 3.2 – allow ‘large-box’ retail uses and a mix of commercial and office uses*

**17.10.040** Development Regulations for Community Commercial, Intersection Commercial and General Commercial District (CC; CI; CG)

**General Plan Policies:**

*LU 1.4 – encourage mix of industries and economic activities*

*LU 3.3 – allow mixed use development through a conditional use permit in appropriate locations if compatible with other uses or not within airport approach zone*

*TE 2.2 – allow live-work units and mixed unit development along Calle Real-Fairview Avenue and adjacent areas to reduce vehicle trips and encourage walking and bicycling*

**Research Task:** Determine appropriate height limits for the commercial districts based on reasonable assumptions about floor-to-floor heights needed for three-story buildings.

**17.10.050** Development Regulations for Old Town District (OT)

**General Plan Policies:**

*LU 1.3 – combine small lots, maximize design potential*

*LU 1.4 – encourage mix of industries and economic activities*

*LU 3.4 – include criteria and standards for large-box uses, expansion of heavy commercial uses (via CUP), mixed use projects with residential uses, street-level active uses, and prohibit incompatible uses or design features*

*TE 2.2 – explore allowing live-work units and mixed unit development in Old Town to enable walking and bicycling by residents*

*TE 9.6 – on-street parking in Old Town shall be used as a buffer; fee can be paid in lieu of providing required parking; parking structures shall be compatible with surrounding areas and ground floor must have active commercial uses*

*VH 4.2 – design must be consistent with historic character and Design Guidelines; reflect small-scale character, promote individual identity, avoid false historicism; variation in height along Hollister corridor is encourage; street trees required; landscaped passageways; transitional areas shall be established and maintained with setbacks and landscaping*

A. Old Town “Planned Block” Development (with incentives for lot consolidation and/or multiple owners participating in a unified development plan)

**17.10.060** Development Regulations for Visitor Serving and District (VS)

**General Plan Policy:**

*LU 9.1 – Bacara Resort shall be zoned VS and residential use shall be prohibited; transient lodging is permitted subject to regulations; expansion or alteration of existing development shall be required to maintain or expand existing coastal access facilities; include definition of ‘maintain or expand’; ensure protection of environmentally sensitive habitats.*

**17.10.070** Supplemental Regulations Applicable to all Commercial Districts

**General Plan Policies:**

*LU 1.5– ensure physical buffer between residential and other uses*

*LU 1.6 – include regulations for appropriate outdoor gathering areas*

*LU 1.8 – new development shall be compatible with character of existing development*

LU 1.9 – create criteria for relief of outdoor space if public park nearby

OS 4.7 – trail easement dedications shall be required as condition of approval for development on a mapped trail corridor

CE 10.6 – best management practices shall apply to all development; BMPs shall control polluted runoff from structures, parking/loading; restaurants shall have BMP for runoff of oil, solvents, etc.; gas stations and automobile uses shall have BMPs for runoff of oil, battery acid, etc.; outdoor materials storage areas shall have BMPs to prevent stormwater contamination; trash storage areas shall be designed to prevent contamination

CE 11.4 – new development adjacent to agricultural lands shall provide a buffer

CE 11.8 – new development adjacent to agricultural lands shall include analysis of effects of proposal; city can apply conditions to mitigate impacts; if mitigation is not possible, development will be denied

CE 12.1 – sensitive receptors developments within 500 feet of Hwy 101 shall provide analysis of risks; a setback may be required

VH 1.3 – ocean and island views from public viewing areas shall be protected through the limitation of height and size of structures, reflective materials, clustering of buildings, shared vehicular access

VH 4.5 – retail commercial guidelines: buildings shall be compatible in size, bulk, scale; buildings shall be sited at or near front setback; high quality design and materials; no blank walls; pedestrian and bicycle access shall be provided; outdoor seating shall be provided; commercial displays, outdoor dining and shopping shall not encroach into pedestrian accessways; shopping cart returns shall be screened; landscaping shall be extensively used in parking lots; shared vehicular access encouraged; parking lots shall be located behind development; loading areas shall be screened; roof equipment shall be screened

- A. Buffering
- B. Highway Corridor Standards
- C. Outdoor Gathering Areas (*relief if near a public park*)
- D. Pedestrian Access; Bicycle Access
- E. Retail Commercial Design Standards
- F. Shading of Sidewalks
- G. Solar Access
- H. View Protection
- I. Wildland Fire Interface Regulations (*optional*)

**17.10.080** Review of Plans

**Chapter 17.11 Office Districts**

*This Chapter establishes land use regulations and standards for the two office districts shown on the General Plan Land Use Diagram. It also includes supplemental regulations applying in these districts.*

**General Plan Policies:**

LU 4: Office and Industrial Land Uses

Table 2-3: Allowable Uses and Standards for Office and Industrial Use Categories

**Sections:**

**17.11.010** Purpose and Applicability

**17.11.020** Land Use Regulations

**17.11.030** Development Regulations for Business Park District (BP)

**General Plan Policies:**

*LU 4.2 – include performance standards to ensure uses are of scale and design that is compatible with adjacent areas, have strict light and sign regulations, minimize curb cuts, adequate transportation options, and quality landscaping*

*TE 2.2 – explore allowing live-work units and mixed unit development near appropriate business parks to enable walking and bicycling by residents to work*

**17.11.040** Development Regulations for Office and Institutional District (OI)

**General Plan Policies:**

*LU 1.4 – encourage mix of industries and economic activities*

*LU 1.5 – include references to performance standards to prevent negative effects of uses to nearby residential districts*

*TE 2.2 – explore allowing live-work units and mixed unit development near appropriate business parks to enable walking and bicycling by residents to work*

**17.11.050** Supplemental Regulations Applicable to all Office Districts

**General Plan Policies:**

*LU 1.5 – include references to performance standards to prevent negative effects of uses to nearby residential districts and include adequate buffers*

*LU 1.8 – new development shall be compatible with character of existing development*

*LU 1.9 – create criteria for relief of outdoor space if public park nearby*

*LU 4.2 – ensure lighting for business parks does not interfere with nonindustrial properties*

*CE 10.6 – best management practices shall apply to all development; BMPs shall control polluted runoff from structures, parking/loading; restaurants shall have BMP for runoff of oil, solvents, etc.; gas stations and automobile uses shall have BMPs for runoff of oil, battery acid, etc.; outdoor materials storage areas shall have BMPs to prevent stormwater contamination; trash storage areas shall be designed to prevent contamination*

*CE 11.4 – new development adjacent to agricultural lands shall provide a buffer*

*CE 11.8 – new development adjacent to agricultural lands shall include analysis of effects of proposal; city can apply conditions to mitigate impacts; if mitigation is not possible, development will be denied*

*CE 12.1 – sensitive receptors developments within 500 feet of Hwy 101 shall provide analysis of risks; a setback may be required*

*VH 1.3 – ocean and island views from public viewing areas shall be protected through the limitation of height and size of structures, reflective materials, clustering of buildings, shared vehicular access*

*VH 4.7 – office/business park guidelines: new structures shall be compatible in terms of size, bulk, and scale; street elevations shall have varied setbacks; plazas and courtyards shall be provided; parking lots should not dominate and be screened; arcades are encouraged to identify main entrance; bicycle access shall be provided; loading areas shall be screened; rooftop equipment shall be screened.*

- A. Buffers and Transitions
- B. Building Height and Required Yards
- C. Outdoor Eating Areas (*relief if near a public park*)
- D. Plazas and Courtyards
- E. Pedestrian Access View Protection
- F. View Protection

**17.11.060** Review of Plans

**Chapter 17.12 Industrial Districts**

*This Chapter establishes land use regulations and standards for the industrial districts shown on the General Plan Land Use Diagram. It also includes supplemental regulations applying in these districts.*

**General Plan Policies:**

*LU 4: Office and Industrial Land Uses*

*Chapter 9.0: Noise Element*

*NE 1: Noise and Land Use Compatibility Standards*

*NE 5: Industrial and Other Point Sources*

*Table 2-3: Allowable Uses and Standards for Office and Industrial Use Categories*

**Sections:**

**17.12.010** Purpose and Applicability

**17.12.020** Land Use Regulations

**17.12.030** Development Regulations for Service Industrial District (IS)

**General Plan Policy:**

*LU 4.4 – zone for areas immediate in airport flight path; permit uses outlined; limit densities to 25 persons/acre; limit heights and landscaping to not interfere with air space*

**17.12.040** Development Regulations for General Industrial District (IG)

**17.12.050** Supplemental Regulations Applicable to all Industrial Districts

**General Plan Policies:**

*LU 1.8 – new development shall be compatible with character of existing development*

*LU 1.9 – create criteria for relief of outdoor space if public park nearby*

*CE 10.6 – best management practices shall apply to all development; BMPs shall control polluted runoff from structures, parking/loading; restaurants shall have BMP for runoff of*

<p><b>Research Task</b></p> <p><i>Determine how economic development incentives for entrepreneurs and business start-up offering fiscal benefits can be incorporated into the Zoning Ordinance, either with bonus/ incentive provisions, special use regulations, reduced standards, and/or streamlined processing.</i></p> <p><i>Determine what specific use regulations and standards should apply in airport flight path; correlated these rules with other requirements needed for the –A Airport Environs Overlay and how permitting should be handled.</i></p>
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oil, solvents, etc.; gas stations and automobile uses shall have BMPs for runoff of oil, battery acid, etc.; outdoor materials storage areas shall have BMPs to prevent stormwater contamination; trash storage areas shall be designed to prevent contamination

CE 11.4 – new development adjacent to agricultural lands shall provide a buffer

CE 11.8 – new development adjacent to agricultural lands shall include analysis of effects of proposal; city can apply conditions to mitigate impacts; if mitigation is not possible, development will be denied

CE 12.1 – sensitive receptors developments within 500 feet of Hwy 101 shall provide analysis of risks; a setback may be required

VH 1.3 – ocean and island views from public viewing areas shall be protected through the limitation of height and size of structures, reflective materials, clustering of buildings, shared vehicular access

VH 4.6 – industrial area guidelines: structures shall be compatible in terms of size, bulk, scale; landscaped buffer areas are required for adjacent residential or commercial areas; screen walls and acoustical devices shall be used to reduce noise; outdoor storage shall be screened; loading areas shall be screened; roof equipment shall be screened and considered as part of structure for height calculations; architectural detailing should be used to avoid box-like appearance; adequate lighting for security shall be used; secure bike parking shall be provided.

- A. Buffers and Transitions
- B. Building Height and Required Yards
- C. Outdoor Eating Areas
- D. Plazas and Courtyards
- E. Pedestrian Access View Protection

**17.12.060** Review of Plans

**Chapter 17.13 Public and Institutional District**

*The PI Public and Institutional District will include civic facilities as well as public and private schools and colleges, parks and recreation facilities, institutions and facilities for religious assembly uses. Note that some of these uses will also be permitted in other districts. Permitted uses will be presented in a table format according to permit type for ease of use, with cross-references to applicable standards in other sections.*

**General Plan Policies:**

LU 5: Public and Quasi-Public Land Uses

OS.6: Public Park System

Chapter 8: Public Facilities Element

**Sections:**

**17.13.010** Purpose and Applicability

**17.13.020** Land Use Regulations

***General Plan Policy:***

*LU 5.5 – allow quasi-public uses; prohibit public and private parks, open space*

**17.13.030** Development Regulations

*As a general rule the standards of the abutting district will apply to the perimeter of the site, consistent with a “good neighbor” rule.*

**17.13.040** Supplemental Regulations

**17.13.050** Review of Plans

### **Chapter 17.14 Open Space Districts**

*Designators will be used to distinguish: OS-PR Parks and Recreation Open Space District for publicly owned land, OS-POS Privately-owned Open Space District for privately-owned land for active or passive recreational facilities; and OS-C Conservation Open Space for Natural Areas to be preserved. The OS-C may include protected public land and any land subject to conservation easements or General Plan restrictions related to open space.*

#### **General Plan Policies:**

*LU 6: Park and Open Space Uses*

*Chapter 3.0: Open Space Element*

#### **Sections:**

**17.14.010** Purpose and Applicability

#### ***General Plan Policy:***

*LU 6.2 – add that intent is to maintain land in natural condition*

**17.14.020** Land Use Regulations

#### ***General Plan Policies:***

*LU 6.2 – resource management activities are permitted uses; active recreational uses involving structures or improvements to the land are not permitted*

*LU 6.3 – allow private outdoor recreation activities such as picnic areas, tennis courts, golf courses, etc.*

*OS 7.4 – lands designed for agricultural use shall be protected as open space to preserve potential of future agricultural production*

**17.14.030** Development Regulations

#### ***General Plan Policies:***

*LU 6.2 – allow minimal improvements for trails, nature education, beach access, etc.; allow limited parking*

*LU 6.3 – allow caretaker facilities and residences are allowed if consistent with character of planned uses*

*VH 1.5 – views of open space, including agricultural lands, from public areas shall be protected through limitations on height of structures, clustering of buildings, shared vehicular access, and other features*

**17.14.040** Supplemental Regulations

#### ***General Plan Policies:***

*LU 9.3 – incorporate Sandpiper Golf Course parcel (rezoned to OS); limit use to golf course with ancillary commercial uses; maintain as public facility open to public; minimize*

*expansion of existing structures; new development or alterations must maintain or expand existing coastal access facilities*

*LU 9.4 – incorporate Santa Barbara Shores Park and Sperling Preserve parcels; require preservation and enhancing natural habitats; limit development to restroom facilities; maintain coastal access; maintain 45 space maximum parking lot*

*OS 4.7 – trail easement dedications shall be required as condition of approval for development on a mapped trail corridor*

**17.14.050** Review of Plans

**Chapter 17.15 Planned Development District**

*This Chapter will include a set of procedures and requirements for Planned Development. This district may be applied to smaller parcels on a case-by-case basis and may incorporate the existing DR District rather than have a separate RPD Planned Residential Development District. The district will operate as a floating base zone to facilitate the development of properties where greater flexibility in design is desired than would be possible through strict application of conventional zone or land use regulations. It will be applied through a rezoning process based on a development plan or master plan submitted by a developer. Specific development standards will be as specified in approved plans, approved and administered through a DP Development Plan Permit process by the Planning Commission, but this section will include some basic application requirements and standards applicable to all planned developments, such as minimum area requirements and maximum residential densities set in relation to the General Plan. It will be coordinated with the Subdivision Regulations. If appropriate, this district also could serve for Planned Residential Development, thereby streamlining the ordinance.*

**Sections:**

- 17.15.010** Purpose and Applicability
- 17.15.020** Relation to Subdivision Ordinance
- 17.15.030** Minimum Site Area Requirements
- 17.15.040** Zoning Map Designation
- 17.15.050** Land Use and Development Regulations

***General Plan Policies:***

*LU 2.5 – encourage clustering of units*

- 17.15.060** Procedures
- 17.15.070** Required Findings
- 17.15.080** Conditions of Approval
- 17.15.090** Expiration and Renewal
- 17.15.100** Amendment of Approved Plans
- 17.15.110** Status of Specific Plans (adopted pursuant to Government Code)
- 17.15.120** Development Plan Review

**Chapter 17.16 Reserved**

**Chapter 17.17 Reserved**

## Part III Overlay Districts

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*This Chapter carries over several of the overlay districts currently in place in the Inland and Coastal Codes; they will be updated to reflect revised processes and General Plan policies. New overlay district provisions will be drafted for the Historic District and Landmarks Overlay, the Hotel Overlay and the Hospital Overlay. A Coastal Zone Overlay is not proposed to simplify map designations and allow for all of the details needed including special procedures and permitting requirements to be in separate chapters in Parts IV and V.*

### Chapter 17.18 – A Airport Environs Overlay District

#### **General Plan Policies:**

*LU 3: Santa Barbara Municipal Airport*

*SE 9: Airport Related Hazards*

*NE 3: Airport Noise*

#### **Sections:**

**17.18.010** Purpose

**17.18.020** Applicability of Underlying Zoning Regulations

**17.18.030** Land Use Regulations

#### **General Plan Policies:**

*LU 4.4 – zone for areas immediate in airport flight path; permit uses outlined; limit densities to 25 persons/acre; limit heights and landscaping to not interfere with air space*

*SE 9.1 – enforce the Clear Zone and Airport Approach Zone*

*SE 9.3 – limit uses for development near airport*

*SE 9.6 – no residential development is permitted in Clear Zone and Airport Approach Zone*

*SE 9.8- hazardous developments shall be referred to ALUC for review*

**17.18.040** Development Regulations

#### **General Plan Policies:**

*SE 9.2 – ensure heights conform to airport operational standards; new development shall be referred to ALUC for review*

**17.18.050** Additional Regulations

*Clarify that a separate permit may be required but the City may act on a permit application prior to ALUC action. Allow for a “reasonable use” determination to address the potential for a “takings” claim.*

**17.18.060** Review of Plans

### Chapter 17.19 – AH Affordable Housing Overlay District

#### **General Plan Policies:**

*Chapter 10.0: Housing Element*

*HE 4: Variety of Housing Choices and Affordable Housing Opportunities*

*HE 8: Preservation of Existing Housing*

**Sections:**

**17.19.010** Purpose

**17.19.020** Applicability of Underlying Zoning Regulations

**General Plan Policies:**

*LU 8.4 – applies to all land in Affordable Housing Overlay Zone*

**17.19.030** Land Use Regulations

**17.19.040** Development Regulations

**17.19.050** Review of Plans

**Chapter 17.20 – CH Central Hollister Overlay District**

**General Plan Policies:**

*LU 8: Central Hollister Residential Development*

*LU 8.3: Create Central Hollister Overlay District*

**Sections:**

**17.20.010** Purpose

**17.20.020** Applicability of Underlying Zoning Regulations

**17.20.030** Land Use Regulations

**General Plan Policies:**

*LU 8.2 – encourage transit-oriented development along primary transit corridor*

*TE 2.2 – explore allowing live-work units and mixed unit development in the Central Hollister Overlay to enable walking and bicycling by residents*

**17.20.040** Development Regulations

**General Plan Policies:**

*TE 7.12 – require transit-oriented design measures along Hollister Avenue such as bus shelters, bulb outs, bike parking; existing facilities that are inadequate or deteriorated shall be improved or upgraded*

**17.20.050** Development Plan

**17.20.060** Review of Plans

**Chapter 17.21 – HD Historic and – L Landmark Overlay District**

**General Plan Policies:**

*Chapter 6.0: Visual and Historic Resources Element*

*VH 5: Historic Resources*

**Sections:**

**17.21.010** Purpose

**General Plan Policies:**

*VH 5.4 – preserve and rehabilitate significant structures*

*VH 5.10 – identify areas for historic district designation*

- 17.21.020 Applicability of Underlying Zoning Regulations
- 17.21.030 Designation Criteria
- 17.21.040 Designation Procedures
  - A. Initiation
  - B. Hearing
  - C. City Council Hearing
- 17.21.050 Effect of Designation
- 17.21.060 Historic District Conservation Plans
- 17.21.070 Use Permits for Waiver from Land Use Regulations (*Economic necessity*)
- 17.21.080 Maintenance of Structures and Premises
- 17.21.090 Certificates of Appropriateness
- 17.21.100 Demolition Permits

**Research Task** Determine how to approach historic preservation; the General Plan calls for a separate Commission. This overlay would focus solely on designations and creation of historic district conservation plans. It could be put in a Part IV if necessary along with procedures for demolition controls and certificates of appropriateness. Responsibilities for a Historic Preservation Advisory Commission would be established in Part V.

**Chapter 17.22 – HO Hotel Overlay District**

**Sections:**

- 17.22.010 Purpose
- 17.22.020 Applicability of Underlying Zoning Regulations
- 17.22.030 Development Plan Required
- 17.22.040 Development Regulations
- 17.22.050 Review of Plans by Design Review Board

**Chapter 17.23 – HP Hospital Overlay District**

**Sections:**

- 17.23.010 Purpose
- 17.23.020 Applicability of Underlying Zoning Regulations
- 17.23.030 Development Plan Required
- 17.23.040 Development Regulations

**General Plan Policies:**

*LU 4.3 – permit increase in height from 35 to 55 feet for hospital buildings and 45 feet for medical office buildings; limit to 3 stories; comply with state standards; increase lot coverage ratio to 0.6 for hospitals and 0.5 for medical office buildings.*

**17.23.050** Review of Plans by Design Review Board

**Chapter 17.24 – MP Master Plan Overlay District**

**Sections:**

**17.24.010** Purpose

**17.24.020** Applicability and Zoning Map Designator

**17.24.030** Land Use and Development Regulations

**17.24.040** Master Plan Required; Initiation

**17.24.050** Contents of Master Plan

**17.24.060** Minimum Lot Size; Maximum Number of Units

**17.24.070** Approval of a Master Plan

**17.24.080** Amendments; Expiration and Renewal; Changed Plans

**17.24.090** Development Plan Review

**Chapter 17.25 – SC Scenic Corridor Overlay District**

**General Plan Policies:**

*Chapter 6.0: Visual and Historic Resources Element*

*VH 1: Scenic Views*

*VH 2: Local Scenic Corridor*

**Sections:**

**17.25.010** Purpose

**17.25.020** Applicability of Underlying Zoning Regulations

**17.25.030** Development Standards

**General Plan Policy:**

*VH 2.3 – add criteria for development adjacent to scenic corridors; incorporate natural features, landscaping, minimize vegetation removal, limit heights and size, cluster buildings, preserve historical structures/trees, minimize signage; utilities shall be placed underground; provide setbacks along major roadways*

**17.25.040** Supplemental Standards

**General Plan Policy:**

*LU 9.3 – cross-reference Sandpiper Golf Course parcel (rezoned to OS); ensure that views from Hollister Avenue to ocean are preserved; perimeter walls and landscaping that obstructs/impairs views are prohibited*

**17.25.050** Review Procedures

***General Plan Policy:***

*VH 2.3 – provide story poles for all new development along scenic corridors for review by staff*

**Chapter 17.26 Reserved**

**Chapter 17.27 Reserved**

## Part IV Regulations Applying to Multiple Districts

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### Chapter 17.28 General Site Regulations

*This Chapter will contain general site regulations applicable to all land within some or all districts, regardless of use. Regulations will be consolidated from a number of areas in the existing Ordinance. The alphabetical organization may be modified.*

#### Sections:

- 17.28.010 Purpose and Applicability
- 17.28.020 Accessory Structures (*including agricultural and animal structures, greenhouses, tree houses, and temporary prefab structures*)
- 17.28.030 Building Projections into Yards (*bays, porches, architectural features*)
- 17.28.040 Development on Lots Divided by District Boundaries
- 17.28.050 Development on Substandard Lots (*existing Small Lot Development Standards, modified and streamlined, as appropriate*)
- 17.28.060 Exceptions to Height Limits (*flagpoles, chimneys, towers and spires, rooftop mechanical, solar equipment, etc.*)
- 17.28.070 Fences and Freestanding Walls (*including fences and retaining walls and reductions needed for driveway visibility and intersection visibility*)
- 17.28.080 Outdoor Living Area and Open Space Requirements (*if not adequately covered in based district regulations, or if it makes more sense to put details here and not duplicate in the base district regulations*)
- 17.28.090 Outdoor Storage
- 17.28.100 Right to Farm Covenants
- 17.28.110 Right to Research Covenants (*including “reversionary” provisions, performance requirements and public access*)
- 17.28.120 Screening (*RVs and mechanical equipment; will including agricultural storage and composting regulations*)
- 17.28.130 Solar Installations  
**General Plan Policy:**  
*CE 13.3 – city will encourage incorporation of renewable sources; solar access shall be protected with state Solar Rights Act (AB 2473); new development shall not impair existing solar installations*
- 17.28.140 Screening and Buffer yards

- 17.28.150 Swimming Pools and Spas (including pool fences)
- 17.28.160 Refuse and Recycling Storage Areas
- 17.28.170 Truck Docks, Loading, and Service Areas
- 17.28.180 Underground Utilities
- 17.28.190 Visibility at Intersections and Driveways

**Chapter 17.29 Affordable Housing Density Bonus Program**

**General Plan Policies:**

*Chapter 10.0: Housing Element*

*HE 11: Inclusion of Extremely Low, Very Low, Low, and Moderate Income Housing in New Developments*

**Sections:**

- 17.29.010 Purpose and Applicability
- 17.29.020 General Provisions
- 17.29.030 Below Market Rate Housing – Bonus Incentives
- 17.29.040 Compliance Procedures
- 17.29.050 Eligibility for Below Market Rate Units (*owner-occupied and rental units*)
- 17.29.060 Periodic Review and Enforcement

**Research Task:** Determine basic requirements under State law, emerging ideas in the Housing Element update, and how the program relates to other types of bonus programs for height, density, or parking, if included, based on providing senior housing, childcare facilities, sustainable (green) building, reduction of parking, etc.

Defer refinements that go beyond State law if details will be forthcoming in the Housing Element Update.

