

City of Goleta

New Zoning Ordinance Program



**Planning Commission Meeting
January 27, 2014**

Annotated Outline Presentation

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Agenda

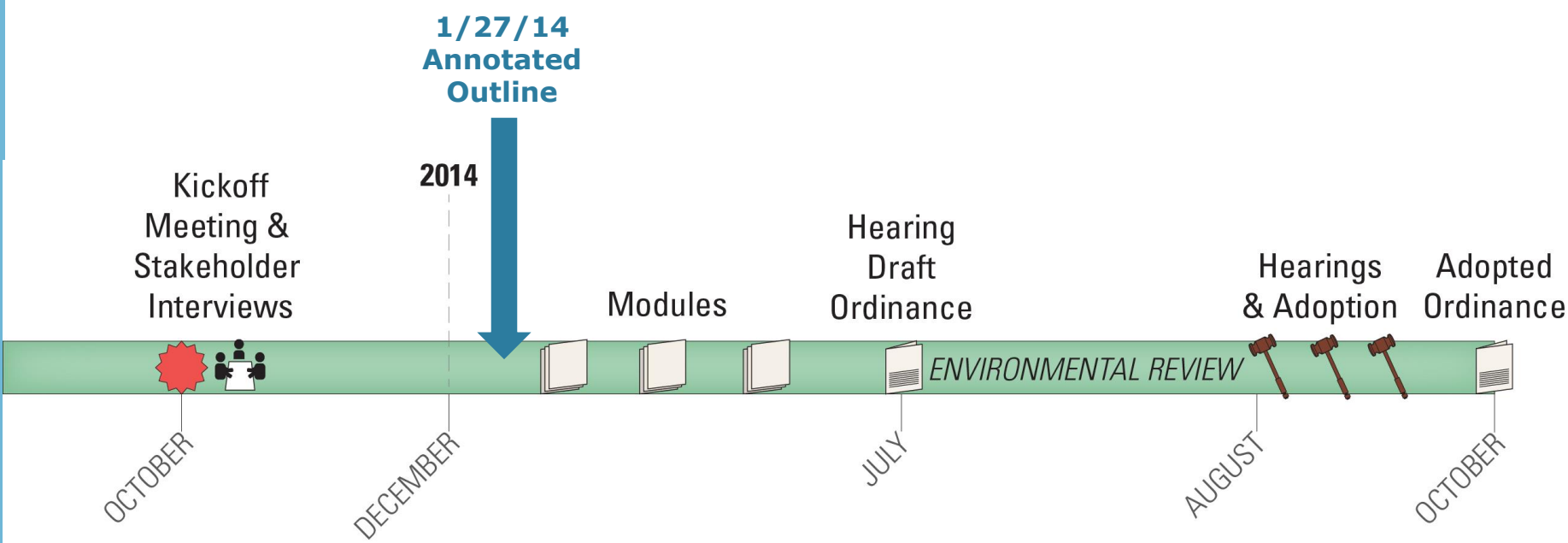
- Project Overview
- What is Zoning?
- Annotated Outline
- Discussion



Objectives for New Zoning Ordinance

- Be easy to use and understand, with tables and graphics
- Implement the General Plan
 - *Including new districts and incentive programs, as warranted*
- Incorporate interpretations and recent General Plan amendments
- Improve development review process with clear rules and criteria for approval providing greater certainty, flexibility and finality while protecting sensitive resources
- Be enforceable

Schedule



What is Zoning?

WHAT IS ZONING?

- Zoning ordinance deals with two basic concerns:
 - *How to minimize the adverse effects that buildings or uses one property can have on its neighbors; and*
 - *How to encourage optimal development patterns and activities within a community, as expressed in planning polices.*

TYPES OF ZONING

- Use-based (R – 1; C – 2; M – 2)
 - *Conforms to General Plan Land Use Diagram*
- Performance-based
- Physical form-based
- Other
 - *Incentive Zoning*
 - *Hybrid Zoning*

USER'S PERSPECTIVES OF ZONING

- Applicants
 - *Rules that City follows, timeframe for decision making, types of relief that may be requested, neighbors concerns in process?*
- Design Professionals
 - *Clear rules; also, how much flexibility there is (waivers from fixed standards, design character, use lists, etc.)*
- Planning Staff and Officers
 - *Flexibility to respond to community concerns, implement General Plan, reconcile competing priorities, protect City's character and environment resources*
- Goleta Residents & Business Owners
 - *What can be built, how long will it take, process for community input, flexibility, getting a final answer*

