

CITY OF **Goleta**
Zoning
Ordinance
TITLE 17 OF THE MUNICIPAL CODE

REVISED
DRAFT

January 2019

Table of Contents

Part I: General Provisions	I-i
Chapter 17.01 Introductory Provisions.....	I-1
17.01.010 Title and Authority	I-1
17.01.020 Purpose	I-1
17.01.030 Structure of this Title	I-1
17.01.040 Applicability.....	I-2
17.01.050 Severability.....	I-3
17.01.060 Fees and Deposits	I-4
17.01.070 Districts Established	I-4
17.01.080 Zoning Map and District Boundaries.....	I-6
Chapter 17.02 Rules for Construction of Language	I-7
17.02.010 Purpose	I-7
17.02.020 Rules for Construction of Language	I-7
17.02.030 Rules of Interpretation.....	I-8
Chapter 17.03 Rules of Measurement.....	I-9
17.03.010 Purpose	I-9
17.03.020 Demonstrating Calculations.....	I-9
17.03.030 Average Slope	I-9
17.03.040 Corner and Through Lot Frontage.....	I-10
17.03.050 Demolition.....	I-10
17.03.060 Distances	I-10
17.03.070 Dwelling Unit Density.....	I-11
17.03.080 Floor Area.....	I-11
17.03.090 Fractions.....	I-12
17.03.100 Height.....	I-12
17.03.110 Landscaped Area	I-15
17.03.120 Lot Coverage	I-15
17.03.130 Lot Width and Depth.....	I-16
17.03.140 Open Space	I-17

17.03.140	Setbacks	I-18
17.03.150	Sign Area	I-18
Chapter 17.04	Reserved.....	I-19
Chapter 17.05	Reserved.....	I-20
Chapter 17.06	Reserved.....	I-21

Part II: Base Zoning District Standards and Allowed Uses II-i

Chapter 17.07	Residential Districts.....	II-1
17.07.010	Purpose and Applicability	II-1
17.07.020	Land Use Regulations.....	II-2
17.07.030	Development Regulations.....	II-3
17.07.040	Additional Development Regulations for the RS District.....	II-6
17.07.050	Additional Development Regulations for RP, RM, and RH Districts	II-6
17.07.060	Additional Development Regulations for the RMHP District.....	II-7
Chapter 17.08	Commercial Districts	II-9
17.08.010	Purpose and Applicability	II-9
17.08.020	Land Use Regulations.....	II-10
17.08.030	Development Regulations.....	II-14
Chapter 17.09	Office Districts.....	II-17
17.09.010	Purpose and Applicability	II-17
17.09.020	Land Use Regulations.....	II-17
17.09.030	Development Regulations.....	II-20
Chapter 17.10	Industrial Districts	II-22
17.10.010	Purpose and Applicability	II-22
17.10.020	Land Use Regulations.....	II-22
17.10.030	Development Regulations.....	II-25
Chapter 17.11	Public and Quasi-Public District	II-27
17.11.010	Purpose and Applicability	II-27
17.11.020	Land Use Regulations.....	II-27
17.11.030	Development Regulations.....	II-28
Chapter 17.12	Open Space and Agricultural Districts.....	II-30
17.12.010	Purpose and Applicability	II-30
17.12.020	Land Use Regulations.....	II-30

17.12.030	Development Regulations.....	II-32
Chapter 17.13	Reserved.....	II-34
Chapter 17.14	Reserved.....	II-35
Chapter 17.15	Reserved.....	II-36
Part III: Overlay Districts.....		III-i
Chapter 17.16	-AE Airport Environs Overlay District.....	III-1
17.16.010	Purpose.....	III-1
17.16.020	Applicability.....	III-1
17.16.030	Consultation Required.....	III-1
17.16.040	Use Restrictions.....	III-1
17.16.050	Residential Interior Noise-Level Reduction.....	III-3
17.16.060	Regulations for Airspace Protection.....	III-3
17.16.070	Avigation Overflight Notification.....	III-3
Chapter 17.17	-AHO Affordable Housing Overlay District.....	III-5
17.17.010	Purpose.....	III-5
17.17.020	Applicability.....	III-5
17.17.030	Affordable Housing Requirement.....	III-5
17.17.040	Increased Density with State Density Bonus Program.....	III-6
17.17.050	Fee Waivers.....	III-6
Chapter 17.18	-H Hospital Overlay District.....	III-7
17.18.010	Purpose.....	III-7
17.18.020	Applicability.....	III-7
17.18.030	Permit and Processing Requirements.....	III-7
17.18.040	Additional Height.....	III-7
17.18.050	Lot Coverage.....	III-7
Chapter 17.19	-OTH Old Town Heritage Overlay District.....	III-8
17.19.010	Purpose.....	III-8
17.19.020	Applicability.....	III-8
17.19.030	Permit and Processing Requirements.....	III-8
17.19.040	Front Setback, Hollister Avenue Frontage.....	III-8
Chapter 17.20	Specific Plan (SP) Overlay Districts.....	III-9
17.20.010	Purpose.....	III-9

17.20.020	Adopted Specific Plans	III-9
Chapter 17.21	Reserved.....	III-10
Chapter 17.22	Reserved.....	III-11
Chapter 17.23	Reserved.....	III-12

Part IV: Regulations Applying to Multiple Districts IV-i

Chapter 17.24	General Site Regulations	IV-1
17.24.010	Purpose and Applicability	IV-1
17.24.020	Accessory Structures	IV-1
17.24.030	Buffers Adjacent to Agricultural Districts.....	IV-3
17.24.040	Architectural Projections into Setbacks	IV-4
17.24.050	Development on Lots Divided by District Boundaries	IV-5
17.24.060	Development on Substandard Lots.....	IV-5
17.24.070	Drive-Through Facilities	IV-6
17.24.080	Exceptions to Height Limits.....	IV-6
17.24.090	Fences, Freestanding Walls, and Hedges.....	IV-7
17.24.100	Grading and Grubbing.....	IV-9
17.24.110	Heliports.....	IV-10
17.24.120	Mixed-Use Development	IV-10
17.24.130	Outdoor Storage	IV-10
17.24.140	Recycling and Waste Storage Areas.....	IV-11
17.24.150	Reverse and Outdoor Vending Machines	IV-12
17.24.160	Right to Farm Covenants.....	IV-13
17.24.170	Screening of Equipment.....	IV-13
17.24.180	Solar Installations.....	IV-14
17.24.190	Swimming Pools and Spas.....	IV-15
17.24.200	Underground Utilities	IV-15
17.24.210	Visibility at Intersections and Driveways	IV-15
Chapter 17.25	Coastal Access	IV-16
17.25.010	Purpose	IV-16
17.25.020	Applicability.....	IV-16
17.25.030	Access Location Requirements	IV-17
17.25.040	Access Design Standards.....	IV-18

17.25.050	Prescriptive Rights.....	IV-21
17.25.060	Access Title and Guarantee.....	IV-21
17.25.070	Mitigation of Impacts to Coastal Access	IV-21
Chapter 17.26	Coastal Zone Visual Resource Preservation	IV-22
17.26.010	Purpose	IV-22
17.26.020	Applicability.....	IV-22
17.26.030	Application Requirements	IV-22
17.26.040	View Preservation	IV-22
Chapter 17.27	Density Bonuses and Other Incentives	IV-24
17.27.010	Purpose and Applicability	IV-24
17.27.020	General Provisions	IV-24
17.27.030	Administration and Procedures	IV-25
Chapter 17.28	Inclusionary Housing	IV-27
17.28.010	Purpose	IV-27
17.28.020	Applicability.....	IV-28
17.28.030	Income Levels.....	IV-29
17.28.040	Inclusionary Housing Unit Affordability	IV-29
17.28.050	Inclusionary Housing Requirements	IV-29
17.28.060	Inclusionary Housing Plan and Agreement	IV-32
17.28.070	Eligibility for Inclusionary Units.....	IV-34
17.28.080	Inclusionary Unit Restrictions	IV-34
17.28.090	Construction Standards for Inclusionary Units	IV-35
17.28.100	Adjustments and Waivers	IV-35
17.28.110	Performance Security for Inclusionary Housing Units	IV-36
17.28.120	Enforcement.....	IV-36
Chapter 17.29	Demolition and Relocation	IV-37
17.29.010	Purpose	IV-37
17.29.020	Applicability.....	IV-37
17.29.030	Permit Requirements	IV-38
17.29.040	Multiple-Unit Dwelling Demolition	IV-38
17.29.050	Relocation of Structures.....	IV-38
Chapter 17.30	Environmentally Sensitive Habitat Areas.....	IV-39
17.30.010	Purpose	IV-39

GOLETA MUNICIPAL CODE TITLE 17: ZONING

17.30.020	Applicability.....	IV-40
17.30.030	Application Requirements	IV-40
17.30.040	Mitigation of Impacts.....	IV-42
17.30.050	Development Standards.....	IV-43
17.30.060	Management of ESHAs.....	IV-44
17.30.070	Streamside Protection Areas	IV-45
17.30.080	Dedication of Easements or Other Property Interests	IV-46
17.30.090	Protection of Wetlands in the Coastal Zone	IV-46
17.30.100	Protection of Wetlands Outside the Coastal Zone	IV-47
17.30.110	Mitigation of Wetland Infill.....	IV-47
17.30.120	Lagoon Protection.....	IV-47
17.30.130	Vernal Pool Protection	IV-48
17.30.140	Protection of Coastal Bluff Scrub, Coastal Sage Scrub, and Chaparral ESHA.....	IV-48
17.30.150	Protection of Native Oak Woodlands and Savannas.	IV-48
17.30.160	Protection of Native Grasslands.....	IV-48
17.30.170	Protection of Marine Habitats	IV-49
17.30.180	Protection of Monarch Butterfly ESHA	IV-49
17.30.190	Protection of Other Areas Designated as Sensitive Habitat	IV-50
Chapter 17.31	Floodplain Management	IV-52
17.31.010	Purpose	IV-52
17.31.020	Applicability.....	IV-52
17.31.030	Development Standards.....	IV-52
Chapter 17.32	Hazards.....	IV-53
17.32.010	Purpose	IV-53
17.32.020	Applicability.....	IV-53
17.32.030	Hazards Evaluation Report.....	IV-53
17.32.040	Shoreline Development	IV-53
17.32.050	Geologic Hazards.....	IV-58
17.32.060	Fire Safety	IV-58
Chapter 17.33	Historic Resource Preservation	IV-60
Chapter 17.34	Landscaping.....	IV-61
17.34.010	Purpose	IV-61
17.34.020	Applicability.....	IV-61

17.34.030	Required Landscaping Areas	IV-62
17.34.040	General Requirements	IV-62
17.34.050	Materials	IV-62
17.34.060	Landscape Plans	IV-62
Chapter 17.35	Lighting.....	IV-63
17.35.010	Purpose	IV-63
17.35.020	Applicability.....	IV-63
17.35.030	Prohibitions	IV-64
17.35.040	General Requirements	IV-64
17.35.050	Supplemental Requirements	IV-65
Chapter 17.36	Nonconforming Uses and Structures	IV-66
17.36.010	Purpose	IV-66
17.36.020	Establishment of Nonconformity.....	IV-66
17.36.030	Nonconforming Uses.....	IV-66
17.36.040	Termination of Nonconforming Uses.....	IV-67
17.36.050	Nonconforming Structures.....	IV-70
17.36.060	Nonconforming Lots.....	IV-71
Chapter 17.37	Oil and Gas Facilities	IV-72
17.37.010	Purpose	IV-72
17.37.020	Applicability.....	IV-72
17.37.030	Oil and Gas Pipelines.....	IV-72
17.37.040	Abandonment and Removal Procedures for Oil and Gas Facilities	IV-76
Chapter 17.38	Parking and Loading	IV-77
17.38.010	Purpose	IV-77
17.38.020	Applicability.....	IV-77
17.38.030	General Provisions	IV-78
17.38.040	Required Parking Spaces	IV-79
17.38.050	Parking Reductions.....	IV-84
17.38.060	Parking In-Lieu Fee	IV-85
17.38.070	Location of Required Parking	IV-86
17.38.080	Bicycle Parking	IV-87
17.38.090	On-Site Loading	IV-89
17.38.100	Parking Area Design and Development Standards	IV-90

Chapter 17.39	Performance Standards	IV-101
17.39.010	Purpose	IV-101
17.39.020	Applicability.....	IV-101
17.39.030	General Requirements	IV-101
17.39.040	Measurement of Impacts.....	IV-101
17.39.050	Air Quality	IV-101
17.39.060	Liquid or Solid Waste	IV-102
17.39.070	Hazardous Materials	IV-102
17.39.080	Noise	IV-103
Chapter 17.40	Signs	IV-106
17.40.010	Purpose	IV-106
17.40.020	Applicability.....	IV-106
17.40.030	Exempt Signs	IV-107
17.40.040	Prohibited Signs	IV-110
17.40.050	Sign Design Principles.....	IV-112
17.40.060	General Provisions for All Sign Types.....	IV-114
17.40.070	Standards for Signs by Zoning District	IV-118
17.40.080	Signage Allowances for Specific Uses and Special Signs	IV-120
17.40.090	Standards for Specific Sign Types.....	IV-121
17.40.100	Overall Sign Plan	IV-124
17.40.110	Nonconforming Signs	IV-125
Chapter 17.41	Standards for Specific Uses and Activities	IV-126
17.41.010	Purpose	IV-126
17.41.020	Applicability.....	IV-126
17.41.030	Accessory Dwelling Units (ADU).....	IV-127
17.41.040	Accessory Uses	IV-132
17.41.050	Adult-Oriented Businesses.....	IV-133
17.41.060	Animal Keeping	IV-134
17.41.070	Automobile/Vehicle Service and Repair	IV-135
17.41.080	Automobile/Vehicle Washing	IV-135
17.41.090	Cannabis Uses	IV-135
17.41.100	Community Gardens	IV-135
17.41.110	Eating and Drinking Establishments.....	IV-136

17.41.120	Emergency Shelters.....	IV-136
17.41.130	Family Day Care Homes, Large.....	IV-137
17.41.140	Farmworker Housing.....	IV-138
17.41.150	Group Residential.....	IV-138
17.41.160	Home Occupations.....	IV-138
17.41.170	Live/Work Units	IV-139
17.41.180	Mobile Vendors.....	IV-140
17.41.190	Outdoor Sales.....	IV-140
17.41.200	Personal Storage	IV-141
17.41.210	Residential Care Facilities, Large.....	IV-141
17.41.220	Service and Gas Stations	IV-142
17.41.230	Short-term Vacation Rentals.....	IV-142
17.41.240	Single-Room Occupancy (SRO) Housing.....	IV-142
17.41.250	Temporary Uses	IV-143
Chapter 17.42	Telecommunications Facilities	IV-147
17.42.010	Purpose and Applicability	IV-147
17.42.020	Permit Requirements	IV-147
17.42.030	Development Standards.....	IV-150
17.42.040	Required Findings.....	IV-154
17.42.050	Abandonment/Removal of Facilities.....	IV-155
17.42.060	Transfer of Ownership	IV-155
Chapter 17.43	Cultural Resources	IV-156
17.43.010	Purpose	IV-156
17.43.020	Applicability.....	IV-156
17.43.030	Application Requirements	IV-156
17.43.040	Development Standards.....	IV-157
17.43.050	Mitigation of Impacts.....	IV-157
Chapter 17.44	Native Tree Protection	IV-158
Chapter 17.45	Reserved.....	IV-159
Chapter 17.46	Reserved.....	IV-160
Chapter 17.47	Reserved.....	IV-161
Chapter 17.48	Reserved.....	IV-162
Chapter 17.49	Reserved.....	IV-163

Part V: Administration and Permits V-i

Chapter 17.50 Review Authorities..... V-1

 17.50.010 Purpose V-1

 17.50.020 Review Authority..... V-1

 17.50.030 City Council..... V-2

 17.50.040 Planning Commission V-3

 17.50.050 Zoning Administrator V-3

 17.50.060 Director of Planning and Environmental Review V-4

 17.50.070 Design Review Board V-4

 17.50.080 Administrative Hearing Officer V-5

Chapter 17.51 Actions and Permits V-6

 17.51.010 Purpose V-6

 17.51.020 Discretionary Actions V-6

 17.51.030 Zoning Permits V-6

 17.51.040 Other Director Actions V-7

Chapter 17.52 Common Procedures..... V-8

 17.52.010 Purpose V-8

 17.52.020 Application Submittal and Review V-8

 17.52.030 Review of Applications..... V-9

 17.52.040 Environmental Review V-9

 17.52.050 Public Notification..... V-9

 17.52.060 Conduct of Public Hearings..... V-12

 17.52.070 Findings for Approval V-12

 17.52.080 Conditions of Approval V-13

 17.52.090 Dates and Timing V-13

 17.52.100 Changes to Prior Permits and Approvals V-14

 17.52.110 Revocation of Approval..... V-16

 17.52.120 Appeals..... V-17

 17.52.130 Resubmission V-19

Chapter 17.53 Exemptions..... V-21

 17.53.010 Purpose V-21

 17.53.020 Exempt Development V-21

Chapter 17.54 Zoning Clearance..... V-23

17.54.010	Purpose	V-23
17.54.020	Applicability.....	V-23
17.54.030	Review and Decision	V-23
17.54.040	Required Findings.....	V-24
17.54.050	Exemptions.....	V-24
17.54.060	Appeals.....	V-24
Chapter 17.55	Land Use Permits	V-25
17.55.010	Purpose	V-25
17.55.020	Applicability.....	V-25
17.55.030	Exceptions.	V-25
17.55.040	Review and Decision	V-26
17.55.050	Required Findings.....	V-26
Chapter 17.56	Temporary Use Permits	V-27
17.56.010	Purpose	V-27
17.56.020	Applicability.....	V-27
17.56.030	Application	V-27
17.56.040	Required Findings.....	V-27
17.56.050	Additional Finding for Coastal Zone	V-28
17.56.060	Conditions of Approval	V-28
Chapter 17.57	Conditional Use Permits.....	V-29
17.57.010	Purpose	V-29
17.57.020	Applicability.....	V-29
17.57.030	Adjustments to Development Standards.....	V-29
17.57.040	Review Authority.....	V-29
17.57.050	Required Findings.....	V-29
Chapter 17.58	Design Review	V-31
17.58.010	Applicability.....	V-31
17.58.020	Exemptions.....	V-31
17.58.030	Scope of Design Review	V-32
17.58.040	Design Review Actions	V-32
17.58.050	Design Review Board Levels of Review	V-33
17.58.060	Findings for Approval	V-35
17.58.070	Conditions of Approval	V-36

17.58.080	Time Limits of Approval and Time Extensions	V-36
17.58.090	Appeals.....	V-36
Chapter 17.59	Development Plans	V-37
17.59.010	Purpose and Intent.....	V-37
17.59.020	Applicability and Review Authority.....	V-37
17.59.030	Adjustments to Development Standards.....	V-37
17.59.040	Required Findings.....	V-38
17.59.050	Time Limit.....	V-38
Chapter 17.60	Variances.....	V-39
17.60.010	Purpose	V-39
17.60.020	Applicability.....	V-39
17.60.030	Procedures	V-39
17.60.040	Required Findings.....	V-39
17.60.050	Time Limit.....	V-40
Chapter 17.61	Coastal Development Permit	V-41
17.61.010	Purpose	V-41
17.61.020	Applicability.....	V-41
17.61.030	Exemptions.....	V-42
17.61.040	Record of Permit Exemptions	V-46
17.61.050	Waiver for <i>De Minimis</i> Development.....	V-46
17.61.060	Application Requirements	V-46
17.61.070	Public Hearing	V-47
17.61.080	Additional Finding	V-48
17.61.090	Coastal Zone Easements	V-48
17.61.100	Notice of Final Action.....	V-49
Chapter 17.62	Modifications	V-51
17.62.010	Purpose	V-51
17.62.020	Applicability.....	V-51
17.62.030	Review Authority.....	V-52
17.62.040	Required Findings.....	V-52
Chapter 17.63	Reasonable Accommodation for Persons with Disabilities.....	V-54
17.63.010	Applicability.....	V-54
17.63.020	Application	V-54

17.63.030	Review Authority.....	V-55
17.63.040	Actions on Application	V-55
17.63.050	Rescission	V-56
17.63.060	Fees	V-56
Chapter 17.64	Emergency Permits	V-57
17.64.010	Purpose	V-57
17.64.020	Applicability.....	V-57
17.64.030	Permit Procedures	V-57
Chapter 17.65	Development Agreements	V-59
17.65.010	Purpose	V-59
17.65.020	Applicability.....	V-59
17.65.030	Review Authority.....	V-59
17.65.040	Application Procedure	V-59
17.65.050	Execution and Recordation of Development Agreement.....	V-60
17.65.060	Compliance Review	V-61
17.65.070	Termination.....	V-61
17.65.080	Effect of Approved Agreement	V-61
17.65.090	Enforcement.....	V-62
Chapter 17.66	Amendments to Zoning Regulations and Zoning Map.....	V-63
17.66.010	Purpose and Applicability	V-63
17.66.020	Initiation of Amendments.....	V-63
17.66.030	Public Hearing	V-63
17.66.040	Planning Commission Recommendation	V-63
17.66.050	City Council Hearing and Action.....	V-64
Chapter 17.67	Amendments to the General Plan.....	V-65
17.67.010	Purpose	V-65
17.67.020	Applicability.....	V-65
17.67.030	Initiation of Amendments.....	V-65
17.67.040	Planning Commission Hearing and Recommendation.....	V-66
17.67.050	City Council Hearing and Action.....	V-66
Chapter 17.68	Specific Plans.....	V-67
17.68.010	Purpose	V-67
17.68.020	Procedures	V-67

Chapter 17.69 Enforcement..... V-68

 17.69.010 Purpose V-68

 17.69.020 Relation to Other Codes and Statutes V-68

 17.69.030 Enforcement Responsibilities..... V-68

 17.69.040 Penalties..... V-69

 17.69.050 Remedies..... V-69

 17.69.060 Recording a Notice of Violation V-69

Chapter 17.70 Development Impact Fees V-70

Chapter 17.71 Reserved..... V-71

Part VI: General Terms..... VI-i

Chapter 17.72 Use Classifications..... VI-3

 17.72.010 Residential Uses VI-3

 17.72.020 Public/Quasi-Public Uses..... VI-5

 17.72.030 Commercial Uses..... VI-7

 17.72.040 Industrial Uses..... VI-14

 17.72.050 Transportation, Communication, and Utility Uses..... VI-15

 17.72.060 Agricultural Uses VI-16

 17.72.070 Accessory Uses VI-17

Chapter 17.73 List of Terms and Definitions VI-18

 17.73.010 List of Terms..... VI-18

 17.73.020 Definitions VI-23

This page intentionally left blank.

Part I:
General Provisions

Chapter 17.01 Introductory Provisions

Sections:

- 17.01.010 Title and Authority
- 17.01.020 Purpose
- 17.01.030 Structure of this Title
- 17.01.040 Applicability
- 17.01.050 Severability
- 17.01.060 Fees and Deposits
- 17.01.070 Districts Established
- 17.01.080 Zoning Map and District Boundaries

17.01.010 Title and Authority

Title 17, Zoning, of the Goleta Municipal Code is to be known as the “Goleta Zoning Ordinance” and may also be referenced as the “Zoning Ordinance of the City of Goleta” or “Zoning Ordinance.” The Goleta Zoning Ordinance is referenced herein as “this Title” or “this Ordinance”. The Goleta Zoning Ordinance is adopted pursuant to the authority of California Government Code, Section 65850.

17.01.020 Purpose

The purpose of this Title is to implement the General Plan, and to protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare. More specifically, this Title is adopted to achieve the following objectives:

- A. To provide a precise guide for the physical development of the City in a manner as to achieve the arrangement of land uses depicted in the General Plan, consistent with the goals and policies of the General Plan;
- B. To implement the Coastal Land Use Plan, consistent with the California Coastal Act (California Public Resources Code, Section 30000 et seq.);
- C. To foster a harmonious, convenient, and workable relationship among land uses and ensure compatible development, consistent with the General Plan; and
- D. To define the duties and powers of City bodies, officials, and administrators responsible for implementation and enforcement of this Title.

17.01.030 Structure of this Title

- A. **Organization.** This Title consists of six parts:
 - 1. Part I: General Provisions (Chapters 17.01 to 17.06);
 - 2. Part II: Base Zoning District Standards and Allowed Uses (Chapters 17.07 to 17.15);
 - 3. Part III: Overlay Districts (Chapters 17.16 to 17.23);

4. Part IV: Regulations Applying to Multiple Districts (Chapters 17.24 to 17.49);
 5. Part V: Administration and Permits (Chapters 17.50 to 17.71); and
 6. Part VI: General Terms (Chapters 17.72 to 17.73).
- B. **Types of Regulations.** Four types of zoning regulations control the use and development of property:
1. **Land Use Regulations.** Land use regulations specify land uses permitted, conditionally permitted, or specifically prohibited in each zoning district, and include special requirements, if any, applicable to specific uses. Land use regulations for base zoning districts are in Part II of this Title, while land use regulations for overlay districts are in Part III of this Title. Certain regulations applicable in multiple districts and performance standards which govern special uses, are in Part IV.
 2. **Development Regulations.** Development regulations control building density and intensity and the height, bulk, location, and appearance of structures on development sites. Development regulations for base zoning districts and for overlay districts are in Parts II and III of this Title. Certain development regulations, applicable to multiple districts are in Part IV.
 3. **Administrative Regulations.** Administrative regulations contain detailed procedures for permitting and the administration of this Title, and include common procedures, permit processes, and development standards for ministerial permits and discretionary actions, including Coastal Development Permits. Administrative regulations are in Part V.
 4. **Use Classifications and Definitions.** Part VI provides a list of use classifications and definitions used in this Title.

17.01.040 Applicability

- A. **General Rules for Applicability of Zoning Regulations.**
1. **Applicability to Property.** This Title applies, to the extent permitted by law, to all property within the corporate limits of the City.
 2. **Compliance with Regulations.** Land or buildings may be used and structures may be erected or altered only in accordance with the provisions of this Title.
 3. **Applicability to the City.** The City will ensure that all public buildings and facilities comply with the same development standards and regulations as would be applicable to private development.
 4. **Applicability to Other Agencies.** Other governmental agencies, including State and federal, are exempt from the provisions of this Title only to the extent that the agency's property cannot be lawfully regulated by the City.
- B. **Relationship to Other Regulations.**
1. **Local, State, and Federal Regulations.**
 - a. The regulations of this Title and requirements or conditions imposed pursuant to this Title do not supersede any other regulations or requirements adopted or imposed by the City Council, the State, or any federal agency that has jurisdiction

by law over uses and development authorized by this Title. All uses and development authorized by this Title must comply with all other such regulations and requirements. Where conflict occurs between the provisions of the Title and any other provision of the Municipal Code or uncodified ordinances, resolutions, guidelines, or administrative procedures, the more restrictive provisions control, unless otherwise specified.

- b. Issuance of a regulatory business license and/or payment of a tax, whether valid or invalid, does not constitute compliance with this Title or establish a vested right to operate under this Title.
2. **Permit Streamlining Act.** It is the intent of this Title that all actions taken by the decision-making body pursuant to this Title that are solely adjudicatory in nature are to be within a timeframe consistent with the provisions of the Permit Streamlining Act (California Government Code, Section 65920 et seq.). Nothing in this Title is to be interpreted as imposing time limits on actions taken by the decision-making body pursuant to this Title that are legislative in nature or that require both adjudicatory and legislative judgments.
3. **Relation to Prior Ordinances.** The provisions of this Title supersede all prior zoning ordinances, codified or uncodified, adopted by the City. No provision of this Title validates any land use or structure established, constructed, or maintained in violation of prior zoning ordinances, unless such validation is specifically and expressly authorized by this Title and the land use or structure conforms to this Title, the General Plan, and all other applicable regulations.
4. **Application During Local Emergency.** The City Council may authorize a deviation from a provision of this Title during a local emergency declared and ratified under the Goleta Municipal Code. The City Council may authorize a deviation by resolution without notice or public hearing.
- C. **Consistency with the General Plan.** Any permit, license, or approval issued pursuant to this Title must be consistent with the General Plan and all applicable area and specific plans. In any case where there is a conflict between this Title and the General Plan, the General Plan prevails.
- D. **Interpretation.** The Director has the authority to interpret any provision of this Title. Whenever the Director determines that the meaning or applicability of any development standard or requirement is subject to interpretation, the Director must issue an official interpretation.
- E. **Project Vesting.** Any structure for which a building permit has been issued prior to the effective date of this Title or an amendment to this Title may be built in accordance with the permit, provided construction commences within 12 months of permit issuance and is diligently pursued. No extensions of time, except as provided for in the current California Building Code, will be granted. Any application to extend an expired building permit must meet the standards of the current California Building Code at the time of the application submittal.

17.01.050 Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Title is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Title. The City Council hereby declares that it would have passed this Title, and each section, subsection, sentence, clause, and phrase thereof, regardless of

the fact that any or one or more sections, subsections, sentences, clauses, or phrases is declared invalid or unconstitutional.

17.01.060 Fees and Deposits

The City Council may establish, by resolution, fees and deposits for processing applications and other permits authorized or required by this Title. The City Council may, from time to time, amend and revise the processing fees and deposits. All processing fees and deposits must be paid at the time an application is filed, and no processing can commence until the fees and deposits are paid in full.

17.01.070 Districts Established

All parcels in the City are classified by districts for the purpose of implementing the regulations set forth in this Title and as follows.

- A. **Base Zoning Districts.** Base zoning districts are established as shown in Table 17.01.070(A), Base Zoning Districts.

TABLE 17.01.070(A): BASE ZONING DISTRICTS		
<i>Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>
Residential Districts		
RS*	Single Family	Single Family
RP	Planned Residential	Planned Residential
RM	Residential Medium Density	Medium Density
RH	Residential High Density	High Density
RMHP	Mobile Home Park	Mobile Home Park
Commercial Districts		
CR	Regional Commercial	Regional Commercial
CC	Community Commercial	Community Commercial
OT	Old Town	Old Town
VS	Visitor Serving Commercial	Visitor Serving Commercial
CI	Intersection or Highway Commercial	Intersection or Highway Commercial
CG	General Commercial	General Commercial
Office Districts		
BP	Business Park	Business Park
OI	Office Institutional	Office and Institutional
Industrial Districts		
IS	Service Industrial	Service/Industrial

TABLE 17.01.070(A): BASE ZONING DISTRICTS		
<i>Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>
IG	General Industrial	General Industrial
Public and Quasi-Public Districts		
PQ	Public and Quasi-Public	Public/Quasi Public
Open Space and Agricultural Districts		
OSPR	Open Space – Passive Recreation	Open Space/Passive Recreation
OSAR	Open Space – Active Recreation	Open Space/Active Recreation
AG	Agriculture	Agriculture
* Numerical designators denote the minimum lot area allowed (in 1,000's of square feet). Where there is not designator, the minimum lot area is set through the land division.		

- B. **Overlay Zoning Districts.** Overlay zoning districts, one or more of which may be combined with and apply in addition to the underlying base district, are established as shown in Table 17.01.070(B), Overlay Zoning Districts.

TABLE 17.01.070(B): OVERLAY ZONING DISTRICTS	
<i>Map Symbol</i>	<i>Full Name</i>
-AE	Airport Environs
-AHO	Affordable Housing
-H	Hospital
-OTH	Old Town Heritage
-CBPSP	Cabrillo Business Park Specific Plan
-CRMSP	Camino Real Marketplace Specific Plan

- C. **References to Classes of Base Districts.** Throughout this Title, the following references apply:
1. "R District" or "Residential District" means one or more of the following districts: RS Single Family, RP Planned Residential, RM Residential Medium Density, RH Residential High Density, and RMHP Residential Mobile Home Park.
 2. "Non-residential District" means any base zoning district except RS, RP, RM, RH, and RMHP districts.
 3. "C District" or "Commercial District" means one or more of the following districts: CR Regional Commercial, CC Community Commercial, OT Old Town, VS Visitor-Serving Commercial, CI Intersection or Highway Commercial, or CG General Commercial.

4. "O District" or "Office District" means one or more of the following: BP Business Park or OI Office Institutional.
5. "I District" or "Industrial District" means one or more of the following: IS Service Industrial or IG General Industrial.

17.01.080 Zoning Map and District Boundaries

The boundaries of the zoning districts established by this Title are shown on the Zoning Map maintained by the City Clerk. The Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries, map symbols, and other information on the maps, has been adopted by the City Council and is hereby incorporated into this Title by reference, together with any zoning map amendments previously or hereafter adopted, as though they were fully included here.

- A. **Uncertainty of Boundaries.** If an uncertainty exists as to the boundaries of any district shown on the Zoning Map, the following rules apply:
 1. Boundaries indicated as approximately following the centerlines of public or private alleys, lanes, streets, highways, streams, or railroads must be construed to follow such centerlines.
 2. Boundaries indicated as approximately following lot lines, city limits, or extraterritorial boundary lines must be construed as following such lines, limits, or boundaries.
 3. In the case of unsubdivided property or where a district boundary divides a lot and no dimensions are indicated, the location of such boundary is determined by the use of the scale appearing on the Zoning Map, metadata within an electronic graphic document maintained by the City, or historical information pertaining to the original adoption of the district boundary in question.
 4. In the case of any remaining uncertainty, the Director must determine the location of boundaries.
- B. **Vacated or Abandoned Land.**
 1. Where any public street or alley is officially vacated or abandoned, the regulations applicable to each parcel of abutting property apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
 2. Any private right-of-way or easement of any railroad, railway, transportation, or public utility company that is vacated or abandoned and said property is unclassified, said property is automatically classified as being in the PQ Public and Quasi-Public District.

Chapter 17.02 Rules for Construction of Language

Sections:

- 17.02.010 Purpose
- 17.02.020 Rules for Construction of Language
- 17.02.030 Rules of Interpretation

17.02.010 Purpose

The purpose of this Chapter is to provide for precision in the interpretation of the zoning regulations. The meaning and construction of words and phrases defined in this Chapter apply throughout this Title, except where the context clearly indicates a different meaning.

17.02.020 Rules for Construction of Language

The following rules of construction apply:

- A. The specific controls the general.
- B. Absent ambiguity, plain meaning governs.
- C. Unless the context clearly indicates the contrary, the following conjunctions are to be interpreted as follows:
 - 1. "And" indicates that all connected words or provisions apply.
 - 2. "And/or" indicates that the connected words or provisions apply singularly or in any combination.
 - 3. "Or" indicates that the connected words or provisions apply singularly or in any combination.
 - 4. "Either/or" indicates that the connected words or provisions apply singularly but not in combination.
- D. In case of conflict between the text and a diagram or graphic, the text controls.
- E. All references to departments, committees, commissions, boards, or other public agencies are to those of the City, unless otherwise indicated.
- F. All references to public officials are to those of the City, and include designees of such officials, unless otherwise indicated.
- G. All references to days are to calendar days, unless otherwise indicated. If a deadline falls on a weekend or City-observed holiday, or a day when the City offices are closed, the deadline shall be extended to the next working day. The end of a time period is the regular close of business on the last day of the period.
- H. The words and phrases "shall," "have to," "must," "will," "are to," "is to," and "may not" are always mandatory and not discretionary. The words "should" or "may" are permissive.

- I. The present tense includes the past and future tenses, and the future tense includes the past.
- J. The singular number includes the plural, and the plural includes the singular.
- K. Sections and section headings contained herein are for reference only and are not to be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.

17.02.030 Rules of Interpretation

- A. **Definitions.** The Director shall make the interpretation for any definition not expressly identified in this Title or provide clarification and determination of these rules.
- B. **Unlisted Uses Prohibited.** Use classifications are listed and defined in Chapter 17.72, Use Classifications. Any use not listed in Chapter 17.72 is prohibited unless the Director determines that the unlisted use is substantially similar in character to a permitted or conditionally permitted listed use. In cases where a specific land use or activity is not defined, the Director will assign the land use or activity to a classification that is substantially similar in character.

Chapter 17.03 Rules of Measurement

Sections:

- 17.03.010 Rules of Measurement
- 17.03.020 Demonstrating Calculations
- 17.03.030 Average Slope
- 17.03.040 Corner and Through Lot Frontage
- 17.03.050 Demolition
- 17.03.060 Distances
- 17.03.070 Dwelling Unit Density
- 17.03.080 Floor Area
- 17.03.090 Fractions
- 17.03.100 Height
- 17.03.110 Landscaped Area
- 17.03.120 Lot Coverage
- 17.03.130 Lot Width and Depth
- 17.03.140 Open Space
- 17.03.150 Setbacks
- 17.03.160 Sign Area

17.03.010 Purpose

The purpose of this Chapter is to explain how various measurements referred to in this Title are to be calculated.

17.03.020 Demonstrating Calculations

For all calculations, the applicant is responsible for supplying drawings and/or graphics illustrating the measurements that apply to a project. These drawings must be drawn to scale and be of sufficient detail to allow verification upon inspection by the Director or other Review Authority.

17.03.030 Average Slope

The average slope of a parcel is calculated using the following formula: $S = 100(I)(L)/A$, where:

- A. S = Average slope (as a percentage)
- B. I = Contour interval (in feet)
- C. L = Total length of all contour lines on the parcel (in feet)
- D. A = Area of subject parcel (in square feet)

17.03.040 Corner and Through Lot Frontage

- A. **Corner Lot.** The frontage of a corner lot is measured from whichever adjoining lot line to corner yields the shortest dimension. The location of the corner for purposes of the lot frontage measurement is the intersection of the two side lot lines or, if there is a rounded corner, the intersection of the two lot lines as projected and extended into the adjoining street.
- B. **Through Lot.** The frontage is measured along the street from which the principal use is architecturally oriented and is the primary pedestrian access. For an undeveloped lot, the owner/applicant may irrevocably designate either street for purposes of lot frontage provided the proposed and/or future uses are architecturally oriented towards and take primary pedestrian access from the same designated street.

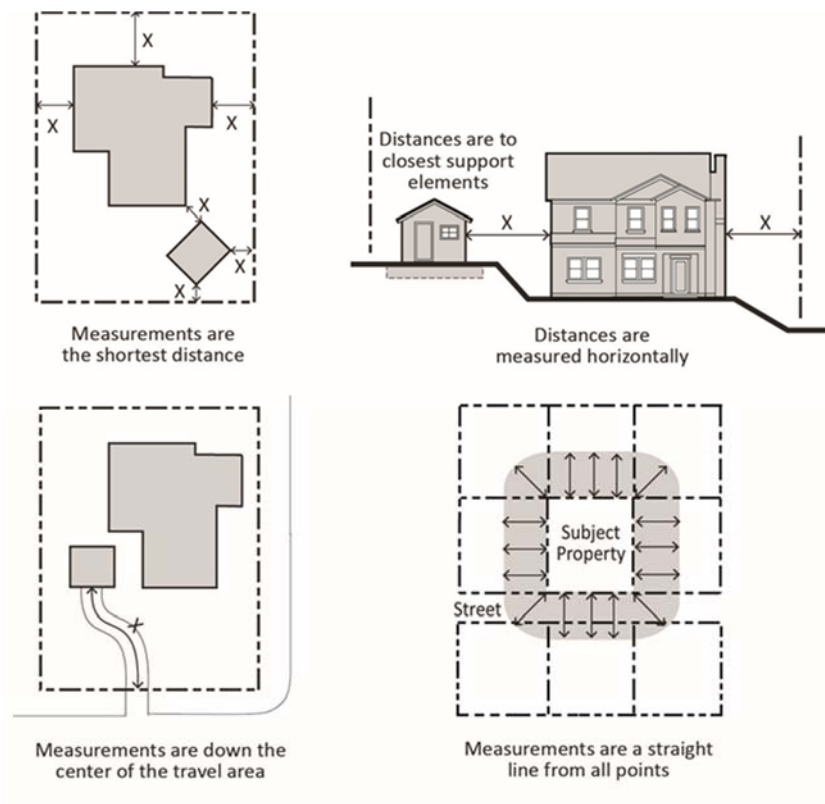
17.03.050 Demolition

The calculation for determining whether more than 50 percent of a structure has been demolished pursuant to this Title is based on a horizontal measurement of the perimeter exterior wall removed between the structure's footings and the ceiling of the first story.

17.03.060 Distances

- A. **Measurements are Shortest Distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.
- B. **Distances are Measured Horizontally.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.
- C. **Measurements Involving a Structure.** Measurements involving a structure are made to the closest support element of the structure. Eaves, overhangs, and structures or portions of structures that are entirely underground are not included in measuring required distances.
- D. **Measurement of Vehicle Stacking or Travel Areas.** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.
- E. **Measuring Distances for Noticing and Between Land Uses.** When measuring distance for required public noticing or for separation of uses where specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject property, in all directions.

FIGURE 17.03.060: DISTANCES



17.03.070 Dwelling Unit Density

Dwelling Unit Density per acre is calculated using total area less all areas of public rights-of-way, public easements, floodplains, environmentally sensitive areas (ESHA), and areas with archaeological or cultural resources.

17.03.080 Floor Area

The floor area of a building is the sum of the horizontal areas of all floors of a building and other enclosed structures, measured from the inside perimeter of the exterior walls, subject to measurement particulars provided below:

- A. **Included in Floor Area.** Floor area includes, without limitation, all space in habitable rooms that is below the roof and within the inner surface of the main walls of principal or accessory buildings, or within lines drawn parallel to and within two feet of the roof line of any building without walls. In the case of a multi-story building that has covered or enclosed stairways, stairwells, or elevator shafts, the total horizontal area of such features is counted only once at the floor level of their greatest area of horizontal extent.
- B. **Excluded from Floor Area.** Floor area does not include mechanical, electrical, and communication equipment rooms; non-habitable floor area below finished grade; bay windows or other architectural projections where the vertical distance between the lowest surface of the projection

and the finished floor is 30 inches or greater; areas that qualify as usable open space; and in non-residential buildings, areas used for off-street parking spaces or loading spaces, driveways, ramps between floors of a multi-level parking garage, and maneuvering aisles that are located below the finished grade of the property.

- C. **Non-Residential Uses.** For non-residential uses, floor area includes interior courtyards, walkways, paseos, arcades, or corridors covered by a roof or skylight. Non-residential floor area does not include exterior courtyards, porticos, and similar open areas provided they are not designed or used as sales, display, storage, service, habitable, or production areas.

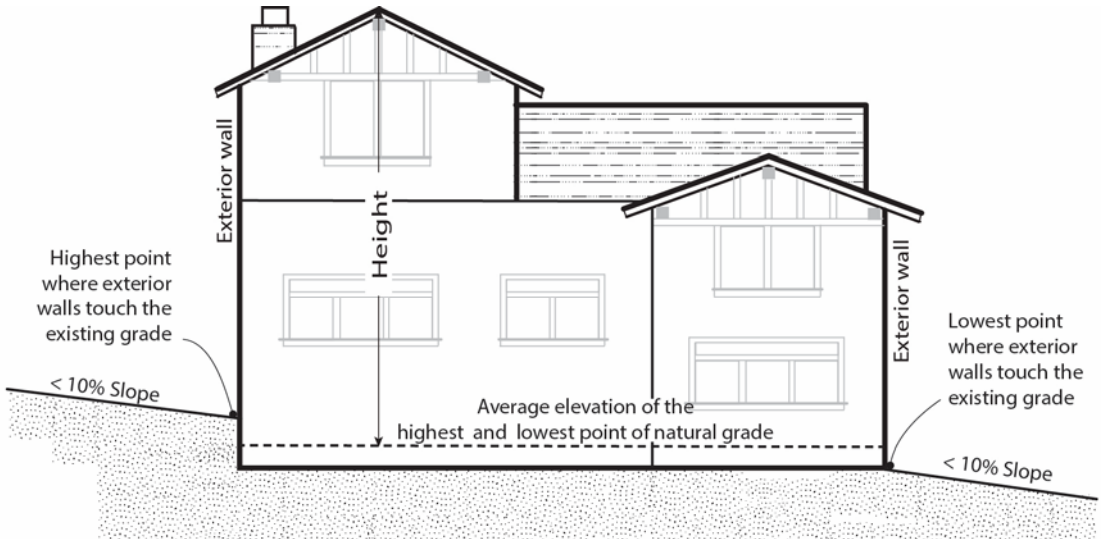
17.03.090 Fractions

Whenever this Title requires consideration of aspects of development or the physical environment expressed in numerical quantities, the numeric quantity must be a whole number. If the result of a calculation contains a fraction of a whole number, then, except as otherwise provided, fractions of one-half (0.5) or greater are to be rounded up to the nearest whole number and fractions of less than one-half (0.5) are to be rounded down to the nearest whole number.

17.03.100 Height

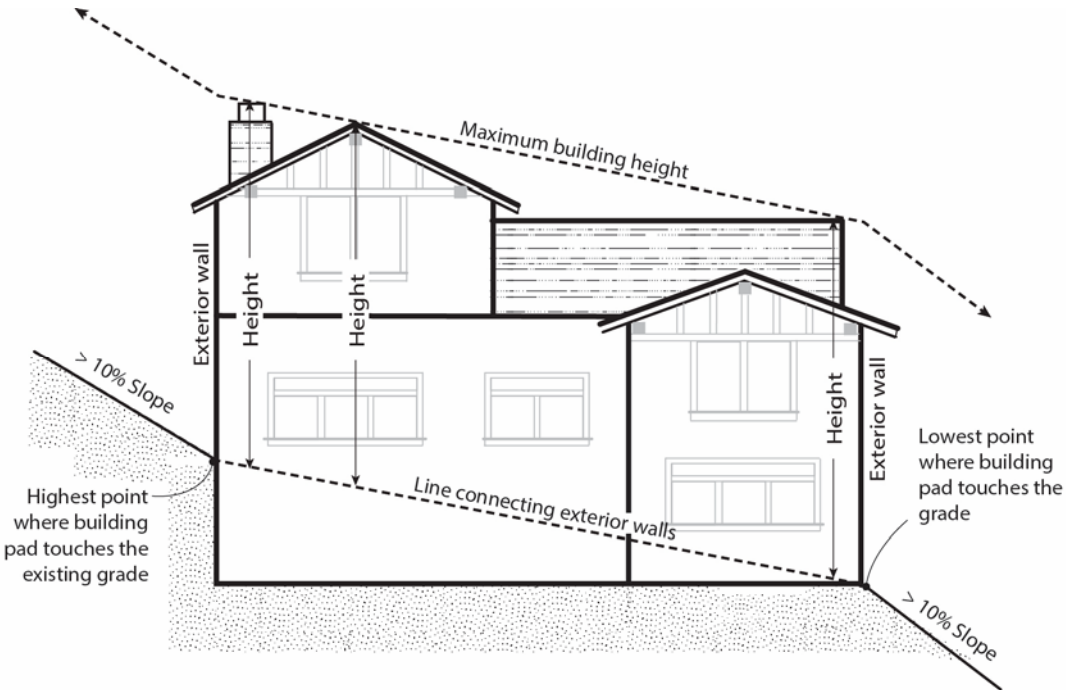
- A. **Exception to Height Limits.** The height of a habitable building may exceed the applicable height limit in compliance with the following:
1. When the roof of the structure exhibits a pitch of 4:12 (rise to run) or greater, an additional three feet may be added to the applicable height limit.
- B. **Measuring Building Height.**
1. **Non-Sloped Lots.** On lots with an average slope less than 10 percent, building height is the vertical distance measured from the average elevation of the highest and lowest point where exterior walls touch the existing grade of the site prior to development to the topmost point of the roof, but not including allowed projections.

FIGURE 17.03.100(A)(1): BUILDING HEIGHT ON NON-SLOPED LOTS



- 2. **Sloped Lots.** On lots with an average slope of 10 percent or more, building height is measured as the greatest vertical distance from a line established between the highest and lowest points where the exterior walls touch the existing or finished grade, whichever is lower, but not including allowed projections.

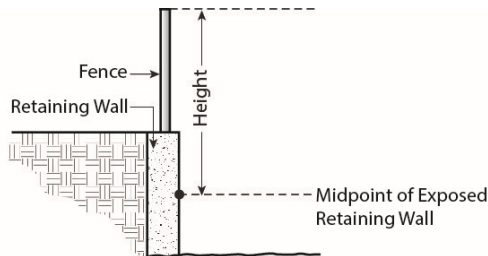
FIGURE 17.03.100(A)(2): BUILDING HEIGHT ON SLOPED LOTS



C. **Measuring Height of Other Structures.** The height of other structures, such as a fence or exterior deck, is measured as the vertical distance from the existing grade immediately under the structure to the top of the structure unless special measurement provisions are provided below.

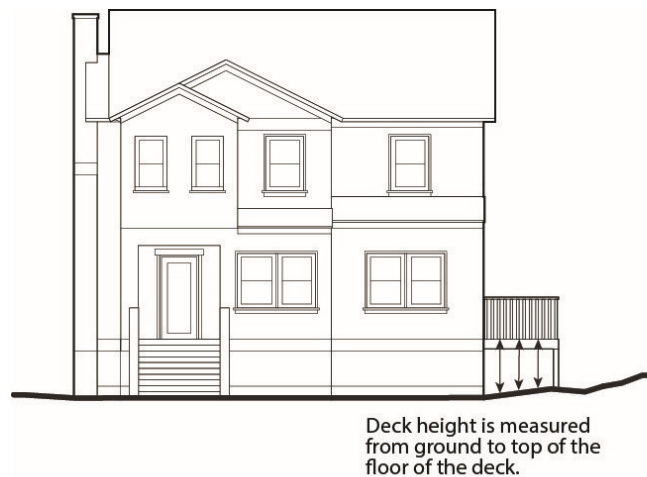
1. **Measuring the Height of Fences on Retaining Walls.** The overall height of a fence that is situated on top of or within two feet of the top of a retaining wall is measured from the midpoint of the exposed retaining wall to the top of the fence.

FIGURE 17.03.100(B)(1): MEASURING HEIGHT OF FENCES ON RETAINING WALLS



2. **Measuring the Height of Fences that are Separated from a Retaining Walls.** The overall height of a fence situated more than two feet from the top of a retaining wall is measured separate from the wall if providing landscape screening between the two structures.
3. **Measuring the Height of Decks.** Deck height is determined by measuring from the existing grade below to the top of the floor of the deck directly above.

FIGURE 17.03.100(B)(3): HEIGHT OF DECKS



D. **Number of Stories in a Building.** In determining the number of stories in a building, the following rules apply:

1. A mezzanine is counted as a full story if its floor area exceeds one-third of the total area of the nearest full floor directly below or if it is enclosed on more than two sides.

2. If the height from the upper surface of a floor to the ceiling above exceeds 25 feet, the space is counted as two stories, not one story.

17.03.110 Landscaped Area

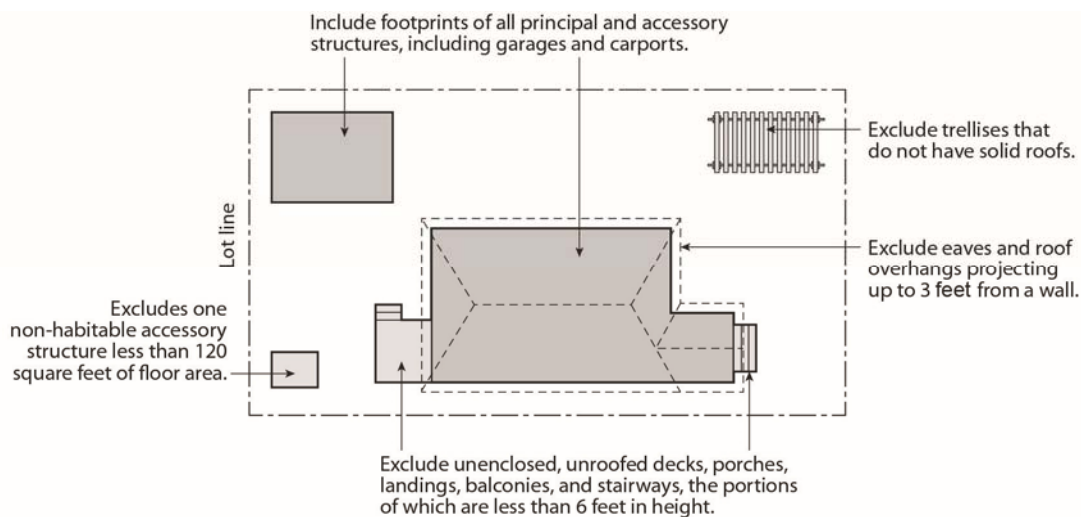
- A. **Dimension of Landscaped Areas.** Landscaped areas must be greater than two feet by three feet to count toward required landscaping.
- B. **Prescribed Heights.** The prescribed heights of landscaping in this Title are the heights to be attained within five years after planting.

17.03.120 Lot Coverage

Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures (including but not limited to garages, carports, covered patios, and roofed porches) are summed in order to calculate lot coverage. The following structures are excluded from the total footprint area used in the lot coverage calculation:

- A. Unenclosed and unroofed decks, uncovered paved patio area(s), porches, landings, balconies, and stairways less than 18 inches in height at surface of deck (and less than six feet including railings);
- B. Eaves and roof overhangs projecting up to three feet from a wall; any portion of an eave or roof overhang beyond three feet is considered part of lot coverage;
- C. Trellises and similar structures that have roofs that are at least 50 percent open to the sky with uniformly distributed openings;
- D. Swimming pools and hot tubs that are not enclosed in roofed structures or decks; and
- E. One, non-habitable accessory structure under 120 square feet.

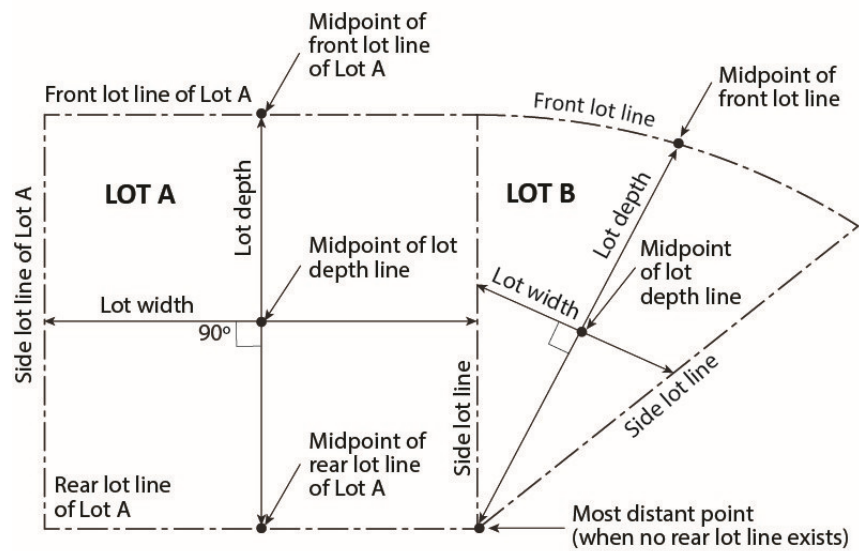
FIGURE 17.03.120: LOT COVERAGE



17.03.130 Lot Width and Depth

- A. **Lot Width.** Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth line at a point midway between the front and rear lot lines. Measuring lot widths for irregular shaped lots is as determined by the Director, with the intent of having the average width of the buildable portion of the lot be the lot width.
- B. **Lot Depth.** Lot depth is measured along a straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

FIGURE 17.03.130: LOT WIDTH AND DEPTH

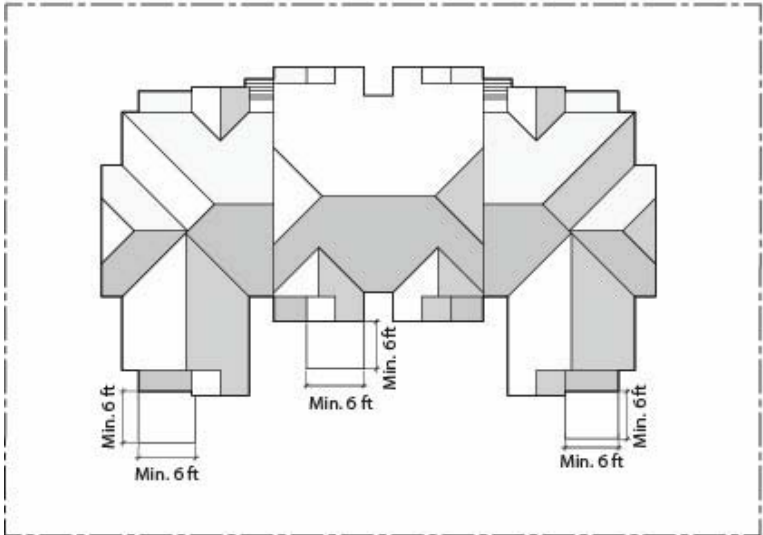


17.03.140 Open Space

Open space areas must meet the following minimum dimensions to count toward required open space.

- A. **Private Open Space.** Private open space must have horizontal dimensions of six feet or more.

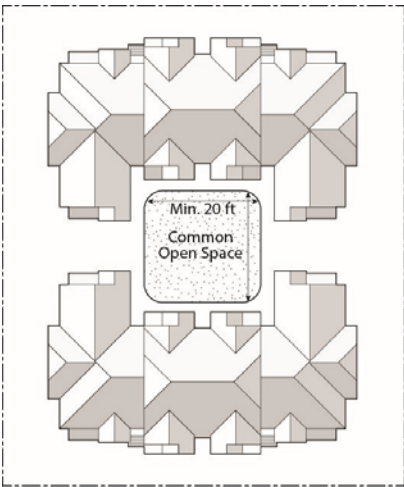
FIGURE 17.03.140(A): PRIVATE OPEN SPACE



Private open space must have a minimum horizontal dimension of six feet.

- B. **Common Open Space.** Common open spaces must have horizontal dimensions of 20 feet or more and less than 10 percent average slope.

FIGURE 17.03.140(B): COMMON OPEN SPACE

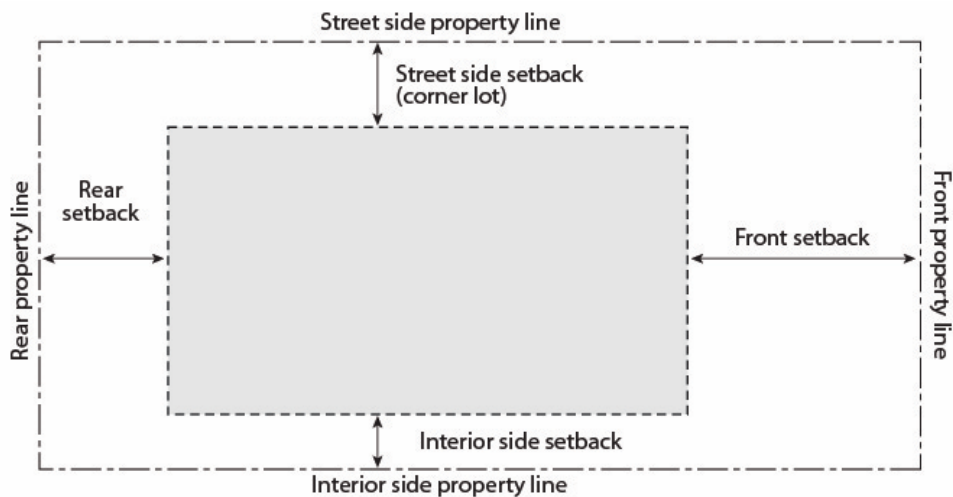


17.03.150 Setbacks

A setback line delineates the required area parallel to and at the specified distance from the corresponding front, side, or rear property line where no development is intended to occur.

- A. **Determining Setbacks.** Setbacks are measured from the property line or edge of a public or private road right-of-way/easement, inward at right angles to the lot line to the distance prescribed for the required setback. Setbacks must be unobstructed from the ground to the sky, except where certain structures or building projections are allowed pursuant to this Title.

FIGURE 17.03.150: SETBACKS



- B. **Special Setback Requirements.** The following special requirements apply when a lot abuts a proposed street or existing alleyway.
 1. **Abutting Planned Street Expansions.** If a property abuts an existing or proposed street for which the existing right-of-way is narrower than the established ultimate future right-of-way for the street as determined by the Public Works Department, the required setback is measured from the future right-of-way line rather than the current property line.
 2. **Abutting Alleyways.**
 - a. If a side lot line abuts a public or private alley or easement, the side setback is considered an interior side setback rather than a street side setback.
 - b. In measuring the minimum setback for any lot where such setback abuts a public or private alley or easement, no part of the width of the alley is considered as part of the required setback.

17.03.160 Sign Area

The calculation of measuring sign area is described in Chapter 17.40, Signs.

Chapter 17.04 Reserved

Chapter 17.05 Reserved

Chapter 17.06 Reserved

Part II:
Base Zoning District Standards and Allowed
Uses

This page intentionally left blank.

Chapter 17.07 Residential Districts

Sections:

- 17.07.010 Purpose and Applicability
- 17.07.020 Land Use Regulations
- 17.07.030 Development Regulations
- 17.07.040 Additional Development Regulations for the RS District
- 17.07.050 Additional Development Regulations for the RM and RH Districts
- 17.07.060 Additional Development Regulations for the RMHP District

17.07.010 Purpose and Applicability

The general purposes of the Residential Districts are to:

- A. Provide for a variety of residential development with a range of housing opportunities necessary to meet the needs of all segments of the community, consistent with the General Plan;
- B. Protect and enhance the character of well-established residential neighborhoods;
- C. Establish development and design standards to help create distinct and attractive residential neighborhoods and ensure that new residential development and the expansion of existing structures is compatible with the character of adjacent existing development; and
- D. Provide for appropriate public and quasi-public uses where they are compatible with and contribute to the scale, sense of place, and quality of life in residential neighborhoods.

The specific purposes of each Residential District are as follows:

RS Single-Family Residential. This District is intended to protect land areas for families living in low-density residential environments by implementing the Single-Family Residential Use Category (R-SF) land use designation established in the General Plan.

RP Planned Residential. This District is intended to provide flexibility and encourage innovation and diversity in design of residential developments 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 through implementation of the Planned Residential (R-P) land use designation set forth in the General Plan. Clustering of residential units is encouraged, where appropriate, to provide efficient use of space while preserving natural, cultural, and scenic resources of a site.

RM Medium-Density Residential. This District is intended for multi-family housing and accessory uses customarily associated with residences by implementing the Medium-Density (R-MD) land use designation of the General Plan. Development may also include attached and detached single-family dwellings. This District may also function as a transition between business uses and single-family residential neighborhoods.

RH High-Density Residential. This District is intended for multi-family housing and accessory uses customarily associated with residences by implementing the High-Density (R-HD) land use designation of

the General Plan. Development may also include attached and detached single-family dwellings. This District may also function as a transition between higher intensity business uses and medium-density multi-family housing and single-family residential neighborhoods.

RMHP Mobile Home Park. This District is intended to provide for housing in mobile home parks through implementation of the Mobile Home Park (R-MHP) land use designation set forth in the General Plan. It is further intended that the mobile home park sites be planned as a whole to include an adequate internal vehicular and pedestrian circulation system and parking facilities, common open space, recreation facilities, and other common amenities.

17.07.020 Land Use Regulations

Table 17.07.020 below prescribes the land use regulations for Residential Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.07.020: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS						"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
<i>Uses</i>	<i>District</i>					<i>Additional Regulations</i>
	<i>RS</i>	<i>RP</i>	<i>RM</i>	<i>RH</i>	<i>RMHP</i>	
Residential Uses						
Residential Housing Types						
<i>Single-Unit Dwelling, Detached</i>	P	P	P	P	-	
<i>Single-Unit Dwelling, Attached</i>	P	P	P	P	-	
<i>Multiple-Unit Development</i>	-	P	P	P	-	
Accessory Dwelling Unit	P	P	p ¹	p ¹	-	See § 17.41.030, Accessory Dwelling Units (ADU)
Family Day Care						
<i>Small</i>	P	P	P	P	P	
<i>Large</i>	P	P	P	P	P	See § 17.41.130, Family Day Care Homes, Large
Farmworker Housing Complex	See § 17.41.140, Farmworker Housing					
Group Residential	-	CU	CU	CU	-	See § 17.41.140 Group Residential
Mobile Home Parks	-	-	-	-	P	

TABLE 17.07.020: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS						"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
<i>Uses</i>	<i>District</i>					<i>Additional Regulations</i>
	<i>RS</i>	<i>RP</i>	<i>RM</i>	<i>RH</i>	<i>RMHP</i>	
Residential Care Facilities						
<i>Small</i>	P	P	P	P	P	
<i>Large</i>	-	CU	CU	CU	-	See § 17.41.200, Residential Care Facilities, Large
Residential Facility, Assisted Living	-	-	CU	CU	-	
Single-Room Occupancy (SRO) Housing	-	CU	CU	CU	-	See § 17.41.230 Single-Room Occupancy (SRO) Housing
Supportive Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zone or as allowed pursuant to State law.					
Transitional Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zone.					
Public/Quasi-Public Uses						
Community Assembly	MU	MU	MU	MU	-	
Community Garden	MU	MU	MU	MU	-	See § 17.41.100, Community Gardens
Day Care Facility	MU	MU	MU	MU	-	
Public Safety Facilities	P	P	P	P	-	
Transportation, Communication, and Utility Uses						
Communication Facilities	See Chapter 17.42, Telecommunications Facilities.					
Accessory Uses						
Animal Keeping	P	P	P	P	P	See § 17.41.060, Animal Keeping
Home Occupation	P	P	P	P	P	See § 17.41.160, Home Occupations
Temporary Uses	See § 17.41.250, Temporary Uses, for permit requirements for each type of temporary use					
Nonconforming Uses	See Chapter 17.36, Nonconforming Uses and Structures					
Notes:						
1. Allowed with a single-family home on-site.						

17.07.030 Development Regulations

Table 17.07.030 below prescribes development regulations for the Residential Districts for permitted and conditional permitted uses. Letters in parenthesis (e.g., (A)) refer to the regulations following the table. When in the “Additional Regulations” column, the regulations apply to all districts. When in just one district’s column, the regulations apply only to that particular district. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to multiple districts are in Part IV of this Title.

TABLE 17.07.030: DEVELOPMENT REGULATIONS– RESIDENTIAL DISTRICTS							
	District					Additional Regulations	#
	RS	RP	RM	RH	RMHP		
Minimum Lot Area (sq. ft.)	RS-43.6: 43,560 RS-20: 20,000 RS-12: 12,000 RS-10: 10,000 RS-8: 8,000 RS-7: 7,000	N/A	N/A	N/A	4,000		
Minimum Lot Width (ft.)	RS-43.6:120 RS-20: 100 RS-12: 80 RS-10: 80 RS-8: 75 RS-7: 65	N/A	N/A	N/A	50		1
Maximum Lot Coverage	N/A	30%	30%	40%	75%		
Dwelling Unit Density (units/acre) - See § 17.42.030, Accessory Dwelling Units							
Maximum	5	13	20	30(A)	15		
Minimum	N/A	N/A	15	15	N/A		
Maximum Building Height (ft.)	25	35 Inland Area; 25 Coastal Zone			25		2

TABLE 17.07.030: DEVELOPMENT REGULATIONS– RESIDENTIAL DISTRICTS							
	District					Additional Regulations	#
	RS	RP	RM	RH	RMHP		
Minimum Setbacks (ft.)	For RMHP, the setback standards apply to the perimeter of the Mobile Home Park. Setbacks from individual mobile homes are provided in Sec. 17.07.060(C).						
Front	20	N/A	20	20	20	(B)	③
Interior Side	10% of lot width; min 5, max 10	10	10	10	15	(C)	④
Street Side	10	<ul style="list-style-type: none"> • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback 				(B)	⑤
Rear	25(D)	10	10	10	15	(E)	⑥
Parking	See Chapter 17.38, Parking and Loading						

- A. **Increased Density for Special Needs Housing, RH District.** Housing for special needs populations may be approved at higher than the base density in the RH District with Major Conditional Use Permit approval.
1. **Required Findings.** 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.
- B. **Landscaping and Paving.** All required front and street-side setbacks, except walks and driveways, must be landscaped consistent with Chapter 17.34, Landscaping. The maximum amount of paving and other hardscape (inclusive of driveways) in front and street side setbacks is 50 percent of the required setback area.
- C. **Zero Side Setback Allowance.** A zero-side setback may be permitted provided the opposite side setback on the lot is 20 percent of the lot width and the adjacent lot is in the same ownership or an agreement has been recorded giving the written consent of the adjacent lot owner and providing for access for maintenance of the zero-lot-line structure. A recorded maintenance easement must be an irrevocable covenant running with the land.
- D. **Reduced Rear Setbacks Abutting Open Space.** The required rear setback is reduced to 15 feet if the rear setback abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved permit.
- E. **Reduced Rear Setbacks, Corner Lots Backing on Key Lots.** The rear setback for a corner lot backing up on a key lot may be reduced to the size of the required side setback for the key lot or 10 feet, whichever is greater, provided the front, side, and rear setback area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be setback from the rear property line by a distance equal to the side setback requirements applicable to the key lot.

17.07.040 Additional Development Regulations for the RS District

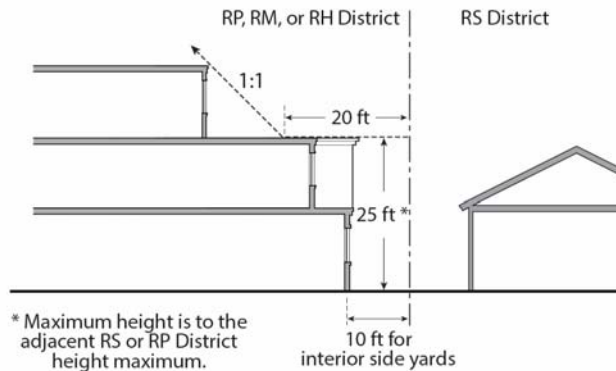
- A. **Maximum Floor Area.** No single-family dwelling or accessory structure may be constructed or expanded unless the proposed structure or expansion complies with the following standards for maximum allowable floor area. Development that exceeds these floor area standards may be approved subject to Design Review approval by the Design Review Board.

TABLE 17.07.040: MAXIMUM FLOOR AREA – RS DISTRICT	
<i>Lot Size</i>	<i>Maximum Allowed Floor Area</i>
Less than 5,000 sq. ft.	1,600 sq. ft.
5,000-5,999 sq. ft.	1,600 sq. ft. + (0.3 x lot area over 5,000 sq. ft.)
6,000-6,999 sq. ft.	1,900 sq. ft. + (0.28 x lot area over 6,000 sq. ft.)
7,000-7,999 sq. ft.	2,180 sq. ft. + (0.25 x lot area over 7,000 sq. ft.)
8,000-8,999 sq. ft.	2,430 sq. ft. + (0.22 x lot area over 8,000 sq. ft.)
9,000-9,999 sq. ft.	2,650 sq. ft. + (0.18 x lot area over 9,000 sq. ft.)
10,000-11,999 sq. ft.	2,830 sq. ft. + (0.14 x lot area over 10,000 sq. ft.)
12,000-14,999 sq. ft.	3,110 sq. ft. + (0.10 x lot area over 12,000 sq. ft.)
15,000-19,999 sq. ft.	3,410 sq. ft. + (0.05 x lot area over 15,000 sq. ft.)
20,000+ sq. ft.	3,660 sq. ft. + (0.03 x lot area over 20,000 sq. ft.)

17.07.050 Additional Development Regulations for RP, RM, and RH Districts

- A. **Transitional Standards.** Within 20 feet of an RS District boundary, the maximum building height is 25 feet. From this point, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.

FIGURE 17.07.050(A): TRANSITIONAL STANDARDS-RP, RM, AND RH DISTRICTS ADJACENT TO RS OR RP DISTRICT



- B. **Open Space.** The following standards apply to all multiple-unit dwellings in the RM and RH districts:
1. **Common Open Space.** Common open space must be provided for all multiple-unit developments as follows:
 - a. RM Districts: 150 square feet per unit.
 - b. RH Districts: 100 square feet per unit.
 2. **Private Open Space.** Each unit must be provided a minimum of 60 square feet of private open space.
- C. **Small-Scale Units.** The following standards apply to multiple-unit dwellings in the RM and RH districts with 500 square feet or less of floor area.
1. **Required Internal Areas.**
 - a. At least one habitable room with at least 150 square feet of floor area, exclusive of closet space. In no case may a habitable room or space contain less than 80 square feet in floor area; and
 - b. Food preparation areas must have at least 80 square feet of net floor area intended, arranged, designed or used for cooking or warming of food.
 2. **Cooking Facilities.** The food preparation area must include a sink with hot and cold water, a counter with dedicated electrical outlets, and a permanently installed stove and range.
 3. **Parking Required.** 0.5 spaces per unit plus one long-term bicycle parking space per unit in accordance with Section 17.38.080(B), Long-Term Bicycle Parking.
- D. **Dwelling Unit Density Calculation.** For density calculations, each small-scale unit is considered to have a “dwelling unit equivalent” of 0.75, meaning a project with 20 small-scale units is considered only to have a “dwelling unit equivalent” of 15 units.

17.07.060 Additional Development Regulations for the RMHP District

- A. **Transitional Standards.** Where an RMHP District adjoins an interior lot line in an RS or RP District, the minimum building setback from an RS or RP District boundary is 10 feet for interior side setbacks and 20 feet for rear setbacks.
- B. **Open Space.** A minimum of 100 square feet of open space must be provided per unit. Each unit must be provided a minimum of 60 square feet of private open space. The balance of the required open space may be provided as private or common open space.
- C. **Individual Mobile Home Setbacks.** The following setback standards apply to mobile homes or manufactured homes within the RMHP District:
1. From any permanent structure: 10 feet.
 2. From any other mobile home:
 - a. Ten feet when measured from the sides of each mobile home.
 - b. Eight feet when measured from the side of one mobile home to the rear or front of another mobile home.

- c. Six feet when measured from the rear of each mobile home, from the front of each mobile home, or from the front of one mobile home to the rear of another mobile home.

Chapter 17.08 Commercial Districts

Sections:

- 17.08.010 Purpose and Applicability
- 17.08.020 Land Use Regulations
- 17.08.030 Development Regulations

17.08.010 Purpose and Applicability

The purposes of the Commercial Districts are to:

- A. Designate adequate land for a full range of residential- and business-serving commercial uses and services, consistent with the General Plan, to maintain and strengthen the City's economic resources;
- B. Establish development and design standards that improve the visual quality of commercial development to ensure appropriate buffers and transitions to adjacent neighborhoods; and
- C. Ensure that new development is designed to minimize traffic and parking impacts and is appropriate to the physical characteristics of the area.

The specific purposes of each District are as follows:

CR Regional Commercial. This District is intended to provide for a wide range of retail commercial uses, including, but not limited to larger scale commercial uses that service the community, region, and traveling public through implementation of the Regional Commercial (C-R) land use designation in the General Plan.

CC Community Commercial. This District is intended for relatively small commercial centers that provide convenience goods and services to the surrounding residential neighborhoods while protecting the residential character of the area through implementation of the Community Commercial (C-C) land use designation in the General Plan.

OT Old Town. This District is intended to permit a wide range of local- and community-serving retail and office uses to enhance the physical and economic environment for existing businesses and uses of the historic center by implementing the Old Town Commercial (OT) land use designation set forth in the General Plan. Regulations and development standards are intended to reinforce the character of the area as a pedestrian-oriented, retail business area with a mix of businesses and services and through consistency with the Goleta Old Town Heritage District Architecture and Design Guidelines.

VS Visitor-Serving Commercial. This District is intended to provide for a range of commercial uses of low to moderate intensity, often at or near scenic locations that serve as destinations for visitors, through implementation of the Visitor Commercial (C-V) land use designation of the General Plan.