**Chapter 17.30 Coastal Zone Development and Resource Management**

**General Plan Policies:**

*LU 9: Coastal-Dependent and Related Uses*

*OS 1: Lateral Shoreline Access*

*OS 2: Vertical Shoreline Access*

*OS 3: Coastal Access Routes, Parking, and Signage*

*OS 4: Trails and Bikeways*

*Chapter 4.0: Conservation Element*

*Chapter 5.0: Safety Element*

*SE 2: Buff Erosion and Retreat*

- 17.30.010 Purpose and Applicability
- 17.30.020 Applicability of Underlying Zoning Regulations (including map of Coastal Zone)
- 17.30.030 Land Use Regulations

**General Plan Policy:**

*OS 1.10 – private lateral shoreline access areas are limited to coastal-dependent recreational uses; commercial uses of beach areas shall be subject to permit by city; temporary events shall minimize impacts to public access and recreation; coastal development permits are required for temporary events that charges admission; hours of public use shall be in each permit; if no*

*hours specified hours are 24hrs day/7 days week; user fees are prohibited; overnight camping and use of vehicles is prohibited*

*OS 2.2 – vertical beach and shoreline public access is permitted in VS, PS, and OS Districts*

*OS 2.8 – hours of operation for public use of vertical accessways shall be maximum feasible while being compatible with adjacent uses; hours shall be in permit; if no hours listed then 24 hours day/7 days week; user fees prohibited; private for-profit commercial uses are prohibited; camping is prohibited; motorized vehicles are prohibited*

#### **17.30.040** Development Regulations

***General Plan Policy:***

*OS 1.4 – new development and expansion/alterations shall be sited and designed to avoid impacts to public access and recreation along beach and shoreline*

*OS 1.9 – public accessways and trails shall be permitted in environmentally sensitive habitat areas (ESHAs); new public beach facilities shall be limited to structure that provide or enhance public access; no structures allowed on sandy beach areas; signs shall be designed to minimize impacts to scenic corridors and resources and shall be limited to trail markers and regulatory and interpretative signs; commercial signage is prohibited*

*OS 2.4 – new development/expansions shall be sited and designed to avoid impacts to public vertical accessways*

*CE 1.9 – site designs shall preserve wildlife corridors and networks; land divisions are only permitted if new lots are capable of being developed without building in any ESHA or buffer; site plans and landscaping shall be designed to protect ESHAs; new development must be sited and designed to minimize grading, alterations to landforms and features, etc.; light and glare shall be directed away from wildlife habitat; exterior night lighting shall be minimized, shielded; noise impacts shall be minimized; fire-resistant materials should be used; construction shall be prohibited on parcels adjacent to ESHAs during rainy season*

*SE 2.1 – all new permanent buildings shall be setback 130 feet from top of bluff*

*SE 2.2 – all new structures may be permitted within the 130 foot bluff setback area but not less than 30 feet from top of coastal bluff*

*SE 2.3 – coastal armoring on bluff-top development is prohibited*

*SE 2.4 – appropriate setbacks along shoreline without coastal bluffs will be required*

*SE 2.5 – coastal armoring along nonbluff segments is prohibited*

*SE 3.1 – new permanent structures seaward along top of coastal bluff is prohibited; exceptions for wood stairs and improvements for access*

*SE 3.3 – temporary structures seaward on top of coastal bluff are permitted with appropriate discretionary permit*

*VH 1.3 – ocean and island views from public viewing areas shall be protected through the limitation of height and size of structures, reflective materials, clustering of buildings, shared vehicular access*

#### **17.30.050** Coastal Access

***General Plan Policy:***

*OS 1.4 – new development and expansion/alterations shall be sited and designed to avoid impacts to public access and recreation along beach and shoreline*

*OS 1.6 – criteria shall be established for lateral beach access; access easement or dedication shall apply to beach areas from high tide line to base of ocean bluffs; where no ocean bluff area shall extend to nearest nonbeach natural feature but no less than 25 feet; mitigation*

*measures that require public access and recreational opportunities shall be implemented prior to or concurrent with construction of development*

*OS 1.7 – lateral bluff top access easements may be required as condition of approval of coastal development permits if clear nexus to project impacts*

*OS 1.9 – public accessways and trails shall be permitted in environmentally sensitive habitat areas (ESHAs); ESHAs shall be avoided as much as possible where are alternatives for lateral accessways; lateral accessways shall be designed to use native beach or soil materials; lateral accessways shall be maintained in natural condition; lateral beach accessways shall be sited, designed to avoid/protect marine mammals, birds, and coastal dunes; new public beach facilities shall be limited to structure that provide or enhance public access; no structures allowed on sandy beach areas; signs shall be designed to minimize impacts to scenic corridors and resources and shall be limited to trail markers and regulatory and interpretative signs; commercial signage is prohibited*

*OS 1.10 – private lateral shoreline access areas are limited to coastal-dependent recreational uses; commercial uses of beach areas shall be subject to permit by city; temporary events shall minimize impacts to public access and recreation; coastal development permits are required for temporary events that charges admission; hours of public use shall be in each permit; if no hours specified hours are 24hrs day/7 days week; user fees are prohibited; overnight camping and use of vehicles is prohibited*

*OS 2.4 – new development/expansions shall be sited and designed to avoid impacts to public vertical accessways*

*OS 2.5 - criteria shall be established for vertical beach access; access easement or dedication shall apply to entire public accessway that extends from public road or parking area to the shoreline; width of access easement is no less than 25 feet and centered on pathway at least 5 feet wide; mitigation measures that require public access and recreational opportunities shall be implemented prior to or concurrent with construction of development*

*OS 2.7 – criteria shall be established for development of vertical accessways; natural appearance; no paving except for accessibility; no structured on bluff faces except for vertical beach accessways; access shall be natural trails*

*OS 2.8 – hours of operation for public use of vertical accessways shall be maximum feasible while being compatible with adjacent uses; hours shall be in permit; if no hours listed then 24 hours day/7 days week; user fees prohibited; private for-profit commercial uses are prohibited; camping is prohibited; motorized vehicles are prohibited*

- A. Vertical Access
- B. Lateral Access
- C. Maintenance Requirements

- 17.30.060** Shoreline Protection
- 17.30.070** Parks, Recreation and Visitor-Serving Uses
- 17.30.080** Allowance for Reasonable Economic Use
- 17.30.090** Compliance with Central Coast Regional Water Quality Control Board Regulations
- 17.30.100** Supplemental Regulations

***General Plan Policies:***

*LU 9.1 – cross-reference to Bacara Resort parcel; expansion or alteration of existing development shall be required to maintain or expand existing coastal access facilities; include definition of ‘maintain or expand’; ensure protection of environmentally sensitive habitats.*

*LU 9.4 – cross-reference Santa Barbara Shores Park and Sperling Preserve parcels; require preservation and enhancing natural habitats; limit development to restroom facilities; maintain coastal access; maintain 45 space maximum parking lot*

*SE 2.7 – property owner must execute and record a deed restriction of risk to wave action, erosion, flooding, landslides, or other hazards*

**17.30.110** Coastal Permit Requirements and Appeals (refers to Part V)

**General Plan Policy:**

*SE 2.7 – property owner must execute and record a deed restriction of risk to wave action, erosion, flooding, landslides, or other hazards*

**17.30.120** Review of Plans

**Chapter 17.31 Demolition and Relocation**

**Sections:**

**17.31.010** Purpose

**17.31.020** Applicability

**17.31.030** Demolition Defined

**17.31.040** Requirements

**17.31.050** Relocation of Buildings and Structures

**17.31.060** Demolition in Coastal Zone

**17.31.070** Demolition of Historic Buildings & Landmarks (*cross reference other provisions*)

**Chapter 17.32 Energy Facilities**

**General Plan Policies:**

*LU 10: Energy Related On-and Off-Shore Uses*

*SE 8: Oil and Gas Industry Hazards*

*Chapter 9.0: Noise Element*

**Sections:**

**17.32.010** Purpose and Applicability

**17.32.020** Limitations on Expansion of Uses and New Uses

**General Plan Policies:**

*LU 9.2 – include Venoco parcel and City’s intent to terminate use*

*LU 10.1 – include Venoco parcel; no new oil and gas facilities shall be permitted in the city; all modifications/alterations are subject to state law; cannot exceed existing capacity*

**17.32.030** Criteria for Alterations and Modifications

- 17.32.040** Development Standards  
**General Plan Policies:**  
*LU 10.3 – new oil and gas facilities shall not be permitted unless no feasible alternative; any increase in output shall require a General Plan amendment and rezoning*
- 17.32.050** Oil Drilling and Production Standards  
**General Plan Policies:**  
*LU 10.1 – include Venoco parcel; no new oil and gas facilities shall be permitted in the city; all modifications/alterations are subject to state law; cannot exceed existing capacity*  
*LU 10.2 – Venoco site shall submit an Abandonment Plan for any expansion of production levels*  
*LU 10.3 – new oil and gas facilities shall not be permitted unless no feasible alternative; any increase in output on the Platform Holly site shall require a General Plan amendment and rezoning*  
*LU 10.4 – two idle off shore oil wells owned by Venoco shall not be recommissioned unless vested right to resume; if right exists, on-pier process of oil is prohibited unless no feasible alternative; decommissioning of abandoned sites shall include restoration to natural pre-project conditions*  
*LU 10.6 – any transport of oil shall be by pipeline to nearest processing facility*
- 17.32.060** Treatment and Processing Facilities Standards
- 17.32.070** Refining Standards
- 17.32.080** Marine Terminals Standards
- 17.32.090** Cogeneration Facilities Standards
- 17.32.100** Pipeline Standards (*from existing 35-290*)  
**General Plan Policy:**  
*LU 10.3 – all unused, inactive or abandoned pipelines as of 2005 shall be decommissioned; Abandonment Plan shall be submitted for all sites; owner shall be responsible for all decommissioning costs*
- 17.32.110** Solar Energy Systems (mid- to large-scale)
- 17.32.120** Wind Energy Conversion Systems
- 17.32.130** Review Procedures

### **Chapter 17.33 Environmentally Sensitive Habitats**

#### **General Plan Policies:**

*Chapter 4.0: Conservation Element*

*CE 1: Environmentally Sensitive Habitat Area Designations and Policy*

*CE 2: Protection of Creeks and Riparian Areas*

*CE 5: Protection of Other Terrestrial Habitat Areas*

*CE 6: Protection of Marine Habitat Areas*

*CE 7: Protection of Beach and Shoreline Habitats*

CE 8: Protection of Special-Status Species  
CE 10: Watershed Management and Water Quality  
CE 11: Preservation of Agricultural Lands  
Chapter 5.0: Safety Element  
SE 2: Buff Erosion and Retreat

**Sections:**

**17.33.010** Purpose and Applicability

**17.33.020** Land Use Regulations

**General Plan Policy:**

OS 1.10 – private lateral shoreline access areas are limited to coastal-dependent recreational uses; commercial uses of beach areas shall be subject to permit by city; temporary events shall minimize impacts to public access and recreation; coastal development permits are required for temporary events that charges admission; hours of public use shall be in each permit; if no hours specified hours are 24hrs day/7 days week; user fees are prohibited; overnight camping and use of vehicles is prohibited

OS 2.2 – vertical beach and shoreline public access is permitted in VS, PS, and OS Districts

OS 2.8 – hours of operation for public use of vertical accessways shall be maximum feasible while being compatible with adjacent uses; hours shall be in permit; if no hours listed then 24 hours day/7 days week; user fees prohibited; private for-profit commercial uses are prohibited; camping is prohibited; motorized vehicles are prohibited

**17.33.030** Development Standards

**General Plan Policy:**

OS 1.4 – new development and expansion/alterations shall be sited and designed to avoid impacts to public access and recreation along beach and shoreline

OS 1.9 – public accessways and trails shall be permitted in environmentally sensitive habitat areas (ESHAs); new public beach facilities shall be limited to structure that provide or enhance public access; no structures allowed on sandy beach areas; signs shall be designed to minimize impacts to scenic corridors and resources and shall be limited to trail markers and regulatory and interpretative signs; commercial signage is prohibited

OS 2.4 – new development/expansions shall be sited and designed to avoid impacts to public vertical accessways

CE 1.9 – site designs shall preserve wildlife corridors and networks; land divisions are only permitted if new lots are capable of being developed without building in any ESHA or buffer; site plans and landscaping shall be designed to protect ESHAs; new development must be sited and designed to minimize grading, alterations to landforms and features, etc.; light and glare shall be directed away from wildlife habitat; exterior night lighting shall be minimized, shielded; noise impacts shall be minimized; fire-resistant materials should be used; construction shall be prohibited on parcels adjacent to ESHAs during rainy season

**17.33.040** Supplemental Standards

**General Plan Policy:**

LU 9.4 – cross-reference Santa Barbara Shores Park and Sperling Preserve parcels; require preservation and enhancing natural habitats; limit development to restroom facilities; maintain coastal access; maintain 45 space maximum parking lot

## Chapter 17.34 Landscaping

*Landscaping regulations will include water efficient landscape standards and approval criteria, including increases in plant quantities and types and shading provisions. Flexibility can be provided by allowing for review and approval of alternative compliance landscape plans. Minimum landscaping requirements, however, will be established, which cannot be waived. This Chapter is intended to comply with the requirements of Government Code 65591 et. seq. for enactment of water-efficient landscaping regulations.*

### **General Plan Policies:**

*CE 24: Preservation and Enhancement of the Urban Forest*

#### **Sections:**

- 17.34.010** Purpose and Applicability
- 17.34.020** General Landscape Requirements

#### **Research Task:**

*Incorporate requirements for the provision of shade trees, where appropriate.*

#### **General Plan Policies:**

*LU 4.4 –limit landscaping in IS Districts so it does not interfere with air space*

*VH 4.9 – landscaping shall conform to natural topography; removal of specimen tree shall be replaced with tree approved by city; native and drought-tolerant vegetation shall be used*

- A. Landscaped Areas
- B. Tree Type and Size
- C. Shrubs
- D. Ground Cover
- E. Paving and Hardscape Materials

- 17.34.030** Supplemental Landscape Requirements

#### **General Plan Policies**

*LU 9.3 – cross-reference Sandpiper Golf Course parcel (rezoned to OS); perimeter walls and landscaping that obstructs/impairs views are prohibited*

*VH 4.2 – street trees are required in Old Town; landscaped passageways; transitional areas shall be established and maintained with setbacks and landscaping*

- 17.34.040** Perimeter vs. Interior Landscaping
- 17.34.050** Parking Lot and Structure Landscaping

#### **General Plan Policy:**

*LU 4.2 – ensure adequate landscaping for business parks*

- 17.34.060** Water Efficient Landscaping and Irrigation
- 17.34.070** Landscape Plans
- 17.34.080** Alternative Compliance

*This will allow an applicant to demonstrate that the intent of the landscape requirements can be achieved through alternative compliance. Provisions will include the option to create an Alternative Landscape Plan (ALP) for sites with unique*

*characteristics that may find the standard landscaping requirements difficult to satisfy, or where site planning concepts could benefit from flexibility in landscape standards. The purpose of the ALP is to allow development on such sites to meet or exceed the expectations of the City's landscaping regulations through innovative design in a way that would not otherwise be permitted. These provisions would allow flexibility in meeting the landscaping requirements while still providing the minimum amount of required landscaping.*

**17.34.090** Urban Forest Guidelines

*This Section will respond to staff comments to incorporate protection for significant trees from the Draft Urban Forest Guidelines of 2010.*

**Chapter 17.35 Lighting**

***General Plan Policies:***

*TE 6: Streetscape Design and Streetscape Character*

*TE 10: Pedestrian Circulation*

**Sections:**

**17.35.010** Purpose & Applicability

**17.35.020** Exempt Lighting

**17.35.030** Prohibited Lighting

**17.35.040** General Requirements

**General Plan Policy:**

*VH 4.12 – light fixtures shall aim downward or toward structures; minimum number of fixtures is required; fixtures shall be fully screened; fixtures shall have full cut off lights; direct upward light illumination shall be avoided; fixtures shall be compatible with development*

- A. Height
- B. Material
- C. Glare and Filtering
- D. Shielding
- E. Illumination Level
- F. Material

**17.35.050** Supplemental Requirements

**General Plan Policies:**

*LU 4.2 – ensure lighting for business parks does not interfere with nonindustrial properties*

*CE 1.9 – light and glare shall be directed away from wildlife habitat; exterior night lighting shall be minimized, shielded*

- A. Architectural and Landscape Lighting
- B. Business Park Lighting
- C. Recreation Field Lighting
- D. Security Lighting

**17.35.060** Review of Permits

**Chapter 17.36 Nonconforming Uses, Structures and Signs**

*This Chapter will include provisions for nonconforming uses and structures, including procedures for classifying types of nonconforming uses for the purposes of determining whether continuation, expansion, alteration, or substitution should be permitted. This system will give more “benign” nonconforming uses the flexibility to continue and expand, while restricting unwanted or nuisance nonconforming uses.*

*This Chapter will outline the requirements for complying with the provisions contained in the ordinance. It will clarify nonconforming uses and structures and outline what the processes are for violations of ordinance provisions. A classification process for types of nonconforming uses will be established for the purposes of determining whether continuation, expansion, alteration, or substitution would be permitted. This system would give more “benign” nonconforming uses the flexibility to continue and expand, while restricting unwanted nonconforming uses. Provisions for restoration of damaged structures will allow for rebuilding of the pre-existing floor area of a single family home, irrespective of the extent of damage.*

**Sections:**

**17.36.010** Purpose and Applicability

**17.36.020** Establishment of Legal Nonconforming Uses, Structures and Lots; Loss of Nonconforming Status

**17.36.030** Nonconforming Uses

- A. Classification of Nonconforming Uses
- B. Exemptions
- C. Changes of Use; Substitutions
- D. Continuation
- E. Abandonment

**17.36.040** Nonconforming Structures

- A. Continuation and Maintenance
- B. Enlargements or Alterations
- C. Restoration of a Damaged or Destroyed Structure

**17.36.050** Nonconforming Parking and Site Features *(including provisions for upgrading, but full compliance may not be required if infeasible)*

**17.36.060** Nonconforming Signs

- 17.36.070 Compliance with Conditions, Stipulations and Special Restrictions (*ex: hours of operation, etc.*)
- 17.36.080 Abatement of Public Nuisances

**Chapter 17.37 Parking and Loading**

*Parking standards and calculations will be developed based on review of existing provisions and “best practices” in peer communities. New provisions will include standards for parking recreation vehicles (RVs) on lots in residential neighborhoods, expanded opportunities for shared parking, particularly in mixed-use districts and in Old Town; allowances for reduced parking requirements in areas near transit stops to encourage ridership; guidelines for alternative compliance, including the use of on-street spaces in certain situations; and requirements for bicycle and/or motorcycle parking spaces.*

**General Plan Policies:**

- Chapter 7: Transportation Element*
- TE 9: Parking*
- TE 11: Bikeways Plan*

**Sections:**

- 17.37.010 Purpose and Applicability
  - General Plan Policies:**
  - TE 9.2 – new development and changes/intensifications of use shall provide off-street parking to accommodate proposed changes*

- 17.37.020 General Provisions
  - General Plan Policies:**
  - TE 7.12 – require new or substantially removed development to incorporate measures to facilitate transit use; require appropriate transit-related features like bus shelters, bulb outs, bike parking, etc.; existing facilities that are inadequate or deteriorated shall be improved or upgraded*
  - TE 9.1 – primary source of parking supply on new development shall be off-street parking on-site*
  - TE 9.2 – new development and changes/intensifications of use shall provide off-street parking to accommodate proposed changes*
  - TE 9.3 – new or expanded uses in residential districts shall provide adequate on-site off-street parking; existing supply of on-street parking shall be preserved; off-street parking in new single-family dwellings shall be in enclosed garages; driveway shall allow parking for two standard sized vehicles in front of garage*

- 17.37.030 Required Parking Spaces
  - General Plan Policy:**
  - LU 6.2 – allow limited parking in OS Districts*

- 17.37.040 Required Off-Street Loading
  - General Plan Policy:**

**Research Task**

*Based on best practices, determine how parking reductions should be approved and what combination of as-of-right and incentives is warranted.*

*Determine empirical information needed and provisions for shared parking, such as cross-easements*

*Also determine if there should be parking maximums for certain uses.*

*LU 1.5 – set standards to keep loading vehicles away from residential back yards*

**17.37.050** Location of Required Parking and Loading

**General Plan Policy:**

*TE 9.3 – new or expanded uses in residential districts shall provide adequate on-site off-street parking; off-street parking in new single-family dwellings shall be in enclosed garages; driveway shall allow parking for two standard sized vehicles in front of garage*

- A. Surface Parking
- B. Parking Structures
- C. Recreation Vehicle Parking
- D. Subterranean Parking
- E. Off-Site Parking

**17.37.060** Dimensional Requirements

**General Plan Policies:**

*TE 9.4 –compact parking spaces and 90-degree parking stalls are discouraged in high-volume areas*

*VH 4.11 – parking space dimensions and aisle widths shall be established; angled parking spaces is encouraged; retail parking with 90-degree parking spaces is discouraged; pedestrian circulation shall be clearly delineated and integrated; planting strips shall be used between traffic zones and sidewalks; one tree for every four spaces is required; shared parking is encouraged; permeable parking surfaces and grass-incorporating systems are encouraged to reduce water runoff*

- A. Parking Space Dimensions
- B. Maneuvering Aisle Widths
- C. Parking Opening Widths
- D. Driveway Widths
- E. Overhangs and Wheel Stops (*flexibility allowed*)

**17.37.070** Car Share Programs, Accessible Parking, EV Charging, and Space-Efficient Parking

**General Plan Policies:**

*LU 4.2 – ensure adequate transportation options for business park uses*

*TE 9.5 – in nonresidential or mixed use projects, compact parking spaces are subject to discretionary approval by the city; no more than 20 percent of total number of vehicles shall be compact spaces*

*TE 9.6 – allow for approval of shared parking for multiple uses on single site and for uses that peak at day vs. night.*

- A. Car Share Parking
- B. Accessible Parking
- C. Electric Vehicle (EV) Charging
- D. Tandem Parking
- E. Space-Efficient Parking (*stackers, valet*)
- F. Carpool and Vanpool Parking

**17.37.080** Parking Reductions

**General Plan Policies:**

*TE 1.6 – include provisions for the reduction of parking spaces for non-residential developments if providing carpool spaces, bike storage/parking, shower facilities, bus turnouts, and other improvements*

*TE 2.4 – add provision that city may require a TMP for certain projects with 100 or more employees*

*TE 9.6 – provide a possible credit for on-street parking spaces in Old Town*

**17.37.090** Parking in Transit Corridors (*including provisions for park-and-ride facilities*)

**17.37.100** Design Standards for Parking Lots and Structures

**General Plan Policies:**

*TE 9.4 – additional landscaping may be identified and reserved for future expansion of parking areas*

*TE 9.5 – in addition to the design standards in VH 4.5, 4.7, and 4.11, parking lots with three or more spaces must provide easy ingress/egress; all compact parking spaces are subject to discretionary approval by the city; no more than 20 percent of total number of vehicles shall be compact spaces; include spaces for oversized vehicles when appropriate; access driveways and aisles shall be clear, functional; pedestrian walkways between parking area, street, entrance and bus stops must be landscaped or have buffer; large parking lots shall have design features to reduce visual impact*

*TE 9.6 – parking structures in Old Town shall be compatible with surrounding areas and ground floor must have active commercial uses*

*TE 10.4 – require pedestrian linkages and standard frontage improvements including sidewalks and paths, benches, public art, informational signage, landscaping and lighting; dedications of public access easements shall be required where appropriate*

*VH 4.5 – retail commercial guidelines: landscaping shall be extensively used in parking lots; shared vehicular access encouraged; parking lots shall be located behind development; loading areas shall be screened; roof equipment shall be screened*

*VH 4.11 – parking lots shall be landscaped; planting strips shall be used between traffic zones and sidewalks; one tree for every four spaces is required; permeable parking surfaces and grass-incorporating systems are encouraged to reduce water runoff*

- A. Podium Parking Design
- B. Surfacing
- C. Drainage
- D. Slope
- E. Landscaping
- F. Lighting
- G. Screening
- H. Setbacks
- I. Perimeter Curbing; bus bays; on-street parking and landscape islands
- J. Pedestrian Access
- K. Shopping Cart Bays

**17.37.110** Alternative Compliance with Minimum Parking Requirements

*This Section will include provisions for alternative compliance with minimum parking requirements in order to reduce the amount of land dedicated to parking, while still accommodating the generated parking demand. It will establish the parameters within which on-street parking may be counted toward the off-street parking requirement. This Section will also include provisions for a fee payment in lieu of providing required parking if a City-initiated public parking district is established and public parking lots are to be built with fees collected. In establishing such parking districts, the City may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered.*

**General Plan Policies:**

*TE 9.4 – supplemental satellite parking facilities are encouraged for large employers to prevent spillover into adjacent areas*

*TE 9.6 – parking requirements in Old Town District may be reduced or comply through payment of a fee*

**17.37.120** Bicycle Parking

**General Plan Policies:**

*TE 11.4 – new development shall have bicycle facilities such as lockers, secure enclosed parking, and lighting shall be incorporated to facilitate bike travel; showers and changing rooms should be incorporated when feasible*

**17.37.130** Transit Management Program (TMP)

**General Plan Policies:**

*TE 2.4 – add provision that city may require a TMP for certain projects with 100 or more employees*

*TE 2.5 – establish a TMP program that provides measures or incentives to encourage the reduction of vehicle trips*

*TE 9.4 – city may consider proximity to transit facilities and provisions of a TMP that demonstrates the measures will sufficiently reduce the demand for onsite parking; condition of approval for large nonresidential projects may include a TMP; compact parking spaces and 90-degree parking stalls are discouraged in high-volume areas*

*TE 9.6 – allow for approval of shared parking for multiple uses on single site and for uses that peak at day vs. night*

*TE\_10.4 – dedications of public access easements shall be required where appropriate*

## **Chapter 17.38 Performance Standards**

*This Chapter will establish clear, measurable standards for determining if a use or activity creates a nuisance on adjoining property. These standards will apply citywide.*

### **General Plan Policies:**

*SE 10: Hazardous Materials*

*LU 1.5: Include regulations that will mitigate effects of heavy uses*

### **Sections:**

**17.38.010** Purpose and Applicability

**17.38.020** General Requirements

#### **General Plan Policy:**

*CE 10.6 – best management practices shall apply to all development; BMPs shall control polluted runoff from structures, parking/loading; restaurants shall have BMP for runoff of oil, solvents, etc.; gas stations and automobile uses shall have BMPs for runoff of oil, battery acid, etc.; outdoor materials storage areas shall have BMPs to prevent stormwater contamination; trash storage areas shall be designed to prevent contamination*

*CE 10.8 – new development shall provide ongoing maintenance of BMP measures.*

**17.38.030** Measurement of Impacts

**17.38.040** Construction Material and Waste Management Plan

#### **General Plan Policy:**

*CE 10.7 – new development shall provide a construction phase erosion control and stormwater management plan; a post-development drainage and stormwater management plan is required and shall include monitoring program*

**17.38.050** Air Quality

#### **General Plan Policy:**

*CE 12.2 – new development with potential to increase emissions will be referred to Santa Barbara County Air Pollution Control District; all new commercial and industrial development shall use best-available air pollution control technology*

**17.38.060** Hazardous Materials

**17.38.070** Liquid or Solid Waste

**17.38.080** Noise (including daytime vs. evening and nighttime standards, and duration/intensity measurement rules)

**General Plan Policy:**

*CE 1.9 – noise impacts in and adjacent to ESHAs shall be minimized*

**17.38.090** Smoke, Fumes, and Gases

**17.38.100** Vibration

**Chapter 17.39 Riparian and Floodplain Management**

**General Plan Policies:**

*Chapter 4.0: Conservation Element*

*CE 1: Environmentally Sensitive Habitat Area Designations and Policy*

*CE 2: Protection of Creeks and Riparian Areas*

*CE 3: Protection of Wetlands*

*CE 7: Protection of Beach and Shoreline Habitats*

*CE 10: Watershed Management and Water Quality*

*Chapter 5.0: Safety Element (flood hazards)*

**Sections:**

**17.39.010** Purpose

**17.39.020** Applicability

**General Plan Policy:**

*SE 6.4 – city shall discourage development in flood hazard area*

**17.39.030** General Requirements

**General Plan Policy:**

*CE 10.7 – new development shall provide a construction phase erosion control and storm-water BMP; a post-development drainage and stormwater BMP is required and shall include monitoring program*

*CE 10.8 – new development shall provide ongoing maintenance of BMP measures*

**17.39.040** Land Use Regulations

**General Plan Policy:**

*CE 3.4 – only uses permitted by the regulating agencies shall be permitted*

**17.39.050** Development Standards

**General Plan Policy:**

*CE 3.4 –in coastal zone: filling, diking, dredging shall be prohibited unless criteria are met; wetland buffer of 100 foot or no less than 50 feet is required*

*CE 3.5 – outside of coastal zone: filling of wetlands is prohibited unless criteria is met; wetland buffer no less than 50 feet is required*

*CE 10.6 – best management practices shall apply to all development; BMPs shall control polluted runoff from structures, parking/loading; restaurants shall have BMP for runoff of*

*oil, solvents, etc.; gas stations and automobile uses shall have BMPs for runoff of oil, battery acid, etc.; outdoor materials storage areas shall have BMPs to prevent stormwater contamination; trash storage areas shall be designed to prevent contamination*

**17.39.060** Supplemental Regulations for Riparian Areas

**General Plan Policy:**

*CE 10.3 – new development must minimize impacts to water quality from increased runoff; must be consistent with Central Coast Regional Water Quality Control Board; require BMP plans in these areas*

- A. Compliance with Central Coast Regional Water Quality Control Board Regulations

**17.39.070** Supplemental Regulations for Floodplain Areas

- A. Compliance with Santa Barbara County Flood Plain Management Regulations

**17.39.080** Review of Plans

**Chapter 17.40 Signs**

*The existing sign regulations will be revised and updated to reflect stakeholder and staff comments and best practices. Standards will be presented for wall signs, freestanding signs, temporary window signs and electronic messaging as well as instructional signs and other special purpose signs. Definitions will be located in Part VI, General Terms.*