TRADEOFFS WITH ZONING

- Flexibility vs. Predictability
- Flexibility vs. Administrative Cost
- Development Cost vs. Quality
- Preservation vs. Development
- Under-Regulation vs. Over-Regulation

Annotated Outline

Designing a Zoning Framework

- Be orderly
- Be clear
- Be brief
- Be visual
- Use numbers
- Use plain language
- Structured to facilitate administration and amendment

SIDE SETBACK REQUIREMENTS

Table 10-3-2807: Side Setback Requirements for R-3, R-4, R-4X1, and R-4X2 Zones

Minimum Setbacks (feet)	For buildings that are 3-stories or ≤ 33 feet in height	For buildings that are 4-stories or > 33 feet and ≤ 45 feet in height	For buildings that are greater than 4-stories or > 45 feet in height
A Each Side Setback	8	8	9
B Sum of Side Setbacks	17	19	23

User-Friendly Formatting

- a** Page header
- b** Prominent headings
- c** Tables
- d** Cross references
- e** Graphics
- f** Consistent numbered indented paragraphs
- g** Page numbers

Zoning Ordinance District Regulations

20.080.001 Development Regulations

Table 20.080.001 prescribes the development standards for the ECRMX District. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Ordinance, while individual letters refer to features illustrated in Figure 20.080.001.

TABLE 20.080.001: DEVELOPMENT STANDARDS		
Standard	ECRMX	Additional Standards
Building Form and Location		
Height (ft)		
Building Maximum	80 (A)	20.300.006 Heights and Height Exceptions
Building Maximum for Mixed-Use	120 (B)	20.080.002(B), Increased Height for Mixed-Use Buildings
Street Wall Minimum	25 (C)	
Street Wall Maximum	35 (C)	
Ground Floor	15 (D)	

20.080.002 Supplemental Regulations

A. Building Transparency. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 40 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. No wall may run in a continuous plane for more than 30 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. They shall not provide views into parking or vehicle circulation areas.

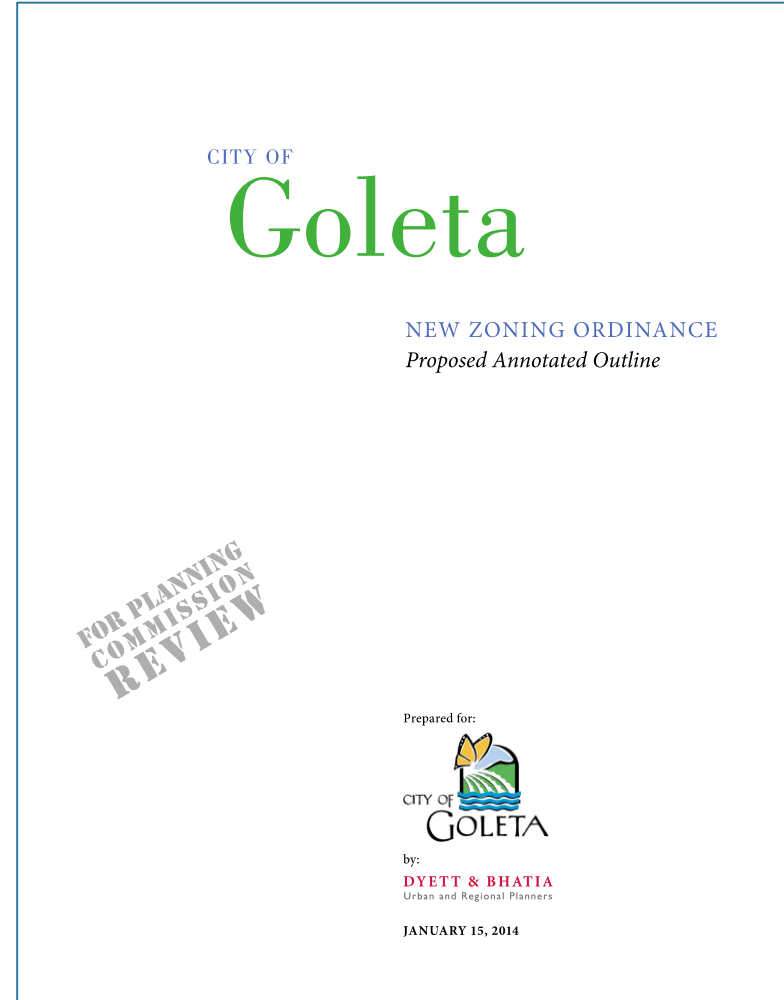
FIGURE 20.080.002(A): BUILDING TRANSPARENCY