CI Intersection or Highway Commercial. This District is intended to provide for a limited range of commercial uses of low to moderate intensity located at major roadway intersections by implementing the Intersection or Highway Commercial (C-I) land use designation of the General Plan.

CG General Commercial. This District is intended to provide appropriate sites for a diverse set of commercial uses that do not need highly visible locations or that may involve activities that are not compatible with other uses through implementation of the General Commercial (C-G) land use designation in the General Plan.

17.08.020 Land Use Regulations

Table 17.08.020 below prescribes the land use regulations for Commercial Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
<i>Uses</i>	<i>District</i>						<i>Additional Regulations</i>
	<i>CR</i>	<i>CC</i>	<i>OT</i>	<i>VS</i>	<i>CI</i>	<i>CG</i>	
Residential Uses							
Residential Housing Types							
<i>Multiple-Unit Development</i>	-	CU ¹	CU ¹	-	-	-	See § 17.24.120, Mixed-Use Development
Residential Care Facilities							
<i>Small</i>	-	P	P	-	-	-	
<i>Large</i>	-	CU	CU	-	-	-	See § 17.41.210, Residential Care Facilities, Large
<i>Residential Facility, Assisted Living</i>	-	-	-	-	-	CU ¹	
<i>Supportive Housing</i>	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zone or as allowed pursuant to State law.						
<i>Transitional Housing</i>	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zone.						
Public/Quasi-Public Uses							
Colleges and Trade Schools	CU	CU	MU	-	-	P	
Community Assembly	-	MU	MU	-	-	MU	
Community Garden	P	P	P	-	P	P	See § 17.41.100, Community Gardens
Cultural Institutions and Facilities	P	P	P	-	P	-	
Day Care Facility	MU	MU	MU	-	CU	CU	
Emergency Shelter	CU	-	-	-	-	P	See § 17.41.120, Emergency Shelters

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-." - Use Not allowed
<i>Uses</i>	<i>District</i>						<i>Additional Regulations</i>
	<i>CR</i>	<i>CC</i>	<i>OT</i>	<i>VS</i>	<i>CI</i>	<i>CG</i>	
Government Buildings	P	P	P	-	CU	P	
Hospitals and Clinics							
<i>Hospital</i>	CU	-	-	-	-	CU	
<i>Clinic</i>	MU	MU	MU	-	-	P	
<i>Skilled Nursing Facility</i>	MU	MU	MU	-	-	P	
Parking, Public or Private	MU	MU	MU	MU	MU	MU	
Public Safety Facilities	P	P	P	-	P	P	
Schools, Private	CU	CU	MU	-	-	CU	
Social Service Facilities	MU	MU	MU	-	-	MU	
Commercial Uses							
Adult-Oriented Business							
<i>Adult Bookstore, Adult Novelty Store, or Adult Video Store</i>	-	-	-	-	-	P	See § 17.41.050, Adult-Oriented Businesses
Animal Sales, Care and Services							
<i>Animal Sales and Grooming</i>	P	P	P	-	-	P	
<i>Boarding, Kennel</i>	CU	MU	MU	-	-	CU	
<i>Veterinary Services</i>	-	MU	MU	-	-	P	
Automobile/Vehicles Sales and Services							
<i>Auction</i>	-	-	-	-	-	P	
<i>Automobile Rentals</i>	-	-	CU	-	-	P	
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	CU	-	-	MU	See § 17.41.070, Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Service and Repair, Major</i>	-	-	p ²	-	-	CU	See § 17.41.070, Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	p ²	-	-	P	See § 17.41.070, Automobile/Vehicle Service and Repair

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
<i>Uses</i>	<i>District</i>						<i>Additional Regulations</i>
	<i>CR</i>	<i>CC</i>	<i>OT</i>	<i>VS</i>	<i>CI</i>	<i>CG</i>	
<i>Service and Gas Stations</i>	CU	-	CU	-	P	CU	See § 17.41.230, Service and Gas Stations
<i>Automobile/Vehicle Washing</i>	-	P	CU	-	P	P	See § 17.41.080, Automobile/Vehicle Washing
<i>Building Materials, Sales, and Service</i>	P	P	CU	-	-	P	See § 17.41.190, Outdoor Sales
<i>Business Services</i>	-	P	P	-	-	P	
<i>Catering Service</i>	P	P	P	P	-	P	
<i>Check-Cashing Business</i>	-	-	CU	-	-	P	
Commercial Entertainment and Recreation							
<i>Banquet and Conference Center</i>	CU	-	CU	P	-	-	
<i>Cinemas</i>	P	P	-	P	-	-	
<i>Indoor Sports and Recreation</i>	P	P	MU	P	-	-	
Eating and Drinking Establishments							
<i>Bars/Night Clubs/Lounges</i>	CU	P	P	-	-	P	
<i>Restaurant</i>	P	P	P	P	P	P	See § 17.41.110, Eating and Drinking Establishments
<i>Finance, Insurance, and Real Estate Services</i>	P	P	P/CU ³	-	-	P	
Food and Beverage Sales							
<i>General Market</i>	P	P	P	-	P	P	See § 17.41.190, Outdoor Sales
<i>Liquor Store</i>	P	P	MU	-	-	P	
<i>Specialty Food Sales and Facilities</i>	P	P	P	-	-	P	See § 17.41.190, Outdoor Sales
<i>Information Technology Services</i>	-	-	-	-	-	P	
<i>Instructional Services</i>	-	-	P	-	-	P	
<i>Live/Work Units</i>	-	MU	MU	-	-	-	See § 17.41.170, Live/Work Units
Lodging and Visitor-Services							

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
<i>Uses</i>	<i>District</i>						<i>Additional Regulations</i>
	<i>CR</i>	<i>CC</i>	<i>OT</i>	<i>VS</i>	<i>CI</i>	<i>CG</i>	
<i>Hotels and Motels</i>	P	P	CU	P	-	-	
<i>Recreational Vehicle Parks</i>	-	-	CU	CU	-	CU	
<i>Time Share Use</i>	-	-	-	P	-	-	
Maintenance and Repair Services	P	P	P	-	-	P	
Media-Production Facility	MU	MU	-	-	-	P	
Medical and Dental Services	P	P	P/CU ³	-	-	-	
Mobile Vendors	P	P	P	P	P	P	See § 17.41.180, Mobile Vendors
Nurseries and Garden Centers	P	P	CU	-	-	P	§ 17.41.190, Outdoor Sales
Personal Services							
<i>General Personal Services</i>	P	P	P	-	-	P	
<i>Restricted Personal Services</i>	MU	MU	CU	-	-	P	
Professional Services	-	P	P/CU ³	-	-	P	
Retail Sales							
<i>General Retail</i>	P	P	P	-	-	P	See § 17.41.190, Outdoor Sales
<i>Large Format Retail</i>	P	P	-	-	-	-	See § 17.41.190, Outdoor Sales
Industrial Uses							
Automobile Wrecking/Junk Yard	-	-	-	-	-	CU	
Construction and Material Yards	-	-	-	-	-	CU	
Vehicle/Equipment Facilities							
<i>Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair</i>	-	-	-	-	-	CU	
Wholesale Trade, Warehouse, Storage and Distribution							

TABLE 17.08.020: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
<i>Uses</i>	<i>District</i>						<i>Additional Regulations</i>
	<i>CR</i>	<i>CC</i>	<i>OT</i>	<i>VS</i>	<i>CI</i>	<i>CG</i>	
<i>Indoor Warehousing and Storage</i>	-	-	-	-	-	P	
<i>Outdoor Storage</i>	-	-	-	-	-	CU	
<i>Personal Storage</i>	-	-	-	-	-	MU	See § 17.41.200, Personal Storage
<i>Wholesaling and Distribution</i>	-	-	-	-	-	P	
Transportation, Communication, and Utility Uses							
Communication Facilities							
<i>Antennas and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities						
<i>Facilities within Buildings</i>	-	-	-	-	-	P	
Light Fleet-Based Services	-	-	-	-	-	CU	
Transportation Passenger Terminal	-	-	-	CU	-	CU	
Accessory Uses	See § 17.41.040, Accessory Uses.						
Animal Keeping	P	P	P	P	-	P	See § 17.41.060, Animal Keeping
Caretaker Unit	MU	MU	MU	MU	-	MU	
Home Occupation	-	P	P	-	-	-	See § 17.41.160, Home Occupations
Temporary Uses	See § 17.41.250, Temporary Uses for permit requirements for each type of temporary use						
Nonconforming Uses	Chapter 17.36, Nonconforming Uses and Structures						
Notes:							
1. Only in mixed-use developments.							
2. Only for pre-existing uses. Any significant expansion requires a Major Conditional Use Permit and a finding that the expansion is consistent with adjacent uses.							
3. Office uses are permitted on the street facing ground floor. Office uses on the second floor of a structure or behind the portion of a building adjacent to the street are subject to approval of a Minor Conditional Use Permit.							

17.08.030 Development Regulations

Table 17.08.030, below, prescribes development regulations for Commercial Districts for permitted and conditionally permitted uses. Letters in parenthesis (e.g., (A)) refer to the regulations following the table. When in the “Additional Regulations” column, the regulations apply to all districts. When in just one district’s column, the regulations apply only to that particular district.

TABLE 17.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL DISTRICTS									
	District						Additional Regulations	#	
	CR	CC	OT	VS	CI	CG			
<p>The diagram illustrates development regulations for commercial districts. It includes a plan view of a lot with setbacks from a Primary Street (2), interior sides (3), and rear (5). The elevation view shows building height (1). A key defines Lot Line, Setback Line, and Buildable Area.</p>									
Maximum Dwelling Unit Density (units/acre)	N/A	12	20	N/A	N/A	20	See § 17.24.120, Mixed-Use Development		
Maximum Building Height (ft.)	35	35	30	35	25	35		①	
Minimum Setbacks (ft.)	See also § 17.24.120, Mixed-Use Development Where the minimum required setback is 0 and a setback is provided, the setback shall be a minimum of 3 feet.								
Front	20	10	0	20	10	10		②	
Interior Side	10	0	0	20	5	0		③	
Street Side	OT District: 0 Other Districts: <ul style="list-style-type: none"> • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback 							④	
Rear	10% of lot depth, max 10		20(A)	10% of lot depth, max 10				⑤	
Minimum Common Open Space	N/A	N/A	N/A	40%	N/A	N/A			
Minimum Landscaping	5%	N/A	N/A	N/A	N/A	N/A			
Limitations on Curb Cuts	(B)	(B)	(B)	(B)	(B)	(B)			
Parking	See Chapter 17.38, Parking and Loading								

- A. **Reduced Rear Setbacks, Corner Lots Backing on Key Lots.** The rear setback for a corner lot backing up on a key lot may be reduced to the size of the required side setback for the key lot or 10 feet, whichever is greater, provided the front, side, and rear setback area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be setback from the rear property line by a distance equal to the side setback requirements applicable to the key lot.
- B. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. Curb cuts are limited to one per parcel unless an absolute need is demonstrated. On corner lots, curb cuts must be located on the street frontage with the least traffic volume wherever feasible.

Chapter 17.09 Office Districts

Sections:

- 17.09.010 Purpose and Applicability
- 17.09.020 Land Use Regulations
- 17.09.030 Development Regulations

17.09.010 Purpose and Applicability

The purposes of the Office Districts are to:

- A. Provide for orderly, well-planned, and balanced business park and office development that serves the community, consistent with the General Plan; and
- B. Establish development standards that create a unified and distinctive character, contribute to the pedestrian environment, and ensure appropriate transitions and buffers between business parks and offices and residential uses.

Additional purposes of each Office District:

BP Business Park. This District is intended to provide for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area through implementation of the Business Park (I-BP) land use designation of the General Plan.

OI Office Institutional. This District is intended to provide areas for existing and future office-based uses by implementing the Office and Institutional (I-OI) land use designation in the General Plan.

17.09.020 Land Use Regulations

Table 17.09.020 below prescribes the land use regulations for Office Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
Uses	District		Additional Regulations
	BP	OI	
Residential Uses			
Residential Housing Types			
<i>Multiple-Unit Development</i>	-	CU ¹	See § 17.24,120, Mixed-Use Development
Residential Facility, Assisted Living	-	CU	

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
<i>Uses</i>	<i>District</i>		<i>Additional Regulations</i>
	<i>BP</i>	<i>OI</i>	
Supportive Housing and Transitional Housing	Subject only to those standards permit procedures as they apply to other residential dwellings of the same type in the same zone or as allowed pursuant to State law.		
Public/Quasi-Public Uses			
Colleges and Trade Schools	-	P	
Community Assembly	-	P	
Day Care Facility	MU	MU	
Emergency Shelters	P	-	See § 17.41.120, Emergency Shelters
Government Buildings	P	P	
Hospitals and Clinics			
<i>Hospital</i>	CU	P	
<i>Clinic</i>	MU	P	
<i>Skilled Nursing Facility</i>	MU	P	
Schools, Private	-	P	
Social Service Facilities	MU	P	
Commercial Uses			
Building Materials, Sales, and Service	-	CU	See § 17.41.190, Outdoor Sales
Business Services	P	P	
Commercial Entertainment and Recreation			
<i>Indoor Sports and Recreation</i>	-	MU	
Eating and Drinking Establishments			
<i>Bars/Night Clubs/ Lounges</i>	-	CU ²	
<i>Restaurant</i>	p ²	p ²	See § 17.41.110, Eating and Drinking Establishments
Finance, Insurance, and Real Estate Services	P	P	
Funeral Parlors and Internment Services	-	MU	
Information Technology Services	P	P	
Instructional Services	-	P	
Live/Work Units	-	MU	See § 17.41.170, Live/Work Units

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
<i>Uses</i>	<i>District</i>		<i>Additional Regulations</i>
	<i>BP</i>	<i>OI</i>	
Lodging and Visitor-Services			
<i>Hotels and Motels</i>	p ³	p ³	
Mobile Vendors	P	P	See § 17.41.180, Mobile Vendors
Nurseries and Garden Centers	-	MU	See § 17.41.190, Outdoor Sales
Medical and Dental Services	-	P	
Personal Services			
<i>General Personal Services</i>	p ²	p ²	
Professional Services	-	P	
Industrial Uses			
Custom Manufacturing	P	-	
Limited Industrial	P	-	
R&D and Technology	P	P	
Wholesale Trade, Warehouse, Storage and Distribution			
<i>Indoor Warehousing and Storage</i>	p ⁴	-	
Transportation, Communication, and Utility Uses			
Communication Facilities			
<i>Antennas and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities		
<i>Facilities within Buildings</i>	P	P	
Major Utilities	CU	CU	
Transportation Passenger Terminal	CU	CU	
Accessory Uses See § 17.41.040, Accessory Uses			
Animal Keeping	P	P	See § 17.41.060, Animal Keeping
Caretaker Unit	P	P	
Home Occupations	P	P	See § 17.41.160, Home Occupations
Temporary Uses	See § 17.41.250, Temporary Uses for permit requirements for each type of temporary use.		
Nonconforming Uses	Chapter 17.36, Nonconforming Uses and Structures		
Notes:			

TABLE 17.09.020: LAND USE REGULATIONS—OFFICE DISTRICTS			"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
Uses	District		Additional Regulations
	BP	OI	
1. Only in mixed-use developments. 2. Cumulative development of these uses must not exceed 20% of the total floor area on any one lot. 3. Only in the Hotel Overlay identified in the General Plan. 4. Only if it is in association with a permitted use.			

17.09.030 Development Regulations

Table 17.09.030 prescribes development regulations for Office Districts for permitted and conditionally permitted uses. Letters in parenthesis (e.g., (A)) refer to the regulations following the table. When in the "Additional Regulations" column, the regulations apply to all districts. When in just one district's column, the regulations apply only to that particular district. The numbers in each illustration below refer to corresponding regulations in the "#" column in the associated table. Regulations applicable to multiple districts are in Part IV of this Title.

TABLE 17.09.030: DEVELOPMENT REGULATIONS—OFFICE DISTRICTS				
	District		Additional Regulations	#
	BP	OI		
Minimum Lot Area (acre)	1	N/A		
Maximum Lot Coverage	35%	40%		

TABLE 17.09.030: DEVELOPMENT REGULATIONS—OFFICE DISTRICTS				
	District		Additional Regulations	#
	BP	OI		
Maximum Dwelling Unit Density (units/acre)	N/A	20	See § 17.24.120, Mixed-Use Development	
Maximum Building Height (ft.)	35	35		①
Minimum Setbacks (ft.)	See also § 17.24.120, Mixed-Use Development for upper-story setbacks for residential uses in mixed-use development			
<i>Front</i>	50	15		②
<i>Interior Side</i>	10	15		③
<i>Street Side</i>	<ul style="list-style-type: none"> • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback 			④
<i>Rear</i>	10	15(A)		⑤
Minimum Landscaping	30%	10%		
Limitations on Curb Cuts	(B)	(B)		

- A. **Corner Lots Backing on Key Lots.** The rear setback for a corner lot backing up on a key lot may be reduced to the size of the required side setback for the key lot or 10 feet, whichever is greater, provided the front, side, and rear setback area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be setback from the rear property line by a distance equal to the side setback requirements applicable to the key lot.
- B. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. Curb cuts are limited to one per parcel unless an absolute need is demonstrated. On corner lots, curb cuts must be located on the street frontage with the least traffic volume wherever feasible.

Chapter 17.10 Industrial Districts

Sections:

- 17.10.010 Purpose and Applicability
- 17.10.020 Land Use Regulations
- 17.10.030 Development Regulations

17.10.010 Purpose and Applicability

The purposes of the Industrial Districts are to:

- A. Provide appropriately located areas for a range of employment-creating economic activities, including those that may have the potential to generate off-site impacts, to minimize impacts on surrounding neighborhoods while promoting a robust economy, and
- B. Assure high-quality design and site planning of office and employment areas and support the adaptive reuse of industrial buildings that contribute to the character of the City as a whole.

The specific purposes of each Industrial District are as follows:

IS Service Industrial. This District is intended for land within the airport flight path where airport operations limit the range and density of activities with uses may occur in less-managed environments than in the BP District through implementation of the Service Industrial (I-S) land use designation in the General Plan.

IG General Industrial. This District is intended to provide areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar heavy commercial uses by implementing the General Industrial (I-G) land use designation in the General Plan.

17.10.020 Land Use Regulations

Table 17.10.020 below prescribes the permit levels and land use regulations for Industrial Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.10.020: LAND USE REGULATIONS—INDUSTRIAL DISTRICTS			"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
Uses	District		Additional Regulations
	IS	IG	
Public/Quasi-Public Uses			
Community Garden	P	P	See § 17.41.100, Community Gardens
Day Care Facility	CU	CU	
Emergency Shelter	-	P	See § 17.41.120, Emergency Shelters
Government Buildings	-	P	
Hospitals and Clinics			
<i>Hospital</i>	CU	CU	
<i>Clinic</i>	CU	CU	
<i>Skilled Nursing Facility</i>	CU	CU	
Commercial Uses			
Adult-Oriented Business			
<i>Adult Live Entertainment Theater</i>	CU	CU	See § 17.41.050, Adult-Oriented Businesses
<i>Adult Motion Picture or Video Arcade</i>	CU	CU	See § 17.41.050, Adult-Oriented Businesses
<i>Adult Motion Picture Theater</i>	CU	CU	See § 17.41.050, Adult-Oriented Businesses
Animal Sales, Care and Services			
<i>Veterinary Services</i>	P	P	
Automobile/Vehicles Sales and Services			
<i>Auction</i>	P	-	
<i>Automobile Rentals</i>	P	P	
<i>Automobile/Vehicle Sales and Leasing</i>	P	P	See § 17.41.070, Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Services and Repair, Major</i>	MU	P	See § 17.41.070, Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Services and Repair, Minor</i>	MU	P	See § 17.41.070, Automobile/Vehicle Service and Repair
<i>Service and Gas Stations</i>	-	P	See § 17.41.220, Service and Gas Stations
Building Materials, Sales, and Service	-	P	See § 17.41.190, Outdoor Sales
Catering Service	P	P	
Nurseries and Garden Centers	-	CU	See § 17.41.190, Outdoor Sales

TABLE 17.10.020: LAND USE REGULATIONS—INDUSTRIAL DISTRICTS			"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
<i>Uses</i>	<i>District</i>		<i>Additional Regulations</i>
	<i>IS</i>	<i>IG</i>	
Industrial Uses			
Automobile Wrecking/Junk Yard	CU	CU	
Construction and Material Yards	P	P	
Custom Manufacturing	P	P	
Heavy Manufacturing	MU	P	
Limited Industrial	P	P	
Oil and Gas Facilities	-	CU	See Chapter 17.37, Oil and Gas Facilities
R&D and Technology	-	P	
Vehicle/Equipment Facilities			
<i>Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair</i>	P	P	
<i>Towing Services</i>	P	P	
<i>Vehicle Storage</i>	P	P	
Wholesale Trade, Warehouse, Storage and Distribution			
<i>Chemical, Mineral and Explosives Storage</i>	CU	CU	See Chapter 17.16, -AE Airport Environs Overlay District
<i>Indoor Warehousing and Storage</i>	P	P	
<i>Outdoor Storage</i>	P	P	
<i>Personal Storage</i>	P	P	See § 17.41.200, Personal Storage
<i>Wholesaling and Distribution</i>	P	P	
Transportation, Communication, and Utility Uses			
Communication Facilities			
<i>Antennas and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities		
<i>Facilities within Buildings</i>	P	P	
Light Fleet-Based Services	P	P	
Transportation Passenger Terminal	MU	MU	
Accessory Uses	See § 17.41.040, Accessory Uses		
Animal Keeping	P	P	See § 17.42.060, Animal Keeping

TABLE 17.10.020: LAND USE REGULATIONS—INDUSTRIAL DISTRICTS			"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
Uses	District		Additional Regulations
	IS	IG	
Caretaker Unit	MU	MU	
Temporary Uses	See § 17.41.250, Temporary Uses for permit requirements for each type of temporary use.		
Nonconforming Uses	Chapter 17.36, Nonconforming Uses and Structures		

17.10.030 Development Regulations

Table 17.10.030 prescribes development regulations for Industrial Districts. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to multiple districts are in Part IV of this Title.

TABLE 17.10.030: DEVELOPMENT REGULATIONS—INDUSTRIAL DISTRICTS				
	District		Additional Regulations	#
	IS	IG		
Maximum Building Height (ft.)	35	35		1
Minimum Setbacks (ft.)				
Front	20	20		2

TABLE 17.10.030: DEVELOPMENT REGULATIONS—INDUSTRIAL DISTRICTS				
	District		Additional Regulations	#
	IS	IG		
<i>Interior Side</i>	10	10		3
<i>Street Side</i>	<ul style="list-style-type: none"> Lots less than 100 feet in width: 20% of lot width, min 10 Lots 100 feet or more in width: Same as required front setback 			4
<i>Rear</i>	10	10		5
Minimum Landscaping	10%	10%		
Maximum Intensity of Employment	See Chapter 17.16, -AE Airport Environs Overlay District	N/A		
Limitations on Curb Cuts	(A)	(A)		
Parking				

- A. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. Curb cuts are limited to one per parcel unless an absolute need is demonstrated. On corner lots, curb cuts must be located on the street frontage with the least traffic volume wherever feasible.

Chapter 17.11 Public and Quasi-Public District

Sections:

- 17.11.010 Purpose and Applicability
- 17.11.020 Land Use Regulations
- 17.11.030 Development Regulations

17.11.010 Purpose and Applicability

The purposes of the PQ Public and Quasi-Public District are to:

- A. Provide areas for various types of Public and Quasi-Public facilities needed to serve residents, businesses, and visitors by implementing the Public and Quasi-Public Land Use (P-Q) land use designation in the General Plan; and
- B. Ensure that the development and operation of Public and Quasi-Public uses protects and enhances the character and quality of life of surrounding residential areas and that their uses are compatible with adjoining uses.
- C. Provides for uses and services that are provided by both Public entities and Quasi-Public entities regulated by the Public Utility Commission that serve residents, businesses, and visitors.

17.11.020 Land Use Regulations

Table 17.11.020 below prescribes the land use regulations for the Public and Quasi-Public District. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.11.020: LAND USE REGULATIONS—PUBLIC AND QUASI-PUBLIC DISTRICT		"P" – Zoning Permit or Exempt
		"MU" – Minor Conditional Use Permit
<i>Uses</i>	<i>District</i>	<i>Additional Regulations</i>
	<i>PQ</i>	
Public/Quasi-Public Uses		
Cemetery	CU	
Colleges and Trade Schools	P	
Community Assembly	MU	
Community Garden	P	See § 17.41.100, Community Gardens
Cultural Institutions and Facilities	P	

TABLE 17.11.020: LAND USE REGULATIONS—PUBLIC AND QUASI-PUBLIC DISTRICT		"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "- " - Use Not allowed
<i>Uses</i>	<i>District</i>	<i>Additional Regulations</i>
	<i>PQ</i>	
Day Care Facility	P	
Government Buildings	P	
Hospitals and Clinics		
<i>Hospital</i>	CU	
<i>Clinic</i>	CU	
Park and Recreation Facilities	P	
Passive Open Space	P	
Public Safety Facility	P	
Schools, Private	P	
Transportation, Communication, and Utility Uses		
Communication Facilities		
<i>Antennas and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities	
Transportation Passenger Terminal	MU	
Accessory Uses	See § 17.41.040, Accessory Uses	
Animal Keeping	P	See § 17.41.060, Animal Keeping
Caretaker Unit	MU	
Temporary Uses	See § 17.41.250, Temporary Uses for permit requirements for each type of temporary use.	
Nonconforming Uses	Chapter 17.36, Nonconforming Uses and Structures	

17.11.030 Development Regulations

Table 17.11.030 below prescribes development regulations for the Public and Quasi-Public Districts. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the table. Regulations applicable to multiple districts are in Part IV of this Title.

TABLE 17.11.030: DEVELOPMENT REGULATIONS— PUBLIC AND QUASI-PUBLIC DISTRICTS		
	<i>District</i>	<i>Additional Regulations</i>
	<i>PQ</i>	
Minimum Lot Area (sq. ft.)	10,000	
Maximum Lot Coverage	N/A	
Maximum Building Height (ft.)	35	
Minimum Setbacks (ft.)		
<i>Front</i>	20	
<i>Interior Side</i>	10	
<i>Street Side</i>	<ul style="list-style-type: none"> • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback 	
<i>Rear</i>	10	
Minimum Landscaping	25%	
Parking	See Chapter 17.38, Parking and Loading	

Chapter 17.12 Open Space and Agricultural Districts

Sections:

- 17.12.010 Purpose and Applicability
- 17.12.020 Land Use Regulations
- 17.12.030 Development Regulations

17.12.010 Purpose and Applicability

The general purposes of the Open Space and Agricultural Districts are to:

- A. Protect and preserve agricultural and open space areas, while providing opportunities for sustainable living research and other compatible activities;
- B. Protect agricultural lands from incompatible land uses and encroachment; and
- C. Establish limitations on development that will protect open space and agricultural areas in a manner consistent with the General Plan.

The specific purposes of each Open Space and Agricultural District are as follows:

OSPR Open Space – Passive Recreation. This District is intended for the conservation of both public and private open space areas with significant environmental values or resources, wildlife habitats, significant views, and other open space values by implementation of the Open Space/Passive Recreation land use designation in the General Plan.

OSAR Open Space – Active Recreation. This District is intended for existing or planned areas for public parks and active recreational activities and facilities through implementation of the Open Space/Active Recreation land use designation in the General Plan. Individual recreational areas may include a mix of passive and active recreational features or improvements.

AG Agriculture. This District is intended to preserve agricultural land and reserve vacant lands suitable for agriculture through implementation of the Agriculture land use designation of the General Plan.

17.12.020 Land Use Regulations

Table 17.12.020 below prescribes the land use regulations for Open Space and Agricultural Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this Title. Use classifications are defined in Chapter 17.72, Use Classifications.

TABLE 17.12.020: LAND USE REGULATIONS – OPEN SPACE AND AGRICULTURAL DISTRICTS				"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
Uses	District			Additional Regulations
	OSPR	OSAR	AG	
Residential Uses				
Farmworker Housing	See § 17.41.140, Farmworker Housing			
<i>Farmworker Housing Complex</i>	-	-	P	See § 17.41.140, Farmworker Housing
Residential Housing Types				
<i>Single-Unit Dwelling, Detached</i>	-	-	P	
<i>Accessory Dwelling Unit</i>	-	-	P	See § 17.41.030, Accessory Dwelling Units (ADU)
<i>Family Day Care, Small</i>	-	-	P	
<i>Residential Care Facility, Small</i>	-	-	P	
Supportive Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zone or as allowed pursuant to State law.			
Transitional Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zone.			
Public/Quasi-Public Uses				
Community Garden	P	P	P	See § 17.41.100, Community Gardens
Day Care Facility	-	-	MU	
Park and Recreation Facilities	-	P	-	
Passive Open Space	P	P	-	
Public Safety Facility	-	-	p ¹	
Commercial Uses				
Commercial Entertainment and Recreation				
<i>Outdoor Recreation</i>	-	CU	-	
Transportation, Communication, and Utility Uses				
Communication Facilities				
<i>Antenna and Transmission Towers</i>	See Chapter 17.42, Telecommunications Facilities.			
Agricultural Uses				
Agricultural Processing	-	-	CU	
Agricultural-Support Services	-	-	CU	

TABLE 17.12.020: LAND USE REGULATIONS – OPEN SPACE AND AGRICULTURAL DISTRICTS				"P" – Zoning Permit or Exempt "MU" – Minor Conditional Use Permit "CU" – Major Conditional Use Permit "-" - Use Not allowed
<i>Uses</i>	<i>District</i>			<i>Additional Regulations</i>
	<i>OSPR</i>	<i>OSAR</i>	<i>AG</i>	
Animal Raising	-	-	P	
Crop Cultivation	-	-	P	
Greenhouse	-	-	P	
Accessory Uses	See § 17.41.040, Accessory Uses			
Animal Keeping		P	P	See § 17.41.060, Animal Keeping
Caretaker Units	-	P	-	
Home Occupation			P	See § 17.41.160, Home Occupations
Farmers’ Stand	-	-	CU	
Temporary Uses	See § 17.41.250, Temporary Uses, for permit requirements for each type of temporary use			
Nonconforming Uses	See Chapter 17.36, Nonconforming Uses and Structures			
Notes: 1. Limited to Fire Stations only.				

17.12.030 Development Regulations

Table 17.12.030, below, prescribes development regulations for the Open Space and Agricultural Districts. Letters in parenthesis (e.g., (A)) refer to the regulations following the table. When in the “Additional Regulations” column, the regulations apply to all districts. When in just one district’s column, the regulations apply only to that particular district. Regulations applicable to multiple districts are in Part IV of this Title.

TABLE 17.12.030: DEVELOPMENT REGULATIONS - OPEN SPACE AND AGRICULTURAL DISTRICTS				
<i>Uses</i>	<i>District</i>			<i>Additional Regulations</i>
	<i>OSPR</i>	<i>OSAR</i>	<i>AG</i>	
Minimum Lot Area (acres)	N/A	N/A	AG-5: 5 AG-10:10 AG-40: 40	

TABLE 17.12.030: DEVELOPMENT REGULATIONS - OPEN SPACE AND AGRICULTURAL DISTRICTS				
<i>Uses</i>	<i>District</i>			<i>Additional Regulations</i>
	<i>OSPR</i>	<i>OSAR</i>	<i>AG</i>	
Maximum Lot Coverage	5%	20%	Greenhouses are limited to 10% lot coverage. A larger lot coverage (up to 25%) may be permitted with a Major CUP.	
Maximum Building Height (ft.)	14	25	35	
Minimum Setbacks (ft.)				
<i>Front</i>	10	10	20	(A)
<i>Interior Side</i>	10	10	20	(A)
<i>Street Side</i>	<ul style="list-style-type: none"> • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback 			(A)
<i>Rear</i>	10	10	20(B)	(A)
Parking	See Chapter			

- A. **Required Setbacks.** Lots that contain one acre or less are subject to the setback regulations of the RS Single-Family Residential District.
- B. **Reduced Rear Setbacks, Corner Lots Backing on Key Lots.** The rear setback for a corner lot backing up on a key lot may be reduced to the size of the required side setback for the key lot or 10 feet, whichever is greater, provided the front, side, and rear setback area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be setback from the rear property line by a distance equal to the side setback requirements applicable to the key lot.

Chapter 17.13 Reserved

Chapter 17.14 Reserved

Chapter 17.15 Reserved

Part III:
Overlay Districts

This page intentionally left blank.

Chapter 17.16 -AE Airport Environs Overlay District

Sections:

- 17.16.010 Purpose
- 17.16.020 Applicability
- 17.16.030 Consultation Required
- 17.16.040 Use Restrictions
- 17.16.050 Residential Interior Noise-Level Reduction
- 17.16.060 Regulations for Airspace Protection
- 17.16.070 Avigation Overflight Notification

17.16.010 Purpose

The purpose of the -AE Airport Environs Overlay District is to regulate land uses within the Airport Influence Area consistent with the adopted Airport Land Use Plan for Santa Barbara County (ALUP), and to limit the height of structures and appurtenances (including vegetation) within these areas. The intent is to protect the safety of people both in the air and on the ground, to reduce and avoid noise and safety conflicts between airport operations and surrounding land uses, and to preserve navigable airspace around the Santa Barbara Municipal Airport.

17.16.020 Applicability

The standards and regulations of this Chapter apply within the Airport Influence Area of the Santa Barbara Municipal Airport shown on the Zoning Overlay Map. As used herein, "Airport" means the Santa Barbara Municipal Airport. Regulations in the -AE Overlay District modify and supplement the base zoning district regulations. In cases where the regulations of the -AE Overlay District conflict with the regulations of the base zoning district, the more restrictive regulations take precedence.

17.16.030 Consultation Required

The City must consult with staff of the Airport Land Use Commission (ALUC) and the Santa Barbara Airport Department for development projects and legislative acts within the clear or approach zones as defined in the Santa Barbara County Airport Land Use Plan (ALUP), as well as any development proposed within the 60 dBA Community Noise Equivalent Level (CNEL) noise exposure contour as depicted on the Noise contour map in the most recent ALUC-adopted ALUP.

17.16.040 Use Restrictions

- A. **General.** No use may be made of land or water within the -AE Overlay District in such a manner that would:
 - 1. Create a "Hazard to Air Navigation," as determined by the Federal Aviation Administration (FAA);
 - 2. Result in glare in the eyes of pilots using the airport;

3. Make it difficult for pilots to distinguish between airport lights and others;
 4. Impair visibility in the vicinity of the airport;
 5. Create steam or other emissions that cause thermal plumes or other forms of unstable air;
 6. Create electrical interference with navigation signals or radio communication between the airport and aircraft;
 7. Create an increased attraction for wildlife, which could pose bird strike hazards to aircraft in flight; or
 8. Otherwise, in any way, endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.
- B. **Residential Development.** The following restrictions apply to residential development in the -AE Overlay District:
1. ***Within the Clear Zone.*** No new residential development of any kind is allowed.
 2. ***Within the Approach Zone.*** Residential development within the Approach Zones and also within the one-mile marker as shown on the Overlay Map is limited to new single-unit dwelling construction on existing recorded lots, and rebuilding and alteration projects that do not increase on-site residential density.
- C. **Airport Clear Zones.** The following uses are not permitted within the Airport Clear Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Section 21670.
1. Hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials.
 2. Any use which may result in a permanent or temporary concentration of people greater than 25 persons per acre.
- D. **Airport Approach Zones.** The following uses are not permitted within the Airport Approach Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Section 21670.
1. Hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials.
 2. Any use which may result in a permanent or temporary concentration of people greater than 25 persons per acre.
- E. **Runway 7 Safety Corridor.** The following uses are the only permitted uses within the Runway 7 Safety Corridor:
1. Open Space.
 2. Landscaping.

3. Roadways.
4. Parking.

17.16.050 Residential Interior Noise-Level Reduction

New residential development exposed to sounds above 60 CNEL shall incorporate adequate sound attenuation to assure that all structures have been designed to limit interior noise levels in any habitable room to 45 CNEL.

17.16.060 Regulations for Airspace Protection

- A. **Height Limitations.** The criteria for determining the acceptability of a project with respect to height must be based upon the standards set forth in Title 14 of the Code of Federal Regulations (CFR) Part 77, Subpart C, Objects Affecting Navigable Airspace (14 CFR 77C). Additionally, where an FAA aeronautical study of a proposed object is required in accordance with 14 CFR 77C, the results of that study must be taken into account by the Review Authority.
 1. **Maximum Height.** No object, including a mobile or temporary object, such as a construction crane, may have a height that would result in penetration of any obstruction surface depicted in the applicable Airport Land Use Plan.
 - a. *Within the Primary Surface and Beneath the Approach or Transitional Surfaces.* Within the primary surface and beneath the approach or transitional surfaces, objects must be limited in height consistent with the airspace protection surfaces defined by 14 CFR 77.
- B. **FAA Notification.** Any person proposing construction or alteration within the -AE Overlay District must submit notification of the proposal to the FAA if such construction or alteration exceeds one of the following height standards:
 1. 200 feet above ground level.
 2. The plane of an imaginary surface extending outward and upward at a slope of 100 to one for a distance of 20,000 feet from the nearest point of any runway.

17.16.070 Avigation Overflight Notification

- A. **Avigation Easement Dedication.** An avigation easement for noise and safety must be dedicated to the City of Santa Barbara for any development within an Airport Clear Zone or Airport Approach Zone.
- B. **Airport in Vicinity Notification Recordation.** An overflight notification consistent with the following must be recorded for any residential development within the Airport Influence Area:
 1. The notification must contain the following language, as dictated by applicable law, with regard to real estate transfer disclosure:
 - a. Notice of Airport in Vicinity: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish

to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

2. The notification must be made evident to prospective purchasers, lessees, and renters of the property and must appear on the property deed or Covenants, Conditions, and Restrictions (CC&Rs).

Chapter 17.17 -AHO Affordable Housing Overlay District

Sections:

- 17.17.010 Purpose
- 17.17.020 Applicability
- 17.17.030 Affordable Housing Requirement
- 17.17.040 Increased Density with State Density Bonus Program
- 17.17.050 Fee Waivers

17.17.010 Purpose

The -AHO Affordable Housing Overlay District is intended to enable development of affordable housing on the Central Hollister Affordable Housing Opportunity Sites, consistent with the General Plan. The -AHO Overlay District serves to implement the General Plan Housing Element policy of providing new housing that addresses affordable housing needs in the City by establishing development regulations and incentives for designated housing opportunity sites.

17.17.020 Applicability

The standards and regulations of this Chapter apply to the Central Hollister Housing Opportunity Sites, as shown with an -AHO extension on the Zoning Overlay Map. Except as provided in this Chapter, all standards and regulations in Chapter 17.28, Inclusionary Housing, also apply.

17.17.030 Affordable Housing Requirement

Any new for-sale residential development project in the -AHO Overlay District that includes more than five dwelling units must provide for-sale units, as listed below. This requirement supersedes the percentage requirements for inclusionary housing, established in Subsection 17.28.050, Inclusionary Housing Requirements, for projects not located in the -AHO Overlay District.

- A. **Affordability Housing Requirement by Income Category.** The provision of affordable housing shall be provided as follows:
1. 2.5 percent of the total number of for-sale units within the project must be provided at prices affordable to extremely low-income households.
 2. 2.5 percent of the total number of for-sale units within the project must be provided at prices affordable to very low-income households.
 3. Five percent of the total number of for-sale units within the project shall be provided at prices affordable to low-income households.
 4. Five percent of the total number of for-sale units within the project shall be provided at prices affordable to moderate-income households.
 5. Five percent of the total number of for-sale units within the project shall be provided at prices affordable to above moderate- income households earning 120 to 200 percent of the median income.

B. **No Reduction Allowed.** No reduction in these individual percentages is permitted for any reason.

17.17.040 Increased Density with State Density Bonus Program

All development in the -AHO Overlay District is eligible to participate in the State density bonus program, under the provisions of Chapter 17.27, Density Bonuses and Other Incentives.

17.17.050 Fee Waivers

A project consisting of the development of affordable housing may request a reduction or waiver of an impact fee, park dedication fee, or other fee(s). The fee waiver request is subject to a discretionary review and approval process and the City Council is the final decision maker for any such request.

Chapter 17.18 -H Hospital Overlay District

Sections:

- 17.18.010 Purpose
- 17.18.020 Applicability
- 17.18.030 Permit and Processing Requirements
- 17.18.040 Additional Height
- 17.18.050 Lot Coverage

17.18.010 Purpose

The -H Hospital Overlay District is intended to support the needs of the Goleta Valley Cottage Hospital and related medical services.

17.18.020 Applicability

The standards of this Chapter apply to sites designated with an -H extension on the Zoning Overlay Map. Except as provided in this Chapter, all new structures and development as well as alterations to existing structures must comply with the requirements of the base district.

17.18.030 Permit and Processing Requirements

All new structures and development as well as alterations to existing structures within the -H Overlay District must be subject to Design Review Board approval. No permits for development within the -Hospital Overlay District shall be issued except in conformance with an approved Development Plan.

17.18.040 Additional Height

The maximum allowable structure height is 55 feet for hospital buildings and 45 feet for medical office buildings, provided that no building exceeds three stories in height and the height is the minimum height necessary to comply with applicable State hospital construction standards and/or technical requirements.

17.18.050 Lot Coverage

The maximum lot coverage is 60 percent for hospitals and 50 percent for medical office buildings.

Chapter 17.19 -OTH Old Town Heritage Overlay District

Sections:

- 17.19.010 Purpose
- 17.19.020 Applicability
- 17.19.030 Permit and Processing Requirements
- 17.19.040 Front Setback, Hollister Avenue Frontage

17.19.010 Purpose

The -OTH Old Town Heritage District Overlay is intended to guide development of designated prominent Old Town parcels to enhance the image of Old Town, ensure development of a distinctive and unified streetscape, and contribute to a more pedestrian-oriented downtown area.

17.19.020 Applicability

The standards of this Chapter apply to sites designated with an -OTH extension on the Zoning Overlay Map. Except as provided in this Chapter, all new structures and development as well as alterations to existing structures must comply with the requirements of the Base District and the regulations applying to multiple districts contained in Part IV of this Title.

17.19.030 Permit and Processing Requirements

All new structures and development as well as alterations to existing structures within the -OTH Overlay District are subject to Design Review by the Design Review Board. When conducting Design Review, the Design Review Board must find that the project is consistent with the Goleta Old Town Heritage District Architecture and Design Guidelines.

17.19.040 Front Setback, Hollister Avenue Frontage

On -OTH designated parcels that have Hollister Avenue frontage, new structures must be built without setback from the front property line. Exceptions may be granted if it can be clearly demonstrated that the pedestrian character of the sidewalk and street frontage will be better maintained and enhanced by the alternative setback and design. Examples of such exceptions include setbacks for front yard patios and courtyards that enhance pedestrian access to retail commercial areas. The maximum allowed Hollister Avenue front setback is 15 feet.

Chapter 17.20 Specific Plan (SP) Overlay Districts

Sections:

- 17.20.010 Purpose
- 17.20.020 Adopted Specific Plans

17.20.010 Purpose

The Specific Plan (SP) Overlay District is intended to identify locations within the City regulated by adopted Specific Plans, in conformance with Chapter 17.68.

17.20.020 Adopted Specific Plans

- A. **Applicability.** Once adopted, a Specific Plan governs all use and development of properties within the bounds of that Specific Plan.
 - 1. Where a Specific Plan is silent with regard to particular development standards, the provisions of this Title shall govern. The Director has the authority to determine which provisions of this Title apply where a Specific Plan is silent.
 - 2. When a use is not specifically listed as permitted in the Specific Plan, the Director must assign the land use or activity to a classification that is substantially similar in character as appropriate. Land uses not listed in the Specific Plan as permitted or not found to be substantially similar to a permitted use are prohibited.
 - 3. No discretionary entitlement applications or other permits may be approved, adopted, or amended within an area covered by a Specific Plan, unless found to be consistent with the adopted Specific Plan.
- B. **Adopted Specific Plans.** The following is a list of the City's adopted Specific Plans.
 - 1. ***Cabrillo Business Park Specific Plan (-CBPSP).*** See the Cabrillo Business Park Specific Plan on file with the City of Goleta.
 - 2. ***Camino Real Marketplace Specific Plan(-CRMSP).*** See the Camino Real Specific Plan on file with the City of Goleta.

Chapter 17.21 Reserved

Chapter 17.22 Reserved

Chapter 17.23 Reserved

Part IV:
Regulations Applying to Multiple Districts

This page intentionally left blank.

Chapter 17.24 General Site Regulations

Sections:

- 17.24.010 Purpose and Applicability
- 17.24.020 Accessory Structures
- 17.24.030 Buffers Adjacent to Agricultural Districts
- 17.24.040 Architectural Projections into Setbacks
- 17.24.050 Development on Lots Divided by District Boundaries
- 17.24.060 Development on Substandard Lots
- 17.24.070 Drive-Through Facilities
- 17.24.080 Exceptions to Height Limits
- 17.24.090 Fences, Freestanding Walls, and Hedges
- 17.24.100 Grading and Grubbing
- 17.24.110 Heliports
- 17.24.120 Mixed-Use Development
- 17.24.130 Outdoor Storage
- 17.24.140 Recycling and Waste Storage Areas
- 17.24.150 Reverse and Outdoor Vending Machines
- 17.24.160 Right to Farm Covenants
- 17.24.170 Screening of Equipment
- 17.24.080 Solar Installations
- 17.24.190 Swimming Pools and Spas
- 17.24.200 Underground Utilities
- 17.24.210 Visibility at Intersections and Driveways

17.24.010 Purpose and Applicability

The purpose of this Chapter is to establish development and site regulations that apply, except where specifically stated, to development in all zoning districts. These standards are to be used in conjunction with the standards for each zoning district located in Part II, Base Zoning District Standards and Allowed Uses. In any case of conflict, the standards specific to the zoning district will override these citywide regulations.

17.24.020 Accessory Structures

- A. **Applicability.** These provisions apply to all accessory structures. This Section does not apply to Accessory Dwelling Units, which are regulated by Section 17.41.030.
- B. **Permit Requirements.** Unless otherwise regulated under this Title, Accessory Structures are allowed based on the following:
 - 1. **Exempt.** Accessory structures are exempt from permitting if all of the following requirements are met:
 - a. Does not exceed 12 feet in height;

- b. The floor area or roof area of an open framework does not exceed 120 square feet;
 - c. No plumbing is required; and
 - d. The accessory structure does not require Design Review Board approval.
- 2. **Zoning Entitlement Permit.** Accessory structures require a Zoning Entitlement Permit if any of the following are met:
 - a. The height exceeds 12 feet;
 - b. The floor area or roof area of an open framework of greater than 120 square feet;
 - c. The accessory structure requires plumbing and does not otherwise require a Land Use Permit.
 - d. The accessory structure requires a Coastal Development Permit from the Coastal Commission; or
 - e. The accessory structure requires Design Board Approval.
- 3. **Land Use Permit or Coastal Development Permit.** Accessory structures require a Land Use Permit if any of the following are met:
 - a. A Land Use Permit or Coastal Development Permit is otherwise required under this Title; or
 - b. Accessory structures requiring a Notice to Property Owner.
- C. **Relation to Other Structures.** An accessory structure may be constructed on a lot on which there is a primary use to which the accessory structure is related.
- D. **Location.** Accessory Structures must comply with the following standards:
 - 1. **Residential District Setbacks.**
 - a. *Front and Side Setbacks.* Accessory structures must conform to the setback regulations of the district, or as otherwise allowed under this Title.
 - b. *Rear Setbacks.*
 - i. If height greater than 12 feet. Accessory Structures must conform to the setback regulations of the district, or as otherwise allowed under this Title.
 - ii. If height less than or equal to 12 feet. Accessory structures may be located no less than three feet from the rear lot line. In addition, located no closer than five feet from the principal structure, and occupy no more than 40 percent of the required rear setback area.
 - 2. **Non-Residential District Setbacks.** Accessory structures must comply with the setbacks per the underlying zoning district.

3. **Wind Machines.** Wind machine structures are allowed only in the Agricultural Zone District and requires a Zoning Entitlement Permit.
 - a. **Additional Setbacks.** Where allowed, Wind Machines must be setback 100 feet from all lot lines.
- E. **Height.** Accessory structures are subject to the height limitations specific to the zoning district in which they are located, except as provided below:
 1. **Residential Districts.** Accessory Structures must be no greater than 16 feet in height. Additional height, up to the height limitation of the specific zone district in which they are located, may be permitted for accessory structures outside all setbacks, subject to Design Review by the Design Review Board and a Zoning Entitlement Permit.
- F. **Notice to Property Owner (NTPO).** The following types of accessory structures require an NTPO:
 1. Artist Studio;
 2. Cabaña;
 3. Guesthouse; and
 4. Other accessory structures as determined by the Director.

17.24.030 Buffers Adjacent to Agricultural Districts

Development adjacent to any parcel within the Agricultural District must include an on-site buffer so as to avoid and minimize potential conflicts with adjacent agricultural zones.

- A. **Width.** The standard setbacks of the base district apply and must not be encroached upon by any structure. An additional buffer may be required by the Review Authority on a site-specific basis at the time of approval of the development. Factors to consider when determining the width of an additional buffer include, but are not limited to:
 1. The historical land use on the agriculturally zoned parcel;
 2. The current crop type and agricultural practices on the agriculturally zoned parcel;
 3. The future farming potential of the agriculturally zoned parcel;
 4. The elevation and topographical differences of the two parcels;
 5. The location of existing roads or naturally occurring barriers;
 6. The extent and location of existing non-agricultural development;
 7. The type of use proposed for the new development and the potential for that use to impact use of the adjacent agriculturally zoned parcel for agricultural purposes;
 8. The site design of new development including the use of landscape screening that may be used within the buffer itself;
 9. The lot size and configuration of the new development; and
 10. The prevailing wind direction.

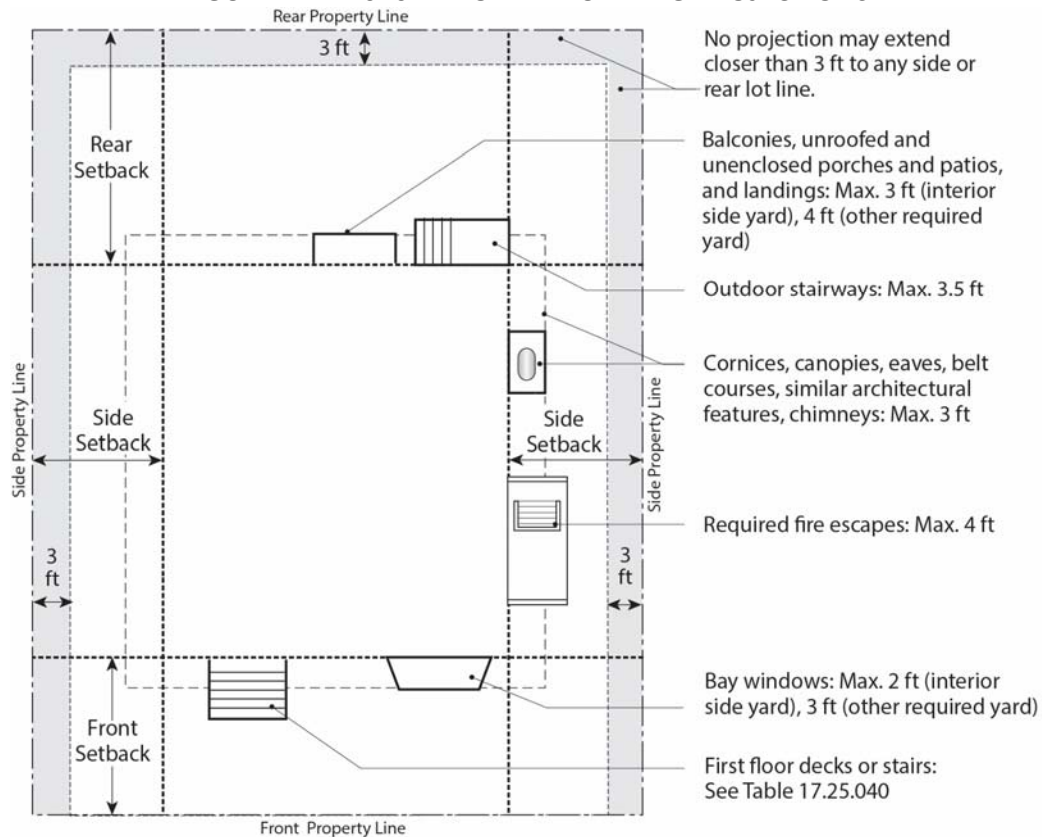
- B. **Location.** The buffer from an agriculturally zoned parcel must be located on the lot where the new development is proposed along the shared lot line with the agriculturally zoned parcel.
- C. **Additional Finding.** For any development on a parcel adjacent to an Agriculture District parcel, the following finding must be made in addition to any other required findings:
 - 1. The standard setback and any additional buffer are sufficient to minimize potential conflicts with agricultural activities.

17.24.040 Architectural Projections into Setbacks

Architectural projections may extend into required setbacks, according to the standards of Table 17.24.040, Allowed Architectural Projections into Setbacks. The “Limitations” column states any dimensional, area, or other limitations that apply to such structures when they project into required setbacks. Notwithstanding the Table, no architectural project may project closer than five feet from any interior lot line.

TABLE 17.24.040: ALLOWED ARCHITECTURAL PROJECTIONS INTO SETBACKS				
<i>Projection</i>	<i>Front or Street Side Setback (ft)</i>	<i>Interior Side Setback (ft)</i>	<i>Rear Setback (ft)</i>	<i>Limitations</i>
All projections	No projection may extend into a public utility easement.			
Cornices, canopies, eaves, belt courses, and similar architectural features; chimneys.	3	3	3	
Bay windows	3	3	3	Must not occupy more than one-third of the length of the building wall on which they are located and must be located at least 1 foot above finished grade.
Fire escapes required by law or public agency regulation	4	4	4	
Balconies, unroofed and unenclosed porches and patios, and landings	4	3	4	
Outdoor stairways	3.5	3.5	3.5	
Decks and stairs				
<i>Less than 18 inches above ground elevation</i>	6	2	Entire Setback	Must be open on at least three sides. No closer than 7 ft. to a street-facing property line or 3 ft. to an interior property line.
<i>18 inches or more above ground elevation</i>	3	2	3	
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see Chapter 17.65, Reasonable Accommodations for Persons with Disabilities.			

FIGURE 17.24.040: ALLOWED BUILDING PROJECTIONS



17.24.050 Development on Lots Divided by District Boundaries

- A. **Generally.** Where a lot is within two or more zoning districts, the regulations applicable to each zone district will be applied only to that portion of the lot area within that zone district.
- B. **Minimum Lot Area and Width.** The minimum lot area and width requirements of the base zone district covering the greatest portion of the lot area will apply to the entire lot. If the lot area is divided equally between two or more zones, the requirements of the district with greater minimum lot area and width will apply to the entire lot.

17.24.060 Development on Substandard Lots

Any lot or parcel of land that was legally created may be used as a building site even when consisting of less area, width, or depth than that required by the regulations for the zoning district in which it is located. However, no substandard lot can be further reduced in area, width, or depth, unless such reduction is required as part of a public improvement. Unless a Variance is applied, a substandard lot will be subject to the same setback, lot coverage, and density requirements as a standard lot.

17.24.070 Drive-Through Facilities

Drive-Through Facilities must be located, developed, and operated in compliance with the following standards:

- A. **Approval Required.** All Drive-Through Facilities require the approval of a Major Conditional Use Permit.
- B. **Circulation.** Drive-Through Facilities must provide safe, unimpeded movement of vehicles at street access points, in travel aisles, and parking areas.
- C. **Pedestrian Walkways.** Interior pedestrian walkways must not intersect vehicle aisles, unless no alternative exists. In such cases, pedestrian walkways must have clear visibility, emphasized by enhanced paving or markings and comply with applicable ADA requirements.
- D. **Stacking.** Vehicular stacking areas must be provided to ensure vehicle queue will not interfere with public rights-of-way, pedestrian and ADA pathways, private streets, or with on- or off-site parking and circulation.

17.24.080 Exceptions to Height Limits

The standards of this Section apply to all new development and to all existing structures. The structures listed in Table 17.24.080 below may exceed the maximum permitted building height for the zoning district in which they are located, subject to the limitations stated in the Table limiting the height of the vertical projection above the structure it is on and further provided that no portion of a structure in excess of the building height limit may be used for sleeping quarters or advertising. Projections not listed in Table 17.24.080 and projections in excess of those listed in Table 17.24.080 may be allowed with approval of a Major Conditional Use Permit.

TABLE 17.24.080: ALLOWED PROJECTIONS ABOVE STRUCTURES		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Vertical Projection Above the Structure</i>	<i>Size and Location Limitations of Projection</i>
Skylights	1 foot	None
Solar energy systems	Subject to the provisions of Section 17.24.180, Solar Installations	
Other energy production or capture structure located on rooftops	5 feet	None
<ul style="list-style-type: none"> – Chimneys – Decorative features such as cupolas, pediments, obelisks, and monuments – Rooftop open space features such as sun decks, sunshade and windscreen devices, open trellises, and landscaping, excluding detached residential structures – Architectural elements, such as spires, bell towers, and domes 	20% of structure height	Limited to a total of 20% of roof area, including all structures
Elevator and stair towers (for multiple-unit and non-residential buildings only)	10 feet	None
Flagpoles	Subject to the provisions of Chapter 17.40, Signs	

TABLE 17.24.080: ALLOWED PROJECTIONS ABOVE STRUCTURES		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Vertical Projection Above the Structure</i>	<i>Size and Location Limitations of Projection</i>
Fire escapes, catwalks, and open railings required by law	No restriction	None
Parapets, excluding detached residential structures	4 feet	None
<ul style="list-style-type: none"> – Distribution and transmission towers, lines, and poles – Water tanks – Airway beacons 	10 feet as an accessory structure; None as a principal use	Limited to 20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; No limit if principal use permitted in the district
Recreational Facility lighting	Up to a maximum of 60 feet in total height	None

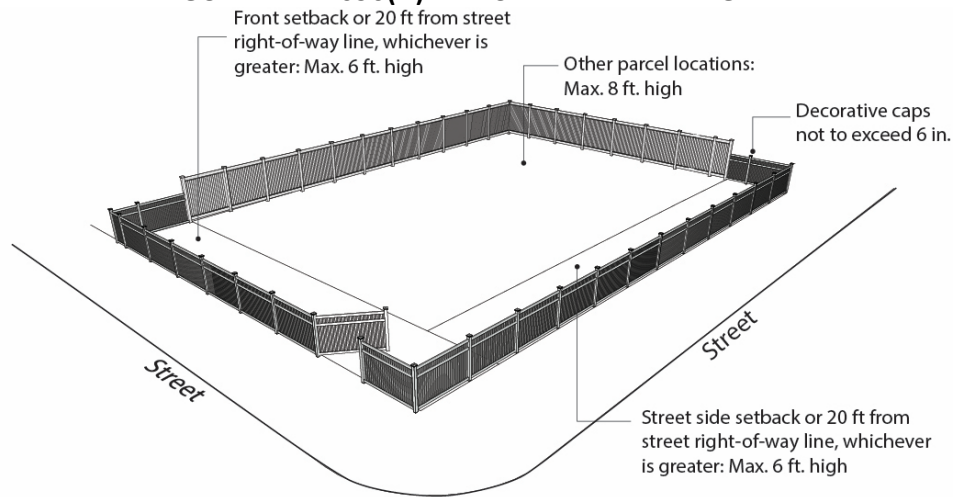
17.24.090 Fences, Freestanding Walls, and Hedges

Fences, Freestanding walls, and Hedges must comply with the following standards.

A. Maximum Height and Permit Requirements.

1. ***Front Setbacks and Street Side Setbacks.*** Within the front and street side setbacks, or along the exterior boundaries of such setbacks, fences, freestanding walls, and hedges may be allowed based on the following. Columns, gateposts, pilasters and entry lights may exceed the maximum height by two feet.
 - a. *Six feet or less.* Exempt if in compliance with Section 17.25.210, Visibility at Intersections and Driveways.
 - b. *More than six feet.* Minor Conditional Use Permit.
2. ***Interior Side Setbacks and Rear Setbacks.*** Within interior side setbacks and rear setbacks, or along the exterior boundaries of such setbacks if not within 20 feet of any right of way of any street, fences, freestanding walls, and hedges may be allowed based on the following. Columns, gateposts, pilasters and entry lights may exceed the maximum height by two feet.
 - a. *Eight feet or less.* Exempt if in compliance with Section 17.24.210, Visibility at Intersections and Driveways.
 - b. *More than eight feet.* Minor Conditional Use.
3. ***Other Parcel Locations.*** If located outside of required setbacks and more than 20 feet from any street right-of-way line, the maximum height for fences is eight feet if in compliance with Section 17.24.210, Visibility at Intersections and Driveways, unless a higher fence height is allowed pursuant to Design Review Approval.
4. ***Retaining Walls.*** Walls that are retaining earth only and that are less than four feet in height, as measured from the bottom of the footing to the top of the wall and do not require a Grading Permit, are exempt from permit requirements.

FIGURE 17.24.090(A): FENCE AND WALL HEIGHT



B. Materials.

1. **Limitation on Chain-Link Fencing.** Chain-link fencing may only be used:
 - a. As temporary fencing for a construction project.
 - b. In nonresidential districts when not visible from a street.
 - c. For sports courts, parks, and swimming pools open to the general public.
2. **Limitation on Concrete/Masonry Block.** Plain, concrete block cannot be the primary material along arterial streets. Concrete block must be split-face or finished with stucco and capped with a decorative cap or other decorative material.
3. **Exterior Appearance.** A fence or wall with one side having a more-finished appearance than the other must have the side with the more-finished appearance facing the exterior of the lot.
4. **Vegetation.** Hedges must be adequately maintained and shall be subject to the height standards of Subsection A(1) of this Section at all times. It is the responsibility of the property owner to ensure hedge heights are at or below the appropriate heights to ensure vision clearance and neighborhood compatibility and to avoid uncontrolled vegetation growth becoming a hazard or nuisance.

C. **Recreational Fencing.** Fencing located around tennis courts, basketball or volleyball courts, and similar areas up to 12 feet in height may be allowed outside of required setback areas.

D. **Vision Clearance.** Notwithstanding other provisions of this Section, fences, walls, hedges, and related structures must comply with City vision clearance standards.

17.24.100 Grading and Grubbing

This Section provides additional information for grading and grubbing activities that are not associated with a larger approved project, which are themselves cumulatively considered a project and subject to this Section.

A. Permit Requirements.

1. **Exempt.** The following grading and grubbing activities are exempt from Zoning Permits pursuant to this Title:
 - a. Grading on a single lot of less than 50 cubic yards, less than two feet in depth, and not within 500 feet of any sensitive habitat or protected resource.
 - b. Grubbing on a single lot of less than ½ acre and not within 500 feet of any sensitive habitat or protected resource.
2. **Zoning Clearance.**
 - a. Grading of less than 50 cubic yards and within 500 feet, but not closer than 100 feet, of any sensitive habitat or protected resource.
 - b. Grading activities occurring on two or more contiguous lots and less than 500 square feet in area.
 - c. Grubbing of more than ½ acre, but less than one acre.
 - d. Grubbing less than 500 feet, but not within 100 feet, of any sensitive habitat or protected resource.
3. **Land Use Permit or Coastal Development Permit.** The following grading and grubbing activities require a Land Use Permit or Coastal Development Permit pursuant to this Title:
 - a. Grading of 50 cubic yards or more.
 - b. Grading activities requiring a Grading Permit from the City.
 - c. Grading activities occurring on two or more contiguous lots and 500 square feet or more in area.
 - d. Grading within 100 feet of, but not abutting or within, any sensitive habitat or protected resource.
 - e. Grubbing of more than one acre.
 - f. Grubbing less than 100 feet from any sensitive habitat or protected resource.
4. **Minor Conditional Use Permit.** The following grading and grubbing activities require a Conditional Use Permit pursuant to this Title:
 - a. Grading or grubbing within or abutting areas with protected and sensitive resources, including but not limited to archaeological resources, oak woodlands, and biological habitats, but not including individual trees.

17.24.110 Heliports

Heliports, including helipads and helistops, are limited to accessory uses and must be located, developed, and operated in compliance with the following standards.

- A. **Permit Required.** Heliports require the approval of a Major Conditional Use Permit.
- B. **Findings for Approval.** In addition to the requirements of Chapter 17.57, Conditional Use Permits, a heliport can only be approved if the following additional findings can be made:
 - 1. The development conforms to the location criteria and standards of this Section and the requirements of the California Department of Transportation, Division of Aeronautics.
 - 2. Santa Barbara Municipal Airport and/or the FAA confirms that proposed Heliport will not conflict with current airport operations.
 - 3. The proposed facility obtains all required reviews and approvals by the California Department of Transportation Division of Aeronautics and/or the Federal Aviation Administration.
 - 4. The proposed operation of the helicopter facility does not pose a threat to public health, safety or general welfare, or to sensitive and protected environmental resources.

17.24.120 Mixed-Use Development

Mixed-use development must comply with the following standards for Open Space:

- A. For Mixed-Use Development where no more than 40 percent of the total floor are of the development is devoted to residential use, a minimum of 60 square feet of open space per unit is required, which may be provided as private or common open space.
- B. For Mixed-Use Development where 40 percent or more of the total floor are of the development is devoted to residential use, the open space requirements consistent with Section 17.07.050(B), Open Space, must be met.

17.24.130 Outdoor Storage

Storage of materials, including, but not limited to machines, equipment, and unregistered vehicles or parts, or goods for sale or use as part of a business outside of a building for more than 72 hours must conform to the standards of this Section. The regulations of this Section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a Building Permit and to agricultural/farming equipment used for agriculture or farming on the property.

- A. **Permitted Locations.** Table 17.24.130 states where outdoor storage is permitted.

TABLE 17.24.130: OUTDOOR STORAGE REGULATIONS BY DISTRICT AND LOCATION	
<i>Districts</i>	<i>Permissibility of Outdoor Storage</i>
Residential, Commercial, and Office	Not permitted. All storage must be within an enclosed building, except as allowed for Outdoor Sales or otherwise specifically permitted. Portable On-Demand Storage (PODS), shipping containers, and similar temporary storage containment does not qualify as an enclosed building.

TABLE 17.24.130: OUTDOOR STORAGE REGULATIONS BY DISTRICT AND LOCATION	
<i>Districts</i>	<i>Permissibility of Outdoor Storage</i>
Industrial and Public and Quasi-Public	Not permitted in front or street side setbacks. Permitted in interior side and rear setbacks, or outside of required setbacks, subject to the standards of this Section.
Agricultural	Permitted if associated with a permitted agricultural use, located outside of all required setbacks, and screened subject to the standards of this Section from adjacent residential properties and public rights-of-way.
Open Space	Not permitted.

- B. **Screening.** Storage areas visible from public streets that are not separated from the street by intervening building(s) must be screened. Screening walls and fences must be high enough to sufficiently screen stored material. Fences and walls must not exceed the maximum allowable fence heights unless allowed pursuant to approval of a Minor Conditional Use Permit.

17.24.140 Recycling and Waste Storage Areas

This Section establishes design and location standards for the construction of storage areas for refuse, solid waste, recycling, compost, organic, and green waste containers, which are all collectively referred to as “waste and recycling.”

- A. **General Requirements.** All waste and recycling must be placed in an appropriate receptacle. All garbage cans, mobile trash bins, receptacles, and all recycling materials and containers must have a lid, be maintained in good repair, and stored in accord with this Section.
- B. **Containment.** All development must provide individual waste and recycling containers or waste and recycling enclosures consistent with either the following:
1. **Individual Waste and Recycling Containers.** Individual waste and recycling containers for each dwelling unit or non-residential tenant may be provided as follows:
 - a. **Development Type.** Individual waste and recycling containers may be provided for:
 - i. Single-unit Dwelling.
 - ii. Multi-unit Dwellings where the Review Authority finds that the nature of the proposed development is such that the development will be adequately served with individual waste and recycling containers.
 - iii. Non-residential development where the Review Authority finds that the nature of the proposed development is such that the development will be adequately served with individual waste and recycling containers.
 - b. **Location.** The waste and recycling containers must not be located within any required front setback, street side setback, any required parking and landscaped areas, or any other area required by this Title to be constructed or maintained unencumbered, according to fire and other applicable building and public safety codes.

- c. *Visibility.* The waste and recycling containers must not be visible from a public right-of-way except as required for pick up as required by the waste and recycling haul operator.
2. **Waste and Recycling Container Enclosures.** Waste and recycling container enclosures are required for all new non-residential development except where the Review Authority finds the development will be adequately served with individual waste and recycling containers pursuant to Subsection (B)(1) above.
- a. *Size.* Waste and recycling enclosures must be sized to contain all trash, garbage, recyclables, and green waste generated on site based on the periodic pick up schedule by the City or its contracted waste and recycling collector(s).
 - b. *Location.* The waste and recycling storage area must be located outside of any required front setback, street side setback, any required parking and landscaped areas, any rear or interior side setback abutting an “R” District parcel, or any other area required by this Title. Waste and recycling storage areas are to be maintained open, clear and unencumbered, pursuant to all applicable fire and building and public safety codes.
 - c. *Accessibility.* Waste and recycling storage areas must be directly accessible to trucks and equipment used by the waste and recycling collector(s). If feasible, access should have sufficient maneuvering areas, so collection equipment does not need to back into or out of the storage area.
 - d. *Screening.* Waste and recycling storage areas located outside of any building must be screened with a solid enclosure at least six feet in height and include a solid roof structure that fully shields the top of the container.

17.24.150 Reverse and Outdoor Vending Machines

Reverse Vending Machines Recycling facilities must be located, developed, and operated in compliance with the following standards:

- A. **Location.** Machines must be located adjacent or as near as feasibly possible, to the entrance of the commercial host use and must not obstruct pedestrian or vehicular circulation. Machines can be located against a wall, but not in parking areas.
- B. **Identification.** Reverse Vending Machines must be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative.
- C. **Trash Receptacle.** Machines must provide a minimum 40-gallon garbage can for non-recyclable materials located adjacent to the vending machine.

17.24.160 Right to Farm Covenants

A. Disclosure Requirement.

1. **Disclosure by Subdivider.** The subdivider of any property located within 1,000 feet of land zoned or used for agriculture, within or outside of the City, must disclose, through a notation on the Final Map, within Conditions, Covenants, and Restrictions (CC&Rs) if prepared, and through the recordation of a separate acknowledgment statement on each individual deed describing the newly created lots, the presence of agricultural and appurtenant uses in the vicinity through the following or similar statement:

The property within this subdivision is located within 1,000 feet of land utilized or zoned for agricultural operations and residents/occupants of the property may be subject to inconvenience or discomfort arising from use of agricultural chemicals, including, without limitation, acaricides, fertilizers, fungicides, herbicides, insecticides, predacides and rodenticides; and from pursuit of agricultural operations, including, without limitation, crop protection, cultivation, harvesting, plowing, processing, pruning, shipping, spraying, and animal keeping and related activities, which may generate dust, light, noise, odor, smoke, and/or traffic. The City of Goleta has adopted policies to encourage and preserve agricultural lands and operations within and in the vicinity of the City. Residents/occupants of property should be prepared to accept inconveniences or discomfort as normal and necessary to properly conducted agricultural operations.

2. **Disclosure Before Issuance of a Building Permit.** Where a new structure intended for human occupancy is to be located on land that is located within 1,000 feet of land zoned or used for agriculture within or outside of the City, the owner must, before the City issues a building permit, sign and record a statement in a form equivalent to that specified in Paragraph (A)(1), Disclosure by Subdivider. In lieu of signing the statement required above, the owner may submit evidence that the statement in Paragraph (A)(1), Disclosure by Subdivider, has been made a part of subdivision documents creating the lot on which the structure is proposed and appears on the deed for each lot.

17.24.170 Screening of Equipment

A. Applicability.

1. The standards of this Section apply to:
 - a. New development.
 - b. Replacement or new equipment that is added to serve existing buildings.
 - c. Condominium conversions.
2. The standards of this Section do not apply to:
 - a. Continued routine operation of existing equipment that serves existing buildings unless that equipment is the subject of a building code compliance case and is determined to be unsafe to operate and needs either replacement or repair, then subject to this Section.
 - b. Solar energy systems which are subject to Section 17.24.180, Solar Installations.

- B. **General Requirements.** All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, must be screened from public view. Exterior mechanical equipment to be screened includes, without limitation, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry section, and similar utility devices.
1. Screening must be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure.
 2. Equipment must be screened on all sides.
 3. The use of expanded metal lath or chain link for the purpose of screening is prohibited.
- C. **Requirements for Specific Types of Mechanical Equipment.** The following additional screening standards apply to the specified types of mechanical equipment:
1. **Roof-Mounted Equipment.** Roof-mounted equipment must be adequately screened from all public viewing areas.
 2. **Ground-Mounted Equipment.** Ground-mounted equipment that faces a public viewing area must be screened to a height of 12 inches above the equipment and designed and painted to blend in with the surrounding area, unless such screening conflicts with utility access, in which case reasonable accommodation must be allowed.
 - a. Acceptable screening devices consist of decorative walls and/or berms (3:1 maximum slope) with supplemental plant materials, including trees, shrubs, and groundcovers.
 - b. For screen walls that are three feet high or lower, vegetative materials may be substituted for 50 percent of the screening device.
 - c. This requirement does not apply to incidental equipment in the interior of a lot that is not visible from the street. However, electrical substations, water tanks, sewer pump stations, and similar utilities are required to be screened and secured with an eight-foot-high wall.
 3. **Exterior Wall Equipment.** Wall-mounted equipment, (e.g., electrical meters, cable-connection boxes, electrical distribution cabinets, etc.) must be screened from public viewing areas. Screening devices must incorporate elements of the building design (e.g., shape, color, texture, material, etc.). For screen walls that are three feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device. This requirement does not apply to equipment that has accessibility and visibility requirements for health and safety.

17.24.180 Solar Installations

This Section establishes development standards for solar energy systems.

- A. **Permit Requirements.** Solar energy systems are exempt.
- B. **Height and Setback.** No height or setback standards may be applied to solar energy systems.

17.24.190 Swimming Pools and Spas

This Section establishes standards for private swimming pools and spas that are not open to the general public. Public pools are subject to Chapter 17.57, Conditional Uses.

- A. **Location.** Swimming pools, spas, and appurtenant structures must not be located in the front or street side setback and must not be closer than five feet of any property line. All equipment must be mounted and enclosed/screened so that its sound is in compliance with Chapter 17.39, Performance Standards.

17.24.200 Underground Utilities

For all new development, all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, and similar utility lines providing direct service to a project must be installed underground within the site. This requirement may be waived by the Review Authority upon determining that underground installation is infeasible, or the utility line is otherwise exempt from an undergrounding requirement.

17.24.210 Visibility at Intersections and Driveways

Visibility at Intersections and Driveways must be consistent with City standards.

Chapter 17.25 Coastal Access

Sections:

- 17.25.010 Purpose
- 17.25.020 Applicability
- 17.25.030 Access Location Requirements
- 17.25.040 Access Design Standards
- 17.25.050 Prescriptive Rights
- 17.25.060 Access Title and Guarantee
- 17.25.070 Mitigation of Impacts to Coastal Access

17.25.010 Purpose

This Chapter provides requirements for the dedication and improvement of public access to and along the Pacific Ocean coast for proposed development and new land uses within the Coastal Zone of the City. The intent of this Chapter is to ensure that public rights of access to and along the coast are protected as guaranteed by the California Constitution and in compliance with the California Coastal Act, consistent with private property right.