**Sections:**

**17.40.010** Purpose

**17.40.020** Applicability *(including nonconforming signs, billboards and off-premises signs and murals)*

**17.40.030** Exempt Signs *(including change of ownership, small signs, transportation-related signs, and window signs)*

**17.40.040** Prohibited Signs *(locations, types, and messages)*

**17.40.050** Sign Permit or Temporary Sign Permit Required *(Tag Required for Permit Number)*

**17.40.060** General Provisions for All Sign Types

**General Plan Policies:**

*VH 4.13 - signs shall be integrated into site and structural design; not detract from views or streetscape; protrusion into sky discouraged; appropriate height and size; lighting shall be controlled to prevent glare; internally illuminated signs are prohibited; billboards are prohibited*

- A. Location; Minimum Setbacks
  - B. Encroachment into Public Street or Sidewalk
  - C. Computation of Maximum Sign Area
  - D. Materials
  - E. Illumination
  - F. Changeable Copy
  - G. Substitution of Message
  - H. Construction (*ref. Uniform Sign Code*)
- 17.40.070** Standards for Specific Sign Types
- A. Wall Signs
  - B. Awning and Canopy Signs
  - C. Projecting Signs
  - D. Marquee Signs
  - E. Freestanding Signs
  - F. Mobile Signs
  - G. Electronic Signs (*LED Signs*)
  - H. On-site Directional Signs
  - I. Project Identification Signs
  - J. Temporary and Portable Signs Requiring a Permit
- 17.40.080** Supplemental Sign Regulations
- A. Signs in Agricultural and Residential Districts
  - B. Signs in Commercial and Other Non-Residential Districts
- 17.40.090** Procedures for Sign Approval (*including Design Review, Waivers and Modifications*)
- 17.40.100** Master Sign Programs; Alternative Sign Plan
- 17.40.110** Maintenance; Abandonment and Removal

**Chapter 17.41 Standards for Specific Uses and Activities**

*This Chapter will contain standards for specific uses and activities that have certain aspects that need control. The following list of specific uses is illustrative; additional uses may be added to respond to City staff and Commission concerns.*

**Sections:**

- 17.41.010** Purpose and Applicability
- 17.41.020** Accessory Uses (*e.g. retail and agricultural*)

- 17.41.030** Adult Oriented Businesses
- 17.41.040** Alcoholic Beverage Sales
- 17.41.050** Animal Keeping (*including aviaries, kennels, poultry/bird/egg farms, livestock, horses*)
- 17.41.060** Animal Sales, Services, and Uses (*including riding schools, animal boarding, pet day care, and possibly prohibition of roosters with neighborhoods*)
- 17.41.070** Athletic and Recreation Uses
- 17.41.080** Automobile/Vehicle Sales and Leasing
- 17.41.090** Automobile/Vehicle Service and Repair
- 17.41.100** Automobile Washing
- 17.41.110** Bed and Breakfast Inns
- 17.41.120** Community Assembly (*including religious assembly*)
- 17.41.130** Cottage Industries (*including cottage food operations as required by AB1616*)
- 17.41.140** Day Care
- 17.41.150** Drive In and Drive Through Facilities
- 17.41.160** Eating and Drinking Uses
- 17.41.170** Emergency Shelters
- 17.41.180** Farmers Markets
- 17.41.190** Farmworker Housing
- 17.41.200** Golf Courses
- 17.41.210** Greenhouses and Hot Houses
- 17.41.220** Group Homes, Transitional Housing, and Residential Care Facilities
- 17.41.230** Guest Houses
- 17.41.240** Heliports (*if needed*)
- 17.41.250** Home Occupations
- 17.41.260** Hospitals and Clinics
- 17.41.270** Large-Scale Retail
- 17.41.280** Live Entertainment
- 17.41.290** Live/Work Units
- 17.41.300** Manufactured Homes and Parks
- 17.41.310** Medical Marijuana Uses (*Prohibited*)
- 17.41.320** Mobile Food Facility
- 17.41.330** Outdoor Dining and Seating

- 17.41.340 Outdoor Sales, Temporary and Seasonal (*including farmers markets, holiday sales, etc.*)
- 17.41.350 Personal Services and Restricted Personal Services
- 17.41.360 Personal Storage
- 17.41.370 Recycling Collection Facilities
- 17.41.380 Second Dwelling Units
- 17.41.390 Service Stations/Mini-Marts
- 17.41.400 Solar Energy Systems
- 17.41.410 Sustainability Research
- 17.41.420 Temporary Uses
- 17.41.430 Urban Agriculture (*including community gardens and farm stands*)
- 17.41.440 Visitor-Serving Resort Uses

**Chapter 17.42 Telecommunications Facilities**

**General Plan Policies:**

*VH 4: Design Review*

*PF 6: Utilities*

**Sections:**

- 17.42.010 Purpose and Applicability
- 17.42.020 Exempt Facilities
- 17.42.030 General Requirements
  - A. Location
  - B. Height
  - C. Setbacks
  - D. Accessibility
  - E. Landscaping
- 17.42.040 Design Requirements
  - A. Material
  - B. Camouflage and Shielding
  - C. Material and Finishes
  - D. Lighting
- 17.42.050 Special Antenna Types

**Research Task**

*Review the federal Middle-Income Taxpayers Relief Act to incorporate new provisions related to telecommunication facilities.*

- A. Amateur Radios
  - B. Radio and Television Towers
  - C. Satellite Dishes
- 17.42.060** Application Requirements
- 17.42.070** Review Procedures
- 17.42.080** Operation and Maintenance Requirements
- 17.42.090** Discontinuance of Use

### **Chapter 17.43 Tree Protection (optional)**

#### **General Plan Policies:**

*VH 4: Design Review*

*PF 6: Utilities*

#### **Sections:**

- 17.43.010** Purpose and Applicability

#### ***General Plan Policies:***

*CE 9.2 – applications for new development containing protected native trees shall submit tree protection plan*

*CE 9.4 – Tree protection standards shall be developed and detailed in a Tree Protection Ordinance*

- 17.43.020** Exemptions
- 17.43.030** Application Requirements
- 17.43.040** General Requirements
- 17.43.050** Protected Tree Requirements

#### **General Plan Policy:**

*CE 9.4 – Tree protection standards shall be developed and detailed in a Tree Protection Ordinance*

- 17.43.060** Tree Removal Permit
- A. Required Findings
  - B. Conditions

- 17.43.070** Appeals

### **Chapter 17.44 Reserved**

## Part V Administration and Permits

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*This group of Chapters will establish provisions for administration of the Zoning Ordinance that are intended to clearly convey both who is responsible for making decisions on zoning and related applications and what the process is for securing approvals. It is particularly important that this Part be understandable to all who use the Zoning Ordinance as well as City officials and staff. It is organized so that the relevant responsibilities of those involved in review and decision-making are presented first, followed by a Chapter setting forth procedures that are common to different types of approval. Procedures for specific approval processes are then listed, proceeding from ministerial reviews, such as the proposed new Zoning Clearance procedure, to more technical and substantive adjudicative and legislative approvals, including Use Permits, and Variances as well as Development Agreements, provisions for Waivers, Modifications and Reasonable Accommodations, Zoning Ordinance and General Plan amendments. Coastal Zone permitting will be treated separately to facilitate Coastal Commission review of these procedures.*

### **Chapter 17.45 Planning Authorities**

*This Chapter will lay out the basic roles and functions of the authorities that make up the planning authorities, including the City Council, Planning Commission, Zoning Administrator and other boards, committees, and officials who have a role in implementing the Code. It will also refer to other bodies that have review authority and/or agreements with the City over land use issues, such as the City of Santa Barbara, the University, and County and State agencies.*

*The Chapter will incorporate existing provisions adopted after incorporation, edited for conformity with the New Zoning Ordinance format. This Chapter will include a Review Authority Table that classifies actions (ministerial, quasi-judicial, and legislative) and identifies the authorities responsible for decisions and appeals.*

#### **Sections:**

- 17.45.010** Purpose
- 17.45.020** Relation of Bodies and Agencies
- 17.45.030** City Council
  - A. Creation and Purpose
  - B. Duties and Powers (*initiation powers, final decision-making powers, recommendation powers*)
  - C. Organization
  - D. Appeals
- 17.45.040** Planning Commission

- A. Creation and Purpose
  - B. Duties and Powers (*initiation powers, final decision-making powers, recommendation powers*)
  - C. Organization
  - D. Appeals
- 17.45.050** Design Review Board (*with re-aligned responsibilities*)
- 17.45.060** Zoning Administrator
- 17.45.070** Planning Director
- 17.45.080** Other Agencies (*including Coastal Commission*)
- 17.45.090** Summary of Review Authorities for Decisions and Appeals (*in table format*)

#### **Chapter 17.46 Common Procedures**

*The purpose of this Chapter is to establish uniform procedures that are common to the application and processing of a variety of different permits and approvals such as Use Permits, Development Plan Permits, Coastal Permits, Variances, Design Review, Zoning Clearance, and Zoning Map and Text Amendments. It will include a matrix of review authorities. Because this Chapter will likely be the most frequently consulted of all administrative chapters, it should appear immediately following Chapter 17.36, which establishes the powers and duties of the planning authorities. Other regulations that can be included in this Chapter are requirements for making written findings, rules regarding public access to applications and other records, and rules applicable to ex parte communications. Appeal provisions could also be included here or in a separate chapter, as this outline proposes. Objective is to ensure compliance with State requirements, such as the Permit Streamlining Act (Gov. Code 65920 et. seq.) as well as helping applicants understand how the City handles applications that require multiple approvals by different planning agencies.*

#### **Sections:**

- 17.46.010** Purpose
- 17.46.020** Application Submittal and Review
- A. Initiation of Application
  - B. Application Forms and Supporting Materials
  - C. Application Fees, Waiver, and Refund

*This final subsection will identify the types of fees that are imposed by the City and establish the procedure for approving a fee schedule. The fee schedule itself should not be adopted as part of the chapter. It also will described submittal requirements in general terms and provide authority for the specific form and content of applications, but detailed submittal requirements would not be in the Ordinance itself as application form and content requirements may be changed overtime at the discretion of the Zoning Administrator or the Director.*

- 17.46.030** Preliminary Review Process

- 17.46.040 Review of Applications
- 17.46.050 Environmental Review (CEQA)
- 17.46.060 Public Notification
- 17.46.070 Multiple Applications
- 17.46.080 Conduct of Public Hearings
- 17.46.090 Ex Parte Communications
- 17.46.100 Findings Required
- 17.46.110 Conditions of Approval
- 17.46.120 Effective Dates and Extensions
- 17.46.130 Modifications
- 17.46.140 Revocation of Permits
- 17.46.150 Appeals

**Research Task**

*Determine how to provide for additional noticing requirements such as neighborhood meetings, notice of approval, or notice of decision, allow of which could be at the Director’s discretion.*

*This Section, which will be cross-referenced in applicable sections throughout the Code, will establish uniform provisions for handling appeals of staff level determinations as well as decisions by the Planning Commission. The provisions will specify who may file an appeal; they also establish time limits for filing and acting on appeals and describe procedures for considering and taking action.*

**Chapter 17.47 Zoning Certificate**

*This Chapter will establish a ministerial procedure for ensuring that all permits or licenses issued by the City conform to the provisions of the Zoning Ordinance. It will describe the process for review of applications for business licenses, building permits, and other entitlements to ensure that the proposed use or structure is permitted as-of-right or conforms to the requirements and conditions of any discretionary approval granted pursuant to the Ordinance. This determination would be documented by the issuance of a Zoning Certificate, which could be computer-generated by permit tracking software. Alternatively, the applicant would submit a multi-part form with the license or permit application and retain a signed copy after the determination of conformance. The new name is proposed so this procedure is clearly understood as different from the “Land Use Permit”.*

**Sections:**

- 17.47.010 Purpose
- 17.47.020 Applicability
- 17.47.030 Review and Decision
- 17.47.040 Exceptions
- 17.47.050 Appeals

**Chapter 17.48 Use Permits**

*This Chapter will describe the process and standards applicable to the applications for Administrative Use Permits that can be approved by the Zoning Administrator as well as Conditional Use Permits requiring Planning Commission approval. The Chapter is organized so that action by the appropriate authority is listed first, fol-*

lowed by the application and public hearing requirements. This Chapter also will include a separate section on required findings to reinforce the importance of supporting decisions with specific findings based on information in the record.

Regulations governing Temporary Uses also are listed in this Chapter. It will classify temporary uses as those requiring a discretionary permit and those permitted as-of-right, subject to specific standards and time limits. This approach may be beneficial if there are certain temporary uses that the City has identified as having impacts to surrounding land that warrant discretionary review.

**General Plan Policies:**

*NE 6: Single Event and Nuisance Noise*

**Sections:**

- 17.48.010** Purpose
- 17.48.020** Applicability
  - A. Administrative Use Permits
  - B. Conditional Use Permits
  - C. Temporary Use Permits
- 17.48.030** Review Authority
  - A. Administrative Use Permits
  - B. Conditional Use Permits
  - C. Temporary Use Permits
- 17.48.040** Administrative Use Permits
  - A. Applicability
  - B. Determination
  - C. Public Notice
  - D. Conditions
- 17.48.050** Conditional Use Permits
  - A. Applicability
  - B. Public Hearing and Notice
  - C. Additional Findings
  - D. Conditions
- 17.48.060** Required Findings

*(Findings of fact and findings of conformity to General Plan policies that would need to be made before the approval of any use permit application)*

- A. General Findings
- B. Additional Findings for Conditional Use Permits
- C. Additional Findings for Temporary Use Permits
- 17.48.070** Conditions of Approval
- 17.48.080** Temporary Use Permits
  - A. Applicability
  - B. Permit Procedures
  - C. Required Findings
  - D. Conditions of Approval
  - E. Posted Notice
  - F. Effective Date
- 17.48.090** Protected Uses
- 17.48.100** Appeals

#### **Chapter 17.49 Design Review Permits**

*This Chapter will establish provisions for design review, based on the City's adopted ordinance creating the Design Review Board, as modified to reflect the proposed re-alignment of responsibilities. These procedures apply where design review is required by a base district or overlay district, or as a condition of approval.*

##### **General Plan Policies:**

*VH 4: Design Review*

##### **Sections:**

- 17.49.010** Purpose
- 17.49.020** Applicability and Authority
- 17.49.030** Scope of Review: Residential and Non-Residential
- 17.49.040** Conceptual Review; Preliminary Review (*joint study session with Planning Commission, as warranted*)
- 17.49.050** Design Review Procedure
  - A. Determinations
  - B. Public Hearing and Notice – When Required
- 17.49.060** Decision-Making; Required Findings
- 17.49.070** Limitations on Conditions of Approval
- 17.49.080** Appeals
- 17.49.090** Planning Director

## **Chapter 17.50 Historic Resource Review**

*This Chapter will focus on the review of properties that are over 50 years of age. It will enable those properties that are identified as historic resources to have an additional level of review so that projects do not impair the integrity of a building. If in the future the City creates a formal historic review body, this Chapter can be amended to include designation procedures and/or application procedures. This permit and review will be done at staff level and are intended for projects that do not rise to the level of the Planning Commission or Design Review Board review.*

### **General Plan Policies:**

*Chapter 6.0: Visual and Historic Resources Element*

*VH 5: Historic Resources*

### **Sections:**

**17.50.010** Purpose

#### ***General Plan Policies:***

*VH 5.4 – preserve and rehabilitate significant structures*

**17.50.020** Applicability

**17.50.030** Exceptions

*Exceptions can be made for single-family properties, additions and alterations that are not visible from the public right-of-way, and other categories.*

**17.50.040** Review and Decision

**17.50.050** Appeals

## **Chapter 17.51 Coastal Permits**

*This Chapter will describe the process and standards applicable to the applications for Coastal Permits for all development in the Coastal Zone.*

### **Sections:**

**17.51.010** Purpose

**17.51.020** Applicability

**17.51.030** Coastal Permit Requirements

- A. Projects Requiring a Coastal Permit
- B. Categorically Excluded Projects
- C. Exempt Projects
- D. De Minimus Waiver of Coastal Permit
- E. Projects Requiring Coastal Commission Permit
- F. Consolidated Coastal Permit

**17.51.040** Coastal Permit Procedures

- A. Permit Filing and Processing (*referencing Common Procedures*)
- B. Appeal of Permit Category Determination
- C. Review and Decision
- D. Notice

**17.51.050** Required Findings

*(Findings of fact and findings of conformity to General Plan, LCP and Coastal Act policies that would need to be made before the approval of any Coastal Permit application)*

**17.51.060** Conditions of Approval

**17.51.070** Expirations and Extensions

**17.51.080** Modifications and Amendments

**17.51.090** Coastal Zone Variances

**17.51.100** Potential Takings Economic Evaluation (*optional*)

**17.51.110** Appeals

**Chapter 17.52 Variances**

*This Chapter will include the specific provisions applicable to variances that are in the current ordinance, but having them in a separate Chapter underscores how variance is different from a Use Permit.*

**Sections:**

**17.52.010** Purpose

**17.52.020** Applicability

- A. Use Variances Prohibited

*Consistent with state law and existing provisions, this Section establishes that a variance may not be granted to authorize a use that is not otherwise authorized by the zoning regulations.*

**17.52.030** Procedures

**17.52.040** Required Findings

**17.52.050** Conditions of Approval

**17.52.060** Appeals

**Chapter 17.53 Modifications and Waivers; Reasonable Accommodations**

*The provisions allowing Modifications and Waivers are intended to provide an alternate means of granting relief from the Ordinance's requirements when so doing would be consistent with the Ordinance's purposes and it is not possible or practical to approve a variance. Limited dimensional waivers could be approved by the Director, subject to appeal to the Planning Commission. Another purpose for this Chapter is to establish procedures to make it easier to ensure compliance with State and Federal laws that require reasonable accommoda-*

tions of certain protected uses. Instead of requiring a variance, these procedures would allow approval of an exception based on additional findings that make reference to the State and Federal mandates.

**General Plan Policy:**

*HE IP.5B - Adopt a Reasonable Accommodation Ordinance*

**Sections:**

- 17.53.010** Purpose
- 17.53.020** Applicability
- 17.53.030** Procedures (including provisions for the Zoning Administrator to grant minor modifications, say up to 10% or 20% of a dimensional standard, with any greater modification having to go to the Planning Commission)
- 17.53.040** Required Findings
- 17.53.050** Conditions of Approval
- 17.53.060** Appeals

**Chapter 17.54 Development Agreements**

*This Chapter will codify provisions in State law governing development agreements.*

- 17.54.010** Purpose
- 17.54.020** Applicability
- 17.54.030** Authority and Duties
- 17.54.040** Procedures
  - A. Application Requirements
  - B. Contents of Agreement
- 17.54.050** Negotiations
- 17.54.060** Public Notice and Hearing
  - A. Notice
  - B. Planning Commission
  - C. City Council
- 17.54.070** Findings and Decision
- 17.54.080** Execution and Recordation of Development Agreement
- 17.54.090** Annual Review
- 17.54.100** Amendment or Cancellation
- 17.54.110** Effect of Development Agreement (Application of Existing Rules, Regulations and Standards; New Rules Map Apply)
- 17.54.120** Enforcement; Severability; Judicial Review; Time Limits

## **Chapter 17.55 Environmental Review**

*This Chapter will codify provisions in State law and CEQA Guidelines governing environmental review and eliminate procedures inherited from the County, including the County's thresholds of significance.*

- 17.55.010** Purpose and Applicability
- 17.55.020** Review Process
  - A. Preliminary Review
  - B. Review for Exemption
  - C. Environmental Review Application
  - D. Initial Study
  - E. Determination of Environmental Significance
  - F. Public Notice of Environmental Determination
  - G. Preparation and Public Review of Draft EIR
  - H. Final EIR
  - I. Responsibility for Action on Environmental Document
  - J. Timing of Environmental Review
- 17.55.030** Mitigation Monitoring Program
  - A. Program Contents
  - B. Submittal and Approval
  - C. Enforcement
  - D. Amendment of Mitigation Program Not Permitted Follow Adoption
- 17.55.040** Appeals

## **Chapter 17.56 Amendments to Zoning Ordinance Text and Map**

*This Chapter will incorporate the specific procedures in State law governing these legislative decisions. It will emphasize the supremacy of the General Plan as the underlying basis for all land use and development policies and regulations in the Zoning Ordinance. Provisions also will describe basic requirements for referral to other public agencies, application contents, schedules, and actions.*

### **Sections:**

- 17.56.010** Purpose and Applicability
- 17.56.020** Initiation of Amendments
- 17.56.030** Public Notice and Review Procedures
  - This Section will establish the public notice and review procedures, including environmental review, for amendments to the Zoning Map and text.*
- 17.56.040** Public Hearing

**17.56.050** Planning Commission Action

**17.56.060** City Council Action

### **Chapter 17.57 Amendments to the General Plan**

*This Chapter will incorporate provisions for General Plan amendments, including referral to other public agencies, application contents, schedules, and actions.*

#### **Sections:**

**17.57.010** Purpose and Applicability

**17.57.020** Initiation of Amendments

**17.57.030** Public Notice and Review Procedures

*This Section will establish the public notice and review procedures, including environmental review.*

**17.57.040** Public Hearing

**17.57.050** Planning Commission Action

**17.57.060** City Council Action

### **Chapter 17.58 Enforcement**

*This Chapter will specify all of the provisions governing enforcement of the zoning ordinance. In addition to the provisions in existing ordinance, it establishes new procedures for revocation of discretionary approvals that would not require the issuance of a citation. In addition to issuing citations for chapter violations, another option the City could employ to obtain compliance would be to record a notice of violation against the property. This notice, filed with the County Recorder, would identify the property and/or structure in violation, describe the violation, and certify that the owner has been notified of such violation.*

#### **Sections:**

**17.58.010** Purpose

**17.58.020** Relation to other Codes and Statutes

**17.58.030** Enforcement Responsibilities

**17.58.040** Nuisance Defined

**17.58.050** Nuisance Abatement

**17.58.060** Failure to Comply with Conditions, Stipulations and Special Restrictions

**17.58.070** Revocation of Permits

**17.58.080** Other Penalties and Remedies

**17.58.090** Limitation of Actions

**17.58.100** Recording a Notice of Violation (*Optional*)

**17.58.110** Administrative Enforcement Procedures

**Chapter 17.59 Reserved**

## Part VI                      General Terms

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*The last Part of the Zoning Ordinance will include a list of use classifications and a list of terms and definitions used. Definitions would be grouped in like categories rather than alphabetized (i.e. including alleys, arterials, major streets, and residential under the heading “Street Types”).*

### **Chapter 17.60 Use Classifications**

*All uses allowed citywide will be listed here according to use classification (i.e. residential, commercial. We suggest keeping them separate initially in order to facilitate review; however, the City may wish to combine these in the Public Review Draft.*

#### **Residential Use Classifications**

##### ***Residential Housing Types***

Single Unit Dwelling

Multiple Unit Residential

##### ***Group Residential***

Residential Care

Transitional Housing

#### **Commercial Use Classifications**

##### ***Adult Business Establishments***

##### ***Animal Sales and Service***

Animal Boarding

Animal Clinics and Hospitals

*This is a partial list of the uses that should be listed in this chapter. A more comprehensive use classification list will be prepared in Module 2.*

### **Chapter 17.61 List of Terms and Definitions**

*A list of general terms and definitions used in Title 17 will be included in this Chapter. The list of terms will include cross-references to the heading under which each term may be found. For instance, “abandoned sign” would include a cross-reference to “Sign Types and Terms” and “dwelling unit” would include a cross-reference to “Residential Housing Types.”*

#### **Sections:**

**17.61.010**        List of Terms

**17.61.020**        Definitions

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# Appendix A

APPENDIX A: POLICIES RELATED TO NEW ZONING ORDINANCE				
<input checked="" type="checkbox"/> Regulation required <input type="checkbox"/> Regulation optional <input type="checkbox"/> Discussion issue				
General Plan Element and Policy	Development Code Components			
	District Standards	Specific Area Designation	Citywide Regulations	Review Process
<b>LAND USE ELEMENT</b>				
<b>Goal LU 1: Land Use Plan Map and General Policies - Maintain a land use pattern that provides continuity with the past and present use and development of the city and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan.</b>				
<b>LU 1.1 Land Use Plan Map. [GP/CP]</b> The Land Use Plan map in Figure 2-1 is hereby adopted. The Land Use Plan map establishes the future distribution, extent, and geographic locations of the various land uses within Goleta. The standards applicable to each of the various use categories and sites are set forth in Policies LU 2 through LU 9.	✓	✓		
<b>LU 1.2 Residential Character. [GP/CP]</b> The Land Use Plan map shall ensure that Goleta’s land use pattern remains predominately residential and open, with the majority of nonresidential development concentrated along the primary transportation corridor—east and west along Hollister Avenue and US-101. The intent of the Land Use Plan is to protect and preserve residential neighborhoods by preventing intrusion of nonresidential uses that would be detrimental to the preservation of the existing character of the neighborhoods.	✓	✓		
<b>LU 1.3 Goleta Old Town. [GP]</b> The City and the City of Goleta Redevelopment Agency shall continue to develop and implement programs to revitalize the Old Town area. When considering development proposals, lots designated for commercial or multifamily residential use that are less than 6,000 square feet shall be encouraged to be combined with any adjacent small lots to provide adequate parking and circulation, minimize driveway cuts on Hollister Avenue and other busy streets, and maximize design potential.		✓		
<b>LU 1.4 Employment Centers. [GP]</b> Existing developed office and industrial areas shall be preserved and protected to continue their role of providing employment opportunities for the community. A mix of industries and economic activities is encouraged in order to provide a wide range of employment opportunities and wage levels and to avoid over reliance on any one economic sector.		✓		
<b>LU 1.5 Compatibility of Existing and New Industrial Areas with Adjacent Residential Development. [GP/CP]</b> The Zoning Code shall include performance standards that will mitigate the effects of industrial uses and development on nearby residential areas. These standards shall include, but are not limited to, the following subjects:		✓	✓	✓

<b>APPENDIX A: POLICIES RELATED TO NEW ZONING ORDINANCE</b>				
<input checked="" type="checkbox"/> Regulation required <input type="checkbox"/> Regulation optional                          ? Discussion issue				
General Plan Element and Policy	Development Code Components			
	District Standards	Specific Area Designation	Citywide Regulations	Review Process
a. Air pollution, both direct and indirect; b. Dust; c. Noise; d. Drainage and stormwater runoff; e. Water pollution; f. Light pollution; g. Visual impacts; and h. Truck traffic.  Standards may include requirements for industrial uses and development to provide an adequate physical buffer or separation as well as fencing and screening to help lessen the effects on adjacent residential development. Performance standards shall be applicable to discretionary approvals pertaining to alteration or expansion of existing industrial uses and development as well as to new industrial uses and development.				
<b>LU 1.6 Retail and Other Commercial Centers. [GP/CP]</b> The priority for commercial uses, including large regional commercial centers, shall be for the types that will meet local needs and those that provide goods and services not now available in the city. Goleta’s retail areas shall be designed to serve as community focal points and shall include appropriate outdoor gathering places. Retail and other commercial centers shall provide high levels of maintenance and upkeep to assure their quality appearance.	✓			
<b>LU 1.7 New Development and Protection of Environmental Resources. [GP/CP]</b> Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent with the standards set forth in the Conservation Element and the City’s Zoning Code.			✓	✓
<b>LU 1.8 New Development and Neighborhood Compatibility. [GP/CP]</b> Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.			✓	✓
<b>LU 1.9 Quality Design in the Built Environment. [GP/CP]</b> The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals shall include coordinated site planning, circulation, and design. Public and/or common open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale.	✓		✓	