Logical Organization

- General provisions should come before special provisions
- More important provisions should come before less important provisions
- More frequently consulted provisions should come first
- Permanent before temporary (Use Permit provisions before Temporary Use Permit provisions)
- Recurring provisions should be grouped together
- “Housekeeping” provisions at the end

Annotated Outline

- Title 17 organized into six ‘parts’
 - *Part I – Introductory Provisions*
 - *Part II – Base Zoning Districts*
 - *Part III – Overlay Zoning Districts*
 - *Part IV – Citywide Regulations*
 - *Part V – Administration and Permits*
 - *Part VI – General Terms*
- Parts are made of chapters
- Within each chapter are sections and subsections



Part I: Introductory Provisions

- Chapter 17.01 Introductory Provisions
- Chapter 17.02 Designation of Zones, Zoning Map and Boundaries
- Chapter 17.03 Allowable Land Use
- Chapter 17.04 Rules for Construction of Language and Interpretation
- Chapter 17.05 Rules of Measurement

Part II: Base Zoning Districts

- Base Districts
 - *Agriculture*
 - *Residential*
 - *Commercial*
 - *Office and Industrial*
 - *Public and Institutional*
 - *Other*
- Subdistricts within each district

TABLE 1: PROPOSED ZONING DISTRICTS: GENERAL PLAN DESIGNATIONS. AND EXISTING ZONES				
Short Name/Map Symbol	Full Name	General Plan Land Use Designation	Existing Zones	
			Inland	Coastal
Agriculture Districts				
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
Residential Districts				
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
Commercial Districts				
CR	Regional Commercial	C-R: Regional	SC	SC
CC	Community Commercial	C-C: Community	C-1, C-2, C-S, 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
Office and Industrial Districts				
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
Public and Institutional Districts				
PI	Public/Institutional	P-Q: Public/Quasi-Public	PU	PU
Other Districts				
OS-PR; OS-AR	Open Space/Passive	OS-PR: Open Space/	REC, RES	RES

Purpose Statements

- Explain intent of district and how it fits into the City's land use policy
- Serve as guide for administration of regulations

18.06.010 Purpose

The specific purposes of the Commercial Districts are to:

- A. Designate adequate land for a full range of commercial uses and regional-serving retail services consistent with the General Plan to maintain and strengthen the City's economic resources.
- B. Provide appropriate located areas for a range of commercial and industrial uses that provide a variety of goods and services for residents, employees, and visitors, and increase employment opportunities.

Additional purposes of each Commercial District which follow implement General Plan classifications of "Neighborhood Retail" and "General Commercial/Industrial".

NR Neighborhood Retail. This district is intended to provide areas for locally oriented retail and service uses in building forms appropriately scaled to relate to adjacent single-family residential neighborhoods.

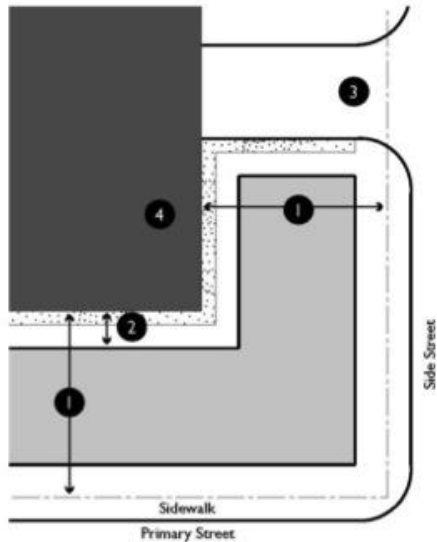
Use Regulations

- Use classifications vs. use lists
 - *Accommodate new and emerging technologies*
- Tiering
 - *Permitted uses*
 - *Limited uses*
 - *Conditional uses*
- Tables with clear references to additional standards
- Ensure uses allowed in each district reflect General Plan policies
- Provide level of review for different uses that is appropriate given limitations and specific requirements