17.25.020 Applicability

- A. **Protection of Existing Coastal Access.** Development must not interfere with public rights of access to the shoreline where the rights were acquired through use or legislative authorization. Public access rights may include the use of a path of safe pedestrian travel from dry sand and rocky beaches to the bluff or first line of terrestrial vegetation.
- B. **Access Requirements.** Public access from the nearest public roadway to the shoreline and along the coast must be provided in new development projects, except where:
 - 1. It would be inconsistent with public safety or the protection of fragile coastal resources;
 - 2. Adequate permanent public access exists nearby;
 - 3. Agriculture would be adversely affected;
 - 4. Access at the site would be inconsistent with policies of the Local Coastal Program, other than those requiring access;
 - 5. There is no clear nexus between the requirement for public access and the impacts of the new development project;
 - 6. The required public access is not roughly proportional to the extent of the impacts of the development project;
 - 7. Requiring or providing the access would be inconsistent with federal or State law; or
 - 8. The activity is not considered development. Pursuant to this Section, development does not include the activities described below:
 - a. Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610 of the California Coastal Act.

- b. The demolition and reconstruction of a single-family dwelling; provided that the reconstructed residence does not exceed either the floor area, height, or bulk of the former structure by more than 10 percent, and that the reconstructed residence must be sited in the same location on the affected property as the former structure.
- c. Improvements to any structure that do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block public access, and which do not result in a seaward encroachment by the structure.
- d. The reconstruction or repair of any seawall, provided however, that the reconstructed or repaired seawall is not seaward of the location of the former structure.
- e. Any repair or maintenance activity for which the California Coastal Commission has determined, pursuant to Section 30610 of the California Coastal Act, a coastal development permit will be required, unless the Commission determines that the activity will have an adverse impact on lateral public access along the beach.

Nothing in this Section will be interpreted to restrict public access, nor will it excuse the performance of duties and responsibilities of public agencies that are required by California Government Code Section 66478.1 to 66478.14 and Section 4 of Article 3.5 of the California Constitution.

- C. **Timing of Access Implementation.** The type and extent of public access to be dedicated and/or constructed and maintained, as well as the method by which its continuing availability for public use is to be guaranteed, must be established as provided by this Chapter at the time of planning permit approval.
- 1. **Easement or In-Fee Dedication.** Must occur before issuance of construction permits or the start of any construction activity requiring a permit.
 - 2. **Construction of Access Improvements.** Must occur in tandem with construction of the approved development, unless another schedule is established through a planning permit condition of approval, or mitigation measure.
 - 3. **Interference with Public Use Prohibited.** Following an offer to dedicate public access in compliance with this Section, the property owner must not interfere with use by the public of the areas subject to the offer before and after acceptance by the responsible party of the agency accepting the dedication.

17.25.030 Access Location Requirements

Vertical, lateral, and/or blufftop access is required for all development in compliance with this Chapter and within the locations specified in the Local Coastal Program.

17.25.040 Access Design Standards

This Section provides standards for the appropriate design of coastal accessways and trails.

A. Design Objectives.

1. **Design and Siting.** Accessways and trails may be located within area of mapped or known ESHA, but must be sited and designed to:
 - a. Minimize alteration of natural landforms, conform to the existing contours of the land, and to be subordinate to the character of their setting;
 - b. Prevent unwarranted hazards to the land and public safety;
 - c. Provide for the privacy of adjoining residences and to minimize conflicts with adjacent or nearby established uses; and
 - d. Prevent damage to sensitive coastal resource areas to the maximum extent feasible.
2. **Hazard Reduction.** Coastal accessways and trails located in areas of high erosion hazard must be constructed and maintained in a manner that does not increase the hazard potential.
3. **Correction of Existing Damage.** Where appropriate, coastal accessways and trails must be designed to repair damage resulting from past use or other existing hazards and prevent such damage from reoccurring.

B. General Design Standards. Coastal accessways and trails must be designed in compliance with the following standards, where feasible. The review authority may modify these standards to provide greater protection of coastal resources.

1. **Access Easement Specifications.** Each public access easement offered for dedication for public use must be a minimum of 25 feet wide, or as close to that width as feasible.
2. **Accessway Specifications.**
 - a. **Width.** The area where public access is allowed within an easement may be reduced to the minimum necessary for pedestrian traffic to avoid:
 - i. Adverse impacts on adjoining sensitive environmental areas;
 - ii. Encroachment closer than 10 feet to an existing residence; and/or
 - iii. Hazardous topographic conditions.
 - b. **Slope.** The preferred slope gradient for the walking surface of an accessway is zero to five percent, and in no case can it exceed eight percent.
 - c. **Overhead Clearance.** The minimum overheard clearance for an accessway is seven feet.

3. **Access for Persons with Disabilities.** When feasible, wheelchair access to the ocean must be provided. Ramps must have dimensions and gradients consistent with current ADA requirements. Where beach access for disabled persons is provided, parking spaces for disabled persons must also be provided in compliance with Chapter 17.38, Parking and Loading.
 4. **Residential Privacy.** The design and placement of accessways and trails must provide for reasonable privacy of adjacent residences. Accessways may be wide enough to allow the placement of a trail, fencing, and a landscape buffer. A vertical accessway abutting a residential area may be fenced at the property line and restricted for use only during daylight hours.
 5. **Parking.** Where public access sites are required, parking areas must also be provided, where feasible pursuant to Chapter 17.38, Parking and Loading.
 6. **Directional Signs.** Appropriate signage directing the public toward vertical, lateral, and blufftop trails and public parking must be placed in prominent locations along accessways.
 - a. The City shall ensure that all public buildings and facilities comply with the same development standards and regulations as would be applicable to private development.
 - b. Coastal access signs shall be provided at appropriate locations within street and highway rights-of-way to direct visitors to coastal access sites, including signs at appropriate locations along the California Department of Transportation right-of-way for US-101.
 - c. Coastal access signs shall be provided at entrances to public coastal access parking lots.
 7. **Hazard Warnings.** Proper warnings for potential hazards along coastal accessways and trails, such as steep cliffs, steps, or slopes, must be installed where necessary.
- C. **Vertical Access.** All vertical accessways must comply with the following standards in addition to all other applicable requirements of this Section.
1. Sensitive habitat areas shall be avoided to the extent practicable in circumstances where there are feasible alternative alignments of vertical accessways.
 2. 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.
 3. No structures shall be permitted on bluff faces except for vertical beach accessways.
 4. 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.
 5. Where vertical access to the beach area is not feasible or appropriate, vertical accessways may terminate at a beach overlook or vista point.

6. Vertical accessways must be sited along the border of the development and extend from the public road right-of-way to the bluff's edge or shoreline; a different location may be approved if determined by the review authority to be more appropriate after considering site topography and the design of the proposed project.
 7. If the proposed development includes residential structures, an accessway may not be sited closer than 10 feet to any residential structure.
 8. Vertical access must have a minimum width of 10 feet to allow for pedestrian use of the corridor, but the required width may be reduced in compliance with Paragraph (B)(2), Accessway Specifications.
- D. **Lateral Access.** All lateral accessways must comply with the following standards, in addition to all other applicable requirements of this Section.
1. Sensitive habitat areas shall be avoided to the extent practicable in circumstances where there are feasible alternative alignments of lateral accessways.
 2. 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.
 3. 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.
 4. 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.
 5. 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.
 6. 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.
 7. Signs shall be designed to minimize impacts to scenic coastal resources and shall be limited to trail markers and regulatory and interpretive signs.
 - a. Commercial signs are prohibited.
 8. A lateral access easement extends from the mean high tide line landward to the base of the ocean bluff. Where there is no ocean bluff, the area must extend to the nearest non-beach natural feature.
 9. A lateral access easement may not be closer than 10 feet to an existing residence; however, in determining the appropriate separation of the accessway from private development, privacy for the adjacent residence will be considered.

- E. **Blufftop Access.** A lateral blufftop access easement must have a minimum width of 25 feet, provided that the width within the easement where public access is allowed may be reduced in compliance with Paragraph (B)(2), Accessway Specifications. Average annual erosion rate for bluff retreat will be considered by the review authority when determining the width of the required lateral blufftop access.

17.25.050 Prescriptive Rights

In areas where it has been established and documented that the public acquired a right of access through use, custom, or legislative authorization, development must not interfere with or diminish such public access. This requirement will be interpreted to allow flexibility in accommodating both new development and continuation of historic public parking and access.

17.25.060 Access Title and Guarantee

Where public coastal accessways are required by this Chapter, approval of a Coastal Development Permit will require guarantee of the access through either a deed restriction or dedication of right-of-way or easement approved by the City Attorney. Before issuance of a Coastal Development Permit, the access guarantee will be recorded in the office of the County Recorder, identifying the precise location and area to be set aside for public access. The method of access guarantee will be chosen according to the following criteria:

- A. **Deed Restriction.** To be used only where an owner, association, or corporation agrees to assume responsibility for maintenance of and liability for the public access area, subject to approval by the Zoning Administrator.
- B. **Grant of Fee Interest or Easement.** To be used when a public agency or private organization approved by the Zoning Administrator is willing to assume ownership, maintenance and liability for the access.
- C. **Offer of Dedication.** To be used when no public agency, private organization, or individual is willing to accept fee interest or easement for accessway maintenance and liability. These offers will not be accepted until maintenance responsibility and liability are established.

17.25.070 Mitigation of Impacts to Coastal Access

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.

- A. 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.
- B. 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.

Chapter 17.26 Coastal Zone Visual Resource Preservation

Sections:

- 17.26.010 Purpose
- 17.26.020 Applicability
- 17.26.030 Application Requirements
- 17.26.040 View Preservation

17.26.010 Purpose

The purpose of this Section is to provide standards for development on lots in the Coastal Zone where additional design considerations are necessary to preserve significant scenic and public views that contribute to the overall attractiveness of the City and the quality of life enjoyed by its residents, visitors, and workforce and to implement the General Plan.

17.26.020 Applicability

This Section applies to all development located on or adjacent to a scenic and visual resource area within the Coastal Zone, as identified in the General Plan. Significant coastal resources include, but are not limited to the Pacific Ocean, the shoreline, beaches, dunes, coastal bluffs, and open coastal mesas. In the event of any conflict between the provisions of this Section and any other provision of this Zoning Title, the development standards of this Section will govern.

17.26.030 Application Requirements

Development applications must provide adequate information to identify existing and future public views and demonstrate how the project proposes to avoid potential significant negative impacts to protected public views and viewing areas.

17.26.040 View Preservation

Proposed development must be designed to preserve existing public views to the maximum extent feasible. While potential impacts to private views will be considered, they do not have the same protections as public views.

- A. **Design of Development.** The Design Review Board will review the design of the proposed development, including the location of structures and uses on the lot, the size, bulk, scale, and height of the structure(s), and existing and proposed landscaping to ensure that public views are identified and protected. Design alternatives that enhance, rather than obstruct or degrade existing public views, may be requested.
- B. **Views from Public Roadways.** Existing expansive and unobstructed views of the ocean and mountains as taken from public road rights-of-way are to be preserved to the maximum extent feasible.

- C. **Views of Natural Features.** Development proposed on or adjacent to bluffs, beaches, and streams must be designed and sited to prevent adverse impacts on the visual quality of these resources as viewed from public streets and publicly accessible areas on public or private property.
- D. **View Protection Development Standards.** To minimize impacts to public views and ensure visual compatibility of new development, the following development practices must be used, where applicable:
 - 1. Limitations on the height of structures where public views would otherwise be impacted;
 - 2. Setbacks of ocean-fronting structures a distance sufficient to ensure that the structure does not infringe on views of the mountains from the beach;
 - 3. Limitations on the height and use of reflective materials for exterior walls, including retaining walls and fences;
 - 4. Clustering of building sites and structures;
 - 5. Shared vehicular access to minimize curb cuts;
 - 6. Use of appropriate landscaping for screening development but also minimizes impacts to public views of and from the ocean; and
 - 7. Selection of colors and materials that harmonize with the surrounding landscape.

Chapter 17.27 Density Bonuses and Other Incentives

Sections:

- 17.27.010 Purpose and Applicability
- 17.27.020 General Provisions
- 17.27.030 Administration and Procedures

17.27.010 Purpose and Applicability

The purpose of this Chapter is to:

- A. Implement Housing Element policies of the General Plan that promote an increase in housing opportunities for households of all income categories, including populations such as farmworkers, seniors, and the disabled.
- B. Establish procedures for providing density bonuses and other potential incentives or concessions consistent with State law to provide additional housing to meet the needs of the City.

17.27.020 General Provisions

- A. **State Law Governs.** Persons seeking to construct affordable housing developments in accordance with this Title may utilize the density bonus allowances set forth in California Government Code Section 65915, et seq. (State Density Bonus Law). Where a conflict occurs between the provisions of this Chapter and State law, the State law will govern.
- B. **Compatibility.** All affordable housing units must be dispersed within market-rate projects whenever feasible. Affordable housing units within market-rate projects must be comparable with market-rate units in exterior appearance and use of materials.
- C. **Availability.** All affordable housing units must be constructed and occupied concurrently with or before the construction and occupancy of market-rate units. In phased developments, inclusionary units may be constructed and occupied in proportion to the number of units in each phase of the residential development unless both the City and the developer agree in the Density Bonus Agreement to an alternative schedule for development.
- D. **Density Bonus Agreement.** A Density Bonus Agreement will be made a condition of planning permit approval for all projects granted a density bonus, pursuant to this Chapter. Consistent with all applicable requirements of this Chapter, the Agreement must be recorded as a restriction on the parcel(s) on which the affordable housing units will be constructed.
- E. **Effect of Granting Density Bonus.** The granting of a density bonus will not require a General Plan amendment, Local Coastal Program amendment, Zoning Ordinance or Map change, unless associated with development that otherwise would require such discretionary review and approval(s).

17.27.030 Administration and Procedures

A. Application and Review Process.

1. The applicant must request in the application the incentives or concessions the applicant wishes to obtain, together with financial data showing how the incentives are necessary to make the affordable units feasible. Applications will be reviewed and processed according to the provisions of Chapter 17.52, Common Procedures.
2. In accordance with State law, neither the granting of a density bonus nor the granting of a concession, incentive, waiver, or modification will be interpreted, in and of itself, to require a variance, zoning amendment, General Plan amendment, Local Coastal Program amendment, or any discretionary approval in addition to that required for the underlying housing development.

B. Density Bonus Agreement Required. All affordable housing projects receiving a density bonus or incentive require approval of a Density Bonus Agreement conforming to the provisions of Title 7, Division 1, Chapter 4, Article 4.3 of the Government Code. The Agreement must be recorded as a covenant on the title to the property. The Agreement must include, without limitation, the following:

1. **Number of Units.** The total number of units approved for the project, including the number of affordable housing units.
2. **Unit Detail.** The location, unit sizes (in square feet), and number of bedrooms of the affordable housing units.
3. **Household Income Group.** A description of the household income groups to be accommodated by the project and a calculation of the Affordable Rent or Sales Price.
4. **Certification Procedures.** The party responsible for certifying rents or sales prices of units, and the process that will be used to certify renters or purchasers of such units throughout the term of the agreement.
5. **Schedule.** A schedule for the completion and occupancy of both the affordable and the market-rate housing units.
6. **Remedies for Breach.** A description of the remedies for breach of the Agreement by either party.
7. **Required Term of Affordability.** The minimum duration of affordability of the housing units will be as provided by California Government Code Section 65915(c)(1). Provisions must cover resale control and deed restrictions on affordable housing units that are binding on the property upon sale or transfer.
8. **Expiration of Agreement.** Provisions covering the expiration of the agreement, including notice prior to conversion to market rate units and right of first refusal option for the City and/or the public disclosure of accrued equity for for-sale units.

9. **Common Interest Developments.** In the case of common interest developments, the Agreement must provide for the following conditions governing the affordable housing units:
 - a. Affordable units must, upon initial sale, be sold to qualified purchasers at an Affordable Sales Price.
 - b. Upon resale, the seller of an affordable housing unit will retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City will recapture its proportionate share of appreciation, which will be used to promote home ownership opportunities. The City's proportionate share will be equal to the percentage by which the initial sale price to the targeted household was less than the fair market value of the dwelling unit at the time of initial or most recent sale.
 - c. Affordable units may not be rented unless a hardship waiver is granted by the Director.
 10. **Rental Housing Developments.** In the case of rental housing developments, the Agreement must provide for the following conditions governing the use of affordable housing units during the use restriction period:
 - a. The rules and procedures for qualifying tenants, establishing affordable rent rates, filling vacancies, and maintaining affordable housing units for qualified tenants;
 - b. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this Chapter; and
 - c. Provisions requiring owners to submit an annual report to the City, which includes the name, address, and income of each person occupying affordable housing units, and which identifies the bedroom size(s) and monthly rent or cost of each affordable housing unit. The City will ensure this information is not shared except for reporting purposes.
 11. **Other Provisions.** Any other provisions necessary to ensure implementation and compliance with this Chapter, as determined by the City Attorney.
- C. **Notice of Conversions.** Notice of conversions of affordable units to market-rate units must be provided pursuant to the following requirements:
1. **General.** At least one-year notice is required prior to the conversion of any rental units for affordable households to market-rate.
 2. **Required Notice.** Notice must be given to the following:
 - a. The City;
 - b. The California Department of Housing and Community Development (HCD);
 - c. The Housing Authority of the County of Santa Barbara;
 - d. The residents of the affordable housing units proposed to be converted; and
 - e. Any other person deemed appropriate by the City.

Chapter 17.28 Inclusionary Housing

Sections:

- 17.28.010 Purpose
- 17.28.020 Applicability
- 17.28.030 Income Levels
- 17.28.040 Inclusionary Housing Unit Affordability
- 17.28.050 Inclusionary Housing Requirements
- 17.28.060 Inclusionary Housing Plan and Agreement
- 17.28.070 Eligibility for Inclusionary Units
- 17.28.080 Inclusionary Unit Restrictions
- 17.28.090 Construction Standards for Inclusionary
- 17.28.100 Adjustments and Waivers
- 17.28.110 Performance Security for Inclusionary Housing Units
- 17.28.120 Enforcement

17.28.010 Purpose

The purpose of this Chapter is to:

- A. Implement Statewide policies to make available an adequate supply of housing for persons and households from all economic sectors of the community because persons with low and moderate incomes who work and/or live within the City are unable to locate housing at prices they can afford and are increasingly excluded from living in the City;
- B. Support General Plan policies intended to promote and maintain balanced and economically diverse community with a mix of workplaces and residential uses that offer a variety of housing types to meet the needs of an economically diverse work force, thereby reducing both adverse impacts on air quality and energy consumed by commuting;
- C. Avoid the depletion of limited land resources needed to accommodate the demand for housing affordable to low- and moderate-income households by requiring the development of affordable housing when market-rate units are constructed, which is more efficient use of land;
- D. Construct new affordable units on the same site as new market-rate construction and only when this is infeasible, provide comparable new or substantially rehabilitated affordable units at another site or similar neighborhood character;
- E. Establish standards and procedures to implement the inclusionary housing requirements in a streamlined manner that complies with federal and State law; and
- F. Provide additional incentives for the development of affordable housing units that exceed those to which developers are entitled under State law.

The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site, or the transfer of sufficient land to the City or a City-approved affordable housing specialist or an in-lieu payment to the City.

17.28.020 Applicability

- A. **Applicability.** The requirements of this Chapter apply to every for-sale residential development project that includes two or more housing units, unless exempt by Subsection (B), below.
1. **Compliance before Approvals, Issuances, Granting of Maps, Permits, Entitlements.** Developers must comply with this Chapter before the City grants any ministerial or discretionary land use approvals for a Project.
 2. **Verification of Compliance.** The Director cannot find a development application to be complete until the developer provides a written proposal demonstrating how the requirements of this Chapter will be met.
 3. **Sales of Inclusionary Dwelling Units.** Each inclusionary dwelling unit required by this Chapter must be sold in compliance with this Chapter and all applicable conditions of approval.
- B. **Exempt Projects.** The following types of residential projects are exempt from the requirements of this Chapter:
1. One for-sale single-unit dwelling;
 2. Projects that are developed pursuant to the terms of a development agreement executed prior to the effective date of this Title, provided that such residential developments must comply with any affordable housing requirements included in the development agreement or any predecessor Title in effect on the date the development agreement was executed;
 3. An affordable, multiple-unit rental housing project that will be developed by a nonprofit housing provider receiving financial assistance from the City, so long as the project is maintained as an affordable project subject to an affordable housing agreement with the City;
 4. A project proposing rental dwelling units that cannot be separately owned or conveyed under the Subdivision Map Act;
 5. Residential building additions, repairs, or remodels, provided that the work does not increase the number of existing units by more than one unit;
 6. Projects consisting of 100-percent affordable units in which rents are controlled or regulated by a government unit, agency, or authority, excepting those unsubsidized and/or unassisted units that are insured by the United States Department of Housing and Urban Development (HUD);
 7. Projects that replace or restore residential units damaged or destroyed by fire, flood, earthquake, or other disaster, provided that the replacement or restoration does not increase the number of existing units by more than one unit; and;
 8. Units above the allowed density of a district granted through a Density Bonus Agreement pursuant to Chapter 17.27.

17.28.030 Income Levels

For the purpose of determining the income levels for potentially eligible households under this Chapter, the City shall use the Santa Barbara County income limits found in Title 25, Section 6932 of the California Code of Regulations, and regularly updated and published by the California Department of Housing and Community Development (HCD), or other income limits adopted by the City Council, if HCD fails to provide regular updates.

17.28.040 Inclusionary Housing Unit Affordability

- A. **Base Requirement.** Multiple-unit project developers proposing ownership projects of five or more units must provide 20 percent affordable units of the total number of for-sale units.
1. **Affordability Levels.** Projects qualifying for a 20-percent affordability level must provide:
- a. 2.5 percent of the total number of for-sale units at prices affordable to extremely low-income households;
 - b. 2.5 percent affordable to very low-income households,
 - c. Five percent affordable to low-income households,
 - d. Five percent affordable to moderate-income households, and
 - e. Five percent affordable to above moderate-income households earning 120 to 200 percent of the median income in the County.
- B. **Reduced Requirement.** The Review Authority may reduce the 20 percent affordability level to 15 percent upon making the required finding that a developer will provide a public benefit exceeding the requirements of this Title, including, without limitation, a new on-site or nearby public park or open space facilities exceeding the park and recreation dedication requirements established in Chapter 16.14 of Title 16, Subdivisions of the Goleta Municipal Code.
1. **Affordability Levels.** If the Review Authority reduces the affordability level in accordance with this Section, the Projects must provide:
- a. One percent of the total number of units as affordable housing to extremely low-income households;
 - b. One percent of units to very low-income households,
 - c. Five percent of units to low-income households,
 - d. Four percent of units to moderate-income households, and
 - e. Four percent of units to above moderate-income households earning 120 to 200 percent of median income in the County.

17.28.050 Inclusionary Housing Requirements

The number of inclusionary housing units that a developer must construct in accordance with this Chapter is subject to the following:

- A. **Applicability.** The percentage of inclusionary housing units required by this Chapter is applied to the total number of dwelling units proposed for a Project.

- B. **Fractional Units.** In the event the calculation for the number of inclusionary units in any income category results in a fraction, the developer must account for inclusionary units as follows:
1. For projects of two to four units, the developer must make an in-lieu payment in an amount equal to the percentage represented by the fractional unit (out to two decimal places) for each income category multiplied by the applicable in-lieu payment amount for a full unit at that income level.
 2. For projects of five or more units, in the event the calculation for the number of inclusionary units in any income category results in a fraction of an inclusionary unit, the developer has the option of either: (1) providing a full inclusionary unit within the residential development at the specific income level; or (2) combining fractional units at various income levels to sum a whole unit or units and build that unit or units at the low-income level. Any remaining fraction must be accounted for through an in-lieu payment in an amount equal to the percentage represented by the fractional unit multiplied by the applicable in lieu payment amount. The amount of the in-lieu payment will be in direct proportion to the fractional unit out to two decimal places.
- C. **Length of Term.** The term of affordability restrictions must be based on applicable federal laws and financing mechanisms, generally 45 to 55 years but not less than 30 years, and must provide for monitoring and reporting in a manner acceptable to the City.
1. **Required Finding.** If proposing an affordability restriction term of less than 45 years, the following finding must be made by the City Council:
 - a. The term of affordability of less than 45 years better serves the City's goals for affordable housing.
- D. **Compliance Hierarchy and Findings.** Pursuant to Section 17.28.050(B)(2) above, compliance with the requirement for inclusionary units must adhere to the following:
1. **On-Site.** Developers must provide affordable units on-site unless otherwise compliant with the findings in this Chapter.
 2. **Off-Site or Land Dedication.** Developers may propose to provide affordable units on another site or meet the requirements of this Chapter by dedicating land for the construction of affordable housing.
 - a. Off-site development must comply with the following requirements:
 - i. If units will be provided through partnership with a nonprofit housing agency, the partner must agree to all the provisions of this Chapter and be a signatory to the Inclusionary Housing Agreement and Affordability Control Covenants, as required by this Chapter.
 - ii. Inclusionary units must be regulated by a recorded agreement that requires maintenance of affordable housing units and an affordability covenant or deed restriction. The term of affordability restrictions must consistent with the length of term consistent with this Chapter.
 - b. Land Dedication must comply with each of the following:
 - i. The developer donates and transfers the land prior to recordation of the final subdivision map, or parcel map;

- ii. The developable acreage and zoning classification of the land being transferred are sufficient to make the development of the affordable units feasible, as determined by the Director;
 - iii. The transferred land and the affordable units will be subject to a deed restriction in a form approved by the City Attorney ensuring continued affordability of the units;
 - iv. The land is transferred to the City or to an owner specializing in affordable housing construction approved by the City; and
 - v. The transferred land is within the City; and
 - vi. A proposed source of funding for development of the affordable units is identified by the date of approval of the final subdivision map, or parcel map, as required by the Director.
 - c. *Required Finding.* If proposing either off-site development or a land dedication to meet the requirements of this Chapter, the following finding must be made by the City Council:
 - i. The development of on-site affordable units is infeasible.
 - ii. The off-site location is comparable in character and location to the market-rate development location.
- 3. ***Other Alternatives.*** If unable to provide the required affordable housing pursuant to this Chapter on-site, off-site, or through a land dedication, the developer may propose meeting this Section's affordable housing obligations by paying an inclusionary housing in-lieu payment, acquisition or rehabilitation of existing units, or other alternatives of equal value to the development of affordable units on site.
 - a. *In-Lieu Payment.* If providing an in-lieu payment, the developer must pay the amount in accordance with the following requirements:
 - i. Amount. The amount of the in-lieu payment must of equal value to the provision of the affordable units on site.
 - ii. Payment Due Before Occupancy Permit. The inclusionary housing in-lieu payment must be paid in full to the City prior to the City granting any approval for occupancy of the project, but no earlier than the issuance of the building permit.
 - iii. Density Bonus Eligibility. The payment of an inclusionary housing in-lieu payment pursuant to this Chapter is not considered a provision of an affordable housing unit for purposes of determining eligibility for a density bonus pursuant to Chapter 17.27, Density Bonuses and Other Incentives, or California Government Code Section 65915 et seq.
 - b. *Acquisition and Rehabilitation.* If acquiring and rehabilitating existing units, the following requirements must be met:
 - i. The value of the rehabilitation work is 25 percent or more than the value of the dwelling unit prior to rehabilitation, inclusive of land value.

- ii. The site is zoned for residential units at a density to accommodate the number of rehabilitated units.
 - iii. The rehabilitated dwelling units must comply with all applicable building codes.
 - iv. The acquisition and rehabilitation are included in the project description for the market-rate unit project and is included in environmental review.
 - v. The rehabilitation of dwelling units must be completed prior to or concurrently with the market-rate units.
 - vi. The rehabilitated dwelling units must have substantially the same number of bedrooms as the market-rate units.
 - vii. The developer of the market-rate units must provide all costs of notice and relocation of existing residence in the residential units to be rehabilitated.
- c. *Required Findings.* If proposing an inclusionary housing in-lieu payment, acquisition or rehabilitation of existing units, or other alternatives of equal value to the development of affordable units on site dedication to meet the requirements of this Chapter, the following findings must be made by the City Council:
- i. The development of on-site affordable units is infeasible.
 - ii. The developer demonstrates that the in-lieu payment, acquisition and rehabilitation of existing units, or other alternative is of equal value to the provision of the affordable units on site.
- E. **Tradeoffs.** The Review Authority may approve tradeoffs of extremely low- and very low-income units for low- or moderate-income units.
1. *Required Findings.* If proposing tradeoffs pursuant to this Chapter, the following findings must be made:
- a. The development of on-site extremely low- and very low- income units is infeasible.
 - b. The developer provides substantial evidence to demonstrate that the City's housing goals can be more effectively achieved through the proposed tradeoffs.

17.28.060 Inclusionary Housing Plan and Agreement

Each residential development that is subject to this Chapter that will construct or acquire and rehabilitate affordable units must provide an Inclusionary Housing Plan in compliance with this Section.

- A. **Inclusionary Housing Plan.** No development application will be deemed complete until an Inclusionary Housing Plan containing all of the following elements has been submitted in a form meeting the approval of the Director:
1. For each construction phase, the Affordable Housing Plan must specify, at the same level of detail as the application for the residential development: the inclusionary housing

option selected; the number, unit type, tenure, number of bedrooms and baths, approximate location, size, and design; construction and completion schedule of all inclusionary units; phasing of inclusionary units in relation to market-rate units, and general outline of the marketing plan.

2. Identification of the affordable income level for the proposed inclusionary units.
 3. Calculation of the proposed number of inclusionary units consistent with this Chapter.
 4. A written explanation of the method for restricting the units for the required term at the affordable income levels.
 5. If on-site development of affordable units is not proposed, pursuant to 17.28.050(D)(1) or 17.28.050(D)(3)c.1, supporting evidence demonstrating on-site development is infeasible.
 6. If the developer proposes meeting this Section's affordable housing obligations by paying an inclusionary housing in-lieu payment, acquisition or rehabilitation of existing units, or other alternatives of equal value to the development of affordable units on-site pursuant to 17.28.050, supporting evidence demonstrating that the in-lieu payment, acquisition and rehabilitation of existing units, or other alternative is of equal value to the provision of the affordable units on site.
 7. If the developer proposed tradeoffs of extremely low- and very low-income units for low- or moderate-income units, supporting evidence demonstrating that the development of on-site extremely low- and very low- income units is infeasible and that the City's housing goals can be more effectively achieved through the proposed tradeoffs.
 8. Description of the methods to be used to verify tenant incomes and to maintain the affordability of the inclusionary units and must specify a financing mechanism for the ongoing administration and monitoring of the inclusionary units.
 9. Any other information that may be requested by the Director to aid in the evaluation of the sufficiency of the plan under the requirements of this Chapter.
- B. **Inclusionary Housing Agreement and Affordability Control Covenants.** Before the City issues a building permit or approves a final map, whichever occurs first, the developer must record an Inclusionary Housing Agreement that conforms to the requirements of Chapter 17.28.050 and a separate Affordability Control Covenant in a form approved by the City Attorney that complies with this Chapter.
- C. **Owner-Occupancy Required.** All inclusionary units sold to eligible households are subject to the following regulations:
1. **Principal Residence.** The owner must use and occupy the inclusionary unit as owner's principal place of residence.
 2. **No Rental.** The owner is expressly prohibited from leasing or renting the inclusionary unit, unless the City has given its prior written consent to such lease or rental on the basis of a demonstrated hardship by the owner.
 3. **Reporting.** The Director may require certification of continuing occupancy of the inclusionary unit by the owner, which must be verified by owner to the reasonable satisfaction of Director by means of a written report by the owner to the Director, setting

forth the income and family size of the occupants of the inclusionary unit. The owner will be deemed in default of the Inclusionary Housing Agreement if the owner fails to deliver such annual report within 30 days after receipt by owner of written notice from the Director requesting such report and subject to enforcement pursuant to Section 17.28.120, Enforcement. The Director will have the option of establishing the type of form to be used for the report.

17.28.070 Eligibility for Inclusionary Units

- A. **General Eligibility.** No household may purchase or occupy an inclusionary unit unless the City or City's designee has approved the household's eligibility based on income and affordability levels, as defined in California Health and Safety Code Section 50105 and California Code of Regulations Section 6932, and the household and City have executed and recorded an Affordability Control Covenant in the chain of title of the inclusionary unit.
- B. **Owner Occupancy.** A household that purchases an inclusionary unit must occupy that unit as a "principal residence" as that term is defined for federal tax purposes by the United States Internal Revenue Code, unless a hardship exception is approved by the Director.
- C. **Changes in Title.** Upon the death of one of the owners, title in the inclusionary unit may transfer to the surviving joint tenant without respect to the income-eligibility of the household. Upon the death of a sole owner or all owners and inheritance of the inclusionary unit by a non-income-eligible child or stepchild of one or more owners, there will be a one-year period between the time when the estate is settled and the time when the inclusionary unit must be sold to an income-eligible household. Inheritance of an inclusionary unit by any other person whose household is not income-eligible will require resale of the unit to an income-eligible household as soon as is feasible, but not more than 180 days from when the estate is settled.
- D. **Ineligibility.** The following individuals, by virtue of their position or relationship, are ineligible to occupy an affordable housing unit created pursuant to this Section:
 - 1. All employees and officials of the City or its agencies, authorities, or commissions who have, by the authority of their position, policy-making authority or influence over the implementation of this Chapter and the immediate family of such City employees and officials.
 - 2. The immediate relatives of the developer or owner.

17.28.080 Inclusionary Unit Restrictions

- A. **Initial Sales Price or Rent.** The initial sales price or rent of an inclusionary unit will be set in compliance with the Inclusionary Housing Plan and Agreement using the target income requirements specified in this Chapter.
- B. **Transfers and Conveyances.** A new Affordability Control Covenant will be entered into upon each change of ownership of an inclusionary unit and upon any transfer or conveyance (whether voluntarily or by operation of law) of an owner-occupied inclusionary unit.
- C. **Foreclosure.** Affordability restrictions in any Affordability Control Covenant will survive foreclosure.

- D. **Resale Price.** The maximum sales price and qualifications of purchasers permitted on resale of an inclusionary unit must be specified in the Affordability Control Covenant.

17.28.090 Construction Standards for Inclusionary Units

Inclusionary housing units built under the provisions of this Chapter must conform to the following standards:

- A. **Design.** Except as otherwise provided in this Chapter or specified in an Inclusionary Housing Agreement, inclusionary units must contain, on average, the same number of bedrooms, bathrooms, and square footage as the non-inclusionary units in the development. The units must be compatible with market-rate units with regard to appearance, materials, and exterior design. The façades of inclusionary units must be constructed of the same materials as the market-rate units in the same development.
- B. **Utilities.** Inclusionary units made available for purchase must include space and connections for a clothes washer and dryer within the unit. Inclusionary units made available for rent must include either connections for a clothes washer and dryer within the inclusionary unit or sufficient on-site, self-serve laundry facilities to meet the needs of all tenants without laundry connections in their units.
- C. **Location.** All for-sale inclusionary units must be reasonably dispersed throughout the development and not clustered together or segregated in any way from market-rate units. For-rent inclusionary units may be clustered to facility third-party management.
- D. **Timing.** All inclusionary units must be constructed and occupied concurrently with or before the construction and occupancy of market-rate units. In phased developments, inclusionary units may be constructed and occupied in proportion to the number of units in each phase of the residential development.

17.28.100 Adjustments and Waivers

- A. **Application for Adjustments or Waiver.** The requirements of this Chapter may be modified or waived if the developer demonstrates to the City that application of this Chapter would constitute a taking of property in violation of the United States or California Constitutions.
- B. **Developer Bears Burden to Present Evidence.** Any developer requesting an adjustment or waiver must submit documentation at the same time the developer files the project application presenting substantial evidence to support the request. The application must set forth in detail the factual and legal basis for any claim.
- C. **Written Decision.** Before or in conjunction with its decision on the project, the City must render a written decision including findings within 90 days from the date the complete application is filed. The decision may be appealed to the City Council in the manner provided in Chapter 17.52, Common Procedures. The City Council's decision is the City's final decision. A developer may appeal the decision to a court of competent jurisdiction within 90 days after the decision in accordance with Code of Civil Procedure Section 1094.6.

17.28.110 Performance Security for Inclusionary Housing Units

Upon application by a developer and for good cause shown, the Director may, but is not required to, allow a developer to delay construction of inclusionary housing units. Any such approval is conditioned upon the developer providing sufficient security, in a form approved by the City Attorney, to insure performance under this Chapter. Without limitation, good cause may include funding restrictions for projects involving nonprofit corporations or use of Public Agency monies.

17.28.120 Enforcement

- A. In addition to the general remedies provided by this Title and other applicable law, the Director and City Attorney are authorized to take any appropriate enforcement action to ensure compliance with this Chapter, including, without limitation:
 - 1. Actions to revoke, deny or suspend any permit, including a building permit, certificate of occupancy, or discretionary approval.
 - 2. Actions to recover civil fines, restitution to prevent unjust enrichment from a violation of this Chapter, and/or enforcement costs, including attorney's fees.
 - 3. Eviction or foreclosure.
 - 4. Any other appropriate action for injunctive relief or damages.
- B. Failure of any public official, employee, or agent to fulfill the requirements of this Chapter does not excuse any person, owner, household, or other party from complying with the requirements of this Chapter.

Chapter 17.29 Demolition and Relocation

Sections:

- 17.29.010 Purpose
- 17.29.020 Applicability
- 17.29.030 Permit Requirements
- 17.29.040 Multiple-Unit Dwelling Demolition
- 17.29.050 Relocation of Structures

17.29.010 Purpose

The purpose of this Chapter is to provide procedures for proposed demolitions and relocations of buildings within both the Coastal Zone and Inland Area of the City.

17.29.020 Applicability

No structure in the City may be demolished, removed, or relocated, except as authorized under the provisions of this Chapter.

- A. **Removal Considered Development.** For purposes of this Chapter, the removal of a structure for relocation to another lot is considered a demolition on the origin site and new development on the receiving site. Structures may be relocated subject to the requirements of Section 17.29.050, Relocation of Structures.
- B. **Exemptions.** The following structures are exempt from the provisions of this Chapter:
 - 1. Any structures that are less than 50 years old as long as they are not:
 - a. Located within the Coastal Zone or within the Old Town Heritage Overlay District;
 - b. On the City's local register of historic structures once established; or
 - c. Identified as a historical resource under the California Environmental Quality Act (CEQA).
 - 2. Any structure at least 50 years old where a historical determination states the structure is neither historically nor architecturally significant.
 - 3. Notwithstanding anything to the contrary, if a building or structure is determined by the City's Building Official to be unsafe, present a public hazard, is not securable and/or is in imminent danger of collapse so as to endanger persons or property, it must be demolished. The Building Official's determination in this matter will be governed by applicable law.

17.29.030 Permit Requirements

Demolition or relocation of structures subject to this Chapter must obtain the following permit types:

- A. **Coastal Zone.** All structures proposed for demolition or relocation that are located on property within the Coastal Zone of the City are subject to the permit requirements of Chapter 17.61, Coastal Development.
- B. **Inland Area.** All structures proposed for demolition or relocation that are located on property within the Inland Area of the City are subject to the following:
 - 1. *Zoning Clearance.* Any demolition of a structure that is 50 years or more in age and is neither a protected historic resource nor within a buffer of any other protected resource (e.g., ESHA, Cultural, oak tree CRZ) and structures less than 50 years in the Old Town Heritage Overlay District.
 - 2. *Land Use Permit.* Any demolition of a structure that is 50 years or more in age and is not a protected historic resource but is within the buffer area of a protected resource.
 - 3. *Discretionary Action.* Any demolition associated with a permit application that involves other development that requires discretionary review and approval. The demolition must be concurrently processed as part of the overall project.

17.29.040 Multiple-Unit Dwelling Demolition

The City will not allow the demolition of any structure unless the applicant has complied with all of the following:

- A. For multiple-unit dwelling structures, the final permit to commence construction for a replacement project has been issued, or the building or structure is exempt from this requirement pursuant to Section 17.29.020.
- B. Has received all necessary approvals from the City and any other agency with review authority (e.g., Fire Department, Environmental Health Services, Air Pollution Control District).

17.29.050 Relocation of Structures

Structures may be relocated within the City if the following requirements are met:

- A. The relocated structure must comply with all regulations of this Title, including all applicable development standards for the base zoning district of the property upon which the structure is proposed to be relocated.
- B. Prior to relocating oversized structures using the public roadway, the approval of a City Encroachment Permit or a Single Trip Transportation Permit is also required by the Public Works Department.

Chapter 17.30 Environmentally Sensitive Habitat Areas

Sections:

- 17.30.010 Purpose
- 17.30.020 Applicability
- 17.30.030 Application Requirements
- 17.30.040 Mitigation of Impacts
- 17.30.050 Development Standards
- 17.30.060 Management of ESHA
- 17.30.070 Streamside Protection Areas
- 17.30.080 Dedication of Easements or Other Property Interests
- 17.30.090 Protection of Wetlands in the Coastal Zone
- 17.30.100 Protection of Wetlands Outside the Coastal Zone
- 17.30.110 Mitigation of Wetland Infill
- 17.30.120 Lagoon Protection
- 17.30.130 Vernal Pool Protection
- 17.30.140 Protection of Coastal Bluff Scrub, Coastal Sage Scrub, and Chaparral ESHA
- 17.30.150 Protection of Native Oak Woodlands and Savannas
- 17.30.160 Protection of Native Grasslands
- 17.30.170 Protection of Marine Habitats
- 17.30.180 Protection of Monarch Butterfly ESHA
- 17.30.190 Protection of Other Areas Designated as Sensitive Habitat

17.30.010 Purpose

The purpose of this Chapter is to establish standards for development that could impact Environmentally Sensitive Habitat Areas (ESHA) that are identified and mapped within the General Plan or meet the criteria for ESHA designation as specified in the General Plan and to describe the permit requirements and the review process for such proposed development. More specifically, this Chapter is intended to:

- A. Protect, maintain, and enhance natural ecosystem processes and functions in Goleta's ESHA in order to maintain their natural ecological diversity.
- B. Preserve, restore, and enhance the physical and biological integrity of Goleta's creeks and natural drainages and their associated riparian and creek-side habitats.
- C. Protect, restore, and enhance coastal bluffs and dune areas.
- D. Identify and protect wetlands, including vernal pools, as highly productive and complex ecosystems that provide special habitats for flora and fauna, as well as for their role in cleansing surface waters and drainages.
- E. Protect and enhance other important aquatic and terrestrial habitats, including those associated with rare, threatened, or endangered species of plants or animals.

- F. Protect marine aquatic habitats.
- G. Protect monarch butterfly habitats.

17.30.020 Applicability

This Chapter applies to land use and development that would have a direct or significant effect on ESHAs.

17.30.030 Application Requirements

- A. **Initial Site Assessment Screening.** The Applicant must conduct an initial site assessment screening for all development proposals to determine the potential presence of Environmentally Sensitive Habitat Area (ESHA) within 300 feet of the development activity. The initial site assessment screening must include a review of reports, resource maps, aerial photographs, site inspection and additional resources as necessary to determine the presence of ESHA.
- B. **Biological Study.** For any development activity within 300 feet of ESHA, or with the potential to adversely impact ESHA, a site-specific biological study must be prepared. The biological study must address all relevant General Plan policies and may be peer reviewed, at the Director's discretion. All costs of the biological study and any peer review are borne by the applicant.
 - 1. The biological study must contain a topographic map at an appropriate scale and contour interval that adequately delineates the boundaries of creek beds and banks, wetlands, native riparian and upland vegetation, vegetation driplines, and ESHA boundaries. The map must clearly show areas that would be directly impacted by project construction and development footprints.
 - 2. The biological study must confirm the extent of the ESHA, document any site constraints and the presence of other sensitive resources. The study must also recommend buffers, development timing, and mitigation measures, or including required setbacks, and provide other information, analysis and potential modifications necessary to protect the resource.
 - 3. The biological study must provide alternatives and mitigation measures to avoid significant impacts to ESHA, and any finding that there is no feasible alternative to avoid ESHA impacts must be supported by substantial evidence in the analysis of the study. Where habitat restoration or mitigation is required to eliminate or offset potential impacts to an ESHA, a detailed Restoration and Monitoring Plan is required, as provided later in this Section.
 - 4. The biological study must also describe the flora and/or fauna known to occur or having the potential to occur on the site, including specific discussion for any sensitive species with protected status.
 - 5. Where trees suitable for nesting, roosting, or significant foraging habitat are present, a formal raptor survey must be conducted as part of the biological study. The study must include an analysis of the potential impacts of the proposed development on the identified habitat or species, an analysis of project alternatives designed to avoid or minimize those impacts.

6. Where the Initial Site Assessment indicates the presence or potential for wetland species or indicators, the Biological Study must include a wetland delineation of all wetland areas on the project site. A preponderance of hydric soils or preponderance of wetland indicator species will be considered presumptive evidence of wetland conditions. At a minimum, the wetland delineations must contain:
 - a. A map at a scale of 1":200' or larger showing topographic contours.
 - b. An aerial base map.
 - c. A map at a scale of 1":200' or large with polygons delineating all wetland areas, polygons delineating all areas of vegetation with a preponderance of wetland indicator species, and the locations of sampling points.
 - d. All area 100 feet upland of the extent of the wetland.
 - e. A description of the survey methods and surface indicators used for delineating the wetland polygons.
 - f. A statement of the qualifications of the person preparing the wetland delineation.
 7. Where the Initial Site Assessment indicates the presence or potential for monarch butterfly ESHA, the Biological Study must include a Monarch Butterfly Protection Plan. At a minimum, the Plan must contain:
 - a. The mapped location of the cluster of trees where monarchs are known, or have been known, to roost in both autumnal and over-wintering aggregations.
 - b. An estimate of the size of the population within the colony.
 - c. The mapped extent of the entire habitat area.
 - d. The boundaries of the buffer zone around the habitat area.
 8. The research and survey methodology used to complete the study must also be provided.
 9. The biological study must be prepared by a professional biologist and have been completed within two years of the date of submittal of the application.
- C. **Scale of Plans.** The Site Plan and Grading Plan must be of a scale and contour interval to adequately depict the proposed work and delineate environmental features on the site.
- D. **Restoration and Monitoring Plan.** Where required, a Restoration and Monitoring Plan must be prepared by a professional biologist and include the following:
 1. A clear statement of the goals for ESHA habitat restoration. Characterization of the desired habitat, including an actual habitat, that can act both as a model for the restoration and as a reference site for developing success criteria must be included.
 2. Sampling of reference habitat using the methods that would be applied to the restoration site with reporting of resultant data.
 3. Quantitative description of the chosen restoration site.

4. Requirements for designation of a qualified restoration biologist as the restoration manager who will be responsible for all phases of the restoration. Phases of the restoration may not be assigned to different contractors without on-site supervision by the restoration manager.
5. A specific Grading Plan if the topography is proposed to be altered.
6. A specific Erosion Control plan if soil or other substrate would be significantly disturbed during the course of the restoration.
7. A Weed Eradication Plan designed to eradicate existing weeds and to control future invasion by exotic species that is carried out by hand weeding and supervised by a licensed biologist.
8. A Planting Plan that specifies a detailed plant palette based on the natural habitat type that is the model for the restoration, using local native and non-invasive stock and requiring that if plants, cuttings, or seed are obtained from a nursery, the nursery must certify that they are of local origin and are not cultivars. The Planting Plan should provide specifications for preparation of nursery stock and include technical details of planting methods (e.g., spacing, mycorrhizal inoculation, etc.)
9. An Irrigation Plan that describes the method and timing of watering and ensures removal of watering infrastructure by the end of the monitoring period.
10. An Interim Monitoring Plan that includes maintenance and remediation activities, interim performance goals, assessment methods, and schedule.
11. A Final Monitoring Plan to determine whether the restoration has been successful that specifies:
 - a. A basis for selection of the performance criteria,
 - b. Types of performance criteria,
 - c. Procedure for judging success,
 - d. Formal sampling design,
 - e. Sample size,
 - f. Approval of a final report, and
 - g. Provision for possible further action if monitoring indicates that initial restoration has failed.

17.30.040 Mitigation of Impacts

- A. No new development, except public accessways and trails, or any other use specifically allowed in this Chapter, is allowed within a mapped or designated ESHA.
- B. New development must minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation must be provided in buffer areas to serve as transitional habitat. All ESHA buffers must be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect.

- C. Unless stated elsewhere in this Title or in the General Plan, new development must be sited and designed to avoid impacts to ESHAs. If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts must be selected. Any impacts that cannot be avoided must be fully mitigated, with priority given to on-site mitigation. Mitigation must be fully mitigated at a 3:1 ratio, unless otherwise specified in this Chapter.
- D. Off-site mitigation measures will only be approved when it is not feasible to fully mitigate impacts on site. If impacts to on-site ESHAs occur in the Coastal Zone, any off-site mitigation area must also be located within the Coastal Zone.
- E. All mitigation sites must be monitored for a minimum period of five years following completion of installation, with changes made as necessary based on annual monitoring reports.
- F. Site with required mitigation will be subject to deed restrictions and performance securities in a form acceptable to the City (e.g., bonds, letter of credit, etc.), in the amount of 125 percent of the estimated costs of mitigation to guarantee completion. The performance security will be released upon the City's final inspection of the completed mitigation.

17.30.050 Development Standards

All development must be designed and located to avoid disruption or degradation of habitat values. This standard requires that any project that has the potential to cause adverse impacts to an ESHA be redesigned or relocated so as to avoid the impact or reduce the impact where complete avoidance is not possible.

- A. Proposed site designs must preserve wildlife corridors or habitat networks. Corridors must be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds.
- B. Land divisions are only 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 must be designed to protect ESHAs. Landscaping, screening, or vegetated buffers, must retain, salvage, and/or re-establish vegetation that supports wildlife habitat whenever feasible. New development must incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of non-native, invasive species within ESHA or ESHA buffers must not be permitted.
- D. All new development must be sited and designed 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 must be controlled and directed away from wildlife habitats. Exterior night lighting must be minimized, restricted to low-intensity fixtures, shielded, and directed away from ESHAs, consistent with the requirements and standards in Chapter 17.35, Lighting.

- F. All new development must minimize potentially significant noise impacts on special-status species, consistent with the requirements of Chapter 17.39, Performance Standards.
- G. All new development must be sited and designed to minimize the need for fuel modification or weed abatement for fire safety in order to preserve native and/or non-native supporting habitats. Development must 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 construction activities must be controlled to minimize potential disruptions or impacts to wildlife during critical time periods, such as nesting or breeding seasons.
- I. Grading, earthmoving, and vegetation clearance within or adjacent to ESHA is prohibited during the rainy season, generally from November 1 to March 31, except:
 - 1. Where necessary to protect or enhance the ESHA itself; or
 - 2. Where erosion control measures and best management practices (BMPs), such as sediment basins, silt fencing, sandbagging, or installation of geofabrics have been incorporated into the project, approved by the City, and installed prior to any grading operations; or
 - 3. Where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety.
- J. The siting of fencing must ensure protection of ESHA and wildlife corridors. The following standards apply:
 - 1. Within ESHA or an ESHA Buffer. Fencing is prohibited, except as otherwise allowed pursuant to this Chapter.
 - 2. New fencing that could impact ESHA must allow for wildlife passage pursuant to the following criteria:
 - a. Fences must be less than 40 inches high;
 - b. Fences must have a space greater than 14 inches between the ground and the bottom rail; and
 - c. Solid or chain-link fences are prohibited.

17.30.060 Management of ESHAs

The following standards apply to the ongoing maintenance of ESHAs:

- A. The use of insecticides, herbicides, artificial fertilizers, or other toxic chemical substances that have the potential to degrade ESHAs is prohibited, except where necessary to protect or enhance the ESHA itself.
- B. Mosquito abatement must be limited to the implementation of the minimum measures necessary to protect human health and must be undertaken in a manner that minimizes adverse impacts to the ESHAs.

- C. Weed abatement, brush-clearing, and fire fuel reduction activities for fire safety purposes must be the minimum that is necessary to accomplish the intended purpose. Techniques will be limited to mowing and other low-impact methods, such as using hand crews for brushing, tarping, and hot water/foam for weed control. Disking is prohibited.
- D. Where there are feasible alternatives, existing sewer lines and other utilities that are located within an ESHA must be taken out of service, abandoned in place, and replaced by facilities located outside the ESHA to avoid degradation of the ESHA resources.
- E. Removal of non-native, invasive plant species within ESHAs may be allowed and encouraged, unless the non-native plants significantly contribute to habitat values.
- F. The following flood management activities may be allowed in creek and creek protection areas: desilting, obstruction clearance, minor vegetation removal, and similar flood management methods.

17.30.070 Streamside Protection Areas

- A. **Purpose and Applicability.** The purpose of a streamside protection area (SPA) designation in the General Plan is to preserve the SPA in a natural state, in order to protect the associated riparian habitats and ecosystems. The SPA must include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area, based upon the following:
- B. **Buffers.** The SPA upland buffer must be 100 feet outward on both sides of the creek, measured from the top-of-bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The Review Authority may increase or decrease the width of the SPA upland buffer on a case-by-case basis at the time of environmental review.
 - 1. The Planning Commission may allow portions of a SPA upland buffer to be less than 100 feet, but not less than 25 feet, subject to approval of a Major Conditional Use Permit. Any decision to decrease the 100-foot buffer shall be based on the Initial Assessment and Biological Report, if needed, and a finding that:
 - a. The project's impacts will not have a significant adverse effect on streamside vegetation or the biotic quality of the stream, and
 - b. There is no feasible alternative siting for development that will avoid the SPA upland buffer.
 - 2. If this provision above would result in any legally created lot being made unusable in its entirety, exceptions to the foregoing may be made to allow a reasonable economic or beneficial use of the lot, subject to the approval of a Major Conditional Use Permit.
- C. **Allowable Uses and Activities in SPAs.** The following compatible land uses and activities may be allowed in SPAs, subject to certain limitations and permit requirements of this Title:
 - 1. Agricultural operations, provided they are compatible with preservation of riparian resources.
 - 2. Fencing and other access barriers along property boundaries and along SPA boundaries.
 - 3. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements.

4. Construction of public road crossings and utilities, provided there is no feasible, less environmentally damaging alternative.
5. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access.
6. Resource restoration or enhancement projects.
7. Nature education and research activities.
8. Low-impact interpretive and public access signage.
9. Other Public Works projects as identified in the Capital Improvement Plan, only where there are no reasonably feasible, less environmentally damaging alternatives.

17.30.080 Dedication of Easements or Other Property Interests

In new subdivisions of land, SPAs must not be included within developable lots. SPAs must be located within a separate parcel or parcels, unless the subdivider demonstrates that it is not feasible to create a separate open space lot for the SPA. An easement or deed restriction must be required that limits the types of uses allowed within or upon the open space lot to those set forth in Subsection (B) above.

17.30.090 Protection of Wetlands in the Coastal Zone

The biological productivity and the quality of wetlands must be protected and, where feasible, restored in accordance with the federal and State regulations that apply to wetlands within the Coastal Zone. Only uses permitted by the regulating agencies are allowed within wetlands.

- A. **Filling, Diking, or Dredging.** The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited, unless it can be demonstrated that:
 1. There is no feasible, environmentally less damaging alternative to wetland fill, as determined through environmental review under CEQA;
 2. The extent of the fill is the least amount necessary to allow development of the permitted use;
 3. Mitigation measures have been incorporated into the project design or are included in conditions of approval to minimize adverse environmental effects; and
 4. The purposes of the fill are limited to: incidental public services (e.g., burying cables or pipes); restoration of wetlands; and nature study, education, or similar resource-dependent activities).
- B. **Buffer.** A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland is required. The buffer area must serve as transitional habitat with native vegetation and must provide physical barriers to human intrusion while still allowing wildlife passage.
 1. Generally, the required buffer must be 100 feet, but in no case may wetland buffers be less than 50 feet.

2. The Review Authority must consider the type and size of the development; the sensitivity of the wetland resources to detrimental edge-effects of the development to protected resources; natural features such as topography, the functions and values of the wetland; and the need for upland transitional habitat.
3. A 100-foot minimum buffer area may be reduced in width by the Review Authority when it serves the function of slowing and absorbing water for flood and erosion control, sediment filtration, water purification, and groundwater recharge.

17.30.100 Protection of Wetlands Outside the Coastal Zone

- A. **Filling of Wetlands.** The biological productivity and the quality of inland wetlands must be protected and, where feasible, restored. The filling of wetlands outside the Coastal Zone is prohibited, unless it can be demonstrated that:
 1. The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value;
 2. The extent of the fill is the least amount necessary to allow reasonable development of a use allowed this Title; and
 3. Mitigation measures are incorporated into the project design, or are included in conditions of approval, to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate off-site location within the City.
- B. **Buffer.** A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland is required. The buffer area must serve as transitional habitat with native vegetation and must provide physical barriers to human intrusion while still allowing wildlife passage.
 1. A required wetland buffer must be no less than 50 feet in width.
 2. The Review Authority must consider 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.

17.30.110 Mitigation of Wetland Infill

Where any dike or fill development is permitted in a wetland pursuant to this Chapter, creation or substantial restoration of wetlands of a similar type is required to mitigate the loss of wetland area. Impacts must be mitigated at a ratio of 3:1, unless the project applicant provides evidence that the creation or restoration of a lesser area of wetlands will fully mitigate the adverse impacts. However, in no event can the required mitigation ratio be less than 2:1.

17.30.120 Lagoon Protection

The lagoon areas at the mouths of Bell Canyon and Tecolote Creeks must be preserved and protected. Lagoon breaching or water level modification is not allowed.

17.30.130 Vernal Pool Protection

Vernal pools within the Ellwood Mesa and Santa Barbara Shores Park/Sperling Preserve Open Space area and at Lake Los Carneros Natural and Historical Preserve must be preserved and protected. New trails must be sited and constructed in a manner that avoids impacts to vernal pool hydrology and that will allow restoration by removing several informal trail segments that bisect sensitive vernal pool habitats.

17.30.140 Protection of Coastal Bluff Scrub, Coastal Sage Scrub, and Chaparral ESHA

The following standards apply to any development in an ESHA that would potentially affect coastal bluff scrub, coastal sage scrub, and chaparral:

- A. To the maximum extent feasible, development must avoid impacts to habitat that is part of a wildlife movement corridor and the impact would preclude animal movement or isolate ESHAs previously connected by the corridor, such as (1) disrupting associated bird and animal movement patterns and seed dispersal, and/or (2) increasing erosion and sedimentation impacts to nearby creeks or drainages.
- B. Impacts must be minimized by providing at least a 25-foot wide buffer restored with native species around the perimeter of the ESHA.
- C. Removal of non-native, invasive, or exotic species is allowed; however, any revegetation must be with plants or seeds collected within the same watershed whenever feasible.

17.30.150 Protection of Native Oak Woodlands and Savannas.

Native oak woodland and savanna areas must be preserved and protected.

- A. **Buffer.** Development on a site containing native oak woodland or savanna must provide a buffer of no less than 25 feet to ensure the biological integrity and preservation of the native oak woodland and savanna is required.

17.30.160 Protection of Native Grasslands

Native grasslands must be preserved and protected.

- A. **Applicability.** This Section applies to areas where native grassland species comprise 10 percent or more of the total relative plant cover. Where a high density of separate small patches occurs in an area, the whole area must be delineated as native grasslands.
- B. **Native Grassland Protection Standards.**
 - 1. To the maximum extent feasible, development must avoid impacts to native grasslands that would destroy, isolate, interrupt, or cause a break in continuous habitat that would:
 - a. Disrupt associated wildlife movement patterns;
 - b. Remove or disrupt a component of larger ecosystem;
 - c. Disturb the natural dispersal of seeds;
 - d. Increase vulnerability to invasive weeds or other exotic flora; or
 - e. Remove or disturb more than 0.25 acre.

2. Removal of or disturbance to any area used as habitat restoration or mitigation is not allowed.
3. Impacts to protected native grasslands must be minimized by providing at least a 10-foot buffer that is restored with native grass species around the perimeter of the delineated native grassland area.
4. Removal of non-native, invasive, or exotic species is allowed. Native grassland revegetation must be done with plants or seeds collected within the same watershed whenever feasible.

17.30.170 Protection of Marine Habitats

- A. Any development on the beach or ocean bluff areas adjacent to marine ESHAs must be sited and designed to prevent impacts that could significantly degrade the marine ESHAs. Grading and landform alteration must be limited to minimize impacts from erosion and sedimentation on marine resources.
- B. Marine mammal habitats, including haul-out areas, must not be altered or disturbed by development.
- C. Near-shore, shallow fish habitats and shore fishing areas must be preserved and, where appropriate and feasible, enhanced.

17.30.180 Protection of Monarch Butterfly ESHA

All monarch butterfly ESHAs within the City must be protected against significant disruption of habitat values. Only those uses or development that are dependent upon and compatible with maintaining such sensitive habitat must be allowed within these ESHAs or their required buffers.

- A. **Applicability.** Sites that provide the key elements essential for successful monarch butterfly aggregation areas and locations where monarchs have been historically present are both classified as ESHAs. These areas include stands of eucalyptus or other suitable trees that offer shelter from strong winds and storms, provide a microclimate with adequate sunlight, are situated near a source of water or moisture, and provide a source of nectar to nourish the butterflies.
- B. **Monarch Butterfly Protection Standards.**
 1. No development, except as otherwise allowed by this Section, is allowed within monarch butterfly ESHAs or ESHA buffers including grading and other activities that could alter or negatively impact the surface and subsurface hydrology that sustains the groves of trees.
 2. Since the specific locations of aggregation sites may vary from year to year, the focus of protection must be the entire grove or stand of trees rather than individual trees where aggregation and roosting occurs.
 3. Removal of vegetation within monarch butterfly ESHAs is prohibited, except for minor pruning of trees, or removal of dead trees and debris that threaten public safety, private property, or other public facilities.

4. Public accessways are considered resource-dependent uses and may be located within a monarch butterfly ESHA or its buffer; however, such accessways must be sited to avoid or minimize negative impacts to aggregation sites.
 5. Interpretative public signage is permitted within a monarch butterfly ESHA or its buffer, but must be designed to be visually unobtrusive.
 6. Any required mitigation for development pursuant to this Section may occur within monarch butterfly ESHA or ESHA buffer.
- C. **Buffer Required.** A buffer of a sufficient size is required to ensure the biological integrity and preservation of the monarch butterfly ESHA, including aggregation sites and surrounding grove of trees.
1. Buffers must not be less than 100 feet around existing and historic aggregation and roost sites, as measured from the outer extent of the tree canopy. The required buffer area must include native vegetation and provide physical barriers to human intrusion.
 2. The buffer may be reduced to 50 feet in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as along narrow windrows.
- D. **Construction Standards.** A temporary fence must be installed along the outer boundary of the ESHA buffer prior to and during any grading and construction activities on the site. If an active roost or aggregation is present on the project site, any construction grading, or other development within 200 feet will be prohibited between October 1st through March 1st.

17.30.190 Protection of Other Areas Designated as Sensitive Habitat

- A. **Dunes.** Dunes must be protected and, where feasible, enhanced as ESHAs.
1. Vehicle traffic through dunes is prohibited.
 2. Where pedestrian access through dunes is allowed, well-defined footpaths or other means of directing use and minimizing adverse impacts must be used.
 3. Active nesting areas for sensitive bird species, such as western snowy plovers and least terns, must be protected by fencing, signing, or other means.
- B. **Seabird Nest Areas.** In order to protect seabird nesting areas, new pedestrian access is not permitted on the bluff face, except along existing and planned public trails or stairways shown in the General Plan.
- C. **Buffer Areas for Raptor Species.** Active and historical raptor nests are to be protected.
1. New development must be designed to provide a 100-foot buffer around active and historical nesting sites for protected species of raptors when feasible.
 2. If a biological study determines that an active raptor nest exists on a development site, no vegetation clearing, grading, construction, or other development activity is permitted within a 300-feet of the nest site during the nesting and fledging season to the extent feasible.

- D. **Protection of Special-Status Species.** Habitats for individual occurrences of special-status plants and animals, including candidate species for listing under the State and federal Endangered Species Acts, California species of special concern, California Native Plant Society List 1B plants, and other species protected under the provisions of the California Fish and Wildlife Code must be protected. All development must 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.

Chapter 17.31 Floodplain Management

Sections:

- 17.31.010 Purpose
- 17.31.020 Applicability
- 17.31.030 Development Standards

17.31.010 Purpose

The purpose of this Chapter is to minimize damage to structures and the danger to life caused by stream flooding, dam failure inundation, and other flooding hazards.

17.31.020 Applicability

This Chapter applies to all areas of special flood hazards designated by the Federal Emergency Management Agency (FEMA) within the City's jurisdiction.

17.31.030 Development Standards

In all areas of special flood hazards the following standards apply in addition to the standards set forth in Municipal Code Chapter 15.10:

- A. **Prohibited Development.** Development is prohibited within the 100-year floodplain except for flood control projects and critical facilities where construction of such facilities cannot avoid the 100-year floodplain, that would.
 - 1. Obstruct flood flow;
 - 2. Displace floodwaters onto other property; or
 - 3. Be subject to flood damage.
- B. **Setback.** Development must be setback 50 feet from the top of streambanks and flood control channels.
 - 1. If a project applicant deems their project infeasible due to the setback, the applicant must provide a site-specific engineering study, including recommended mitigation measures, which demonstrates a reduced setback does not expose the development to unacceptable risk. In these cases, the City must consult with the Santa Barbara County Flood Control District to determine whether the proposed lesser setback would be appropriate, in that it would allow access for flood control maintenance and enable proper operation of the channels.
 - 2. Any reduction to the 50-foot setback must be issued through a Discretionary Approval or Land Use Permit.

Chapter 17.32 Hazards

Sections:

- 17.32.010 Purpose
- 17.32.020 Applicability
- 17.32.030 Hazards Evaluation Report
- 17.32.040 Shoreline Development
- 17.32.050 Geologic Hazards
- 17.32.010 Fire Safety

17.32.010 Purpose

This Chapter provides standards for development and land uses in areas with coastal, geologic, and high fire hazards to protect the public health, safety, welfare, and coastal resources.

17.32.020 Applicability

The provisions of this Chapter apply to all development undertaken and proposed to be undertaken within coastal, geologic, and high fire hazard areas within the City.

17.32.030 Hazards Evaluation Report

- A. **Initial Site Assessment.** The Applicant must conduct an initial site assessment screening for all permit applications to determine the potential presence of hazards. Hazards include earthquake hazards zones; areas subject to tsunami run-up, landslides, liquefaction, episodic and long-term shoreline retreat (including beach or bluff erosion), high seas, ocean waves, storms, tidal scour, flooding; slopes averaging greater than 25 percent; unstable slopes; and flood hazard areas, including those areas potentially inundated by future sea level rise. The initial screening must include a review of reports, resource maps, aerial photographs, site inspection, and the City's hazards maps.
 - 1. The City's hazard mapping may be used as a resource for identification of hazard areas; however, absence of mapping cannot alone be considered absence of hazard. Local site conditions must be examined at the time of permit application using the best available science.
- B. **Site Specific Hazard Study.** For any development activity with the potential presence of hazards on-site, a site-specific hazard study must be prepared. The hazards study must address all relevant General Plan policies and may be peer reviewed, at the Director's discretion. All costs of the hazard study and any peer review are borne by the applicant.

17.32.040 Shoreline Development

- A. **Applicability.** This Section applies to all development or expansion of existing structures or uses located on or adjacent to a beach or coastal bluff. In the event of any conflict between the provisions of this Section and any other provision of this Zoning Title, this Section will govern.

- B. **Limitations on Development.** Development must be safe from bluff retreat, waves, and flood hazards without the use of any shoreline protection devices. Piers, groins, breakwaters, drainages, seawalls, revetments, rip-rap, pipelines, and other shoreline structures are not permitted, except when required to serve coastal-dependent uses such as public access and recreational uses, or to protect structures existing as of January 1, 1977, or public beaches in danger of erosion, and only when non-structured alternatives have failed.
- C. **Application Requirements.** Permit applications for new development or expansion of existing legal structures and uses proposed to be developed on or adjacent to a beach or coastal bluff must include the following:
1. **Coastal Hazards Report.** The site-specific Hazard Study must include an analysis of beach erosion, wave run-up, inundation, and flood hazards under current and expected conditions due to sea level rise during the expected life of the project. The report must consider, describe, and analyze the following:
 - a. The cross-shore profile of the beach;
 - b. Surveyed location of the mean high tide line acceptable to the State Lands Commission;
 - c. Bluff geometry and site topography, extending the surveying work beyond the site as needed to depict unusual geomorphic conditions that could affect the site;
 - d. Historic, current, and foreseeable bluff erosion/retreat rate, including investigation of recorded land surveys and tax assessment records, in addition to the use of historic maps and photographs, where available, and possible changes in shore configuration and sand transport;
 - e. Geologic conditions, including soil, sediment, and rock types and characteristics, in addition to structural features such as bedding, joints and faults;
 - f. Evidence of past or potential landslide conditions, the implications of such condition for the proposed development, and the potential effects of the development on landslide activity;
 - g. Existing ground and surface water conditions and variations, including hydrologic changes that could be caused by the development (e.g., introduction of sewage, effluent, and irrigation water to the groundwater system, alterations to surface drainage, and the like);
 - h. The availability of public access to and along the beach and potential to impact public access and recreation over the life of the project;
 - i. On lots with a legally established shoreline protection, a description of the condition of the existing shoreline protection device, identify any impacts it may be having on public access and recreation, scenic view, sand supplies, and other coastal resources, and evaluate opportunities to modify or replace the existing protection in a manner that would eliminate or reduce these impacts;

- j. The area of the site subject to inundation, flooding, and wave run-up during at least a 100-year wave event, with high tide, elevated water level resulting from sea level rise, storm surge, and basin-wide events such as El Niño and Pacific Decadal Oscillation;
 - k. A tsunami hazard assessment, including sea level rise and tsunami wave run-up calculations;
 - l. A minimum of two future scenarios representing the range of projections of rise in sea levels, including a worst-case scenario based on the best available science;
 - m. The long-term effects of the proposed development on shoreline sand supply and movement;
 - n. The potential need for a shoreline protection device over the life of the development;
 - o. Potential erosion of the site and any mitigation measures to be used to minimize erosion before and after construction (i.e., landscape and drainage design);
 - p. Foundation design requirements to facilitate elevating or relocating the proposed development;
 - q. Project alternatives designed to avoid or lessen impacts from and/or exposure to hazards;
 - r. Adaptation strategies that could be incorporated into the development to reduce the long-term exposure to hazards; and
 - s. Any other factor that might affect slope or bluff stability.
- D. **Bluff Face Development.** No development will be permitted on a bluff face, except for engineered public beach accessways.
- E. **Development Seaward of the Top of the Bluff.** New development is prohibited seaward of the top of the bluff except:
- 1. Wooden stairs and other lightly constructed structures that provide public beach access.
 - 2. Improvements necessary to provide access to the beach for emergency responders.
 - 3. Temporary structures, subject to approval of a Minor Conditional Use Permit with the following additional findings required:
 - a. The temporary structure will not substantially interfere with lateral or vertical beach access or adversely impact coastal processes.
 - b. The temporary structure will not remain in place for longer than three years.
- F. **Structures on the Beach.** No permanent structure will be permitted on a dry, sandy beach except facilities necessary for public health and safety.
- G. **Site Planning and Setback Standards.** New development must be sited to ensure that it is safe from hazards associated with coastal erosion and without the need for shoreline protection devices for the life span of the project, or 100 years for Public Works.

1. **Blufftop Setbacks.** Where a lot line is adjacent to a bluff the following setback standards apply:
 - a. *Principal Structures.* Any principal structure must be set back from any blufftop at least 130 feet.
 - i. A lesser setback may be considered by the Review Authority with the approval of a Major Conditional Use Permit.
 - (1) A site-specific geological or geotechnical engineering study demonstrates that the average annual bluff retreat rate at the site is less than one foot per year and that the proposed setback meets the 100-year bluff-retreat rate is required.
 - (2) A 30-foot safety buffer must be added to the reduced bluff retreat rate setback.
 - b. *Accessory Structures.* An accessory structure may encroach into the 130-foot setback but must be set back from any blufftop 30 feet and must be easily moveable and replaceable.
 - i. Passive recreational structures, such as signs and benches, may be sited within the blufftop setback.
 - c. *Landscaping.* Drought-tolerant landscaping must be installed and maintained in the required blufftop setback. Grading, as may be required for drainage or to install landscaping and minor improvements (e.g., patios and fences) that do not impact public views or bluff stability, may be permitted.
 2. **Non-bluff Coastline Setbacks.** 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 is required, consistent with the following:
 - a. Existing shoreline protection may not be factored into the analysis unless otherwise directed by the Director.
 - b. The study must demonstrate that the proposed structure would not be expected to be subject to shoreline erosion or other hazards for the life of the structure or for 50 years, whichever is greater.
 3. **Access and Recreational Area Setbacks.** Additional setbacks may be required to accommodate public access and recreational areas in compliance with Chapter 17.25, Coastal Access.
- H. **Shoreline Protection Devices.** Shoreline protection devices to protect development constructed after January 1, 1977 are prohibited. The following applies to shoreline protection devices to protect development constructed before January 1, 1977.
1. **Application Requirements.** Any application for installation or repair and maintenance of shoreline protection devices must include an engineering or geological study that includes evidence and discussion for each of the following:

- a. The shoreline protection device is necessary to serve coastal-dependent uses such as public access and recreational uses, or to protect principal structures existing as of January 1, 1977 or public beaches in danger of erosion.
 - i. For existing shoreline protective devices that are being reconstructed and/or replaced, the application must include a re-assessment of the need for the device, the need for any repair or maintenance of the device. The application must, at a minimum, include an evaluation of the age and condition of the existing principal structure being protected; changed geologic site conditions including but not limited to changes relative to sea level rise; and impacts to coastal resources, including but not limited to public access and recreation.
 - b. Provide feasible alternatives to coastal shoreline protection devices as well as siting or design alternatives that would minimize impacts on coastal resources.
 - i. The alternatives analysis must include, but not be limited to, the relocation of the threatened structure or development as well as the removal of portions of the threatened structure or development.
 - ii. The alternatives analysis must identify the least environmentally damaging alternative and demonstrate the proposed shoreline protection device has been designed to eliminate or minimize adverse impacts on local shoreline sand supply, protected coastal resources, lateral access, and public recreation on the beach.
2. **Required Findings.** A shoreline protection device, including repairs, may be allowed by approval of a Major Conditional Use Permit and Coastal Development Permit approval, only when the Review Authority makes each the following findings:
- a. The shoreline protection device is required to serve coastal-dependent uses such as public access and recreational uses, or to protect principal structures existing as of January 1, 1977 or public beaches in danger of erosion;
 - b. The proposed shoreline protection device has been designed to eliminate or minimize adverse impacts on local shoreline sand supply and protected coastal resources;
 - c. No other non-structural alternative, such as sand replenishment, beach nourishment, or managed retreat is feasible, and the device is the least environmentally damaging feasible alternative;
 - d. The size and scope of the shoreline protection device is the minimum necessary and least environmentally damaging, feasible alternative;
 - e. There will be no reduction in public access, use, or enjoyment of the natural shoreline environment, and construction of a shoreline protective device will preserve or provide access to related public recreational lands or facilities; and
 - f. The shoreline protection device is designed to respect natural land forms and minimize visual impact through the use of visually compatible colors and materials.