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<b>LU 1.10 Multifamily Residential Development. [GP/CP]</b> The Medium- and High-Density Multifamily designations shall provide appropriate locations for multifamily dwellings as well as allow development standards that enable creativity and diversity in design while protecting health and safety. The use categories differ in terms of maximum permitted densities allowed, but each designation shall permit a range of housing types, including detached units, attached townhouses, and garden apartments. All multifamily developments shall be required to provide or ensure: <ul style="list-style-type: none"> <li>a. Adequate open space and recreational facilities, such as parks, open spaces, or bike paths as an integral part of the development; community garden areas are encouraged.</li> <li>b. Appropriate amounts of outdoor space for the exclusive use of individual residential units.</li> <li>c. Appropriate pedestrian and bicyclist access to commercial or other activity centers and appropriate facilities to encourage use of public transit.</li> <li>d. Adequate services and facilities (such as sewer, water, and roadway capacity) concurrent with development.</li> <li>e. Adequate off-street parking.</li> <li>f. Appropriate access by emergency vehicles.</li> </ul>	✓			
<b>LU 1.11 Multiple-Use Development. [GP/CP]</b> New larger developments, including multifamily, commercial, retail, office, and industrial uses, shall be designed to incorporate features that enable a choice of various alternative modes of travel, such as transit, biking, and walking. Mixed-use development, where certain commercial and residential uses are provided in a single integrated development project, shall be allowed in appropriate areas, including, but not limited to, the Hollister corridor in Old Town.	✓			
<b>Goal LU 2: Residential Land Uses - Provide appropriate land areas for the residential needs of existing and future city residents consistent with the existing character of the city's neighborhoods.</b>				
<b>LU 2.1 Residential Land Use Categories. [GP/CP]</b> The residential land use categories, permitted uses, and recommended standards for density and building intensity are shown in Table 2-1. The recommended planned residential densities and building intensities in residential neighborhoods have been established to be consistent with the density, intensity, and scale of existing development in order to reinforce the character of well-established neighborhoods.	✓			
<b>LU 2.2 Residential Use Densities. [GP/CP]</b> All proposed residential projects shall be consistent with the recommended standards for density and building intensity set forth in this plan. The recommended densities described in the policies for the residential use categories and in Table 2-1 are maxi-	✓			

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mum permitted densities but are not guaranteed. Density of development allowed on any site shall reflect site constraints, including: <ul style="list-style-type: none"> <li>a. Environmentally sensitive habitat areas (ESHA). Areas prone to flooding and geologic, slope instability, or other natural hazards.</li> <li>b. Areas with stormwater drainage problems.</li> <li>c. Presence of other significant hazards or hazardous materials.</li> <li>d. Protection of significant public and private views.</li> <li>e. Exposure to exterior noise levels that exceed a Community Noise Exposure Level (CNEL) of 60 dBA (see related NE 1.2).</li> <li>f. Areas with archaeological or cultural resources.</li> <li>g. Deficiencies in the type or level of services necessary for urban development, such as transportation facilities (roadway and pedestrian), sewer and water service, and emergency service response time.</li> <li>h. Prevailing densities of adjacent developed residential areas.</li> </ul>				
<b>LU 2.3 Residential Development Standards. [GP/CP]</b> The following standards or criteria shall be applicable to residential development proposals: <ul style="list-style-type: none"> <li>a. The privacy of existing residential uses in the immediate area shall be protected in the design of new or expanded structures.</li> <li>b. Solar access of residential uses shall be protected in the design of new or expanded structures. Proposals for construction of new or expanded homes shall be required to have a size, bulk, scale, and height that are compatible with the character of the immediate existing neighborhood.</li> </ul>	✓			
<b>LU 2.4 Single-Family Residential Use Category (R-SF). [GP/CP]</b> The intent of this use category is to identify and protect appropriately located land areas for family living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This designation may be applied to provide a transition from the more intensely developed areas of the city to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single-family residence per lot at densities ranging from one or fewer to five units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 2.0 and	✓			

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15.0 persons per acre.				
<b>LU 2.5 Planned Residential (R-P). [GP/CP]</b> The intent of the Planned Residential designation is to allow flexibility and encourage innovation and diversity in design of residential developments. This is accomplished by allowing a wide range of densities and housing types while requiring provision of a substantial amount of open space and other common amenities within new developments. Clustering of residential units is encouraged where appropriate to provide efficient use of space while preserving natural, cultural, and scenic resources of a site. Planned residential areas may also function as a transition between business uses and single-family residential neighborhoods. This designation permits single-family detached and attached dwellings, duplexes, apartments in multiunit structures, and accessory uses customarily associated with residences. This designation is intended to provide for development of residential units at densities ranging from 5.01 units per acre to 13.0 units per acre, with densities for individual parcels as shown on the map in Figure 2-1. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 10 persons per acre and 39 persons per acre.	✓			✓
<b>LU 2.6 Medium-Density Residential (R-MD). [GP/CP]</b> This use category permits multifamily housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities of up to 20.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Central Hollister Housing Opportunity Sites as identified in Housing Element Subpolicy HE 11.6 shall provide for development of residential units at densities ranging from a minimum of 20 to a maximum of 25 units per acre in support of the achievement of affordable housing goals. Assuming an average household size of 2.0 to 3.0 persons, the range of population densities allowed in this use category is between 26.0 persons per acre and 60.0 persons per acre. (See related Policy LU 8 and Subpolicy HE 11.6)	✓			
<b>LU 2.7 High-Density Residential (R-HD). [GP]</b> This category permits multifamily housing units and accessory uses customarily associated with residences. Such areas may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-	✓			

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<p>family residential neighborhoods. Housing for special needs populations may be approved at higher than the base density in this designation provided that the City finds that the impacts on traffic, public facilities and services, biological resources, air and water quality, visual resources, or other environmental resources would not be greater than the impacts associated with development at the base density. This designation is intended to provide for development of residential units at densities ranging from 20.01 units per acre to 30.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 40 persons per acre and 90 persons per acre.</p>				
<p><b>LU 2.8 Mobile Home Park (R-MHP). [GP/CP]</b> This category shall permit planned mobile home parks where sites for placement of individual mobile home units may be unsubdivided and held in a common ownership or subdivided and sold as separate lots to individual mobile home unit owners. The intent is that mobile home park sites be planned as a whole, with an adequate internal vehicular and pedestrian circulation system, adequate common and individual parking, common open space and recreation facilities, and other common amenities. Mobile homes usually provide a more-affordable housing alternative, and this designation is intended to preserve and protect existing mobile home parks in the city. The Mobile Home Park designation is intended to provide for development of residential units at densities ranging up to a maximum of 15.0 units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 30.0 persons per acre and 45.0 persons per acre.</p>	✓			
<p><b>Goal LU 3: Provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses.</b></p>				
<p><b>LU 3.1 Commercial Land Use Categories. [GP/CP]</b> Table 2-2 shows the permitted uses and recommended standards for building intensity in each of the commercial land use designations. The commercial use categories are intended to provide appropriate locations for business uses that serve neighborhoods, the community, the region, and the traveling public while seeking to minimize traffic congestion, visual, and other impacts on surrounding residential areas. The intent of each use category is further described in the following sections.</p>	✓			

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<p><b>LU 3.2 Regional Commercial (C-R). [GP]</b> This category is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that serve the community, the region, and the traveling public. These uses are typically land-extensive. The Regional Commercial use designation provides for commercial uses that require large sites or attract large volumes of activity, such as “large box” retail uses, restaurants, high-volume retail businesses, and professional, personal, and financial services. In order to limit regional traffic impacts, lands designated in this category shall be limited to existing locations of “large-box” uses as of 2005, shown on the Land Use Plan map in Figure 2-1, and no additional areas shall be designated.</p>	✓			
<p><b>LU 3.3 Community Commercial (C-C). [GP]</b> The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to 12 units per acre may be permitted subject to approval of a conditional use permit in appropriate locations provided that it is compatible with adjacent uses, does not break up the continuity of commercial use at the sidewalk level, or is not within the airport approach zone as designated in the Safety Element. All community commercial development shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers. Noise levels and hours of operation may be regulated to avoid any potential conflict with adjacent residential uses. The size of any mixed-use developments shall be consistent with street and utility capacities. The Fairview Shopping Center and Calle Real Center are included in this designation.</p>	✓			
<p><b>LU 3.4 Old Town Commercial (C-OT). [GP]</b> This designation is intended to permit a wide range of local- and community-serving retail and office uses. A major purpose is to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district, the historic center of the Goleta Valley situated along Hollister Avenue between Fairview Avenue and State Route 217 (SR-217). The following criteria and standards shall apply to lands designated Old Town Commercial:</p> <ul style="list-style-type: none"> <li>a. Management of this area shall emphasize improving and reinforcing the character of the area as a pedestrian-oriented retail business area with a mix of businesses and services.</li> <li>b. “Large box” uses shall not be permitted within this use</li> </ul>	✓			

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designation. c. Visitor-serving commercial uses, including transient lodging, may be permitted by conditional use permit. d. Existing heavy commercial uses (including printing and auto services and repair) are permitted uses although significant expansion of these activities shall be allowed only by conditional use permit if the expansion is compatible with adjacent uses. e. Allowed uses include retail uses; professional and business office uses; public uses, including governmental administration activities; restaurants; entertainment; cultural activities; personal, financial, and small business services; and various other public and quasi-public uses. See Table 2-2 for a complete listing of permitted uses. f. Any new development in the Old Town Commercial category shall include buildings, pedestrian plazas, design amenities, and facilities that are consistent with the Goleta Old Town Heritage District architecture and design guidelines. g. Continuity of retail and office uses is required at the street or sidewalk level. Residential and office uses may be allowed on the second floor of a structure or behind the portion of a building adjacent to the street, subject to approval of a conditional use permit. h. Residential uses may be approved only in conjunction with a permitted principal nonresidential use on the same site. i. New uses or design features (such as drive-through windows, excessive light and glare) that are incompatible with residential uses or pedestrian-oriented retail activities are prohibited.				
<b>LU 3.5 Intersection or Highway Commercial (C-I). [GP]</b> This use category is intended to provide for a limited variety of commercial uses of low to moderate intensity located at major roadway intersections. Customers are anticipated to drive to these establishments. Uses are limited to various commercial and retail services oriented to the traveling public, including, but not limited to, gas stations, convenience markets, highway-oriented restaurants, and similar uses.	✓			
<b>LU 3.6 Visitor Commercial (C-V). [GP/CP]</b> This use category is intended to provide for a variety of commercial uses of low to moderate intensity often at or near scenic locations that may serve as destinations for visitors. Customers are anticipated to drive or be transported to these establishments by vehicles. Development in Visitor Commercial areas shall be designed in a manner that will limit encroachment into residential or resource areas. When located near the beach or other natural areas, public access to resource	✓			

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<p>areas shall be required. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be permitted uses, regulated through measures including but not limited to owner-occupancy limitations, to assure these accommodations are available without limitation to the general public and protect the City's transient occupancy tax base.</p>				
<p><b>LU 3.7 General Commercial (C-G). [GP]</b> The purpose of this category is to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities that reduce compatibility with other uses. Appropriate sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. The following criteria and standards apply to lands within this designation:</p> <ul style="list-style-type: none"> <li>a. The permitted uses in this classification have similar characteristics to some industrial uses, and mixed-use developments that include residential uses, except for assisted living residential uses, are not allowed.</li> <li>b. While General Commercial uses do not usually generate high volumes of traffic, sites within this designation should be accessible from major arterials in order to minimize the need for traffic to pass through residential areas on local streets.</li> <li>c. Uses that require access by heavy vehicles shall be permitted only in locations where the street can support such heavy vehicle traffic and such uses would be compatible with adjacent uses.</li> <li>d. Heavy commercial uses that may cause noise, air emissions, hazardous materials, or excessive light and glare shall require approval of a conditional use permit.</li> </ul>	✓			
<p><b>Goal LU 4: Provide lands in areas suitable for businesses that create diverse types of employment opportunities and related economic activities where impacts of these uses on the surrounding residential neighborhoods can be minimized and where traffic impacts can be adequately managed.</b></p>				
<p><b>LU 4.2 Business Park (I-BP). [GP/CP]</b> This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient</p>	✓			

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lodging that emphasizes extended stays, as set forth in LU 1.12. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited. Performance standards for Business Park uses shall ensure that: <ol style="list-style-type: none"> <li>a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods.</li> <li>b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties.</li> <li>c. Signage will be controlled.</li> <li>d. Curb cuts will be minimized and sharing of access encouraged.</li> <li>e. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated.</li> <li>f. Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the area.</li> </ol>				
<b>LU 4.3 Office and Institutional (I-OI). [GP]</b> This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses. The Office and Institutional use category includes lands intended to support the needs of the Goleta Valley Cottage Hospital and related medical services. These lands, which are in the vicinity of Hollister Avenue and Patterson Avenue, are designated within a Hospital Overlay on the land use plan map (Figure 2-1). The following shall apply solely to lands within the Hospital Overlay: <ol style="list-style-type: none"> <li>a. The recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction</li> </ol>	✓			

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standards and/or technical requirements. b. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings.				
<b>LU 4.4 Service Industrial (I-S).</b> [GP/CP] This designation is applied to properties within the airport flight path where airport operations limit the range and density of activities that may be allowed. Densities shall not exceed 25 persons per acre to conform to the Airport Land Use Plan and airport operations, as well as to maintain acceptable levels of service on roadways serving these areas. Uses may occur in a less-managed environment than in the Business Park category. Allowed uses include warehouses, storage, outdoor storage (including storage of vehicles and recreational vehicles), automotive sales and rentals, manufacturing, heavy commercial uses, and similar uses that may be compatible with airport operations. The processing or storage of flammable or hazardous materials shall be strictly controlled. Near the airport, heights of structures and landscaping shall be limited so as not to interfere with the airspace in the airport approach zone and clear zone..	✓			
<b>LU 4.5 General Industrial (I-G).</b> [GP/CP] This designation is intended to provide land areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar heavy commercial uses. Uses in these areas may occur in a less managed environment than in the Business Park designation. The processing or storage of hazardous materials shall be strictly controlled and subject to necessary permits in accordance with state and federal law. Uses appropriate in this land use designation include but are not limited to general manufacturing, assembly and fabrication, heavy commercial uses, high-technology manufacturing, research and development, wineries, breweries, building and construction services, and public facilities.	✓			
<b>LU 4.6 South Kellogg Industrial Area.</b> [GP] The following requirement shall apply to the South Kellogg Industrial Area, which consists of about 14 parcels generally located between Highway 101 and Armitos Avenue (including APNs 071-041-029; 071-041-030; 071-041-031; 071-041-032; 071-041-033; 071-041-038; 071-041-039; 071-041-040; 071-041-041; 071-043-002; 071-090-074; 071-090-082; 071-090-083; and 071-090-047):  a. Inventory of Existing Businesses. The number of businesses and types of uses existing as of 2006 in the subject area is uncertain, as is whether all uses and development have been properly authorized by permits. In association with the owners of these parcels, the City shall require a precise inventory that includes the following information for each separate		✓		

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business activity: (1) the name of the business and its owner; (2) its location on the site; (3) a description of the type of use; and (4) existing site improvements. b. Determination of Permit Status. The City shall review permit records and make a determination as to uses and/or development that have been duly authorized by the appropriate type of permits. c. Cessation of Unpermitted Uses. Uses determined to not have proper permit authorization and which are not allowed by the zoning code shall be terminated. d. Permit Applications. Existing uses and development determined to not have proper permit authorization but which are allowed by the zoning code shall be required to submit the appropriate applications to the City. e. Mitigation of Adverse Impacts on the Adjacent Residential Area. Approvals of any permits shall include conditions that require mitigation of adverse effects on the adjacent residential area. f. Time Frame. The City shall review the status of compliance after 3 years. If substantial progress has not been demonstrated, the City may initiate more intense code enforcement efforts and/or a General Plan amendment process to consider redesignation of the subject area to "Planned Residential – 8 units/acre" or other appropriate land use category.				
<b>Goal LU 5: Provide land areas for governmental administration and operations, schools, fire stations, and other public and institutional uses within the city.</b>				
<b>LU 5.2 Public and Quasi-Public Use (P-QP). [GP]</b> This designation is intended to identify existing and planned land areas for public facilities, such as, but not limited to, community centers, governmental administration, governmental operations, libraries, and public schools. The designation also allows quasi-public uses, such as private schools, religious institutions, lodges, social clubs, day care centers, and similar uses. Land within the rights-of-way for US-101 and SR-217 are also designated within this use category. Public and quasi-public uses are also permitted in various other land use categories in order to provide maximum flexibility in determining locations for future public facilities. The Public and Quasi-Public use category does not include public and private parks, recreation, or open space, which are accommodated in a separate use category.	✓			
<b>Goal LU 6: Provide land areas for public parks, recreation, and open space land uses and private recreational lands within the city and recognize the importance of their contribution to the overall quality of life in Goleta.</b>				
<b>LU 6.2 Open Space/Passive Recreation. [GP/CP]</b> This use category is intended to identify and reserve areas with sig-	✓			

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nificant environmental values or resources, wildlife habitats, significant views, and other open space values. It may be used to designate both private and public open space areas. The category includes areas reserved for natural drainage courses that may be managed as part of the City’s storm-water management program. The following criteria and standards shall apply to lands within this designation: <ol style="list-style-type: none"> <li>a. Open space lands are intended to maintain the land in a natural condition in order to protect and conserve sensitive habitats.</li> <li>b. Resource management activities, including, but not limited to, habitat restorations, are permitted.</li> <li>c. Minimal improvements to accommodate passive public use, such as trails, nature education, beach access, and public viewing areas, are permitted.</li> <li>d. Except for existing facilities, active recreational uses involving structures or improvements to the land shall not be permitted.</li> <li>e. Limited parking and public access improvements may be allowed provided that any adverse impacts on the associated resources are either avoided or mitigated.</li> </ol>				
<b>LU 6.3 Open Space/Active Recreation. [GP/CP]</b> This designation is intended to identify existing or planned areas for public parks and active recreational activities and facilities, such as playgrounds, picnic areas, tennis courts, ballparks, and sports fields. This use category is also intended to apply to significant private outdoor recreational facilities, such as golf courses and privately owned parks. Individual recreational areas may include a mix of passive and active recreational features or improvements. Appropriate caretaker facilities and residences may also be allowed if consistent with the character of the planned uses. The designation may also include storm drainage facilities.	✓			
<b>Goal CD 7: Preserve existing agricultural lands and reserve vacant lands suitable for agriculture to maintain the option of future agricultural uses, including local production of food commodities.</b>				
<b>LU 7.4 Permitted Uses. [GP]</b> The Agriculture designation allows for a wide range of agricultural uses, including, but not limited to, grazing, raising of livestock and poultry, orchards, vineyards, growing of food and fiber crops, nurseries, and other forms of horticulture. Structures customary and incidental to agricultural activities are permitted, including one primary dwelling unit; farmworker housing, limited to workers employed on-site; barns; storage sheds; fences; and similar improvements. Except for these structures and appropriate utility and access improvements, activities or structures that impair the productivity of soils shall not be allowed. Retail sale of produce and products produced on the site, products produced by wineries and other small-scale pro-	✓			

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cessing facilities, and agricultural products grown off-site are allowed subject to approval of a conditional use permit.				
<b>Goal LU 8: Promote coordinated planning and development of designated medium-density residential sites in the Central Hollister area in order to create a quality, livable environment with appropriate design and amenities for future residents of this new residential neighborhood.</b>				
<b>LU 8.1 Applicability. [GP]</b> Twenty-four vacant parcels of land totaling 68.25 acres, situated largely within North Willow Springs and the Raytheon Specific Plan area, are designated for future medium-density residential development. This area lies between Hollister Avenue and the Union Pacific railroad tracks, extending from east of Los Carneros Way to Storke Road. These vacant lands, a portion of which is interspersed with existing Business Park development, collectively include a large portion of the residential development capacity defined by this plan.		✓		
<b>LU 8.2 Purpose. [GP]</b> The intent for this area is to enable new residential development on the existing vacant parcels along with provision of incidental and subordinate small-scale commercial uses that will serve the needs of existing employees and future residents in the immediate area. The nonresidential development should be clustered at a single site or a small number of individual sites west of Los Carneros Way. A related intent is to enable transit-oriented development along the city's primary transportation corridor so as to efficiently utilize existing infrastructure, reduce future increases in automobile travel, and support use of alternative, less-polluting modes of travel.		✓		
<b>LU 8.3 Permitted Uses. [GP]</b> The land area addressed by this policy shall be subject to a new Central Hollister Residential Overlay Zone, or district, that defines the scope, extent and character of neighborhood-serving nonresidential uses and development that may be permitted.		✓		
<b>LU 8.4 Affordable Housing Development. [GP]</b> The land area addressed by this policy, which was redesignated from non-residential to residential use through adoption of this plan, is intended to accommodate a substantial portion of the future production of affordable housing units within the city. These sites shall be subject to an Affordable Housing Overlay Zone.		✓		
<b>LU 8.6 Performance Standards. [GP]</b> Performance standards applicable to development within this area shall ensure that: <ol style="list-style-type: none"> <li>The scale and design of uses are compatible with each other and reinforce the character and functions of other uses in the area and surrounding areas.</li> <li>The timing of new development will ensure a balance of housing and commercial uses.</li> <li>Lighting, noise, odors, and air pollutant emissions from</li> </ol>		✓	✓	

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commercial and Business Park uses will not interfere or conflict with residential uses. d. Signage will be controlled and limited to maintain an attractive living environment. e. Curb cuts for driveway access to individual properties will be minimized and sharing of access encouraged. f. Efficient and attractive pedestrian and bicycle connectivity will be provided between uses. g. Pedestrian-oriented outdoor spaces will be provided at strategic locations in the development. h. Adequate and safe motorized and nonmotorized access to each site is provided.				
<b>Goal LU 9: Coastal-Developemnt and –Related Uses– Designate lands in appropriate locations near or on the shoreline for uses that are dependent upon coastal locations and cannot readily be provided at inland sites.</b>				
<b>LU 9.1 Site #1 – Coastal Resort Parcels (Visitor Commercial).</b> [GP/CP] The Land Use Plan map designates the lands that comprise the Bacara Resort as Visitor Commercial. This site is the only shoreline land in the City that is designated in this category or that is suitable for this type of use. The requirements applicable to this property are as follows: a. The site shall continue to be used for transient lodging, such as a hotel, and various facilities and services accessory to transient lodging, such as restaurants, retail shops, conferences and meetings, hotel-related events, recreational services, and other services that are dependent upon a coastal location, while ensuring the conservation and protection of coastal resources. b. Residential use shall be prohibited. c. All transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be limited to occupancy for no more than 30 consecutive days at any one time and shall be available for overnight stays by the general public. d. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be a permitted use regulated by mechanisms such as owner-occupancy limits, to ensure that these accommodations are available to the general public. e. Approval of any proposal for transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall limit occupancy by owners of individual units to 30 or fewer consecutive days for any single stay and no more than 90 total days in any calendar year. All transient lodging units in above-	✓			

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mentioned forms of ownership shall be made available for transient occupancy use by the general public through the hotel reservation system at times when units are not occupied. <p>f. Any expansion or alteration of existing development shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. "Maintain or expand" is clarified to include flexibility, if at least one of the following is met:</p> <ol style="list-style-type: none"> <li>1. To provide better protection of coastal resources;</li> <li>2. To maximize public access; and/or</li> <li>3. If natural processes impede existing access.</li> </ol> <p>g. Any expansion or alteration of existing development shall be required to protect environmentally sensitive habitats and archaeological resources, including provision of the buffers set forth in the Conservation Element.</p>				
<p><b>LU 9.2 Site #2 – Coastal Recreation. [GP/CP]</b> This parcel, occupied as of 2005 by the Venoco EOF, is designated in the Open Space/Active Recreation use category. The requirements applicable to this site are as follows (see Figure 2-2):</p> <p>a. The Recreation designation shall continue the nonconforming status of the existing use. The use was nonconforming at the time of incorporation of the City of Goleta. Its nonconforming status dates to the early 1990s when the property's zoning was changed by the County of Santa Barbara to the Recreation District as part of a plan to consolidate onshore oil and gas processing at the Las Flores Canyon site in the unincorporated area west of Goleta.</p> <p>b. The intent is that in the long-term use of the property for oil and gas processing shall be terminated. The processing of hazardous materials and the risks associated with air emissions make this location, which is adjacent to Bacara Resort and Sandpiper Golf Course and near Ellwood School and the residential neighborhoods of Santa Barbara Shores and Winchester Commons, unsuitable for oil and gas processing in the long term.</p> <p>c. Until such time as the oil and gas processing use is terminated, any modifications or alternations of the existing facilities shall be in accordance with the provisions of LU 10.1 and shall be designed to improve air quality, reduce environmental impacts and hazards, and improve safety for nearby lodging, recreational, and residential uses.</p> <p>d. Upon termination of the oil and gas processing use, the</p>	<input checked="" type="checkbox"/>			

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priority use for the site shall be coastal-dependent and coastal-related recreational uses that are conducted primarily outdoors or limited to small-scale structures. Adequate on-site parking shall be provided to serve all recreational uses (see related Policy OS 2).				
<p><b>LU 9.3 Site #3 – Coastal Recreation Parcels. [GP/CP]</b> These parcels, which were occupied by the Sandpiper Golf Course as of 2005, are designated in the Open Space/Active Recreation use category. The requirements applicable to this site are as follows (see Figure 2-2):</p> <ul style="list-style-type: none"> <li>a. The Sandpiper site shall continue to be used for golf course and other related outdoor recreation purposes.</li> <li>b. The golf course shall be maintained as a public course and shall not be converted to a members-only course.</li> <li>c. Any future project that requires a discretionary approval by the City shall be subject to a condition that requires preference to be given to local residents in terms of fees and tee times during appropriate time periods each week.</li> <li>d. The size and design of any new buildings and structures, or expansions and alterations of existing buildings, shall be controlled so as to preserve the character of the property as open land and minimize impacts on views of the ocean and Channel Islands from Hollister Avenue and views of the Santa Ynez Mountains from within the property and from beach and water areas.</li> <li>e. Any new development or alternation of the existing facilities and golf course shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. Lateral bluff-top access may also be considered and should connect with the bluff-top trail on Santa Barbara Shores Park, with a transition down the bluff to the SL 421 access road. The intent is to secure access easements, or offers to dedicate, that will provide for lateral access during all seasons and tide conditions. Conceptual locations for future coastal accessways are shown on Figure 3-1 in the Open Space Element (see also OS 1.7).</li> <li>f. Any commercial uses, including restaurants, shall be open to the general public.</li> <li>g. Views from Hollister Avenue to the ocean and islands shall be preserved. Perimeter walls and landscaping that would obstruct or impair coastal views shall not be permitted.</li> <li>h. Any rerouting or alteration of the golf course shall be designed in a manner that protects and enhances</li> </ul>	✓			