Use Regulations

TABLE 203.02: LAND USE REGULATIONS—COMMERCIAL DISTRICTS					
<i>Use Classifications</i>	CN	CR	CG	CMX	<i>Additional Regulations</i>
Residential Uses					
Multiple Residence	-	-	-	P(1)	
Group Residential	-	-	-	P(2)	
Residential Care Facilities, Limited	-	-	-	P	
Public and Semi-Public Uses					
Clubs and Lodges	-	-	P	P	Section 301.03, Alcoholic Beverage Sales
Colleges and Trade Schools, Public or Private	-	-	C	C	
Community Centers	P	-	-	-	
Cultural Institutions	C	-	C	C	
Day Care Centers	P	-	-	-	
Hospitals and Clinics	P(3)	-	C	P(3)	
Instructional Services	P	-	P	P	
Park and Recreation Facilities, Public	C	-	C	C	
Religious Facilities	C	C	C	C	
Residential Care Facilities, General	P	-	-	-	Section 301.15, Residential Care Facilities, General
Social Service Facilities	-	P	P	-	Section 301.18, Social Service Facilities
Commercial Uses					
Animal Care, Sales and Services	<i>See subclassifications below</i>				
Kennels	C(4)	-	C(4)	-	
Pet Stores	C	-	C	-	

Development Standards



- Building
- Parking
- Landscaping
- Property Line

- Design-related standards provide guidance on:
 - *Building Site*
 - *Height*
 - *Facades*
 - *Landscaping*
- Illustrations will show City's expectations

Parking and Loading			Reference
Parking Area Setback			
<i>From Street-facing Property Line</i>	40 ft.	Buildings shall be placed as close to the street as possible, with parking located either underground, behind a building, or on the interior side or rear of the site. Above ground parking may not be located within 40 feet of a street facing property line except as provided in 9-5-105(B). Location of Parking.	①
<i>From Buildings</i>	5 ft. walkway plus 3 ft. landscape	Applicable only to above ground parking.	②
Access Location	Side street or alley wherever possible.		③
Curb Cuts	Minimized and located in location least likely to impede pedestrian circulation.		
Loading and Service Area			
<i>Location</i>	Side or rear of buildings	Must be screened from view from public ROW. Drop-off areas may be located at the primary building entry.	④
<i>Separation from Residential Districts</i>	50 ft.		

Part III: Overlay Zones

- Airport Environs
- Affordable Housing
- Central Hollister
- Hotel
- Hospital Master Plan
- Scenic Corridor

Overlay Districts				
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

Part IV: Regulations Applying to Multiple Districts

- General site regulations
- Affordable Housing Density Bonus Program
- 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
- Telecommunication Facilities
- Tree Protection

Part V: Administration and Permits

- Roles of officials implementing the Code
- Common procedures for applications, hearings, decision-making, including rules of measurement
- Procedures for specific approval processes
 - *Ministerial*
 - *Discretionary*
 - *Legislative*
 - *Relief (waivers, modifications, amendments)*

Part VI: General Terms

- Use Classifications
 - *Consolidate uses into a modern classification system based on common functional and physical characteristics*
- List of Terms
- Definitions

Retail Sales:

Building Materials and Services
Convenience Markets
Food and Beverage Sales
General Retail
Large Format Retail
Price Point Retail
Second Hand Store

General Plan Policy Matrix

- Identify zoning-related policies and suggest appropriate approaches:
 - *Development and design standards*
 - *Map-based provisions*
 - *Use regulations*
 - *Districting for Old Town and other areas*
 - *Special provisions for Coastal Zone, overlays identified by General Plan (including Open Space parcels), parking, landscaping, coastal access, energy facilities, etc.*
 - *Administrative provisions and review procedures*
- Allow for City staff and officials to review and comment on issues/choices for implementation

General Plan Policy Matrix

City of Goleta New Zoning Ordinance

APPENDIX A: POLICIES RELATED TO NEW ZONING ORDINANCE					
	✓ Regulation required	○ Regulation optional	? Discussion issue		
General Plan Element and Policy	Development Code Components				
	District Standards	Specific Area Designation	Citywide Regulations	Review Process	
LAND USE ELEMENT					
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.					
LU 1.1 Land Use Plan Map. [GP/CP]	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.	✓	✓		
LU 1.2 Residential Character. [GP/CP]	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.	✓	✓		
LU 1.3 Goleta Old Town. [GP]	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.		✓		
LU 1.4 Employment Centers. [GP]	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.		✓		
LU 1.5 Compatibility of Existing and New Industrial Areas with Adjacent Residential Development. [GP/CP]	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: 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		✓	✓	✓

Discussion