- I. **Monitoring.** The shoreline protection device must be regularly monitored by an engineer or engineering geologist familiar and experienced with coastal structures and processes. Monitoring reports to the City and the Coastal Commission are required every five years from the issuance date of the effectuating Coastal Development Permit. The report will evaluate the effectiveness and impacts of the shoreline protection device.
- J. **Maintenance.** Maintenance and repairs must not enlarge the size of the shoreline protection device and will not encroach seaward of the existing device.
 - 1. Any maintenance or repair must require an engineering or geological study demonstrating that in the absence of maintenance or repair, the structure protected by the device would be further exposed coastal hazards.

17.32.050 Geologic Hazards

The following standards apply to all development within areas with geologic hazards, including but not limited to, high and moderate landslide potential, medium-to-high liquefaction and seismic settlement potential, soil-related hazard areas, and areas with 25 percent slope or more.

- A. **Subdivisions.** Land divisions, including lot line adjustments, are prohibited in areas subject to geologic and seismic hazards unless it is demonstrated by the subdivider that all resulting lots will have sufficient developable land area that is situated outside the hazardous portions of the property.
- B. **Geotechnical, Soil, and Engineering Studies.** Site-specific geotechnical, geologic, soil, and/or structural engineering studies must be prepared for new development in areas with known geologic hazards. Studies must assess the type and degree of hazards on the site and recommend any appropriate site design modifications or considerations that would adequately address and minimize any potentially significant and/or negative impacts relating to the identified hazards.
- C. **Setback from Active Fault.** New development may 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.
- D. **Site Disturbance.** All construction proposed for areas with 25 percent slope or more or subject to soil-related and slope-related hazards must minimize the area of vegetation removal, disturbance, and grading.

17.32.060 Fire Safety

- A. **Fire Protection Measures for New Development.** New development must be sited, designed, and constructed in accordance with National Fire Protection Association standards to minimize fire hazards. Special attention must also be given to fuel management and improved access in areas with higher fire risk, with access or water supply deficiencies, or beyond a 5-minute fire response time.

- B. **Fuel Modification Plans.** Applications for new development that require fire fuel modification must include a Fire Fuel Modification Plan for the project. This plan must be prepared by a landscape architect or resource specialist and include measures to minimize removal of native vegetation, protect ESHAs, and incorporate fire-resistant and/or fire-retardant vegetation in new plantings.
- C. **Rebuilding in High Fire Hazard Areas.** Any rebuilding of structures locate within high fire hazard areas must incorporate development standards and precautions that reduce the risk of loss of the structure from a future fire.

Chapter 17.33 Historic Resource Preservation

[Placeholder. Chapter to be added at later date]

Chapter 17.34 Landscaping

Sections:

- 17.34.010 Purpose
- 17.34.020 Applicability
- 17.34.030 Required Landscaping Areas
- 17.34.040 General Requirements
- 17.34.050 Materials
- 17.34.060 Landscape Plans

17.34.010 Purpose

The purpose of this Chapter is to:

- A. Improve the appearance of the community by requiring aesthetically pleasing landscaping on public and private sites, which is permanently maintained for the life of the project;
- B. Preserve, maintain, and provide for reforestation of trees for the health and welfare of the City in order to preserve the scenic beauty; provide habitat; prevent erosion of topsoil; protect against flood hazards; counteract the pollutants in the air; promote healthy streams and riparian corridors; enhance the urban forest; minimize the heat island effect; provide shade, store carbon, and decrease wind velocities; and promote the general welfare and prosperity in the City;
- C. Aid in energy conservation by providing shade in summer, and allowing sunlight passage in winter;
- D. Soften the appearance of parking lots and other development;
- E. Promote conservation of water resources through the use of native, drought-tolerant plants and water-conserving irrigation practices; and
- F. Minimize or eliminate conflicts between potentially incompatible, but otherwise permitted, land uses on adjoining lots through visual screening.

17.34.020 Applicability

- A. **Applicability.** The regulations of this Chapter apply to:
 - 1. **New Structures.** All new structures, except active agricultural buildings located further than 100 feet from public rights-of-way.
 - 2. **Additions.** Additions that require Design Review Board approval.
 - 3. **Change in Use.** A change in use or building occupancy designation that results in increased parking requirements where sufficient parking to meet the increase does not exist on the site.
 - 4. **Rehabilitation.** Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building permit.

17.34.030 Required Landscaping Areas

The following areas must be adequately screened and landscaped to meet the purpose and intent of this Chapter.

- A. **Parking Areas.** Parking areas, as required pursuant to Chapter 17.38, Parking and Loading.
- B. **Unused Areas.** All visible areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, must be landscaped or left in an undisturbed state provided there is adequate vegetation to prevent erosion and the area is adequately maintained for weed control and fuel maintenance.

17.34.040 General Requirements

- A. **Landscaped Areas.** Required landscaped areas must be maintained free from encroachment by any use, structure, vehicle, or feature not a part of the landscaping design, except for the fire hydrants and related fire protection devices, mailbox clusters, pedestals, poles, cabinets, utility-housing boxes, or other permanent fixtures as approved for emergency or service access, or as otherwise allowed by this Chapter.
- B. **Vision Clearance.** Landscaping must be planted and maintained so that it does not interfere with public safety or traffic safety sight areas; see Section 17.24.210, Visibility at Intersections and Driveways.

17.34.050 Materials

Landscaping may consist of a combination of turf, groundcovers, shrubs, vines, trees, and incidental hardscaping, such as stepping stones, benches, sculptures, decorative stones, and other ornamental features placed within a landscaped setting.

- A. Plant materials must be selected from among drought-tolerant native or non-invasive species and varieties known to thrive in the region's climate.
- B. Recirculating water must be used for decorative water features.

17.34.060 Landscape Plans

A landscape plan must be submitted with the permit application whenever new or rehabilitated landscaping is required pursuant Section 17.34.020, Applicability.

Chapter 17.35 Lighting

Sections:

- 17.35.010 Purpose
- 17.35.020 Applicability
- 17.35.030 Prohibitions
- 17.35.040 General Requirements
- 17.35.050 Supplemental Requirements

17.35.010 Purpose

The purpose of this Chapter is to control outdoor lighting in order to maintain adequate visibility and safety, conserve energy, and also protect against direct glare, excessive lighting, and light trespass. In addition, this Chapter aims to preserve the community's character and enhance the ability to view the nighttime sky.

17.35.020 Applicability

The standards of this Chapter apply to all new development and to all exterior alterations and additions that involve replacement of exterior light fixtures or systems, except as provided below.

- A. **Exemptions.** The following lighting is exempt from the provisions of this Chapter.
1. **Interior Lighting.** All forms of interior lighting and lighting fixtures, unless directed toward or illuminating the exterior of the structure creating a lantern effect or nighttime glow that impacts neighboring homes or public viewing areas.
 2. **Emergency Lighting.** Temporary emergency lighting needed by police, fire, or other emergency service providers.
 3. **City Facilities.** Lighting required pursuant to ordinance or law, or for facilities and lands owned or operated by the City.
 4. **Federal and State Facilities or Requirements.** Lighting required pursuant to state or federal law or for facilities and lands owned or operated as protected by the U.S. Federal Government or the State of California.
 5. **Holiday Lights.** Holiday lighting for the time period commencing 30 days prior to the holiday and extending no later than 30 days after the holiday, provided that no individual lamp exceeds 10 watts and 70 lumens.
 6. **Temporary Exemptions.** Any individual may submit a written request to the Director for a temporary exemption from the requirements of this Chapter. If approved, such exemption will be valid for up to 30 days, renewable at the discretion of the Director. Lighting associated with an approved Temporary Use Permit is considered an approved temporary exemption. The request for a temporary exemption must describe:
 - a. Specific exemptions requested;

- b. Type and use of exterior lighting involved;
- c. Duration of time for requested exemption;
- d. Type of lamp and calculated lumens;
- e. Total wattage of lamp or lamps;
- f. Proposed locations of exterior lighting;
- g. Previous temporary exemptions at the site, if any; and
- h. Physical size of exterior lighting and type(s) of shielding provided.

17.35.030 Prohibitions

The following types of exterior lighting are prohibited.

- A. **Searchlights.** The operation of searchlights for advertising purposes.
- B. **Nighttime Recreational Facility Lighting.** No outdoor recreational facility, public or private, may be illuminated after 11:00 p.m. unless a temporary use permit for a special event has been approved.
- C. **Uplighting.** Exterior lights directed upward to light up or otherwise illuminate structures, signage, or landscaping.
- D. **Mercury Vapor.** Mercury vapor lights.
- E. **Other Light Types.** Laser lights or any other lighting that flashes, blinks, alternates, or moves. This prohibition does not apply to exempt lights, nor to digital displays, regulated in Chapter 17.40, Signs.

17.35.040 General Requirements

Outdoor lighting must be designed to be an integral part of the built environment, reflecting a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of the community. Lighting for commercial installations adjacent to or near residential uses must be compatible with and not directly or purposely illuminate or unintentionally spill into nearby residential uses.

- A. **Design of Fixtures.** Fixtures must be appropriate to the style and scale of the architecture it is illuminating. Fixtures on buildings must be attached only to walls or eaves.
- B. **Timing Controls.**
 - 1. Outdoor lighting must be turned off during daylight hours and during any hours when the structure is not in use. Photocells or photocontrols must be used to automatically extinguish all outdoor lighting when sufficient daylight is available.
 - 2. Outdoor lighting may utilize automated control systems such as motion sensors in non-residential development. However, when an automated control system is utilized, the timer switches must be programmed to keep light(s) on for no more than 10 minutes after activation.

- C. **Light Trespass.** All lights must be directed downward and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines must not exceed 0.1 foot-candles.
- D. **Lighting Color.** The correlated color temperature of each lamp must not exceed 3,000 Kelvin.

17.35.050 Supplemental Requirements

- A. **Height of Wall Mounted Fixtures.** In pedestrian-oriented areas, no portion of a wall-mounted fixtures may be more than 12 feet in height above finished grade at the base of the wall, unless a greater height is approved by the Review Authority specifically for accentuating historic architectural features of a building, accentuating signage and/or landscape features, or for security.
- B. **Pedestrian Area Lighting.** Lighting of pedestrian areas shall be of minimum height and intensity and must not create glare or over-spill onto adjacent lots. Low-mount landscape fixtures should be used for illuminating pedestrian walkways.
- C. **Parking Lot Lighting.** Parking lot lighting must be designed to provide the minimum lighting necessary to ensure adequate vision, comfort and safety in parking areas and to not cause glare or direct illumination onto adjacent properties or streets.
 - 1. Parking lot and pole-mounted security lighting must not exceed maximum mounting height of 14 feet to the top of the fixture including any base within 100 feet of an R District. In all other areas, parking and security lighting must not exceed a maximum height of 20 feet. The Review Authority may allow light fixtures to exceed 20 feet in height in large parking lots that may require higher and fewer poles for aesthetic reasons, and to better accomplish lighting uniformity.
- D. **Exterior Display/Sales Areas.** Lighting levels on exterior display/sales areas must be adequate to facilitate the activities taking place in such locations and cannot be used to attract attention to the business.
 - 1. Areas designated as exterior display/sales areas must be illuminated so that the average horizontal illuminance is no more than 5.0 foot-candles.
 - 2. Fixtures must be mounted no more than 20 feet above grade and the concrete pedestals used to protect the light pole must not exceed 24 inches in height and must be included in the overall height calculation.
- E. **Service and Gas Stations.** Lighting levels on gasoline station/convenience store aprons and under canopies must be adequate to facilitate the activities taking place in such locations.
 - 1. Fixtures must be mounted no more than 20 feet in height above finished grade.
 - 2. Light fixtures mounted on canopies must be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy.
 - 3. All other light sources must be fully shielded.
- F. **Signs.** Lighting of signs must comply with all applicable standards for signage specified in Chapter 17.40, Signs.

Chapter 17.36 Nonconforming Uses and Structures

Sections:

- 17.36.010 Purpose
- 17.36.020 Establishment of Nonconforming Uses
- 17.36.030 Nonconforming Uses
- 17.36.040 Termination of Nonconforming Uses
- 17.36.050 Nonconforming Structures
- 17.36.060 Nonconforming Lots

17.36.010 Purpose

This Chapter establishes provisions for the regulation of nonconforming uses, structures, lot, or other development that was lawful before the adoption of or an amendment to this Title or previously adopted City ordinance, but which would be prohibited, regulated, or restricted differently under this Title. This Chapter also establishes affirmative termination provisions for nonconforming uses to protect the community by bringing nonconforming properties into compliance with existing land use and environmental standards, while balancing property owners' legal rights to protect legitimate investment-backed expectations. This includes making provision for the continuation of nonconformities until they are removed, but not encourage their perpetuation.

17.36.020 Establishment of Nonconformity

- A. **Nonconforming Uses, Structures, and Lots.** Any lawfully established use, structure, or lot that is in existence on the effective date of this Title or any subsequent amendment but which does not comply with all of the standards and requirements of this Title is considered nonconforming. Nonconforming uses and structures may only be continued subject to the requirements of this Chapter. Any nonconforming use, structure, or lot not deemed to be legally nonconforming to this Title is determined to be illegal and must be abandoned within 90 days of notice from the Director.
- B. **Other Nonconformities.** Nonconforming status may result from any inconsistency with the requirements of this Title, including, without limitation, location, density, height, yards, usable open space, buffering, screening, landscaping, provision of parking, and performance standards, or the lack of an approved Conditional Use Permit or other required authorization.

17.36.030 Nonconforming Uses

- A. **Changes of Use.** A nonconforming use may be changed to a different use based on the new use as follows:
 - 1. ***New Use Permitted by Right.*** Any nonconforming use may be changed to a use that is allowed by right in the zoning district in which it is located and complies with all applicable standards for such use.

2. ***New Use Requires a Use Permit.*** No legal nonconforming use may be changed to a different use without approval of a Use Permit, unless the new use is permitted by right. This requirement does not apply to a change of ownership, tenancy, or management where the new use is in the same classification as the previous use, as defined in this Title, and the use is not expanded.
 3. ***New Nonconforming Use Not Permitted.*** Nonconforming uses may not be changed to a different nonconforming use.
- B. **Absence of Use Permit.** Any use that is nonconforming solely by reason of the absence of a use permit may be changed to a conforming use by obtaining the appropriate permit.
- C. **Involuntary Nonconformance of a Lot.** Notwithstanding any other provision of this Chapter, no lot will be considered nonconforming if such lot is rendered nonconforming as a result of a conveyance of any interest in the lot to a public entity through eminent domain proceedings, under threat of eminent domain proceedings, or to meet a requirement of any public entity having jurisdiction.
- D. **Expansion of Nonconforming Uses.** No nonconforming use may be expanded subject to the following requirements:
1. ***Within a Conforming Structure.*** A nonconforming use in a structure that conforms to the applicable requirements of this Title and to the Building Code, as adopted by the City, may expand the floor area that it occupies.
 2. ***Within a Structure That Does Not Conform to the Building Code.*** Any nonconforming use in a structure that does not conform to the Building Code, as adopted by the City, may not expand the area it occupies until and unless the structure is brought into conformance with all applicable Building Code requirements.
 3. ***Within a Structure That Does Not Conform to this Title.*** A nonconforming use in a structure that does not conform to the requirements of this Title but does conform to the requirements of the Building Code may expand the floor area it occupies.
 4. ***Expansions to Other Structures or Lots.*** A nonconforming use may not be expanded to occupy all or any part of another structure or another lot that it did not occupy on the effective date of this Title.
- E. **Discontinuance of Use.** If a nonconforming use is discontinued, any future use shall comply with the provisions of the district in which the use is located. Proof of discontinuation of a nonconforming use for 12 consecutive months shall be prima facie evidence that the nonconforming use has been discontinued.

17.36.040 Termination of Nonconforming Uses

- A. **Termination of Legal Nonconforming Use by City Council.**
1. The City Council may consider whether or not to order the termination of any nonconforming use and the time period within which such use must be terminated as provided herein only after a duly noticed public hearing pursuant to Chapter 17.

2. The property owner of record and any tenant, individual or business operator known to be occupying the property shall be notified in writing no less than ten days in advance of the hearing that the City Council will be considering whether or not to order the termination of a nonconforming use. The notice shall state the specific date, time, and location of the hearing.
3. If the City Council orders termination of a nonconforming use, the Order of Termination shall include the effective date of the termination and shall be served on the owner of record and any tenant and/or business operator or any other person or business entity known to be occupying the premises via personal service or delivery through the United States Postal Service or any other service designated for overnight delivery. If the City Council determines that there is no known address for an owner of record and any tenant and/or business operator, the Council may direct service of the Order of Termination to be accomplished by posting the Order on the property and publishing the Notice of the Order of Termination in a newspaper of general circulation. Service of the Termination Order shall be deemed complete at such time as it is served in the manner provided herein.

B. Termination Period. The following time periods shall apply to the termination of a nonconforming use:

1. Except as otherwise provided herein, a non-conforming use that does not occupy a structure shall cease within one year from the date of a City Council Order of Termination.
2. Except as otherwise provided herein, all other nonconforming uses shall cease within five years from the date of a City Council Order of Termination.
3. The City Council may, within its discretion, order termination of a nonconforming use within any other time period that is less than five years where it determines that it would be appropriate in consideration of one or more of the following factors:
 - a. The total cost of land and improvements;
 - b. The length of time the use has existed;
 - c. The length of time the use has existed as a nonconforming use;
 - d. The intended use and scope of use of the property before it became nonconforming;
 - e. Whether the originally intended use and scope of use of the property before it became nonconforming was expanded after it became a nonconforming use or is proposed to be expanded;
 - f. Whether and to what extent the original investment in the improvements on the property was recouped;
 - g. The extent to which the use on the property is incompatible with surrounding uses and properties within the zone, the General Plan and any applicable land use elements;
 - h. The potential threat to public health, safety, or welfare by the continuation of the nonconforming use;

- i. The cost of moving and reestablishing the use elsewhere; and
- j. Any other relevant factors.

C. Application for Modification of Order of Termination.

1. Within one year of the issuance of the City Council's Order of Termination, as provided herein, the property owner of record or any lessee of the property, acting with the written consent of the current owner may apply for a modification of the Termination Order to extend the date by which all nonconforming uses shall cease up to an additional 15 years.
2. An Application for Modification shall be submitted on a form to be supplied by the City and shall be signed by the property owner, shall state the reasons why the use should be allowed to continue, and shall state how the continued use will not be incompatible with or detrimental to the uses in the surrounding area adjacent to the property; and shall state how the continued use will be consistent or can be modified to become consistent with the General Plan for the surrounding zoning area.

D. Planning Commission Hearing on the Application for Modification. The Planning Commission shall conduct a duly noticed public hearing within a reasonable time not to exceed 90 days after the application for modification of a Termination Order is deemed complete and accepted by the City, and may approve, conditionally approve, or deny such request for modification. The Planning Commission may also impose such conditions as they may deem necessary to protect the public health, safety and welfare, to provide greater compatibility with the surrounding property and to secure the objectives of the General Plan. In no event may any modification of a Termination Order be approved for a period of more than 15 additional years beyond the date the City Council ordered the elimination of the nonconforming use.

E. Planning Commission Determination.

1. Before making a determination whether or not to grant an application for modification of the Termination Period, as defined herein, the Planning Commission may direct that an amortization analysis be prepared, at the applicant's cost, to assist them in evaluating the application. The amortization analysis shall be conducted by a reputable firm, selected by and retained under contract to the City. Said firm should have the appropriate knowledge and expertise in conducting amortization analyses, including but not limited to experience in analyzing operations, relevant accounting and financial reporting standards, compliance demands and valuation of facilities for the use or uses being conducted on the property.
2. Applicant shall make a deposit with the City of the estimated cost of the amortization analysis, staff time and hearing costs relating to the application and shall thereafter promptly pay any additional costs over the initial estimate. Failure to make the required deposit within seven days of being advised by the City of the estimated costs for the application for modification, including the amortization analysis shall be deemed a withdrawal of the Application for Modification of the Termination Period and no further action will be taken by the City on such application. The time period to make the deposit may be extended by the City Manager for an additional seven days.
3. The Planning Commission may continue the hearing on the application for modification as necessary to complete such amortization analysis.

4. The Planning Commission must consider all documentary and oral evidence and testimony submitted for or at the hearing, and in making its decision to modify the Termination Order shall consider the following, where applicable:
 - a. The total cost of land and improvements when the property was first constructed and/or began operating, including any expansions or modifications during the period when the use was a lawful (conforming) use;
 - b. The total length of time the use has existed since it was first constructed and/or became operational;
 - c. The length of time the use has been nonconforming;
 - d. The intended scope of the business operating on the property at the time the use became nonconforming? (Examples, business permits, licenses, applications, etc.);
 - e. Whether the intended scope of the business operating on the property before it became nonconforming has been or is proposed to be expanded or intensified since the property became nonconforming;
 - f. Whether and to what extent the investment in the improvements on the property before it became a nonconforming use was recouped;
 - g. The extent to which the use on the property is incompatible with surrounding uses and properties within the zone, the General Plan and any applicable land use elements;
 - h. The possible threat to public health, safety, or welfare by the continuation of the nonconforming use beyond the five-year elimination period;
 - i. The cost of moving and re-establishing the use elsewhere; and
 - j. Any other relevant factors.
- F. **Appeal.** The Planning Commission determination may be appealed to the City Council pursuant to Section 17.52.120, Appeals.

17.36.050 Nonconforming Structures

- A. **Right to Continue.** Any nonconforming structure may only be continued and maintained provided there is no alteration, enlargement, or addition; no increase in occupant load; nor any enlargement of the area, space, or volume occupied by or devoted to any use therein, except as provided in this Section. The right to continue to use a nonconforming structure attaches to the land and is not affected by a change in ownership. No substitution, expansion, or other change in use and no alteration or other change in structures is permitted, except as provided in this Section.
- B. **Right to Repair or Restore.** Nonconforming structures may be repaired, maintained, or restored in compliance with the requirements of this Section, unless deemed to be a public nuisance because of health or safety conditions.
- C. **Enlargements or Alterations.** Nonconforming structures may be enlarged, extended, structurally altered, or repaired in compliance with all applicable laws, subject to the following provisions:

1. Alterations and enlargements that comply with the following, subject to approval of the Director:
 - a. Alterations or enlargements necessary to meet City or State requirements; and
 - b. Alterations or enlargements consistent with the current requirements of the zoning district in which the structure is located or otherwise allowed in that zoning district.
 - c. Energy-efficient upgrades, including replacement of lamps within light fixtures.
2. Alterations and enlargements that comply with the following are subject to approval of a Major Conditional Use Permit:
 - a. Alterations or enlargements that extend into a nonconforming setback, where the alteration or enlargement would not:
 - i. Further reduce any existing nonconforming setback;
 - ii. Exceed applicable building height limits;
 - iii. Further increase any existing nonconforming lot coverage; or
 - iv. Increase the required number of off-street parking spaces unless parking is provided under current standards for the additional floor area.

D. Restoration of a Damaged Structure.

1. A legal nonconforming building or structure that is damaged or partially destroyed may be restored or rebuilt if the cost of repair or reconstruction does not exceed 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official. Replacement of the damaged portions of the building is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed, and repair work commences within 24 months of the date of damage.
2. If the cost of repair or reconstruction exceeds 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official, the land and building will be subject to all of the requirements and applicable standards of this Title in effect at the time of the loss. However, the Planning Commission may approve a Major Conditional Use Permit for the structure to be rebuilt to the same size, extent, and configuration as previously existed as long as the previous use is continued, or the original use is re-established.

17.36.060 Nonconforming Lots

- A. **Involuntary Nonconformance of a Lot.** Notwithstanding any other provision of this Chapter, no lot will be considered nonconforming if such lot is rendered nonconforming as a result of a conveyance of any interest in the lot to a public entity through eminent domain proceedings, under threat of eminent domain proceedings, or to meet a requirement of any public entity having jurisdiction.

Chapter 17.37 Oil and Gas Facilities

Sections:

- 17.36.010 Purpose
- 17.36.020 Applicability
- 17.36.030 Oil and Gas Pipelines
- 17.37.040 Abandonment and Removal for Oil and Gas Facilities

17.37.010 Purpose

This Chapter outlines regulations for those onshore and offshore oil and gas facilities that are identified in the General Plan; identifies the types of permits and approvals required for operation, abandonment, and decommissioning of those facilities; provides regulations for the operation of oil and gas facilities; and describes the requirements for modifications or alterations of existing oil and gas facilities, consistent with the General Plan and with the provisions described in Chapter 17.36, Nonconforming Uses and Structures.

17.37.020 Applicability

Where the City retains permit authority, the regulations of this Chapter apply to oil and gas production from onshore and offshore facilities. Unless otherwise allowed pursuant to this Chapter, all new oil and gas facilities are prohibited in the City. These regulations must also be applied in accordance with the provisions of Chapter 8.09 of the Goleta Municipal Code regarding any change in owner, operator, or guarantor for certain oil and gas facilities.

17.37.030 Oil and Gas Pipelines

This Section describes oil and gas pipelines that are subject to regulation and provides standards for their location and continued operation.

- A. **Applicability.** The regulations in this Section apply to:
 - 1. Pipelines that extend outside an oil and gas facility.
 - 2. Pipelines transporting oil and gas or related content from or to an off-shore facility.
 - 3. Facilities related to the pipeline, including in-line pump stations, oil storage, and gas containment.
- B. **Major Conditional Use Permit Required.** Where allowed pursuant to Section 17.37.020 above, approval of a Major Conditional Use Permit is required.

- C. **Development Standards.** In addition to the applicable standards outlined in Section 17.10.030, Development Regulations, the following development standards apply to oil and gas pipelines:
1. **Location of Pipeline Corridor.**
 - a. *New Pipelines.* No new oil and gas pipelines and storage facilities, except for transmission and distribution facilities of a Public Utilities Commission (PUC)-regulated utility, may be approved within the City, unless there is no feasible or less environmentally damaging alternative location for a proposed pipeline.
 - b. *Existing Pipelines.* Alterations or replacement of existing pipelines or segments of pipelines will be limited to the minimum necessary to ensure safety or prevent environmental damage. Applicants must consult with the federal Office of Pipeline Safety and/or the PUC as appropriate.
 2. **Oil Storage Capacity.** Oil storage capacity must be limited to the amount necessary to conduct operations, and no long-term storage is allowed without explicit approval of a Major Conditional Use Permit.
 3. **Exterior Color.** Permanent and temporary structures and equipment must be painted a neutral color to blend with natural surroundings.
 4. **Required Setback.** All pipelines must have a minimum setback of at least 25 feet from any building or structure, as measured from each side of the pipeline. The following are exempt from this requirement:
 - a. Corridor-type locations, such as pipelines within roads and highways, other pipelines, bicycle and pedestrian paths, utilities, and appurtenances of corridors located into public rights-of-way;
 - b. Pipeline endpoints and interconnecting pipelines;
 - c. Replacement with a functionally equivalent pipeline;
 - d. Instances where this requirement is pre-empted by State or federal law; and
 - e. Instances where the City finds the 25-foot setback poses an undue hardship to proposed development, provided that any reduced setback is not less than 15 feet, measured from each side of the pipeline.
 5. **Survey Required.** Except for pipelines exempted from a Coastal Development Permit under the California Coastal Act, specifically, Public Resources Code Section 30610(c) and (e), as defined by the State Coastal Commission's Interpretive Guidelines, a survey must be conducted along the route of any pipeline to determine what, if any, coastal resources may be impacted by the construction and operation of a pipeline. The applicant must pay the costs of this survey. The survey may be conducted as part of environmental review as required under the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) for a particular project.
 6. **Undergrounding Pipelines.** Permits for new pipeline construction must require burial within an easement corridor at an appropriate depth to avoid exposure due to erosion or other forms of earth movement for the life of the project.

7. ***Pipeline Marking and Warning.*** New pipelines or relocation of existing pipelines must include measures to clearly warn the general public and other interested parties about the presence of the pipeline, including proper marking of the road right-of-way with signage and use of brightly colored flagging and/or warning tape approximately one-foot above buried pipelines, where feasible.
8. ***Contingency Plans.*** In compliance with all applicable federal and State requirements, an Emergency Response Plan, Fire Protection Plan, Hazardous Materials and Waste Management Plan, Oil Spill Contingency Plan, and Hydrogen Sulfide Incident Plan, and any additional plans required by local law or ordinance must be prepared for the facility. Additional plans (e.g., Flood Control Plan, Pipeline Maintenance Plan) may be required on a project-by-project basis.
9. ***Revegetation and Habitat Restoration.***
 - a. ***Submittal of Revegetation and/or Habitat Restoration Plan.*** The applicant must submit a revegetation plan with all applications to modify, abandon, or change the location of a pipeline. The plan must also include provisions for restoration of sensitive habitats that would be disturbed by construction or operation procedures and a monitoring plan to assess progress in returning the site to pre-construction conditions. The Review Authority must review and approve all revegetation and/or habitat restoration plans prior to commencement of construction.
 - b. ***Performance Securities.*** Two performance securities are required for projects in which a Revegetation and/or Habitat Restoration Plan has been prepared pursuant to this Chapter.
 - i. An installation security must be provided to the City in an amount sufficient to ensure complete installation of all requirements of the approved Revegetation and/or Habitat Restoration Plan and will be released upon final inspection clearance by City staff for satisfactory completion required revegetation consistent with the Revegetation and/or Habitat Restoration Plan.
 - ii. A maintenance security must be provided to the City in an amount sufficient to provide periodic monitoring. Site monitoring must ensure compliance with the final goals of the Revegetation and/or Habitat Restoration Plan.
 - c. ***Annual Surveys to Assess Effectiveness.*** For projects where a Revegetation and/or Habitat Restoration Plan has been prepared, the affected pipeline segment must be resurveyed 12 months after construction is completed to assess the effectiveness of the revegetation or restoration program. Subsequent surveys must be completed and submitted to the City compliance monitoring staff on an annual basis to demonstrate progress in returning the site to pre-construction conditions for the length of time stipulated in the Revegetation and/or Habitat Restoration Plan.

10. **Abandonment Security.** To ensure that abandonment of any new facility is properly carried out, a performance security must be posted by the owner/operator before issuance of any permits in an amount of 125 percent of the estimated cost of obtaining the required permits, implementing abandonment and decommissioning procedures, and restoring the site to pre-facility conditions. The financial surety security will be returned to the owner/operator upon successful abandonment and restoration of the site.
 11. **Safety Measures Required.** Oil and gas operation pipelines that cross fault lines, coastal resources areas, and areas that are susceptible to erosion, sliding, earthquakes, or other geologic events will be subject to additional safety standards, including emergency shut-off or other measures deemed necessary by the City.
 12. **Repair or Replacement of Existing Pipelines.** The repair or replacement of existing underground oil or gas pipelines will not require a permit, provided that each of the following criteria is met:
 - a. The repair or replacement activities will not take place in, or require access through, an environmentally sensitive habitat area or other sensitive area identified by the City.
 - b. The repair or replacement will not result in a substantial increase in volume of oil or gas transported through the pipeline.
 - c. The pipeline, after repair or replacement will comply with all applicable safety and engineering standards established by State and federal law.
 - d. The repair or replacement will not significantly expand or alter the area occupied by the existing pipeline.
 - e. The ground surface above the pipeline will be restored to its pre-construction condition. Where the ground surface was previously vegetated, the pipeline operator will revegetate the surface within three months of the completion of repair or replacement.
- D. **Required Findings.** In addition to any findings required for the project, new pipeline construction will not be approved unless the applicable Review Authority also makes all of the following findings:
1. The use of available or planned common-carrier and multiple-user pipelines is not feasible.
 2. The pipeline will be constructed, operated, and maintained as common-carrier or multiple-user pipelines, unless the applicable review authority determines it is not feasible, taking into account the reasonably foreseeable needs of other potential shippers.
 3. There are no feasible alternative locations or less environmentally damaging alternative locations for the proposed pipeline, as determined through environmental review under the California Environmental Quality Act; and

4. Where the pipeline setback is less than 25 feet, a 25-foot setback poses an undue hardship to proposed development and the reduced setback is not less than 15 feet, measured from each side of the pipeline.

17.37.040 Abandonment and Removal Procedures for Oil and Gas Facilities

All abandonment and removal of oil and gas Facilities require the approval of a Development Plan by the Planning Commission.

Chapter 17.38 Parking and Loading

Sections:

- 17.38.010 Purpose
- 17.38.020 Applicability
- 17.38.030 General Provisions
- 17.38.040 Required Parking Spaces
- 17.38.050 Parking Reductions
- 17.38.060 Parking In-Lieu Fee
- 17.38.070 Location of Required Parking
- 17.38.080 Bicycle Parking
- 17.38.090 On-Site Loading
- 17.38.100 Parking Area Design and Development Standards

17.38.010 Purpose

The purpose of this Chapter is to provide development standards to ensure the following:

- A. Adequate off-street vehicle and bicycle parking and loading facilities are provided for new development and major alterations to existing development;
- B. Minimize the negative environmental impacts that can result from parking lots, driveways, and drive aisles within parking lots;
- C. Establish standards and regulations for parking, loading, and vehicle circulation areas that minimize conflicts between pedestrian and vehicles, provide landscaped islands and strips, and, where appropriate, create buffers from surrounding land uses;
- D. Offer flexible means of minimizing the amount of area devoted to parking by allowing reductions in the number of required spaces in transit-served locations and for shared parking facilities; and
- E. Reduce urban run-off and heat island effects from paving in parking lots.

17.38.020 Applicability

- A. **New Buildings and Land Uses.** On-site parking must be provided at the time any main building or structure is erected, when there is any new or expanded land use, or when a change in an existing land use occurs.
- B. **Reconstruction, Expansion, or Change of Use in Existing Non-Residential Buildings.** When a change of use, expansion of a use, or expansion of floor area creates an increase of 10 percent or more in the number of required on-site parking or loading spaces, additional on-site parking and loading must be provided for such addition, enlargement, or change in use and not for the entire building or site. The existing parking must be maintained. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition,

enlargement, or change in use. A change in occupancy is not considered a change in use, unless the new occupant is in a different use classification than the former occupant.

- C. **Alterations that Increase the Number of Dwelling Units.** Except in the case of Accessory Dwelling Units (ADUs), the creation of additional dwelling units through the alteration of an existing building or construction of an additional structure or structures requires on-site parking to serve the new dwelling units, either through existing or through new parking spaces.
- D. **When Constructed.** Construction of required parking facilities must be completed and the spaces available for use before a Certificate of Occupancy may be issued.
- E. **Damage or Destruction.** When a use that has been involuntarily damaged or destroyed is re-established, off-street parking or loading facilities must also be re-established or continued in operation in an amount equal to the number of parking spaces and loading facilities maintained at the time of such damage or destruction.

17.38.030 General Provisions

- A. **Existing Parking and Loading.**
 - 1. No existing parking and/or loading serving any use may be reduced in amount or changed in design, location, or maintenance below the requirements for such use, unless equivalent substitute facilities are provided.
 - 2. No property owner may sublease, sub-rent, or otherwise encumber the required off-street parking spaces, unless specifically allowed pursuant to this Chapter.
 - 3. Existing off-street parking spaces that are not required for the development on site may be used for other uses pursuant to this Chapter.
 - 4. Required off-street parking must not be used for storage or other non-parking related uses.
- B. **Nonconforming Parking or Loading.**
 - 1. An existing use of land or structure will not be deemed to be nonconforming solely because of lack of on-site parking or loading facilities required by this Chapter, provided that facilities used for on-site parking and/or loading are not reduced further in number.
 - 2. Any resurfacing and/or restriping of parking areas may remain nonconforming, provided there is not an increase in the nonconforming parking or loading.
- C. **Accessibility.** Required parking for non-residential uses must be accessible during all business hours.
- D. **Valet Parking.** Valet, or “stacked” parking is allowed if an attendant is present to move vehicles. If valet parking managed by an attendant is used for required parking spaces, an acceptable form of guarantee must be filed with the Director ensuring that an attendant will be present when necessary for operation.
- E. **Residential Garage Conversion.** The conversion of residential garages into additional living space for the primary unit is allowed only if an equivalent number of permanent, covered off-street parking spaces will be provided on site.

17.38.040 Required Parking Spaces

A. **Minimum Number of Spaces Required.** Each land use must be provided at least the number of on-site parking spaces stated in paragraphs (1) and (2) below.

1. **Mixed-Use Development.** The required number of on-site parking spaces is stated in Table 17.38.040(A)(1), Required On-Site Parking Spaces, Mixed-Use Development. The parking requirement for any use not listed in Table 17.38.040(A)(1) must be the same as required for the land use in other zoning districts as stated in Table 17.38.040(A)(2), Required On-Site Parking Spaces.

TABLE 17.38.040(A)(1): REQUIRED ON-SITE PARKING SPACES, MIXED-USE DEVELOPMENT		
<i>Land Use</i>	<i>Required Parking Spaces</i>	
Residential		
Studio and one-bedroom units	1 space per unit.	One covered space must be provided for each unit. One additional guest parking space must be provided for every 5 units.
Two or more bedrooms	2 spaces per unit.	
All residential spaces must be reserved for the residential use and may not be available for non-residential parking.		
Non-Residential		
Offices	1 space per 450 square feet.	
Retail Sales	1 space per 400 square feet.	
Eating and Drinking Establishments	1 space per 325 square feet of space devoted to patrons, plus one space per two employees.	

2. **Individual-Use Standards.** In all zoning districts, each use classification stated in Table 17.38.040(A)(2), Required On-Site Parking Spaces, must provide at least the minimum number of required on-site parking spaces. Additional parking is required for ancillary/accessory uses according to the parking requirements for any ancillary/accessory use.

TABLE 17.38.040(A)(2): REQUIRED ON-SITE PARKING SPACES		
<i>Use Classification</i>	<i>Required Parking Spaces and Additional Regulations</i>	
Residential Uses		
Single-Unit Dwelling	2 covered spaces per dwelling unit.	
Multiple-Unit Development		
<i>Studio and one-bedroom units</i>	1 space per unit.	One covered space must be designated for each unit. One additional guest parking space must be provided for every 5 units.
<i>Two or more bedrooms</i>	2 spaces per unit.	
Up to 25-percent reduction allowed for senior housing and income-restricted units.		
Family Day Care		
<i>Small</i>	None in addition to what is required for the residential use.	

TABLE 17.38.040(A)(2): REQUIRED ON-SITE PARKING SPACES	
<i>Use Classification</i>	<i>Required Parking Spaces and Additional Regulations</i>
<i>Large</i>	1 space for every 2 employees, plus an area for loading and unloading children, on or off site. (Required spaces and the residential driveway for the primary residential use may be counted toward meeting these requirements).
Group Residential	1 space per 4 beds, plus 1 for every 10 units.
Mobile Home Parks	2 spaces per site which may be in tandem, 1 space for every 5 sites for guest parking.
Residential Care	
<i>Small</i>	None in addition to what is required for the residential use.
<i>Large</i>	1 space for every 4 beds.
Residential Facility, Assisted Living	1 space per 2 beds.
Single-Room Occupancy (SRO) Housing	1 space per 2 units.
Public/Quasi-Public Uses	
Cemetery	As determined by the Review Authority.
Colleges and Trade Schools, Public or Private	1 space per 5 members of the school population (including students, faculty, and staff) based on maximum enrollment.
Community Assembly	1 space for each 4 permanent seats in main assembly area, or 1 space for every 50 sq. ft. of assembly area where temporary or moveable seats are provided.
Community Garden	As determined by the Review Authority.
Cultural Institutions and Facilities	Performing Arts Centers: 1 space for each 4 permanent seats in main assembly area, or 1 for every 50 sq. ft. of assembly area where temporary or moveable seats are provided. Galleries, Libraries and Museums: 1 space for every 500 sq. ft. of floor area. Other establishments: as determined by the Review Authority.
Day Care Facility	1 space for each employee and one space for each 10 students.
Emergency Shelter	1 space per four beds, plus one space for each employee.
Government Buildings	1 space per 300 sq. ft. of floor area.
Hospitals and Clinics	
<i>Hospital</i>	1 space per two beds plus one space per employee.
<i>Clinic</i>	1 space per 300 sq. ft. of floor area.
<i>Skilled Nursing Facility</i>	1 space per two beds plus one space per employee.
Park and Recreation Facilities	As determined by the Review Authority.
Parking, Public or Private	1 space per attendant station (in addition to the spaces that are available on the site).
Public Safety Facilities	As determined by the Review Authority.
Schools, Public or Private	Elementary and Middle Schools: 1.5 spaces per classroom, plus 1 space per 300 sq. ft. of office area. High Schools: 6 spaces per classroom.

PART IV: REGULATIONS APPLYING TO MULTIPLE DISTRICTS

TABLE 17.38.040(A)(2): REQUIRED ON-SITE PARKING SPACES	
<i>Use Classification</i>	<i>Required Parking Spaces and Additional Regulations</i>
Social Service Facilities	1 space per 300 sq. ft. of floor area.
Commercial Use Classifications	
Adult-Oriented Business	1 space per 500 sq. ft. of floor area.
Animal Care, Sales and Services	
<i>Animal Sales and Grooming</i>	1 space per 500 sq. ft. of floor area.
<i>Boarding, Kennel</i>	1 space per employee, plus an area for loading and unloading animals on site.
<i>Veterinary Services</i>	1 space per 300 sq. ft. of floor area.
Automobile/Vehicle Sales and Services	
<i>Auction</i>	1 space per 500 sq. ft. of floor area.
<i>Automobile Rentals</i>	1 space per 500 sq. ft. of office area, in addition to spaces for all vehicles for rent.
<i>Automobile/Vehicle Sales and Leasing</i>	1 space per 3,000 sq. ft. of lot area for customer and employee parking. Any accessory auto repair: 2 spaces per service bay.
<i>Automobile/Vehicle Repair, Major</i>	4 spaces per service bay. 1 space per 300 sq. ft. of any retail or office on site.
<i>Automobile/Vehicle Repair, Minor</i>	4 spaces per service bay. 1 space per 300 sq. ft. of any retail or office on site.
<i>Service and Gas Station</i>	4 spaces per service bay, if service bays are included on site. 1 per 300 sq. ft. of any retail or office on site. Spaces at each pump may count toward required parking provided a minimum of 2 separate spaces are provided.
<i>Automobile/Vehicle Washing</i>	1 space per 300 sq. ft. of any indoor sales, office, or lounge areas.
Banks and Financial Institutions	1 space per 300 sq. ft. of floor area.
Building Materials, Sales and Service	1 space per 1,000 sq. ft. of floor area plus 1 per 2,000 sq. ft. of outdoor display area.
Business Services	1 space per 300 sq. ft. of floor area.
Cannabis Retail	
<i>Storefront Retailer</i>	1 space per 500 sq. ft. of floor area
<i>Non-Storefront Retailer</i>	1 space per 300 sq. ft. of office floor area, plus one space for each fleet vehicle
Catering Services	1 space per 300 sq. ft. of floor area.
Commercial Entertainment and Recreation	1 space per 300 sq. ft. of assembly area.
Eating and Drinking Establishments	1 space per 300 sq. ft. of floor area of space devoted to patrons, plus one space per two employees.

TABLE 17.38.040(A)(2): REQUIRED ON-SITE PARKING SPACES	
<i>Use Classification</i>	<i>Required Parking Spaces and Additional Regulations</i>
Food and Beverage Sales	1 space per 500 sq. ft. of floor area.
Funeral Parlors and Internment Services	1 space for each 4 permanent seats in assembly areas. In addition, 1 space per 300 sq. ft. of office area or 1 for every 50 sq. ft. of assembly area where temporary or moveable seats are provided.
Information Technology Services	1 space per 300 sq. ft. of floor area
Instructional Services	1 space per 500 sq. ft. of floor area.
Live/Work Units	1 space per 1,000 sq. ft. of nonresidential floor area plus 1 space for each residential unit.
Lodging and Visitor-Services	
<i>Hotels and Motels; Time Share Uses</i>	1 space per guest room, plus 1 space per employee.
Maintenance and Repair Services	1 space per 1,000 sq. ft. of floor area, plus one space for each fleet vehicle.
Media Production Facility	1 space per 500 sq. ft. of floor area.
Medical and Dental Services	1 space per 300 sq. ft. of floor area.
Nurseries and Garden Centers	1 space per 1,000 sq. ft. of floor area; including outdoor display area.
Outdoor Sales	As determined by the Review Authority.
Professional Services	1 space per 300 sq. ft. of floor area
Personal Services	1 space per 500 sq. ft. of floor area.
Retail Sales	1 space per 500 sq. ft. of floor area.
Industrial Uses	
Automobile Wrecking/Junk Yard	1 space per employee.
Cannabis Cultivation	1 space per 1,000 sq. ft. of floor area
Cannabis Manufacturing	1 space per 1,000 sq. ft. of floor area
Cannabis Testing	1 space per 1,000 sq. ft. of floor area
Construction and Materials Yards	As determined by the Review Authority.
Custom Manufacturing	1 space per 1,000 sq. ft. of floor area.
Heavy Manufacturing	1 space per 1,000 sq. ft. of floor area.
Limited Industrial	1 space per 1,000 sq. ft. of floor area.
Oil and Gas Facilities	As determined by the Review Authority.
R&D and Technology	1 space per 1,000 sq. ft. of floor area.
Vehicle/Equipment Facilities	As determined by the Review Authority.

TABLE 17.38.040(A)(2): REQUIRED ON-SITE PARKING SPACES	
<i>Use Classification</i>	<i>Required Parking Spaces and Additional Regulations</i>
Wholesale Trade, Warehouse, Storage and Distribution	
<i>Cannabis Distribution</i>	1 space per 2,000 sq. ft. of floor area
<i>Chemical, Mineral, and Explosives Storage</i>	1 space per 2,000 sq. ft. of floor area.
<i>Indoor Warehousing and Storage</i>	1 space per 2,000 sq. ft. of floor area.
<i>Outdoor Storage</i>	As determined by the Review Authority.
<i>Personal Storage</i>	1 space per 15,000 sq. ft. of floor area. However, a minimum of 5 spaces must be provided.
<i>Wholesaling and Distribution</i>	1 space per 2,000 sq. ft. of floor area.
Transportation, Communication, and Utilities Uses	
Communication Facilities	As determined by the Review Authority.
Light Fleet-Based Services	1 space per 300 sq. ft. of office floor area, plus one space for each fleet vehicle
Utilities, Major	As determined by the Review Authority.
Agricultural Uses	
Agricultural Processing	As determined by the Review Authority.
Agricultural Support Services	As determined by the Review Authority.
Animal Raising	As determined by the Review Authority.
Crop Cultivation	2 spaces per acre of cultivated land.
Greenhouse	1 space per 2,000 sq. ft. floor area.
Accessory Uses	
Caretaker Unit	1 space

- B. **Calculation of Required Spaces.** The number of required parking spaces must be calculated according to the following rules:
1. **Employees.** Where an on-site parking or loading requirement is stated as a ratio of parking spaces to employees, the number of employees must be based on the total employees employed by the use.
 2. **Bedrooms.** Where an on-site parking requirement is stated as a ratio of parking spaces to bedrooms, any rooms having the potential of being a bedroom and meeting the standards of the California Building Code as a sleeping room must be counted as a bedroom.

3. **Students or Clients.** Where a parking or loading requirement is stated as a ratio of parking spaces to students, the number is assumed to be the number of students or clients at the State-certified capacity or at Building Code occupancy where no State certification is required.
 4. **Seats.** Where parking requirements are stated as a ratio of parking spaces to seats, each 30 inches of bench-type seating at maximum seating capacity is counted as one seat.
- C. **Sites with Multiple Uses.** If more than one type of land use is located on a site, the number of required on-site parking spaces and loading spaces must be equal to the sum of the requirements calculated separately for each use, unless a reduction is approved pursuant to this Chapter.
- D. **Credit for On-Street Spaces in Old Town Zoning District.** On-street parking spaces available all day, located immediately adjacent to the frontage of properties in the Old Town District may be counted toward required off-street parking for non-residential uses. One, full on-street parking space may be substituted for each required off-street space.
- E. **Calculation of Parking Requirements for Industrial Uses.** The following standards apply when calculating the required number of parking for Industrial uses.
1. **Specified Tenants.** Where tenants are specified and listed by name of company, parking is calculated according to uses identified on the floor plan.
 2. **Unspecified Tenants.** Where tenants are not specified, and the use described on the plans is industrial or warehouse, parking is calculated based on 25 percent of the floor space being used for office uses, and 75 percent of the space being used for warehouse use, based on the parking ratios for those uses specified in Table 17.38.040(A)(2).

17.38.050 Parking Reductions

The number of on-site parking spaces required by Section 17.38.040, Required Parking Spaces, may be reduced by the Review Authority, as follows:

- A. **Transportation Demand Management Programs.** The number of required parking spaces may be reduced up to 20 percent, at the discretion of the Review Authority for a Discretionary Approval or Land Use Permit, for a project with an approved Transportation Demand Management Program.
1. In determining the parking reduction for a Transportation Demand Management Program, the Review Authority must consider whether the Program includes: promotion of telecommuting, establishment of flexible work schedules, provision of incentives for carpooling, provision of vanpools, support for car sharing/ride sharing, guaranteed ride home programs, provision of pedestrian amenities on site, provision of bicycle facilities and amenities on site, and bus pass programs for employees.
- B. **Transit Accessibility.** For any use, except single-unit dwellings, if any portion of the lot is located within 0.5 mile of a major transit stop, the number of required parking spaces may be reduced by ten percent.
- C. **Motorcycle and Moped Parking.** Motorcycle and moped parking may substitute for up to five percent of required automobile parking for any use.

- D. **Shared Parking.** Where shared parking serving more than one use will be provided, the total combined number of required parking spaces may be reduced up to 50 percent with Planning Commission approval of a Major Conditional Use Permit, if the Commission finds that:
1. The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
 2. The proposed shared parking provided will be adequate to serve each use at its peak demand;
 3. A parking demand study has been prepared by a traffic engineer and supports the proposed reduction; and
 4. In the case of a shared parking facility that serves more than one property, a Conjunctive Parking Agreement has been prepared consistent with the provisions of Section 17.38.070.C, Off-Site Parking.
- E. **Old Town District.**
1. **Redevelopment.** Where existing development with nonconforming parking is replaced with new development or a change of use, the new development or change of use shall receive a parking credit equal to the number of required automobile parking spaces unmet by the previous development or use.
- F. **Other Parking Reductions.** Required parking may be further reduced through approval of a Conditional Use Permit, Development Plan, or Modification.

17.38.060 Parking In-Lieu Fee

If a parking assessment district has been established, a fee may be paid to the City in lieu of providing required parking within the district.

- A. **In-lieu Fee Amount.** The amount of the in-lieu fee must be calculated and paid as set forth in a resolution of the City Council.
- B. **Use of Funds.** In-lieu fees must be used for programs to reduce parking impacts including, without limitation, the costs of any of the following:
1. Off-street parking facilities, including acquisition, development, and maintenance of parking facilities located in the parking assessment district;
 2. Bicycle infrastructure serving the area in which the building for which the payments are made are located;
 3. Mass transit equipment and attendant facilities serving the area in which the buildings for which the payments are made are located;
 4. Transit passes and coupons to support employee ride-sharing and transit use; or
 5. Transportation system management projects.

17.38.070 Location of Required Parking

A. Residential Uses.

- 1. **Single-Unit Dwellings.** Required parking for single-unit dwellings must be located on the same lot as the dwelling served. Required parking cannot be located within required front or side setbacks unless allowed pursuant to Section 17.41.030, Accessory Dwelling Units (ADU) for replacement parking related to a city-approved garage conversion to an Accessory Dwelling Unit.
- 2. **Other Residential Uses.** Required parking for residential uses other than single-unit dwellings must be on the same lot as the dwelling or use they serve or at an off-site location as provided in Subsection (C), Off-Site Parking. Required parking cannot be located within a required front or street side setback.
- 3. **Trailers and Recreational Vehicle Parking/Storage.** Trailers and recreational vehicles may be parked/stored in any setback area, subject to the following provisions:
 - a. The trailer or recreational vehicle must not project into the public right-of-way at any time.
 - b. The trailer or recreational vehicle must be operable and have a current year’s registration for operation on public streets.
 - c. The trailer or recreational vehicle must not be occupied for living purposes.
 - d. The trailer or recreational vehicle must be parked on a paved or gravel surface.
 - e. Access is provided via a City-approved driveway approach along the street frontage.
 - f. The trailer or recreational vehicle may only be parked or stored within the front setback where there is no existing driveway or other access to another portion of the property that can accommodate the trailer or recreational vehicle.

B. Non-Residential Uses. Required parking spaces serving non-residential uses must be located on site a minimum of ten feet from any right-of-way or at an off-site parking location as provided in Subsection (C), Off-Site Parking.

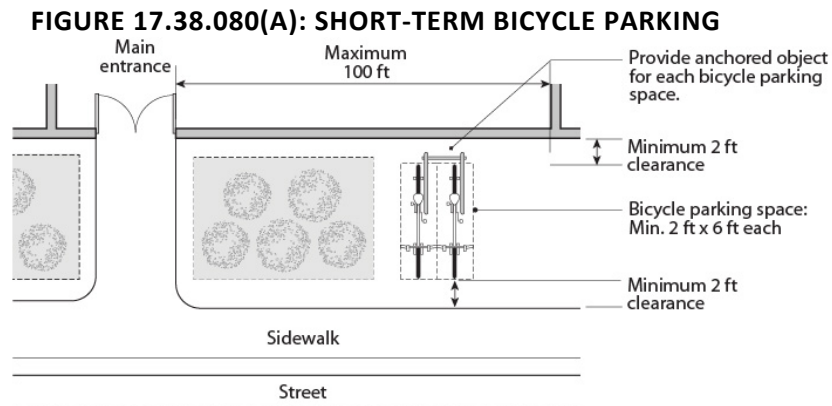
C. Off-Site Parking. Parking for uses other than single-unit dwellings may be provided off-site with Review Authority approval of a Conjunctive Parking Agreement, provided the following standards are met.

- 1. **Location.**
 - a. **Residential Uses.** Any off-site parking must be located within 200 feet, measured along a pedestrian route, of the unit served.
 - b. **Non-residential Uses.** Any off-site parking must be located within 500 feet, measured along a pedestrian route, of the principal entrance containing the use(s) for which the parking is required.

2. **Conjunctive Parking Agreement.** A written agreement between the landowner(s) and the City, in a form satisfactory to the City Attorney, must be executed and recorded in the Office of the County Recorder. The agreement must include:
 - a. A guarantee among the landowner(s) for access to and use of the parking facility; and
 - b. A guarantee that the spaces to be provided will be maintained and reserved for the uses served for as long as such uses are in operation.

17.38.080 Bicycle Parking

- A. **Short-Term Bicycle Parking.** Short-term bicycle parking must be provided in order to serve shoppers, customers, guests, and other visitors to a site who generally stay for less than four hours.
 1. **Parking Spaces Required.** For the following uses, the number of short-term bicycle parking spaces must be equal to at least 10 percent of the number of required automobile parking spaces, with a minimum of two bicycle parking spaces provided per establishment.
 - a. Multiple-unit residential, group residential, and SRO housing with five or more units.
 - b. All uses in the Public/Semi-Public Use Classification.
 - c. All uses in the Commercial Use Classification, except for the following:
 - i. Animal Care, Sales, and Services.
 - ii. Automobile/Vehicle Sales and Services.
 2. **Location.** Short-term bicycle parking must be located outside of the public right-of-way when feasible, must not encroach upon pedestrian walkways, and must be within 100 feet of a main entrance to the use it serves.
 - a. **Commercial Centers.** Co-location of required bicycle parking for multiple tenant spaces is permissible.
 - b. **Old Town District.** Bicycle parking in the Old Town District may be located in the public right-of-way with an encroachment permit, provided an unobstructed sidewalk clearance of six feet is maintained for pedestrians at all times.
 3. **Anchoring and Security.** For each short-term bicycle parking space required, a stationary, securely anchored object must be provided to which a bicycle frame and one wheel can be secured with a high-security lock if both wheels are left on the bicycle. One such object may serve multiple bicycle parking spaces.
 4. **Size and Accessibility.** Each short-term bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving another bicycle. Two feet of clearance must be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces.



B. **Long-Term Bicycle Parking.** Long-term bicycle parking must be provided in order to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.

1. **Parking Spaces Required.**

- a. *Residential Uses.* A minimum of one long-term bicycle parking space must be provided for every unit for multiple-unit residential and group residential projects.
- b. *Other Uses.* Any use with 25 or more full-time-equivalent employees must provide long-term bicycle parking at a minimum ratio of one space per 10 vehicle spaces with a minimum of one long-term space.
- c. *Public or Private Parking Use.* Long-term bicycle parking must be provided at a minimum ratio of one space per 10 vehicle spaces with a minimum of one long-term space.

2. **Location.** Long-term bicycle parking must be located on the same lot as the use it serves. In public or private parking uses, long-term bicycle parking must be located near an entrance to the structure or parking lot.

3. **Covered Spaces.** At least 50 percent of required long-term bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.

4. **Security.** Long-term bicycle parking must be located in one or more of the following:

- a. An enclosed bicycle locker;
- b. A fenced, covered, locked, or guarded bicycle storage area;
- c. A secure area within a building or structure; or
- d. Another type of secure area approved by the Review Authority.

5. **Size and Accessibility.** Each long-term bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving another bicycle. Two feet of clearance must be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways, and at least five feet from vehicle parking spaces.

17.38.090 On-Site Loading

- A. **Loading Spaces Required.** Every new commercial and industrial building and every building enlarged by more than 5,000 square feet of floor area that is to be occupied by a use requiring the receipt or distribution by vehicles or trucks of material or merchandise must provide off-street loading and unloading areas as follows.

TABLE 17.38.090(A): REQUIRED LOADING SPACES	
<i>Floor Area (sq. ft.)</i>	<i>Required Loading Spaces</i>
0 – 5,000	0
5,001 – 30,000	1
30,001 – 90,000	2
90,001 – 150,000	3
150,001 – 230,000	4
230,001 +	1 per each additional 100,000 square feet or portion thereof.

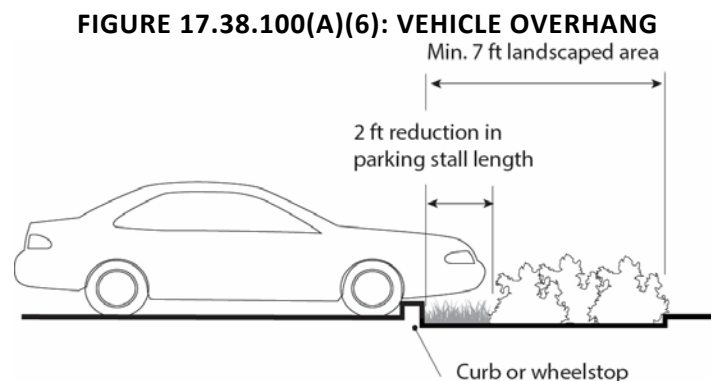
1. **Multi-Tenant Buildings.** The floor area of the entire building must be used in determining spaces for multi-tenant buildings. A common loading area may be required if each tenant space is not provided a loading area. Drive-in, roll-up doors for multi-tenant industrial projects may be substituted for required loading areas.
 2. **Additional Loading Spaces Required.** The required number of loading spaces may be increased by the Review Authority to ensure that trucks will not be loaded, unloaded, or stored on public streets. Such requirement must be based on the anticipated frequency of truck pickups and deliveries and of the truck storage requirements of the use for which the on-site loading spaces are required.
- B. **Location.**
 1. All required loading spaces must be located on the same site as the use served.
 2. No loading space for vehicles over two-ton capacity may be closer than 50 feet to any property in a Residential “R” Zone District, unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six feet in height and loading activities are prohibited between the hours of 7:00PM to 7:00AM.
 3. No permitted or required loading space can be located within 25 feet of the nearest point of any street intersection.
 4. No loading space may be located within a front or street-side setback or in the public right-of-way.

- C. **Minimum Size.** Each loading space required by this Section must not be less than 10 feet wide, 30 feet long, and 14 feet high, exclusive of driveways for ingress and egress, maneuvering areas, and setbacks.
- D. **Driveways for Ingress and Egress and Maneuvering Areas.** Each loading space required by this Section must be provided with driveways for ingress and egress and maneuvering space of the same type, and meeting the same criteria required for on-site parking spaces. Truck-maneuvering areas must not encroach into required parking areas, travel-ways, or street rights-of-way.
- E. **Surfacing.** All open loading spaces must be improved with a compacted base, not less than five inches thick, surfaced with not less than three inches of plant-mix asphalt, concrete, or comparable material approved by the Review Authority.

17.38.100 Parking Area Design and Development Standards

Parking areas must be designed and developed consistent with the following standards.

- A. **Size of Parking Spaces.** Parking spaces must meet the minimum dimensions required by this Subsection. Screening walls, roof support posts, columns, or other structural members, equipment, and work benches must not intrude into the required dimensions for parking spaces.
 1. **Residential Uses.** 8 ½ ft. by 16 ½ ft.
 2. **Non-Residential Uses.** 9 ft. by 16 ½ ft.
 3. **Motorcycle and Moped Spaces.** 4 ft by 9 ft. All motorcycle and moped parking areas must be clearly marked and dedicated to these vehicles.
 4. **Parallel Parking Spaces.** 22 ft. by 8 ft.
 5. **Compact Spaces.** Where allowed pursuant to a Modification or through a Discretionary Approval, compact spaces must have a minimum width of eight feet and depth of 14 ½ feet. Except for parallel parking, standard spaces must have a minimum width of nine feet and a minimum depth of 18 feet. Parking space dimensions are illustrated in Figure 17.38.100(B-1 to B-10) and detailed in Table 17.38.100(A) and Table 17.38.100(B).
 6. **Overhang.** Parking stall lengths, except for parallel spaces, may be reduced by two feet where the parking stall is designed to abut a landscaped area or sidewalk, that has a minimum of seven feet. This landscape area must be protected by a wheel stop (or a curb where one already exists).



- B. **Parking Lot Configuration.** Parking lot widths must be consistent with the following based on the angle of parking spaces and lot traffic patterns.

FIGURE 17.38.100(B.1) ONE WAY WITH PARALLEL PARKING

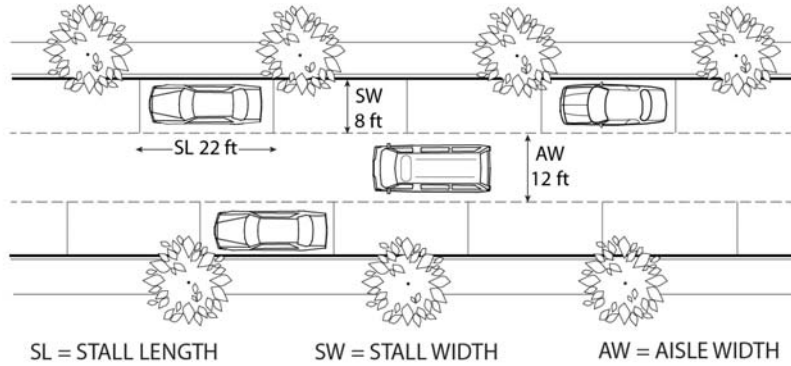


FIGURE 17.38.100(B.2): TWO WAY WITH PARALLEL PARKING

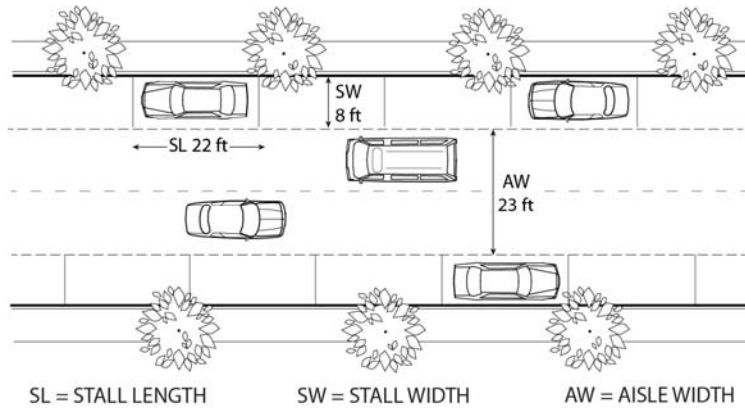


FIGURE 17.38.100(B.3) ONE WAY WITH ANGLED PARKING (W1)

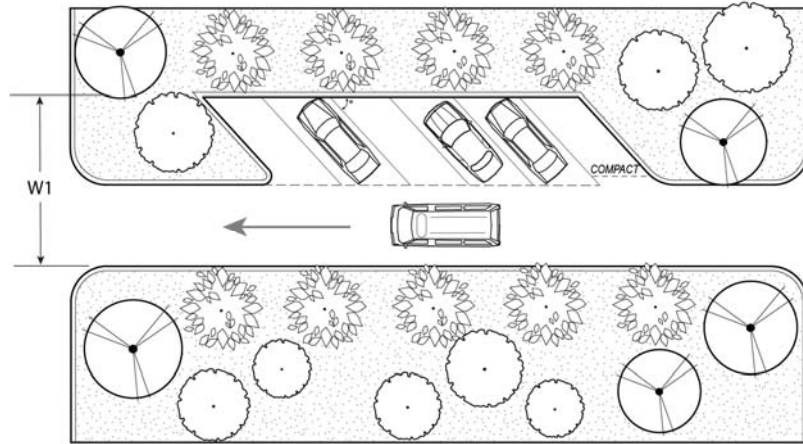


FIGURE 17.38.100(B-4) ONE-WAY WITH ANGLED PARKING (W2):

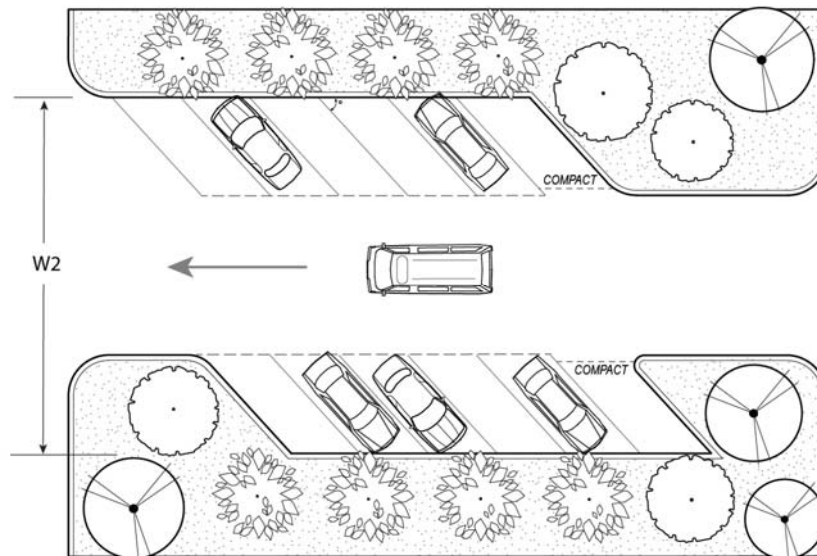


FIGURE 17.38.100(B-5): ONE-WAY WITH ANGLED PARKING (W3)

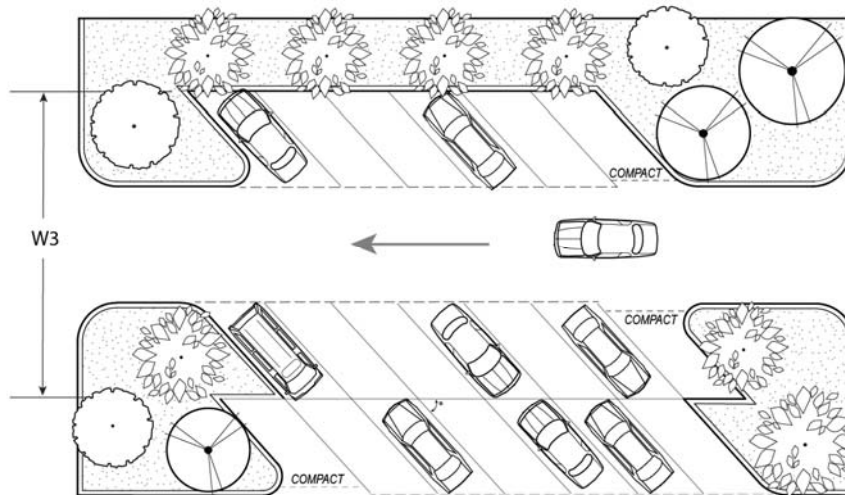


FIGURE 17.38.100(B-6): ONE-WAY WITH ANGLED PARKING (W4)

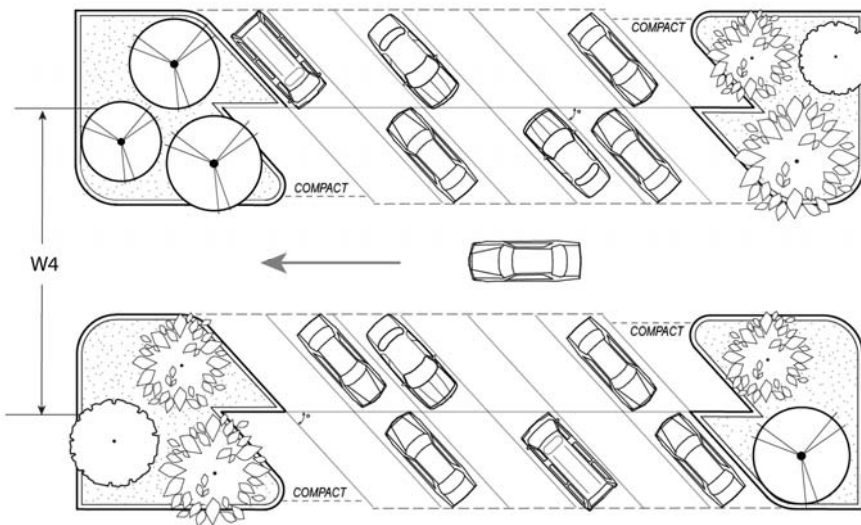


FIGURE 17.38.100(B-7): TWO-WAY WITH ANGLED PARKING (W1)

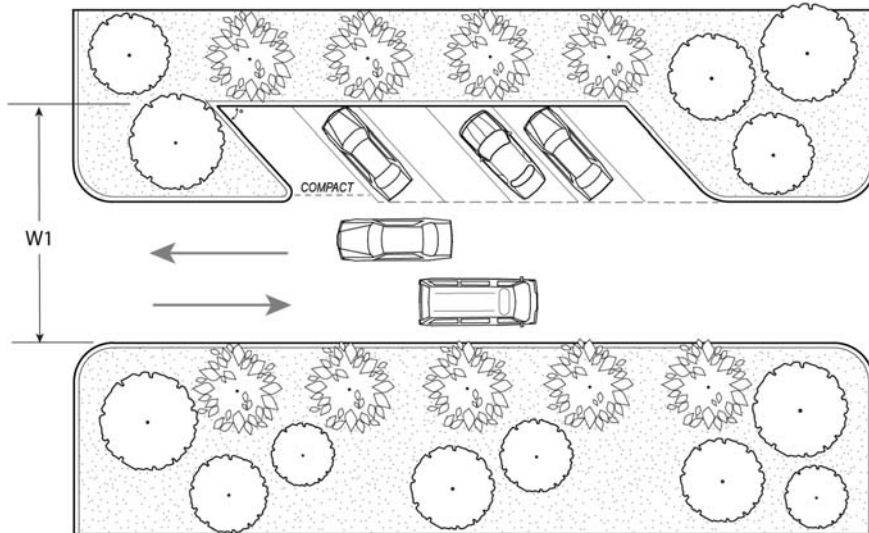


FIGURE 17.38.100(B-8) TWO-WAY WITH ANGLED PARKING (W2):

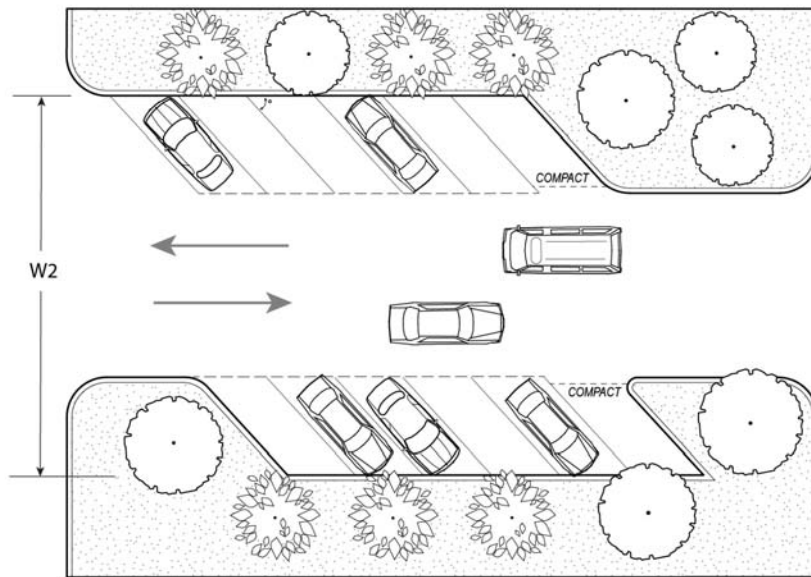


FIGURE 17.38.100(B-9) TWO-WAY WITH ANGLED PARKING (W3):

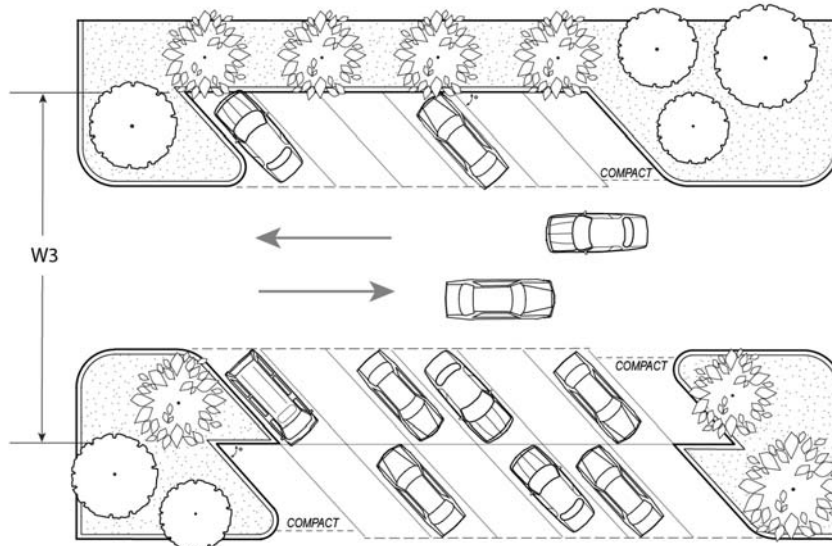


FIGURE 17.38.100(B-10) TWO-WAY WITH ANGLED PARKING (W4):

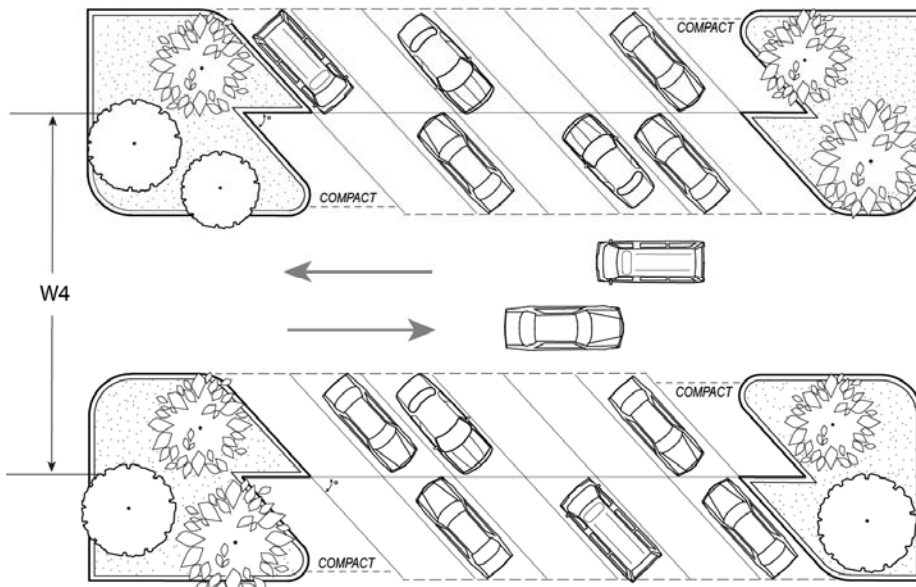


TABLE 17.38.100(A): PARKING DIMENSIONS (ONE-WAY TRAFFIC)												
Angle	W1			W2			W3			W4		
	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width
30	24.0	25.0	25.0	36.0	38.5	38.5	33.5	36.0	36.0	31.0	33.0	33.0

TABLE 17.38.100(A): PARKING DIMENSIONS (ONE-WAY TRAFFIC)												
Angle	W1			W2			W3			W4		
	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width
35	24.5	26.0	26.0	37.5	40.5	40.5	35.5	38.0	38.0	33.0	35.5	35.5
40	25.5	26.5	26.5	39.0	42.0	42.0	37.0	40.0	40.0	35.0	37.5	37.5
45	26.0	27.5	27.5	40.5	43.5	43.5	38.5	41.5	41.5	36.5	39.0	39.0
50	26.5	28.0	28.0	41.5	45.0	45.0	39.5	43.0	43.0	38.0	41.0	41.0
55	27.0	29.0	28.5	42.5	46.5	46.0	40.5	44.5	44.0	39.0	42.5	42.0
60	28.0	31.5	30.0	43.5	49.5	48.0	42.0	47.5	46.5	41.0	46.0	45.0
65	30.0	34.0	33.0	46.0	52.0	51.0	44.5	51.0	48.5	43.5	49.5	48.0
70	32.0	36.5	35.0	48.0	54.5	53.0	47.0	53.5	52.0	46.0	52.5	51.0
75	34.0	38.5	37.5	50.0	56.5	55.5	49.0	56.0	54.5	48.5	55.0	54.0
80	36.0	41.0	39.5	51.5	58.5	57.5	51.0	58.0	57.0	50.5	57.5	56.5
85	37.5	42.5	41.5	53.0	60.0	59.0	52.5	60.0	58.5	52.5	59.5	58.5
90	39.0	44.5	43.5	54.0	61.5	60.5	54.0	61.5	60.5	54.0	61.5	60.5

Specifications for any parking angle not specifically enumerated can be determined by interpolation from the above table.