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environmental resources, including adjacent monarch butterfly habitat areas, Devereux Creek, and other drainages, and that protects safety on the beach. (See related Policies OS 1 and OS 2.).				
<p><b>LU 9.4 Site #4 – Santa Barbara Shores Park and Sperling Preserve Parcels (Open Space/Passive Recreation).</b>  <b>[GP/CP]</b> This group of parcels, with a total of about 229 acres, is owned by the City. These lands are subject to deed restrictions that require the use of the property to be restricted in perpetuity to passive recreational activities and habitat protection. The criteria applicable to these parcels are as follows (see Figure 2-2):</p> <ul style="list-style-type: none"> <li>a. All future actions shall be consistent with the primary purposes of (1) preserving and enhancing the properties’ sensitive habitats, including habitats for monarch butterflies, various raptors, and western snowy plovers, as well as vernal pools, riparian areas, native grasslands, coastal scrub, and other sensitive aquatic and terrestrial habitats and (2) preserving or improving the past level of access and use by the public.</li> <li>b. Any development of structures shall be limited to a public restroom facility to be located at the public parking lot at Hollister Avenue.</li> <li>c. An extensive coastal access trail system shall be maintained, as shown in Figure 3-2 of the Open Space Element. The trails shall include segments of the California Coastal Trail and the Juan Bautista de Anza Historic Trail.</li> <li>d. Any trail improvements shall be designed to maintain the natural, low-impact appearance of the existing informal trails; surfacing materials shall be limited to compacted fines or native soil materials without binders. The widths of trails shall be the minimum necessary to accommodate the planned types of users.</li> <li>e. A public coastal access parking lot, not to exceed 45 parking spaces, shall be maintained at Santa Barbara Shores Park, with vehicular access from Hollister Avenue.</li> <li>f. Any ornamental landscaping shall be limited to native species that will maintain the natural appearance of the area and that will not impair or obstruct scenic views from Hollister Avenue to the coastal bluffs, Pacific Ocean, and Channel Islands and preserve views from within the property to the Santa Ynez Mountains. (See related Policy OS 5 and Figures 3-3 and 3-4.)</li> </ul>	<input checked="" type="checkbox"/>			
<p><b>Goal LU 10: Energy-Related On-and Off-Shore Uses – Promote the discontinuation of onshore processing and transport facilities for oil and gas, the removal of unused or abandoned facilities, and the restoration of areas affected by existing or former oil and gas facilities within the city</b></p>				

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<p><b>LU 10.1 Oil and Gas Processing Facilities (Venoco Ellwood Onshore Oil and Gas Processing Facility). [GP/CP]</b>                      As of 2005, the city had one existing oil and gas processing facility situated within its boundaries, the Venoco-owned EOF, which is a nonconforming use. The EOF and other oil and gas processing facilities generate emissions of air pollutants, pose safety hazards to nearby areas, create visual impacts, and create risks to marine and land resources associated with spills, leaks, or pipeline ruptures. The following standards shall apply to oil and gas processing facilities:</p> <ul style="list-style-type: none"> <li>a. The City supports County policies regarding consolidation of oil and gas processing in the South Coast Consolidation Planning Area at Las Flores Canyon in the unincorporated area west of Goleta. No new oil and gas processing facilities shall be permitted within Goleta.</li> <li>b. The Venoco EOF site is an inappropriate location for processing of oil and gas because of the public safety and environmental hazards associated with this type of use and its close proximity to residential neighborhoods, Ellwood School, Bacara Resort, and environmentally sensitive habitat areas. The site is designated in the Open Space/Active Recreation use category on the Land Use Plan map and shall continue to be a nonconforming use.</li> <li>c. The EOF shall continue to be subject to the rights and limitations applicable to nonconforming uses under California law. No modifications or alterations of the facility or other actions shall be authorized that would result in the expansion of the permitted throughput capacity of the EOF. The existing maximum permitted capacity shall not be exceeded, except for very minor increases that may be incidental to actions designed to improve safety or reduce environmental impacts.</li> <li>d. Until the EOF use is terminated, the priority shall be to insure that the facility strictly meets or exceeds all applicable environmental and safety standards.</li> </ul>	✓			
<p><b>LU 10.2 Decommissioning of the Venoco Ellwood Onshore Oil and Gas Processing Facility. [GP/CP]</b> The following requirements shall apply to the cessation of operations and decommissioning of the facility:</p> <ul style="list-style-type: none"> <li>a. Within 12 months of cessation of operations, the existing owner/operator shall submit an Abandonment Plan application for City review and approval. The Abandonment Plan shall include a detailed description of all decommissioning work and site restoration, including, but not limited to, remediation of soil and groundwater contamination if required by the City or County Fire Department. Removal of all oil and gas</li> </ul>	✓			✓

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<p>facilities and debris from the site shall be required, except where such removal would result in greater adverse impacts than abandonment in place. Disposition of all materials shall be at a properly licensed disposal site and in compliance with any applicable requirements. The estimated cost of the decommissioning work shall be deposited to an escrow account no later than the time the Abandonment Plan is submitted to the City.</p> <p>b. An Abandonment Plan shall also be required as part of any request for expansion of production levels for oil or gas. This Abandonment Plan shall be subject to a requirement for the owner/operator to provide a sinking fund or other financial instrument or surety that would pay for the full costs of decommissioning, including any required soil or groundwater remediation.</p> <p>c. The owner/operator shall commence the decommissioning activities within 2 years of the cessation of operations and shall complete removal of all oil and gas facilities within 2 years following the start of the decommissioning project.</p> <p>d. Decommissioning shall include restoration of the EOF site to a natural condition or to a condition that is suitable for the uses and development that are allowed within the Open Space/Active Recreation use category designated for the property. Restoration shall include recontouring the site, if appropriate, and revegetation with suitable native plant material. The restoration plan shall be prepared by the owner/operator and shall be subject to review and approval by the City.</p>				
<p><b>LU 10.3 Oil and Gas Transport and Storage Facilities.</b>  <b>[GP/CP]</b> Existing active oil and gas pipelines and storage facilities as of 2005 are associated with transporting oil and gas from Platform Holly and shoreline wells at S.L. 421 to the EOF and to Line 96, which transports oil from the EOF to the Ellwood Marine Terminal (EMT). Inactive and abandoned pipelines may exist at various locations within the city, particularly near the shoreline. The following shall apply to oil and gas transport and storage facilities within the city:</p> <p>a. New oil and gas pipelines and storage facilities, except for transmission and distribution facilities of a Public Utility Commission (PUC) regulated utility, shall not be approved within the city unless there is no feasible or less environmentally damaging alternative location for a proposed pipeline. Existing facilities shall be maintained and operated in a manner that assures safety, minimizes or avoids risks of leakage or rupture, and that avoids impacts to visual and recreation and scenic</p>			✓	

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<p>resources, including beaches. Alterations or replacement of existing pipelines or segments of pipelines shall be limited to the minimum necessary to ensure safety or prevent environmental damage.</p> <p>b. In the event that extended field development from Platform Holly is approved, the City supports the processing of oil and gas production at the South Coast Consolidation Planning Area at Las Flores Canyon. Any increase in throughput above currently permitted levels shall require a General Plan amendment and rezone of the EOF site to a use category and zoning district that allow oil and gas processing.</p> <p>c. Unused, inactive, or abandoned pipelines as of 2005, including the remnants of the Arco pipeline, shall be required to be decommissioned. An Abandonment Plan application shall be required to be submitted for City review and approval. Where such pipelines exist on property that is proposed for development or redevelopment, the Abandonment Plan application shall be submitted concurrent with the application for development of the property but shall be processed separately.</p> <p>d. Existing pipelines that were actively used as of 2005 shall be decommissioned as part of and concurrent with the decommissioning of the related oil and gas facilities, such as the EOF, EMT, the S.L. 421 shoreline wells and piers, and Platform Holly.</p> <p>e. When onshore and offshore oil and gas pipelines are decommissioned, regardless of whether the pipeline was active or unused as of 2005, the pipeline and all related debris shall be removed. Exceptions may be granted for segments of onshore pipelines that are within city street rights-of-way or that traverse environmentally sensitive habitat areas, provided that the applicable pipeline segments are properly cleaned and treated prior to abandonment in place. Areas of ground disturbance shall be restored to pre-project conditions, including revegetation of the affected area. Where segments of pipelines that traverse environmentally sensitive habitats, including, but not limited to, wetlands, streams, or coastal dunes and beaches, are decommissioned and/or removed, all affected habitat areas shall be restored consistent with the character of the habitat.</p> <p>f. The existing owner/operator of a pipeline to be decommissioned shall be responsible for all costs related to the decommissioning. When a responsible owner/operator of an inactive or abandoned pipeline cannot be found, any successor in interest shall be the re-</p>				

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responsible party, including the owner of the real property on which the pipeline is situated				
<p><b>LU 10.4</b>      <b>State Lands Commission Lease 421. [GP/CP]</b> Two idle wells, one for oil production and one for wastewater injection, and related piers exist as of 2005 in state tidelands at the Pacific shoreline below the Sandpiper Golf Course property. These are the last two remaining shoreline oil wells in the state. Production has been idled since 1994 when the former owner/operator stopped operations following a pipeline rupture and oil spill. The location of the wells within the tidal zone results in a risk of discharge of oil into the seawater in the event of failure of the wells or their components. S.L. 421 is served by several onshore facilities, including pipelines and an access road protected by a riprap seawall at the base of the bluff. The current owner, Venoco, has an interest in recommissioning production at the idled oil well. The following policy applies to S.L. 421 and the related onshore facilities:</p> <p>a. The City's intent is that oil production not be recommenced at S.L. 421 because of the environmental hazards posed by the resumption of oil production and processing over coastal waters and the impacts to visual resources and recreation at the beach. Unless it is determined that there is a vested right to resume production at S.L. 421, the City supports termination of the lease by the State Lands Commission (SLC) and/or a quitclaim of the lease by the owner/operator.</p> <p>b. If resumption of production is considered for approval, on-pier processing of the oil at a site within the tidal zone should not be approved unless it is demonstrated that there is no feasible and less environmentally damaging alternative to processing on the pier. The development of new processing facilities over the sea would result in an increased and unacceptable level of risk of environmental damage.</p> <p>c. Decommissioning and proper abandonment of S.L. 421 facilities, including the piers and riprap seawall, shall be required concurrent with decommissioning of the EOF or immediately upon termination of S.L. 421. An Abandonment Plan application shall be submitted by the owner/operator within 12 months following an action to terminate the lease. The owner/operator shall commence the decommissioning activities within 2 years of the action to terminate the lease. All work to remove S.L. 421 facilities shall be completed within 3 years after starting the decommissioning project.</p> <p>d. Decommissioning work shall include restoration of the site to its natural preproject conditions. Restoration plans shall be subject to review and approval by the</p>		✓		

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<b>LU 10.5</b> <b>Ellwood Marine Terminal. [GP]</b> The onshore portion of the existing EMT is located just outside the city boundary on lands leased by Venoco from the University of California, Santa Barbara. The current lease expires in January 2016. The portion seaward of the mean high tide line is subject to a lease from the State Lands Commission and includes an undersea pipeline that extends to a mooring area for barges. The onshore component of the EMT is situated adjacent to the City-owned Ellwood Mesa Open Space Preserve. Oil is transported to the EMT from the EOF via the Line 96 pipeline. <ul style="list-style-type: none"> <li>a. The City supports the termination of the lease between UCSB and Venoco at, or prior to, the present expiration date in January of 2016.</li> <li>b. Upon cessation of use, the EMT should be properly decommissioned, including removal of the onshore and offshore portions of the facility, except where such removal would result in greater adverse impacts than abandonment in place, and the site should be restored to a natural condition with appropriate revegetation.</li> <li>c. The City supports the cessation of transport of oil by barge or tanker. In the event of new production at Platform Holly from extended-reach drilling of new wells, the City supports the transport of the new oil and gas production by pipeline to the Las Flores Canyon area for processing.</li> </ul>		✓	✓	
<b>LU 10.6</b> <b>Oil and Gas Production Areas. [GP]</b> As of 2005, all oil and gas transported by or processed at facilities within the city was produced from wells in offshore lease areas. These include leases within state waters administered by SLC, specifically State Leases 421, 3120, and 3242. Leases beyond the 3-mile boundary of the state within the waters of the outer continental shelf (OCS) are administered by the U.S. Minerals Management Service (MMS). <ul style="list-style-type: none"> <li>a. The City shall oppose any new leases in the western Santa Barbara Channel for offshore oil and gas production within state waters and within the waters of the outer continental shelf.</li> <li>b. The City shall oppose the construction of any new oil and gas production or processing facilities in the waters offshore of Goleta.</li> <li>c. Upon cessation of production at Platform Holly, the City supports the timely quitclaim of all associated leases, permanent discontinuation of all oil and gas production, and inclusion of all former lease areas into the California Coastal Sanctuary offshore of Goleta and the County of Santa Barbara.</li> </ul>		✓		

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d. If oil and gas production from new offshore leases or facilities occurs, the new production shall not be processed at the EOF. Any such production should be transported by pipeline to the nearest consolidated processing facility as defined by the County of Santa Barbara's South Coast Consolidation Planning Area policies.				
<b>Goal LU II Growth Management – Manage the timing of future growth based on maintenance of service levels and quality of life.</b>				
<b>LU 11.1 Pacing of Growth. [GP]</b> The City shall ensure that the timing of new development is consistent with resource and service constraints, including, but not limited to, transportation infrastructure, parks, water supply, sewer system capacity, and energy availability. (See also LU Guiding Principle and Goal #9; LU 1.13; TE 1.2; TE 13; TE 14; PF Guiding Principles and Goals #6, 7 and 9; PF 4; PF 7.1; PF 7.2; HE 3).				✓
<b>Goal CD 12: Land Use In Goleta's Environs – Identify possibly areas for future service delivery and boundary expansion by the City. Influence the amount and character of land use change and development in nearby areas of the Goleta Valley that are not within the city but that may result in impacts inside the city and provide guidance with respect to mitigation of those impacts.</b>				
<b>TRANSPORTATION ELEMENT</b>				
<b>Goal TE 1: Integrated Multi-Modal Transportation System</b>				
<b>TE 1.6 Development Review. [GP/CP]</b> As a condition of approval of new non-residential projects, the City may require developers to provide improvements that will reduce the use of single-occupancy vehicles. These improvements may include, but are not limited to, the following: a. Preferential parking spaces for carpools. b. Bicycle storage, parking spaces, and shower facilities for employees. c. Bus turnouts and shelters at bus stops. d. Other improvements as may be appropriate to the site.				✓
<b>Goal TE 2: Transportation Demand Management – Attempt to influence individual travel behavior, particularly at larger-scale employers, to lower future increases in peak-hour commute trips and other trips by persons in single-occupant vehicles.</b>				
<b>TE 2.2 Land Use Strategies to Reduce Automobile Travel Demand. [GP]</b> The City supports the following land use strategies, as provided in the Land Use and Housing Elements, which may enable greater reliance by commuters, shoppers, and others, on alternative modes of travel: a. Live-work development, wherein residential units in some areas may be designed to include work spaces for the residents. b. Mixed-use development on individual sites, whereby residential and non-residential uses are permitted in an integrated development project on a single site.	✓		✓	

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c. Mixed-use development within particular subareas of the city, whereby varying uses on separate parcels are located in close proximity to one another so as to enable walking and bicycling between residences, workplaces, and shopping areas. These sub-areas include, but are not limited to: Old Town, the Hollister Corridor, and the Calle Real-Fairview Avenue areas. d. The provision of onsite commercial services for employees in new non-residential development, such as but not limited to cafeterias, childcare, financial services, convenience retail services, concierge services, and others as appropriate. e. The provision of onsite or nearby employee housing within business parks, office and institutional uses, and other employment concentrations as appropriate, to encourage walking to work.				
<b>TE 2.4 Employer-Based or Project-Based Transportation Management Plans. [GP]</b> When appropriate, the City may as a condition of approval require proposed larger-sized non-residential developments with 100 or more employees to prepare and adopt a Transportation Management Plan (TMP) and to maintain a designated Transportation Manager. The TMP shall establish quantified objectives for trip reduction and shall identify the specific measures that will be employed to accomplish trip reduction, including but not limited to the measures identified in TE 2.1. The Transportation Manager shall work with Santa Barbara County Association of Governments' (SBCAG) Traffic Solutions ... and the City in developing, implementing, and monitoring the TDM measures and shall provide an annual report to the City on the status and effectiveness of the measures.			✓	✓
<b>TE 2.5 City of Goleta TDM Program. [GP]</b> The City shall establish a program that will provide measures or incentives to encourage reduction in vehicle trips, including commute trips, by its employees. These measures may include but are not limited to the actions identified in TE 2.1.			✓	
<b>Goal TE 7: Public Transit (Bus Transportation) – Support the efforts by MTD and other transit providers to sustain and expand the bus transit system to serve the needs of local and regional commuters, the transit-dependent population, and other users in a convenient, reliable, and efficient manner. Increase bus ridership levels in order to reduce peak-period automobile trips on area roadways.</b>				
<b>TE 7.12 Transit Amenities in New Development. [GP/CP]</b> The City shall require new or substantially renovated development to incorporate appropriate measures to facilitate transit use, such as integrating bus stop design with the design of the development. Bus turnouts, comfortable and attractive all-weather shelters, lighting, benches, secure bicycle parking, and other appropriate amenities shall be incorporated into development, when appropriate, along Hol-			✓	✓

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Hollister Avenue and along other bus routes within the city. Existing facilities that are inadequate or deteriorated shall be improved or upgraded where appropriate and feasible.				
<b>Goal TE 8: Rail Transportation – Accommodate commuter-oriented rail passenger service along the UPRR corridor that would serve employment centers in Goleta and UCSB, in the event that the region determines to pursue this option to accommodate long-distance work trips between Ventura County and Goleta.</b>				
<b>TE 8.4 Linkage of Land Use With Potential Commuter Rail. [GP]</b> The land-use plan map designates land areas along and near the railroad corridor in the mid-Hollister area for business park and medium-density multi-family residential development. It is the intent that these higher-intensity uses support and not prevent potential passenger rail service as well as support existing and potential expanded bus commute services along the Hollister Corridor.		✓		
<b>Goal TE 9: Parking – Ensure that an adequate amount of parking is provided to accommodate the needs of existing, new, and expanded development, with convenient accessibility and attention to good design. Assure that on- and off-street parking is responsive to the varying and unique needs of individual commercial areas and residential neighborhoods.</b>				
<b>TE 9.1 Off-Street Parking. [GP/CP]</b> The primary source of parking supply for new development of all types of uses within the city shall be off-street parking spaces that are provided on site within the development.			✓	
<b>TE 9.2 Adequacy of Parking Supply in Proposed Development. [GP/CP]</b> The City shall require all proposed new development and changes/intensifications in use of existing nonresidential structures to provide a sufficient number of off-street parking spaces to accommodate the parking demand generated by the proposed use(s), and to avoid spillover of parking onto neighboring properties and streets.			✓	✓
<b>TE 9.3 Parking in Residential Neighborhoods. [GP/CP]</b> Any proposed new or expanded use in residential areas shall provide adequate onsite parking to support the use. Adequate parking shall be provided to minimize the need for parking in public rights-of-way and to avoid spillover of parking onto adjacent uses and into other areas. The existing supply of on-street parking spaces shall be preserved to the maximum extent feasible. Off-street parking for proposed new single-family dwellings in all residential use categories shall be provided in enclosed garages. Driveway aprons in single-family residential neighborhoods shall have sufficient widths and depths to allow parking of two standard-sized vehicles in front of the garage.			✓	✓
<b>TE 9.4 Parking within Commercial and Industrial Areas. [GP/CP]</b> The following standards shall apply to parking within nonresidential areas: a. An adequate number and appropriate type of parking spaces shall be provided on site for new development			✓	✓

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or changes of use in commercial, business park, and other industrial areas. <ul style="list-style-type: none"> <li>b. Supplemental satellite parking facilities are encouraged for large employers to prevent spillover parking into neighboring areas.</li> <li>c. In determining the adequacy of proposed parking for new or substantially modified development, the City may consider proximity to transit facilities and the provisions of a TMP where it is demonstrated that the plan's measures will sufficiently reduce the demand for onsite parking.</li> <li>d. Conditions of approval for large nonresidential projects may include a requirement to prepare a TMP that includes monitoring of parking lot utilization and measures that will be implemented if the event that the supply of onsite parking spaces is inadequate.</li> <li>e. Provision of large amounts of excess parking is discouraged, except that surplus landscaped areas may be identified and reserved for future expansion of parking areas if warranted by future conditions.</li> <li>f. Compact parking spaces and 90-degree parking stalls are discouraged in parking lots serving high-turnover uses, such as (but not limited to) retail commercial centers.</li> </ul>				
<b>TE 9.5 Parking Lot Design. [GP]</b> Design standards applicable to retail, commercial, business parks, and parking lots are set forth in the Visual and Historic Resources Element Subpolicies VH 4.5, 4.7, and 4.11. In addition, the following standards and criteria shall apply to parking lots of three or more spaces: <ul style="list-style-type: none"> <li>a. Parking lot design shall provide that all individual spaces are clearly delineated and have easy ingress and egress by vehicles.</li> <li>b. Proposals that include compact parking spaces shall be subject to discretionary approval by the City, and the number of compact parking spaces shall not exceed 20 percent of the total; parking spaces for oversized vehicles shall be included when appropriate.</li> <li>c. Access driveways and aisles shall have adequate geometrics, and the layout shall be clear, functional, and well organized.</li> <li>d. Pedestrian walkways between the parking area and the street, main entrance, and transit stops should be protected by landscaped or other buffers to the extent feasible.</li> <li>e. The visual impact of large expanses of parking lots shall be reduced by appropriate response to the design standards set forth in the Visual and Historic</li> </ul>			<input checked="" type="checkbox"/>	

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Resources Element's Policy VH 4.				
<b>TE 9.6 Old Town Parking. [GP]</b> The following criteria and standards shall apply to parking in the Goleta Old Town area: a. ... b. Where practical and feasible, on-street parking shall be used to create a buffer between pedestrians and vehicle traffic, reduce the speed of traffic, and provide for needed short-term parking. c. The City may consider establishing a program whereby new development could be allowed to pay a fee in lieu of providing all or a portion of the required onsite parking. Such fee receipts... shall be used exclusively to acquire land and/or construct or improve one or more off-street parking facilities. d. Any proposed parking structures shall be compatible with the surrounding area in terms of size, bulk, scale, and design. Commercial space shall be incorporated in the structure along the street and sidewalk frontage.			✓	
<b>TE 9.7 Shared (Joint Use) Parking. [GP/CP]</b> The City's new Zoning Code shall include provisions to allow consideration and approval of proposals for shared parking for multiple uses on a single site and/or adjacent sites where some proposed uses have peak demand in the daytime while the peak demand for other uses is in the nighttime hours. The intent shall be to promote efficient use of parking areas and to reduce the amount of paved or impervious surfaces.			✓	
<b>Goal TE 10: Pedestrian Circulation – Encourage increased walking for recreational and other purposes by developing an interconnected, safe, convenient, and visually attractive pedestrian circulation system.</b>				
<b>TE 10.3 Design Criteria for Pedestrian Facilities. [GP]</b> The City shall establish guidelines for pedestrian walkways, including but not limited to widths and other geometrics, street corners, types of materials, street crossings, and other features as appropriate. Such standards may be included in the Master Plan for Pedestrian Circulation.			✓	
<b>TE 10.4 Pedestrian Facilities in New Development. [GP]</b> Proposals for new development or substantial alterations of existing development shall be required to include pedestrian linkages and standard frontage improvements. These improvements may include construction of sidewalks and other pedestrian paths, provision of benches, public art, informational signage, appropriate landscaping, and lighting. In planning new subdivisions or large-scale development, pedestrian connections should be provided through subdivisions and cul-de-sacs to interconnect with adjacent areas. Dedications of public access easements shall be required where appropriate.			✓	✓

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<b>Goal TE 11: Bikeways Plan – Encourage increased bicycle use for commuting and recreational purposes by developing an interconnected circulation system for bicycles that is safe, convenient, and within a visually attractive environment.</b>				
<b>TE 11.4</b> <b>Facilities in New Development. [GP]</b> Bicycle facilities such as lockers, secure enclosed parking, and lighting shall be incorporated into the design of all new development to encourage bicycle travel and facilitate and encourage bicycle commuting. Showers and changing rooms should be incorporated into the design of all new development where feasible. Transportation improvements necessitated by new development should provide onsite connections to existing and proposed bikeways.			✓	✓
<b>OPEN SPACE ELEMENT</b>				
<b>Goal OS 1: Lateral Shoreline Access – Provide for the creation of continuous public lateral beach and bluff-top access along the entire Goleta shoreline and increase and enhance opportunities for enjoyment of beach, shoreline, and bluff-top areas, consistent with the natural shoreline character, private property rights, and public safety.</b>				
<b>OS 1.3</b> <b>Preservation of Existing Coastal Access and Recreation. [GP/CP]</b> Goleta’s limited Pacific shoreline of approximately two miles provides a treasured and scarce recreational resource for residents of the city, region, and state. Existing public beaches, shoreline, parklands, trails, and coastal access facilities shall be protected and preserved and shall be expanded or enhanced where feasible (see related Policies LU 9 and OS 4).		✓		✓
<b>OS 1.4</b> <b>Mitigation of Impacts to Lateral Coastal Access. [GP/CP]</b> New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public access and recreation along the beach and shoreline. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement where the project site encompasses an existing or planned coastal accessway, as shown on the map in Figure 3-1.		✓	✓	✓
<b>OS 1.6</b> <b>Dedication of Lateral Beach Accessways. [GP/CP]</b> Lateral beach access along the entire length of Goleta’s shoreline shall be required. Access easements shall be a required condition for approval of coastal development permits for projects within the city, provided there is a clear nexus to project impacts and the required condition is roughly proportional to the extent of the impacts. The following criteria and standards shall apply to lateral accessways: <ul style="list-style-type: none"> <li>a. The access easement, or offer to dedicate, shall apply to the beach area extending from the mean high tide line landward to the base of the ocean bluffs. Where</li> </ul>		✓	✓	✓

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<p>there is no ocean bluff, the area shall extend to the nearest nonbeach natural feature, but generally shall not be less than 25 feet in width.</p> <p>b. It shall be the intent of the City to accept all dedications or offers to dedicate for lateral beach access for areas located within the city boundaries. If the City is unable to accept the dedication of particular access easements, it shall have authority to designate another public entity or a private nonprofit organization such as a land trust to accept the easement, provided the entity is willing to operate and maintain the easement.</p> <p>c. Mitigation measures that require dedication of public access and recreational opportunities shall be implemented prior to or concurrent with construction of the proposed development or initiation of the proposed use in instances where there is no physical development.</p>				
<p><b>OS I.7 Lateral Bluff-Top Accessways. [GP/CP]</b> Lateral bluff-top access easements, or offers to dedicate easements, may be required as a condition of approval of coastal development permits for projects located on shoreline parcels, provided there is a clear nexus to project impacts and the required condition is roughly proportional to the extent of the impacts. The intent shall be to provide a trail along the entire shoreline of the city that is usable during all seasons and tide conditions, extending from the eastern boundary of the City-owned Sperling Preserve westward through the Bacara Resort site to the City's western boundary. Some segments of the trail, such as part of the alignment on the Sandpiper Golf Course property, may be located below the bluff but above the beach on an access road to State Lease 421.</p>				✓
<p><b>OS I.8 Prescriptive Access Rights. [GP/CP]</b> Public prescriptive rights may exist in certain areas along the beach and shoreline within Goleta. Development shall not interfere with the public's right of access to the sea where such right has been acquired through historic use or legislative authorization. Where there is substantial evidence that such rights exist, these rights shall be protected through public acquisition measures or through conditions imposed on approvals of permits for new development.</p>			✓	
<p><b>OS I.9 Siting and Design of Lateral Accessways. [GP/CP]</b> Public accessways and trails shall be an allowed use in environmentally sensitive habitat areas (ESHAs). The following criteria and standards shall apply to the siting and design of lateral accessways:</p> <p>a. Sensitive habitat areas shall be avoided to the extent</p>	✓		✓	

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practicable in circumstances where there are feasible alternative alignments of lateral accessways. b. Except as expressly provided for the Anza Trail (in Policy OS 4), all lateral accessways shall be designed to use native beach or soil materials and have no more than the minimum width needed to accommodate the intended type(s) of users. c. Lateral beach accessways shall be maintained in a natural condition free of structures and other constructed facilities and shall be limited to native sand supply. d. Lateral beach accessways shall be sited, designed, managed to avoid and/or protect marine mammal hauling grounds, seabird and shorebird nesting and roosting sites, sensitive rocky points and intertidal areas, and coastal dunes. e. New public beach facilities shall be limited to only those structures that provide or enhance public access and recreation activities. No structures shall be permitted on sandy beach areas. f. All lateral shoreline access and recreation improvements shall be designed to minimize any adverse impacts to visual resources and shall be compatible with maintenance of a natural appearance. g. Signs shall be designed to minimize impacts to scenic coastal resources and shall be limited to trail markers and regulatory and interpretative signs. Commercial signs are prohibited.				
<b>OS 1.10</b> <b>Management of Public Lateral Access Areas.</b> [GP/CP] The following criteria and standards shall apply to use and management of lateral shoreline access areas: a. Private commercial uses of public beach areas shall be limited to coastal-dependent recreational uses, including but not limited to surfing schools, ocean kayaking, and similar uses. All commercial uses of beach areas and other lateral accessways shall be subject to approval of a permit by the City. The number, size, duration, and other characteristics of commercial uses of beach areas may be limited in order to preserve opportunities for use and enjoyment of the beach area by the general public. For-profit commercial uses at the City-owned Santa Barbara Shores Park and Sperling Preserve (the Ellwood-Devereux Open Space and Habitat Management Plan [OSHMP] area) are prohibited (see related Policy OS 5). b. Temporary special events shall minimize impacts to public access and recreation along the shoreline. Coastal Development Permits shall be required for any			<input checked="" type="checkbox"/>	

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temporary event that proposes to use a sandy beach area and involves a charge for admission or participation. c. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be implemented. d. The hours during which coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day and 7 days per week. e. In order to maximize public use and enjoyment, user fees for access to lateral beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public lateral access shall be prohibited. f. Overnight camping and use of motorized vehicles, except for public safety vehicles and vehicles associated with construction of access improvements and maintenance and restoration or enhancement activities, shall be prohibited in lateral shoreline access areas.				
<b>Goal OS 2: Vertical Access to the Shoreline – Provide for expanded and enhanced public vertical access to Goleta’s shoreline by preserving existing accessways and establishing new vertical access opportunities at key locations so as to increase opportunities for public enjoyment of beach, bluff-top, and other shoreline areas, consistent with the natural shoreline character, private property rights, and public safety.</b>				
<b>OS 2.2 Planned Vertical Accessways. [GP/CP]</b> Existing and planned vertical accessways to the beach and bluff-top within Goleta are shown on Figure 3-1. Vertical beach and shoreline public access shall be a permitted use in the Visitor-serving Commercial, Recreation, and Open Space land use categories, which are the land-use plan map categories applicable to lands situated along Goleta’s shoreline.			✓	
<b>OS 2.4 Mitigation of Impacts to Vertical Coastal Access. [GP/CP]</b> New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public vertical accessways to the shoreline unless a comparable, feasible alternative is provided. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement in the general location where the project site encompasses an existing or planned coastal accessway, as shown generally on the map in Figure 3-1.			✓	✓

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<p><b>OS 2.5 Dedication of Vertical Accessways. [GP/CP]</b> Dedication of vertical access easements, or offers to dedicate, shall be a required condition of approval of coastal development permits for projects on shoreline sites within the city, provided there is a clear nexus to the project impacts and the required condition is roughly proportional to the extent of the impacts. The following criteria and standards shall apply to vertical accessways:</p> <ul style="list-style-type: none"> <li>a. The access easement, or offer to dedicate, shall apply to an area that includes the entire public accessway that extends from the public road or parking area to the shoreline.</li> <li>b. The width of the access easement should not be less than 25 feet and shall be centered on a pathway of at least 5 feet in width.</li> <li>c. It shall be the intent of the City to accept all dedications or offers to dedicate for vertical beach access for areas located within the city boundaries. If the City is unable to accept the dedication of particular access easements, it shall have authority to designate another public entity or a private nonprofit organization, such as a land trust, to accept the easement, provided the entity is willing to operate and maintain the easement.</li> <li>d. Mitigation measures that require dedication of public access and recreational opportunities shall be implemented prior to or concurrent with construction of the proposed development or initiation of the proposed use in instances where there is no physical development.</li> <li>e. The opening of access easements that are dedicated as a condition of approval of coastal development permits shall occur only after the City, or other public or nonprofit entity designated by the City, has accepted the offer of dedication and agreed to open, operate, and maintain the accessway.</li> <li>f. New offers to dedicate access easements shall include an interim deed restriction that: (1) states the terms and conditions of the permit do not authorize any interference with prescriptive rights prior to acceptance of the offer and (2) prohibits any development or obstruction in the easement area prior to acceptance of the offer.</li> </ul>			✓	✓
<p><b>OS 2.6 Prescriptive Vertical Access Rights. [GP/CP]</b> Public prescriptive vertical access rights to the shoreline may exist in certain areas within Goleta. Development or uses shall not interfere with the public's right of access to the sea where such right has been acquired through historic use or legislative authorization. Where there is substantial evidence</p>			✓	

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that such rights exist, these rights shall be protected through public acquisition measures or through conditions imposed on approvals of permits for new development.				
<p><b>OS 2.7 Siting and Design of Vertical Accessways. [GP/CP]</b>                      Public vertical accessways and trails shall be an allowed use in ESHAs. The following criteria and standards shall apply to the siting and design of all vertical accessways:</p> <ul style="list-style-type: none"> <li>a. Sensitive habitat areas shall be avoided to the extent practicable in circumstances where there are feasible alternative alignments of vertical accessways.</li> <li>b. Public access paths shall maintain a natural appearance and shall not be paved with impervious materials, except for segments that are intended to provide handicapped access or short segments to beach overlook points.</li> <li>c. No structures shall be permitted on bluff faces except for vertical beach accessways.</li> <li>d. Access to the beach shall be provided by natural trails or ramps down the face of the bluff rather than by concrete or wooden stairways. Railroad ties or a similar material may be used to provide stability to the access route and to reduce bluff erosion.</li> <li>e. Where vertical access to the beach area is not feasible or appropriate, vertical accessways may terminate at a beach overlook or vista point.</li> </ul>			✓	
<p><b>OS 2.8 Management of Vertical Accessways. [GP/CP]</b> The following standards shall apply to management of vertical accessways:</p> <ul style="list-style-type: none"> <li>a. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be required.</li> <li>b. The hours during which vertical coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day, 7 days per week.</li> <li>c. In order to maximize public use and enjoyment, user fees for access to vertical beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public vertical access shall be prohibited.</li> <li>d. Private for-profit commercial use of vertical accessways shall be prohibited.</li> <li>e. Camping or other use of vertical accessways for</li> </ul>			✓	

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overnight accommodations shall be prohibited. f. Motorized vehicles shall be prohibited on vertical accessways.				
<b>Goal OS 3: Coastal Access Routes, Parking, and Signage – Provide an adequate supply of public coastal access parking in lots or areas that are appropriately distributed along Goleta’s shoreline with convenient and link-ages to regional transportation routes.</b>				
<b>OS 3.2 Coastal Access Parking. [GP/CP]</b> Adequate public parking shall be provided and maintained to serve coastal access and recreation uses to the extent feasible. The following criteria and standards shall apply: <ul style="list-style-type: none"> <li>a. Existing and planned public coastal access parking areas are shown on Figure 3-1.</li> <li>b. Existing public parking areas serving coastal recreation users shall not be displaced unless a comparable replacement parking area is provided.</li> <li>c. New development shall be required to provide offstreet parking sufficient to serve the proposed uses in order to minimize impacts to public onstreet parking available for coastal access and recreation.</li> <li>d. New or expanded nonresidential development that may individually or cumulatively impact public shoreline access and recreation shall include parking areas that are designed to serve beach access during weekends as well the proposed uses on weekdays. In addition, vehicular access to the shoreline with a drop-off point for marine recreation equipment shall be required in appropriate locations, as shown on the map in Figure 3-1.</li> </ul>			✓	
<b>Goal OS 4: Trails and Bikeways – Designate, preserve, and expand a public trail system that will provide recreation opportunities for multiple types of users in diverse and attractive environmental settings and that will connect various parks and neighborhoods with the regional trail network and to Los Padres National Forest.</b>				
<b>OS 4.7 Acquisition/Dedication of Trails. [GP]</b> The City shall create a system of interconnecting, useable public trails within designated trail corridors through a combination of mechanisms such as required dedications of easements, public purchase, land exchange, private donation and other voluntary means. Trail easement dedications shall be required as a condition of approval for development on property that contains a mapped trail corridor when the dedication will mitigate adverse impacts created by the project on public access and/or recreation. Development and the trail alignment shall be sited and designed to provide maximum privacy and safety for both residents and trail users. The corridors for proposed trail segments shown on Figure 3-2 are conceptual, and precise alignments shall be determined at the time of development approval.			✓	✓
<b>Goal OS 7: Adoption of Open Space Plan Map – Designate, preserve, and protect significant open space resources including agricultural, ecological, recreational, and scenic lands in Goleta and surrounding areas for</b>				

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<b>current and future generations.</b>				
<p><b>OS 7.3 Open Space for Preservation of Natural Resources.</b>                      [GP] Goleta’s natural resource lands include sandy beaches and dunes; rocky intertidal areas; coastal lagoons; coastal bluffs; eucalyptus groves and monarch butterfly aggregation sites; native grasslands; streams and associated riparian areas; wetlands, lakes, and ponds; and habitats for various protected plant and animal species. Figure 3-5 designates all ESHAs as protected open space. The following standards shall apply to these areas:</p> <ul style="list-style-type: none"> <li>a. The designated natural resource areas shall be managed by the City in accord with the policies described in the Conservation Element.</li> <li>b. The City may require dedication of open space easements as a condition of approval of development on sites that have open space resources as shown in Figure 3-5.</li> <li>c. The City encourages the donation of easements or fee-simple interests in open space lands to the City or other appropriate nonprofit entity, such as a land trust.</li> </ul>	✓	✓		
<p><b>OS 7.4 Open Space for Managed Production of Resources.</b>                      [GP] Goleta’s managed resource lands include lands actively used for agricultural production, vacant lands that were historically used and zoned for agriculture and that have soils suitable for agricultural production, watersheds appropriate for recharge of groundwater basins, and coastal streams and marshes important for the management of recreational and commercial fisheries. Figure 3-5 designates land areas that are to be preserved as open space for managed production of resources. The following standards shall apply to these areas:</p> <ul style="list-style-type: none"> <li>a. Lands designated for agricultural use by the Land Use Element include areas devoted to agricultural production as of 2005 and those lands that were zoned for agriculture at the time of incorporation of the City in February 2002. These lands, shown on the Land Use Plan map in Figure 2-1, shall be protected as open space to preserve the potential for future agricultural production. Although some of these lands were not actively used for agriculture, their historical use for agricultural activities and soil characteristics make them suitable for agricultural production in the long term.</li> <li>b. Agricultural lands shall be managed in accord with Land Use Element Policy LU 7 and with Conservation Element Policy CE 11. Conversion of lands designated for agriculture to urban or other nonagricultural uses shall not be permitted.</li> <li>c. Streams and their associated watershed lands shall be</li> </ul>	✓	✓		

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managed in accord with Conservation Element Policy CE 10. d. Open space easements or deed restrictions may be acquired by dedication, where feasible, or by donation or purchase.				
<b>OS 7.5 Open Space for Outdoor Recreation. [GP]</b> Lands designated in Figure 3-5 for outdoor recreation include Goleta’s diverse City-owned parks and open space areas, as well as private lands that are devoted to active recreation. Private lands, such as Girsh Park and the Sandpiper Golf Course, may be available to the general public or may be for the exclusive use and enjoyment of residents or customers of particular development projects. The following shall apply to lands designated for outdoor recreation: a. City-owned parks and recreation areas shall be managed in accord with the provisions of Policy OS 7. b. Lake Los Carneros Natural and Historic Preserve shall be managed primarily as a passive preserve, with low-intensity activities allowed near the Stow House, the historic farm buildings, and the historic Goleta Train Depot and South Coast Railroad Museum. c. Private lands for outdoor recreation, including but not limited to Girsh Park and Sandpiper Golf Course, shall be protected and preserved for the valuable contribution that they make to the supply of recreation services available to residents of Goleta and adjacent areas. d. The City should maximize the use of the existing park, recreation, and open space resources within the City by connecting them with an integrated system of trails and sidewalks. e. General locations for proposed or planned future park sites are shown in Figure 3-2.	✓			
<b>OS 7.6 Open Space for Protection of Public Health and Safety. [GP]</b> Although lands that provide open space for public health and safety are not specifically designated on Figure 3-5, the following land areas that are subject to hazardous conditions shall be considered to be designated open space as if fully depicted on the map: a. Lands situated along streams identified on the latest edition of the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA), or any successor agency, as falling within the area of inundation caused by a 100-year flood event. b. Lands along the Pacific shoreline and at the mouths of streams identified on the FIRM maps as subject to 100-year event coastal flooding hazards, including areas	✓			

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potentially inundated by high velocity wave action. c. Lands subject to wildland fire hazards or lands needed as a buffer between urban development and wildland fire hazard areas. d. Lands within 50 feet on each side of active earthquake fault zones. e. Land areas with slopes in excess of 25 percent. f. Lands subject to the safety hazards identified in items a through e above shall be managed in accord with the applicable policies and standards of the Safety Element of this plan.				
<b>OS 7.8 Provision of Open Space in New Development. [GP]</b> A minimum open space area shall be required in new development situated in certain land use categories, as set forth in the applicable policies of the Land Use Element. These private open space areas shall be in addition to any public park and open space land that may be required to be dedicated pursuant to the Quimby Act or other state or local statutes. Although private open space areas may be reserved to protect resources or avoid development in areas subject to hazards, such reservations shall include lands usable for outdoor recreation activities, where feasible.			✓	
<b>CONSERVATION ELEMENT</b>				
<b>Goal CE I: Environmentally Sensitive Habitat Area Designations and Policy – Identify, preserve, and protect the city’s natural heritage by preventing disturbance of ESHAs.</b>				
<b>CE I.9 Standards Applicable to Development Projects. [GP/CP]</b> The following standards shall apply to consideration of developments within or adjacent to ESHAs: a. Site designs shall preserve wildlife corridors or habitat networks. Corridors shall be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. b. Land divisions for parcels within or adjacent to an ESHA shall only be allowed if each new lot being created, except for open space lots, is capable of being developed without building in any ESHA or ESHA buffer and without any need for impacts to ESHAs related to fuel modification for fire safety purposes. c. Site plans and landscaping shall be designed to protect ESHAs. Landscaping, screening, or vegetated buffers shall retain, salvage, and/or reestablish vegetation that supports wildlife habitat whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of nonnative, invasive species shall not be allowed in ESHAs and buffer areas adjacent to ESHAs.		✓	✓	✓

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d. All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater and to prevent net increases in baseline flows for any receiving water body. e. Light and glare from new development shall be controlled and directed away from wildlife habitats. Exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs. f. All new development should minimize potentially significant noise impacts on special-status species in adjacent ESHAs. g. All new development shall be sited and designed to minimize the need for fuel modification, or weed abatement, for fire safety in order to preserve native and/or nonnative supporting habitats. Development shall use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques, that will reduce or avoid fuel modification activities. h. The timing of grading and construction activities shall be controlled to minimize potential disruption of wildlife during critical time periods such as nesting or breeding seasons. i. Grading, earthmoving, and vegetation clearance adjacent to an ESHA shall be prohibited during the rainy season, generally from November 1 to March 31, except as follows: 1) where erosion control measures such as sediment basins, silt fencing, sandbagging, or installation of geofabrics have been incorporated into the project and approved in advance by the City; 2) where necessary to protect or enhance the ESHA itself; or 3) where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety. j. In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.				
<b>Goal CE 3: Protection of Wetlands – Preserve, protect, and enhance the functions and values of Goleta’s wetlands.</b>				
<b>CE 3.4 Protection of Wetlands in the Coastal Zone. [CP]</b> The biological productivity and the quality of wetlands shall		✓	✓	

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<p>be protected and, where feasible, restored in accordance with the federal and state regulations and policies that apply to wetlands within the Coastal Zone. Only uses permitted by the regulating agencies shall be allowed within wetlands. The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>There is no feasible, environmentally less damaging alternative to wetland fill.</li> <li>The extent of the fill is the least amount necessary to allow development of the permitted use.</li> <li>Mitigation measures have been provided to minimize adverse environmental effects.</li> <li>The purposes of the fill are limited to: incidental public services, such as burying cables or pipes; restoration of wetlands; and nature study, education, or similar resource-dependent activities.</li> </ol> <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally the required buffer shall be 100 feet, but in no case shall wetland buffers be less than 50 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland, and the need for upland transitional habitat. A 100-foot minimum buffer area shall not be reduced when it serves the functions and values of slowing and absorbing flood waters for flood and erosion control, sediment filtration, water purification, and ground water recharge. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</p>				
<p><b>CE 3.5 Protection of Wetlands Outside the Coastal Zone.</b>  <b>[GP]</b> The biological productivity and the quality of inland wetlands shall be protected and, where feasible, restored. The filling of wetlands outside the Coastal Zone is prohibited unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value.</li> <li>The extent of the fill is the least amount necessary to allow reasonable development of a use allowed by the Land Use Element.</li> <li>Mitigation measures will be provided to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate offsite</li> </ol>		✓	✓	

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location within the City. A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. A wetland buffer shall be no less than 50 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland and the need for upland transitional habitat. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.				
<b>CE 3.6 Mitigation of Wetland Fill. [GP/CP]</b> Where any dike or fill development is permitted in wetlands in accordance with the Coastal Act and the policies of this plan, at a minimum mitigation measures shall include creation or substantial restoration of wetlands of a similar type. Adverse impacts shall be mitigated at a ratio of 3:1 unless the project proponent provides evidence that the creation or restoration of a lesser area of wetlands will fully mitigate the adverse impacts of the fill. However, in no event shall the mitigation ratio be less than 2:1. All mitigation measures are subject to the requirements of CE 1.7.				✓
<b>Goal CE 5: Protection of Other Terrestrial Habitat Areas – Preserve, protect, and enhance unique, rare, or fragile native flora and plant communities.</b>				
<b>CE 5.2 Protection of Native Grasslands. [GP/CP]</b> In addition to the provisions of Policy CE 1, the following standards shall apply: <ol style="list-style-type: none"> <li>a. For purposes of this policy, existing native grasslands are defined as an area where native grassland species comprise 10 percent or more of the total relative plant cover. Native grasslands that are dominated by perennial bunch grasses tend to be patchy. Where a high density of separate small patches occurs in an area, the whole area shall be delineated as native grasslands.</li> <li>b. To the maximum extent feasible, development shall avoid impacts to native grasslands that would destroy, isolate, interrupt, or cause a break in continuous habitat that would (1) disrupt associated animal movement patterns and seed dispersal, or (2) increase vulnerability to weed invasions.</li> <li>c. Removal or disturbance to a patch of native grasses less than 0.25 acre that is clearly isolated and is not part of a significant native grassland or an integral component of a larger ecosystem may be allowed. Removal or disturbance to restoration areas shall not be allowed.</li> </ol>		✓	✓	

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d. Impacts to protected native grasslands shall be minimized by providing at least a 10-foot buffer that is restored with native species around the perimeter of the delineated native grassland area. e. Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible.				
<b>Goal CE 7: Protection of Beach and Shoreline Habitats – To preserve and protect the biological integrity of Goleta’s beaches, dunes, coastal bluffs and other shoreline resources.</b>				
<b>CE 7.7 Recreation Facilities on Beach Areas. [GP/CP]</b> When permitted, new public access and recreational facilities or structures on beaches shall be designed and located to minimize impacts to ESHAs and marine resources.	✓			
<b>CE 7.8 Protection of Seabird Nest Areas. [GP/CP]</b> To protect seabird nesting areas, no pedestrian access shall be provided on bluff faces except along existing and planned formal trails or stairways shown in this plan. New structures shall be prohibited on bluff faces except for stairs, ramps, or trails to provide for public beach access.		✓		
<b>Goal CE 8: Protection of Special-Status Species – Preserve and protect habitats for threatened, endangered, or other special-status species of plants and animals in order to maintain biodiversity.</b>				
<b>CE 8.2 Protection of Habitat Areas. [GP/CP]</b> All development shall be located, designed, constructed, and managed to avoid disturbance of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats.	✓		✓	
<b>Goal CE 9: Protection of Native Woodlands – Maintain and protect native trees and woodlands as a valuable resource needed to support wildlife and provide visual amenities.</b>				
<b>CE 9.2 Tree Protection Plan. [GP/CP]</b> Applications for new development on sites containing protected native trees shall include a report by a certified arborist or other qualified expert. The report shall include an inventory of native trees and a Tree Protection Plan.			✓	
<b>CE 9.4 Tree Protection Standards. [GP/CP]</b> The following impacts to native trees and woodlands should be avoided in the design of projects: 1) removal of native trees; 2) fragmentation of habitat; 3) removal of understory; 4) disruption of the canopy, and 5) alteration of drainage patterns. Structures, including roads and driveways, should be sited to prevent any encroachment into the protection zone of any protected tree and to provide an adequate buffer outside of the protection zone of individual native trees in order to allow for future growth. Tree protection standards shall be detailed in the Tree Protection Ordinance called for in CE-IA-4.			✓	

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<b>CE 9.5 Mitigation of Impacts to Native Trees. [GP/CP]</b> Where the removal of mature native trees cannot be avoided through the implementation of project alternatives or where development encroaches into the protected zone and could threaten the continued viability of the tree(s), mitigation measures shall include, at a minimum, the planting of replacement trees on site, if suitable area exists on the subject site, or offsite if suitable onsite area is unavailable, consistent with the Tree Protection Ordinance (see also CE-IA-4). The Tree Protection Ordinance shall establish the mitigation ratios for replacement trees for every tree removed. Where onsite mitigation is not feasible, offsite mitigation shall be provided by planting of replacement trees at a site within the same watershed. If the tree removal occurs at a site within the Coastal Zone, any offsite mitigation area shall also be located within the Coastal Zone. Minimum sizes for various species of replacement trees shall be established in the Tree Protection Ordinance. Mitigation sites shall be monitored for a period of 5 years. The City may require replanting of trees that do not survive.				✓
<b>Goal CE 10: Watershed Management and Water Quality – Prevent the degradation of the quality of ground-water basins and surface waters in and adjacent to Goleta.</b>				
<b>CE 10.1 New Development and Water Quality. [GP/CP]</b> New development shall not result in the degradation of the water quality of groundwater basins or surface waters; surface waters include the ocean, lagoons, creeks, ponds, and wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely affect these resources.			✓	
<b>CE 10.2 Siting and Design of New Development. [GP/CP]</b> New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following: <ul style="list-style-type: none"> <li>a. Protection of areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota, and areas susceptible to erosion and sediment loss.</li> <li>b. Limiting increases in areas covered by impervious surfaces.</li> <li>c. Limiting the area where land disturbances occur, such as clearing of vegetation, cut-and-fill, and grading, to reduce erosion and sediment loss.</li> <li>d. Limiting disturbance of natural drainage features and vegetation.</li> </ul>			✓	✓
<b>CE 10.3 Incorporation of Best Management Practices for Stormwater Management. [GP/CP]</b> New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from nonpoint sources to the maximum extent feasible, con-			✓	✓

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sistent with the City’s Storm Water Management Plan or a subsequent Storm Water Management Plan approved by the City and the Central Coast Regional Water Quality Control Board. Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with applicable standards as required by law. Examples of BMPs include, but are not limited to, the following: <ul style="list-style-type: none"> <li>a. Retention and detention basins.</li> <li>b. Vegetated swales.</li> <li>c. Infiltration galleries or injection wells.</li> <li>d. Use of permeable paving materials.</li> <li>e. Mechanical devices such as oil-water separators and filters.</li> <li>f. Revegetation of graded or disturbed areas.</li> <li>g. Other measures as identified in the City’s adopted Storm Water Management Plan and other City-approved regulations.</li> </ul>				
<b>CE 10.5 Beachfront and Blufftop Development. [GP/CP]</b> Development adjacent to the beach or blufftop shall incorporate BMPs designed to prevent or minimize polluted runoff to the beach and ocean waters.		✓	✓	
<b>CE 10.6 Stormwater Management Requirements. [GP/CP]</b> The following requirements shall apply to specific types of development: <ul style="list-style-type: none"> <li>a. Commercial and multiple-family development shall use BMPs to control polluted runoff from structures, parking, and loading areas.</li> <li>b. Restaurants shall incorporate BMPs designed to minimize runoff of oil and grease, solvents, phosphates, and suspended solids to the storm drain system.</li> <li>c. Gasoline stations, car washes, and automobile repair facilities shall incorporate BMPs designed to minimize runoff of oil and grease, solvents, car battery acid, engine coolants, and gasoline to the stormwater system.</li> <li>d. Outdoor materials storage areas shall be designed to incorporate BMPs to prevent stormwater contamination from stored materials.</li> <li>e. Trash storage areas shall be designed using BMPs to prevent stormwater contamination by loose trash and debris.</li> </ul>			✓	
<b>CE 10.7 Drainage and Stormwater Management Plans. [GP/CP]</b> New development shall protect the absorption, purifying, and retentive functions of natural systems that exist on the site. Drainage Plans shall be designed to complement and use existing drainage patterns and systems, where feasible, conveying drainage from the site in a non-			✓	✓

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erosive manner. Disturbed or degraded natural drainage systems shall be restored where feasible, except where there are geologic or public safety concerns. Proposals for new development shall include the following: <ol style="list-style-type: none"> <li>a. A Construction-Phase Erosion Control and Stormwater Management Plan that specifies the BMPs that will be implemented to minimize erosion and sedimentation; provide adequate sanitary and waste disposal facilities; and prevent contamination of runoff by construction practices, materials, and chemicals.</li> <li>b. A Post-Development-Phase Drainage and Stormwater Management Plan that specifies the BMPs—including site design methods, source controls, and treatment controls—that will be implemented to minimize polluted runoff after construction. This plan shall include monitoring and maintenance plans for the BMP measures.</li> </ol>				
<b>CE 10.8 Maintenance of Stormwater Management Facilities.</b> [GP/CP] New development shall be required to provide ongoing maintenance of BMP measures where maintenance is necessary for their effective operation. The permittee and/or owner, including successors in interest, shall be responsible for all structural treatment controls and devices as follows: <ol style="list-style-type: none"> <li>a. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30<sup>th</sup> of each year.</li> <li>b. Additional inspections, repairs, and maintenance should be performed after storms as needed throughout the rainy season, with any major repairs completed prior to the beginning of the next rainy season.</li> <li>c. Public streets and parking lots shall be swept as needed and financially feasible to remove debris and contaminated residue.</li> <li>d. The homeowners association, or other private owner, shall be responsible for sweeping of private streets and parking lots</li> </ol>			✓	✓
<b>Goal CE 11: Preservation of Agricultural Lands – Promote and retain Goleta’s agricultural heritage by conserving existing agricultural resources for future generations and supporting agricultural production by minimizing activities and uses that may conflict with agricultural use of the land.</b>				
<b>CE 11.2 Conversion of Agricultural Lands.</b> [GP/CP] Conversion of agricultural lands as designated on the Land Use Plan Map (Figure 2-1) to other uses shall not be allowed. Lands designated for agriculture within the urban boundary shall be preserved for agricultural use.	✓			✓
<b>CE 11.3 Compatibility of New Development With Agriculture.</b> [GP/CP] Development adjacent to lands designated	✓			