TABLE 17.38.100(B): PARKING DIMENSIONS (TWO-WAY TRAFFIC)												
Angle	W1			W2			W3			W4		
	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width
30	32.0	33.0	33.0	44.5	47.0	47.0	42.0	44.5	44.5	39.5	41.5	41.5
35	33.0	34.0	34.0	46.0	49.0	49.0	44.0	46.0	46.5	41.5	43.5	43.5
40	33.5	35.0	35.0	47.5	50.5	50.5	45.5	48.0	48.0	43.0	45.5	45.5
45	34.5	35.5	35.5	48.5	52.0	52.0	47.0	50.0	50.0	45.0	47.5	47.5
50	35.0	36.5	36.5	50.0	53.0	53.0	48.0	51.0	51.0	46.0	49.0	49.0
55	35.5	37.0	37.0	50.5	54.0	54.0	49.0	52.5	52.5	47.5	50.5	50.5
60	35.5	37.0	37.0	51.5	55.0	55.0	50.0	53.5	53.5	48.5	52.0	52.0
65	35.5	37.5	37.5	51.5	55.5	55.5	50.5	54.0	54.0	49.5	52.5	52.5
70	36.0	37.5	37.5	51.5	55.5	55.5	51.0	54.5	54.5	50.0	53.5	53.5

TABLE 17.38.100(B): PARKING DIMENSIONS (TWO-WAY TRAFFIC)												
Angle	W1			W2			W3			W4		
	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width
75	36.0	38.5	37.5	51.5	56.5	55.5	51.0	56.0	54.5	50.0	55.0	53.5
80	36.0	41.5	39.5	51.5	58.5	57.5	51.0	58.0	57.0	50.5	57.5	56.5
85	37.5	42.5	41.5	53.0	60.0	59.0	52.5	60.0	58.5	52.5	59.5	58.5
90	39.0	44.5	43.5	54.0	61.5	60.5	54.0	61.5	60.5	54.0	61.5	60.5

Specifications for any parking angle not specifically enumerated can be determined by interpolation from the above table.

C. Striping and Marking.

- Each parking space must be clearly striped with paint or other similar distinguishable material, except spaces established in a garage or carport having not more than three parking spaces.
- Striping for parking spaces may be modified by the Zoning Administrator if there is a dual use of the parking facility or if an alternate surfacing material approved by the City. In approving such modification, the Zoning Administrator is authorized to require suitable alternate means of marking the spaces.

D. Wheel Stops. Wheel stops must be provided for parking lots with a slope of more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope. Wheel stops are also required on the perimeter of parking lots that are adjacent to walls, fences, or pedestrian walkways, and when abutting landscaped areas.

E. Shopping Cart Storage. When there are businesses that utilize shopping carts, adequate temporary shopping cart storage areas must be well-distributed throughout the parking area.

- No temporary storage of shopping carts is allowed on pedestrian walkways outside of buildings.
- Cart storage may be located adjacent to buildings provided the cart storage is physically separated from the pedestrian walkway and pedestrian walkway is a minimum of four feet wide.
- Shopping carts must have disabling devices, which are activated when they cross a barrier at the perimeter of the premises.

F. Parking Access.

- Forward Entry.** Parking areas of four or more spaces must be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction.
- Driveway Length.** Driveways providing direct access from a public street to a garage or carport must be at least 20 feet in depth.

3. **Driveway Width.**
 - a. The minimum width of a driveway serving one to two residences must be no less than 12 feet total. The maximum width is 20 feet.
 - b. The minimum width of a driveway serving three to seven residential unit is: (1) eight feet for a one-way driveway, or (2) 14 feet for a two-way driveway.
 - c. The minimum width of a driveway serving seven or more residential or commercial uses is: (1) 10 feet for a one-way driveway, or (2) 20 feet for a two-way driveway.
 - d. The maximum driveway width for nonresidential uses is 20 feet for a one-way driveway and 33 feet for a two-way driveway.
- G. **Electric Vehicle Charging Stations.** In parking facilities containing 20 or more spaces serving multiple-unit development, offices, and lodging uses, at least five percent of parking spaces must be electric vehicle (EV) charging stations.
 1. Each EV charging must be clearly marked with a sign reading "Electric Vehicle Charging Station."
 2. EV charging stations may be equipped with card readers, controls, connector devices, and other equipment as necessary for public use.
- H. **Surfacing.** All parking areas must be paved and improved, and all sites must be properly drained, subject to the approval of the Public Works Director.
 1. **Cross-Grades.** Cross-grades must be designed for slower stormwater flow and to direct stormwater toward landscaping, bio-retention areas, or other water collection/treatment areas.
 2. **Permeable Paving.** Permeable paving must be used in all overflow parking areas and installed in accordance with manufacturer recommended specifications.
 3. **Turf Grids/Grassy Pavers/Gravel.** Turf grids/grassy pavers/gravel must be installed in areas of low traffic or infrequent use wherever feasible.
- I. **Perimeter Curbing.** A six-inch wide and six-inch high concrete curb must be provided along the outer edge of the parking facility pavement, except where said pavement abuts a fence or wall. Curbs separating landscaped areas from parking areas must be designed to allow stormwater runoff to pass through.
- J. **Heat Island Reduction.** In order to reduce ambient surface temperatures in parking areas, at least 50 percent of the areas not landscaped must be (1) shaded, (2) of light-colored materials with a Solar Reflectance Index of at least 29, or (3) a combination of shading and light-colored materials.
 1. Shade may be provided by shade structures, tree canopies, or other equivalent mechanism. If shade is provided by tree canopies, the amount of required shading is to be reached within 15 years.
 2. Trees must be selected from a list maintained by the Public Works Director.

- K. **Landscaping.** Landscaping of parking areas must be provided and maintained according to the general standards of Chapter 17.34, Landscaping, as well as the standards of this Subsection for all parking areas containing 10 or more parking spaces:
1. **Landscape Area Required.** A minimum of 10 percent of any parking area must be landscaped.
 2. **Materials.** All landscape planting areas that are not dedicated to trees or shrubs must be permeable. No hardscape materials are permitted in designated planting areas.
 3. **Layout.** Landscaped areas must be well-distributed throughout the parking area.
 4. **Visibility and Clearance.** Landscaping in planters at the end of parking aisles must not obstruct driver's vision of vehicular and pedestrian cross-traffic. Mature trees must have a foliage clearance maintained at eight feet from the surface of the parking area. Other plant materials located in the interior of a parking lot must not exceed 30 inches in height.
- L. **Screening.** Parking areas containing 10 or more spaces must be screened from public streets, according to the following standards.
1. **Height.** Screening of parking lots from adjacent public streets must be three feet in height.
 - a. A reduced height for screening devices of up to 18 inches is permissible when permitted display of automobiles, trucks, recreational vehicles, manufactured homes, boats, motorcycles, and utility trailers is allowed adjacent to public streets.
 2. **Materials.** Screening must be consistent with the following:
 - a. **Walls.** Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material.
 - b. **Fences.** Use of chain-link for screening purposes is prohibited.
 - c. **Planting.** Plant materials consisting of compact plants that form an opaque screen. Such plant materials must achieve a minimum height of two feet within 18 months after initial installation.
 - d. **Berms.** Berms planted with grass, ground cover, or other low-growing plant materials that meet the height requirement for screening.
- M. **Circulation and Safety.**
1. Visibility must be assured for pedestrians, bicyclists, and motorists entering individual parking spaces, circulating within a parking facility, and entering or exiting a parking facility.
 2. Parking lots must be designed so that sanitation, emergency, and other public service vehicles can provide service without backing unreasonable distances or making other dangerous or hazardous turning movements.

3. Separate vehicular and pedestrian circulation systems must be provided where possible. Multiple-unit residential developments of five or more units must provide pedestrian access that is separate and distinct from driveways. Parking areas for commercial and mixed-use developments that are 80 feet or more in depth and/or include 25 or more parking spaces must have distinct and dedicated pedestrian access from the commercial use to parking areas and public sidewalks, according to the following standards:
 - a. *Connection to Public Sidewalk.* An on-site walkway must connect the main building entry to a public sidewalk on each street frontage.
 - b. *Materials and Width.* Walkways must provide at least five feet of unobstructed width and be hard-surfaced.
 - c. *Identification.* Pedestrian walkways must be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or similar method.
 - d. *Separation.* Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.
- N. **Alternative Parking Area Designs.** Where an applicant can demonstrate to the satisfaction of the Review Authority that variations in the requirements of this Section are warranted in order to achieve to environmental design and green building objectives, including, without limitation, achieving certification under the LEED™ Green Building Rating System or equivalent, an alternative parking area design may be approved.
- O. **Maintenance.** Parking lots, including landscaped areas, driveways, and loading areas, must be maintained free of refuse, debris, or other accumulated matter and must be kept in good repair for the life of the project.

Chapter 17.39 Performance Standards

Sections:

- 17.39.010 Purpose
- 17.39.020 Applicability
- 17.39.030 General Requirements
- 17.39.040 Measurement of Impacts
- 17.39.050 Air Quality
- 17.39.060 Liquid or Solid Waste
- 17.39.070 Hazardous Materials
- 17.39.080 Noise

17.39.010 Purpose

The purpose of this Chapter is to:

- A. Establish permissible limits and permit objective measurement of nuisances, hazards, and objectionable conditions;
- B. Minimize various potential operational impacts of land uses and development within the City and promote compatibility with adjoining areas and land uses; and
- C. Affirm City requirements for construction and demolition waste management as they apply to new development.

17.39.020 Applicability

The minimum requirements in this Chapter apply to all new and existing land uses in all zoning districts, including permanent and temporary uses, unless otherwise specified.

17.39.030 General Requirements

Land or structures cannot be used or occupied in a manner creating any dangerous, injurious, or noxious conditions, chemical fires, explosive, or other hazards that could adversely affect the surrounding area.

17.39.040 Measurement of Impacts

Measurements necessary for determining compliance with the standards of this Chapter must be taken at the property line of the use that is the source of a potentially objectionable condition, hazard, or nuisance.

17.39.050 Air Quality

- A. **Compliance.** Sources of air pollution must comply with rules identified by the U.S. Environmental Protection Agency (Code of Federal Regulations, Title 40), the California Air Resources Board, and the Santa Barbara County Air Pollution Control District (APCD).

- B. **APCD Permits.** Applicants are responsible for obtaining any and all permits from APCD prior to issuance of final permits by the City.

17.39.060 Liquid or Solid Waste

- A. **Discharges to Water or Sewers.** Liquids and solids of any kind must not be discharged, whether directly or indirectly, into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable regulations of the RWQCB.
- B. **Solid Wastes.** Solid wastes must be handled and stored so as to prevent nuisances, health, safety, and fire hazards, and to facilitate recycling. There can be no accumulation outdoors of solid wastes conducive to the breeding of rodents or insects, unless stored in closed containers.

17.39.070 Hazardous Materials

The use, handling, storage, and transportation of hazardous and extremely hazardous materials must comply with the provisions of the California Hazardous Materials Regulations and the California Fire and Building Code, as well as the laws and regulations of the California Department of Toxic Substances Control, the Santa Barbara County Fire Department (County Fire), and the Santa Barbara County Office of Emergency Management.

- A. **Risk Exposure.** The City will not allow any use that would expose existing residential or commercial development to significant risk.
- B. **Hazard Assessment Required.** All new uses with hazardous materials and any proposed substantial increase in intensity of use with existing hazardous materials must submit a hazard assessment to the City. The hazard assessment must identify the risks posed by the new or expanded use and the geographical extent of significant risk and be approved by County Fire.
- C. **Contaminated Land.**
 - 1. Before development of a site identified as having been used for the storage of hazardous materials or activities involving the use of hazardous materials, the developer must submit documentation to the City sufficient to demonstrate that:
 - a. Testing has been conducted as required to determine the existence and extent of soil and/or groundwater contamination and either
 - i. Based on the results of the testing, an appropriate clean-up program is not needed, or
 - ii. An appropriate Soil Management and Safety Plan consistent with Subsection C(3) below has been developed.
 - 2. No development is permitted on land determined to contain actionable contamination until financial responsibility has been accepted for any required remediation. The posting of a bond or other surety in an amount and form acceptable to the Review Authority is required.
 - 3. Where required, a site-specific Soil Management and Safety Plan must be developed and submitted as part of the project application. The Plan must, at a minimum:
 - a. Identify and document the extent of contamination.

- b. Characterize contaminated soil and/or groundwater.
 - c. Provide remediation procedures for contaminated material including, as warranted:
 - i. Interim storage on site.
 - ii. Transportation procedures.
 - iii. Final disposal location.
 - d. Identification of appropriate personal protective equipment to minimize potential worker exposure to hazards.
- D. **Applicant Responsibilities.** Development that will involve the generation, use, transportation, and/or storage of hazardous materials must comply with the following requirements:
1. The use, storage, transportation, and disposal of hazardous materials, including underground or above-ground storage tanks, must comply with RWQCB requirements and must ensure that the use, storage, transportation, and disposal of hazardous materials does not result in hazardous discharge or runoff.
 2. Hazardous materials or wastes stored in closed containers at a facility must be setback a minimum of 50 feet from all property lines.

17.39.080 Noise

- A. **Noise Limits.** Noise and land use compatibility criteria specified in Table 17.40.080(A) apply to all new development and conditions of approval may be imposed to minimize or eliminate incompatibilities.
1. Proposals for new development that would cause standards to exceed the Normally Acceptable noise exposure for any use may only be approved if the project would provide a substantial benefit to the City.
 2. These compatibility criteria also may justify denial of an application if a proposed use or adjacent use would be exposed to Clearly Unacceptable noise exposure, as defined in the table.

TABLE 17.39.080(A): NOISE AND LAND USE COMPATIBILITY CRITERIA				
<i>Land Use Category</i>	<i>Community Exposure (Ldn or CNEL, dBA)</i>			
	<i>Normally Acceptable¹</i>	<i>Conditionally Acceptable²</i>	<i>Normally Unacceptable³</i>	<i>Clearly Unacceptable⁴</i>
Residential-single unit	50-60	60-65	65-75	75+
Residential-multiple unit	50-60	60-65	65-75	75+
Other Residential Uses	50-60	60-65	65-80	80+
Auditoriums, concert halls, and amphitheaters	N/A	50-65	N/A	65+
Park and Recreation Facilities	50-70	N/A	70-75	75+
Other Public/Semi-Public Uses	50-60	60-65	65-80	80+
Sports arenas and outdoor spectator sports	N/A	50-70	N/A	70+

TABLE 17.39.080(A): NOISE AND LAND USE COMPATIBILITY CRITERIA				
<i>Land Use Category</i>	<i>Community Exposure (Ldn or CNEL, dBA)</i>			
	<i>Normally Acceptable¹</i>	<i>Conditionally Acceptable²</i>	<i>Normally Unacceptable³</i>	<i>Clearly Unacceptable⁴</i>
Golf courses, riding stables, water recreation, and cemeteries	50-70	N/A	70-80	80+
Lodging	50-65	65-70	70-80	80+
Other Commercial Uses	50-67.5	67.5-75	75+	N/A
Industrial, Transportation, Communication, and Utility, and Agricultural Uses	50-70	70-75	75+	N/A

Notes:

1. Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without special noise-insulation requirements.
2. Conditionally Acceptable: New construction or development may be undertaken only after detailed analysis of the noise reduction requirements is made and needed noise-insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.
3. Normally Unacceptable: New construction or development is discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features must be included in the design. See Section 17.39.090(D), Acoustical Study.
4. Clearly Unacceptable: New construction or development must generally not be undertaken.
5. N/A: Not applicable.

- B. **Adjustments to Noise Exposure Limits.** The maximum ‘Normally Unacceptable’ or ‘Clearly Unacceptable’ noise levels of Table 17.39.080(A), Noise and Land Use Compatibility Criteria, may be adjusted according to the following provisions. No more than one increase in the maximum permissible noise level will be applied to the noise generated on each property.
1. **Nuisance Noise.** If a noise contains a steady audible tone (e.g., hum or buzz), rises or falls in pitch or volume (e.g., whine or screech), or is a repetitive noise (e.g., hammering or riveting) or contains music or speech conveying informational content, the maximum noise levels will be reduced by five dBA.
- C. **Short Duration Noise.** In addition to the durational noise standards above, the following standards apply to episodic noise affecting Residential Uses:
1. Noise that is produced for no more than a cumulative period of five minutes in any hour must not exceed 80 dBA.
 2. Noise that is produced for no more than a cumulative period of one minute in any hour must not exceed 85 dBA.
- D. **Acoustical Study.** The Review Authority may require an acoustical study that includes field measurement of noise levels for any proposed project that would impact or be impact by noise levels at the Conditionally Unacceptable level.
1. Acoustical studies must identify noise sources, magnitudes, and potential noise attenuation measures, and describe existing and future noise exposure.

2. All costs of the acoustical study and any peer review are borne by the applicant.
- E. **Noise Attenuation Measures.** Any project subject to the acoustic study requirements of Subsection (D), above, must incorporate noise attenuation features deemed necessary to ensure that noise standards are not exceeded.
1. Where any portion of a site proposed for a new residential use exceeds 60 dBA CNEL, noise-attenuation features to achieve and maintain an interior noise level of 45 dBA CNEL must be included.
- F. **Exemptions.** The following are exempt from the provisions of this Section:
1. **Emergencies.** The emission of sound for the purpose of alerting persons to the existence of an emergency, or the emission of sound in the performance of emergency work.
 2. **Warning Devices.** Warning devices necessary for the protection of the public safety, such as police, fire, and ambulance sirens.
 3. **Special Events.** Occasional outdoor gatherings, public dances, shows, and sporting and entertainment events, provided that such events are conducted pursuant to a permit or license issued by the City.
 4. **Municipal Solid Waste Collection.** Collection of solid waste, vegetative waste, and recyclable materials by the City or under contract with the City.
 5. **Public Works Construction Projects, Maintenance, and Repair.** Street, utility, and similar construction projects undertaken by or under contract to or direction of the City, or the State of California or a public utility regulated by the California Public Utilities Commission, as well as maintenance and repair operations conducted by such parties.
- G. **Construction Hours.** Construction-related noise-generating activities are subject to the following:
1. **Limitation on Hours.**
 - a. Noise-generating construction activities within 1,600 feet of sensitive receptors are limited to Monday through Friday, 8:00 a.m. to 5:00 p.m.
 - b. Noise-generating construction activities not within 1,600 feet of sensitive receptors are limited to Monday through Friday, 7:00 a.m. to 4:00 p.m.
 - c. Exceptions to these restrictions for on-site work may be made for good cause at the sole discretion of the Director. Exceptions to these restrictions may be made for good cause at the sole discretion of the Public Works Director or designee, for work in the City Right-of-Way.
 2. **Holidays.** No noise-generating construction activities may occur on State holidays.
 3. **Construction Hours.** Construction hours of operation must be posted on site near the entrance of the development site.

Chapter 17.40 Signs

Sections:

- 17.40.010 Purpose
- 17.40.020 Applicability
- 17.40.030 Exempt Signs
- 17.40.040 Prohibited Signs
- 17.40.050 Sign Design Principles
- 17.40.060 General Provisions for All Sign Types
- 17.40.070 Standards for Signs by Zoning District
- 17.40.080 Signage Allowances for Specific Uses and Special Signs
- 17.40.090 Standards for Specific Sign Types
- 17.40.100 Overall Sign Plan
- 17.40.110 Nonconforming Signs

17.40.010 Purpose

The purpose of this Chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of the City, its residential neighborhoods, its visitor-oriented uses, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. More specifically, this Chapter is intended to:

- A. Promote communications through signs that provide aid and orientation and also to promote economic activity and vitality to the community;
- B. Maintain and enhance the City's appearance by regulating the design, character, location, number, type, quality of materials, size, illumination, and maintenance of signs;
- C. Limit commercial signage to on-site locations to ensure that signage is primarily used as identification in order to protect the City's aesthetic environment from the visual clutter associated with the unrestricted proliferation of signs;
- D. Restrict signs that may create a nuisance to nearby properties, violate privacy, or create hazards or unreasonable distractions for pedestrians or drivers; and
- E. Ensure the protection of the rights of free speech and expression are guaranteed by the United States Constitution and State of California Constitution while setting local design standards and expectations.

17.40.020 Applicability

This Chapter regulates signs that are located or mounted on private property within the corporate limits of the City, as well as signs located or mounted on public property that are owned or controlled by public entities other than the City, over which the City has land use or zoning authority. The provisions in this Chapter apply in all zoning districts of the City. No sign within the regulatory scope of this Chapter may be erected or maintained anywhere in the City except in conformance with this Chapter.

17.40.030 Exempt Signs

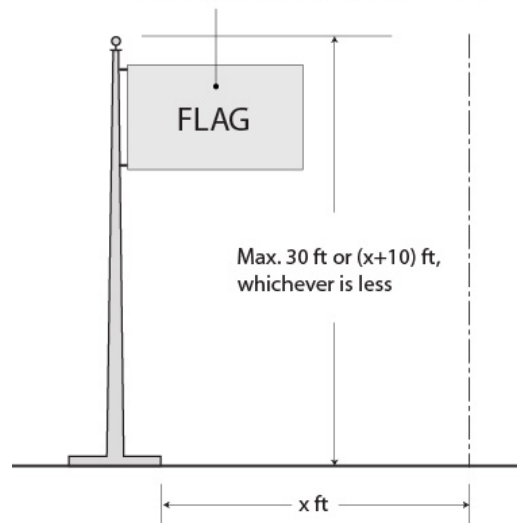
The following signs are exempt from the permit requirements of this Chapter, provided that they conform to the specified standards of this Chapter. Exempt signs do not count toward the total sign area limit for a site.

- A. **Address Signs.** Address identification and signage in conformance with all applicable Fire Department and Building Code requirements.
- B. **Change of Business Signs.** A temporary attachment or covering of wood, plastic, or canvas over a permitted permanent sign indicating a change of ownership or activity. The temporary sign may be displayed for no longer than 60 days following the change of ownership or activity for which the sign is intended. The temporary sign must be no larger than the previously permitted permanent sign.
- C. **Commemorative Signs.** Plaques, memorial signs or tablets, or other form of signage commemorating the site of a historical event, the residence or workplace of a historical figure, or a building whose architectural or historical character is recognized by the City as part of the City's cultural heritage. The signs may indicate the names of buildings or dates of building erection and may either be attached to or cut into the surfaces of buildings, provided that the signage does not exceed three square feet.
- D. **Construction Signs.** A temporary on-site construction sign may be erected for the duration of construction activities, provided it is immediately removed after issuance of an Inspection Clearance for the project or if the construction is ceased and work on the site is abandoned. A temporary construction sign may not exceed 32 square feet and eight feet in height within non-residential zones or eight square feet and five feet in height within residential zones unless a larger area is approved as part of the project's Development Plan approval.
- E. **Directional Signs.** Directional signs that do not exceed two square feet.
- F. **Directional Signs for Open Houses.** Off-site signs directing the public to "open house" events, for housing units that are listed for sale or for lease, provided they comply with the following standards
 1. For an individual lot, up to three offsite directional signs are allowed.
 2. For two or more lots premises, dwellings or structures that are for sale, lease, or rent, are permitted on private land in the same development, up to a maximum of six directional signs are allowed.
 3. No sign exceeds five square feet per side and three feet in height, including support structure, from finished grade.
 4. The sign or signs may not be placed more than two hours before the start or remain more than two hours after the conclusion of the open house event.
 5. No signage may be displayed within the public road right-of-way, nor impede or obstruct pedestrian use of public sidewalks or access ways.
- G. **Flags.** Noncommercial flags may be erected and located in accordance with the following standards:

1. **Maximum Flagpole Height.** If a flag is on a flag pole, the pole height must not exceed 30 feet, or the distance from the base of the pole to the closest property line plus ten feet, whichever is less.
2. **Maximum Size.** The maximum individual flag area on a lot is 24 square feet in Residential zone districts and 32 square feet in all other zone districts.

FIGURE 17.40.030(G): FLAGS

Max. 24 sq ft (Residential Zones)
 Max. 32 sq ft (Non-Residential Zones)



- H. **Government Signs.** Official notices issued by a court, public body, or office and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental body to direct or regulate pedestrian or vehicular traffic; non-commercial bus stop signs erected by a public transit agency, or other signs required or authorized by law.
- I. **Interior Signs.** Signs that are located within interior areas of a building, not intended to attract outside attention, and are at least three feet from a window, door, or other exterior wall opening.
- J. **Menu Displays.** Menu displays, not exceeding a total of two square feet in cumulative area, mounted on a wall or in a window near the main entrance of establishments serving food to customers who eat on the premises.
- K. **Mobile Vendor Signs.** Signs fixed to mobile vending vehicles or equipment that identify or advertise the name, product, or service provided by a licensed vendor.
- L. **Murals.** Murals that do not contain any advertising copy or function as advertising.
- M. **One-Time Event Sign.** One-Time Event signs with a maximum area of 40 square feet.
 1. One One-Time Event sign is allowed per street frontage.
 2. One-Time Event signs must not be posted more than seven days prior to the special event.
 3. One-Time Event signs must be removed within 24 hours of completion of the event.

N. **On-Site Real Estate Signs.** Signs conveying information about the sale, rental, or lease of the subject lot, premises, dwelling, or structure, provided that they comply with the following provisions:

1. **Illumination.** The sign or signs are not illuminated;
2. **Removal.** The sign or signs are removed within seven days after the sale, lease, or rental of the property has been completed; and
3. **Freestanding Real Estate Signs.**
 - a. No more than one real estate sign is displayed at any one time per public street frontage per lot;
 - b. The sign or signs do not exceed an aggregate area of 32 square feet within non-residential zones or eight square feet in area within residential zones; and
 - c. The maximum height of the signs and supports is six feet.

FIGURE 17.40.030(N): ON-SITE REAL ESTATE SIGNS



4. **Real Estate Wall Signs.**
 - a. No more than one wall sign may be displayed at any one time per public street frontage;
 - b. Wall signs may not exceed six square feet in area.
 - c. The maximum height of a wall sign is 12 feet.
- O. **Subdivision Signs.** A maximum of three, unlighted, double-faced temporary subdivision signs, not exceeding 40 square feet in area per display face and 15 feet in overall height, may be erected and maintained with a subdivision during sale of the lots. Such signs must be located within the subdivision and also be a minimum distance of 300 feet apart from each other. All subdivision signs must be removed at the close of escrow of the model complex houses.
- P. **Sponsorship Signs.** One temporary commercial sponsorship sign for each sponsor or one sign for all sponsors, who support and/or contribute to activities occurring on a premise open to the public. The signs must not to exceed an area of 36 square feet per site and may remain on the premises for a period determined by the host agency or owner not to exceed three months preceding the activity or event and removed within 15 days after the event or activity.

- Q. **Vehicle and Vessel Insignia.** On properly licensed vehicles and watercraft: license plates and frames, registration stickers and insignia, and messages relating to the proposed sale, lease, or exchange of the vehicle or vessel.
- R. **Window Signs.** Window Signs in “R” zone districts and on residential uses, whether permanent or temporary, one non-illuminated window sign not exceeding three square feet on any building façade when not used to advertise a home occupation.
- S. **Protected Non-Commercial Speech Signs on Residential Uses.** Non-illuminated temporary signs displaying protected non-commercial messages that are no more than four feet in height and no more than six square feet in area may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary or runoff election, and ending 15 days after such election, the amount of display area may be doubled. All signage displayed under this Section must be removed 15 days after the corresponding election.
- T. **Protected Non-Commercial Speech Signs on Non-Residential Uses.** On commercial, business, industrial, and manufacturing uses, non-illuminated temporary signs displaying protected non-commercial messages, a maximum of six feet in height and totaling no more than 25 square feet in area, may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary, or runoff election, and ending 15 days after such election, the amount of display area may be doubled.

17.40.040 Prohibited Signs

Unless otherwise permitted by a specific provision of this Chapter, the following sign types are prohibited in all zones:

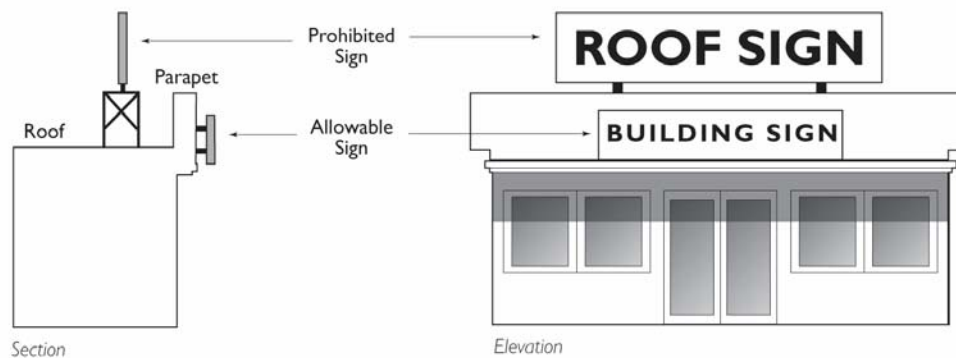
- A. **Animated Signs.** Signs that blink, flash, shimmer, glitter, rotate, oscillate, move, or which give the appearance of blinking, flashing, shimmering, glittering, rotating, or oscillating. This provision does not apply to holiday displays.
- B. **Cabinet or Can Signs.** Internally lit cabinet and can signs.
- C. **General Advertising for Hire.** Permanent, temporary, or hand-held signs that publicize or promote other businesses or causes using methods of advertising (in contrast to self-promotion, on-site sales, or on-site advertising).
- D. **Human Directional Signs.** Sign holders, spinners, twirlers or other forms of advertising using human billboards.
- E. **Mobile Billboards.** Any sign carried or conveyed by a vehicle for the primary purpose of general advertising for hire, excluding signs on taxis and buses.

FIGURE 17.40.040(F): PROHIBITED MOBILE BILLBOARD EXAMPLE



- F. **Permanent Outdoor Signs Displaying Off-Site Businesses.** Permanent structure signs displaying general advertising for hire.
- G. **Portable Signs.** Portable signs are prohibited in all zones.
- H. **Pole Signs.** A sign that is mounted on a freestanding pole or other support structure placed on or anchored to the ground that is independent from any building or other structure.
- I. **Signs Located in the Public Right-of-Way or on Public Property.** Other than official government signs or warning signs required by law, no inanimate sign can be placed in public right-of-way or on public property unless authorized by an encroachment permit.
- J. **Signs Affixed to Trees.** No sign can be affixed to or cut into any tree or other living vegetation.
- K. **Signs on Terrain.** No sign may be cut, burned, marked, or displayed in any manner on a street, sidewalk, cliff or hillside.
- L. **Projecting Roof Signs.**
 - 1. Signs that extend above the roofline or parapet (whichever is higher) of a building with a flat roof.
 - 2. Signs that extend above the deck line of a mansard roof.

FIGURE 17.40.040(L): ROOF SIGNS



- M. **Search Lights and Klieg Lights.** When used as attention-attracting devices for commercial sales or special events.
- N. **Signs Creating Traffic Hazards or Affecting Pedestrian Safety.** No signs may be placed, located, or situated in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
 - 1. Signs placed, mounted, erected, or installed in any manner that obstructs use of any door, window or fire escape.
 - 2. Signs mounted or displayed in such a manner that blocks or impedes the normal pedestrian use or public sidewalks. A minimum unobstructed width of four feet must be maintained on sidewalks at all times.
 - 3. Signs located in such a manner as to constitute a traffic hazard or obstruct the view of traffic, any authorized traffic sign, or signal device.
 - 4. Signs that may create confusion with any authorized traffic sign, signal, or device because their color, location, or wording, or use of any phrase, symbol, or character interferes with, misleads, or confuses vehicular drivers in their use of roads or conflicts with any traffic control sign or device.
 - 5. Sign at or near any street intersection that distract or will obstruct the free and clear vision of drivers and pedestrians. Other than traffic control signals, no sign may be installed or displayed in the visibility triangle at intersections, as determined by the City.
- O. **Signs for Prohibited Uses.** A sign displaying a commercial message promoting a business that is either a prohibited use or has not been established as a legally permitted use.
- P. **Signs that Produce Noise or Emissions.** Signs that produce visible smoke, vapor, particles, odor, noise, or sounds that can be heard at the property line, excluding voice units at menu board signs and devices for servicing customers from their vehicles, such as drive-up windows at banks.
- Q. **Wind Movement Devices.** Balloons, inflatable signs, streamers, banners, pennants, and other attention-getting devices, made of light-weight fabric or similar material, designed to rotate or move with the wind. Such devices are prohibited unless permitted by the City as a Temporary Use, pursuant to Section 17.41.250

17.40.050 Sign Design Principles

The following sign design principles will be used as criteria for review and approval a permit for individual signs and for Overall Sign Plans.

- A. **Architectural Compatibility.** A sign, including its supporting structure, should be designed as an integral design element of a building’s architecture and be architecturally compatible, in terms of color, materials, and scale, with the building the sign is attached to as well as with surrounding structures to the maximum extent feasible. A sign that covers a window, spills over “natural” boundaries or architectural features, or obliterates parts of upper floors of buildings is detrimental to visual order and would not be compatible. Common indicators of compatibility include:
 - 1. Quality sign design and construction;

2. Proportional size and scale; and
 3. Use of materials, shapes and colors that complement the building's architectural style and the surrounding environment.
- B. **Legibility.** The size, length, and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the average distance and average travel speed of the intended viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors and materials chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night.
- C. **Placement.** The architectural details of a building often create logical places for signage. Signs should not cover or interrupt architectural details or ornaments of a building's façade. On buildings with a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion. Well-designed and well-located retail signs create visual interest and continuity with other storefronts on the same or adjacent buildings and should not obscure windows or doors.
- D. **Readability.** A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.

FIGURE 17.40.050(D): SIGN READABILITY



- E. **Visibility.** A sign should be conspicuous and readily distinguishable from its surroundings, so a viewer can easily see the information it communicates. Appropriate illumination can add to visibility, but the type and strength must be carefully considered.

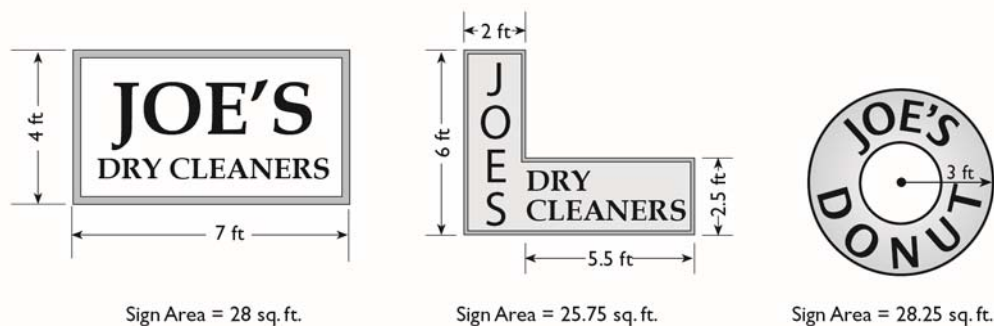
17.40.060 General Provisions for All Sign Types

- A. **Permit Required.** Except as otherwise expressly provided in this Chapter, it is unlawful for any person to affix, place, erect, suspend, attach, construct, structurally or electrically alter, move, or display any temporary or permanent sign within the City without first obtaining a Design Review Board approval and issuance of a Zoning Clearance. No Design Review Board approval and Zoning Clearance is required for exempt signs and for cleaning and other normal maintenance of a properly approved sign, unless a structural or electrical change is made.
- B. **Design Review.**
 - 1. Applications for individual signs that are not subject to 17.41.100 (Overall Sign Plan), but are submitted in accordance with the applicable standards of this Chapter will be subject to Design Review by the Design Review Board.
 - 2. Applications for individual signs submitted in accordance with the applicable standards of this Chapter on property with an approved Overall Sign Plan will be subject to Administrative Design Review.
- C. **Owner's Consent Required.** The expressed or written consent of the property owner or business owner is required before any sign may be displayed on any real or personal property within the city.
- D. **Non-commercial Signs.** Non-commercial signs are allowed wherever commercial signage is permitted and are subject to the same standards and total maximum allowances per site or building of each sign type specified in this Chapter. A Zoning Clearance for signage is required only if the sign qualifies as a structure and is subject to a building permit under the Building Code. For purposes of this Chapter, all non-commercial speech messages are considered "on-site," regardless of location.
- E. **Maximum Sign Area.** The maximum allowable sign area for permanent signs, exclusive of area of exempt signs, is based on the Zoning District in which the sign is located and the type of sign to be used. These standards are established in subsequent sections of this Chapter. These standards are maximums permitted and may be reduced during the Design Review process due to site context, visibility needs, and sign design, as determined by the Review Authority.
- F. **Applicable Codes.** In addition to complying with the provisions of this Chapter, all signs must be constructed in accordance with the Uniform Building Code, the Uniform Sign Code, the Electrical Code, and all other applicable laws, rules, regulations, and policies.
- G. **Encroachment Permits.** Signs mounted on private property may project into or above public property or the public right-of-way only with approval of an Encroachment Permit or exemption by the Public Works Director.

H. **Measuring Sign Area.** The area of a sign face includes the entire area within the periphery of the sign, which is established by drawing not more than eight straight lines encompassing the extremities of the sign within the smallest possible area. Supporting structures, such as sign bases and columns, are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags. The area of an individual sign must be calculated as follows.

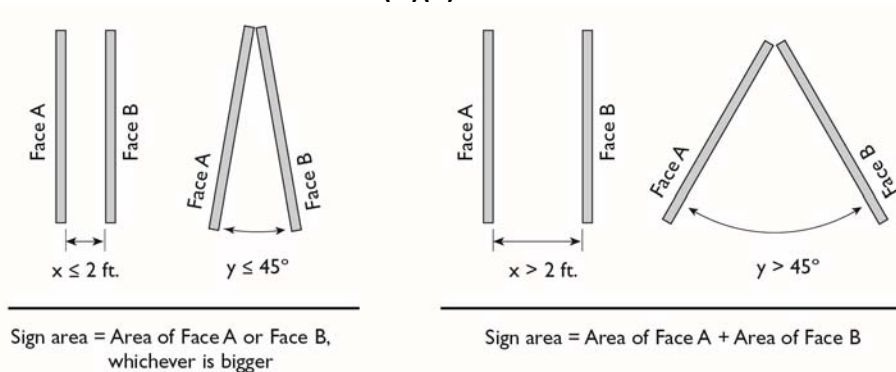
1. **Single-Faced Signs.** Sign area of single-faced signs is the area of the sign face.

FIGURE 17.40.060(H)(1): SINGLE-FACED SIGNS



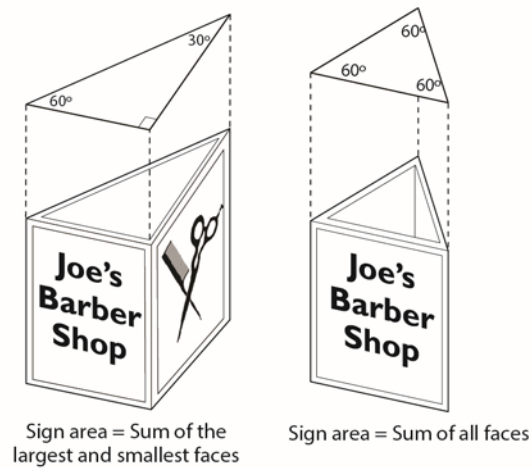
2. **Double-Faced Signs.** Where two faces of a double-faced sign are located two feet or less from one another at all points or located at an interior angle of 45 degrees or less from one another, the sign area of double-faced signs is computed as the area of one face. Where the two faces are not equal in size, the larger sign face will be used. Where two faces of a double-faced sign are located more than two feet or greater than 45 degrees from one another, both sign faces are counted toward the total sign area.

FIGURE 17.40.060(H)(2): DOUBLE-FACED SIGNS



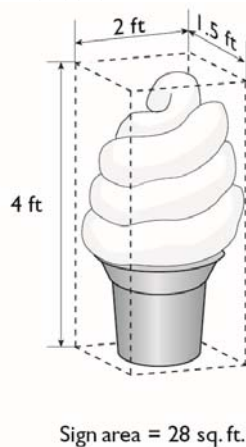
3. **Multi-Faced Signs.** On a three-faced sign, where at least one interior angle is 45 degrees or less, the area of two faces (the largest and smallest face) must be summed to determine sign area. In all other situations involving a sign with three or more sides, sign area will be calculated as the sum of all faces.

FIGURE 17.41.060(H)(3): MULTI-FACED SIGNS



4. **Three-Dimensional Signs.** Signs that consist of, or have attached to them, one or more three-dimensional objects (e.g., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of all areas using the four or more vertical sides of the smallest rectangular prism that will encompass the sign.

FIGURE 17.41.060(H)(4): THREE-DIMENSIONAL SIGNS



- I. **Changeable Copy.** The use of changeable copy on signage is subject to Design Review and may only be permitted in accordance with the following regulations.
 1. **Electronic Copy.** Electronic changeable copy is only allowed in non-residential districts and as follows:
 - a. *Location.* Electronic copy may only be used for the following with approval of a Major Conditional Use Permit:
 - i. Fuel price signs at service and gas station sites.
 - ii. Indoor theaters to display current and future showings.
 - iii. Public/Semi-Public uses on land with at least 400 feet of continuous street frontage.
 - b. *Maximum Number.* One per legal lot or permitted use.
 - c. *Maximum Height.* 10 feet.
 - d. *Maximum Area.* Electronic copy can represent no more than 50 percent of the maximum allowable sign area.
 - e. *Display Duration.* Changes to copy are limited to a maximum of twice per day.
 - f. *Light Intensity.* The intensity of the sign lighting cannot exceed 0.3 foot-candles over ambient lighting conditions when measured at the nearest property line. All electronic copy must be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle limitation.
 2. **Non-Electronic Copy.** Non-electronic changeable copy is allowed in all districts and can represent no more than 20 percent of the total allowable sign area, except for the following uses which are allowed up to 75 percent of the maximum allowable sign area to be changeable copy: all public/semi-public uses, indoor theaters and cinemas, and fuel price signs.
- J. **Message Substitution.** On permitted signs, a commercial message of any type may be substituted, in whole or in part, with a non-commercial message. Additionally, any commercial message may be substituted, in whole or in part, with another commercial message.
 1. **No Additional Approval.** Such message substitution may be made without any additional approval, permitting, registration, or notice to the City. The purpose of this provision is to allow for the updating of information and to prevent any inadvertent favoring of commercial speech over non-commercial speech or favoring of any particular non-commercial message over any other noncommercial message.
 2. **Limitations.** This message substitution provision does not:
 - a. Create a right to increase the total amount of signage on a parcel, lot or land use;
 - b. Affect the requirement that a sign structure or mounting device be properly permitted;
 - c. Allow a change in the physical structure of a sign or its mounting device; or

- d. Authorize the substitution of an off-site commercial message in place of an on-site commercial message or in place of a non-commercial message.
- K. **Materials.** Sign materials must be appropriate for the type, location, size, and purpose of the sign, whether intended to be a permanent or temporary sign.
- L. **Illumination.** The illumination of signs, from either an internal or external source, must be designed to avoid negatively impacting surrounding properties and roadways. The following standards apply to all illuminated signs:
 - 1. Sign lighting must not be of an intensity or brightness that will create a nuisance for residential buildings in a direct line of sight to the sign;
 - 2. Signs using exposed light sources, such as neon and other gas-filled tubing, or any interior lighted sign with transparent or translucent faces may be approved by the Design Review Board, provided that the Board determines that the light from the sign would not cause unreasonable glare, annoyance to passersby or neighbors, or create any safety hazards. Unshielded light bulbs are prohibited for the illumination of signs.
 - 3. Light sources must be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent bulbs or lamps are prohibited, except when used in signs of historic character as part of the architectural design.
 - 4. External light sources must be directed, shielded, and filtered to limit direct illumination of any object other than the sign, according to Chapter 17.35, Lighting.
- M. **Maintenance.** Sign must be maintained in a secure and safe condition and must be cleaned, painted, and replaced as necessary to present a neat appearance. If the City determines that a sign is not secure, safe, or in a good state of repair, it must give written notice of this fact to the property owner and specify a time period for correcting the defect. If the defect is not corrected within the time specified by the City, the City may cause such sign to be removed, or altered to correct the defect, at the expense of the sign owner or owner of the property upon which it is located.
- N. **Abandonment.** An on-premises sign advertising an activity, business, service or product must be removed within 90 days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the Code Enforcement Officer may have the sign removed in accordance with the public nuisance abatement provisions of the Municipal Code.

17.40.070 Standards for Signs by Zoning District

This Section establishes the types and size of signs allowed within each zoning district. These signs also are subject to the regulations in “General Provisions for All Sign Types” and “Standards for Specific Sign Types.”

- A. **Types of Signs Allowed.** Table 17.40.070(A) establishes the types of permanent signs allowed by zoning district.

PART IV: REGULATIONS APPLYING TO MULTIPLE DISTRICTS

TABLE 17.40.070(A): PERMITTED PERMANENT SIGNS BY ZONING DISTRICT				
<input checked="" type="checkbox"/> <i>Permitted (subject to compliance with this Chapter)</i>		<input type="checkbox"/> <i>Permitted only as part of an approved Overall Sign Plan or with compliance with the Old Town Design Guidelines</i>		
<i>Zoning District</i>	<i>Sign Type:</i>			
	<i>Wall</i>	<i>Awning and Canopy</i>	<i>Projecting</i>	<i>Freestanding</i>
All Districts				
See Section 17.40.080, Signage Allowances for Specific Uses				
Commercial Districts				
CR	■	■	■	□
CC	■	■	■	■
OT	■	■	■	□
VS	■	■	□	□
CI	■	■	■	■
CG	■	■	■	■
Office Districts				
BP	■	■	□	□
OI	■	■	□	□
Industrial Districts				
IS	■	■	□	■
IG	■	■	□	■
Public/Quasi-Public District				
PQ	■	■	■	■

B. **Allowed Sign Area.** Table 17.40.070(B) establishes the maximum sign area per zoning district, exclusive of exempt signs and signage allowances for specific uses.

TABLE 17.40.070(B): TOTAL MAXIMUM SIGN AREA BY DISTRICT				
<i>Zoning District:</i>	<i>Commercial</i>	<i>Office</i>	<i>Industrial</i>	<i>Public and Quasi Public</i>
Total Sign Area Allowed (sq. ft.)	1 per lineal foot of street frontage	0.5 per lineal foot of street frontage	0.5 per lineal foot of street frontage	0.2 per lineal foot of street frontage

C. **Flag Lots.** In all zoning districts, signage for a flag lot may be grouped with the signage for businesses on either of the neighboring properties. If signage is combined, the total area of the sign may be increased to accommodate all properties and permitted uses.

17.40.080 Signage Allowances for Specific Uses and Special Signs

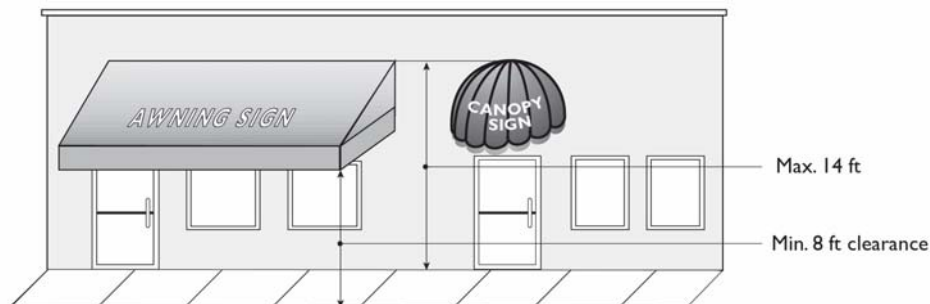
This Section establishes signage allowances for specific uses. These signs are allowed in addition to the signs allowed by Zoning District in Section 17.40.070, Standards for Signs by Zoning District.

- A. **Agricultural Operations.** Signs for agricultural operations may be erected subject to the following standards:
 - 1. **Maximum Number.** One sign per street frontage.
 - 2. **Location.** A minimum of five feet from the edge of the public right-of-way.
 - 3. **Maximum Sign Area.** 25 square feet in area per sign.
- B. **Non-Residential Uses in Residential Zoning Districts.** Signs for non-residential uses in “R” Zoning Districts are allowed subject to the following standards:
 - 1. **Maximum Number.** One freestanding sign and one wall sign.
 - 2. **Maximum Sign Area.** Freestanding signs must not exceed 32 square feet in area per sign. Wall signs must not exceed 10 square feet in area.
 - 3. **Location.** Signs must be a minimum of ten feet from the edge of the public right-of-way or five feet from any interior lot line.
 - 4. **Maximum Height.** Six feet for freestanding signs. Wall signs must not be more than 12 feet above grade.
- C. **Residential and Mixed-Use Developments.** Identification signs for residential and mixed-use developments with more than 10 residential units or parcels are permitted for the purpose of identifying a development subject to the following standards:
 - 1. **Maximum Number of Signs.** One sign per street frontage.
 - 2. **Maximum Sign Area.** 40 square feet per sign.
 - 3. **Height Limit and Location.**
 - a. *Outside of all setbacks:* Ten feet maximum height.
 - b. *Within a setback:* Five feet maximum height.
- D. **Service and Gas Stations.** Signs on service and gas station canopies must not exceed 25 square feet on each side.
- E. **Cinemas.** One square foot of signage for each linear foot of street frontage of the lot, up to a maximum of 150 square feet.
- F. **Murals.** Murals and other forms of art or artwork that are visible to the public and that contains advertising copy or functions as advertising are subject to zoning review and approval of a Zoning Clearance. Upon review, the Director may require Design Review by the Design Review Board.
- G. **Time and Temperature Devices.** Time and temperature devices, not taller in height than permitted signs or larger than 12 square feet, located wholly on private property and bearing no commercial message.

17.40.090 Standards for Specific Sign Types

- A. **A-Frame Signs.** A-Frame signs are allowed in Commercial zoning districts, subject to the following standards:
1. **Maximum Number.** Each establishment is limited to no more than one sign.
 2. **Placement.** A-Frame signs must be placed on private property directly in front of the business it is identifying.
 3. **Hours of Display.** A-Frame signs must be removed during hours when the establishment is not open to the public and cannot be displayed after the activity with which they are associated with is over.
 4. **Maximum Size.** Six square feet.
 5. **Maximum Height.** Four feet.
- B. **Awning and Canopy Signs.** Awning and canopy signs may be attached to or painted on the vertical edges or valance of awnings, canopies, arcades, or similar features or structures. Awning and canopy signs are also subject to zoning district specific sign standards and the following additional standards:
1. **Maximum Number.** One sign for each establishment per street frontage having an entrance under or offering service under the awning or canopy.
 2. **Maximum Size.** Six square feet of sign area.
 3. **Maximum Height.** Awning height is limited to 14 feet.
 4. **Minimum Vertical Clearance.** The bottom of the awning must be a minimum of eight feet above the sidewalk.

FIGURE 17.40.090(B): AWNING AND CANOPY SIGNS

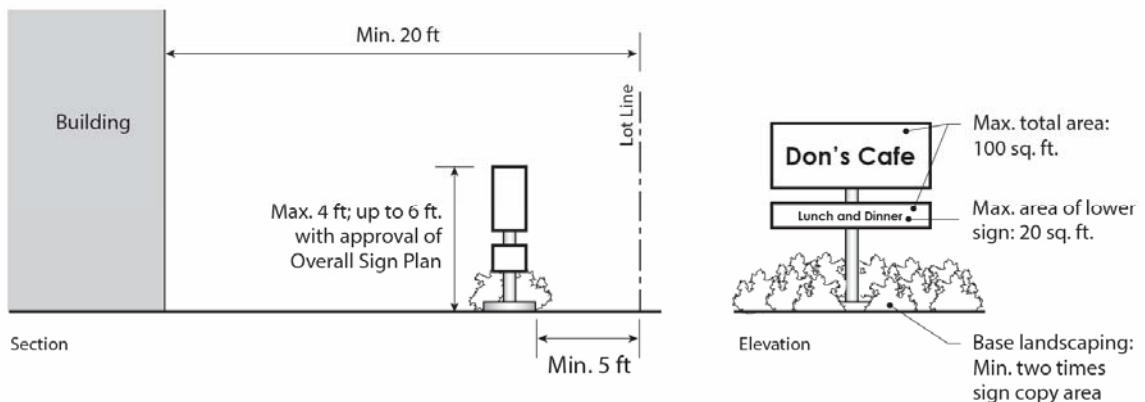


Specific Zoning District standards also apply.

- C. **Freestanding Signs.** Freestanding signs are subject to the specific development standards of the zoning district and the following additional standards:
1. **Where Allowed.** Freestanding signs are permitted only on a parcel of land with at least 125 feet of continuous street frontage and where the main building is set back at least 20 feet from the lot line. The base of the supporting structure must be set back at least five feet from the edge of the public right-of-way.

2. **Maximum Number.** One sign per street frontage. No more than two separate signs may be placed on each freestanding sign structure if being grouped with a flag lot.
3. **Maximum Height.** The standard allowable height for freestanding signs is four feet. An increased height allowance may be approved as part of an Overall Sign Plan, but in no case exceed six feet in height.
4. **Maximum Area.** 100 square feet. If two signs are placed on the same freestanding structure, the lower sign cannot exceed 20 square feet and the areas of the two signs, added together, cannot exceed 100 square feet in area.
5. **Landscaping Required.** All freestanding signs require landscaping at the base equivalent to two times the area of the sign if the area is not otherwise part of an approved landscape plan.

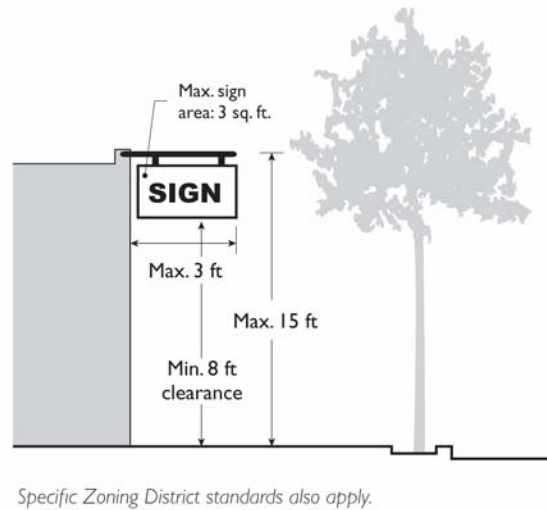
FIGURE 17.40.090(C): FREESTANDING SIGNS



Specific Zoning District standards also apply.

- D. **Projecting Signs.** A sign may project horizontally from the exterior wall of a building or suspended beneath a marquee, covered walkway, canopy, or awning, provided that such projection conforms to the zoning district-specific standards and the following additional standards:
 1. **Maximum Number.** One sign per building or tenant space.
 2. **Maximum Size.** Three square feet.
 3. **Maximum Height.** 15 feet measured from grade to the top of the sign.
 4. **Minimum Vertical Clearance.** Eight feet above the sidewalk.
 5. **Projection Allowed.** A projecting sign cannot extend more than three feet from the building to which it is attached. If connected to a marquee or awning, the sign may not extend further than the outer edge from what it is suspended from and must be designed and located so as to cause no harm to street trees.
 6. **Illumination.** No special illumination is allowed for projecting signs.

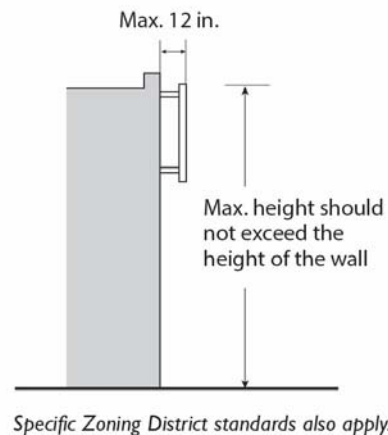
FIGURE 17.40.090(D): PROJECTING SIGNS



E. **Wall Signs.** Wall signs are subject to the specific development standards of the zoning district and the following additional standards:

1. **Maximum Number.** One per street frontage or one per tenant space, whichever is greater.
2. **Maximum Height.** Wall signs may be located up to, but must not exceed, the height of the wall to which they are attached.
3. **Maximum Size.** One-eighth of the building face area to a maximum of 100 square feet.
4. **Projection Allowed.** Wall signs cannot extend more than 12 inches beyond the face of the wall to which they are attached.
5. **Placement.** No wall sign may cover, wholly or partially, any required wall opening.
6. **Orientation.** Unless a different orientation is specifically authorized, each wall-mounted sign must be placed flat against the wall of the building.

FIGURE 17.40.090(E): WALL SIGNS



17.40.100 Overall Sign Plan

The purpose of an Overall Sign Plan is to allow coordinated review of all signage on a property for non-residential and/or mixed-use development subject to approval by the Design Review Board. An Overall Sign Plan allows some sign standards to be modified in order to allow design creativity and to simplify the review process for individual signs once the Overall Sign Plan is adopted. The total aggregate area of the signs permitted by the Sign Program may be up to 10 percent larger than the total aggregate areas of all signs otherwise permitted by this Chapter.

- A. **Applicability.** An Overall Sign Plan is required for the following:
1. New development in commercial, office, and industrial zoning districts with four or more occupancies in commercial or office developments, including mixed-use projects.
 2. All construction and renovation projects involving more than 40,000 square feet of land area where a previous Overall Sign Plan was not approved.
- B. **Processing.**
1. New Overall Sign Plan shall be subject to Design Review approval by the Design Review Board prior to any subsequent, associated ministerial review by the Director for individual signs.
 2. Subsequent individual signs on the Overall Sign Plan are not subject to further Design Review Board approval unless such a review is required based on a specific provision of the Plan. When no Design Review Board approval is required, applications for individual signs must be submitted to the Director and reviewed for conformance with the standards of the approved Overall Sign Plan. A Zoning Clearance must be issued if determined that a sign substantially conforms to the previously-approved Overall Sign Plan.
 3. Applications for individual signs that are not in conformance with the standards of an approved Overall Sign Plan, are subject to a review and approval of a new or revised Overall Sign Plan before the Design Review Board.
- C. **Required Findings.** The Design Review Board will only approve a new Overall Sign Plan or changes to an approved Overall Sign Plan shall only be approved, if all of the following findings are made:
1. The proposed signage is in harmony with and visually related to the common design elements of the buildings the signage will identify;
 2. The proposed signage does not cover, alter, or otherwise obscure important associated architectural elements of the building;
 3. The proposed signage does not have significant adverse effects on nearby properties;
 4. The choice of materials and colors enhance the overall project design;
 5. Any changes to dimensional or locational standards are appropriate from a design perspective; and
 6. The proposed amount of signage conforms to all applicable development standards of this Title.

17.40.110 Nonconforming Signs

- A. **Continuance and Maintenance.** Routine repair and maintenance may be performed on a nonconforming sign provided there is no expansion of nonconformity. Any repair of a damaged nonconforming sign may not exceed 50 percent of the sign area or a cost of \$2,000 or more without requiring the entire sign to be brought into conformity with all applicable provisions of this Title, unless otherwise specified and allowed as part of this Title.
- B. **Abandonment of Nonconforming Sign.** Whenever a nonconforming sign has been abandoned, or the use of the property associated with the nonconforming sign has been discontinued for a period of 90 consecutive days, the sign shall lose its nonconforming status and associated allowances and must be removed. If not removed, the property owner will be in violation of this Section.
- C. **Restoration.** A nonconforming sign may only be restored if it meets the following criteria:
 - 1. The sign has been recognized by the City as a local Historic Resource or is designated either locally, or by the State as a Historic Landmark or as having Historical Merit. Any repairs and restoration shall be subject to any applicable requirements, restrictions, and/or conditions associated with the historic designation, including any special permitting, CEQA, or Design Review requirements.
 - 2. If damage by natural causes (e.g., fire, flood, earthquake, etc.) and the damage does not exceed 50 percent of the total sign area, including hardware and attachments, “in-kind” repairs would be exempt from zoning permits provided that the repairs are approved by the Building Department within 45 days and completed within 90 days of the date of damage.
 - 3. If damage by natural causes (e.g., fire, flood, earthquake, etc.) and the damage exceeds 50 percent of the total sign area, including hardware and attachments, any repairs would be subject to Design Review and approval by the Design Review Board.

Chapter 17.41 Standards for Specific Uses and Activities

Sections:

- 17.41.010 Purpose
- 17.41.020 Applicability
- 17.41.030 Accessory Dwelling Units (ADU)
- 17.41.040 Accessory Uses
- 17.41.050 Adult-Oriented Businesses
- 17.41.060 Animal Keeping
- 17.41.070 Automobile/Vehicle Service and Repair
- 17.41.080 Automobile/Vehicle Washing
- 17.41.090 Cannabis Uses
- 17.41.100 Community Gardens
- 17.41.110 Eating and Drinking Establishments
- 17.41.120 Emergency Shelters
- 17.41.130 Family Day Care Homes, Large
- 17.41.140 Farmworker Housing
- 17.41.150 Group Residential
- 17.41.160 Home Occupations
- 17.41.170 Live/Work Units
- 17.41.180 Mobile Vendors
- 17.41.190 Outdoor Sales
- 17.41.200 Personal Storage
- 17.41.210 Residential Care Facilities, Large
- 17.41.220 Service and Gas Stations
- 17.41.230 Short-term Vacation Rentals
- 17.41.240 Single-Room Occupancy (SRO) Housing
- 17.41.250 Temporary Uses

17.41.010 Purpose

The purpose of this Chapter is to establish standards for specific uses and activities that are permitted or conditionally permitted in several or all base zoning districts. These provisions are intended to minimize the impacts of these uses and activities on surrounding properties and to protect the health, safety, and general welfare of their occupants and of the public.

17.41.020 Applicability

Each activity covered by this Chapter must comply with the requirements of the Section applicable to the specific use or activity, in addition to any base zoning district standards where the use or activity is proposed, other applicable provisions of this Title. The uses that are subject to the standards in this Chapter are allowed only when authorized by the planning permit identified in the base zoning district regulations except where this Chapter establishes a different planning permit requirement for a specific use.

17.41.030 Accessory Dwelling Units (ADU)

- A. **Purpose and Intent.** This Section establishes the procedures and development standards for the ministerial processing of applications for new attached and detached ADUs in compliance with California Government Code, Section 65852.2 [ADUs]. The intent of this Government Code Section is to encourage a more efficient use of residentially zoned land use districts, which are seeing a decrease in household size, changes in social patterns, increasing housing costs, and decreased affordable housing stock. ADUs are recognized as providing a valuable alternative housing opportunity for the elderly, low-income, student, and other economic groups.
- B. **Location.** An ADU can be located within the inland area or coastal zone of the City on any lot zoned for residential use. The lot must be developed with an existing single-family dwelling or can be a vacant lot where construction of both a new single-family dwelling and ADU are proposed. If the subject lot is vacant, the new principal dwelling must receive its entitlement prior to the separate permit application submittal for the ADU.
- C. **Permit Required.** Ministerial review of a Land Use Permit is required for construction of an ADU as well as the legalization of any existing unpermitted ADU. As required under current State Law, permit processing for the ADU will be completed by the City within 120 days of acceptance of a complete application and either approved, approved with conditions, or denied.
1. **Inland Area.** Within the inland area of the City, ministerial review, approval, and issuance of a Land Use Permit by the Director is required for construction of an ADU as well as the legalization of any existing unpermitted ADU.
 2. **Coastal Zone.** Within the Coastal Zone of the City, ministerial review and conceptual approval of a local Coastal Development Permit by the Director is required. After local approval is granted, the applicant must obtain either an Exemption, a Waiver, or a State-approved Coastal Development Permit from the California Coastal Commission prior to issuance of the local Zoning Clearance to effectuate the Coastal Commission's approval.
- D. **Application Requirements.** Only the property owner who resides on the subject lot can submit an application for an ADU. All of the following information must be provided to the City as part of a complete application submittal. An application that is missing any required information will not be accepted.
1. **Plan Sheets.** At a minimum, a site plan, floor plan, and elevations drawn to scale of the existing or proposed principal dwelling and the proposed ADU are required. The site plan or separate sheet must depict any required and/or proposed parking, grading, drainage, exterior lighting, and landscaping. If the ADU is located completely within an existing permitted structure and no exterior changes would occur as part of the project (e.g., no new door(s) or window(s)), then elevation plan sheets are not required.
 2. **Adequate Services.** The proposed method of water supply and sewage disposal for the ADU must be provided. Letters of service availability must be provided by the appropriate water and sewer service provider(s) for the lot. The property owner must also demonstrate existing or future legal access as well as service availability from any associated electric and gas provider for the lot.

3. **Owner-Occupancy.** The property owner of the subject lot must reside on the property as their primary place of residence at the time of application submittal. Additionally, the owner must reside in either the principal dwelling or the ADU for a minimum of five (5) years after approval and construction of the ADU, except when an exception is made by the Director as provided below. The decision of the Director is final and not subject to Appeal. Exceptions can be granted for one of the following circumstances:
 - a. Disability or infirmity requires institutionalization of the property owner, or
 - b. Death of the property owner and hardship to heirs or trustees inheriting or managing the property, or
 - c. The Director approves the property owner's written request for a temporary absence due to illness, temporary employment relocation, sabbatical, extended travels, or when other good cause can be demonstrated.
4. **Primary Residency.** A Homeowners' Property Tax Exemption from the Santa Barbara County Assessor is required as proof of primary residency on the subject lot at the time of application submittal. Additional, in the following instances, proof of owner-occupancy on the lot must be demonstrated at the following time:
 - a. If the lot contains an existing single-family dwelling, documentation (e.g., utility bills) verifying that the dwelling is owner-occupied must be provided as part of the application.
 - b. If the subject lot is vacant, the applicant must provide documentation verifying that the property will be their primary place of residence prior to final building inspection clearance.
- E. **Design Review.** Administrative design review approval is required for all ADUs. If the property owner wishes to receive advice and informal guidance on the ADU design from the Design Review Board, the applicant will not need to pay any fees associated with such one-time voluntary presentation of the ADU design to the Design Review Board. However, this review must be completed prior to application submittal. Administrative Design Review will be formally conducted by the Director, or designee. The following standards apply for the Administrative Design Review of ADU applications.
 1. The ADU is to be subordinate to the principal dwelling on the subject lot in terms of size, location, and appearance. Comparative photos and plans must be provided as part of a complete ADU application.
 2. The exterior appearance, design style and character of an attached ADU must reflect the exterior appearance and architectural style of the principal dwelling and use similar exterior materials, colors, and design (e.g., siding, trim, windows, and other exterior physical features).
 3. The exterior appearance and character of a new detached ADU must comply with the following design standards:
 - a. A manufactured or modular (HUD-Certified) home proposed to be used as a detached ADU can be different in architectural style from that of the principal dwelling on the lot.

- b. New ground-up construction of a detached ADU must reflect the exterior appearance and architectural style of the principal dwelling and must use similar exterior materials, colors, and design.
 - 4. Roof pitch and roof materials for a newly constructed ADU can be different from that of the principal dwelling on the lot only if accommodating installation of solar energy systems at the same time as construction of the ADU.
 - a. Samples and/or photos of existing and proposed colors, materials, roofing, and features must be provided as part of a complete ADU application.
 - b. An ADU with a roof with a 4:12 pitch or more for solar energy systems can increase the maximum height allowance of the ADU by three feet, as specified in the Development Standards subsection below.
 - 5. If a new ADU is located or constructed within a side or rear setback, landscaping of sufficient size, height, and breadth must be provided in order to protect the privacy of adjoining residences.
 - a. Landscaping must be installed and maintained to provide immediate screening of views from windows within the ADU into the windows of adjacent residential buildings or into outdoor living areas, such as decks, patios, terraces, and swimming pools.
 - b. Samples of proposed vegetative screening and planting locations must be provided as part of a complete ADU application.
 - c. The exceptions to this design standard apply only to conversion of legally permitted structures that do not include installation of new exterior windows facing an adjacent property line or when only clerestory windows are used and do not provide views into neighboring lots.
 - 6. Adequate landscaping is required to enhance the appearance of the ADU and provide appropriate screening to blend the dwelling into the existing development on the lot. New landscaping must use water-efficient species only.
- F. **Development Standards.** The following standards apply to all ADUs, including all existing unpermitted units that are applying for a permit to legalize the structure and use. Any request for a Modification to any of these development standards will require submittal of a separate permit application for discretionary review by the Zoning Administrator and the Design Review Board. The associated zoning permit application will be accepted at the same time as the Modification application and both will be concurrently processed. Approval of the requested Modification is required prior to approval of the ADU. The final decision on both permit applications will occur within 120 days of acceptance of complete applications.
 - 1. ***Standards applicable to all ADUs.***
 - a. Only one ADU may be permitted on any single legal lot of record.
 - b. The minimum floor area of an ADU is 200 square feet for a standard unit. An “efficiency unit” ADU may be a minimum of 150 square feet, but must be less than 200 square feet.

- c. The floor area of an ADU must not exceed 10% of the total net lot area of the subject lot.
- d. A standard ADU must not exceed a maximum floor area of 800 square feet, or 50 percent of the existing floor area of the principal dwelling, whichever is less.
- e. The total floor area of all covered structures, including an attached or detached ADU, must not exceed the maximum lot coverage of the underlying zone district.
- f. An ADU may have no more than two bedrooms.
- g. An ADU must contain its own full kitchen, except for an efficiency unit ADU, which may have a partial kitchen.
- h. An ADU must have its own full bathroom facility.
- i. New construction for an ADU, or placement of a manufactured or modular ADU, may not be located between the front of the principal dwelling and the road right-of-way.
- j. All required setbacks for the base zone district shall be applicable to the location of newly constructed ADUs, except for an ADU located entirely within an existing and legally permitted structure that is currently nonconforming as to setbacks.
- k. An ADU will not be permitted on a lot where there is a guesthouse, artist studio, or other dwelling or structure used for habitation other than the principal dwelling. Any existing guesthouse, artist studio, or other dwelling must be removed or can be converted into the ADU.
- l. Any loss in existing required off-street parking for the principal dwelling due to conversion of a garage to an ADU must be replaced on the subject lot. Replacement residential parking spaces can be located within any setback, as tandem parking, or any other configuration authorized by State Law, but must be located outside of any public right-of-way, including roadways and sidewalks.
- m. On-site parking for an ADU is not required. If on-site parking is voluntarily provided for an ADU, it may be located within the setbacks and/or in a tandem configuration, but must be located outside of any public right-of-way, including roadways and sidewalks.
- n. An ADU must have its own unique address assigned and issued by the Santa Barbara County Fire Department.
- o. An ADU must not be sold separately from the principal dwelling.
- p. An ADU may be used as an affordable rental unit provided that:
 - i. The anticipated rental rate for the ADU is provided to the City;
 - ii. Any increase in actual rental cost for an approved ADU is reported to the City Planning staff for reporting to the California Department of Housing and Community Development. Any subsequent sale of a property with an approved ADU must be reported to the City Planning Department so rental rates can continue to be tracked and reported accurately; and

- iii. Rental of an ADU must be for longer than 30 consecutive days. Any ADU found in violation of this standard will be in violation of this Title and subject to Goleta Municipal Code, Section 3.06, Transient Occupancy Tax, and all applicable enforcement, penalties, and fines.

2. ***Supplemental Standards for Attached ADUs.***

- a. The vertical height of an attached ADU located above a garage or above a portion of the principal dwelling must not exceed the height of the principal dwelling nor the maximum allowable height of the base zone district.
- b. An attached ADU that is not situated atop another structure can only contain one story and must not exceed 12 vertical feet in height if located within a setback, or 16 feet if located completely outside of all setbacks. An interior loft area is not considered a second story.
- c. An attached ADU must provide a separate entrance to the unit. However, if an ADU is located on a second story, any external stairway for the ADU must not extend into a front, side, or rear setback.

3. ***Supplemental Standards for Detached ADUs.***

- a. The minimum building separation between the principal dwelling and a detached ADU must be at least five feet for new construction. If the detached ADU is located in an existing structure that is less than five feet from the principal dwelling, a fire wall must be installed pursuant to current Building Code requirements.
- b. A detached ADU located atop a legally permitted existing detached garage or other accessory structure must be setback at least five feet from the side and rear property line and may not exceed the height of the principal dwelling.
- c. A detached ADU that is not located atop an existing detached garage may only contain one story and must not exceed 12 vertical feet in height if located within a setback, or 16 feet if located completely outside of all setbacks. An interior loft area is not considered a second story.

G. **Site Visit.** Planning staff may conduct a site visit to the subject lot prior to approval of the project. If requested, the property owner or authorized agent must allow City staff to access the lot and any existing structure on the subject lot for land use inspection.

H. **Permit Fees.** Prior to approval of first grading and/or building permit(s), the owner/applicant must pay all applicable permit fees in full as required by City ordinances and resolutions.