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for agriculture shall be designed and located so as to avoid or minimize potential conflicts with agricultural activities. Right-to-farm covenants and disclosure notices will be required for any development located adjacent to agricultural land.				
<b>CE 11.4</b> <b>Buffers Adjacent to Agricultural Parcels. [GP/CP]</b> New development adjacent to property designated for agricultural uses shall include buffers and other measures such as landscape screening to minimize potential conflicts with agricultural activities. The widths of the buffers shall be determined based on site-specific findings at the time of approval of the development.	✓			
<b>CE 11.8</b> <b>Mitigation of Impacts of New Development on Agriculture. [GP/CP]</b> The review of discretionary land use development proposals near the designated agricultural lands shall include an analysis of the direct and indirect effects of the proposal on conducting agricultural practices. The City shall apply appropriate conditions on the proposal to mitigate any potential impacts. If such impacts cannot be mitigated, the proposal may be denied.				✓
<b>Goal CE 12: Protection of Air Quality – Maintain and promote a safe and healthy environment by protecting air quality and minimizing pollutant emissions from new development and from transportation sources.</b>				
<b>CE 12.1</b> <b>Land Use Compatibility. [GP]</b> The designation of land uses on the Land Use Plan Map (Figure 2-1) and the review of new development shall ensure that siting of any new sensitive receptors provides for adequate buffers from existing sources of emissions of air pollutants or odors. <i>Sensitive receptors</i> are a facility or land use that includes members of the population sensitive to the effects of air pollutants. Sensitive receptors may include children, the elderly, and people with illnesses. If a development that is a sensitive receptor is proposed within 500 feet of U.S. Highway 101 (US-101), an analysis of mobile source emissions and associated health risks shall be required. Such developments shall be required to provide an adequate setback from the highway and, if necessary, identify design mitigation measures to reduce health risks to acceptable levels.				✓
<b>CE 12.2</b> <b>Control of Air Emissions from New Development. [GP]</b> The following shall apply to reduction of air emissions from new development: a. Any development proposal that has the potential to increase emissions of air pollutants shall be referred to the Santa Barbara County Air Pollution Control District for comments and recommended conditions prior to final action by the City. b. All new commercial and industrial sources shall be required to use the best-available air pollution control technology. Emissions control equipment shall be			✓	

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properly maintained to ensure efficient and effective operation. c. Wood-burning fireplace installations in new residential development shall be limited to low-emitting state- and U.S. Environmental Protection Agency (EPA)-certified fireplace inserts and woodstoves, pellet stoves, or natural gas fireplaces. In locations near monarch butterfly ESHAs, fireplaces shall be limited to natural gas. d. Adequate buffers between new sources and sensitive receptors shall be required. e. Any permit required by the Santa Barbara County Air Pollution Control District shall be obtained prior to issuance of final development clearance by the City.				
<b>Goal CE 13: Energy Conservation – Promote energy efficiency</b>				
<b>CE 13.3</b> <b>Use of Renewable Energy Sources. [GP]</b> For new projects, the City encourages the incorporation of renewable energy sources. Consideration shall be given to incorporation of renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. The following considerations shall apply: a. Solar access shall be protected in accordance with the state Solar Rights Act (AB 2473). South wall and rooftop access should be achievable in low-density residential areas, while rooftop access should be possible in other areas. b. New development shall not impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative. c. Alternative energy sources are encouraged, provided that the technology does not contribute to noise, visual, air quality, or other potential impacts on nearby uses and neighborhoods.			<input checked="" type="checkbox"/>	
<b>Goal CE 14: Preservation and Enhancement of Urban Forest – Protect, preserve, and enhance Goleta’s urban forest for its aesthetic, visual, and environmental benefits to the community.</b>				
<b>Goal CE 15: Water Conservation and Materials Recycling – Conserve scarce water supply resources and encourage reduction in the generation of waste materials at the source and recycling of waste materials.</b>				
<b>CE 15.3</b> <b>Water Conservation for New Development. [GP]</b> In order to minimize water use, all new development shall use low water use plumbing fixtures, water-conserving landscaping, low flow irrigation, and reclaimed water for exterior landscaping, where appropriate.			<input checked="" type="checkbox"/>	
<b>SAFETY ELEMENT</b>				
<b>Goal SE 1: Safety in General – Avoid siting of development or land use activities in hazardous areas, and where this is infeasible, require appropriate mitigation to lessen or minimize exposure to hazards.</b>				

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<b>SE 1.2 Guidelines for Siting Highly Sensitive Uses and Critical Facilities. [GP/CP]</b> In accord with the Land Use Element, the City shall discourage essential services buildings and other highly sensitive uses in areas subject to safety hazards. Highly sensitive uses are defined as those that meet one more of the following criteria: <ul style="list-style-type: none"> <li>a. Land uses whose onsite population cannot be readily evacuated or otherwise adequately protected from serious harm through methods such as sheltering in-place. This includes, but is not limited to, schools, hospitals, clinics, nursing homes, multiple-family housing exclusively for the elderly or disabled, high-density residential, stadiums, arenas, and other uses with large public-assembly facilities.</li> <li>b. Land uses that serve critical “lifeline” functions such as water supplies, fire response, and police response if exposed to a significant risk that will curtail their lifeline functions for a critical period of time.</li> </ul>		○		
<b>SE 1.3 Site-Specific Hazards Studies. [GP/CP]</b> Applications for new development shall consider exposure of the new development to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation measures. The study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or geotechnical engineer and shall be subject to review and acceptance by the City.				✓
<b>Goal SE 2: Bluff Erosion and Retreat – Ensure safe siting of bluff-top buildings and other development and avoid the need for shoreline erosion-control structures.</b>				
<b>SE 2.1 Coastal Bluff Setbacks for Buildings. [GP/CP]</b> All new permanent buildings shall be set back at least 130 feet from the top of the bluff. The 130-foot setback consists of the sum of a) 100 times a conservative average rate of bluff retreat of 1.0 feet per year, and b) a 30-foot additional safety buffer. A lesser setback may be considered provided that a site-specific geological or geotechnical engineering study demonstrates that the average annual bluff retreat rate is less than 1.0 feet per year and that the proposed setback meets the 100-year bluff-retreat rate, plus 30 feet, standard. Repair and maintenance of existing bluff structures that encroach into the required setback are allowed. Minor additions (less than 10 percent of the existing building’s floor area) to existing bluff-top structures within the bluff setback may be allowed, provided that the addition does not en-	✓	✓		

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croach further into the setback than the existing structure.				
<b>SE 2.2 Coastal Bluff Setbacks for Other Structures.</b> [GP/CP] Structures other than buildings may be permitted within the 130-foot bluff setback area, but in no case shall any new structure be located less than 30 feet from the top of the coastal bluff. All such structures should be moveable or replaceable such that coastal armoring or coastal bluff retaining walls are not permitted should these structures be threatened by bluff retreat. This setback prohibition does not apply to minor structures associated with passive recreational uses such as signs and benches.	✓	✓		
<b>SE 2.3 Prohibition of Shoreline Armoring for Bluff-Top Development.</b> [GP/CP] The installation of coastal armoring to protect bluff-top development constructed after the effective date of Public Resources Code Section 30235 shall be prohibited. Such prohibited armoring includes but is not limited to seawalls, revetments, and riprap. Should existing bluff-top buildings be threatened by coastal bluff retreat, threatened structures shall be relocated or removed.	✓	✓		
<b>SE 2.4 Building Setbacks along Non-Bluff Coastlines.</b> [GP/CP] Appropriate setbacks shall be required for shoreline segments that lack coastal bluffs. For all structures proposed within 500 feet of the mean high tide line in areas that lack coastal bluffs, a site-specific shoreline erosion rate and shoreline hazards study shall be required. Such a study must demonstrate that the proposed structure would not be expected to be subject to shoreline erosion or other hazards for the structure's lifetime or for 50 years, whichever is greater.	✓	✓		
<b>SE 2.5 Prohibition on Armoring for Non-Bluff Coastlines.</b> [GP/CP] The installation of coastal armoring along nonbluff segments of the coastline to protect shoreline development constructed after the effective date of Public Resources Code Section 30235 shall be prohibited. Such prohibited armoring includes but is not limited to seawalls, revetments, and riprap. Should shoreline structures constructed after adoption of these policies be threatened by coastal bluff retreat, threatened structures shall be relocated or removed.	✓	✓		
<b>SE 2.6 Prohibition of Structures on Bluff Faces.</b> [GP/CP] No permanent structures shall be permitted on a bluff face, except for engineered public beach accessways. Such structures shall be designed and constructed to prevent any further erosion of the bluff face and to be visually compatible with the surrounding area.	✓	✓		
<b>SE 2.7 Deed Restriction Regarding Coastal Hazards.</b> [GP/CP] As a condition of approval of development on a beach or shoreline that is subject to wave action, erosion,				✓

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flooding, landslides, or other hazards, the property owner shall be required to execute and record a deed restriction that acknowledges and assumes responsibility associated with such risks; waives any future claims of damage or liability against the City or other permitting agency; and agrees to indemnify and hold harmless the City against any and all liability, claims, damages, or expenses arising from any injury or damage due to such hazards.				
<b>Goal SE 3: Beach Erosion and Shoreline Hazards – Minimize or eliminate the need for shoreline protection structures while siting development safely, maintaining shoreline sand supply, and providing safe lateral and vertical shoreline access.</b>				
<b>SE 3.1 Permanent Structures. [GP/CP]</b> New permanent structures shall be prohibited seaward of the top of the coastal bluff. The exceptions to this prohibition include: 1) wooden stairs and other lightly constructed structures that provide public beach access, and 2) improvements necessary to provide access to the beach for emergency responders, if such access is appropriate and no other methods of access are feasible.	✓	✓		
<b>SE 3.3 Temporary Structures. [GP/CP]</b> Temporary structures seaward of the top of the coastal bluff shall be allowed subject to approval of an appropriate discretionary permit. The findings for approval of such a permit shall include the requirement that the temporary structure not substantially interfere with lateral or vertical beach access or adversely impact coastal processes. <i>Temporary structures</i> are defined as structures that will be retained no longer than 3 years. Standards for review of temporary structures and the appropriate permit process shall be included in the City’s new zoning code.	✓			✓
<b>Goal SE 4: Seismic and Seismically Induced Hazards – Minimize the potential for loss of life and property and economic and social disruption resulting from seismic events and seismically induced hazards.</b>				
<b>SE 4.4 Setback from Faults. [GP/CP]</b> New development shall not be located closer than 50 feet to any active or potentially active fault line to reduce potential damage from surface rupture. Nonstructural development may be allowed in such areas, depending on how such nonstructural development would withstand or respond to fault rupture or other seismic damage.				✓
<b>SE 4.12 Safety Measures for Tsunami Hazard Areas. [GP/CP]</b> The following shall apply in tsunami hazard areas: <ul style="list-style-type: none"> <li>a. New developments shall include design features or other measures that provide for safe harbor on site.</li> <li>b. Existing critical facilities within the tsunami hazard area should be reviewed by the City Building Official, or designee, in conjunction with the appropriate state agency, to ensure that adequate areas for safe harbor</li> </ul>		✓		

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are available on site and/or that other measures or features exist to minimize risk of injuries and deaths in the event of a tsunami.  c. The City, in cooperation with the County and/or State Offices of Emergency Services, encourages development of an emergency notification and evacuation plan in response to a tsunami warning. The City shall cooperate with these agencies to develop educational materials informing people of the causes of tsunamis, tsunami characteristics and warning signs (such as a locally felt earthquake or unusually recession of near-shore waters), and appropriate tsunami-response measures. These educational materials shall be made available to residents of and visitors to Goleta.				
<b>Goal SE 5: Soil and Slope Stability Hazards – Promote safely sized, sited, and designed development in erosion-prone hazard areas. Reduce the potential loss of both public and private property in areas subject to steep slopes and erosion hazards.</b>				
<b>SE 5.3 Avoidance of Landslide Hazards for Critical Facilities. [GP/CP]</b> The City shall prohibit the construction of critical facilities (hospitals, schools, communication centers, fire and police facilities, power plants, etc.) in areas of high landslide potential. The City shall discourage the construction of critical facilities in areas of moderate landslide potential. In cases where construction of such facilities cannot avoid moderate landslide hazard areas, the City shall require implementation of appropriate mitigation as recommended in site-specific geotechnical and soils studies.		✓		
<b>SE 5.4 Avoidance of Soil-Related Hazards. [GP/CP]</b> For the proposed development of any critical facilities in areas subject to soil-related hazards, as well as for noncritical facilities in areas subject to soil-related hazards, the City shall require site-specific geotechnical, soil, and/or structural engineering studies to assess the degree of hazard on the proposed site and recommend any appropriate site design modifications or considerations as well as any other mitigation measures. The City shall not approve development in areas subject to soil-related hazards, unless mitigation measures are identified and committed to that would reduce hazards to an acceptable level.				✓
<b>Goal SE 6: Flood Hazards – Minimize damage to structures and the danger to life caused by stream flooding, dam failure, inundation, and other flooding hazards.</b>				
<b>SE 6.2 Areas Subject to Local Urban Flooding. [GP]</b> In addition to flood hazard areas shown on the FIRM maps, the City may require applications for new or expanded development in areas with known persistent local urban flooding to include measures that lessen the urban flooding hazard and/or that mitigate its effects on the proposed develop-				✓

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ment. This requirement shall apply to flooding on any street or roadway that provides access to the proposed development.				
<b>SE 6.4 Avoidance of Flood Hazard Areas. [GP/CP]</b> The City shall discourage any new intensive development in any flood hazard area. Similarly, the City shall require appropriate flood mitigation for intensification of existing development in any flood-prone area. The City shall not approve development within areas designated as the 100-year floodplain that would obstruct flood flow (such as construction in the designated floodway), displace floodwaters onto other property, or be subject to flood damage. The City shall not allow development that will create or worsen drainage problems.		✓		
<b>Goal SE 7: Urban and Wildland Fire Hazards – Reduce the threat to life, structures, and the environment caused by urban and wildland fires.</b>				
<b>SE 7.1 Fire Prevention and Response Measures for New Development. [GP/CP]</b> New development and redevelopment projects shall be designed and constructed in accordance with National Fire Protection Association standards to minimize fire hazards, with special attention given to fuel management and improved access in areas with higher fire risk, with access or water supply deficiencies, or beyond a 5-minute response time.			✓	
<b>SE 7.6 Standards for Rebuilding in High Fire Hazard Areas. [GP]</b> Any rebuilding in high fire hazard areas shall incorporate development standards and precautions that reduce the chance of structure losses from fire.		✓		
<b>Goal SE 9: Airport-Related Hazards – Minimize the risk of potential hazards associated with aircraft operations at the Santa Barbara Airport.</b>				
<b>SE 9.1 Clear Zone and Airport Approach Zone Regulations. [GP]</b> The City will maintain and enforce through appropriate zoning measures the Clear Zone and Airport Approach Zone regulations pursuant to the plans and policies of the Santa Barbara County ALUC. The City may also require, as a condition of approval of development applications, dedication of aviation easements for areas within the Airport Clear Zones and Airport Approach Zones (see Figure 5-3).	✓	✓		
<b>SE 9.2 Height Restrictions. [GP]</b> The City shall ensure that the heights of proposed buildings, other structures, and landscaping conform to airport operational requirements to minimize the risk of aircraft accidents. The City shall establish and maintain standards in its zoning ordinance for building and structure height restrictions for development in proximity to the Santa Barbara Municipal Airport. To ensure compliance with height restrictions, proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for	✓	✓		

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review.				
<b>SE 9.3</b> <b>Limitations on Development and Uses. [GP]</b> The City shall establish and maintain standards in its zoning ordinance for use restrictions for development near the Santa Barbara Municipal Airport. These standards should identify uses that may be compatible in each zone. Proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	✓	✓		
<b>SE 9.5</b> <b>Limitations on Density. [GP]</b> The City shall establish and maintain standards in its zoning ordinance for density limitations for development near the Santa Barbara Municipal Airport. These standards should comply with the Santa Barbara County Airport Land Use Plan and should specify the density considered compatible in each zone. Proposed developments that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	✓	✓		
<b>SE 9.6</b> <b>Limitations on Residential Development. [GP]</b> The City shall not allow new residential development within the clear zones associated with the Santa Barbara Airport runways. The City shall limit residential development beyond the clear zone but within the 1-mile zone of the runway ends to new single-family construction on existing recorded lots, and rebuilding and alteration projects that do not increase onsite residential density.	✓	✓		
<b>SE 9.8</b> <b>Limitations on Hazardous Facilities. [GP]</b> Development that includes new hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials within the clear zone and the approach zone, as generally depicted in Figure 5-3, shall be referred to the ALUC for review.				✓
<b>Goal SE 10: Hazardous Materials and Facilities – Minimize injuries, illnesses, loss of life and property, and economic and social disruption due to potential upsets associated with the storage, use, handling, and transport of hazardous materials, and ensure proper oversight of hazardous waste sites within the city.</b>				
<b>SE 10.4</b> <b>Prohibition on New Facilities Posing Unacceptable Risks. [GP]</b> The City shall not allow new hazardous facilities or expanded hazardous facilities that would expose existing residential or commercial development to unacceptable risk. New or expanded hazardous facilities in proximity to existing residential and commercial development shall incorporate appropriate mitigation measures to minimize potential risks and exposure.			✓	
<b>SE 10.5</b> <b>Restriction on Residential Development near Hazardous Facilities. [GP]</b> The City shall consider the exposure of new development to risk of hazardous materials accidents and exposure as a part of its project and environmental review processes and require any appropriate mitiga-				✓

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tion measures. The City shall not allow any new residential development near hazardous facilities if these residences would be exposed to unacceptable and unmitigable risk.				
<b>VISUAL AND HISTORIC RESOURCES ELEMENT</b>				
<b>Goal VH I: Scenic Views – Identify, protect, and enhance Goleta’s scenic resources and protect views or vistas of these resources from public and private areas.</b>				
<b>VH I.3 Protection of Ocean and Island Views. [GP/CP]</b> Ocean and island views from public viewing areas shall be protected. View protection associated with development should be accomplished first through site selection and then by use of design alternatives that enhance rather than obstruct or degrade such views. To minimize impacts to these scenic resources and ensure visual compatibility, the following development practices shall be used, where appropriate: <ul style="list-style-type: none"> <li>a. Limitations on the height and size of structures.</li> <li>b. Limitations on the height and use of reflective materials for exterior walls (including retaining walls) and fences.</li> <li>c. Clustering of building sites and structures.</li> <li>d. Shared vehicular access to minimize curb cuts.</li> <li>e. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose.</li> <li>f. Use of landscaping for screening purposes and/or minimizing view blockage as applicable.</li> <li>g. Selection of colors and materials that harmonize with the surrounding landscape.</li> </ul>	✓		✓	✓
<b>VH I.4 Protection of Mountain and Foothill Views. [GP/CP]</b> Views of mountains and foothills from public areas shall be protected. View protection associated with development that may affect views of mountains or foothills should be accomplished first through site selection and then by use of design alternatives that enhance, rather than obstruct or degrade, such views. To minimize structural intrusion into the skyline, the following development practices shall be used where appropriate: <ul style="list-style-type: none"> <li>a. Limitations on the height and size of structures.</li> <li>b. Limitations on the height of exterior walls (including retaining walls) and fences.</li> <li>c. Stepping of buildings so that the heights of building elements are lower near the street and increase with distance from the public viewing area. Increased setbacks along major roadways to preserve views and create an attractive visual corridor.</li> <li>d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose.</li> <li>e. Limitations on removal of native vegetation.</li> <li>f. Use of landscaping for screening purposes and/or</li> </ul>	✓		✓	✓

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minimizing view blockage as applicable. g. Revegetation of disturbed areas. h. Limitations on the use of reflective materials and colors for roofs, walls (including retaining walls), and fences. i. Selection of colors and materials that harmonize with the surrounding landscape. j. Clustering of building sites and structures.				
<b>VH 1.5 Protection of Open Space Views. [GP/CP]</b> Views of open space, including agricultural lands, from public areas shall be protected. View protection associated with development should be accomplished first through site selection and then by use of design alternatives that enhance rather than obstruct or degrade such views. To minimize impacts to these scenic resources, the following development practices shall be used, where appropriate: a. Limitations on the height and size of structures. b. Clustering of building sites and structures. c. Shared vehicular access to minimize curb cuts. d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. e. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. f. Selection of colors and materials that harmonize with the surrounding landscape.	✓	✓		✓
<b>VH 1.6 Preservation of Natural Landforms. [GP/CP]</b> Natural landforms shall be protected. Protection associated with development should be accomplished first through site selection to protect natural landforms and then by use of alternatives that enhance and incorporate natural landforms in the design. To minimize alteration of natural landforms and ensure that development is subordinate to surrounding natural features such as mature trees, native vegetation, drainage courses, prominent slopes, and bluffs, the following development practices shall be used, where appropriate: a. Limit grading for all development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. b. Blend graded slopes with the natural topography. c. On slopes, step buildings to conform to site topography. d. Minimize use of retaining walls. e. Minimize vegetation clearance for fuel management. f. Cluster building sites and structures. g. Share vehicular access to minimize curb cuts.	✓	✓		✓

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<b>VH 1.7 Scenic Easements. [GP/CP]</b> The City shall encourage the dedication of scenic easements to protect important views. Such easements shall be required where appropriate and legally feasible.			?	
<b>VH 1.8 Private Views. [GP]</b> Project development and architecture shall be considerate of private views.			?	
<b>Goal VH 2: Local Scenic Corridors – Protect and enhance the visual character and public views within and from Goleta’s scenic corridors and locations from which scenic vistas can be enjoyed.</b>				
<b>VH 2.3 Development Projects Along Scenic Corridors. [GP]</b> Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate: <ul style="list-style-type: none"> <li>a. Incorporate natural features in design.</li> <li>b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable.</li> <li>c. Minimize vegetation removal.</li> <li>d. Limit the height and size of structures.</li> <li>e. Cluster building sites and structures.</li> <li>f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.</li> <li>g. Preserve historical structures or sites.</li> <li>h. Plant and preserve trees.</li> <li>i. Minimize use of signage.</li> <li>j. Provide site-specific visual assessments, including use of story poles.</li> <li>k. Provide a similar level of architectural detail on all elevations visible from scenic corridors.</li> <li>l. Place existing overhead utilities and all new utilities underground.</li> <li>m. Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.</li> </ul>		✓		
<b>Goal VH 3: Community Character – Protect and enhance Goleta’s visual character.</b>				
<b>VH 3.1 Community Design Character. [GP]</b> The visual character of Goleta is derived from the natural landscape and the built environment. The city’s agricultural heritage, open spaces, views of natural features, established low-density residential neighborhoods, and small-scale development with few visually prominent buildings contribute to this character. Residential, commercial, and industrial development should			○	

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acknowledge and respect the desired aspects of Goleta’s visual character and make a positive contribution to the city through exemplary design.				
<b>VH 3.2 Neighborhood Identity. [GP]</b> The unique qualities and character of each neighborhood shall be preserved and strengthened. Neighborhood context and scale shall be maintained. New development shall be compatible with existing architectural styles of adjacent development, except where poor quality design exists.			○	✓
<b>VH 3.3 Site Design. [GP]</b> The city’s visual character shall be enhanced through appropriate site design. Site plans shall provide for buildings, structures, and uses that are subordinate to the natural topography, existing vegetation, and drainage courses; adequate landscaping; adequate vehicular circulation and parking; adequate pedestrian circulation; and provision and/or maintenance of solar access.				✓
<b>VH 3.4 Building Design. [GP]</b> The city’s visual character shall be enhanced through development of structures that are appropriate in scale and orientation and that use high quality, durable materials. Structures shall incorporate architectural styles, landscaping, and amenities that are compatible with and complement surrounding development.				✓
<b>VH 3.5 Pedestrian-Oriented Design. [GP]</b> The city’s visual character shall be enhanced through provision of aesthetically pleasing pedestrian connections within and between neighborhoods, recreational facilities, shopping, workplaces, and other modes of transportation, including bicycles and transit.	✓			
<b>VH 3.6 Public Spaces. [GP]</b> The city’s visual character shall be enhanced by creating well-defined community outdoor gathering places that incorporate focal points such as parks, fountains, public art, and/or landscape features. Small public open spaces should be provided in each neighborhood either through acquisition in existing neighborhoods or by design in new neighborhood developments in order to establish community focal points.	○			
<b>VH 3.7 Signage. [GP]</b> The city’s visual character shall be enhanced through the use of restrained and tasteful signage that conveys an orderly and attractive appearance, complements project design, and enhances the city’s image. Excessive signage should be minimized. A graphics image should be developed to consistently identify public amenities citywide, such as signage on public buildings, streets and rights-of-way, public parks, and city entry points.			✓	
<b>Goal VH 4: Design Review – Preserve, protect, and enhance Goleta’s character through high quality design.</b>				
<b>VH 4.2 Old Town. [GP]</b> Old Town is a unique asset and the historic center of Goleta. Accordingly, all design shall maintain		✓		✓

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<p>and enhance the historic character and be consistent with the Goleta Heritage District Architecture and Design Guidelines, where applicable. Superior materials and architectural detailing shall be used. Development shall continue to reflect Goleta’s small-scale character, promote individual identity, and avoid uniformity or a false historic look. The Design Review Board shall evaluate applicable proposals for new development within the Heritage District to achieve variation in heights of structures along the Hollister corridor to avoid a “canyonization” effect. The pedestrian experience shall be supported and enhanced by provision of street trees; landscaped passageways; human-scale entries; and amenities such as benches, bicycle racks, trash containers, and public art. Transitional areas between residential neighborhoods and adjacent commercial and industrial areas shall be established and maintained by use of increased setbacks and heavy landscaping. (See also LU 1.3.)</p>				
<p><b>VH 4.3</b> Single-Family Residential Areas. [GP] The following standards shall be applicable to single-family residential development (see related LU 2.3):</p> <ul style="list-style-type: none"> <li>a. The distinct architectural character of Goleta’s existing neighborhoods shall be protected.</li> <li>b. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.</li> <li>c. New construction shall utilize consistent architectural detailing and high quality materials to promote cohesiveness and compatibility. Strong contrasts in size, bulk, scale, color, and roof forms shall be avoided.</li> <li>d. All building elevations should be well articulated and include architectural features to vary wall planes.</li> <li>e. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments, whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments.</li> <li>f. Visual impacts of parking, including driveways, garages, and garage doors, should be minimized. Forward-facing garages should be designed so that the garage does not dominate the streetscape or overall residential design.</li> <li>g. To maximize safety, garages should not open directly onto public or private accessways.</li> <li>h. Private open space shall be provided in proportion to building size.</li> </ul>	<input checked="" type="checkbox"/>			

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i. Privacy of residents and adjacent neighbors shall be protected. Examples of measures that might provide protection include site selection and design that uses setbacks and considers placement of windows, decks, balconies, and noise producing equipment. The use of landscape screening to provide privacy should be secondary to appropriate structural design.  j. New gated residential communities shall be prohibited. Connectivity to neighborhood commercial areas, schools, recreational areas, and other facilities shall be encouraged. Fencing and walls used to define private yards shall be designed to prevent isolation of structures from the street.				
<b>VH 4.4 Multifamily Residential Areas. [GP]</b> In addition to the items listed in VH 4.3, the following standards shall be applicable to multifamily residential development (see LU 1.9 and LU 2.3):  a. Roof lines should be varied to create visual interest. b. Large building masses should be avoided, and where feasible, several smaller buildings are encouraged rather than one large structure. Multiple structures should be clustered to maximize open space. c. Multifamily residential developments shall include common open space that is appropriately located, is functional, and provides amenities for different age groups. d. Where multifamily developments are located next to less dense existing residential development, open space should provide a buffer along the perimeter. e. Individual units shall be distinguishable from each other. Long continuous wall planes and parking corridors shall be avoided. Three-dimensional façades are encouraged. f. Extensive landscaping is encouraged to soften building edges and provide a transition between adjacent properties. g. Storage areas for recycling and trash shall be covered and conveniently located for all residents and screened with landscaping or walls. h. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments.	✓			

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<p><b>VH 4.5 Retail Commercial Areas. [GP]</b> The following standards shall be applicable to retail commercial development:</p> <ul style="list-style-type: none"> <li>a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.</li> <li>b. Where appropriate, buildings should be sited at or near the front setback line to project a desirable architectural image contiguous to the street and to promote pedestrian access.</li> <li>c. Quality architectural design shall be maintained through the use of detailing and high quality, durable materials. Blank wall planes shall be avoided.</li> <li>d. Safe, convenient pedestrian and bicycle access shall be provided and encouraged via continuous sidewalks; bike lanes; and sufficient, secure, and protected bicycle parking. Landscaping should be used where possible to buffer pedestrians and cyclists from traffic. Where feasible, other pedestrian amenities such as outdoor seating shall be provided.</li> <li>e. Commercial displays, outdoor dining, and outdoor shopping cart storage shall not encroach into pedestrian accessways.</li> <li>f. Shopping cart returns should be conveniently located and screened.</li> <li>g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.</li> <li>h. Landscaping, including canopy trees, shall be used extensively to unify the structural development, reinforce the pedestrian scale, minimize heat and glare from pavement, and break up expanses of parking.</li> <li>i. Shared vehicular access shall be considered to minimize the number of driveways and curb cuts.</li> <li>j. Where appropriate, parking lots should be located behind, beside, or beneath buildings to minimize visibility. Where buildings do not screen parking, landscaping, berms, or low walls shall be used to screen cars from adjacent roadways and other developments.</li> <li>k. Parking lots should provide adequate space for maneuverability and safety. Angled parking spaces are encouraged rather than 90-degree parking stalls to increase visibility for drivers and pedestrians.</li> <li>l. Loading areas and recycling and trash facilities shall be easily accessed and shall be screened from view with landscaping, fencing, or walls. Adjacent uses shall be considered when such areas are sited.</li> <li>m. Roof mounted equipment shall be screened and</li> </ul>	<input checked="" type="checkbox"/>			

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considered as part of the structure for height calculations.				
<p><b>VH 4.6 Industrial Areas. [GP]</b> The following standards shall be applicable to industrial development (see related LU 4.2):</p> <ul style="list-style-type: none"> <li>a. All structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.</li> <li>b. Where residential or commercial uses exist adjacent to industrial properties, such areas shall be buffered from industrial uses by increased setbacks and heavily landscaped screens.</li> <li>c. Transfer of noise off-site shall be minimized by the use of screen walls, acoustical enclosures, or building placement. Noise generating activities shall be located as far as possible from nonindustrial uses.</li> <li>d. All outdoor storage or maintenance areas shall be screened. Landscaping may be used alone or in conjunction with fencing or walls.</li> <li>e. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when siting such areas.</li> <li>f. Roof-mounted equipment shall be screened and considered as part of the structure for height calculations.</li> <li>g. Architectural detailing shall be used to break up the box-like appearance of construction typically used for industrial buildings.</li> <li>h. Adequate lighting shall be provided for security and safety purposes but designed to prevent encroachment onto adjacent uses, wildlife habitats, or the night sky.</li> <li>i. Sufficient, secure, and protected bicycle parking shall be provided.</li> <li>j. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.</li> </ul>	✓			
<p><b>VH 4.7 Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses. [GP]</b> The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses:</p> <ul style="list-style-type: none"> <li>a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.</li> <li>b. Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous façades, varied building setbacks should be provided and be proportionate to the scale of the building.</li> </ul>	✓			

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c. Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and encourage pedestrian access. d. Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments. e. Architectural elements such as arcades are encouraged to identify the main entrance and reinforce the pedestrian scale. f. Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided. g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate. h. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited. i. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.				
<b>VH 4.8 Telecommunications Facilities. [GP]</b> Telecommunications facilities shall be subject to the following standards: a. Facilities shall be sited and designed to minimize visibility. b. Facilities shall ensure and maintain the architectural integrity of buildings and structures. c. Internalized, ground-mounted, and/or underground equipment is encouraged. Roof-mounted equipment is discouraged, and when allowed, shall be adequately screened. Any such equipment shall be located away from, or screened from, street views. d. Any roof-mounted equipment shall be considered part of the building or structure for purposes of height calculations. e. Colors and materials that blend with existing development, the skyline, and/or natural features shall be used. f. Landscaping shall be used for screening purposes where possible and to enhance compatibility with the architectural character of existing structures.			✓	

APPENDIX A: POLICIES RELATED TO NEW ZONING ORDINANCE				
<input checked="" type="checkbox"/> Regulation required <input type="checkbox"/> Regulation optional                          ? Discussion issue				
General Plan Element and Policy	Development Code Components			
	District Standards	Specific Area Designation	Citywide Regulations	Review Process
g. Location of wireless communications facilities within or adjacent to residential uses is discouraged. h. The use of faux trees to camouflage or create stealth designs for antennas is discouraged.				
<b>VH 4.9 Landscape Design. [GP]</b> Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards: a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged. b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City. c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species. d. The use of invasive plants shall be prohibited.			✓	
<b>VH 4.11 Parking Lots. [GP]</b> Parking lots shall be adequately designed and landscaped. The following standards shall apply (see related Policy TE 9): a. Adequate parking requirements shall be established for all zone districts and conditionally permitted uses. b. Adequate parking space dimensions and aisle widths shall be established. c. Angled parking spaces are encouraged in order to maximize visibility for drivers and pedestrians. Retail parking lot design that includes 90-degree parking spaces is discouraged. d. Pedestrian circulation shall be adequate, clearly delineated, and integrated with internal vehicle circulation to allow for safe and convenient pedestrian links from parking areas to building entrances. Planting strips should be used between traffic zones and sidewalks wherever possible. e. Retail parking lots shall provide for adequate shopping cart storage that is adequately screened. f. Parking lot landscaping shall provide for adequate visual relief, screening, and shade. Adequate tree density shall be established and shall include approximately one tree for every four parking spaces. Deciduous trees in parking lots are discouraged due to the visual effects of loss of canopy. g. Parking lot lighting shall be considered relative to the selection and location of parking lot trees and their			✓	

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General Plan Element and Policy	Development Code Components			
	District Standards	Specific Area Designation	Citywide Regulations	Review Process
height at maturity. h. Shared parking arrangements are encouraged where neighboring uses have different peak use periods. i. Permeable parking surfaces and grass-incorporated paving systems are encouraged to reduce stormwater runoff. Water quality protection measures such as storm drain filters should be used to minimize pollutants that would result in impacts to downstream water bodies or habitat.				
<b>VH 4.12</b> <b>Lighting. [GP]</b> Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply: a. Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes. b. Direct upward light emission shall be avoided to protect views of the night sky. c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.			✓	
<b>VH 4.13</b> <b>Signage. [GP]</b> Signs shall maintain and enhance the city's appearance through design, character, location, number, type, quality of materials, size, height, and illumination. The following standards shall apply: a. Signs shall minimize possible adverse effects on nearby public and private property, including streets, roads, and highways. b. Signs shall be integrated into the site and structural design, shall be compatible with their surroundings, and shall clearly inform pedestrians, bicyclists, and motorists of business names. c. Signs shall not detract from views or the architectural quality of buildings, structures, and/or the streetscape. Protrusion of signs and/or sign structures into the skyline should be minimized to avoid a cluttered appearance. d. Signs shall be of appropriate and high quality style, color, materials, size, height, and illumination. e. Lighting is considered an integral part of sign design and shall be controlled to prevent glare and spillage onto adjacent areas.			✓	

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	District Standards	Specific Area Designation	Citywide Regulations	Review Process
f. Internally illuminated cabinet or can signs shall be prohibited. g. Billboards and other off-premises advertising signs shall be prohibited.				
<b>VH 4.14 Utilities. [GP]</b> New development projects shall be required to place new utility lines underground. Existing overhead utility lines should be placed underground when feasible. Undergrounding of utility hardware is encouraged. Any aboveground utility hardware, such as water meters, electrical transformers, or backflow devices, shall not inhibit line of sight or encroach into public walkways and, where feasible, should be screened from public view by methods including, but not limited to, appropriate paint color, landscaping, and/or walls.			✓	
<b>VH 4.15 Site-Specific Visual Assessments. [GP]</b> The use of story poles, physical or software-based models, photo-realistic visual simulations, perspectives, photographs, or other tools shall be required, when appropriate, to evaluate the visual effects of proposed development and demonstrate visual compatibility and impacts on scenic views.				○
<b>VH 4.16 Green Building. [GP]</b> The City encourages the incorporation of green building practices in design. Such practices may include the use of recycled materials, drought-tolerant and native plants, energy efficient features, water conservation, allowance for solar access, and permeable surfaces.			○	
<b>Goal VH 5: Historic Resources – Identify, protect, and encourage preservation of significant architectural, historic, and prehistoric sites, structures, and properties that comprise Goleta’s heritage.</b>				
<b>VH 5.4 Preservation of Historic Resources. [GP]</b> Historic resources and the heritage they represent shall be protected, preserved, and enhanced to the fullest extent feasible. The City shall recognize, preserve and rehabilitate publicly owned historic resources and provide incentive programs to encourage the designation, protection, and preservation of privately owned historic resources. Various incentives or benefits to the property owner shall be considered, such as direct financial assistance, reduced permitting fees to upgrade structures, flexibility with regard to allowed uses, compliance with the State Historic Building Code rather than the Uniform Building Code, façade conservation easements, identification of grant sources, provision of information regarding rehabilitation loan financing, and tax advantages.			○	
<b>VH 5.5 Alterations to Historic Resources. [GP]</b> Any proposed alterations to historic resources shall be subject to a Phase 1 and/or Phase 2 historical study. Any alterations deemed acceptable that may affect the historical integrity of a historic site or structure shall respect the character of the build-		✓		

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General Plan Element and Policy	Development Code Components			
	District Standards	Specific Area Designation	Citywide Regulations	Review Process
ing and its setting and maintain architectural consistency with the original site or structure. Such proposals may require an evaluation from a cultural resources professional or landmarks commission and/or design review prior to approval. To encourage rehabilitation, maintenance, and sensitivity in additions and remodels, the City shall support adaptive reuse of historic sites and structures and may consider allowing for flexibility when applying zoning regulations that retain or promote the historical significance.				
<b>VH 5.7 New Construction. [GP]</b> Development approved in proximity to an identified historic resource shall respect and be aesthetically compatible with the structures or sites in terms of scale, materials, and character.				✓
<b>VH 5.10 Historic Districts. [GP]</b> The City may identify areas appropriate for the formation of Historic Districts as a means of preserving those areas that exemplify particular architectural styles and possess attributes that create a unique neighborhood character. The architectural significance of the structures and associated landscapes shall be protected by requiring any proposed alterations or adjacent development to be compatible with the heritage of the district. Demolition shall be discouraged.	○			
<b>PUBLIC FACILITIES ELEMENT</b>				
<b>Goal PF 9: Coordination of Facilities with Future Development – Ensure that land use decisions are based on the planned capacity of capital facilities and that such facilities are provided when they are needed to support new development.</b>				
<b>PF 9.1 Integration of Land Use and Public Facilities Planning. [GP/CP]</b> The Land Use Plan and actions on individual development applications shall be consistent with the existing or planned capacities of necessary supporting public facilities and the fiscal capacity of the City to finance new facilities. a. The City shall integrate its land use and public works planning activities with an ongoing program of long-range financial planning to ensure that the City’s Land Use Plan is supported by quality public facilities. b. Individual land use decisions, including but not limited to General Plan amendments, shall be based on a finding that any proposed development can be supported by adequate public facilities.				✓
<b>NOISE ELEMENT</b>				
<b>Goal NE 1: Noise and Land Use Compatibility Standards – Protect Goleta’s residents, workers, and visitors from excessive noise by applying noise standards in land use decisions. Ensure compatibility of land uses with noise exposure levels, and neither introduce new development in areas with unacceptable noise levels nor allow new noise sources that would impact existing development.</b>				

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<i>General Plan Element and Policy</i>	<i>Development Code Components</i>			
	<i>District Standards</i>	<i>Specific Area Designation</i>	<i>Citywide Regulations</i>	<i>Review Process</i>
<b>NE 1.1 Land Use Compatibility Standards. [GP]</b> The City shall use the standards and criteria of Table 9-2 to establish compatibility of land use and noise exposure. The City shall require appropriate mitigation, if feasible, or prohibit development that would subject proposed or existing land uses to noise levels that exceed acceptable levels as indicated in this table. Proposals for new development that would cause standards to be exceeded shall only be approved if the project would provide a substantial benefit to the City (including but not limited to provision of affordable housing units or as part of a redevelopment project), and if adequate mitigation measures are employed to reduce interior noise levels to acceptable levels.			✓	
<b>Goal NE 7: Design Criteria to Attenuate Noise – Employ noise-reduction measures that reduce levels of noise-generated at the source. Use site design and noise insulation techniques that attenuate noise levels experienced at receiver sites to acceptable levels.</b>				
<b>NE 7.2 Site-Design Techniques. [GP]</b> The City encourages the inclusion of site-design techniques for new construction that will minimize noise exposure impacts. These techniques shall include building placement, landscaped setbacks, and siting of more noise-tolerant components (parking, utility areas, and maintenance facilities) between noise sources and sensitive receptor areas.			○	
<b>NE 7.3 Architectural Techniques. [GP]</b> The City shall encourage the use of architectural techniques to meet noise attenuation requirements. Such techniques include: a) using noise-tolerant rooms such as garages, kitchens, and bedrooms to shield noise-sensitive rooms such as bedrooms and family rooms and b) using building façade materials that help shield noise.			○	
<b>NE 7.6 Noise-Insulation Standards for Multi-Family Dwellings. [GP]</b> In compliance with state law, the City shall require all multi-family residential developments that are proposed within the 60-dBA-CNEL noise contour to include appropriate noise-insulation measures.			✓	

## Appendix B

<b>APPENDIX B: REVIEW AND DISPOSITION OF UNCODIFIED ORDINANCES RELEVANT TO NEW ZONING ORDINANCE</b>			
<i>Ordinance Number</i>	<i>Applicability</i>	<i>Topics Included</i>	<i>Relevance to New Zoning</i>
<b>General Plan</b>			
09-03	Camino Real Specific Plan	<ul style="list-style-type: none"> <li>Zone C-2</li> <li>Maximum Number of Rooms = 99</li> </ul>	May include as a line-item in the VC District but it's project specific, so may be unnecessary
<b>Development Standards</b>			
03-07	Residential Second Unit Regulations	<ul style="list-style-type: none"> <li>Development Standards, including unit size, attached/detached, bdm #, etc.</li> <li>Zone Districts R-1, E-1, AG-1-5, AG-1-10</li> </ul>	<ul style="list-style-type: none"> <li>Will carry over provisions</li> <li>Staff lunch meeting notes regarding size restrictions and modifications also are relevant incorporated</li> </ul>
06-05	Single Family District Intensities	Establishes new Single-family FAR	<ul style="list-style-type: none"> <li>FAR standards are superseded by 07-06</li> <li>Provisions relating to covered structures will be carried over</li> </ul>
07-06	Residential Development Standards Update	<p><u>Development Standards:</u></p> <ul style="list-style-type: none"> <li>Setbacks,</li> <li>Maximum FAR</li> <li>Corner/Through Lots yard requirements</li> </ul> <p><u>Administrative Procedures:</u></p> <ul style="list-style-type: none"> <li>Land Use Permits</li> <li>DRB Review</li> <li>Modifications</li> <li>Notice</li> <li>Appeals/Final decisions</li> </ul>	<p><u>Development Standards:</u></p> <ul style="list-style-type: none"> <li>Will incorporate setback requirements into Residential Development Standards</li> <li>Maximum Floor Area Standards will be incorporated</li> </ul> <p><u>Administrative Procedures:</u></p> <ul style="list-style-type: none"> <li>Keep DRB review but may update processes as necessary</li> <li>Land Use Permit is being modified to a Design Review Permit. Language will be updated as necessary</li> <li>Notice provisions will be consolidated and updated</li> </ul>
<b>Parking/ Transportation</b>			
03-05	Parking Regulations Garage Conversions Article I. Applies to Inland and Coastal New Ordinances	<ul style="list-style-type: none"> <li>Maintenance of spaces</li> <li>Garage Conversions require MUP</li> <li>Single and Two-Family Dwellings must have 2 spaces per</li> </ul>	<ul style="list-style-type: none"> <li>Will look at requirement to determine if required parking standard for a single family home is too high</li> <li>Keep a Minor Use Permit for a conversion of a garage</li> </ul>

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		<ul style="list-style-type: none"> <li>unit</li> <li>Units with more than 3,000 s/f must have 3 spaces</li> </ul>	
<b>Uses</b>			
03-04	Growth Management Program	<ul style="list-style-type: none"> <li>Applies to non-residential development</li> <li>Allocation program</li> <li>Establishes processes, appeals, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Will incorporate into New Ordinance</li> <li>Determine whether s/f numbers need to be modified</li> </ul>
07-16	Small Animal Boarding	<ul style="list-style-type: none"> <li>Applies in C-2 Zoning</li> <li>Requires a Minor Use Permit</li> </ul>	<ul style="list-style-type: none"> <li>Will retain a MUP for this use</li> </ul>
08-01	Oil and Gas Facilities	<ul style="list-style-type: none"> <li>New chapter to Municipal New Ordinance Chapter 25B (?)</li> <li>Change of Owner, Operator Regulations</li> </ul>	<ul style="list-style-type: none"> <li>Will bring over components that relate to review and approval, findings, appeals</li> </ul>
09-08	Medical Marijuana	<p>New Chapter in New Ordinance:</p> <ul style="list-style-type: none"> <li>Definitions</li> <li>Prohibition</li> </ul>	<ul style="list-style-type: none"> <li>Will carry over prohibition into New Ordinance</li> </ul>
09-09 09-10	Telecommunication Development Regulations	<ul style="list-style-type: none"> <li>Definitions of facilities and systems</li> <li>Development standards for telecommunications facilities</li> <li>Project Installation and Post-Installation Provisions</li> </ul>	<ul style="list-style-type: none"> <li>Will review and make sure compliant with current regulations</li> </ul>
12-12	Live-Work Regulations	<ul style="list-style-type: none"> <li>New Definition in 35-209</li> <li>Definition has regulations</li> <li>MUP required</li> <li>Performance standards</li> <li>Allowed in:                             <ul style="list-style-type: none"> <li>SC District with MUP</li> <li>C-2</li> <li>OT</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Will incorporate live-work into New Ordinance</li> <li>Update to meet General Plan guidelines</li> </ul>
<b>Administration</b>			
02-24	Coastal Zone Permit Processing Article II. Interim Controls	<p>Applies if/until Goleta has a certified Local Coastal Program (LUP)</p> <ul style="list-style-type: none"> <li>Notice</li> <li>Ministerial Permits</li> </ul>	<ul style="list-style-type: none"> <li>Will carry over provisions to New Ordinance</li> </ul>
03-08	Planning Decision Effect; Appeals	<ul style="list-style-type: none"> <li>Appeals</li> <li>City Council</li> </ul>	<ul style="list-style-type: none"> <li>Will clarify roles of City Council and Planning Commission appeals in Administrative Division</li> </ul>

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		<ul style="list-style-type: none"> <li>• Planning Agency</li> </ul>	
03-20	Design Guidelines for Commercial Projects	<ul style="list-style-type: none"> <li>• Site layout, parking, landscaping, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Will reference in Development Standards for Commercial Uses</li> </ul>
04-54	Notification Requirements	Radius of mailed notices <ul style="list-style-type: none"> <li>• Residential = 500 feet</li> <li>• Non-Residential = 1000 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Will consolidate notification requirements</li> <li>• Retain distance requirements</li> </ul>
07-13	Planning Commission Establishment	<ul style="list-style-type: none"> <li>• Appointment, Terms</li> <li>• Rules, Responsibilities, Authority</li> <li>• Municipal New Ordinance Sections 2-25 through 2-25.31</li> </ul>	<ul style="list-style-type: none"> <li>• Will incorporate into New Ordinance</li> </ul>
08-02	Planning Commission Procedures	<u>Procedural Standards</u> <ul style="list-style-type: none"> <li>• Agendas</li> <li>• Record of Meetings</li> <li>• Notice</li> <li>• Disclosure</li> </ul> Article III. <u>Meetings</u> <ul style="list-style-type: none"> <li>• Time and Location</li> <li>• Public Hearing Procedures</li> <li>• General Rules for Those Providing Testimony</li> </ul> Article IV. <u>General Procedures</u> <ul style="list-style-type: none"> <li>• Site Visits</li> <li>• Staff Reports</li> <li>• CEQA Requirements</li> <li>• Findings</li> <li>• Conditions of Approval</li> <li>• Recommendation to City Council</li> <li>• Appeals</li> </ul>	<ul style="list-style-type: none"> <li>• Will incorporate into New Ordinance</li> </ul>
09-04	Design Review Board Bylaws and Guidelines	<u>General Procedures</u> <ul style="list-style-type: none"> <li>• Purpose, Authority, Goals</li> <li>• Composition</li> <li>• Jurisdiction</li> <li>• Meeting Requirements, Conduct, etc.</li> <li>• Conceptual Review, Preliminary</li> </ul>	<ul style="list-style-type: none"> <li>• Will incorporate DRB and rules/regulations into New Ordinance</li> <li>• Design Guidelines will be cited in each zoning district</li> </ul>

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		Review, Final Review • Findings for Approval  <u>Adopts Guidelines for:</u> • Commercial • Old Town • Highway 101	
<b>Miscellaneous</b>			
07-02	Sign Regulations	Institutional signage requirements: 2 on-premise signs, each not exceeding 20 sq. ft.	<ul style="list-style-type: none"> <li>Will incorporate regulations into New Ordinance but review and update as necessary</li> </ul>
<b>Specific Zoning Ordinances – Map Related, No Text Changes</b>			
04-06	n/a	<ul style="list-style-type: none"> <li>Parcel APN 079-395-015 is changed from Single-Family Residential (7-R-1) to Recreation (REC)</li> <li>Parcel APN 079-395-016 is changed from Single-Family Residential (7-R-1) to Recreation (REC)</li> <li>Portion of parcel APN 079-395-016 owned by the Land Trust for Santa Barbara County is changed from Single-Family Residential (7-R-1) to Recreation (REC)</li> <li>The portion of the Santa Barbara Shores Park parcel owned by the City of Goleta, APN 079-210-024 is changed from Recreation (REC) to Single-Family Residential (7-R-1)</li> <li>Property APN 079-210-024, 079-210-051, 079-210-013, 079-210-014, 079-210-015 is changed from Planned Residential District (PRD) to Recreation (REC)</li> </ul>	
04-07	n/a	<ul style="list-style-type: none"> <li>The southern portion of parcel APN 071-130-047, Parcel 1 of Tentative Map 32,012 is changed from Retail Commercial (C-2) to Design Residential (DR-14)</li> <li>The northern portion of parcel APN 071-130-047, Parcel 2 of Tentative Map 32,012 is changed to add the Mixed Use-Goleta Overlay district to the parcel, remaining in the Retail Commercial (C-2) zone district</li> </ul>	
05-06	n/a	<ul style="list-style-type: none"> <li>Lots 63, 64, and 68 of Tract Map 32,800, owned by Goleta Investment Partners, are changed from Recreation (REC) to Single-Family Residential (7-R-1)</li> <li>Lot 69 of Tract Map 32,800, owned by the City of Goleta, is changed from Single-Family Residential (7-R-1) to Recreation (REC)</li> </ul>	
06-04	n/a	<i>Assessor Parcel Numbers</i>	<i>Zoning District is Changed</i>
			<i>From the Following District</i>   <i>To the Following District</i>
		073-060-031, through 073-060-045 and 073-060-047 and -048	Retail Commercial (C-2)   Design Residential – 20 units/acre (DR-20)
		073-060-046	Planned Residential   Design Residential – 20

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			Development (PRD)	units/acre (DR-20)
		073-330-024, -026, -027, 028, and -029	Industrial Research Park	Article V.
		(M-RP)	Design Residential – 20 units/acre (DR-20)	Article VI.
12-11	n/a	<ul style="list-style-type: none"> <li>MHS/AHO DR-12.3 (Mobile Home Subdivision/Affordable Housing Overlay Permitting A Residential Density of up to 12.3 Units per acre) to DR-20 (Design Residential Permitting a Residential Density of UP to 20 Units per acre)</li> <li>MHS/AHO DR-12.3 and M-RP (Industrial Research Park) are changed to SC (Shopping center)</li> </ul>		
07-18	n/a	<ul style="list-style-type: none"> <li>Zoning on the subject property changed to apply the DR-20 (Design Residential, 20 units per acre) zone district to be consistent with the Medium Density Residential land use designation</li> </ul>		
07-15	n/a	<ul style="list-style-type: none"> <li>Zone district for Dioji Dog Boarding Project is changed (Parcel APN 073-020-025) to Retail Commercial (C-2)</li> </ul>		
07-04	Cabrillo Business Park	<ul style="list-style-type: none"> <li>Approval of actions related to the Cabrillo Business Park Project</li> </ul>		
07-03	Cabrillo Business Park	<ul style="list-style-type: none"> <li>Zoning district for property is changed to apply to the M-RP (Industrial- Research Park) and M-S-GOL (Service Industrial- Goleta) zone districts to be consistent with the Business Park and Service/ Industrial land use designations, respectively, as shown in the adopted Goleta General Plan</li> </ul>		
08-11	n/a	<ul style="list-style-type: none"> <li>Zone district for parcels APN 073-070-24, 073-070-021 and 073-070-005 is changed to be General Commercial (C-3)</li> </ul>		
08-12	Hospital Overlay District	<ul style="list-style-type: none"> <li>Establishment of a Hospital Overlay District</li> </ul>		
08-10	Article VII.	<ul style="list-style-type: none"> <li>Zone district for parcel APN 073-070-035 is changed to Retail Commercial (C-2)</li> </ul>		
08-09	n/a	<ul style="list-style-type: none"> <li>Zone district applicable to the northeast corner of Storke Road and Hollister Avenue' APN 073-140-004 is changed to Professional and Institutional (PI) with a Hotel Overlay (HO)</li> </ul>		
08-08	Hotel Overlay District	<ul style="list-style-type: none"> <li>Establishment of a Hotel Overlay District</li> </ul>		
08-07	n/a	<ul style="list-style-type: none"> <li>Rezone from Highway Commercial (CH) to Retail Commercial (C-2) for the Winchester Union 76; APN 079-121-016</li> </ul>		
08-03	n/a	<ul style="list-style-type: none"> <li>Lots 2 and 5 for the requested development approvals for the Village at Los Carneros residential project are changed from DR-20 to PRD</li> </ul>		





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