I. **Appeals.** An action of the Review Authority to approve, conditionally approve, or deny an application for an ADU is final unless the applicant or opposing party appeals the decision within 10 calendar days of the decision in compliance with Section 17.52.120. For an Appeal to be accepted by the Director, it must identify how the decision is inconsistent with applicable Development Standards of Subsection F of this Section. The grounds for an Appeal of an approved, conditionally approved, or denied zoning permit is limited to whether the decision on the project is inconsistent with one or more of the applicable Development Standards. The City will not accept an Appeal of the decision on the requested ADU if the applicant or opposing party fails to identify

the specific Development Standard inconsistency. The Review Authority for an accepted Appeal shall be the Zoning Administrator.

- J. **Covenant.** A covenant in a form approved by the City Attorney must be recorded with the County Recorder's Office detailing the owner-occupancy restriction as well as the restriction on the size, use, and other attributes of the ADU, as set forth in this Section. The covenant must also include a prohibition on the sale of the ADU separate from the sale of the principal dwelling, including a statement that the deed restriction shall be enforced against future purchasers of the lot. Proof of recordation of the covenant must be provided to the City prior to final building inspection clearance.

17.41.040 Accessory Uses

Accessory Uses must comply with the requirements of this Section and are allowed only when in conjunction with a principal use on the premises.

- A. **Determination of Use as Accessory.** Accessory Uses must serve the purpose of and be incidental, subordinate, and related to the principal use, which can be demonstrated by elements including but not limited to:
1. The floor area and/or lot area devoted to the use;
 2. The economic importance of the use;
 3. The expenses devoted to the use;
 4. The hours of operation of the use;
 5. The number of employees devoted to the use; and
 6. The number of customers/visitors generated by the use.
- B. **Permit Required.**
1. No permit or approval is required for accessory uses beyond what is required for the principal use(s) on the premises. However, the accessory uses must be included on any submittal for the principal use(s). In cases where the principal use requires a Conditional Use, Accessory Uses may be further limited or even prohibited.
- C. **Size.** Unless otherwise allowed in this Title, the aggregate floor area of nonresidential accessory uses per structure, or tenant space/lot area is limited as follows:
1. Structure or tenant space with floor area of less than 1,000 square feet: Maximum 25 percent of the structure or tenant space.
 2. Structure or tenant space with floor area of 1,000 to 3,000 square feet: Maximum 250 square feet or 15 percent of the structure or tenant space, whichever is greater.
 3. Structure or tenant space floor area of 3,000 square feet or more: Maximum 600 square feet or 10 percent of the structure or tenant space, whichever is greater.
 4. Additional square footage may be allowed pursuant to approval of a Major Conditional Use Permit.

- D. **Parking.** Parking for Accessory Uses must be provided based upon Chapter 17.38, Parking and Loading.
- E. **Prohibited Uses.** The following uses are prohibited from being Accessory Uses:
 - 1. Adult-Oriented Businesses;
 - 2. Cannabis Uses, except when accessory to other cannabis businesses;
 - 3. Liquor Stores;
 - 4. Oil and Gas Facilities;
 - 5. Bar/Nightclub/Lounge, except in hotels, restaurants, resorts, golf courses; micro-breweries that produce less than 15,000 barrels of beer annually, wineries, and distilleries; and
 - 6. Heavy Manufacturing.

17.41.050 Adult-Oriented Businesses

Adult-oriented businesses must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Development Standards.** Adult-oriented businesses must comply with the following development and operational standards.
 - 1. **Specific Location.** Adult-oriented businesses must be located as follows:
 - a. Any lot with an Adult-Oriented Business must at least 1,000 feet from a lot containing the following uses:
 - i. Any educational institution, including, without limitation, public or private schools for primary or secondary education, nursery schools or day care facilities, religious and/or cultural institutions, or private or public parks.
 - ii. Another adult-oriented business.
 - b. Adult Bookstores, Adult Novelty Stores, or Adult Video Stores must be located on a lot at least 600 feet from any Residential "R" Zone District lot.
 - c. Adult Live Entertainment Theaters, Adult Motion Picture or Video Arcades, and Adult Motion Picture Theaters must be located on a lot at least 1,000 feet from any Residential "R" Zone District lot.
 - 2. **Hours of Operation.** Adult-Oriented Business hours of operation are limited to the time period between 8:00 a.m. and 10:00 p.m. on Sunday, Monday, Tuesday, Wednesday and Thursday, and from 8:00 a.m. to 11:00 p.m. on Friday and Saturday.
 - 3. **Display.** No Adult-Oriented Business may display or exhibit any material in a manner which exposes to the public view, photographs or illustrations of specified sexual activities, nude, or partially nude adults or models in poses which emphasize or direct the viewer's attention to the subject's genitals. Adult news racks are also subject to this limitation.

4. **Security Program.** An on-site security program must be prepared and implemented as follows:
 - a. *Interior Lighting.* All interior portions of the adult-oriented business, except those devoted to mini-motion or motion pictures, must be illuminated during all hours of operation with a lighting system that provides a minimum maintained horizontal illumination of not less than two foot-candles of light on the floor surface.
 - b. *Security Guards.* Security guards may be required if it is determined by law enforcement that their presence is necessary.

17.41.060 Animal Keeping

The following standards apply to the noncommercial keeping of animals.

- A. **Household Pets.** The keeping of small domestic household pets such as cats, dogs, and birds for noncommercial purposes is allowed. The keeping of more than three dogs aged six months or more is subject to approval of a Minor Conditional Use Permit.
- B. **Other Animals.** Other Animals are allowed based on the following regulations:
 1. **Horses.**
 - a. *Residential Districts.* The minimum lot size required for the keeping of horses is 20,000 square feet. No more than one horse is permitted per 20,000 square feet of lot area provided no more than five horse are permitted on any one lot.
 - b. *Agricultural District.* Horses are permitted consistent with Subsection B(2) below.
 2. **Other Large Animals.** Large animals, such mules, goats, cows, swine, or other similar size animal are only allowed in the Agriculture Zone District on parcels larger than one acre in size and not to exceed one large animal per 20,000 square feet of lot area.
 3. **Small Animals.** Small animals (e.g., bees, chickens, ducks, rabbits, etc.) are permitted, provided that:
 - a. Such small animals are for the domestic use or enjoyment of the residents of the lot only and are not kept for commercial purposes.
 - b. Keeping of such small animals is not injurious to the health, safety, or welfare of the neighborhood and does not create offensive noise or odor as determined by the Zoning Administrator after advice from the County Health Department.
 4. **Enclosures.** Pens, coops, cages, and other enclosures for such small animals are no closer than 20 feet to any dwelling on another lot.
- C. **Prohibited Animals.** No predatory wild animals, roosters, peacocks, endangered animals, or otherwise protected animals are allowed to be kept within the City.
- D. **Odor and Vector Control.** Animal enclosures and feed areas must be maintained free from litter, garbage, and the accumulation of waste and manure so as to prevent the proliferation of flies, other disease vectors and offensive odors. Manure must not be allowed to accumulate within setback areas.

- E. **Containment.** Animals must be effectively contained on site and not able to run free on any other lot under separate ownership or in a public right-of-way.

17.41.070 Automobile/Vehicle Service and Repair

Automobile/vehicle service and repair facilities must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Applicability.** This Section applies to all major and minor automobile/vehicle service and repair uses as well as any other uses, such as auto dealerships or service stations that perform auto servicing as an accessory use.
- B. **Spray/Paint Booths.** Spray booths must be fully-enclosed and separated a minimum of 500 feet from residential “R” zone districts, parks, schools, and day care facilities, unless approved with a Major Conditional Use Permit approval.

17.41.080 Automobile/Vehicle Washing

Automobile/vehicle washing facilities must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Recycled Water.** A recycled water system is required.
- B. **Hours of Operation.** When adjacent to a Residential “R” Zone District, the hours of operation are limited to 8:00 a.m. to 7:00 p.m., seven days a week.

17.41.090 Cannabis Uses

Section to be added based on potential revisions to the City’s Cannabis Land Use Ordinance (Ordinance No. 18-03) as part of a separate effort.

17.41.100 Community Gardens

Community gardens must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Management.** Community gardens may be organized by community groups, nonprofit organizations, land owners, or the City. A responsible representative must be designated for each community garden who will serve as liaison between gardeners, property owner(s), and the City.
- B. **Operational Plan.** The applicant must submit an operational plan to the City that identifies roles and responsibilities, contact information, and operations of the community garden.

17.41.110 Eating and Drinking Establishments

Where Eating and Drinking Establishments include outdoor dining and seating facilities, these facilities must be located, developed, and operated in compliance with the following standards:

- A. **Applicability.** The standards of this Section apply to outdoor dining and seating located on private property and in the right-of-way. Outdoor dining and seating located within the public-right-of-way is subject to an encroachment permit issued by the Public Works Department prior to its establishment and operation.
- B. **Enclosure.** Any awnings or umbrellas must be adequately secured and/or retractable.
- C. **Pedestrian Pathway.** A four-foot pedestrian pathway must be maintained and unobstructed. If there is more than a four-foot-wide pathway provided, outdoor dining may be located outside of the required four feet.
- D. **Litter Removal.** Outdoor dining and seating areas must remain clear of litter at all times.
- E. **Hours of Operation.** The hours of operation for outdoor dining are limited to the permitted hours of operation of the associated eating and drinking establishment.
- F. **Parking.** Where an outdoor dining and seating area occupies 200 square feet or less, additional parking spaces for the associated eating and drinking establishment are not required. Parking must be provided according to the required ratio in Chapter 17.38, Parking and Loading, for any outdoor dining and seating area exceeding 200 square feet.

17.41.120 Emergency Shelters

Emergency shelters must be located, developed, and operated in compliance with the following standards where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Permit Required.** Unless Discretionary Approval of a Conditional Use Permit is required pursuant to Table 17.08.020, a Land Use Permit is required where Emergency Shelters are allowed.
- B. **Proximity.** No emergency shelter is permitted within 300 feet of a site with an operating emergency shelter.
- C. **Facilities.** The emergency shelter facility must provide sleeping and bathing facilities and one or more of the following specific facilities and services including, without limitation:
 - 1. Child care facilities;
 - 2. Commercial kitchen facilities designed and operated in compliance with California Health and Safety Code Section 113700, et seq.;
 - 3. Dining area;
 - 4. Laundry;
 - 5. Recreation room; and
 - 6. Support services (e.g., training, counseling).

- D. **Number of Residents.** Not more than 25 persons may be served on a nightly basis. A shelter operator may request a higher capacity with Discretionary Approval of a Minor Conditional Use Permit by demonstrating that the combined shelter capacities in the City is less than the most recent homeless census.
- E. **Length of Stay.** Maximum length of stay of a person in an emergency shelter is limited to 180 days in any 12-month period.
- F. **Hours of Operation.** Emergency shelters may operate 24-hours a day to provide sleeping facilities and other facilities and services.
- G. **Management.** Each emergency shelter must have an on-site management office, with at least one staff member present at all times the emergency shelter is in operation. A minimum of two staff members must be on duty when more than 10 beds are occupied.
- H. **Security.** If required by law enforcement, an emergency shelter must have on-site security staff, with at least one security staff present at all times the emergency shelter is in operation.
- I. **Site Design.** Client waiting, intake, and pick-up areas must be located inside a building or interior courtyard, or at a rear or side entrance physically and visually separated from public view of adjacent right-of-way with a minimum six-foot-tall decorative masonry wall or hedge or similar mature landscaping.

17.41.130 Family Day Care Homes, Large

Large Family Day Care homes must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Permit Required.** Where allowed pursuant to Table 17.07.020, Land Use Regulations – Residential Districts, a Land Use Permit is required.
- B. **Location.** Large Family Day Care homes must not be located within 300 feet of another site with an operating Large Family Day Care home. In no case may any residential property have more than one Large Family Day Care home adjacent to its property line.
- C. **Residency.** The operator of a Large Family Day Care home must be a full-time resident of the dwelling unit in which the facility is located.
- D. **Licensing.** Large Family Day Care homes must be licensed or certified by the State of California and must be operated according to all applicable state and local regulations.
- E. **Passenger Loading.** Curbside loading is presumed adequate for drop-off and pick-up of children. However, where the Review Authority has evaluated a particular Large Family Day Care home and has determined that curbside loading is not adequate, a passenger loading plan will be required. Vehicles dropping off and picking up children must not:
 - 1. Double-park at any time;
 - 2. Block the driveways of neighboring houses; or
 - 3. Use driveways of neighboring houses to turn around.
- F. **Contact Person(s).** The current name(s) and telephone number(s) of the operator(s) must be on file with the City's Planning and Environmental Review Department at all times.

17.41.140 Farmworker Housing

Farmworker Housing must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Location.** In Residential Districts, Farmworker Housing providing accommodations for six or fewer employees is a single-family use subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zoning district.
- B. **Operation Permit.** Before the City issues a building permit, the applicant must demonstrate that it has a valid permit to operate from the California Department of Housing and Community Development (HCD).
- C. **Deed Restriction.** Farmworker Housing must be deed restricted or otherwise restricted for occupancy to qualifying farmworker households.

17.41.150 Group Residential

Group residential facilities must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Proximity.** No new Group Residential is permitted within 300 feet of a site with an operating Group Residential facility.
- B. **Minimum Lot Area.** The minimum lot area is 12,000 square feet.

17.41.160 Home Occupations

Home occupations must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Applicability.** This Section applies to Home Occupations in any residential unit in the City regardless of the zone district designation. This Section does not apply to family day care, which is regulated separately in Section 17.41.130, Family Day Care Homes, Large.
- B. **Permit Required.** A Zoning Clearance is required for Home Occupations where clients or customers are served on site. If no clients or customers are served on site, no permit is required.
- C. **Residential Appearance.** The residential appearance of the dwelling unit within which the Home Occupation is conducted must be maintained.
 - 1. **Location.** All Home Occupation activities must be conducted entirely within the dwelling unit and/or an associated garage or accessory structure(s) on the same lot, subject to applicable provisions for garage parking.
 - 2. **Maximum Size.** The space exclusively devoted to the Home Occupation (including any associated storage) must not exceed 25 percent of the combined floor area of the dwelling unit, accessory structure(s), and available garage not used for parking.
 - 3. **Employees.** One employee or independent contractor other than residents of the dwelling may be permitted to work at the location of a Home Occupation.

4. **On-Site Client Contact.** Customer and client visits are permitted; however, the Home Occupation may not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone district in which the use is located.
 5. **Employee/Client Parking.**
 - a. Customers, clients, and/or employees must park on site. If the site cannot accommodate an on-site parking space, they may park directly on the street adjacent to and in close proximity to the home.
 - b. Parking required for customers/clients/employees may be provided on site in a tandem configuration.
 6. **Hours of Operation.** Employees, visitors, students, and/or clients are permitted between the hours of 8:00 a.m. to 9:00 p.m.
 7. **Vehicles.** Only one vehicle, owned by the operator of the home occupation, and not to exceed one ton in capacity, may be used by the operator in conjunction with the home occupation.
 8. **Signage.** No commercial signage for the Home Occupation is allowed on site.
 9. **Hazardous Materials.** Activities conducted, and equipment or materials used, must not change the fire safety or occupancy classifications of the premises, nor use utilities different from those normally provided for residential use. There must be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit.
 10. **Nuisances.** A Home Occupation must be conducted such that no offensive or objectionable noise, dust, vibration, smell, smoke, heat, humidity, glare, refuse, radiation, electrical disturbance, interference with the transmission of communications, interference with radio or television reception, or other hazard or nuisance is perceptible on adjacent lots or in neighboring units in a multiple-unit building.
- D. **Multiple Home Occupations.** Multiple Home Occupations in a dwelling are allowed provided the space exclusively devoted to the Home Occupations, including any associated storage, complies with all other provisions in this Section.
- E. **Prohibited Uses.** The following uses are not permitted as Home Occupations:
1. Adult-Oriented businesses;
 2. Automobile/vehicle sales and services;
 3. Eating and drinking establishments;
 4. Hotels and motels;
 5. Hospitals and clinics;
 6. Fire arms manufacturing and on-site sales; and
 7. Cannabis Uses.

17.41.170 Live/Work Units

Live/Work units must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Permit Required.** Work activities in Live/Work Units are limited to uses that are permitted outright or allowed with a Land Use Permit or Conditional Use Permit within the zone district the units are located.
- B. **Allowable Uses.** Live/Work Units must contain a residential uses, but are not required to maintain a “work” or commercial uses.
- C. **Sale or Rental of Live or Work Portions of Unit.** No portion of a Live/Work Unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.
- D. **Floor Area Distribution.** An applicant must submit a floor plan of all proposed units to the City to differentiate areas designated for commercial activities and those areas designated for residential use.
- E. **Outdoor Living Area.** Common or private outdoor living area must be provided for the use of occupants at a rate of at least 60 square feet per Live/Work Unit. This space may be attached to individual units or located on the roof or adjoining the building in a yard.

17.41.180 Mobile Vendors

Mobile Vendors must be located and operated in compliance with the following standards:

- A. **Permit Required.** A Temporary Use Permit must be issued pursuant to 17.56 prior to operation of the Mobile Vendor on any private property.
- B. **Equipment.** Vendor equipment and vehicles must not:
 - 1. Be left unattended at any time;
 - 2. Be permitted as a permanent or proprietary location on any property within the City;
 - 3. Be kept on a site where sales occur when not in use;
 - 4. Occupy required on-site parking; and
 - 5. Obstruct fire access.
- C. **Development Standards.**
 - 1. **Location.** Mobile Vendors must not operate within 300 feet of the closest property line of a permanent permitted use within the same use classification as defined in Chapter 17.70.
 - 2. **Trash.** Trash, debris, and other waste created by the Mobile Vendor operation must be cleaned up at the conclusion of each temporary use of a Mobile Vendor.

17.41.190 Outdoor Sales

Outdoor sales facilities must be located, developed, and operated in compliance with the following:

- A. **Permit Required.** Where permissible, seasonal and temporary sales, such as Christmas tree and pumpkin lots, are subject to Section 17.41.250, Temporary Uses.
- B. **Permanent Outdoor Display and Sales.** The permanent outdoor display of merchandise must comply with the following standards:
 - 1. **Relationship to Main Use.** The outdoor display and sales area must be directly related to a business occupying a primary structure on the subject parcel.
 - 2. **Display Locations.**
 - a. Outdoor sales or display located within the public road right-of-way is subject to an encroachment permit issued by the Public Works Department.
 - b. The displayed merchandise must not disrupt the vehicle, bicycle, and pedestrian circulation on the site, obstruct driver or rider visibility or otherwise create hazards for vehicles, bicyclists, or pedestrians.
 - c. Except for Automobile/Vehicle Sales and Leasing, a four-foot pedestrian pathway must be maintained and remain unobstructed by either merchandise or displays. If there is more than a four-foot-wide pathway provided, merchandise may be displayed in an area outside of the required four feet.
 - 3. **Allowable Merchandise.** Only merchandise generally sold at the business is permitted to be displayed outdoors.
 - 4. **Refuse/Litter.** The operator is responsible for collecting all trash created from outdoor sales operations.
 - 5. **Monitoring.** All outdoor sales locations must be monitored by store personnel.

17.41.200 Personal Storage

Personal storage facilities must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Prohibited Activity.** No living plants, animals, or persons may be kept in a personal storage unit. No retail sales, repair, or other commercial use may be conducted out of a personal storage unit. No live music or noise amplification is allowed.
- B. **No Hazardous Materials Storage.** No storage of hazardous materials is permitted.
- C. **Notice to Tenants.** As part of the rental process, the facility manager must inform all tenants of conditions restricting storage of hazardous materials and use limitations of the storage units, including no habitation. These restrictions must be included in rental contracts and posted at a conspicuous location within the front of each rental unit.
- D. **Open Storage.** Open storage, outside an enclosed building, is limited to vehicles and trailers with a valid registration which are screened from public view.
- E. **Hours of Operation.** Hours of operation are limited to 7:00 a.m. to 7:00 p.m. if the facility abuts a Residential Zone District.

17.41.210 Residential Care Facilities, Large

Large residential care facilities must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Proximity.** No Large Residential Care Facility is permitted within 300 feet of a site with an operating Large Residential Care Facility.
- B. **Common Open Space.** At least 50 square feet of common open space must be provided for each person who resides in the facility.

17.41.220 Service and Gas Stations

Service and gas stations must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses:

- A. **Site Design.**
 - 1. Designs must incorporate landscaping and screen walls to screen vehicles while allowing eye-level visibility into the site. Fleet fuel stations in industrial zoning districts are exempt from this requirement.
 - 2. Propane tanks, vapor-recovery systems, air compressors, utility boxes, garbage, recycling containers/enclosures, and other similar mechanical equipment must be screened from public view, where feasible.
- B. **Air and Water Stations.** Air and water stations must be identified on site plans and located outside required setback areas.
- C. **Pump Islands.** Pump islands must be located a minimum of 15 feet from any lot line to the nearest edge of the pump island. A canopy or roof structure over a pump island may encroach up to 10 feet within this distance.

17.41.230 Short-term Vacation Rentals

A property owner may only rent, offer to rent, or advertise for rent, a Short-term Vacation Rental to another person in compliance with Chapter 5.08 of the Municipal Code.

- A. **Permit Required.** No Zoning Permit is required for Short-Term Vacation Rentals. However, a City Short-Term Vacation Rental Permit is required from the City Finance Director.

17.41.240 Single-Room Occupancy (SRO) Housing

Single-Room Occupancy (SRO) Housing must be located, developed, and operated in compliance with the following standards, where allowed by Part II, Base Zoning District Standards and Allowed Uses.

- A. **Residential Density.** If SRO Housing contains a common kitchen that serves all residents, the Review Authority may increase the maximum allowable number of individual units available for rent by 20 percent above the number otherwise allowed by the base density applicable to residential development in the zoning district where the project is located.
- B. **Design.**

1. **Maximum Occupancy.** Each living unit must be designed to accommodate a maximum of two persons.
 2. **Minimum Width.** A unit comprised of one room, not including a bathroom, must not be less than 12 feet in width, and must comply with applicable State Health and Safety Code minimum size requirements.
 3. **Entrances.** All units must be independently accessible from a single main entry, excluding emergency and other service support exits.
 4. **Cooking Facilities.** Cooking facilities must be provided either in individual units or in a community kitchen. Where cooking is in individual units, each unit must have a sink with hot and cold water; a counter with dedicated electrical outlets and a microwave oven or a properly engineered cook top unit pursuant to Building Code requirements; at minimum a small refrigerator; and cabinets for storage.
 5. **Bathroom.** A unit is not required to, but may contain partial or full bathroom facilities. A partial bathroom facility must have at least a toilet and sink. If a full bathroom facility is not provided, common bathroom facilities must be provided that meet the standards of the California Building Code for congregate residences with at least one full bathroom per floor.
 6. **Closet.** Each unit must have a separate closet.
 7. **Common Area.** At least 200 square feet in area of interior common space must be on the ground floor near the entry to serve as a central focus for tenant social interaction and meetings.
- C. **Tenancy.** Tenancy of SRO Housing is limited to 30 or more days.
- D. **Management Plan.** A management plan must be submitted with the permit application for an SRO Housing for review and approval by the Review Authority. At minimum, the management plan must include the following:
1. **Security/Safety.** Proposed security and safety features such as lighting, security cameras, access, and natural surveillance through design that maximizes visibility of spaces;
 2. **Management Policies.** Management policies, including desk service, visitation rights, occupancy restrictions, and use of cooking appliances;
 3. **Rental Procedures.** All rental procedures, including the monthly tenancy requirement;
 4. **Staffing and Services.** Information regarding all support services, such as job referral and social programs; and
 5. **Maintenance.** Maintenance provisions, including sidewalk cleaning and litter control, recycling programs, general upkeep, and the use of durable materials.

17.41.250 Temporary Uses

This Section establishes standards for certain uses that are intended to be of a limited duration of time and will not permanently alter the character or physical features of the site where they occur.

- A. **Exempt Temporary Uses.** The following minor and limited duration temporary uses are exempt from the requirement for a Temporary Use Permit. Other permits, such as Building Permits, may be required.
1. **Car Washes.** Car washes conducted by a qualifying sponsoring organization on non-residential properties. Sponsorship is limited to educational, fraternal, religious, or service organizations directly engaged in civic or charitable efforts, or to tax exempt organizations in compliance with Section 501(c) of the U.S. Internal Revenue Service code. Temporary car washes may not occur on a site more than one time per month and may not operate for a continuous period of more than 12 hours or more than 16 hours in any two-day period.
 2. **Emergency Activities.** Emergency public health and safety activities.
 3. **Garage Sales.** Garage sales of personal property conducted by a resident of the premises and occurring during daylight hours and no more often than four times within any 12-month period per residence and for a maximum of three consecutive days each.
 4. **On-site Construction Yards.** On-site contractors' construction yards, including temporary trailers and storage of equipment, in conjunction with an approved construction project on the same site. The construction yard must be removed immediately upon completion of the construction project, or the expiration of the companion Building Permit authorizing the construction, whichever occurs first.
 5. **Temporary Real Estate Sales Office.** A temporary real estate sales office within the area of an approved development project, solely for the first sale of units, approved as part of the overall project.
 6. **Filming.** The temporary use of a site for the filming of commercials, movies, or videos if a Film Permit is obtained pursuant to Chapter 12.05 of the Goleta Municipal Code or is exempt from the requirements of Chapter 12.05.
 7. **Parades, Assemblies, and Special Events.** The temporary use of a site for a parade, assembly, or other special event if a Special Event Permit is obtained pursuant to Chapter 12.07 of the Goleta Municipal Code.
- B. **Temporary Use Permit Required.** The following uses may be permitted pursuant to Chapter 17.56, Temporary Use Permits, subject to the following standards. Additional or more stringent requirements may be established through the Temporary Use Permit process in order to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.
1. **Special Events and Temporary Sales.** Short term special events, outdoor sales, and displays that do not exceed five consecutive days, may be permitted in accordance with the following standards:
 - a. **Location.** Events are limited to non-residential zone districts.
 - b. **Number of Events.** No more than four events at one site are allowed within any 12-month period. Additional event may be allowed pursuant to a Minor Conditional Use Permit approval in accordance with Section 17.41.250(C).

- c. *Time Limit.* When located adjacent to a Residential Zone District, the hours of operation are limited to 8:00 a.m. to 9:00 p.m.
2. **Temporary Outdoor Sales.** Temporary outdoor sales, including but not limited to, grand opening events, and other special sales events, may be permitted in accordance with the following standards:
 - a. Temporary outdoor sales must be part of an existing business on the same site.
 - b. Outdoor display and sales areas must be located on a paved or concrete area on the same lot as the structure(s) containing the business with which the temporary sale is associated.
 - c. Location of the displayed merchandise must not disrupt the normal circulation of the site, nor encroach upon driveways, bicycle paths, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle, bicycle, or pedestrian traffic.
3. **Temporary Seasonal Sales.** Seasonal sales of holiday related items, such as pumpkins and Christmas trees, for a period not longer than 45 days in a non-residential zone district.
4. **Temporary Off-site Construction Yards.** Off-site contractor construction yards, in conjunction with an approved construction project. Upon expiration of the Temporary Use Permit, the construction yard must be immediately removed.
5. **Temporary Real Estate Sales.** On-site real estate sales from a manufactured or mobile unit office for the temporary marketing, sales, or rental of residential, commercial, or industrial development if not approved as part of an overall project.
6. **Temporary Residence.** A manufactured or mobile home used as a temporary residence of the property owner when a Building Permit for a new single-family dwelling has been approved but occupancy has not yet been granted, or for temporary caretaker quarters during the construction of a subdivision, multi-family, or nonresidential project.
7. **Temporary Structure.** A temporary classroom, office, or similar portable structure, including a manufactured or mobile unit, may be approved, for a maximum of 12 months. The structure may be used as an accessory use or as the first phase of a development project in a non-residential zone district.
8. **Temporary Work Trailer.**
 - a. A trailer may be used as a temporary work site for employees of a business:
 - i. During construction of a subdivision or other development project when a Building Permit had been approved; or
 - ii. Upon demonstration by the applicant that the temporary work site is a short-term necessity, while a permanent work site is being obtained.
 - b. A permit for temporary work trailers may be granted for up to 12 months and may be extended one time for an additional 12 months at the discretion of Director.
9. **Similar Temporary Uses.** Similar temporary uses which, at the discretion of the Director, are determined to be compatible with the zone district and surrounding land uses and

are necessary because of unusual or unique circumstances beyond the control of the applicant.

C. **Minor Conditional Use Permit Required.** Review and approval of a Minor Conditional Use Permit is required for temporary uses as follows

1. **Uses.**

- a. Amusement rides, carnivals, circuses, concerts, live entertainment, outdoor entertainment, sporting events, and tent revivals.
- b. Any temporary use the Director determines to have substantial and detrimental impacts to surrounding properties, such as noise or traffic impacts.
- c. Any temporary use where occurrences of the temporary use occur over a period greater than 12 months.
- d. Any other temporary use not identified as being exempt or as requiring a Temporary Use Permit.

2. **Findings.** The following findings must be made for a temporary use that is subject to a Minor Conditional Use Permit:

- a. All findings required for Conditional Use Permits pursuant to Section 17.57.050, Required Findings.
- b. All findings required for Temporary Use Permits pursuant to Sec. 17.56.040, Required Findings.

Chapter 17.42 Telecommunications Facilities

Sections:

- 17.42.010 Purpose and Applicability
- 17.42.020 Permit Requirements
- 17.42.030 Development Standards
- 17.42.040 Required Findings
- 17.42.050 Abandonment/Removal of Facilities
- 17.42.060 Transfer of Ownership

17.42.010 Purpose and Applicability

This Chapter provides standards and procedures to regulate the development, siting, installation, and operation of wireless telecommunications antennas and related facilities consistent with the applicable requirements of federal law. The regulations are intended to provide for the appropriate development of wireless telecommunication facilities within the City to meet the needs of residents, business-owners, and visitors while protecting public health and safety and preventing visual blight and degradation of the community's aesthetic character.

The requirements of this Chapter apply to all telecommunication facilities within the City, which are not subject to Federal Communications Commission (FCC) ruling [WT Docket No. 17-79, WC Docket No. 17-84; FCC 18-133], that transmit and/or receive wireless electromagnetic signals, including but not limited to personal communications services (cellular and paging) and radio and television broadcast facilities. The requirements apply to telecommunication facilities that are the primary use of a property as well as those that are accessory facilities.

17.42.020 Permit Requirements

This Section establishes the permit requirements for all new and existing wireless telecommunication facilities within the City.

- A. **Exempt.** The following types of telecommunication facilities that do not exceeding the maximum height permitted by this Title are exempt for requiring a zoning permit:
1. Licensed amateur radio antennas and citizen band operations.
 2. Hand-held, mobile, marine, and portable radio transmitters and/or receivers.
 3. Emergency services radio.
 4. Radio and television mobile broadcast facilities.
 5. Antennas and equipment cabinets or rooms completely located inside of permitted structures.

6. A single ground-mounted or building-mounted receive-only radio or television antenna, including any mast, or a receive-only radio or television satellite dish antenna, subject to the following restrictions:
 - a. *Residential Districts.*
 - i. **Satellite Dish One Meter or Less.** A satellite dish that does not exceed one meter in diameter and is for the sole use of a resident occupying the same residential parcel is permitted anywhere on a lot in the residential district so long as it does not exceed the height of the ridgeline of the primary structure on the same parcel.
 - b. *Nonresidential Districts.*
 - i. **Satellite Dish Two Meters or Less.** A satellite dish that does not exceed two meters in diameter is permitted anywhere on a lot in a nonresidential district so long as the location does not reduce required parking, diminish pedestrian or vehicular access, or require removal of required landscaping.
 7. City-owned and operated facilities used for public purposes.
 8. Telecommunication facilities subject to FCC Ruling [WT Docket No. 17-79, WC Docket No. 17-84; FCC 18-133].
 9. Any other commercial antenna or wireless communications facility that is exempt from all local regulation and development standards, pursuant to the rules and regulations of the Federal Communications Commission (FCC) or a permit issued by the California Public Utilities Commission (CPUC). The owner or operator of such facility shall provide the Director with a copy of a current FCC or CPUC permit or a copy of applicable FCC regulations along with the required building permit application, or if no building permit is required, prior to its installation.
- B. **Zoning Clearance.** The following types of telecommunication facilities that do not exceeding the maximum height permitted by this Title must receive issuance of a Zoning Clearance prior to approval of any building permit for installation:
1. ***Existing Facilities.*** Minor modifications to existing wireless facilities, including replacement in-kind or with smaller or less visible equipment, that meet the standards set forth in this Title and will have little or no change in the visual appearance of the facility require the review and issuance of a Zoning Clearance.
 2. ***New Facilities on Private Lands or Structures.*** When located within a residential or nonresidential zone district, the following types of new telecommunication facilities require review and approval of a Zoning Clearance.
 - a. *Residential Districts.*
 - i. **Satellite Dish Greater than One Meter.** A satellite dish that is greater than one meter in diameter, is not located within a required front yard or side yard abutting a street and is screened from view from any public right-of-way and adjoining property.

- ii. **Antennas.** An antenna that is mounted on any existing building or other structure that does not exceed 25 feet in height. The antenna must be for the sole use of a resident occupying the same residential parcel on which the antenna is located.
 - b. ***Nonresidential Districts.***
 - i. **Satellite Dish Greater than Two Meters.** A satellite dish that is greater than two meters in diameter that is not located within a required front yard or side yard abutting a street and is screened from view from any public right-of-way and adjoining property.
 - ii. **Mounted Antennas.** An antenna that is mounted on any existing building or other structure when the overall height of the antenna and its supporting tower, pole or mast does not exceed a height of 30 feet, or 25 feet if located within 20 feet of a Residential district.
 - iii. **Freestanding Antennas.** A free-standing antenna and its supporting tower, pole, or mast that complies with all applicable setback ordinances when the overall height of the antenna and its supporting structure does not exceed a height of 30 feet or 25 feet if located within 20 feet of a Residential district.
 - c. ***All Zone Districts.***
 - i. **Stealth Facilities.** Stealth facilities where the antenna and support equipment are completely hidden from public view within a structure or fully concealed by an architectural element on the exterior of a structure.
- C. **Land Use Permit or Coastal Development Permit.** The following types of telecommunication facilities that do not exceed the maximum height permitted by this Title must receive approval of a Land Use Permit, pursuant to Chapter 17.55, or a Coastal Development Permit, pursuant to Chapter 17.61, prior to approval of a building permit for installation:
 - 1. ***All Zone Districts.***
 - a. ***Co-located Facilities.*** Permitted when proposed to be co-located on a facility that was subject to a discretionary permit issued on or after January 1, 2007 and an environmental impact report was certified, or a negative declaration or mitigated negative declaration was adopted for the wireless telecommunication collocation facility in compliance with the California Environmental Quality Act and the collocation facility incorporates required mitigation measures specified in that environmental impact report, negative declaration, or mitigated negative declaration.
 - b. ***Non-stealth Facilities.*** Non-stealth facilities where the antenna and support equipment are clearly visible from public viewing areas but are not subject to review by the Design Review Board, pursuant to Chapter 17.58, Design Review.

- D. **Conditional Use Permit.** Discretionary Approval of both a Minor Conditional Use Permit, pursuant to Chapter 17.57, and Design Review, pursuant to Chapter 17.58 are required for the following:
1. All new telecommunication facilities that do not fall into one of the permit types above.
 2. Any alteration to an existing facility that does not fall into the limited standards for a minor change to a previously approved project, pursuant to Chapter 17.36.

17.42.030 Development Standards

All wireless telecommunication facilities shall be located, developed, and operated in compliance with all of the following development and operational standards and with applicable standards of the base zone district that they are located in.

- A. **Location and Siting.**
1. All wires and/or cables necessary for operation of an antenna shall be placed underground or attached flush with the surface of the building or the structure of the antenna.
 2. No new freestanding facility, including a tower, lattice tower, or monopole, shall be located within 1,000 feet of another freestanding facility, unless appropriate camouflage techniques have been used to minimize the visual impact of the facility to the extent feasible, and mounting on a building or co-location on an existing pole or tower is not feasible.
 3. All wireless telecommunication facilities shall meet the building setback standards of the district which they are to be located.
 4. When feasible, providers of personal wireless services shall co-locate facilities in order to reduce adverse visual impacts. The Director may require co-location or multiple-user wireless telecommunication facilities based on a determination that it is feasible and consistent with the purposes and requirements of this Chapter.
 5. When determined to be feasible and consistent with the purposes and requirements of this Chapter, the Director shall require the applicant to make unused space available for future co-location of other wireless telecommunication facilities, including space for different operators providing similar, competing services.
- B. **Support Structures.** Support structures for wireless telecommunication facilities may be any of the following:
1. A new ground-mounted monopole that allows for co-location of at least one other similar wireless communications provider.
 2. A monopole mounted on a trailer or other type of portable foundation, but only if used as a temporary wireless communications facility and subject to Chapter 17.56, Temporary Use Permits.
 3. An existing non-residential building.
 4. An existing structure other than a building, including, but not limited to, light poles, electric utility poles, water towers, smokestacks, billboards, lattice towers, and flag poles. This term includes an electric utility pole erected to replace an existing electric utility pole,

if the replacement pole will serve both electric and wireless communications functions, and if the replacement pole is substantially equivalent to the predecessor pole in placement, height, diameter and profile.

5. An alternative tower structure such as a clock tower, steeple, functioning security light pole, functioning recreational light pole, or any similar alternative-design support structure that conceals or camouflages the wireless telecommunication facility. The term "functioning" as used herein means the light pole serves a useful and appropriate lighting function as well as a wireless communications function.
6. Existing publicly-owned and operated monopole or a lattice tower exceeding the maximum height limit.

C. **Height Requirements.**

1. ***Freestanding Antenna or Monopole.*** A freestanding antenna or monopole shall not exceed the height limit of the district in which it is located.
2. ***Building-Mounted Facilities.*** Building-mounted wireless telecommunication facilities shall not exceed a height of 15 feet above the height limit of the district or 15 feet above the existing height of a legally established building or structure, whichever is higher, measured from the top of the facility to the point of attachment to the building.
3. ***Facilities Mounted on Structures.*** Wireless telecommunication facilities mounted on an existing structure shall not exceed the height of the existing structure unless camouflaged as part of the structure design, except antennas may extend up to 15 feet above the height of an electric utility pole.
4. ***Facilities Mounted on Light Poles.*** A functioning security light pole or functioning recreational light pole shall have a height consistent with existing poles in the surrounding area or height usually allowed for such light poles.

D. **Design and Screening.** Wireless telecommunication facility structures and equipment shall be located, designed and screened to blend with the existing natural or built surroundings, as well as any existing support structures, so as to reduce visual impacts to the extent feasible.

1. ***Stealth Facilities.*** State of the art stealth design technology shall be utilized as appropriate to the site and type of facility. Where no stealth design technology is proposed for the site, a detailed analysis as to why stealth design technology is physically and technically infeasible for the project shall be submitted with the application.
2. ***Other Facility Types.*** If a stealth facility is not feasible, the order of preference for facility type is, based on their potential aesthetic impact: façade-mounted, roof-mounted, ground-mounted, and free-standing tower or monopole. A proposal for a new ground-mounted or free-standing tower shall include factual information to explain why other facility types are not feasible.
3. ***Minimum Functional Height.*** All free-standing antennas, monopoles, and lattice towers shall be designed to be the minimum functional height and width required to support the proposed antenna installation, unless it can be demonstrated that a higher antenna, monopole, or tower will facilitate co-location.

4. **Camouflage Design.** Wireless telecommunication facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, or otherwise screened to minimize their appearance in a manner that is compatible with the architectural design of the building or structure. New facilities must not include the use of faux trees as camouflage.
 5. **Equipment Cabinets.** Equipment cabinets shall be located within the building upon which antennae are placed, if technically feasible. Otherwise, equipment cabinets and buildings, and associated equipment such as air conditioning units and emergency generators, shall be screened from view by a wall or landscaping, as approved by the Review Authority. Any wall must be architecturally compatible with the building or surrounding area.
 6. **Landscaping.** Landscaping shall be provided for and maintained to screen any ground structures or equipment visible from a public right-of-way.
 7. **Lighting.** Artificial lighting of a telecommunication facility, including its components, is prohibited, unless required by the Federal Aviation Administration. A motion-sensor light may be used for security purposes if the beam is directed downwards, shielded from adjacent properties, and kept off except when personnel are present at night.
 8. **Advertising.** No advertising shall be placed on wireless telecommunication facilities, equipment cabinets, or associated structures.
- E. **Security Features.** All facilities shall be designed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances.
1. **Fencing.** Security fencing, if any, shall not exceed the fence height limit of the base district. Fencing shall be effectively screened from view through the use of landscaping. No chain link fences shall be visible from public view.
 2. **Maintenance.** The permittee shall be responsible for maintaining the site and facilities free from graffiti.
- F. **Radio Frequency Standards; Noise.**
1. **Radio Frequency.** Wireless telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.
 2. **Noise.** Wireless telecommunication facilities and any related equipment, including backup generators and air conditioning units, shall not generate continuous noise in excess of 40 dBa measured at the property line of any adjacent residential property, and shall not generate continuous noise in excess of 50 dBa during the hours of 7:00 a.m. to 10:00 p.m. and 40 dBa during the hours of 10:00 p.m. to 7:00 a.m. measured at the property line of any non-residential adjacent property. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.

- G. **Co-location.** The applicant and owner of any site on which a wireless facility is located shall cooperate and exercise good faith in co-locating wireless facilities on the same support structures or site. Good faith shall include sharing technical information to evaluate the feasibility of co-location and may include negotiations for erection of a replacement support structure to accommodate co-location. A competitive conflict to co-location or financial burden caused by sharing information normally will not be considered as an excuse to the duty of good faith.
1. All facilities shall make available unused space for co-location of other wireless telecommunication facilities, including space for these entities providing similar, competing services. Co-location is not required if the host facility can demonstrate that the addition of the new service or facilities would impair existing service or cause the host to go offline for a significant period of time. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the City may require the applicant to obtain a third-party technical study at applicant's expense. The City may review any information submitted by applicant and permittee(s) in determining whether good faith has been exercised.
 2. All co-located and multiple-user telecommunication facilities shall be designed to promote facility and site sharing. Telecommunication towers and necessary appurtenances, including but not limited to parking areas, access roads, utilities and equipment buildings, shall be designed to be shared by site users whenever possible.
 3. No co-location may be required where it can be shown that the shared use would or does result in significant interference in the broadcast or reception capabilities of the existing telecommunication facilities or failure of the existing facilities to meet federal standards for emissions.
 4. Failure to comply with co-location requirements when feasible or cooperate in good faith as provided for in this Chapter is grounds for denial of a permit request.
- H. **Fire Prevention.** All wireless telecommunication facilities shall be designed and operated in a manner that will minimize the risk of igniting a fire or intensifying one that otherwise occurs.
1. At least one-hour fire resistant interior surfaces shall be used in the construction of all buildings.
 2. The exterior walls and roof covering of all above-ground equipment shelters and cabinets shall be constructed of materials rated as non-flammable in the Building Code.
 3. Monitored automatic fire extinguishing systems approved by County Fire shall be installed in all equipment buildings and enclosures.
 4. Openings in all above-ground equipment shelters and cabinets shall be protected against penetration by fire and wind-blown embers to the extent feasible.
- I. **Surety Bond.** As a condition of approval, an applicant for a building permit to erect or install a wireless telecommunication facility shall be required to post a cash or surety bond in a form and amount acceptable to the City Attorney to cover the full removal costs of the facility in the event that its use is abandoned or the approval is otherwise terminated or revoked.

17.42.040 Required Findings

- A. **Findings for All Telecommunication Projects.** In approving a wireless telecommunication facility, the Review Authority shall make the following findings:
1. The proposed telecommunication facility conforms with all applicable development standards of this Chapter;
 2. The proposed telecommunication facility will be a co-located facility, or additional findings for non-co-located facilities can be made;
 3. The proposed site results in fewer or less severe environmental impacts than any feasible alternative site;
 4. The proposed facility will not be readily visible, or it is not feasible to incorporate additional measures that would make the facility not readily visible;
 5. The applicant has demonstrated that the facility will be operated within the frequency range allowed by the Federal Communications Commission and complies with all other applicable safety standards; and
 6. The applicant has demonstrated that there is a need for service (i.e., coverage or capacity) and the area proposed to be served would not otherwise be served by the carrier proposing the facility.
- B. **Additional Findings for Facilities Not Co-located.** To approve a wireless telecommunication facility that is not co-located with other existing or proposed facilities or a new ground-mounted antenna, monopole, or lattice tower the Review Authority must make at least one of the following additional findings:
1. The applicant has made good faith and reasonable efforts to locate the proposed wireless facility on an existing support structure to accomplish co-location, but no sites exist or are available within the area where coverage or capacity improvements are needed;
 2. Co-location or siting on an existing structure is not feasible because of technical, aesthetic, or legal considerations (i.e., co-location would have more significant adverse effects on views or other environmental considerations; co-location is not permitted by the property-owner; co-location would impair the quality of service to the existing facility; or, co-location would require existing facilities at the same location to go off-line for a significant period of time).
- C. **Setback Reductions.** Any request for a reduction to a required setback must be reviewed as part of the Discretionary Review of the Conditional Use Permit, pursuant to Chapter 17.57, Conditional Use Permits, or by submitting an application for a Modification to be concurrently processed with the applicable Ministerial Permit. The Review Authority must still be able to make all applicable Findings for Approval to approval the project with the setback reduction.
- D. **Other Exceptions to Development Standards.** The Review Authority may waive or modify requirements of this Title upon making a finding that strict compliance with any specific requirement would result in noncompliance with applicable federal or State law.

17.42.050 Abandonment/Removal of Facilities

- A. The service provider shall notify the Director of the intent to vacate a site at least 30 days prior to the vacation.
- B. The permit for any antenna or tower that is not operated for a continuous period of 12 months shall be deemed lapsed and the site will be considered abandoned unless:
 - 1. The Zoning Administrator has determined that the same operator resumed operation within six months of the notice; or
 - 2. The City has received an application to transfer the permit to another service provider as provided for in Section 17.42.060, Transfer of Ownership.
- C. No later than 90 days from the date the use is discontinued or the provider has notified the Zoning Administrator of the intent to vacate the site, the owner of the abandoned antenna or tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application or as required by the Zoning Administrator.
 - 1. The provider or owner may use any bond or other assurances provided by the operator to do so.
 - 2. The owner or his agent shall provide written verification of the removal of the wireless telecommunication facility within 30 days of the date the removal is completed.
- D. If the antenna or tower is not removed within 30 days after the permit has lapsed under Subsection (B) above, the site shall be referred to Code Enforcement and the Zoning Administrator may cause the antenna or tower to be removed at the owners' expense or by calling any bond or other financial assurance to pay for removal.
 - 1. If there are two or more users of a single tower, then this provision shall apply to the abandoned antenna but not become effective for the tower until all users cease using the tower.
 - 2. The requirement for removal of equipment in compliance with this Section shall be included as a provision in any lease of private property for wireless telecommunication facilities.

17.42.060 Transfer of Ownership

In the event that the original permittee sells or otherwise transfers its interest in a wireless telecommunications facility, or an interest in a wireless telecommunication facility is otherwise assumed by a different carrier, the succeeding carrier must assume all responsibilities concerning the project, including, without limitation, City-issued permits for the project, and will be held responsible to the City for maintaining consistency with all project conditions of approval. A new contact name for the project and a new signed and recorded "Agreement to Comply with Conditions of Approval" must be provided by the succeeding carrier to the Director within 30 days of the transfer of interest in the facility.

Chapter 17.43 Cultural Resources

Sections:

- 17.43.010 Purpose
- 17.43.020 Applicability
- 17.43.030 Application Requirements
- 17.43.040 Development Standards
- 17.43.050 Mitigation of Impacts

17.43.010 Purpose

The purpose of this Chapter is to establish standards for development that could impact sensitive and protected cultural resources within the City and to describe the permit requirements and the review process for such proposed development. More specifically, this Chapter is intended to:

- A. Preserve and protect Native American archaeological sites and areas of the natural landscape that have traditional cultural significance.
- B. Protect, restore, and enhance significant archaeological sites, such as native villages, seasonal campsites, burial sites, stone tool quarry sites, hunting sites, traditional trails, and sites with rock carvings or paintings.

17.43.020 Applicability

- A. An application for a project involving grading or other land alterations shall be referred to the City Planning Department for an assessment of archaeological/historical resource sensitivity and the formulation of any necessary mitigation measures.
- B. The City shall determine whether the project site is located in either a known archaeological site or in an area with potential archaeological resources and if a site-specific special study is required.

17.43.030 Application Requirements

- A. **Archeological Survey.** A Phase I archaeological survey shall be performed when identified as necessary by a City-qualified archaeologist or contract archaeologist or if a County or City archaeological sensitivity map identifies the need for a study. The survey shall include areas of projects that would result in ground disturbances, except where legal ground disturbance has previously occurred. If the archaeologist performing the Phase I report, after conducting a site visit, determines that the likelihood of an archaeology site presence is extremely low, a short-form Phase I report may be submitted.
- B. **Native American Consultation - Coastal Zone.** The City shall consult with the Native American Heritage Commission, State Historic Preservation Officer, and the Most Likely Descendant during each stage of the cultural resources review to determine whether the project may have an adverse impact on an important cultural resource.

- C. **Historic Preservation - Inland Areas.** No permits shall be issued for any inland area development or activity that would adversely affect the historic value of sensitive cultural resources, unless a professional evaluation of the proposal has been performed pursuant to California Code of Regulations, 14 CCR § 15064.5 [Determining the Significance of Impacts to Archaeological and Historical Resources], reviewed and approved by the City Planning Department, and all feasible mitigation measures have been incorporated into the proposal.

17.43.040 Development Standards

- A. **Archaeological Recommendations.** All feasible recommendations of an archaeological report analysis including completion of additional archaeological analysis (i.e., Extended Phase I, Phase II, or Phase III) and/or project redesign shall be incorporated into any permit issued for development.

17.43.050 Mitigation of Impacts

- A. **Fencing and Buffer Requirement.** If significant cultural resources are located within 60 meters (200 feet) of ground disturbing activities, the archaeological site and a 50-foot buffer around the site shall be temporarily fenced with chain link or other structurally sound material to appropriately protect the site during grading and construction.
- B. **Disposition of Remains Discovered During Construction.** In the event that archaeological or paleontological remains are uncovered during construction, excavation shall be temporarily suspended and redirected until the provisions of Public Resources Code Section 5097.5, 5097.9 et seq. are satisfied.
- C. **Construction Worker Education.** An educational workshop shall be conducted for construction workers prior to and during construction as deemed necessary the City staff for specific projects.

Chapter 17.44 Native Tree Protection

To be inserted after adoption of separate Native Tree Protection Ordinance.

Chapter 17.45 Reserved

Chapter 17.46 Reserved

Chapter 17.47 Reserved

Chapter 17.48 Reserved

Chapter 17.49 Reserved

Part V:
Administration and Permits

This page intentionally left blank.

Chapter 17.50 Review Authorities

Sections:

- 17.50.010 Purpose
- 17.50.020 Review Authority
- 17.50.030 City Council
- 17.50.040 Planning Commission
- 17.50.050 Zoning Administrator
- 17.50.060 Director of Planning and Environmental Review
- 17.50.070 Design Review Board

17.50.010 Purpose

This Chapter identifies the duties, organization, and powers of the City bodies and administrators authorized to make decisions under various Chapters of this Title.

17.50.020 Review Authority

- A. **Applications Subject to More Than one Review Authority.** When two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one Review Authority in compliance with Table 17.50.020, Review Authority, all applications for the project shall be under the jurisdiction of the Review Authority with the highest jurisdiction in compliance with the following descending order:
1. City Council;
 2. Planning Commission;
 3. Zoning Administrator; and
 4. Director.
- B. **Advisory Roles and Recommendations.**
1. If the City Council is the Review Authority for a project due to a companion discretionary application (e.g., Zoning Map Amendment, Zoning Ordinance Amendment, etc.) the Planning Commission must make an advisory recommendation to the City Council on each project.
 2. If the City Council or Planning Commission is the Review Authority for a project that has a companion Design Review application (e.g., Development Plan, Conditional Use Permit, etc.) the Design Review Board must make an advisory recommendation on the design elements of the project after it has determined that the project is ready for Preliminary Review, pursuant to Section 17.58.050(B), Preliminary Review.
- C. The table below identifies the Review Authority responsible for reviewing and making decisions on each type of application required by this Title.

TABLE 17.50.020: REVIEW AUTHORITY					
	<i>Director</i>	<i>Administrative Hearing Officer</i>	<i>Zoning Administrator</i>	<i>Planning Commission</i>	<i>City Council</i>
Administrative and Legislative Action					
Zoning Code Amendment				Recommend	Decision
General Plan Amendment				Recommend	Decision
Reasonable Accommodation	See Chapter 17.63, Reasonable Accommodations for Persons with Disabilities				
Specific Plans and Amendment				Recommend	Decision
Subdivision	See Title 16, Subdivisions				
Zoning Code Interpretation	Decision			Appeal	Appeal
Planning Permit or Action					
Coastal Development Permit	Decision	Appeal		Appeal	Appeal
Coastal Development Permit (within Appeals Jurisdiction)	Decision		Decision	Appeal	Appeal
Design Review	See Chapter 17.58, Design Review				
Development Plan	See Chapter 17.59, Development Plans				
Emergency Permit	Decision				
Land Use Permit	Decision	Appeal		Appeal	Appeal
Major Conditional Use Permit				Decision	Appeal
Minor Conditional Use Permit			Decision		Appeal
Modification			Decision		Appeal
Minor Change or Amendment	Decision				
Substantial Conformity Determination	Decision				
Temporary Use Permit	Decision	Appeal		Appeal	Appeal
Variance			Decision		Appeal
Zoning Clearances	Decision				

17.50.030 City Council

The City Council has the following powers and duties under this Title in addition to its general responsibilities established in Title 2 of the Goleta Municipal Code.

- A. Consider and initiate, adopt, reject, or modify amendments to the General Plan, amendments to Zoning Regulations or Maps, amendments to the Local Coastal Program, and Specific Plans.
- B. Make decisions on Development Agreements, including approval, termination, and/or modification.

- C. Act as the final local Review Authority on appeals of a decision made by the Planning Commission or Zoning Administrator.
- D. Establish fee schedules by resolution that list planning application fees, impact fees and development mitigation fees, charges, and deposits for various applications, services, and required payments pursuant to this Title.
- E. Adopt guidelines for design review pursuant to Title 2 of the Goleta Municipal Code.
- F. Take other actions necessary for implementation of the General Plan and this Title.
- G. Make environmental determinations pursuant to CEQA on any projects under its purview.

17.50.040 Planning Commission

The Planning Commission has the following powers and duties under this Title in addition to its general responsibilities established in Title 2 of the Municipal Code.

- A. Review and provide recommendations on amendments to the General Plan, Zoning Ordinance, Zoning Map, and Local Coastal Program.
- B. Hold public meetings and public hearings to receive and consider public comments, and review and approve, conditionally approve, or deny Major Conditional Use Permits, certain Development Plans, and other discretionary reviews.
- C. Make environmental determinations pursuant to CEQA on any projects under its purview.
- D. Hold public hearing and decide appeals of a decision made by the Design Review Board or Director in accordance with the provisions of this Title.
- E. Hold public hearings and make recommendations to the City Council on Development Agreements and Specific Plans.
- F. Hold public hearings and decide on Development Plan Amendments when referred to the Planning Commission by the Director.
- G. Perform other duties as may be necessary under this Title to implement the General Plan as directed by the City Council.

17.50.050 Zoning Administrator

The Zoning Administrator has the following duties and powers under this Title.

- A. Act on requests for Variances and Modifications when not associated with a discretionary permit under a higher Review Authority's purview.
- B. Review, approve, conditionally approve, or deny applications for Overall Sign Plans, Minor Conditional Use Permits, and certain Development Plans.
- C. Make environmental determinations pursuant to CEQA on any projects under its purview.

17.50.060 Director of Planning and Environmental Review

- A. **Duties and Authorities.** The Director has the following duties and powers under this Title.
1. Prepare, and update from time to time, application submittal forms and lists that specify the information that will be required from applicants to support applications.
 2. Make official, written determinations of applicability or interpretation of any provision of this Title as required.
 3. Issue written rules and procedures for the administration of this Title.
 4. Provide formal feedback on Planner Consultations prior to application submittal for entitlements.
 5. Review applications to determine if they are complete and can be accepted for processing under the requirements of this Title.
 6. Act on requests for Zoning Permits, Substantial Conformity Determinations, and requests for Reasonable Accommodation.
 7. Approve minor changes and amendments to previously approved plans and Zoning Permits.
 8. Make environmental determinations pursuant to CEQA on any projects under the Director's purview.
 9. Serve as or designate a member of the Planning and Environmental Review Department staff to serve as Secretary of the Planning Commission and Design Review Board.
 10. Provide recommendations to the City Council, Planning Commission, Design Review Board, other appointed officials and City management on matters related to the planning and development of the community.
 11. Investigate and make reports on zoning code violations and any violation of permit terms and conditions.
 12. Initiate code enforcement procedures and City initiated revocation procedures.
 13. Provide initial screening of Appeal applications to determine if they meet the specific submittal requirements for acceptance and to reject those that do not.
- B. **Responsibility of the Director.** The Review Authority of the Director may be delegated by the Director to Planning staff, unless otherwise specified by this Title.
1. Wherever this Title makes reference to "Planning staff," it is expressly understood that the staff is making decisions on behalf of, or acting under the direction and control of the Director.

17.50.070 Design Review Board

The Design Review Board has the following powers and duties under this Title in addition to its general responsibilities established in Title 2 of the Municipal Code.

- A. Conduct Design Review of proposed developments, pursuant to Chapter 17.58, for which Review Authority is assigned to the Design Review Board.

- B. Upon request by the Director, Planning Commission, or the City Council, make recommendations on design policies and guidelines.

Chapter 17.51 Actions and Permits

Sections:

17.51.010	Purpose
17.51.020	Discretionary Actions
17.51.030	Zoning Permits
17.51.040	Other Director Actions

17.51.010 Purpose

The purpose of this Section is to differentiate between a discretionary action by a Review Authority on a request for development and a ministerial action at the Director-level on a Zoning Permit. A Zoning Permit may act as a stand-alone approval or effectuate discretionary action. Discretionary actions always require an effectuating follow-on Zoning Permit.

17.51.020 Discretionary Actions

As specified in this Title, the Review Authority reviews and will take action on the following discretionary requests:

- A. **Coastal Development Permit within the Appeals Jurisdiction** (CDH). See Chapter 17.61
- B. **Conditional Use Permit** (CUP), includes “Major” and “Minor.” See Chapter 17.57
- C. **Design Review** (DR). See Chapter 17.58
- D. **Development Plan** (DP). See Chapter 17.59
- E. **General Plan Amendment** (GPA). See Chapter 17.67
- F. **Modification** (MOD). See Chapter 17.62
- G. **Zoning Ordinance Amendment** (ORD), including Text and Zoning Maps. See Chapter 17.66.
- H. **Overall Sign Plan** (OSP). See Section 17.40.100
- I. **Specific Plan** (SP). See Chapter 17.68
- J. **Time Extension** (TEX). See Section 17.52.090
- K. **Variance** (VAR). See Chapter 17.60

17.51.030 Zoning Permits

The Director approves and/or issues the following types of ministerial zoning permits pursuant to this Title:

- A. **Coastal Development Permit** (CDP). See Chapter 17.61
- B. **Emergency Permit** (EMP). See Chapter 17.64
- C. **Land Use Permit** (LUP). See Chapter 17.55
- D. **Temporary Use Permit** (TUP). See Chapter 17.56

E. **Zoning Clearance (ZC)**. See Chapter 17.54

17.51.040 Other Director Actions

A. Amendment (AMD). See Section 17.52.100

B. Substantial Conformity Determination (SCD). See Section 17.52.100

C. Time Extension (TEX). See Section 17.52.090

Chapter 17.52 Common Procedures

Sections:

- 17.52.010 Purpose
- 17.52.020 Application Submittal and Review
- 17.52.030 Review of Applications
- 17.52.040 Environmental Review
- 17.52.050 Public Notification
- 17.52.060 Conduct of Public Hearings
- 17.52.070 Findings for Approval
- 17.52.080 Conditions of Approval
- 17.52.090 Dates and Timing
- 17.52.100 Changes to Prior Permits and Approvals
- 17.52.110 Revocation of Approval
- 17.52.120 Appeals

17.52.010 Purpose

This Chapter establishes procedures that are common to all application submittals for development provided for in this Title, unless superseded by any specific requirement of this Title or applicable law.

17.52.020 Application Submittal and Review

- A. **Applicant.** The following persons may file applications:
 - 1. The owner(s) of the subject property;
 - 2. An Authorized Agent representing the owner(s); and
 - 3. The City.
- B. **Application Forms and Supporting Materials.** Each application for a permit, amendment, or other matter pertaining to this Title must be filed with the Director on a City application form, together with required fees and/or deposits, and all other information and materials as identified in the specific type of application. Submittal requirements may be increased or waived on a project-specific basis as determined necessary or appropriate by the Director. It is the responsibility of the applicant to establish evidence in support of the findings required by the applicable permit, amendment, or other matter pertaining to this Title.
 - 1. **Electronic Submissions.** A copy of all application materials must also be submitted to the City electronically.
 - 2. **Availability of Materials.** All material submitted in support of an application becomes the property of the City.
- C. **Application Fees.**

1. **Schedule of Fees.** The City Council will establish fees for permits, development mitigation fees (i.e., impact fees), informational materials, penalties, copying, and other such items. Applications will not be accepted without payment of an application fee or placement of a deposit.
2. **Multiple Applications.** The City's processing fees are cumulative. When more than one type of action or permit is being requested, the total fee is the sum of the individual fees specified on the fee schedule unless a lower fee amount is authorized by the Director.
3. **Refunds.** In the case of a denial, expiration, withdrawal, or approval of an application with a deposit with a remaining balance, the City must provide a partial refund based upon the pro-rated costs to-date and the status of the application at the time of denial, expiration, withdrawal, or approval. No refunds are provided for applications with fixed fees.

17.52.030 Review of Applications

A. Review for Completeness.

1. A determination of whether an application is complete will be made within 30 days of the date the application is accepted.
2. No application will be processed pursuant to this Chapter before:
 - a. A determination by the Director that the application is complete; and
 - b. Any illegal conditions on the subject property have been remedied.

- B. **Incomplete Application.** If an application is incomplete and the applicant fails to submit the requested information within 90 days of the date of the letter identifying what is needed, the Director may notify the applicant of an intent to close due to the application's inactivity. Once closed, a new application will be required for the proposed project. Such notification is not intended to be construed as denial of the application.

17.52.040 Environmental Review

All applications are subject to environmental review. As part of this review, additional information may be requested or changes to the project description may be required to address any potential significant impacts.

17.52.050 Public Notification

A. Applicability.

Public notice is required for the following types of permits and hearings:

1. **Zoning Permits.** All Zoning Permits, except for Zoning Clearances, required public noticing.
2. **Director Decisions.** All Director decisions require noticing only on the City's website, except for decisions on Coastal Development Permit, which also require mailed notice.
3. **Public Hearings.** All applications that require a public hearing before the City Council, Planning Commission, Design Review Board, or Zoning Administrator. All notices must be given pursuant to California Government Code Sections 65090-65096.

B. Contents of Public Notice.

1. All notices must include the following information:
 - a. The names of the applicant and the owner of the property that is the subject of the application.
 - b. The location of the real property, if any, which is the subject of the application. The location of the real property should include both the street address and Assessor Parcel Number, if available.
 - c. A general description of the proposed project, requested permit action, and any requested modifications.
 - d. The case number assigned to the project by the City.
 - e. The location and times at which the complete application and project file, including any environmental analysis prepared in connection with the application, may be viewed by the public.
 - f. A statement describing how to submit written comments.
 - g. A brief description of the City's general procedure concerning the decision-making process.
 - h. Procedures for public comment prior to decision or for appeal, as appropriate.
2. All notices for public hearings must include the following:
 - a. The date, time, location, and purpose of the public hearing.
 - b. The identity of the hearing body or officer.
 - c. A brief project description.
 - d. The procedure for the submission of public comments in writing before the hearing and the procedure for public comments at the hearing.
 - e. A statement, that if a person challenges the subject project in court, that person may be limited to raising only those issues that the person, or someone else speaking on their behalf, raised at the public hearing or in written correspondence delivered to the City at, or before, the public hearing.
 - f. For City Council hearings, the Planning Commission recommendation.
3. Additional Public Notice content for Coastal Development Permits and other actions requiring public notice by the Coastal Act.
 - a. A statement that the project is within the Coastal Zone, and that the project decision will include a determination on a Coastal Development Permit;
 - b. A determination of whether the project is appealable to the Coastal Commission under Public Resources Code Section 30603(a); and
 - c. If there is no public hearing, the date the application will be acted on and a statement that a public comment period of sufficient time to allow for the submission of comments by mail will be provided before the decision is rendered.

- C. **Notification Requirements.** At a minimum, public notice must be provided in the following manner:
1. **Mailed Notice.** The City must provide notice by First Class mail for public hearings and for all Zoning Permits or other actions requiring notification pursuant to the Coastal Act.
 - a. *Time Period.* At least 10 days before the date of the public hearing or before an action on the application could be taken if there is no hearing.
 - b. *Recipients.*
 - i. The applicant and the owner of the subject property;
 - ii. Any person or group who has filed a written request.
 - iii. All property owners of record of property within 300 feet of the exterior boundaries of the subject parcel(s);
 - iv. Tenants within 300 feet of the exterior boundaries of the subject parcel(s).
 - v. Additional recipients for projects within the Coastal Zone:
 - (1) The California Coastal Commission.
 - (2) All persons who have filed a written request for notice of projects in the Coastal Zone.
 - c. *Alternative Method for Large Mailings.* If the number of property owners/tenants to whom notice would be mailed or delivered pursuant to this Section is greater than 1,000, the City may instead provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the City at least 10 days before the date of the public hearing.
 2. **Newspaper Notice.** Newspaper notice is required for all public hearings. The City must publish a notice in at least one newspaper of general circulation within the City at least 10 days before the date of the public hearing.
 3. **On-Site Posted Notice.** One or more posted notice is required on the project parcel(s) for all proposed development except Zoning Clearances. Notice must be provided on the proposed site in the form of a City-issued placard as follows:
 - a. *Number and Location.*
 - i. At least one poster must be posted on each property line facing a public right-of-way. The Director may require additional posted notices, if necessary.
 - ii. Posted notices must be located at the property line or within ten feet from the property line and at a height accessible for the public to read.
 - b. *Time Period.* For at least the 10 days immediately preceding the date of the public hearing or Director action, if required.

4. **Electronic Notice.** Notice may be provided by electronic means, such as emailed notice, posted notice on the City's website, or other means determined by the Director. This type of notice may be substituted for an advertised notice if substitution is allowed by applicable law. Any persons or organizations may request electronic notice.
 5. **Additional Notice for Drive-Through Facilities.** For drive through facilities, blind, aged, and disabled community members and groups must be noticed.
- D. **Failure to Give Notice.** The failure of any person or entity to receive notice pursuant to this Section or as provided by Government Code Sections 65090-65096 does not invalidate the actions of the Review Authority.

17.52.060 Conduct of Public Hearings

All public hearings held pursuant to this Title must comply with the following procedures:

- A. **Held at Noticed Time and Place.** A public hearing must be held at the date, time, and place for which notice was given.
- B. **Public Hearing Testimony.** Any person may appear at a public hearing and submit oral or written evidence, either individually or as a representative of a person or an organization. Each person who appears at a public hearing representing an organization must identify the organization being represented and, if appearing on behalf of a person or organization, state the name and mailing address of the person or organization being represented. The presiding officer may establish time limits for individual testimony.
- C. **Continuance of a Noticed Public Hearing.** The Review Authority may continue the public hearing to a fixed date, time, and place without additional noticing required. If an announcement of a continued date, time, and place is not given, notice of further hearings must be provided in compliance with this Chapter.
- D. **Action.** The Review Authority action to approve, modify, revoke, or deny any discretionary decision must occur following the close of the public hearing.

17.52.070 Findings for Approval

The Review Authority must make affirmative findings of fact as required by this Title for any approval of new development or at least one negative finding of fact for denial of a project. When a proposed project includes more than one concurrently-processed action, the Review Authority must only make the following Common Procedures findings once. Findings for approval or denial must be based upon substantial evidence derived from consideration of the application, project plans, public testimony, reports, and other relevant materials presented to the Review Authority.

In addition to any other findings required pursuant to this Title, in order to approve any new development and to determine compatibility with the General Plan and the character of surrounding development, the Review Authority must make all of the following findings:

- A. There are adequate infrastructure and services available to serve the proposed development, including water and sewer service, fire and police protection, and legal access.

- B. The proposed development conforms to the applicable provisions of this Title and any zoning violation enforcement on the subject property has been resolved.
- C. The proposed development is located on a legally created lot.
- D. The development is within the project definition of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

17.52.080 Conditions of Approval

The Review Authority may impose reasonable conditions on any approval in accordance with applicable law and demonstrated nexus to protect the persons or property in the neighborhood, to preserve the neighborhood character, natural resources or scenic quality of the area, to preserve or enhance the public peace, health, safety, and welfare, or to implement the purposes of this Title. In addition to the conditions imposed by the Review Authority, the City may consider as a requirement or condition, any plan, exhibit, statement, or other material provided by the applicant and on record with the decision.

17.52.090 Dates and Timing

- A. **Effective Date.** The final decision on an application for proposed development becomes effective after the expiration of the 10-day appeal period following the approval date, unless an appeal is filed, except for Emergency Permits and Zoning Clearances. Emergency Permits and Zoning Clearances become effective on the date of approval.
- B. **Issuance Date.** A zoning permit under this Title is issued after the effective date and when all applicable Prior to Issuance conditions of approval have been met.
- C. **Expiration.** Every approval by a Review Authority is subject to expiration. The following expiration terms apply:
 - 1. **Discretionary Actions.** Each discretionary action includes a project-specific expiration term as detailed in its relevant chapter.
 - 2. **Zoning Permits.**
 - a. *Approval.* An action to approve a zoning permit expires one year after the effective date, unless the zoning permit has been issued.
 - b. *Issuance.* Unless otherwise specified, an issued permit expires two years after its issuance date unless the use or structure for which the permit was issued has been established or commenced in compliance with the issued permit or unless a time extension is approved in compliance with 17.52.090(D).
- D. **Time Extensions.** The original Review Authority may approve one or more-time extension up to a total of two-years for any Discretionary Action or Zoning Permit.
 - 1. **Application and Fee.** The extension must be based upon receipt of a written application with the required fee prior to expiration.
 - 2. **Status of Previous Approval.** An application for a time extension stays the expiration of the previous approval or permit until action on the request is made. Any time after the original expiration date of the previous approval or permit used to process the extension request counts against the maximum extension period.

3. **Findings.** In considering a time extension, the Review Authority must make the following findings:
 - a. The grant of the extension must be based upon a finding of good cause.
 - b. All original findings for approval can still be made.
- E. **Tolling.** Any expiration date or other time limit imposed by this Title shall be tolled while any action, claim or proceeding to attack, set aside or void a permit is pending before any court of law. A case is pending from the day the action, claim or proceeding is filed with any court until the court enters its ultimate disposition of the case, such as entry of an order, judgment or final decision, or issuance of remittitur, whichever action occurs last.

17.52.100 Changes to Prior Permits and Approvals

Revisions to prior Discretionary Approvals and Zoning Permits must be processed as follows:

- A. **Zoning Permit.** Minor changes to an approved or issued Zoning Permit may be allowed; provided the changes substantially conform to the approved or issued permit. A request must be processed in the following manner:
 1. The Director may approve a minor change to an approved or issued Zoning Permit, subject to all of the following:
 - a. The minor change conforms substantially with the approved plans and the originally approved or issued permit;
 - b. There is no change in the use or scope of the development;
 - c. The minor change does not result in a change to the City's conclusions regarding the project's specific conformance to development standards and findings;
 - d. The permit has not expired;
 - e. The minor change is exempt from review by the Design Review Board, pursuant to Section 17.53.020, Exemptions, and would not be counter to design direction provided;
 - f. The change would otherwise be exempt from a Zoning Permit;
 - g. The project has not been the subject of substantial public controversy or interest and there is no reason to believe that the proposed change has the potential to create substantial controversy;
 - h. If the site is one acre or less, the footprint of the structure may not be moved more than five percent closer to any property line. If the site is more than one acre, the footprint of the structure may not be moved more than 10 percent closer to any property line;
 - i. The change does not affect easements for trails, public access, or open space.
 2. Where a minor change of an approved or issued Zoning Permit is approved, the permit has the same effective and expiration dates as the original permit and no additional public notice is required.

3. Where it cannot be determined that the minor change materially conforms to an approved or issued permit in compliance with the above criteria, a new permit is required.
4. The determination to allow a minor change to an approved or issued Zoning Permit is final and not subject to appeal.

B. Discretionary Approval.

1. ***Substantial Conformity Determination.*** The Director may approve a minor change to any Conditional Use Permit or Development Plan issued pursuant to this Title prior to the approval expiration, if applicable. The Director must determine that the change is in substantial conformity with the approval such that the change would not result in a change to the project, which would alter the scope and intent of the approval the Review Authority originally acted on, pursuant to the standards and findings below:
 - a. ***Development Thresholds.***
 - i. The change will not result in an increase of 1,000 sq. ft. or more than 10% of building coverage of new structures over total previous Permit or Plan approval, whichever is less.
 - ii. The change will not result in an overall height, which is greater than 10% above the previous Permit or Plan approval height.
 - iii. The change will not result in more than 1,500 cubic yards of new cut and/or fill in the Inland Area (50 cubic yards in the Coastal Zone) and avoids slopes of 30% or greater unless these impacts were addressed in the environmental analysis for the project; mitigation measures were imposed to mitigate said impacts and the proposal would not compromise the mitigation measures imposed.
 - iv. The project is located within the same general location as, and is topographically similar to, approved plans. The location must not be moved more than 10% closer to a property line than the originally approved Permit or Plan.
 - b. ***Required Findings.***
 - i. The findings required for the original approval must be re-made.
 - ii. The change does not conflict with project conditions of approval and/or final map conditions and the change can be effectuated through existing permit conditions.
 - iii. The change will not result in environmental impacts not analyzed or discussed at the time of the previous approval or result in the need for additional mitigation measures and the change does not alter ; findings that the benefits of the project outweigh the significant unavoidable environmental effects, if any, made in connection with the original approval.
 - iv. The revised project received DRB approvals for landscaping and structures, if necessary.

- c. *Process.*
 - i. A Substantial Conformity Determination is not subject to public noticing, a hearing, or appeal.
 - ii. The Director's approval must be effectuated by a Zoning Clearance.
- 2. **Amendments.** Where a change to a Discretionary Approval cannot meet the findings for a Substantial Conformity Determination above, the Director may approve or conditionally approve an application to alter, add, replace, relocate or otherwise amend the approval, provided:
 - a. *Previous Project.* The previous project was:
 - i. Analyzed for potential environmental impacts and policy consistency as a part of the approval and an addendum to the previous environmental document can be prepared for the change; or
 - ii. Not analyzed in a previous environmental document and policy consistency was not considered as part of the approval, but the proposed change is found to be exempt from CEQA.
 - b. *Findings.* The following findings are made:
 - i. The findings required for the original approval can still be made, including CEQA findings.
 - ii. The environmental impacts related to the proposed change are substantially the same or less than those identified for the previous approval.
 - c. *Public Hearing.* A public hearing is not required for Amendments to a previous approval.
 - d. *Notice and Appeal.* Notice must be given at least 10 days prior to the date of the Director's decision as provided in Section 17.52.050, Public Notification, and subject to appeal in compliance with Section 17.52.120, Appeals.
 - e. *Consideration.* The Planning Commission must consider Amendments to an approval, if the Director determines there are issues that require Planning Commission review.
- 3. **Significant Changes.** Proposed changes to a previous approval, which are not subject to subsections 17.52.100(B)(1) or (2) above, must be processed in the same manner as a new project.

17.52.110 Revocation of Approval

Any Zoning Permit or Discretionary Approval may be revoked in accordance with applicable law. An approval may be revoked by the City's Review Authority with jurisdiction pursuant to this Title. The provisions of this Section are not applicable to the termination of nonconforming uses which are governed by the provisions of Chapter 17.36, Nonconforming Uses and Structures.

- A. **Initiation of Proceeding.** The Director or the City Attorney's Office may initiate revocation proceedings.
- B. **Notification.** Notice of the proposed action to revoke an approval must be provided in the same manner as the original Zoning Permit or Discretionary Approval must be noticed pursuant to Section 17.52.050.
- C. **Circumstances.** An action to approve a project may be revoked under any one of the following situations:
 - 1. The approval was obtained by means of fraud or misrepresentation of a material fact; or
 - 2. There is or has been a violation of or failure to observe the terms or conditions of the permit or approval, or the use has been conducted in violation of the provisions of this Title or other applicable law.
- D. **Termination.** The City's action to revoke an approval has the effect of terminating the approval and denying the privileges granted by the original approval.

17.52.120 Appeals

This Section provides procedures to be used whenever an applicant or aggrieved party challenges a decision made by a Review Authority.

- A. **Applicability.** Any action by a Review Authority made in the administration or enforcement of the provisions of this Title may be appealed in accordance with this Section.
 - 1. **Appeals of Director Decisions.**
 - a. The following decisions of the Director may not be appealed: Zoning Clearances, Emergency Permits, Minor Changes, and Substantial Conformity Determinations,
 - b. The following decisions of the Director may be appealed to the Planning Commission: Land Use Permits, Temporary Use Permits, Coastal Development Permits, and Waivers for De Minimis Development and Zoning Code Interpretations.
 - 2. **Appeals of Zoning Administrator Decisions.** Decisions of the Zoning Administrator may be appealed to the City Council.
 - 3. **Appeals of Design Review Board Decisions.** Decisions of the Design Review Board may be appealed to the Planning Commission.
 - a. An appeal of a Design Review Board decision shall be stayed until action on any accompanying Zoning Permit occurs.
 - b. If both actions are appealed, the appeals must be heard concurrently at the higher Review Authority.
 - 4. **Appeals of Planning Commission Decisions.** Decisions of the Planning Commission may be appealed to the City Council.
 - 5. **Appeals of City Council Decisions.** Decisions of the City Council on projects located within the Inland Area of the City are final and not subject to appeal.

6. **Appeals to California Coastal Commission.** City approval of development within the Coastal Zone is appealable to the California Coastal Commission only in the following instances:
 - a. The approved development is located within the Appeals Jurisdiction, or
 - b. The approved development is a Conditional Use.
- B. **Right to Appeal.** An appeal may only be filed by an applicant or any aggrieved party.
- C. **Time Limits.** Unless otherwise specified in State or federal law, all appeals must be filed in writing, as specified in Section D 17.52.120.
- D. **Procedures.**
 1. **Proceedings Stayed by Appeal.** The timely filing of an appeal stays all proceedings in the matter appealed.
 2. **Filing of Appeals.**
 - a. **Process.** A written appeal must be filed no later than close of business of the Planning and Environmental Review Department on the last day of the appeal period. All appeals must be accompanied by payment of the required fee established by City Council resolution. Failure to file a timely appeal results in the decision becoming effective.
 - b. **Effect.** The filing of an appeal in compliance with this chapter shall have the effect of suspending the effective date of the decision being appealed, and no further actions or proceedings shall occur in reliance on the decision being appealed except as allowed by the outcome of the appeal.
 - c. **Withdrawal.** Once filed, an appeal may only be withdrawn by a written request submitted to the Director, with the signatures of all persons who filed the appeal.
 3. **Submittal Requirements and Criteria.** The appeal must set forth, in concise language, the following:
 - a. The identity of the decision or determination appealed, which may include the conditions of that decision or determination and must include the following information:
 - i. Case Number;
 - ii. Review Authority;
 - iii. Date of Decision; and
 - iv. Reason for the Appeal.
 - b. If an applicant or aggrieved party wishes to appeal a Review Authority's decision on a project, an appeal application shall not be accepted by the Director unless it identifies one or more of the following:
 - i. **Development Standards.** For decisions by the Design Review Board, a clear, complete, and concise statement of the reasons why the decision or determination is inconsistent with a specific zoning requirement or

development standard set forth within this Title, the General Plan, or other applicable law.

- ii. Design Standards. A clear, complete, and concise statement of the reasons why the decision or determination is inconsistent with a specific design requirement set forth within this Title or the General Plan.
 - c. The decision of the Director to accept or reject an appeal application is final and not subject to appeal.
 - d. If it is claimed that there was an error or abuse of discretion on the part of the Review Authority, or other officer or authorized employee, or that there was a lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration leading to the making of the decision or determination that is being appealed, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made, then these grounds shall be specifically stated.
4. **Action.** The appeal body must conduct a public hearing, after which it may affirm, reverse, or modify the previous decision. If the appeal body is deadlocked, the decision of the lower Review Authority remains in effect. If new or different evidence is presented in the appeal, the appeal body, may, but shall not be required to, refer the matter back to the Review Authority for further consideration. Any new evidence shall relate to the subject of the appeal.
 5. **Standards of Review.** Appeals shall be heard de novo. At the hearing, the appeal body may only consider any issue involving or related to the matter that is the subject of the appeal, in addition to the specific grounds for the appeal.
- E. **Right to Judicial Review.** Any party aggrieved by a final decision of the City, pursuant to this Title, may seek judicial review of the decision.

17.52.130 Resubmission

- A. **Denial With Prejudice.**
1. **Effect.** An application or appeal may be denied with prejudice. If the denial becomes final, no further application for the same or substantially similar Zoning Permit or Discretionary Approval for the same parcel shall be filed for a period of one year. An application may be denied with prejudice on the grounds that two or more similar applications for the same parcel have been denied in the past two years, or that another cause exists for limiting the refiling of the application.
 2. **Similar Project.** The Director shall determine whether a subsequent application for a Zoning Permit or Discretionary Approval is for the same or a substantially similar use, or land use request that was denied with prejudice.
- B. **Denial Without Prejudice.** There shall be no limitation on subsequent Zoning Permit or Discretionary Approval applications for a parcel on which a project was denied without prejudice.

Chapter 17.53 Exemptions

Sections:

- 17.53.010 Purpose
- 17.53.020 Exempt Development

17.53.010 Purpose

This Chapter identifies development that is exempt from permitting pursuant to this Title.

17.53.020 Exempt Development

The following development is exempt from the requirement to obtain a zoning permit otherwise required of this Title. Exempt development must still comply with all applicable regulations of this Title as well as any applicable conditions of a previously approved permit for the subject property.

- A. Repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the structure.
- B. New tenants or uses that do not constitute a Change of Use.
- C. Installation of irrigation lines not otherwise requiring a Grading Permit.
- D. Poles, wires, underground gas pipelines less than 12 inches in diameter, and similar installations erected, installed, or maintained by public agencies or public service or utility districts or companies; however, such structures shall be subject to height limitations when located in the Airport Environs Overlay District.
- E. Decks, platforms, walkways, and driveways that do not require a Grading Permit and are not over 30 inches above finish grade and not over any basement or story below.
- F. Installation of skylights and re-roofing of an existing structure.
- G. Installation of windows and doors that do not significantly change the streetscape nor require Design Review.
- H. Residential use window awnings that are supported by an exterior wall and non-residential window awnings that are supported by an exterior wall and extend no more than 36 inches from such exterior wall.
- I. Spas, hot tubs, ponds, and other water-containing structures that do not exceed 120 sq. ft., including related equipment, and do not contain more than 2,000 gallons of water.
- J. Interior alterations, including tenant improvements that do not result in an increase in the floor area within the structure and does not increase the required number of parking spaces.
- K. In the AG District, agricultural accessory structures that are roofed and supported by posts or poles, do not exceed 250 sq. ft. of roof area, are unenclosed on all sides, and have no plumbing or electrical facilities and are less than 16 feet in height.
- L. Propane tanks located in residential or agricultural districts.

- M. Seismic retrofits to existing structures. Seismic retrofits are limited to the addition of foundation bolts, hold-downs, lateral bracing at cripple walls and other structural elements required by the City. The seismic retrofits must not increase the floor area of the structure, involve exterior alterations to the structure, alter the footprint of the structure, nor increase the height of the structure.
- N. The replacement or restoration of conforming structures or structures damaged or destroyed by a disaster, as determined by the Director.
1. The replaced or restored structure must:
 - a. Conform to all applicable district requirements (including permitted uses);
 - b. Be for the same use;
 - c. Be in the same general footprint location; and
 - d. Not exceed either the floor area, height, or bulk of the destroyed structure by more than ten (10) percent or 250 sq. ft., whichever is less.
 2. If the Director determines that the exterior design or specifications are proposed to be changed, the restored or replaced structure will be subject to the provisions of Chapter 17.58, Design Review.
- O. One satellite dish one meter in diameter or less that is used solely by the occupants of the dwelling or property on which the dish is located for the non-commercial, private reception.
- P. Grading for farming and agricultural operations and other types of earthwork which do not require a Grading Permit or that is otherwise specifically listed as exempt within Section 17.24.100, Grading and Grubbing.
- Q. New or replacement of roof-mounted equipment that is not visible from public viewing areas.
- R. The temporary use of generators in the event of a power outage or for emergency use. For purposes of this Subsection, emergency use is defined in accordance with 17 California Code of Regulations Section 93115, as may be amended. For purposes of this Subsection, the limit on use of a generator in an emergency is 90 days.
- S. Exterior air conditioning equipment must meet either of the requirements below to be deemed exempt. Where neither of the requirements are met, the equipment is prohibited.
1. The equipment is outside all required setbacks; or
 2. The equipment does not encroach within three feet into any interior side or rear lot line and comply with Section 17.39.080, Noise.

Chapter 17.54 Zoning Clearance

Sections:

- 17.54.010 Purpose
- 17.54.020 Applicability
- 17.54.030 Review and Decision
- 17.54.040 Required Findings
- 17.54.050 Purpose
- 17.54.010 Exemptions

17.54.010 Purpose

This Chapter establishes procedures for conducting Zoning Clearance review to verify that certain new or expanded uses, activities, or structures that would otherwise not need a different permit under this Title from the City comply with all of the applicable requirements of this Title. This Chapter also establishes procedures for issuing a Zoning Permit to effectuate Discretionary Approval.

17.54.020 Applicability

- A. **Entitlement Permit.** Issuance of a Zoning Clearance is required for development as specified by this Title and for the following development:
 - 1. Window awnings that are supported by an exterior wall and extend 36 inches or more from such exterior wall.
 - 2. Additions of less than 150 square feet of footprint area to existing structures are not subject to Design Review Board approval.
 - 3. Individual signs associated with and conforming to an approved Overall Sign Plan.
- B. **Effectuating Permit.** Issuance of a Zoning Clearance is required to effectuate the following Discretionary Approvals and Director Actions:
 - 1. Development Plan.
 - 2. Conditional Use Permit.
 - 3. Design Review Board Approvals for individual Signs not associated with an Overall Sign Plan.
 - 4. Any Substantial Conformity Determination or Amendment pursuant to Section 17.52.100, Changes to Prior Permits and Approvals.

17.54.030 Review and Decision

The Director must determine whether the zoning regulations allow the proposed use, activity, building, alteration, or addition, is permitted and conforms to all the applicable regulations and standards of this Title. A Zoning Clearance effectuating a discretionary approval must carry forward all applicable conditions and shall only be issued after Director makes the required findings.

17.54.040 Required Findings

In addition to those findings required pursuant to Section 17.52.070, Findings for Approval, the following findings must be made:

- A. Any necessary prior approvals have been obtained.
- B. Any “Prior to Issuance of Zoning Clearance” conditions from the Discretionary Approval have been met.

17.54.050 Exemptions

No Zoning Entitlement Permit is required for the continuation of previously approved uses and structures, uses and structures, or that are not subject to any building or zoning regulations.

17.54.060 Appeals

A decision to approve or deny a Zoning Clearance is not subject to appeal.

Chapter 17.55 Land Use Permits

Sections:

- 17.55.010 Purpose
- 17.55.020 Applicability
- 17.55.030 Review and Decision
- 17.55.040 Required Findings

17.55.010 Purpose

This Chapter establishes the applicability of Land Use Permits which are required for certain uses and developments under the regulations of this Title outside of the Coastal Zone.

17.55.020 Applicability

Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, rebuilding, or demolishing of any building, structure, or improvement within the City a Land Use Permit must be issued by the Planning and Environmental Review Department under the provisions of this Title.

- A. **Change of Use.** A Change of Use requires a Land Use Permit when, based on a legally permitted use consistent the zoning district of the site, any of the following occur unless a Discretionary Approval is required pursuant to this Title:
1. The use triggers a change from one occupancy group to another based on the most current California Building Code as adopted pursuant to Municipal Code Chapter 15.01 Building Code;
 2. The new use requires additional parking on the site pursuant to Chapter 17.38, Parking and Loading; or
 3. The new use includes any additions to existing structures to accommodate the use, unless the additions are solely to provide ADA compliant facilities (e.g., restrooms, walkways, ramps, etc.).

17.55.030 Exceptions.

A Land Use Permit is not required under the following circumstances:

1. The development requires a Discretionary Approval, other than by the Design Review Board;
2. Regulations of this Title specifically indicate a Land Use Permit is not required;
3. Regulations of this Title specifically states that a different type of Zoning Permit is required for the development, or
4. The activity is exempt from the issuance of a Zoning Permit.

17.55.040 Review and Decision

The Director must determine whether the zoning regulations allow the proposed uses or structures, including proposed additions or alterations, as-of-right. A Land Use Permit shall be issued if the Director determines that the proposed use or building, or alteration or addition, is permitted and conforms to all the applicable regulations and standards of this Title.

17.55.050 Required Findings

Other than those findings required pursuant to Section 17.52.070, Findings for Approval, no permit-specific findings are required.

Chapter 17.56 Temporary Use Permits

Sections:

- 17.56.010 Purpose
- 17.56.020 Applicability
- 17.56.030 Application
- 17.56.040 Required Findings
- 17.56.050 Additional Findings for Coastal Zone
- 17.56.060 Conditions of Approval

17.56.010 Purpose

This Section establishes a process for review and approval of certain uses that are intended to be of limited duration of time and will not permanently alter the character or physical facilities of the site where they occur.

17.56.020 Applicability

Before using any land or structure, or commencing any work pertaining to the temporary erection, moving, alteration, or use any building, structure, or land within the City wherein no discretionary approval is required under the provisions of this Title, a Zoning Permit must be issued by the Planning and Environmental Review Department.

- A. **Inland Area.** Approval of a Temporary Use Permit is required for temporary uses or structures proposed within the Inland Area of the City, which require a permit pursuant to Section 17.41.250.
- B. **Coastal Zone.** Temporary uses or structures that are proposed within the Coastal Zone of the City are subject to Chapter 17.61.

17.56.030 Application

Any person may apply to the Director for approval of a temporary use, not less than 30 days before the use is intended to begin.

17.56.040 Required Findings

The Director may approve an application to allow a temporary use for a period of time, only upon making all of the following findings:

- A. The proposed use will not unreasonably affect or have a negative impact on adjacent properties, their owners and occupants, or the surrounding neighborhood, and will not in any other way constitute a nuisance or be detrimental to the health, safety, peace, comfort, or general welfare of persons residing or working in the area of such use, or to the general welfare of the City;
- B. The proposed use will not unreasonably interfere with pedestrian or vehicular traffic or circulation in the area surrounding the proposed use, and will not create a demand for additional parking that cannot be safely and efficiently accommodated by existing parking areas; and

- C. Appropriate controls are in place that will ensure the premises will be kept clean, sanitary, free of litter, and all circulation and parking surfaces will include a suitable dust-controlled surface.

17.56.050 Additional Finding for Coastal Zone

If a temporary use or structure is proposed within the Coastal Zone and would be located seaward of the bluff-top, the following additional finding must be made as part of an approval of a Conditional Use Permit by the City:

- A. The temporary use or structure will not substantially interfere with lateral or vertical beach access or adversely impact coastal processes.

17.56.060 Conditions of Approval

In approving a Temporary Use Permit, the Director may impose reasonable conditions deemed necessary to achieve the findings for a Temporary Use Permit listed above, including, without limitation:

- A. Regulation of vehicular ingress and egress and traffic circulation;
- B. Regulation of dust, if using unpaved surfaces for the event including parking;
- C. Regulation of lighting;
- D. Regulation of hours, and other characteristics of operation;
- E. Regulation regarding trash/debris/waste disposal and site/area clean up during and at the conclusion of the event;
- F. Requirement of bonds or other guarantees for cleanup or removal of structure or equipment; and
- G. Such other conditions as the Director may deem necessary to carry out the intent and purpose of this Chapter.

Chapter 17.57 Conditional Use Permits

Sections:

- 17.57.010 Purpose
- 17.57.020 Applicability
- 17.57.030 Adjustments to Development Standards
- 17.57.040 Review Authority
- 17.57.050 Required Findings
- 17.57.060 Time Limit
- 17.57.070 Discontinuation

17.57.010 Purpose

This Chapter describes the process and general requirements applicable to those uses for which a Conditional Use Permits is required. These uses require consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of applications is designed to evaluate possible adverse impacts and to minimize them, where possible, through the imposition of specific conditions of approval.

17.57.020 Applicability

Approval of a Conditional Use Permit is required for uses or developments specifically identified as conditional uses in this Title, including both primary and accessory uses.

17.57.030 Adjustments to Development Standards

The applicant may request that the Review Authority approve an adjustment to one or more of the following: buildings separation, setbacks, parking, landscaping, or screening standards specified in the applicable district. To approve any requested adjustment, the Review Authority must make the following finding for each requested adjustment:

- A. **Required Adjustment Finding.** The adjustment is justified and consistent with the General Plan and the intent of other applicable regulations and guidelines.

17.57.040 Review Authority

- A. **Minor Conditional Use Permits.** The Zoning Administrator.
- B. **Major Conditional Use Permits.** The Planning Commission.

17.57.050 Required Findings

In addition to the findings required pursuant to Section 17.52.070, Findings for Approval, and any other findings required by this Title, the Review Authority must make the following findings:

- A. The use as proposed is consistent with the General Plan.

- B. The use will not be more injurious to the health, safety, and welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.
- C. If processed without an associated Development Plan, these additional findings must also be made:
 - 1. The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
 - 2. Any significant environmental impacts are mitigated to the maximum extent feasible.

Chapter 17.58 Design Review

Sections

- 17.58.010 Applicability
- 17.58.020 Exemptions
- 17.58.030 Scope of Design Review
- 17.58.040 Design Review Actions
- 17.58.050 Design Review Board Levels of Review
- 17.58.060 Findings for Approval
- 17.58.070 Conditions of Approval
- 17.58.080 Time Limits of Approval and Time Extensions
- 17.58.080 Appeals

17.58.010 Applicability

The City will conduct Design Review for proposed projects, except those exempt pursuant to Section 17.58.020, and make decisions to approve, approve with amendments, or deny the overall design of projects pursuant to this Title.

17.58.020 Exemptions

- A. The following developments are exempt from Design Review in all instances:
 - 1. All interior alterations and Tenant Improvements (TI);
 - 2. Solar energy systems;
 - 3. Alterations, additions, and repairs that do not substantially change the exterior appearance of a structure, including replacement in kind of existing features. To be considered “replacement in kind,” the features must reasonably match the design, profile, material, and general appearance of the existing or original features;
 - 4. Required regulatory signage (e.g., ADA, City, County, etc.); and
 - 5. Signage on private property of two square feet or less conveying a message about the property (e.g., No Trespassing, For Sale, Garage Sale, etc.).
- B. The following development is exempt from Design Review, except when part of a larger development project under review by the City, which is subject to this Chapter:
 - 1. Decks that are less than 30 inches above grade;
 - 2. Fences or walls six feet or less in height and gateposts of eight feet or less in height, that are not considered integral to the design of a structure (e.g., perimeter fences); and
 - 3. Minor additions that do not significantly change the streetscape of the existing dwelling.
 - a. Ground floor additions of 750 square feet or less (based on an exterior footprint measurement) to a Single-Unit Dwelling or duplex unit;

- b. Second story additions of less than 100 square feet to a Single-Unit Dwelling or duplex unit and provided the addition is to the rear of the structure;
- c. Patios or porches of 100 square feet or less that use the same or similar materials as the existing dwelling.

17.58.030 Scope of Design Review

- A. The City must review proposed development for conformity with the following
 1. The purpose of this Chapter;
 2. Applicable General Plan policies and guidelines;
 3. The Goleta Old Town Heritage District Architecture and Design Guidelines;
 4. The Highway 101 Corridor Design Guidelines;
 5. The Goleta Architecture and Design Standards for Commercial Projects; and
 6. Applicable City sign and zoning regulations.
- B. The scope of Design Review includes, but is not limited to the following:
 1. Size, bulk and scale of new structures;
 2. Colors and types of building materials and application;
 3. Relation to existing and proposed structures on the same site;
 4. Site layout, orientation, and location of structures, and relationship to open areas and topography;
 5. Materials, colors, and variations in boundary walls, fences, or screen planting;
 6. Location and type of landscaping;
 7. Sign design and exterior lighting;
 8. Consideration of neighboring development;
 9. Consideration of energy efficient or environmentally-friendly design and materials; and
 10. Appropriate dark sky compliant exterior lighting.

17.58.040 Design Review Actions

- A. **Administrative Review.** The Director and shall make decisions to approve, approve with conditions, or deny, the following development:
 1. Decks that are 30 inches or more above grade;
 2. Swimming pools, hot tubs, and spas not subject to Section 17.24.190, Exempt from Permits;
 3. Accessory Dwelling Units; and
 4. Other accessory structures not subject to review by the Design Review Board;
- B. **Design Review Board.**

1. The Design Review Board shall conduct Design Review and make decisions to approve, approve with conditions, or deny the following:
 - a. All projects for which a building and/or grading permit is required that involve new construction or development, the erection, replacement, or alteration of signage, or changes in landscaping, where such new construction or development is associated with a project previously subject to Design Review;
 - b. Any project where Design Review Board review is specified by action of the City Council or Planning Commission or the Director of Planning and Environmental Review;
 - c. Projects referred by the Director to the Design Review Board for review;
 - d. Exterior changes to the main structure that result from an additional residential unit in a single-unit home or in a multiple-unit residential building; and
 - e. Applications for permits which, if combined with other permits applied for on the same property within the previous four years, meets the criteria established above to avoid the “piecemeal” review of development.
 2. The Design Review Board must conduct Design Review and make a recommendation to approve, approve with conditions, or deny the following:
 - a. Development requiring Discretionary Review by the Zoning Administrator, Planning Commission, or City Council.
- C. **Higher Review Authorities.** In compliance with Chapter 17.50, Review Authorities, the Planning Commission or City Council shall conduct Design Review and make decisions to approve, approve with conditions, or deny the following projects:
1. Appeals of the Final Approval of the Design Review Board.
 2. Projects requiring both Design Review and Discretionary Review.

17.58.050 Design Review Board Levels of Review

- A. **Conceptual Review.** All development subject to review by the Design Review Board will be reviewed at the conceptual level.
1. Conceptual Review provides an opportunity for the City to review and comment on a project’s concept or theme when it is still in the early stages of development before the applicant has committed to and significantly invested in a particular design.
 2. At Conceptual Review, the applicant and the Design Review Board discuss and consider only broad issues such as site planning, general architectural style, and the project’s relationship to its site and the surrounding neighborhood.
 3. Applicants may bring sketches and/or conceptual drawings, including schematic sections and three-dimensional renderings, and should have completed site studies that address various aspects of site design (e.g., general massing of buildings, grading, access, landscaping concepts).

4. No formal action is taken by the Design Review Board at a conceptual level; however, comments may be offered that give the applicant general direction for future review. Additionally, the Design Review Board may determine during the Conceptual Review that a site visit and/or story-poles will be required, and/or that the preparation of other plans will be needed (e.g., landscape, lighting, drainage, etc.).
- B. **Preliminary Review.** Preliminary Review is a formal review of an application in order to confirm that the proposed development complies with all applicable design standards. Fundamental design issues such as precise size of all built elements, site plan, elevations and landscaping are resolved at this stage of review.
1. ***Design Review for Ministerial Projects.***
 - a. A project can receive Preliminary Approval only if the project has been reviewed by Planning staff and the Design Review Board has been authorized to take formal action to approve, approve with conditions, or deny the project.
 - b. To be approved at the Preliminary level, all significant elements of the project's appearance, landscaping and site and/or building orientation must be found to be consistent with the applicable development standards within the scope of Design Review.
 - c. If a project is granted Preliminary approval, the Design Review Board is indicating that all fundamental design issues have been resolved and that it would be able to make the required Findings for Approval.
 2. ***Design Review Accompanying Other Discretionary Projects.***
 - a. The Design Review Board will review proposed development at the Conceptual level as many times as the DRB deems necessary and at least one time at the Preliminary level prior to authorizing it to proceed to the higher Review Authority with jurisdiction over the proposed project for Final Review.
 - b. For development subject to a higher Review Authority, pursuant to Chapter 17.52, the Design Review Board must make draft Final Review Findings and transmit a recommended action on the project.
 - c. The Design Review Board action to provide draft Findings at the Preliminary level is not subject to Appeal.
- C. **Revised Preliminary Review.** Revised Preliminary Review is used when a project has already received Preliminary approval and the applicant wishes to make substantial changes that would require further Design Review and approval prior to Final Approval.
1. Plans submitted should include all information on drawings that reflect and call out the proposed revisions.
 2. If the revisions are not clearly delineated and identified, they cannot be construed as being a part of the revised approval.
 3. Substantial changes after a project has received approval at Final Review require a new Design Review approval.

- D. **Final Review.** Final Review is the last level of Design Review of the completed working drawings for a project, excluding electrical, plumbing, mechanical and structural drawings, unless components of these plans would affect the exterior of the building.
1. All details, color samples, material samples, door hardware, fenestration and exterior lighting fixtures, site grading and drainage, and landscaping must be included in the plans submitted for Final Review.
 2. Plans submitted for Final Review must substantially conform to those plans that received Preliminary Approval. If substantial changes to the plans are proposed at this stage by the applicant, a new Preliminary Approval may be required.
 3. The Review Authority may grant Final Approval to a project with a condition that Planning staff confirm or verify only minor items (e.g., adding a note to a plan sheet, verify a color code or plant type, etc.).
 4. An action to grant Final Approval is subject to Appeal, pursuant to Section 17.58.090, Appeals.
- E. **Revised Final Review.** Revised Final Review is used when a project has already received Final Approval and the applicant wishes to make minor changes that require further Design Review by either the Design Review Board or Planning staff.
1. Plans submitted should include all information on drawings that reflect and call out the proposed revisions.
 2. If the revisions are not clearly delineated, they cannot be construed as approved. Major changes after a project has received Final Approval will require Revised Preliminary Review.
- F. **Multiple Levels of Approval at a Single Meeting.** Planning staff may accept and process applications for Conceptual / Preliminary / Final Design Review approval at a single meeting provided all required information is submitted and the project is properly noticed and agendized for such multiple levels of approval.
- G. **CEQA Review.** Decisions at Final Review are discretionary actions and subject to the provisions of CEQA.

17.58.060 Findings for Approval

The Review Authority may only grant Final Design Review Approval if it is determined that the proposed project is consistent with the standards of this Chapter and all of the following findings can be made:

- A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood;
- B. Site layout, orientation, and location of structures, including any signage, are in an appropriate and harmonious relationship to one another and the property;
- C. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted;
- D. There is harmony of material, color, and composition on all sides of structures;

- E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable;
- F. The site grading is minimized and the finished topography will be appropriate for the site;
- G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation;
- H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials;
- I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant;
- J. The project architecture will respect the privacy of neighbors and is considerate of private views and solar access; and
- K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

17.58.070 Conditions of Approval

The Review Authority may impose reasonable conditions on a Design Review approval that is related and proportionate to what is being requested by the application, as deemed necessary or appropriate in order to ensure that the standards and requirements of this Title are met, including, without limitation:

- A. Modification of materials and/or design elements;
- B. Additional landscaping;
- C. Walls, fences, and screening devices;
- D. Noise-attenuation construction and/or devices; or
- E. Any other conditions that are found to be necessary to ensure that the provisions of the General Plan and this Title are met.

17.58.080 Time Limits of Approval and Time Extensions

- A. The Design Review approval shall expire three years from the date of Final Approval.
- B. Prior to the expiration of such three-year period, the Director may grant one extension of up to two years.

17.58.090 Appeals

Actions taken by the Review Authority are subject to appeal in accordance with Section 17.52.120 of this Title.

Chapter 17.59 Development Plans

Sections

- 17.59.010 Purpose
- 17.59.020 Applicability and Review Authority
- 17.59.030 Adjustments to Development Standards
- 17.59.040 Required Findings
- 17.59.050 Time Limit

17.59.010 Purpose and Intent

The purpose of a Development Plan is to provide Discretionary Review which, because of the size and scale of the proposed development, requires comprehensive analysis at a public hearing.

17.59.020 Applicability and Review Authority

No permit shall be issued for any development, including grading, for any project subject to the provisions of this Chapter until a Development Plan has been approved as provided below.

- A. **Exemptions.** The following do not require a Development Plan:
 - 1. One Single-Family Dwelling per Lot and Accessory Structures in the RS District.
 - 2. Structures in C Districts that do not exceed 5,000 square feet.
 - 3. One single-family dwelling on a single lot in the RP District.
- B. **Review Authority.**
 - 1. Where no height or lot coverage modification is being requested as part of a development proposal, the Review Authority is the Zoning Administrator for the following:
 - a. New structures and outdoor areas designated for sales or storage that do not exceed 10,000 square feet.
 - b. Applications for as-built development without an effective Development Plan that is considered nonconforming only due to the absence of a Development Plan.
 - 2. All Development Plans outside the jurisdiction of the Zoning Administrator are within the jurisdiction of the Planning Commission.

17.59.030 Adjustments to Development Standards

The applicant may request that the Review Authority approve an adjustment to one or more of the following: buildings separation, setbacks, parking, landscaping, or screening standards specified in the applicable district. To approve any requested adjustment to one of the standards listed in this Section, the Review Authority must make the following finding for each requested adjustment:

- A. The adjustment is justified and consistent with the General Plan and the intent of other applicable regulations and guidelines.

Any deviation from a height or lot coverage standard must be reviewed consistent with Chapter 17.64, Modifications.

17.59.040 Required Findings

In addition to the findings required pursuant to Section 17.52.070, Findings for Approval, and any other findings required by this Title, the Review Authority must make the following findings:

- A. The project as proposed is consistent with the General Plan.
- B. The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
- C. Any significant environmental impacts are mitigated to the maximum extent feasible.
- D. The project will not conflict with any easements required for public access through, or public use of a portion of the property.

17.59.050 Time Limit

An approved Development Plan expires five years after its effective date unless, prior to the expiration, substantial physical construction has been completed on the development or a Time Extension has been requested.

Chapter 17.60 Variances

Sections:

- 17.60.010 Purpose
- 17.60.010 Applicability
- 17.60.010 Procedures
- 17.60.010 Required Findings
- 17.60.010 Time Limit

17.60.010 Purpose

The purpose of this Chapter is to allow variances from the strict application of the regulations on land, buildings, and structures of this Title where, because of exceptional conditions such as the size, shape, unusual topography, or other extraordinary situation or condition of such piece of property, the literal enforcement of this Title would impose practical difficulties or would cause undue hardship unnecessary to carry out the intent and purpose of this zoning ordinance.

17.60.020 Applicability

- A. The provisions of this Chapter apply to all districts.
- B. In no case may a Variance be granted to allow a use or activity which is not otherwise permitted in the district in which the property is located.
- C. Variances may only be granted from the regulations on land, buildings, and structures, and no variances may be granted from the procedural regulations of this Title.

17.60.030 Procedures

Consideration of a requested Variance requires a Discretionary Review at a noticed, public hearing by the appropriate Review Authority, pursuant to Chapter 17.52. The Review Authority may approve, conditionally approve, or deny the request.

17.60.040 Required Findings

Variance applications shall only be granted if the Review Authority determines that the project, as submitted or as modified, conforms to all of the following criteria, in addition to any criteria that may be required or associated with the specific request. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial must be established for the record. The following findings must all be met in order to grant a Variance:

- A. The granting of the Variance will not be in conflict with the intent and purpose of this Title or the adopted General Plan.
- B. There are special circumstances applicable to the property, relative to its size, shape, topography, location, or surroundings.

- C. The strict application of the zoning regulations will deprive such property of privileges enjoyed by other properties in the vicinity and under the same zoning classification;
- D. The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.
- E. In addition to the findings required by parts (A) through (D) of this Section, if the project is located within the Coastal Zone, the Variance must also be consistent with the provisions of the California Coastal Act that are applicable to the subject property.

17.60.050 Time Limit

An approved Variance expires five years after its effective date unless, prior to the expiration, substantial physical construction has been completed on the development or a Time Extension has been requested.

Chapter 17.61 Coastal Development Permit

Sections:

- 17.61.010 Purpose
- 17.61.020 Applicability
- 17.61.030 Exemptions
- 17.61.040 Record of Permit Exemptions
- 17.61.050 Waiver for De Minimis Development
- 17.61.060 Application Requirements
- 17.61.070 Public Hearing
- 17.61.080 Additional Finding
- 17.61.090 Coastal Zone Easements
- 17.61.100 Notice of Final Action

17.61.010 Purpose

This Chapter establishes a process for review and approval of Coastal Development Permits, which is intended to implement the California Coastal Act of 1976 (Division 20 of the Public Resources Code), as amended, in accordance with the City's Local Coastal Program.

17.61.020 Applicability

The provisions of this Chapter apply to all public and private development on all properties located within the Coastal Zone as defined in the California Coastal Act, subject to the following provisions:

- A. Tidelands, Submerged Lands, or Public Trust Lands. Projects on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, lying within the Coastal Zone, or within any State university or college within the Coastal Zone require a permit issued by the California Coastal Commission in accordance with procedures specified by the Coastal Commission, in addition to other permits or approvals required by the City.
- B. Development by Public Agency. A person undertaking development included in a Public Works plan or long-range development plan that has been approved by the Coastal Commission is not required to obtain a Coastal Development Permit from the City. Other City permits may be required.
- C. Exemptions. Projects or activities specifically identified by the California Coastal Commission as exempted from the requirement for a Coastal Development Permit, listed in Section 17.61.030, do not require a Coastal Development Permit.
- D. Precedence of Local Coastal Program. Where the plans, policies, requirements or standards of the Local Coastal Program, as applied to any project in the Coastal Zone, conflict with those of the underlying Zoning District or other provisions of this Title, the plans, policies, requirements or standards of the Local Coastal Program govern.

17.61.030 Exemptions

The following projects are exempt from the requirement to obtain a Coastal Development Permit, pursuant to the Coastal Act.

- A. **Categorically Excluded Development.** Projects pursuant to a Categorical Exclusion Order certified by the California Coastal Commission, pursuant to Public Resources Code Sections 30610(e) and 30610.5 and 14 California Code of Regulations Sections 13240 et seq.
- B. **Improvements to Existing Single-Unit Dwellings.** Minor Development or improvements to existing Single-Unit Dwellings, subject to the following provisions:
 1. ***Part of a Single-Unit Dwelling.*** For the purposes of this Chapter, where there is an existing Single-Unit Dwelling, all of the following are considered a part of that structure:
 - a. All fixtures or other features directly attached to a dwelling;
 - b. Accessory Structures on the property normally associated with a Single-Unit Dwelling, such as Garages, Swimming Pools, and Fences, but not Cabañas, Guesthouses, or Accessory Dwelling Units; and
 - c. Landscaping on the lot.
 2. ***Limits on Exemption Based on Environmental Effects.*** The following classes of development require a Coastal Development Permit because they involve a risk of adverse environmental effects:
 - a. Improvements to a Single-Unit Dwelling if the structure or improvement is located on a beach, in a wetland, seaward of the mean high tide line, in an Environmentally Sensitive Habitat Area, in an area designated as highly scenic in the General Plan, or within 50 feet of the edge of a coastal bluff.
 - b. Any significant alteration of land forms including the removal or placement of vegetation on a beach, wetland, or sand dune, in an Environmentally Sensitive Habitat Area, or within 50 feet of the edge of a coastal bluff.
 - c. The expansion or construction of private water wells or septic systems.
 - d. Improvements on property that is located between the sea and first public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resources areas as designated by the Coastal Commission, when such improvements would constitute or result in any of the following:
 - i. An increase of 10 percent or more of internal floor area of an existing structure or constitute an additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken pursuant to Public Resources Code Section 30610(a);
 - ii. An increase in height of an existing structure by more than 10 percent of an existing structure; and

- iii. The construction, placement, or establishment of any significant detached Accessory Structure, such as Garages, Fences, or Shoreline Protective Devices.
 - e. Any improvement to a Single-Unit Dwelling where the development permit issued for the original structure by the Coastal Commission or City indicated that any future improvements would require a Coastal Development Permit.
- C. **Other Improvements.** Improvements to any structure other than a Single-Unit Dwelling or a Public Works facility, subject to the following provisions:
- 1. **Definition of Existing Structure.** For the purposes of this Chapter, where there is an existing structure, other than a Single-Unit Dwelling or Public Works facility, all of the following are considered a part of that structure:
 - a. All fixtures and other structures directly attached to the structure.
 - b. Landscaping on the lot.
 - 2. **Limits on Exemption Based on Environmental Effects.** The following classes of development require a Coastal Development Permit because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use contrary to a policy of the Coastal Act.
 - a. Improvement to any structure if the structure or the improvement is located on a beach, in a wetland, stream or lake, seaward of the mean high tide line, in an area designated as highly scenic in the General Plan, or within 50 feet of the edge of a coastal bluff.
 - b. Any significant alteration of land forms, including removal or placement of vegetation, on a beach or sand dune, in a wetland or stream, within 100 feet of the edge of a coastal bluff, in a highly scenic area, or in an Environmentally Sensitive Habitat Area.
 - c. The expansion or construction of private water wells or septic systems.
 - d. Improvements on property that is located between the sea and first public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resources areas as designated by the Coastal Commission, when such improvements would constitute or result in any of the following:
 - i. An increase of 10 percent or more of internal floor area of an existing structure or constitute an additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken, pursuant to Public Resources Code Section 30610(b).
 - ii. Result in an increase in height by more than ten percent of an existing structure.
 - e. Any improvement to a structure where the Coastal Development Permit issued for the original structure by the Coastal Commission or City indicated that any future improvements would require a Coastal Development Permit.

- f. Any improvement to a structure that changes the intensity of use of the structure.
 - g. Any improvement made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including, without limitation, a condominium conversion, stock cooperative conversion, or motel/hotel timesharing conversion.
- D. **Maintenance Dredging.** Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the Coastal Zone pursuant to a permit from the United States Army Corps of Engineers.
- E. **Repair and Maintenance Activities.** Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities.
- 1. **Repair and Maintenance from Natural Disaster.** Unless destroyed by natural disaster, the replacement of 50 percent or more of a Single-Unit Dwelling, seawall, revetment, bluff retaining wall, breakwater, groin, or any other structure is not repair and maintenance, but instead constitutes a replacement structure requiring a Coastal Development Permit.
 - 2. **Limits on Exemption Based on Environmental Effects.** The following extraordinary methods of repair and maintenance require a Coastal Development Permit because they involve a risk of substantial adverse environmental impact:
 - a. Any method of repair or maintenance of a seawall, revetment, bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves any of the following:
 - i. Repair or maintenance involving substantial alteration of the foundation of the protective work, including pilings and other surface or subsurface structures.
 - ii. The placement, whether temporary or permanent, of rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in coastal waters, streams, wetlands, estuaries, and lakes, or on shoreline protective work, except for agricultural dikes within enclosed bays or estuaries.
 - iii. The replacement of 20 percent or more of the materials of an existing structure with materials of a different kind.
 - iv. The presence, whether temporary or permanent of mechanized construction equipment or construction materials on any sand areas, bluff, or environmentally sensitive habitat, or within 20 feet of coastal waters or streams.
 - b. Any method of routine maintenance dredging that involves any of the following:
 - i. The dredging of 100,000 cubic yards or more within a 12-month period.
 - ii. The placement of dredged spoil of any quantity within an Environmentally Sensitive Habitat Area, on any sand area, within 50 feet of the edge of a coastal bluff or Environmentally Sensitive Habitat Area, or within 20 feet of coastal waters or streams.

- iii. The removal, sale, or disposal of dredged spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access, or public recreational use.
 - c. Any repair or maintenance to facilities or structures or work located in an Environmentally Sensitive Habitat Area, any sand area, within 50 feet of the edge of a coastal bluff or Environmentally Sensitive Habitat Area, or within 20 feet of coastal waters or streams that include:
 - i. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand, or other beach materials or any other forms of solid materials.
 - ii. The presence, whether temporary or permanent, of mechanized equipment or construction materials.
 - 3. **Other Provisions.** All repair and maintenance activities that are not exempt are subject to the Coastal Development Permit regulations of this Chapter, including, without limitation, the regulations governing administrative and emergency permits. The provisions of this subsection (D) are not applicable to those activities specifically described in the document entitled Repair, Maintenance and Utility Hookups, adopted by the Coastal Commission on September 5, 1978, and any revisions or updates to that document by the Coastal Commission, unless a proposed activity will have a risk of substantial adverse impact on public access, Environmentally Sensitive Habitat Area, wetlands, or public views to the ocean.
- F. **Utility Connections.** The installation, testing, and placement of any necessary utility connection between an existing service facility and any development that has been granted a valid Coastal Development Permit; provided, however, that the City may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.
- G. **Structures Destroyed by Natural Disaster.** The replacement of any structure, other than a Public Works facility, destroyed by a disaster, provided that the replacement structure meets all of the following criteria:
 - 1. The structure is for the same use as the destroyed structure;
 - 2. The structure does not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent; and
 - 3. The structure is sited in the same location on the affected property as the destroyed structure.
- H. **Timeshare Conversions.** Any activity anywhere in the Coastal Zone that involves the conversion of any existing Multiple-Unit Development to a timeshare project, estate, or use, as defined in Business and Professions Code Section 11212. If any improvement to an existing structure is otherwise exempt from the permit requirements of this Title, no Coastal Development Permit is required for that improvement on the basis that it is to be made in connection with any conversion that is exempt pursuant to this Title. The division of a Multiple-Unit Development into

condominiums, as defined in Civil Code Section 783, must not be considered a time-share project, estate, or use for purposes of this Chapter.

- I. **De Minimis Development.** Development determined to be *de minimis* by the Review Authority, pursuant to Section 17.61.050.

17.61.040 Record of Permit Exemptions

The Director must maintain a record of all those developments within the Coastal Zone that have been authorized as being exempt from the requirement of a Coastal Development Permit pursuant to this Chapter. This record must be available for review by members of the public and representatives of the Coastal Commission. The Record of Exemption must include the name of the applicant, the location of the project, and a brief description of the project and why the project is exempt.

17.61.050 Waiver for *De Minimis* Development

- A. **Authority.** The Director may issue a written waiver from the Coastal Development Permit requirements of this Chapter for any development that is *de minimis*.
- B. **Determination of Applicability.** A proposed development is *de minimis* if the Director determines, based on a review of an application for a Coastal Development Permit, that the development satisfied all of the following requirements:
 1. The proposed development is not located within the Appeals Jurisdiction or within an area where the Coastal Commission retains permit jurisdiction.
 2. The proposed development is consistent with the certified Local Coastal Program.

17.61.060 Application Requirements

- A. **Permit Requirements.** Any person, partnership, or corporation, or State or local government agency wishing to undertake development as defined in Public Resources Code § 30106 in the Coastal Zone must obtain a Coastal Development Permit in accord with the provisions of this Chapter, unless exempt, determined *de minimis*, or categorically excluded. Application for a Coastal Development Permit may be submitted and processed concurrently with other required permits; however, the Coastal Development Permit must be issued before commencing development and must be required in addition to any other Zoning Permit or Discretionary Review required by the City.
- B. **Initial Determination.** At the time a Coastal Development Permit application is submitted, the Director must determine whether a development project is:
 1. Within an area where the Coastal Commission exercises original permit jurisdiction; or
 2. Categorically excluded, *de minimis*, or otherwise exempt from the provisions of this Chapter; or
 3. Appealable to the Coastal Commission; or
 4. Non-appealable to the Coastal Commission.

- C. **Challenge of Determination.** Upon receipt of the Director's initial determination with respect to what type of development is proposed, an applicant, other interested person, or local government who does not agree with the Director's determination may challenge the determination. If any interested party does not agree with the Director's determination, the matter must be forwarded to the City Council at the earliest available regularly scheduled meeting to determine whether the project is categorically excluded or otherwise exempt, non-appealable, or appealable. If such challenge is not resolved and the determination remains disputed, the City must notify the Coastal Commission Executive Director by telephone of the dispute/question and must request the Coastal Commission Executive Director's opinion. The Coastal Commission Executive Director may either concur with the Council's determination or forward the request to the Coastal Commission for a final determination.
- D. **Responsibilities for Issuance.** After certification of the LCP by the Coastal Commission, the City must issue all Coastal Development Permits for development not located within the Coastal Commission's original permit jurisdiction. The Coastal Commission's original permit jurisdiction includes all tidelands, submerged lands, or public trust lands whether filled or unfilled, unless the Coastal Commission has delegated original permit jurisdiction to the City for areas potentially subject to the public trust but which are determined by the Coastal Commission to be filled, developed, and committed to urban use pursuant to Public Resources Code Section 30613. Development located in the Coastal Commission's original permit jurisdiction requires approval of a Coastal Development Permit issued by the Coastal Commission in accordance with the procedure specified by the California Coastal Act.
 - 1. **Coastal Development Permit Issued by the Coastal Commission.** *Developments* on tidelands, submerged lands, or navigable waterways require a permit issued by the California Coastal Commission in accordance with the procedure as specified by the California Coastal Act, as amended.
 - 2. **Coastal Development Permits Issued by the City.** All development requires a Coastal Development Permit, unless specifically exempted or excluded. After certification of the LCP, the City must issue all Coastal Development Permits for development not located within the Coastal Commission's original permit jurisdiction.
- E. **Application Requirements.** Application requirements are as established in Chapter 17.52, Common Procedures, as supplemented by specific requirements for development in the Coastal Zone established by the Director.

17.61.070 Public Hearing

- A. **Required Public Hearing.** Any proposed development within the Coastal Zone, which otherwise would be a ministerial Coastal Development Permit (CDP), but due to its location within the Appeals Jurisdiction, shall be subject to review and approval of a Coastal Development with a Public Hearing (CDH) before the Zoning Administrator.
- B. **Option to Require a Public Hearing.**
 - 1. **Director-determined Zoning Administrator Hearing.** The Director may determine that the Zoning Administrator must hold a public hearing to consider the application if there is significant public controversy and/or the hearing affords an opportunity to resolve issues of concern.

2. **Director-determined Planning Commission Hearing.** The Director may require a public hearing before the Planning Commission for any application that the Director determines to have special neighborhood or community significance. In such cases the applicant must pay the fee for the Planning Commission public hearing specified in the schedule adopted by the City Council.
- C. **Waiver of Required Public Hearing.** For proposed Minor Development within the Appeals Jurisdiction of the Coastal Zone, the following provisions apply:
1. **Basis for Waiver.** If requested, the Director may waive the requirement for a public hearing before the Zoning Administrator on a Coastal Development Permit application for Minor Development only if all the following occurs:
 - a. A public notice of the waived hearing request must be provided to all persons who would otherwise be required to be notified of a public hearing as well as any other persons known to be interested in receiving notice;
 - b. The notice must include a statement that a public hearing will be held upon the City's receipt of a request for a hearing by any person receiving notice of the waived hearing request; and
 - c. If no public request for hearing is received by the local government within 15 working days from the date of sending the public notice pursuant to subsection (a).
 2. **Appeal Rights.** The notice provided pursuant to this Chapter must include a statement that failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the Coastal Commission any action taken by the City on a Coastal Development Permit application.

17.61.080 Additional Finding

In addition to the findings required pursuant to Chapter 17.52.070 and any other finding required by this Title, a Coastal Development Permit application may be approved or conditionally approved only after the Review Authority has made the following additional finding:

- A. The proposed development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

17.61.090 Coastal Zone Easements

All Coastal Development Permits subject to conditions of approval pertaining to public access, open space, or conservation easements are subject to the following procedures:

- A. **Review and Approval.** The Executive Director of the Coastal Commission must review and approve all legal documents specified in the conditions of approval of a Coastal Development Permit for public access, open space, or conservation easements pursuant to the following procedures:

1. **Completion of Permit Review.** Upon completion of permit review by the City and before the issuance of the permit, the Director must forward a copy of the Zoning Permit conditions, findings of approval, and copies of the legal documents to the Executive Director of the Coastal Commission for review and approval of the legal adequacy and consistency with the requirements of potential accepting agencies.
 2. **Review Period.** The Executive Director of the Coastal Commission has 15 business days from receipt of the documents in which to complete the review and notify the applicant of recommended revisions, if any.
 3. **Expiration of Review Period.** The Director must issue the Coastal Development Permit upon expiration of the 15-day review period if notification of inadequacy from the Executive Director of the Coastal Commission has not been received by the City within that time period and all prior to issuance conditions have been met.
 4. **Revisions.** If the Executive Director of the Coastal Commission has recommended revisions to the applicant, the permit cannot be issued until the deficiencies have been resolved to the satisfaction of the Executive Director.
- B. **Delegation of Authority.** If the City requests, the Coastal Commission must delegate the authority to process the recordation of the necessary legal documents to the City, if the City identifies the City department, public agency, or private association that has the resources and authorization to accept, open and operate, and maintain the accessways, open space, or conservation areas required as a condition of approval of Coastal Development Permits. Upon completion of the recordation of the documents, the City must forward a copy of the permit conditions, findings of approval, and copies of the legal documents pertaining to the public access, open space, or conservation conditions to the Executive Director of the Coastal Commission.

17.61.100 Notice of Final Action

- A. **Finality of City Action.** The City's decision on an application for a development is not deemed complete until:
1. The City takes action on the application and all required findings have been made, including specific factual findings supporting the legal conclusions that the proposed development is or is not in conformity with the certified Local Coastal Program and, where applicable, with the public access and recreation policies of Chapter 3 of the Coastal Act; and
 2. When all City rights of appeal have been exhausted, as defined in 14 California Code of Regulations Section 13573.
- B. **Notice of Final Action Required.** Within seven calendar days of the City completing its review and taking action on the requested development application, the City must notify by first-class mail, the Coastal Commission and any other persons who specifically requested notice of such action and having provided a self-addressed, stamped envelope to Planning staff.

C. **Notice of Failure to Act.**

1. **Notification by Applicant.** If the City has failed to act on an application within the time limits set forth in Government Code Sections 65950-65957.1, thereby approving the development by operation of law, the person claiming a right to proceed pursuant to Government Code Sections 65950-65957.1, must notify, in writing, the City and the Coastal Commission of his or her claim that the development has been approved by operation of law. Such notice must specify the application that is claimed to be approved.
2. **Notification by City.** When the City determines that the time limits established pursuant to Government Code Sections 65950-65957.1 have expired, the City will, within seven calendar days of such determination, notify any person entitled to receive notice, pursuant to 14 California Code of Regulations Section 13571(a), that the application has been approved by operation of law pursuant to Government Code Sections 65950-65957.1 and the application may be appealed to the Coastal Commission pursuant to 14 California Code of Regulations Sections 13110 et seq.

D. **Effective Date of City Action.** The City's decision on an application for Appealable Development becomes effective on the eleventh day after the Coastal Commission has received the notice of final action unless either of the following occurs:

1. An appeal is filed; or
2. The notice of final City action does not meet the requirements of this Chapter.

Chapter 17.62 Modifications

Sections:

- 17.62.010 Purpose
- 17.62.020 Applicability
- 17.62.030 Review Authority
- 17.62.040 Required Findings

17.62.010 Purpose

The purpose of this Chapter is to establish a means of granting a limited amount of relief from the requirements of this Title, when so doing would be consistent with the purposes of this Title.

17.62.020 Applicability

The provisions of this Chapter apply to specific development proposals. In no case may a Modification be granted to allow a use or activity that is not otherwise permitted in the District in which the property is located, nor shall a Modification be granted which alters the procedural or timing requirements of this Title.

- A. The Review Authority may grant relief from the development standards specified in this Title, as provided below.
 - 1. **Setbacks.**
 - a. The total area of each side, front and/or rear setback area may not be reduced by more than 20 percent of the minimum setback area required pursuant to the applicable District.
 - b. No setback reduction for structures, except for unenclosed, attached porches or entryways, shall result in:
 - i. A front yard setback depth, as measured from the right of way or easement line of a street or driveway, of less than 16.5 feet.
 - ii. A side yard setback depth from property lines of less than three feet.
 - iii. A rear yard setback depth from property lines of less than 15 feet.
 - c. No unenclosed, attached porch or entryway may result in a front yard setback depth, as measured from the right of way or easement line of a street or driveway, of less than 10 feet.
 - 2. **Parking.** A reduction in the required number and/or a modification in the design, loading zone, or location of parking spaces is allowed through a Modification. However, in no case may:
 - a. Any required number of bicycle parking spaces be reduced;

- b. Any Modification of parking requirements be granted, pursuant to this Subsection for replacement parking associated with the conversion of a garage to an Accessory Dwelling Unit;
 - c. Any parking or screening requirement Modification be granted for a vehicle with more than two-axles, a recreational vehicle or bus, a trailer or other non-passenger vehicle; or
 - d. Any modification to allow compact spaces may not allow more than 20% of all required spaces be compact.
- 3. **Signs.** The allowable signage may be exceeded through the approval of a Modification for the following:
 - a. Maximum area for Wall Signs in non-residential districts.
 - b. Maximum area for Menu Boards for drive-through restaurants.
 - c. Maximum area, maximum number, and maximum height for Freestanding Signs within Shopping Centers.
- B. The Planning Commission or City Council may grant relief from the dimensional requirements specified in this Title, as provided below.
 - 1. **Height.** Up to 50 percent of maximum height of structures.
 - 2. **Lot Coverage.** Up to 50 percent of the maximum lot coverage otherwise allowed.
- C. In no case may a Modification be granted for a reduction in a buffer, open space, or other requirements of this Title, except as provided above.

17.62.030 Review Authority

- A. **Authority and Duties.** Consideration of a Modification requires a public hearing before the Zoning Administrator or higher Review Authority, if the Modification is concurrently processed with an action requiring Planning Commission or City Council review. The Review Authority may approve, conditionally approve, or deny applications for modifications with consideration of the requirements of this Chapter.
- B. **Concurrent Processing.** If a request for Modification is being submitted in conjunction with an application for another approval, permit, or entitlement under this Title, it must be heard and acted upon at the same time and in the same manner as that application by the same Review Authority.
- C. **Design Review.** A project requesting a Modification shall be subject to Design Review.

17.62.040 Required Findings

A decision to grant a Modification must be based on the following findings:

- A. The Modification is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, without limitation, topography, noise exposure, irregular property boundaries, or other unusual circumstance; and

- B. The Modification is minor in nature and will result in a better site or architectural design, as approved by the Design Review Board and/or will result in greater resource protection than the project without such Modification.

Chapter 17.63 Reasonable Accommodation for Persons with Disabilities

Sections:

- 17.63.010 Applicability
- 17.63.020 Application
- 17.63.030 Review Authority
- 17.63.040 Actions on Application
- 17.63.050 Rescission
- 17.63.060 Fees

17.63.010 Applicability

- A. Any person lacking fair housing opportunities due to the disability of existing or planned residents, may request a reasonable accommodation in the City's rules, policies, practices, and procedures. This request for reasonable accommodation must be made on a form prescribed by the City for that purpose.
- B. If, pursuant to this Chapter, the project for which the request is being made requires an application for an additional approval, permit or entitlement, the applicant must file the request for reasonable accommodation along with such additional application for approval, permit or entitlement.
- C. An applicant seeking reasonable accommodation pursuant to this Chapter may seek an accommodation that is also available under other provisions allowing for modifications of otherwise applicable standards under this Title. In such case, an accommodation under this Title must be in lieu of any approval, permit or entitlement that would otherwise be required.
- D. An applicant submitting a request for reasonable accommodation pursuant to this Chapter may request an accommodation not otherwise available under the Goleta Municipal Code.

17.63.020 Application

In addition to any other information that is required under the Goleta Municipal Code, an applicant submitting a request for reasonable accommodation must provide the following information:

- A. Applicant's name, address and telephone number;
- B. Address of the property for which the request is being made;
- C. The current actual use of the property;
- D. The Goleta Municipal Code provision, regulation, policy, or procedure for which accommodation is requested;

- E. A statement describing why the requested accommodation is reasonably necessary to make the specific housing available to the applicant, including information establishing that the applicant is disabled or handicapped. Any information related to a disability status and identified by the applicant as confidential must be retained in a manner so as to respect the applicant's privacy rights and must not be made available for public inspection; and
- F. Such other relevant and permissible information as may be requested by the Director.

17.63.030 Review Authority

- A. If an application filed pursuant to this Chapter is filed along with an application for an additional approval, permit or entitlement pursuant to this Title, it must be heard and acted upon at the same time, in the same manner, and in accordance with the same procedures, as such additional application. If an application filed pursuant to this Chapter is filed along with more than one additional application pursuant to this Title, the Zoning Administrator must determine the appropriate procedure to evaluate the applications.
- B. If an application filed pursuant to this Chapter is the only application filed by the applicant, the Director must consider and act on the requests for reasonable accommodation.

17.63.040 Actions on Application

- A. An application filed pursuant to this Chapter may be approved, approved subject to conditions, or denied.
- B. The following factors must be considered in making a determination regarding an application filed pursuant to this Chapter:
 - 1. Need for the requested modification, including alternatives that may provide an equivalent level of benefit that satisfies the need;
 - 2. Physical attributes of, and any proposed changes to, the subject property and structures;
 - 3. Whether the requested modification would impose an undue financial or administrative burden on the City;
 - 4. Whether the requested modification would constitute a fundamental alteration of the City's zoning or building laws, policies, procedures, or subdivision program;
 - 5. Whether the requested accommodation would result in a concentration of uses otherwise not allowed in a residential neighborhood to the substantial detriment of the residential character of that neighborhood; and
 - 6. Any other factor that may bear on the request.
- C. **Finding.** Any decision on an application filed pursuant to this Chapter must be supported by the following finding:
 - 1. Based upon each of the factors in Subsection 17.63.040(B), the reasonable accommodation request is appropriate.
- D. **Appeal.** Granting or denying a reasonable accommodation is subject to appeal pursuant to Section 17.52.120, Appeals. A written determination to the applicant, which must include notice of the right to appeal the determination must be provided pursuant to Section 17.52.120 (B).

17.63.050 Rescission

Any approval or conditional approval of an application filed pursuant to this Chapter may provide for its rescission or automatic expiration under appropriate circumstances.

17.63.060 Fees

There must be no fee in connection with the filing of a request for reasonable accommodation. If the request for reasonable accommodation is filed concurrently with an application for an additional approval or permit, the applicant must pay only the fee for the additional approval or permit.

Chapter 17.64 Emergency Permits

Sections:

- 17.64.010 Purpose
- 17.64.020 Applicability
- 17.64.030 Permit Procedures

17.64.010 Purpose

The purpose of this Chapter is to establish procedures for the issuance of Emergency Permits where the circumstances of an emergency do not allow sufficient time for the permit process otherwise applicable to the work needed to address an emergency.

17.64.020 Applicability

When emergency action by a person or public agency is warranted, the requirements of obtaining a Zoning Permit otherwise required by this Title may be temporarily deferred by the Director, and the Director may grant an Emergency Permit prior to a Zoning Permit or other required Discretionary Review.

17.64.030 Permit Procedures

- A. **Method.** Application must be made during business hours to the Director in person, if time allows, or by FAX, electronic mail, or by telephone if time does not allow. The information, to be reported at the time of the emergency or within three days after the emergency, must include the following:
1. Nature of the emergency;
 2. Cause of the emergency insofar as it can be established;
 3. Location of the emergency;
 4. The remedial, protective, or preventive work required to deal with the emergency;
 5. The circumstances during the emergency that justify the action proposed to be taken, including the probable consequences of failing to take action.
 6. The identities of other public agencies alerted to the emergency;
 7. The access routes to the emergency site(s);
 8. The identities of, and means of contact with, the individual(s) directing the emergency action;
 9. Disclosure of whether or not the applicant has made any prior or concurrent request to the California Coastal Commission for an emergency waiver of permit requirements pursuant to Public Resources Code Section 30611; and
 10. Any other reasonable information which the Director deems necessary to evaluate the application.

- B. **Verification of Emergency.** The Director must verify the facts, including the existence and the nature of the emergency, insofar as time allows, prior to granting the Emergency Permit.
- C. **Noticing.** A public notice of the emergency work shall be mailed to property owners and tenants within 300 feet of the subject property and such notice shall be posted in three locations on the project site. Notice is not required to precede commencement of emergency work.
- D. **Required Findings.** The Director may grant an Emergency Permit upon reasonable terms and conditions, which must include an expiration date and the necessity for a regular permit application later, if the Director makes the following findings:
1. An emergency exists that requires action more quickly than permitted by the procedures for a regular permit application and the work can and will be completed within 30 days, unless otherwise specified by the terms of the permit;
 2. Public comment on the proposed emergency action has been reviewed, if time allows; and
 3. The work proposed would be consistent with the requirements of the General Plan and this Title.
- E. **No Entitlement Granted.** The issuance of an Emergency Permit shall not constitute an entitlement to the erection of permanent structures.
- F. **Expiration of Emergency Permit.** An application for the required Zoning Permit and any discretionary review required by this Title shall be made no later than 30 days following the granting of an Emergency Permit. Any materials required for a completed application shall be submitted within 90 days after the issuance of the Emergency Permit, unless this time period is extended by the Director.
- G. **Reporting Requirements of the Director.** The report of the Director shall be informational only; the decision to issue an Emergency Permit is solely at the discretion of the Director, pursuant to this Chapter. The Director must report on an Emergency Permit as follows:
1. **Inland Area.** The Director shall report, in writing, to the City Council at its first scheduled meeting after the Emergency Permit has been issued, the nature of the emergency and the work involved. Copies of this report shall be available at the meeting and shall be mailed to all persons who have requested such notification in writing.
 2. **Coastal Zone.** In addition to the reporting requirements for the Inland Area, the Director shall also report to the California Coastal Commission, in writing, the nature of the emergency and the work involved.

Chapter 17.65 Development Agreements

Sections:

- 17.65.010 Purpose
- 17.65.020 Applicability
- 17.65.030 Review Authority
- 17.65.040 Application Procedure
- 17.65.050 Execution and Recordation of Development Agreement
- 17.65.060 Compliance Review
- 17.65.070 Termination
- 17.65.080 Effect of Approved Agreement
- 17.65.090 Enforcement

17.65.010 Purpose

The purpose of this Chapter is to establish a procedure for the preparation, adoption, and administration of Development Agreements and to implement Government Code Section 65864 et seq., authorizing governmental entities to enter into legally binding agreements with private parties. A Development Agreement is a contract that is negotiated and voluntarily entered into by the City and applicant and may contain any additional or modified conditions, terms, or provisions agreed upon by the parties.

17.65.020 Applicability

An applicant with legal or equitable interest in the real property that is the subject of the proposed Development Agreement may request and apply through the Director to enter into a Development Agreement. Acceptance of the application is contingent on the following:

- A. The status of the applicant, as an owner of the property, is established to the satisfaction of the Director.
- B. The application is made on approved forms and contains all the information required by the City.
- C. The application is accompanied by all lawfully required documents, materials, and supporting information.

17.65.030 Review Authority

- A. The City Manager, in consultation with the City Attorney, may negotiate the specific components and provisions of the Development Agreement on behalf of the City for recommendation to the City Council.
- B. The City Council has the exclusive authority to approve a development agreement.

17.65.040 Application Procedure

An applicant for a development project may request that the City review the application as a Development Agreement application in accordance with the following procedures:

- A. **Application Submittal.** An applicant must submit an application for a Development Agreement on a form prescribed by the City, accompanied by a fee according to the City's fee schedule. The Director must require an applicant to submit proof of the applicant's interest in the real property and of the authority of any agent to act for the applicant.
- B. **Recommendations of the Planning Commission.** Following conclusion of a public hearing, the Planning Commission must make a written recommendation to the City Council regarding the application.
- C. **Required Findings.** In order for the Planning Commission to recommend adoption of and for City Council to adopt a Development Agreement the following findings must be made:
1. The Development Agreement is consistent with the goals, objectives, policies, general land uses, and programs specified in the General Plan and any applicable Specific Plan;
 2. The Development Agreement is or will be compatible with the uses authorized in this Title, the district, and any applicable Specific Plan in which the property is located;
 3. The Development Agreement will provide substantial public benefits;
 4. The Development Agreement will be non-detrimental to the public health, safety and general welfare of persons residing or working in the neighborhood, and to property and improvements in the neighborhood; and
 5. The Development Agreement complies with the provisions for the implementation of the California Environmental Quality Act.
- D. **City Council Determination.** Upon receipt of the Planning Commission's recommendation, the City Clerk must set the application and written report of the Planning Commission for a public hearing before the City Council in compliance with Chapter 17.52, Common Procedures. The City Council cannot approve a proposed Development Agreement unless it finds that its provisions are consistent with the General Plan and any applicable specific plan.

17.65.050 Execution and Recordation of Development Agreement

- A. **Effective Date.** The City shall not execute any development agreement until on or after the date on which the ordinance approving the Development Agreement becomes effective, and until it has been executed by the applicant.
- B. **Execution.** The applicant shall submit a signed copy of the development agreement before the ordinance approving the agreement is placed on the City Council agenda for adoption. Should the applicant fail or refuse to sign the development agreement, the City Council will adopt a resolution denying the application.
- C. **Recordation.** A Development Agreement shall be recorded with the Santa Barbara County Recorder no later than 10 days after its execution, in compliance with Government Code Section 65868.5

- D. **Refusal to Sign.** If the parties to the Development Agreement or their successors in interest amend or cancel the Development Agreement, or if the City terminates or modifies the Development Agreement for failure of the applicant to comply fully with the provisions of the Development Agreement, the City Clerk must record notice of such action with the Santa Barbara County Recorder.

17.65.060 Compliance Review

- A. **Finding of Compliance or Noncompliance.** The Director must review the Development Agreement periodically for compliance with the provisions of the Development Agreement. If the Director finds the applicant has not complied with the provisions of the Development Agreement, the Director must specify in writing to the applicant, the respects in which the applicant has failed to comply and must set forth terms of compliance and specify a reasonable time for the applicant to meet the terms of compliance. If the applicant does not comply with any terms of compliance within the prescribed time limits, the Development Agreement must be referred to the City Council for termination, modification, or rescission of finding of noncompliance following a public hearing.

17.65.070 Termination

- A. **Termination After Finding of Noncompliance.** After the public hearing, the City Council may terminate the Development Agreement, modify the finding of noncompliance, or rescind the finding of noncompliance, and issue a finding of compliance.
- B. **Recordation.** If the parties to the Development Agreement or their successors in interest amend or terminate the Development Agreement, or if the City terminates or modifies the Development Agreement for failure of the applicant to fully comply with the provisions of the Development Agreement, the City Clerk must record notice of such action.
- C. **Rights of the Parties after Cancellation or Termination.** In the event that a Development Agreement is cancelled or terminated, all rights of the applicant, property owner or successors in interest under the development agreement must terminate. If a development agreement is terminated following a finding of noncompliance, the City may, in its sole discretion, determine to return or not return any and all benefits, including reservations or dedications of land, and payments of fees, received by the City.

17.65.080 Effect of Approved Agreement

- A. **Existing Rules and Regulations.** Unless otherwise specified in the Development Agreement, the City's rules, regulations, and official policies governing permitted uses of the property, density, design, and improvement standards and specifications applicable to development of the property must be those City rules, regulations, and official policies in force on the effective date of the development agreement. The applicant must not be exempt from otherwise applicable City ordinances or regulations pertaining to persons contracting with the City.

- B. **Future Rules and Regulations.** A Development Agreement will not prevent the City, in subsequent actions applicable to the property, from applying new rules, regulations, and policies that do not conflict with those rules, regulations, and policies applicable to the property as set forth in the development agreement. A Development Agreement will not prevent the City from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations, and policies. Unless otherwise specified in the Development Agreement, a Development Agreement will not exempt the applicant from obtaining future discretionary approvals.
- C. **State and Federal Rules and Regulations.** In the event that any applicable law enacted or interpreted after a Development Agreement becomes effective prevents or precludes compliance with one or more provisions of the Development Agreement, then the Development Agreement may be modified or suspended in the manner and pursuant to the procedures specified in the Development Agreement, as may be necessary to comply with such regulation or law.
- D. **Severability Clause.** Should any provision of this Chapter or a subsequent Development Agreement be held by a court of competent jurisdiction to be either invalid, void, or unenforceable, the remaining provisions of this Chapter and the Development Agreement must remain in full force and effect, unimpaired by the holding, except as may otherwise be provided in the Development Agreement.
- E. **To be Effective.** In addition to any other requirement of applicable law, no Development Agreement can take effect, unless it is approved by ordinance; executed by the Mayor or City Manager (when directed by the City Council); and approved as to form by the City Attorney.

17.65.090 Enforcement

A Development Agreement may be enforced, amended, modified, cancelled, or terminated by any manner otherwise provided by law or by the provisions of the Development Agreement.

Chapter 17.66 Amendments to Zoning Regulations and Zoning Map

Sections:

- 17.66.010 Purpose and Applicability
- 17.66.020 Initiation of Amendments
- 17.66.030 Public Hearing
- 17.66.040 Planning Commission Recommendation
- 17.66.050 City Council Hearing and Action

17.66.010 Purpose and Applicability

Any amendment to the zoning regulations or the Zoning Map that changes any property from one zone to another, imposes any regulation not previously imposed, or removes or modifies any regulation previously imposed, must be adopted in the manner set forth in this Chapter.

17.66.020 Initiation of Amendments

A proposal to amend the zoning map or zoning regulations text may be initiated by:

- A. Resolution of the City Council;
- B. Resolution of the Planning Commission;
- C. Application by any person representing at least fifty percent of the assessed valuation of the property which will be affected by such amendment; or
- D. The Director.

17.66.030 Public Hearing

All Zoning Map and zoning regulations text amendments require at least one public hearing by the Planning Commission and one public hearing by the City Council before adoption, followed by a second reading if the Code amendment is adopted.

17.66.040 Planning Commission Recommendation

- A. **Recommendation to Council.** Following a public hearing, the Planning Commission must make a written recommendation on the adoption or amendment of the zoning regulations or Zoning Map or any portion thereof based on the findings listed below. A recommendation for approval must be made by a resolution. The Director must promptly transmit to the City Council the Planning Commission's written recommendation, together with any maps, charts, studies, or other materials, including any required environmental analysis.
- B. **Findings.** The Planning Commission must make the following findings in its recommendation to the City Council:

1. The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.
2. The amendment is in the interests of the general community welfare.
3. The amendment is consistent with good zoning and planning practices.

17.66.050 City Council Hearing and Action

- A. **Action.** After the conclusion of a public hearing, the City Council may approve, modify, or deny, or take no action regarding a proposed Zoning Map or zoning regulations text amendment. If the Council proposes any substantial modification not previously considered by the Planning Commission during its hearings, the proposed modification must first be referred back to the Planning Commission for its recommendation.
- B. **Findings.** Before making any amendments, the City Council must make the following findings:
 1. The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.
 2. The amendment is in the interests of the general community welfare.
 3. The amendment is consistent with good zoning and planning practices.

Chapter 17.67 Amendments to the General Plan

Sections:

- 17.67.010 Purpose
- 17.67.020 Applicability
- 17.67.030 Initiation of Amendments
- 17.67.040 Planning Commission Recommendation
- 17.67.050 City Council Hearing and Action

17.67.010 Purpose

The purpose of this Chapter is to establish procedures for making changes to the General Plan, as provided for in applicable law when there are reasons to do so. These circumstances include, without limitation, changes in applicable law, in the public interest, property owner interest, opportunities that were unanticipated at the time of General Plan adoption or the last amendment, or as required by State law.

17.67.020 Applicability

The procedures of this Chapter apply to all proposals to change the content of the General Plan.

17.67.030 Initiation of Amendments

- A. **Request.** A request to initiate an amendment to the General Plan may be submitted by an applicant or the City. This request must occur before the City processes any applications associated with the request to amend the General Plan.
- B. **Initiation Factors.** The following factors must be considered by the City Council for the initiation of all proposed General Plan amendments as applicable:
 - 1. The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan;
 - 2. The amendment proposed appears to have no material effect on the community or the General Plan;
 - 3. The amendment proposed provides additional public benefit to the community as compared to the existing land use designation or policy;
 - 4. Public facilities appear to be available to serve the affected site, or their provision will be addressed as a component of the amendment process; or
 - 5. The amendment proposed is required under other rules or regulations.
- C. **Public Hearing.** The City Council will consider, deliberate, and act upon the initiation of all proposed General Plan amendments at a duly noticed public hearing. If the General Plan Amendment request is not initiated, then the General Plan Amendment application will not be processed by the City.

17.67.040 Planning Commission Hearing and Recommendation

- A. **Hearing.** Following City Council initiation and project processing by the City, the Planning Commission must conduct a public hearing in conformance with Chapter 17.52, Common Procedures.
- B. **Recommendation to Council.** Following the public hearing, the Planning Commission must make a written recommendation on the adoption or amendment of the General Plan or any Element thereof based on the findings listed below. A recommendation for approval must be made by a resolution carried by an affirmative vote of not less than a majority of the Planning Commission membership in accordance with California Government Code Section 65354. The Director must promptly transmit to the City Council the Planning Commission's written recommendation, together with any maps, charts, studies, or other materials, including any required environmental analysis.
- C. **Findings.** The Planning Commission must make the following findings in its recommendation to the City Council:
 - 1. The amendment is consistent with the guiding principles and goals of the General Plan.
 - 2. The amendment is deemed to be in the public interest.

17.67.050 City Council Hearing and Action

- A. **Council Hearing.** Before acting upon any proposed General Plan Amendment, the City Council must hold a duly noticed public hearing.
- B. **Council Action.** After the conclusion of the hearing, the City Council may approve, modify, or deny the proposed General Plan amendment. If the Council proposes any substantial modification not previously considered by the Planning Commission during its hearings, the proposed modification must first be referred back to the Planning Commission for its recommendation.
- C. **Findings.** The City Council must make the following findings to amend the General Plan:
 - 1. The amendment is consistent with the guiding principles and goals of the General Plan.
 - 2. The amendment is deemed to be in the public interest.

Chapter 17.68 Specific Plans

Sections:

- 17.68.010 Purpose
- 17.68.020 Procedures

17.68.010 Purpose

The purpose of this Chapter is to establish a procedure for the preparation, adoption, and administration of Specific Plans.

17.68.020 Procedures

The procedure for the preparation, adoption and administration of Specific Plans is as provided by Government Code Section 65450 et seq., as most recently amended, except that a Specific Plan may only be approved or amended in the same manner that the General Plan may be approved or amended pursuant to the procedures outlined in Chapter 17.66, Amendments to the General Plan.

Chapter 17.69 Enforcement

Sections:

- 17.69.010 Purpose
- 17.69.020 Relation to Other Codes and Statutes
- 17.69.030 Enforcement Responsibilities
- 17.69.040 Penalties
- 17.69.050 Remedies
- 17.69.060 Recording a Notice of Violation

17.69.010 Purpose

This Chapter establishes the responsibilities of various departments, officials, and public employees of the City to enforce the requirements of this Title and sets forth the procedures the City will use to identify, abate, remove, and enjoin those uses or structures that are deemed to be in violation of this Title.

17.69.020 Relation to Other Codes and Statutes

Nothing in this Chapter will remove the enforcement powers and duties of any other agency or department or City official as outlined in the Goleta Municipal Code.

17.69.030 Enforcement Responsibilities

All departments, officials, and public employees of the City, vested with the duty or authority to issue permits or licenses, must conform to the provisions of this Title, and may issue no permit or license for uses, buildings, or purposes in conflict with the provisions of this Title, and any such permit or license issued in conflict with the provisions of this Title will be null and void. All other officers not specified in this Section must enforce the provisions related to their areas of responsibilities, when necessary. The following officials, departments, and employees have specific responsibilities as follows:

- A. **Director.** The Director will enforce all provisions of this Title related to issuance of discretionary approvals and will have responsibility for ordering the correction of violations and initiating the revocation of discretionary approvals pursuant to Section 17.52.110, Revocation of Approval, and the abatement of nuisances as defined in this Title.
- B. **Building Official.** Prior to issuance of building permits, the Building Official must ascertain that plans presented with the building permit application conform to those approved subject to the requirements of this Title.
- C. **Code Compliance Officer.** The Code Compliance Officer must enforce all provisions of this Title pertaining to the use, erection, construction, reconstruction, relocation, conversion, alteration, or addition to any structure, signage, conditions of approval, use permits, variances, nuisance abatements, or other discretionary approvals. The Code Compliance Officer is hereby authorized to cause to be stopped any work or use undertaken without or contrary to approval granted pursuant to this Title, or in violation of any of its other provisions.

- D. **City Attorney.** The City Attorney may, at their discretion, or upon order of the City Council, immediately commence action or proceedings for the abatement and removal and enjoinder of violations in the manner provided by law, and may take such other steps and may apply to such courts as may have jurisdiction to grant such relief that will abate and remove such use or structure, and may seek to restrain and enjoin any person, firm, or corporation from such use of any property or structure, or from setting up, erecting, building, maintaining, or demolishing any such structure contrary to the provisions of this Title.

17.69.040 Penalties

Any person, firm or corporation, whether as principal, owner, agent, tenant, employee, or otherwise, who violates any provisions of this Title, is subject to an administrative fine pursuant to Goleta Municipal Code Chapter 1.02.

17.69.050 Remedies

An alleged violator who is served with notice of violation subject to a civil penalty will not be subject to a criminal prosecution for the same factual situation. However, all other remedies provided for herein will be cumulative and not exclusive. The conviction and punishment of any person hereunder will not relieve such person from the responsibility to correct prohibited conditions or to remove prohibited buildings, structures, or improvements nor prevent the enforcement, correction, or removal thereof. In addition to the other remedies provided in this Title, the City Council, the City Attorney, or any adjacent or neighboring property owner who would be especially damaged by the violation of any provision of this Title, may institute, in addition to the other remedies provided by law, injunction, mandamus, abatement, or any other appropriate action, proceeding or proceedings to prevent or abate or remove such unlawful erection, construction, reconstruction, alteration, maintenance, or use.

17.69.060 Recording a Notice of Violation

If compliance is not had with an order of the Code Compliance Officer or their designee, to correct violations of this Title within the time specified in a Notice of Violation, the City may file with the Santa Barbara County Recorder a certified statement describing the property and certifying that:

- A. The property and/or structure is in violation of this Title; and
- B. The owner has been so notified.
- C. The notice must specifically describe the violations and a proof of service must also be recorded with the Notice of Violation.
- D. Whenever the corrections ordered thereafter have been completed, the City must file a new certified statement with the Santa Barbara County Recorder, certifying that all required corrections have been made so that the property and/or structure is no longer in violation of this Title.

Chapter 17.70 Development Impact Fees

To be inserted after adoption of separate Development Impact Fee Ordinance.

Chapter 17.71 Reserved

Part VI:
General Terms

This page intentionally left blank.

Chapter 17.72 Use Classifications

Sections:

- 17.72.010 Residential Uses
- 17.72.020 Public/Quasi-Public Uses
- 17.72.030 Commercial Uses
- 17.72.040 Industrial Uses
- 17.72.050 Transportation, Communication and Utility Uses
- 17.72.060 Agricultural Uses
- 17.72.010 Accessory Uses

17.72.010 Residential Uses

Residential Housing Types:

Single-Unit Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Single-Unit Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with one other such dwelling unit. An attached single-unit dwelling is sometimes called a “townhouse” or “duplex” and may be in a “condominium” form of ownership.

Multiple-Unit Development. A detached structure designed and used exclusively as a dwelling by three or more households occupying separate living quarters and are typically occupied as rental units.

Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit on a permanent foundation that is located on the same lot as a single-family dwelling to which the ADU is accessory and (1) provides complete independent living facilities for one or more persons including permanent provisions for cooking, eating, living, sanitation, and sleeping, (2) provides interior access between all habitable rooms of the ADU, and (3) includes an exterior access that is separate from the access to the principal dwelling or accessory structure in which the ADU is located. An ADU may also be an efficiency unit, as defined in California Health and Safety Code Section 17958.1 of Health and Safety Code, or a manufactured home, as defined in California Health and Safety Code Section 18007 of the Health and Safety Code.

Attached ADU. An ADU that is either attached to (e.g., shares a common wall) or located entirely within the living area of the existing or proposed principal dwelling, or is located within the garage of an existing principal dwelling.

Detached ADU. An ADU that is detached from the existing or proposed principal dwelling and is located on the same lot as the existing or proposed principal dwelling.

Family Day Care. A State-licensed home which regularly provides care, protection, and supervision of children under 18 years of age in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, as further defined and permitted pursuant to the California Health and Safety Code and other applicable State Regulations. The term "Family Day Care" includes the terms "Large Family Day Care" and "Small Family Day Care" as such terms are defined in California Health and Safety Code Section 1597.465 and 1597.44.

Small. As defined in California Health and Safety Code Section 1597.44.

Large. As defined in California Health and Safety Code Section 1597.465.

Farmworker Housing. Has the same meaning as "Employee Housing" as set forth in California Health and Safety Code Section 17008(a) for farmworkers.

Farmworker Housing Complex. Farmworker housing that: (1) contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of 12 residential units occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or living space, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes clean and sober facilities, halfway houses, rooming and boarding houses, dormitories and other types of organizational housing, and private residential clubs, intended for long-term occupancy (30 days or more). Includes both licensed and unlicensed facilities. It does not include licensed Residential Care Facilities, Employee Housing as set forth in California Health and Safety Code Section 17021.5 and 17021.6, and Hotels and Motels.

Mobile Home Parks. A development designed and occupied by mobile or manufactured homes, including facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium or other form of resident ownership.

Residential Care Facilities. Facilities that are licensed by the State of California to provide living accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug additions. This use classification excludes Supportive Housing, Transitional Housing, and Social Service Facilities.

Large. A facility providing care for more than six persons.

Small. A facility providing care for six or fewer persons.

Residential Facility, Assisted Living. A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, recreational, and social activities. These facilities may include medical services. Examples include assisted living facilities, retirement homes, and retirement communities. These facilities typically consist of individual units or apartments, with or without kitchen facilities, and common areas and facilities. The residents in these facilities require varying levels of assistance. Classification excludes Group Residential and Residential Care Facilities.

Single-Room Occupancy (SRO) Housing. A residential hotel, as defined in California Health and Safety Code Section 50519 (b)(1), provides six or more guestrooms or efficiency units that are intended or designed to be used, or which are used or rented to the public as sleeping rooms for occupancy for a period of more than 30 days as the primary residence of those occupants. Rooms may have partial kitchen or bathroom facilities. This classification does not include Hotels and Motels and other transient accommodations that are occupied primarily by guests who maintain a primary residence elsewhere and does not include residential care facilities licensed by the State of California.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Government Code Section 65582, and that is linked to an on-site or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional Housing. Buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that is not less than six months from the beginning of the assistance.

17.72.020 Public/Quasi-Public Uses

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, columbarium, burial places, and memorial gardens.

Colleges and Trade Schools. Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management training, technical and trade schools, but excludes personal instructional services such as music lessons.

Community Assembly. A facility for public or private meetings, including community centers, religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs, and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, classrooms, playfields, and storage.

Community Garden. Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity by several individuals or households.

Cultural Institutions and Facilities. A facility engaged in activities to serve and promote aesthetic and educational interest in the community that are open to the public on a regular basis. This includes performing arts centers for performances and events; spaces for display or preservation of objects of interest in the arts or sciences; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens. This does not include schools or institutions of higher education providing curricula of a general nature.

Day Care Facility. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay in accordance with California Health and Safety Code Section 50801(e).

Government Buildings. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (see "Major Utilities").

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see "Animal Care, Sales, and Services").

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an inpatient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

Skilled Nursing Facility. A facility or a distinct part of a hospital that provides continuous skilled nursing care and supportive care to patients whose primary need is for the availability of skilled nursing care on an extended basis. It provides 24-hour inpatient care and, as a minimum, includes physician, nursing, dietary, pharmaceutical services and an activity program. Intermediate care programs that provide skilled nursing and supportive care for patients on a less-than-continuous basis are classified as skilled nursing facilities.

Park and Recreation Facilities. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes other commercial facilities such as playing fields, sports courts, gymnasiums, swimming pools, picnic facilities, tennis courts, golf courses, and botanical gardens, as well as related food concessions or community centers.

Parking, Public or Private. Structures and surface lots for use of occupants, employees, or patrons on-site or offering parking to the general public for a fee when parking is not incidental to another on-site activity.

Passive Open Space. Areas primarily left in a natural state, with little to no improvements or development (e.g., trails, signage, parking area, etc.), and reserved for the enjoyment of nature and the general outdoors (e.g., bird-watching, walking, painting, etc.).

Public Safety Facilities. Facilities providing public safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training, and maintenance facilities.

Schools, Private. Facilities for primary or secondary education, including charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

Social Service Facilities. Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less than 24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (see "Day Care Facility"), clinics (see "Clinics"), and emergency shelters providing 24-hour care (see "Emergency Shelter").

17.72.030 Commercial Uses

Adult-Oriented Business. An establishment that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are characterized by an emphasis on specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologist, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate. In addition, this classification does not include: Persons depicting "specified anatomical areas" in a modeling class operated by a college, junior college, or university supported entirely or partly by public revenue; or by a private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by public revenue; or in a structure operated either as a profit or nonprofit facility which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, in order to participate in a class, a student must enroll at least three days in advance of the class. This classification also does not include the practice of massage in compliance with Section 5.05.050 of the Goleta Municipal Code.

Adult Bookstore, Adult Novelty Store, or Adult Video Store. An establishment with a majority of: its floor area devoted to; or stock-in-trade consisting of; or gross revenues derived from, and offering for sale for any form of consideration, any one or more of the following: books, magazines, periodicals or other printed matter, photographs, drawings, motion pictures, slides, films, tapes, video cassettes, records, or other visual or audio representations which are characterized by an emphasis upon the depiction or description of "Specified Sexual Activities" or "Specified Anatomical Areas"; instruments, devices or paraphernalia which are designed to be used in connection with "Specified Sexual Activities;" or goods which are replicas of, or which simulate "Specified Anatomical Areas," or goods which are designed to be placed on or in "Specified Anatomical Areas," or to be used in conjunction with "Specified Sexual Activities."

Adult Live Entertainment Theater. Any place, building, enclosure, or structure, partially or entirely used for live adult entertainment performances or presentations characterized by an emphasis on depicting, exposing, displaying, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" for observation by patrons therein.

Adult Motion Picture or Video Arcade. Any business wherein coin-, paper note-, or token-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to four or fewer persons per machine, at any one time, and where the predominant character or theme of the images so displayed is distinguished or characterized by its emphasis on matter depicting, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas."

Adult Motion Picture Theater. Any business, other than a hotel or motel, with the capacity of five or more persons where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions, in which the predominant character and theme is distinguished or characterized by its emphasis on matter depicting or relating to "Specified Sexual Activities" or "Specified Anatomical Areas," as defined in this Title. This includes, without limitation, showing any such slides, motion pictures or videos by means of any video tape system which has a display, viewer, screen, or a television set.

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

Animal Sales and Grooming. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet-care services not carried out at a fixed location and excludes pet- supply stores that do not sell animals or provide on-site animal services.

Boarding, Kennel. A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining dogs, cats, or other household pets not owned by the kennel owner or operator. Typical uses include pet clinics, pet day care, and animal shelters, but exclude pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

Veterinary Services. Veterinary services for small animals. This classification allows 24-hour accommodation of animals receiving medical services, but does not include kennels or other boarding facilities.

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, recreational vehicles, light duty trucks, vans, trailers, and motorcycles, including the following:

Auction. A facility that sells new or used automobiles and other vehicles through a bidding process.

Automobile Rentals. Rental of automobiles. Typical uses include car rental agencies.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

Automobile/Vehicle Service and Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, generally on an overnight basis that may include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.

Service and Gas Stations. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services. This classification includes “mini marts” and/or conveniences stores that sell products, merchandise, or services that are ancillary to the principal use related to the operation of motor vehicles where such sale is by means other than vending machines.

Automobile/Vehicle Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.

Building Materials, Sales, and Service. Establishments whose primary activity is the sales or rental of building supplies or equipment to individuals and business, and whose activities may include storage and delivery of items to customers. This classification includes lumberyards, tool and equipment sales or rental

establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This use classification does not include hardware stores less than 10,000 square feet in floor area (see “General Retail Sales”), stores 80,000 square feet or larger (see “Large Format Retail”), or retail nurseries (see “Nurseries and Garden Centers”). Nurseries and Garden Centers may be included as an accessory use.

Business Services. A subcategory of commercial land use that permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing, building maintenance, personnel and employment services, management and consulting services, protective services, equipment rental and leasing, photo finishing, copying and printing, travel, office supply, and similar services.

Catering Service. A business that prepares food for consumption on the premises of a client or at any other location separate from where the food was prepared.

Check-Cashing Business. An establishment that provides compensation for checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes establishments offering deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement.

Commercial Entertainment and Recreation. These classifications may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Banquet and Conference Center. A facility with one or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).

Cinemas. Facilities for the indoor display of films and motion pictures on single or multiple screens. This classification may include incidental food and beverage service to patrons.

Indoor Sports and Recreation. Predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, card rooms, health clubs, ice- and roller-skating rinks, indoor racquetball courts, martial arts and dance studios, indoor soccer, indoor soccer instruction, athletic clubs, and physical fitness centers.

Outdoor Entertainment. Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, and drive-in theaters.

Outdoor Recreation. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, golf courses, tennis club facilities, swimming or wave pools, miniature golf courses, club and professional soccer, club and minor league baseball fields, archery ranges, and riding stables.

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Night Clubs/Lounges. Businesses serving beverages for consumption on the premises as a principal use and including on-sale service of alcohol including beer, wine, and mixed drinks.

Restaurant. Establishments where food and beverages are consumed on the premises, taken out, or delivered. This classification includes sit-down restaurants, cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, restaurants where food and beverages are prepared on a customer-demand basis and can be taken out or delivered but are not consumed on the premises, and snack bars with indoor or outdoor seating for customers. It excludes catering services that do not sell food or beverages for on-site consumption.

Finance, Insurance, and Real Estate Services. This use also includes financial institutions, including those that provide retail banking services, insurance agent offices, real estate offices, and similar service providers. Examples of retail banking services include institutions engaged in the on-site circulation of money, including credit unions. This classification does not include check-cashing businesses.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

General Market. Retail food markets of food and grocery items for off-site preparation and consumption. Typical uses include supermarkets and neighborhood grocery stores.

Liquor Store. Establishments primarily engaged in selling packaged alcoholic beverages, such as ale, beer, wine, and liquor.

Specialty Food Sales and Facilities. Retail establishments that process and prepare food on site and are small- to medium-scale in size. Typical uses include bakeries; butchers, candy, nuts, and confectionary stores; cheese stores; and pasta shops.

Funeral Parlors and Internment Services. An establishment primarily engaged in the provision of services, involving the care, preparation, or disposition of the human remains and conducting memorial services. Typical uses include a crematory or mortuary. Cremation of pets may be an accessory use.

Information Technology Services. An establishment providing services designed to facilitate the use of technology by enterprises and end users. Examples include Internet service providers (ISPs), web hosts, and technical support companies.

Instructional Services. Establishments that offer specialized programs in personal growth and development. Typical uses include classes or instruction in music, art, or academics. Instructional Services also include rehearsal studios as an accessory use. This use does not include educational opportunities such as private universities or trade schools.

Live/Work Units. A unit that combines a work space and incidental residential occupancy occupied and used by a single household in a structure that has been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the Building regulations. The working space is reserved for and regularly used by one or more occupants of the unit.

Lodging and Visitor-Services.

Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, personal services, or recreation facilities available to guests or to the general public. This use classification includes hostels, bed and breakfast inns, motor lodges, and tourist courts, but does not include group residential or time-share uses, which are separately defined and regulated.

Recreational Vehicle Parks. A facility that provides short-term rental spaces for overnight use with support facilities.

Time Share Use. A multi-unit residential development in which a purchaser receives the right in perpetuity, for life, or for a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, or segment of real property, annually or on some other periodic basis, for a specified period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of motor vehicles (see “Automotive Sales and Services”) and personal apparel (see “Personal Services”).

Media-Production Facility. A facility that provides indoor commercial and public communication uses, as well as outdoor sets, backlots, and other outdoor facilities for motion picture, television, video, sound, computer, and other communications media production. Indoor communication uses include without limitation radio and television broadcasting, receiving stations and studios with facilities entirely within buildings. This classification does not include transmission and receiving apparatus, antennas, and towers.

Medical and Dental Services. Offices providing consultation, counseling, diagnosis, therapeutic, preventive, or corrective personal-treatment services by doctors and dentists; medical and dental laboratories that see patients; and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use if it supports the on-site patient services.

Mobile Vendors. A self-contained truck or trailer that is readily movable without disassembling and is used to sell or prepare and serve: food, clothes, printed materials, or other consumer products or provide other services. This classification includes push carts used in conjunction with a commissary, commercial kitchen, or other permanent food facility upon which food is sold or distributed at retail. This classification does not include sidewalk vendors subject to Government Code, Chapter 6.3 §§ 51036 et seq.

Nurseries and Garden Center. Establishments primarily engaged in retailing nursery and garden products such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere and yard and garden care and related products such as shovels, fertilizer, ornaments, and similar items. These establishments may sell a limited amount of a plant product they grow themselves. This classification includes wholesale and retail nurseries offering plants for sale.

Outdoor Sales. The sale or offering for sale to the general public of merchandise outside of a permanent structure on property owned or leased by the person, firm, or corporation. These sales are of a limited duration and conducted on an occasional basis and are secondary or incidental to the principal permitted use or structure existing on the property.

Personal Services.

General Personal Services. Services provided primarily to an individual rather to large groups or the general public. These services also include those that are for personal convenience. Personal services include barber and beauty shops, massage establishments operating in compliance with Goleta Municipal Code Chapter 5.05, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

Restricted Personal Services. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin, or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration, or 3) massage establishments.

Professional Services. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, and legal offices.

Retail Sales.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 80,000 square feet or less of sales area, including department stores, drug stores, clothing stores, furniture stores, pet-supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services, such as office machine, computer, electronics, and similar small-item repairs.

Large Format Retail (80,000 s/f and larger). Retail establishments (over 80,000 square feet of sales area) that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs.

With Drive-Through. A retail establishment with drive-through facilities.

17.72.040 Industrial Uses

Automobile Wrecking/Junk Yard. Storage and dismantling of vehicles and equipment for sale of parts, as well as the collection, storage, exchange, or sales of goods, including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles on the property.

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Custom Manufacturing. Establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment. Typical uses include ceramic studios, candle-making shops, woodworking, and custom jewelry manufacturers.

Heavy Manufacturing. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations, such as biomass energy conversion, food and beverage processing, including breweries producing 15,000 barrels or more of beer annually, production apparel manufacturing, photographic processing plants, leather and allied product manufacturing, wood product manufacturing, paper manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing, primary metal manufacturing, fabricated metal product manufacturing, and automotive and heavy equipment manufacturing.

Limited Industrial. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes manufacturing finished parts or products primarily from previously prepared materials; micro-breweries that produce less than 15,000 barrels of beer annually, wineries, and distilleries; commercial laundries and dry-cleaning plants; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

Oil and Gas Facilities. Oil and gas production from onshore and offshore oil and gas production facilities, including all equipment, structures, and appurtenances necessary for the exploration, development, production, piping, processing, treatment, decommissioning, and shipment of oil and gas resources.

R&D and Technology. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities

Vehicle/Equipment Facilities.

Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair. An establishment that sells/rents and may provide service and repairs to construction, farm or other heavy equipment. This classification does not include autos, trucks, and other passenger vehicles used for personal or business travel (see “Automobile/Vehicle Sales”).

Towing Services. A facility that dispatches tow trucks and provides temporary storage of operative or inoperative vehicles. This classification does not include automobile wrecking or dismantling (see “Automobile Wrecking/Junk Yard”).

Vehicle Storage. A facility for the storage of operative cars and other fleet vehicles, trucks, buses, recreational vehicles, and other motor vehicles. Includes facilities for the storage and/or servicing of fleet vehicles.

Wholesale Trade, Warehouse, Storage, and Distribution. Storage and distribution facilities without sales to the public on site or direct public access except for public storage in a small, individual space exclusively and directly accessible to a specific tenant. This classification includes mini-warehouses.

Chemical, Mineral, and Explosives Storage. Storage of hazardous materials, including but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, fireworks, and explosives.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products, and materials, including but not limited to automobiles, feed, and lumber. Also includes cold storage, draying or freight, moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of vehicles or commercial goods or materials in open lots.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials (see “Construction Sales and Services”).

17.72.050 Transportation, Communication, and Utility Uses

Communication Facilities. Facilities for the provision of broadcasting and other information-relay services through the use of electronic and telephonic mechanisms.

Antenna and Transmission Towers. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

Facilities within Buildings. Includes radio, television or recording studios, and telephone switching centers, but excludes Antennae and Transmission Towers.

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 15,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see “Automobile/Vehicle Sales and Service” and “Towing Services”) or taxi or delivery services with two or fewer fleet vehicles on site (see “Business Services”).

Major Utilities. Generating plants, electric substations, solid waste collection, including transfer stations and materials-recovery facilities, cogeneration facilities, commercial renewable energy facilities, solid waste treatment and disposal, water or wastewater treatment plants, telephone switching facilities, and similar facilities of public agencies or public utilities that are exempt from local land use permit requirements by California Government Code Section 53091.

Transportation Passenger Terminals. Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, and scenic and sightseeing facilities, but does not include terminals serving airports or heliports.

17.72.060 Agricultural Uses

Agricultural Processing. Establishments performing a variety of operations on crops after harvest, to prepare them for market on site or further processing and packaging at a distance from the agricultural area, including but not limited to: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling; cotton ginning; wineries; alcohol fuel production; and receiving and processing of green material, other than that produced on site (e.g., commercial composting).

Agricultural-Support Services. Agriculturally related services, such as storage of agricultural products; sales, maintenance, and repair of farm machinery and equipment; farm animal veterinary clinics; custom farming services; agriculturally related building, feed, and farm-supply stores; agricultural waste handling and disposal services; and other similar related services.

Animal Raising. The raising, grazing, or feeding of animals for animal products, animal increase, or value increase.

Crop Cultivation. The cultivation of tree, vine, field, forage, and other plant crops intended to provide food or fibers. The classification includes floriculture but excludes wholesale or retail nurseries (see “Nurseries and Garden Centers”).

Greenhouse. A structure with permanent or temporary structural elements used for cultivation and to shade or protect plants from climatic variations. This classification includes facilities associated with and accessory to greenhouses, such as shade structures and hoop structures, packing and shipping facilities, paved parking and driveways, and other accessory structures (e.g., boiler rooms and storage sheds).

17.72.070 Accessory Uses

The following is non-exhaustive list of common Accessory Uses.

Animal Keeping. The keeping of animals, such as small household pets, for personal use and enjoyment.

Caretaker Unit. A dwelling unit for employees and their immediate families employed for the exclusive purpose of on-site management, maintenance, or upkeep.

Farmers' Stand. A stand located on an active farm that sells processed agricultural products, such as jams, preserves, pickles, juices, cured olives, and other "value-added" products made with ingredients produced on or near the farm, in addition to fresh produce, eggs, and other goods produced on the farm. These stands are accessory to on-site agricultural operations in order to promote the sale of locally grown fresh produce. Also referred to as a "Produce Stand."

Home Occupation. A commercial use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the dwelling.

Chapter 17.73 List of Terms and Definitions

Sections:

- 17.73.010 List of Terms
- 17.73.020 Definitions

17.73.010 List of Terms

§

§§

Abandonment

Abutting

Access

Accessory Structure

Accessory Use

Affordable Housing Trust Fund

Affordable Housing Unit

Affordable Sales Price

Aggregation Site

Aggrieved Party

Alley

Alteration

Amendment (AMD)

Appeal (APL)

Appealable Development

Appealable Jurisdiction

Applicant

Aquaculture

Arbor

Architectural Feature

Arterial Street

Artist Studio

Attached Structure

Attic

Authorized Agent

Awning

Balcony

Base Zoning District

Basement

Bathroom, Full

Bathroom, Half

Bedroom

Belt Course

Best Management Practices (BMPs)

Bluff

Blufftop

Block

Block Face

Buffer

Building

Building Code

Building Face

Building Permit

Building Site

Bulk

Cabaña

California Environmental Quality Act (CEQA)

Canopy

Carport

Categorical Exclusion

Centerline

Change of Use

Chaparral

Chapter

City

City Council

Clerestory

Coastal Access

Blufftop Access

Lateral Access

Vertical Access

Coastal Act

Coastal Bluff Edge

Coastal Bluff Scrub

Coastal Commission
Coastal Development Permit (CDP)
Coastal Development Permit with a Public Hearing (CDH)
Coastal Plan
Coastal-related Use
Coastal Resources
Coastal Sage Scrub
Coastal Zone
Community Noise Equivalent Level (CNEL)
Compatible
Condition of Approval
Conditional Use Permit (CUP)
Condominium
Construction
County
Critical Facilities
Critical Root Zone
Cultural Resources
Day Care Center
De Minimis
De Novo
Deck
Demolition
Density
Design Review (DR)
Design Review Board (DRB)
Detached Structure
Developer
Development
Development Agreement
Development Plan (DP)
Director
Disabled or Handicapped Person
Discretionary Approval
Discretionary Review
Drive-Through Facilities
Driveway, Non-Residential
Driveway, Residential
Dwelling Unit
Easement
Effective Date
Efficiency Unit
Electrical Code
Emergency
Emergency Permit (EMP)
Enclosed, Fully
Enclosed, Partially
Enclosure
Energy Facility
Environmentally Sensitive Habitat Area (ESHA)
Environmental Review
Establishment
Estuary
Exempt
Exterior Storage
Façade
Family
Farmworker
Feasible
Fee / Payment Terms
 Development Impact Fee (DIF)
 Inclusionary Housing In-Lieu Fee or In Lieu Payment
Fence
Floodway
Floor Area
Footprint
Frontage, Street
Garage
Gazebo
General Plan
General Plan Amendment (GPA)
Glare
Government Code
Grade
 Average Grade
 Existing Grade
 Finished Grade
Grading
Grubbing
Guesthouse
Guidelines
Habitable
Habitable Room
Hazardous Materials
Heat
Heat Island Effect
Hedge
Height

Heliport
Historic Resources
Household Pets
Housing and Community Development (HCD)
Housing and Urban Development (HUD)
Housing Costs
Illegal Use
Implementation Plan
Improvement
Incidental Use
Inclusionary Unit
Income Levels
 Extremely Low-Income Household
 Very Low-Income Household
 Low Income Household
 Moderate Income Household
 Above Moderate-Income Household
Inland Area
Intensity of Use
Intersection, Street
Kitchen, Full
Kitchen, Partial
Lagoon
Land Use
Land Use Permit (LUP)
Landscaping-related Terms
 Backflow-Prevention Device
 Hedge
 Hydrozone
 Landscaping
 Mulch
 Permeable
 Pruning
 Runoff
 Shrub
 Tree
 Trim
Lighting-related Terms
 Foot-candle
 Kelvin
 Light Fixture
 Lumen
 Shielded Fixture
Live Adult Entertainment
Loading Facility
Local Coastal Program (LCP)
Loft
Lot Area
Lot Area, Net
Lot Coverage
Lot, Legal
Lot Line
 Front Lot Line
 Interior Lot Line
 Rear Lot Line
 Side Lot Line
 Street Side Lot Line
Lot Types
 Abutting Lot
 Corner Lot
 Flag Lot
 Interior Lot
 Irregular Lot
 Key Lot
 Normal Lot
 Through Lot
Maintenance and Repair
Major Energy Facility
Major Public Works Project
Major Transit Stop
Mansard
Manufactured Home (HUD-certified)
Mezzanine
Minor Development
Mixed-Use Development
Modification (MOD)
Modular Home
Municipal Code
Mural
Noise-related Terms
 A-Weighted Decibel (dBA)
 Ambient Noise Level
 Decibel (dB)
 Noise
 Noise Level Reduction (NLR)
Nonconforming
 Nonconforming Lot
 Nonconforming Structure
 Nonconforming Use
Notice to Property Owner (NTPO)

Off-Site	Reasonable Accommodation
On-Site	Recreational Vehicle (RV)
Open Space Types	Regional Housing Needs Allocation (RHNA)
<i>Private Open Space</i>	Relocation
<i>Common Open Space</i>	Review Authority
<i>Usable Open Space</i>	Reverse Vending Machine
Ordinance Amendment (ORD)	Right-of-Way
Outdoor Storage	Roof
Outdoor Vending Machine	Roofline
Overall Sign Plan (OSP)	Screening
Overlay District	Sea Level
Parapet Wall	Sea Level Rise
Parcel	Sensitive Receptors
Parking Area	Setback
Parking, Bicycle	<i>Front Setback</i>
<i>Long-term</i>	<i>Interior Side Setback</i>
<i>Short-term</i>	<i>Street Side Setback</i>
Patio	<i>Rear Setback</i>
Pavement	Shopping Center
Peak Hours	Shoreline Protection Device
Pergola	Short-term Vacation Rental
Permitted Use	Sidewalk
Person	Sight Distance Triangle
Pier	Sign
Planning and Environmental Review (PER)	<i>Architectural Features</i>
Planning Commission	<i>Fire</i>
Porch	<i>Grave Markers</i>
Pre-existing	<i>Mural</i>
Premises	<i>Personal Appearance</i>
Principal Dwelling	<i>Stonework</i>
Principal Use	<i>Symbols Embedded in Architecture</i>
Primary Structure	<i>Sign-related Terms</i>
Project	<i>Commercial Message</i>
Property	<i>Commercial Speech</i>
<i>Personal Property</i>	<i>Copy</i>
<i>Public Property</i>	<i>Digital Display</i>
<i>Real Property</i>	<i>Electronic Copy</i>
Property Line	<i>Flag</i>
Property Owner	<i>Graffiti</i>
Public Hearing	<i>Non-Commercial Message</i>
Public Land	<i>Pennant</i>
Public Official	<i>Sign Area</i>
Public Resources Code (PRC)	<i>Sign Face</i>
Public Works	Sign Plan, Overall (OSP)
Public Works Director	Sign Types

<i>A-Frame Sign</i>	Story
<i>Animated Sign</i>	Stream
<i>Awning Sign</i>	Street
<i>Balloon</i>	Street Line
<i>Banner Sign</i>	Structural Alterations
<i>Billboard</i>	Structure
<i>Cabinet Sign</i>	Subject Lot
<i>Can Sign</i>	Substantial Conformity Determination (SCD)
<i>Canopy Sign</i>	Swimming Pool
<i>Changeable Copy Sign</i>	Tandem Parking
<i>Construction Sign</i>	Target Unit
<i>Directional Sign</i>	Temporary Use
<i>Flashing Sign</i>	Temporary Use Permit (TUP)
<i>Freestanding Sign</i>	Tenant
<i>Fuel Pricing Sign</i>	Termination of Use
<i>Human Directional Sign</i>	<i>Termination Order</i>
<i>Illuminated Sign</i>	<i>Termination Period</i>
<i>Inflatable Sign</i>	<i>Effective Date of Termination</i>
<i>Internally Illuminated Sign</i>	Top-of-Bank
<i>Lighted Sign</i>	Trailer
<i>Mobile Billboard</i>	Transmission Line
<i>Moving Sign</i>	Trellis
<i>Pole Sign</i>	Time Extension (TEX)
<i>Portable Sign</i>	Upland
<i>Projecting Sign</i>	Use
<i>Real Estate Sign</i>	Use Classification
<i>Roof Sign</i>	Utilities
<i>Subdivision Sign</i>	Variance (VAR)
<i>Temporary Sign</i>	Vehicle
<i>Traffic Sign</i>	Vehicle Lift
<i>Wall Sign</i>	Vernal Pool
<i>Window Sign</i>	Visible
Site	Volatile Solvent
Site Coverage	Wall
Solar Energy Systems	Wetland
Special Needs Housing	Wind Energy Conversion System (WECS)
Specialist	Youth Center
Specific Plan (SP)	Zone District
Specified Anatomical Areas	Zoning Administrator (ZA)
Specified Sexual Activities	Zoning Clearance (ZC)
State	Zoning Permit

17.73.020 Definitions

§. A symbol used when referencing a specific Section of State, County, or City code.

§§. A symbol used when referencing multiple Sections of State, County, or City code.

Abandonment. The relinquishment, giving up or renunciation of an interest, claim, civil proceedings, appeal, privilege, possession, or right, especially with the intent of never again resuming or reasserting it.

Abutting. Having a common boundary, except that parcels having no common boundary other than a common corner are not considered abutting. Also referred to as “Adjoining” or “Adjacent.”

Access. The place or way through which pedestrians and/or vehicles must have safe, adequate, and usable ingress and egress to a property or use as required by this Title.

Accessory Structure. An attached or detached subordinate structure, used only as incidental to the main structure on the same lot. The term “Accessory Structure” includes, but is not limited to, the following: Aviary, Artist Studio, Barn, Cabaña, Carport, Garage, Gazebo, Greenhouse, Guesthouse, Pergola, Playhouse, Pool, Pool house, Shed, Spa, Sports Court, Trellis, and Workshop. Additionally, a “Wind Machine” used solely for direct climate control or water pumping is also considered an Accessory Structure.

Accessory Use. A use that is customarily associated with, and is incidental and subordinate to, a principal use and located on the same premises as the permitted principal use.

Affordable Housing Trust Fund. An account into which in-lieu fees or payments or other housing impact fees or payments will be deposited. The funds of the account may not be commingled with other City funds.

Affordable Housing Unit. A dwelling unit within a residential development which will be reserved for sale or rent and is made available at an affordable rent or affordable ownership cost based on affordable household income levels (extremely low, very low, low, moderate or above moderate income).

Affordable Sales Price. Using the annual HUD calculations for the median income of the County, the maximum sales price permitted under the City’s affordable housing program.

Aggregation Site. A location, including trees, topographic features, and plants that support a monarch butterfly aggregation. The site includes trees or vegetation that butterflies roost on, and vegetation that creates protection, structure, and microclimate conditions for the aggregation.

Aggrieved Party. Any person who, in person or through a representative, appeared at a public hearing or by other appropriate means before action on a permit, informed the City of his or her concerns about an application for such permit, or who, for good cause, was unable to do either.

Alley. A public or private thoroughfare for automobiles through the middle of a City block giving access to the rear of lots or buildings. Also referred to as an “Alleyway.”

Alteration. Any change, addition, or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes “Maintenance and Repairs.”

Amendment (AMD). Pursuant to Section 17.52.100, Changes to Prior Permits and Approvals, the Discretionary review of a proposed change to a previously approved project that cannot be found to substantially conform to the prior approval.

Appeal (APL). Pursuant to Section 17.52.120, Appeals, the de novo review of a previously-approved project where either the applicant or an aggrieved party opposes the prior action taken to approve, approve with conditions, or deny a project.

Appealable Development. Within the Coastal Zone, approval of any Conditional Use Permit or any other development within the Appeals Jurisdiction and approval or denial of any development that constitutes a “major public works project” or a “major energy facility.” Appealable development may be appealed to the California Coastal Commission in accord with the regulations adopted by the Commission.

Appeals Jurisdiction. Within the Coastal Zone, that area between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or the mean high tide line of the sea where there is no beach, whichever is greater; tidelands; submerged lands; public trust lands; that area within 300 feet of the top of any coastal bluff; and that area within 100 feet of any wetland, estuary, or stream. (see PRC § 30603(b)).

Applicant. The property owner, the owner’s agent, or any person, corporation, partnership, or other legal entity that has a legal or equitable title to land that is the subject of a development proposal, or is the holder of an option or contract to purchase such land, or otherwise has an enforceable proprietary interest in such land and is applying for a permit, certificate, zoning clearance, or other land use entitlement.

Aquaculture. The cultivation of aquatic produce such as aquatic plants, fish, and other aquatic organisms, which are included within “Agricultural Uses” and regulated in the same manner by this Title.

Arbor. An outdoor structure forming a shaded walkway or passageway of vertical posts or pillars that usually support cross-beams and a sturdy open-framed roof and often upon which woody vines are trained.

Architectural Feature. An exterior building feature, including a roof, walls, windows, doors, porches, posts, pillars, recesses or projections, and exterior articulation or walls, and other building surfaces.

Arterial Street. A street classified as a Major Arterial or Minor Arterial in the Transportation Element of the General Plan.

Artist Studio. A structure or portion of a structure legally permitted to be used as a place of work by a professional artist (e.g., painter, writer, sculptor, etc.) for the commercial production of art.

Attached Structure. A structure having at least five lineal feet of wall serving as a common wall with the building to which it is attached.

Attic. The unfinished space between the ceiling of the uppermost story and the roof assembly of a structure, which may be empty air space or used for storage.

Authorized Agent. A person or firm approved by a property owner for a project to directly act on their behalf with the City.

Awning. An architectural projection that provides weather protection, identity, or decoration, and is wholly supported by the building to which it is attached. An awning is typically constructed of non-rigid materials on a supporting framework which projects from and is supported by the exterior wall of a building.

Balcony. A platform that projects from the wall of a building 30 inches or more above grade that is accessible from the building's interior, is not accessible from the ground, and is not enclosed by walls on more than two sides.

Base Zoning District. A zoning designation specifically delineated on the Zoning Map which uses are allowed, not allowed, or conditionally allowed and development standards and other regulations apply. Overlay and other districts and zoning designation may also apply in selected areas. See Table 17.01.070(A). Also referred to as "Base District", "Zoning District", or "District."

Basement. A non-habitable space beneath the first or ground floor of a building, the ceiling of which does not extend more than four feet above finished grade.

Bathroom, Full. A room within a dwelling containing at least a toilet, sink, and bathing facilities.

Bathroom, Half. A room within a dwelling containing a toilet and sink, but no bathing facilities.

Bedroom. An enclosed habitable room within the conditioned area of a structure that (1) is arranged, designed or intended to be occupied by one or more persons primarily for sleeping purposes, (2) complies with applicable building and housing codes, and (3) is permitted by the City to be used as a bedroom.

Belt Course. A horizontal band forming part of an interior or exterior architectural composition (as around pillars or engaged columns).

Best Management Practices (BMPs). Activities, practices, and procedures to prevent or reduce the discharge of pollutants directly or indirectly to the municipal storm drain system and waters of the United States. Best Management Practices include: treatment facilities to remove pollutants from stormwater; operating and maintenance procedures; facility management practices to control runoff, spillage, or leaks of non-stormwater, waste disposal, and drainage from materials storage; erosion and sediment-control practices; and the prohibition of specific activities, practices, and procedures, and such other provisions as the City determines appropriate for the control of pollutants.

Bluff. A coastal bluff is a naturally formed precipitous landform that generally has a gradient of at least 200 percent (1:2 slope) with a vertical elevation of at least 10 feet and measured from the toe of the slope located along or adjacent to the ocean up to the blufftop. The bluff may be a simple planar or curved surface, or it may be step-like in section. Also referred to as "Coastal Bluff," "Bluff Face," and "Sea Cliff."

Blufftop. The coastal blufftop is the upper termination of a bluff face where the downward gradient of the top of bluff increases more or less continuously until it reaches the general gradient of the bluff face.

In a case where there is a step-like feature at the top of the coastal bluff, the landward edge of the topmost step shall be considered the blufftop.

Block. Property bounded on all sides by a public right-of-way.

Block Face. All property between two intersections that fronts upon the same street or abuts the same public right-of-way.

Buffer. An open area or barrier used to separate potentially incompatible activities and/or development features; for example, a required setback to separate an area of development from environmentally sensitive habitat, to reduce or eliminate the effects of the development on the habitat.

Building. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials.

Building Code. Any regulations of the City governing the type and method of construction of buildings and structures, including sign structures.

Building Face. The general outer surface of the structure or walls of a building. Where bay windows or pillars project beyond the walls, the outer surface of the windows or pillars is considered to be the face of the building.

Building Permit. As used within this Title, a permit issued by the City's Department of Building and Safety (B&S) to allow physical development on a property consistent with applicable State and City building regulations or other provisions of the Goleta Municipal Code. The following are some of the most common types of B&S Permits: Building, Demolition, Electrical, Grading, Mechanical, Plumbing, and Re-Roof.

Building Site. A lot or parcel of land occupied or to be occupied by a main building and accessory buildings together with such open spaces as are required by the terms of this Title and having its principal frontage on a street, road, highway, or waterway.

Bulk. The total interior cubic volume as measured from the exterior surface of the structure.

Cabaña. A building, the use of which is incidental and accessory to the use of a swimming pool, or sports court that may include bathrooms, but does not include sleeping quarters or cooking facilities. Also referred to as a "Poolhouse."

California Environmental Quality Act (CEQA). Public Resources Code Section 21000, et seq., or any successor statute and regulations promulgated thereto (14 California Code of Regulations Section 15000, et seq.), which require public agencies to document and consider the environmental effects of a proposed action before a decision.

Canopy. A roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground.

Carport. An accessible and usable covered space enclosed on not more than three sides, designed, constructed, and maintained for the parking or storage of one or more motor vehicles.

Categorical Exclusion. An exception from the requirements of a Coastal Development Permit, as identified in the California Public Resources Code Section 30610(e) and 30610.5 et. seq.

Centerline. The geographic center of a public or private road right-of-way or easement.

Change of Use. The replacement of an existing use on a lot or parcel, or any portion thereof, by a new use, or a change in the nature of an existing use; but does not include a change of ownership, tenancy, or management associated with a use for which the previous nature of the use will remain substantially unchanged.

Chaparral. Fire-resistant and drought-tolerant woody, evergreen shrubs generally occurring on hillside and lower-mountain slopes.

Chapter. A Chapter set out in this Title, unless another ordinance or statute is mentioned.

City. The City of Goleta.

City Council. The City Council of the City of Goleta.

Clerestory. A high section of wall that contains windows above eye level, the purpose of which is to admit light and fresh air without offering views of the surrounding landscape or neighboring properties.

Coastal Access. The ability for the public to gain entry to areas with Coastal Resources.

Blufftop Access. Provides vertical access from a headland or higher terrain along blufftops that runs parallel to the shoreline, and in some cases from which provides there is the only opportunity for public access to along the shoreline above to a rocky intertidal zone with no continuously accessible lateral access sandy beach.

Lateral Access. Provides access and use along the shoreline.

Vertical Access. Provides access from the first public road to the shore, or perpendicular to the shore.

Coastal Act. The California Coastal Act of 1976, California Public Resources Code Section 30000 et seq., and as amended by the State.

Coastal Bluff Edge. The uppermost termination of a coastal bluff. Where the bluff edge is rounded away as a result of erosion, the bluff edge is defined as that point nearest the bluff at which the downward slope gradient of the land begins to increase more or less continuously until it reaches the general slope gradient of the bluff face. In the case where there are one or more step-like features on the bluff, the landward edge of the uppermost riser is considered the bluff edge.

Coastal Bluff Scrub. All scrub habitat occurring on exposed coastal bluffs. Example species in bluff scrub habitat include Brewer's saltbush (*Atriplex lentiformis*), lemonade berry (*Rhus integrifolia*), seashore blight (*Suaeda californica*), and seacliff buckwheat (*Eriogonum parvifolium*). Also includes "Coastal Sage Scrub" species.

Coastal Commission. The California Coastal Commission.

Coastal Development Permit (CDP). A type of entitlement permit for development within the Coastal Zone for projects that are within the jurisdictional boundary of the Coastal Commission.

Coastal Development Permit with a Public Hearing (CDH). A type of entitlement permit for development within the Coastal Zone that requires a Public Hearing due to its location within the Appeals Jurisdiction of the Coastal Commission.

Coastal Plan. The Coastal Land Use Plan, a component of the “Local Coastal Program,” as adopted by the City.

Coastal-related Use. Any use that is associated with coastal-dependent development or a coastal-dependent use.

Coastal Resources. Coastal resources including, but not limited to, public access opportunities, visitor and recreational facilities, water-oriented activities, marine resources, biological resources, environmentally sensitive habitat areas, agricultural lands, visual resources, and archaeological or paleontological resources within the Coastal Zone.

Coastal Sage Scrub. A drought-tolerant, Mediterranean habitat characterized by soft-leaved, shallow-rooted subshrubs, such as California sagebrush (*Artemisia californica*), coyote bush (*Baccharis pilularis*), and California encelia (*Encelia californica*) that is found at lower elevations in both coastal areas and interior areas where moist maritime air penetrates inland.

Coastal Zone. That portion of the Coastal Zone, as established by the California Coastal Act of 1976, as amended, which lies within the City, as indicated on the Zoning Map.

Community Noise Equivalent Level (CNEL). A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of five and 10 dBA applied to the evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Compatible. That which is harmonious with and will not adversely affect surrounding buildings and/or uses.

Condition of Approval. A performance standard, required change in a project, environmental mitigation measure, or other requirement imposed by the Review Authority to alter, modify, or control certain aspects of a project, including timing, monitoring, restrictions, etc., in order to minimize potential negative effects created by the project.

Conditional Use Permit (CUP). Includes both “Major” and “Minor” Conditional Use Permits, pursuant to Chapter 17.57, Conditional Uses, of this Title, which are subject to Discretionary approval due to the potential negative effective of the use on the surrounding area or because it is not an outright permitted use in a particular base zone district. Such uses require public hearing(s), a higher level of scrutiny and environmental review, and strict application of project-specific Conditions of Approvals.

Condominium. A development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are shown on a Final Map or Parcel Map recorded with the County Surveyor.

Construction. Construction, erection, enlargement, alteration, conversion, or movement of any building, structures, or land, together with any scientific surveys associated therewith.

County. The County of Santa Barbara.

Critical Facilities. Facilities housing or serving many people, which are necessary in the event of an earthquake, flood, or similar emergency, such as hospitals, fire, police, and emergency service facilities, including Goleta City Hall, utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Critical Root Zone (CRZ). The protected area on the ground around a tree trunk that corresponds to the dripline of the tree canopy, which can be irregularly-shaped in most instances, and is to be avoided during construction activities. Also referred to as “Root Protection Zone.”

Cultural Resources. Native American archaeological sites and areas of the natural landscape that have traditional cultural significance, including sacred areas where religious ceremonies are practiced or which are central to their origins as a people, as well as areas traditionally used to gather plants for food, medicinal, or economic purposes.

Day Care Center. Day care center has the same meaning as in California Health and Safety Code Section 1596.76.

De Minimis. Latin term used to describe something that is small, minor, or insignificant; negligible.

De Novo. Latin term used to describe the standard of review in a subsequent Review Authority’s hearing of a project, often on Appeal, where a decision is made without prejudice or deference to any previous decision and as if the project was being reviewed for the first time.

Deck. An uncovered platform, typically made of wood, composite material, or vinyl, which is either freestanding or attached to a building and is supported by pillars or posts.

Demolition. When either (1) more than 50 percent of the exterior walls of a building or structure are removed or are no longer a necessary and integral structural component of the overall building. Existing exterior walls supporting a roof that is being modified to accommodate a new floor level or roofline will continue to be considered necessary and integral structural components, provided the existing wall elements remain in place and provide necessary structural support to the building upon completion of the roofline modifications, or (2) more than 50 percent of the exterior wall elements are removed, including, without limitation, the cladding, columns, studs, cripple walls, or similar vertical load-bearing elements and associated footings, windows, or doors.

Density. The number of dwelling units per acre of land. See Section 17.03.070, Dwelling Unit Density.

Design Review (DR). Pursuant to Chapter 17.58, Design Review, the Discretionary Review of a project by design professionals appointed to the Design Review Board for the review of proposed development to ensure the incorporation of best professional design practices, promote enhancement of the visual quality of the surrounding environment, and prevent poor quality of design as a benefit to the City and surrounding properties.

Design Review Board (DRB). The Design Review Board of the City of Goleta.

Detached Structure. A structure, no part of which is attached by any means to any other structure.

Developer. Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities that seeks City approvals for all or part of a development project.

Development. The placement or erection of any solid material or structure on land, in, or under water; discharge or disposal of any materials; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, without limitation, subdivision pursuant to the California Government Code Section 66410 et seq., and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreation use; and change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation.

Development Agreement. An agreement between the City and any person having a legal or equitable interest in real property for the development of such property, and which complies with the applicable provisions of the Government Code for such development agreements.

Development Plan (DP). Pursuant to Chapter 17.59, Development Pan, the Discretionary review of a project that due to its size, location, scale, or type of development being proposed requires comprehensive review.

Director. The Director of Planning and Environmental Review of the City of Goleta, or designee acting on authority delegated from the Director.

Disabled or Handicapped Person. An individual who has a physical or mental impairment that makes difficult the achievement of one or more of that person's major life activities; anyone who is regarded as having such impairment; or anyone who has a record of having such an impairment, but not including an individual's current, illegal use of a controlled substance.

Discretionary Approval. An action to approve or deny a project that requires the exercise of judgment or deliberation.

Discretionary Review. The review of a project that requires the exercise of judgment or deliberation and as distinguished from situations where the City merely has to determine whether there has been conformity with objective standards in applicable statutes, ordinances, or regulations. Discretionary Review includes review by a Review Authority on any of the following: Coastal Development Permits within the Appeals Jurisdiction, Conditional Use Permits, Design Review and Overall Sign Plans reviewed by the Design Review Board, Development Plans, General Plan Amendments, Modifications, Government Code Consistency Determination, Specific Plans, Time Extensions, Variances, Zoning Ordinance Amendments, and Zoning Map Amendments.

Drive-Through Facilities. Facilities designed to enable persons to receive a service or purchase or consume goods while remaining within a motor vehicle, typically associated with banks, eating and drinking establishments, pharmacies, and other commercial uses.

Driveway, Non-Residential. A vehicle access way extending from a road or street to a building or structure, vehicle parking or delivery area, or pedestrian drop-off point on the site of a land use, or between such areas on a site.

Driveway, Residential. A vehicle access way that is typically paved and provides direct access from a public or private street to an individual dwelling unit or to the garage or parking area for the residential unit.

Dwelling Unit. A unit of habitation that provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Easement. A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege, or interest which one party has in the land of another.

Effective Date. The date on which a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

Efficiency Unit. A type of ADU for occupancy by no more than two persons, which has a minimum floor area of 150 square feet and no more than 200 square feet, and as further defined in § 17958.1 of the Health and Safety Code.

Electrical Code. Any ordinance of the City regulating the alteration, repair, and the installation and use of electricity or electrical fixtures.

Emergency. A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

Emergency Permit (EMP). A type of Zoning Permit required for development subject to Chapter 17.64, Emergency Permits, to allow flexibility in dealing with a legitimate Emergency, while also ensuring development is in compliance with the provisions of this Title and all applicable standards and policies of the General Plan.

Enclosed, Fully. A structure that has walls on all sides and a solid overhead roof. The area within a structure as measured from the inside face of the external perimeter walls, ignoring any projections such as plinths, columns or piers.

Enclosed, Partially. A structure that does not have walls on all sides and may or may not have a solid overhead roof. The area within a structure as measured from the inside face of the external perimeter walls, ignoring any projections such as plinths, columns or piers.

Enclosure. A structure, such as a fence or wall, that surrounds an area and that may or may not have a roof.

Energy Facility. A public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

Environmentally Sensitive Habitat Area (ESHA). Any area in which plant or animal life or their habitats are rare or especially valuable because of their special nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and development. ESHAs include, without limitation: wetlands, riparian areas, habitats of rare and endangered species, rocky intertidal areas, anadromous fish streams, rookeries, and marine mammal haul-out areas.

Environmental Review. An evaluation process pursuant to CEQA to determine whether a proposed project may have a significant impact on the environment.

Establishment. Any use of land involving buildings or structures in which human activities routinely occur, not including residential or transient occupancy uses or uses where human presence is not routine (e.g., transmission towers, power transformers, automated facilities, etc.).

Estuary. The widening channel of a river, creek, or other waterway, where it meets the ocean and a mixing of fresh water and salt tidal water occurs.

Exempt. Not requiring a Zoning Permit pursuant to this Title as long as the development, activity, or structure complies with all applicable provisions, standards, and policies of the City General Plan/Coastal Land Use Plan A project that is exempt from this Title may still require other federal, State, County, City, or other agency permits.

Exterior Storage. The outdoor placement or keeping of materials in an area not fully enclosed by a storage structure.

Façade. The portion of any exterior elevation of a building extending vertically from the finished grade to the top of a parapet wall or eave, and horizontally across the entire width of the building elevation.

Family. One or more persons, related or unrelated, living together as a single housekeeping unit. Also referred to as “Household”, “Extended Family”, and “Immediate Family.”

Farmworker. As used within this Title, having the same meaning as an “Agricultural Employee” as set forth in California Labor Code Section 1140.4(b).

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fee / Payment Terms.

Development Impact Fee (DIF). A monetary exaction or a dedication, other than a tax or special assessment, which is required by the City of the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include fees for processing applications for regulatory actions or approvals.

Inclusionary Housing In-Lieu Fee or In-Lieu Payment. A monetary exaction or dedication, other than a tax or special assessment, which is required by the City of the applicant in lieu of constructing affordable units on-site to meet his or her affordable housing obligations through such payment. The City must deposit the payment in an Affordable Housing Trust Fund.

Fence. Vertical structures as defined by the Building Official.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as “Regulatory Floodway.”

Floor Area. The area included within the surrounding exterior walls of all floors or levels of a structure or portion thereof as measured to the interior surfaces of exterior walls, or from the centerline of a common or party wall separating two attached structures. See Section 17.03.080, Floor Area, for specific rules for measuring Floor Area.

Footprint. The horizontal area, as seen in plan view, of a building or structure, measured from the outside of exterior walls and supporting columns, and excluding eaves.

Frontage, Street. That portion of a lot or parcel of land that borders a public street. Street frontage will be measured along the common lot line separating said lot or parcel of land from the public road, highway, or parkway.

Functional Capacity. The ability of the wetland or estuary to be self-sustaining and to maintain natural species diversity.

Garage. A fully enclosed building or portion thereof, containing accessible and usable enclosed space designed, constructed, maintained, and used for the parking or storage of one or more motor vehicles.

Gazebo. An outdoor structure forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support a sturdy roof and used as an outdoor meeting space or eating area. Also referred to as a “Pavilion.”

General Plan. The City of Goleta General Plan/Coastal Land Use Plan.

General Plan Amendment (GPA). Pursuant to Chapter 17.67, Amendments of the General Plan, the Discretionary review of proposed changes to the City's General Plan.

Glare. The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort, or loss of visual performance and ability.

Government Code. The Government Code of the State of California.

Grade. The slope, incline, gradient, mainfall, pitch or rise of the ground surface.

Average Grade. A horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of a building. Average grade is calculated separately for each building.

Existing Grade. On vacant parcels before any land development activities are undertaken, the elevation of the ground at any point on a lot as shown on the required survey submitted in conjunction with an application for a building permit or grading permit. Existing grade also may be referred to as "Natural Grade." On previously developed parcels, existing grade shall be the approved finished grade as depicted on the final approved permit by the City, or by the County if approved prior to City incorporation.

Finished Grade. The lowest point of elevation of the approved finished surface of the ground, paving, or sidewalk within the area between the building and the lot line, or when the lot line is more than five feet from the building, between the building and a line five feet from the building.

Grading. Any excavation, moving, dredging, or filling of earth or combination thereof.

Grubbing. The act by which vegetation, including trees, timber, shrubbery and plants, is uprooted and removed from the surface of the ground.

Guesthouse. A detached living quarters of a permanent type of construction without a kitchen or cooking facilities, legally permitted to be used primarily for temporary guests of the occupants of the principal dwelling on the lot, and not rented or otherwise used as a separate dwelling.

Guidelines. Documents that outline and display various specifications that are adopted by the City Council, Planning Commission, or Design Review Board, including without limitation the Goleta Old Town Heritage District and Architecture and Design Guidelines, and the Design Guidelines for Commercial Projects.

Habitable. Space within a building that is suitable for living, cooking, eating, and sleeping by humans, and which may or may not be conditioned space (e.g., insulated, heated, cooled).

Habitable Room. A space intended for living, sleeping, eating, or cooking, including living rooms, dining rooms, bedrooms, kitchens, dens, family rooms, recreation rooms, and enclosed porches suitable for year-round use. Specifically excluded are balconies, bathrooms, foyers, garages, hallways, laundries, open porches, pantries, storage closets, utility rooms, unfinished attics and basements, other unfinished spaces used for storage, and water closets.

Hazardous Materials. Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human or animal health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Heat. Thermal energy of a radiating, conductive, or convective nature.

Heat Island Effect. Term used to describe higher air and structure temperatures in an urban setting as opposed to the lower temperatures found in more rural areas.

Hedge. A row of closely planted trees, shrubs or grasses that together effectively form a fence or wall to provide screening or delineate a boundary of naturally grown vegetation rather than constructed materials.

Height. The vertical distance from a point on the ground below a structure to a point directly above and as further defined in Section 17.03.100, Height.

Heliport. A facility that includes one or more designated areas for helicopters to take-off and land.

Historical Resources. Locally significant historic sites or structures designated as Landmarks or Places of Historic Merit by the County and the City upon its incorporation. Other structures, site, or feature having special historic, aesthetic, or cultural value to the City may also be designated as “locally significant” historic resources.

Household Pets. Animals that are customarily kept within a dwelling or a yard for the personal use or enjoyment of the residents.

Housing and Community Development (HCD). California Department of Housing and Community Development.

Housing and Urban Development (HUD). United States Department of Housing and Urban Development.

Housing Costs. The total monthly or annual recurring expenses required of a household to obtain shelter. For a rental unit, total housing costs include the monthly rent payment and utilities. For an ownership unit, total housing costs include the mortgage payment (principal and interest), homeowner's association dues, mortgage insurance, community facility district fees, taxes, utilities, and any other related assessments.

Illegal Use. Any use of land or building that does not have the currently required permits and was originally constructed and/or established without permits or approvals required for the use at the time it was brought into existence.

Implementation Plan. A component of the “Local Coastal Program,” that implements the City’s adopted Coastal Land Use Plan.

Improvement. An object affixed to the ground other than a structure.

Inclusionary Unit. An ownership or rental housing unit that is deed-restricted at an affordable price or rent for households with extremely low, very low, low or moderate income pursuant to the City's Inclusionary Housing Program.

Income Levels. Annual household income categories (extremely low, very low, low, moderate, above moderate) based on median household income ranges by household size established in California Code of Regulations Section 6932 and amended updated by the U.S. Department of Housing and Urban Development (HUD), benchmarked to Santa Barbara County median household incomes by household size. These income limits are equivalent to the following:

Extremely Low-Income Household. Under 30 percent of area median income, adjusted for household size appropriate for the unit

Very Low-Income Household. 30 to 50 percent of area median income, adjusted for household size appropriate for the unit

Low Income Household. 50 to 80 percent of area median income, adjusted for household size appropriate for the unit

Moderate Income Household. 80 to 120 percent of area median income, adjusted for household size appropriate for the unit

Above Moderate-Income Household. 120 to 200 percent of area median income, adjusted for household size as appropriate for the unit.

Inland Area. All areas within the City that are located outside of the Coastal Zone.

Intensity of Use. The extent to which a particular use or the use in combination with other uses affects the natural and built environment in which it is located; the demand for services; and persons who live, work, and visit the area. Measures of intensity include, without limitation, requirements for water, gas, electricity, or public services; number of automobile trips generated by a use; parking demand; number of employees on a site; hours of operation; the amount of noise, light, or glare generated; the number of persons attracted to the site, or in eating establishments, the number of seats.

Intersection, Street. The area common to two or more intersecting streets.

Kitchen, Full. A room or space within a dwelling with cooking facilities, such as an oven and/or stove, a refrigerator/freezer, sink, cupboards, and countertop space used for the preparation and cooking of food. The phrase "cooking facilities" does not include the following: microwave, micro-fridge, hot plate, or wetbar.

Kitchen, Partial. A room or space within a dwelling with limited cooking facilities less than a Full Kitchen, such as a microwave, micro-fridge, hot plate, and/or wetbar.

Lagoon. An area of shallow water separated from the sea by low sandy dunes.

Land Use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained, including residential, commercial, industrial, etc.

Land Use Permit (LUP). A type of Zoning Permit required prior to development subject to Chapter 17.55, Land Use Permits, to ensure compliance with the provisions herein and all applicable standards and policies of the General Plan.

Landscaping-related Terms.

Backflow-Prevention Device. A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

Hedge. Any group of shrubs planted in line or in groups so that the branches of any one plant are intermingled or form contact with the branches of any other plant in the line. Hedges are not considered trees for the purposes of this Code.

Hydrozone. A portion of the landscaped area having plants with similar water needs.

Landscaping. The planting, configuration and maintenance of trees, ground cover, shrubbery, and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth-patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

Mulch. Any organic material, such as leaves, bark, straw, compost, or inorganic mineral materials, such as rocks, gravel, and decomposed granite, left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

Permeable. Any surface or material that is pervious and allows the passage of water through the material and into the underlying soil.

Pruning. The removal of more than one-third of the crown or existing foliage of the tree or more than one-third of the root system.

Runoff. Water that is not absorbed by the soil or landscape to which it is applied and flows from the landscape area.

Shrub. A bush, hedge, or any plant that is not a tree more than 12 inches tall.

Tree. Any live woody or fibrous plant, the branches of which spring from and are supported upon a trunk.

Trim. The cutting or removal of a portion of a tree, which removes less than one-third of the crown or existing foliage of a tree, removes less than one-third of the root system, and does not kill the tree.

Lighting-related Terms.

Foot-candle. A quantitative unit of measure for luminance. One foot-candle is equal to the amount of light generated by one candle shining on one square foot surface located one foot away. It is equal to one lumen uniformly distributed over an area of one square foot.

Kelvin. A unit of measure used to describe hue, or correlated color temperature, of a light source.

Light Fixture. The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirrors, and a refractor or lens. Also known as a luminaire.

Lumen. Unit of measure for the amount of light produced by a lamp or emitted from a light fixture.

Shielded Fixture. Outdoor light fixtures shielded or constructed so that emitted light rays are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.

Live Adult Entertainment. Any physical human body activity, whether performed or engaged in alone or with other persons, including, without limitation, singing, walking, speaking, dancing, acting, posing, simulating, wrestling or pantomiming, in which the performer or performers expose to public view without opaque covering of "specified anatomical areas" for entertainment value for any form of consideration.

Loading Facility. An area of a building where goods are loaded and unloaded from vehicles and that are commonly associated with commercial or industrial buildings, and warehouses. Also referred to as "Loading Bay."

Local Coastal Program (LCP). Together, the City's Coastal Land Use Plan (CLUP) and its Implementation Plan (IP), including zoning, and zoning map, which are certified by the Coastal Commission pursuant to the Coastal Act and adopted by the City Council for the purpose of carrying out the provisions of the Coastal Act.

Loft. A raised or elevated area of a structure that can be used for sleeping quarters or storage and typically accessible only by a ladder and is not included in the overall floor area.

Lot Area. The calculated area of a lot as measured horizontally between all bounding lot lines.

Lot Area, Net. The lot area minus any public rights-of-way, public easements, environmentally sensitive areas (ESHA), floodways, and areas with archaeological or cultural resources.

Lot Coverage. Defined in Section 17.03.120, Lot Coverage, as the ration of the total footprint area of all structures on a lot to the net lot area, which is typically expressed as a percentage.

Lot, Legal. A single unit of land that can be proven to have been legally created and recorded, and upon which development can legally occur.

Lot Line. The boundary between a lot and an adjacent property or the public right-of-way. The following are various types of lot lines used for planning purposes within the City:

Front Lot Line. On a normal lot, that portion abutting a public or private street. On an interior lot or irregular lot, the lot line most parallel to and nearest the street or lane from which access is obtained. On a corner not, the narrowest lot line abutting a public or private roadway.

Interior Lot Line. Any lot line that does not abut a public or private street.

Rear Lot Line. The lot line that is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard.

Side Lot Line. Any lot line that is not a front or rear lot line.

Street Side Lot Line. Any lot line that is abutting a public or private street that is not a front lot line.

Lot Type. A parcel, tract, or area of land whose boundaries have been established by a legal instrument, such as a deed or map recorded with Santa Barbara County, and is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. Lot types include the following:

Abutting Lot. A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

Corner Lot. A lot or parcel bounded on two or more sides by street lines that have an angle intersection that is not more than 135 degrees.

Flag Lot. A lot so shaped that the main portion of the lot area does not have access to a street other than by means of a narrow corridor, typically of less than 20 feet of width. Also called a "panhandle" lot.

Interior Lot. A lot that is bound on all sides by other adjacent lots, has no street frontage of its own, and requires legal access from a public roadway via private easements.

Irregular Lot. Any lot that does not conform to the definition of a corner lot or a normal lot including, but not limited to, through lots, pie- and reverse-pie-shaped lots, triangular lots with double street frontages, and multi-sided lots.

Key Lot. A lot the side line of which abuts the rear line of one or more adjoining lots.

Normal Lot. A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots.

Through Lot. A lot having frontage on two parallel or approximately parallel streets.

Maintenance and Repair. The renovation or replacement of nonbearing walls, roofing, malfunctioning fixtures, wiring, or plumbing that has been weathered or damaged in a manner that restores the function, character, scope, size, or design of a structure to its previously existing, authorized, and undamaged condition.

Major Energy Facility. Any energy facility as defined by Public Resources Code Section 30107 and California Code of Regulations Section 13012.

Major Public Works Project. Any public works project as defined by California Code of Regulations Section 13012.

Major Transit Stop. A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning (7:00 a.m. – 9:00 a.m.) and afternoon peak (5:00 p.m. – 7:00 p.m.) commute periods.

Mansard. A wall which has a slope equal to or greater than two vertical feet for each horizontal foot and has been designed to look like a roof.

Manufactured Home (HUD-certified). Pursuant to California Health and Safety Code Section 18007, a structure, transportable in one or more sections, which in the traveling mode is eight feet or more in width, or 40 feet or more in length, or which when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure.

Mezzanine. An open, intermediate floor within a building interior that is not separated from the floor or level below by a wall and is accessed via a stairway.

Minor Development. Development that the City determines to be: 1) consistent with the General Plan, including the Local Coastal Program if located within the Coastal Zone, 2) either exempt or requires only a ministerial Zoning Permit and no other Discretionary Review, and 3) would have no significant adverse effect either individually or cumulatively on protected Inland Area resources, Coastal Resources, or public access to the shoreline or along the coast.

Mixed-Use Development. A development that combines both residential and non-residential uses on the same lot in an integrated pattern with significant functional interrelationships and a coherent physical design.

Modification (MOD). Discretionary review of a project, pursuant to Chapter 17.62, Modifications, when proposed development includes a request to reduce or otherwise modify certain development standards, due to practical difficulties, such as topography, nearby ESHA, or other difficult site conditions or constraints, and where the design could be improved and constraints avoided or protected with minor relaxation of a limited number of applicable standards.

Modular Home. A sectional prefabricated dwelling that is constructed to the same or higher building standard of a standard home, but are built off-site and then delivered to the intended site of use for final assembly and placement on a permanent foundation.

Municipal Code. The City of Goleta Municipal Code.

Mural. A piece of artwork painted or applied directly on a wall, ceiling, or other permanent surface.

Noise-related Terms:

A-weighted Decibel (dBA). Decibel A-weighting is applied to instrument-measured sound levels in an effort to account for the relative loudness perceived by the human ear, as the ear is less sensitive to low audio frequencies.

Ambient Noise Level. The composite of noise from all sources, excluding an alleged offensive noise. In this context, the ambient noise level represents the normal or existing level of environmental noise at a given location for a specified time of day or night.

Decibel (dB). A unit of measure to describe the loudness or relative intensity of a sound by comparing it with a given level on a logarithmic scale.

Noise. Any sound that annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

Noise-Level Reduction (NLR). The difference in decibels of noise level from the outside of a building to the interior of a building, generally resulting from various construction methods and the materials used in walls, windows, ceilings, doors, and vents of a building.

Nonconforming. To not be in compliance with any applicable requirement or development standard of this Title, including the following.

Nonconforming Lot. A legally created parcel of land having less area, frontage, or dimensions than the zoning regulations require in the Zoning District in which it is located.

Nonconforming Structure. A structure that complied with zoning and development regulations at the time it was built but which, because of subsequent changes to the zoning and/or development regulations, no longer fully complies with those regulations.

Nonconforming Use. A use of real property that was in compliance with zoning regulations at the time the use was established, but which, because of subsequent changes in those regulations, is no longer a permitted use. "Nonconforming use" shall refer to both use of real property and use of structures on real property.

Notice to Property Owner (NTPO). As prescribed by this Title and provided by the City, a written notice, which is recorded against the deed of real property and officially advises the current owner and/or future owners of a property as to the legal limitations placed upon the use of a permitted structure (e.g., ADU, Artist Studio, Cabaña, Guesthouse, etc.). Also referred to as a "Covenant."

Off-Site. Development or some other activity or use that is not located on the subject lot.

On-Site. Development or some other activity or use that is located entirely on the subject lot.

Open Space Types:

Private Open Space. Open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests. Private areas typically consist of courtyards, balconies, decks, patios, fenced yards, and other similar areas.

Common Open Space. Areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit. Common areas typically consist of landscaped areas, walks, patios, swimming pools, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development.

Usable Open Space. Outdoor areas that provide for outdoor living and/or recreation for the use of residents.

Ordinance Amendment (ORD). Pursuant to Chapter 17.66, Amendments to Zoning Regulations and Zoning Map, the Discretionary review of proposed changes to the text of the City's Zoning Ordinance or changes to the official City Zoning Map.

Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise, or inoperable vehicles in the same place for more than 24 hours, except for the keeping of building materials reasonably required for construction work on the premises pursuant to a valid and current Building Permit issued by the City.

Outdoor Vending Machine. A stand-alone, self-contained or connected appliance, machine and/or storage container which dispenses or provides point-of-service storage of a product and/or self-service products.

Overall Sign Plan (OSP). An Overall Sign Plan is subject to Section 17.40.100, Overall Sign Plan, which are subject to Discretionary approval, and is a coordinated plan that includes details of all signs that are proposed to be placed on a site, including master identification, individual business and directory signs.

Overlay District. A zoning designation specifically delineated on the Zoning Overlay Districts Map establishing land use requirements that govern in addition to the standards set forth in the underlying base district. See Table 17.01.070(B), Overlay Zoning Districts.

Parapet Wall. That part of a wall that extends above the roof line.

Parcel. An area of land and/or water that is spatially defined by an accepted cadastral mapping system, publicly and permanently recorded by a County Recorder or similar government office, and upon which applicable property taxes are determined and assessed. A parcel may not be conterminous with a legal lot.

Parking Area. An area of a lot, structure, or any other area, including driveways, which is designed for and the primary purpose of which is to provide for the temporary storage of operable motor vehicles.

Parking, Bicycle. A covered or uncovered area equipped with a rack or racks designed and useable for the secure, temporary storage of bicycles.

Long-term. Bicycle parking that is designed to serve employees, students, residents, commuters, and others who generally stay at a site for extended periods of time.

Short-term. Bicycle parking that is designed to serve shoppers, customers, messengers, guests, and other visitors to a site who generally stay for a short time.

Patio. An outdoor structure, typically made of concrete, pavers, stone, brick, or gravel, which may be detached or attached to a dwelling or other structure and may have a roof or pergola overhead.

Pavement. An artificially created hard, smooth surface that will bear travel. Also referred to as “Paving.”

Peak Hours. Period of time with the greatest amount of activity and vehicles on the site.

Pergola. An outdoor structure forming a shaded area with vertical posts or pillars that usually support cross-beams and a sturdy open-framed roof and often used as an outdoor sitting and/or eating area, often upon which woody vines are trained.

Permitted Use. Any use that is allowed in a zoning district and subject to any restrictions applicable to that zoning district.

Person. Any individual, firm, trust, association, organization, partnership, company, corporation, or other legal entity.

Pier. A platform extending from the shoreline into the ocean for the purposes of mooring, loading, or unloading ships or boats. Also referred to as a “Dock.”

Planning and Environmental Review (PER). Department of Planning and Environmental Review of the City of Goleta, which includes the following three divisions: Current Planning, Advance Planning, and Building and Safety. Also referred to as “City Planning” or “Planning staff.”

Planning Commission. The Planning Commission of the City of Goleta.

Porch. An outdoor structure that is attached to a dwelling or other structure, which may be roofed or unroofed, but is typically open at the sides. Also referred to as a “Veranda” or “Loggia.”

Pre-existing. In existence before the effective date of this Title.

Premises. A legal parcel, or leasehold interest in land, or a leased or owned space in a building where a use or activity is or will be conducted.

Principal Dwelling. A detached single-family dwelling, which is the principal residential use of the lot.

Principal Use. A use that fulfills a primary or predominant function of an establishment, institution, household, or other entity.

Primary Structure. A structure in which the principal use of its lot is conducted. In any residential or agricultural zone, a principal dwelling is deemed to be the primary structure on the lot on which it is situated.

Project. Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure that is subject to the provisions of this ordinance. This term includes, but is not limited to, any action that qualifies as a “Project” as defined by the California Environmental Quality Act.

Property. Anything that is owned by a person or entity.

Personal Property. Movable possessions or other types of property not affixed to the ground and intended for personal use. Also referred to as “Chattels”, “Movables”, and “Tangibles.”

Public Property. Land, structures and other things dedicated to public use or for the use of government officials to the benefit of the public.

Real Property. Land, structures and other things that are attached to or affixed to the land. Also referred to as “Real Estate” and “Realty.”

Property Line. The recorded boundary of a lot or parcel of land.

Property Owner. The lawful titleholder of a legal lot.

Public Hearing. A noticed, open gathering of officials, citizens, and interested parties, in which the general public are permitted to offer comments on projects, programs, or other matters being considered by the Review Authority.

Public Land. Any government-owned land, including, without limitation, public parks, beaches, playgrounds, trails, paths, schools, public buildings, and other recreational areas or public open spaces.

Public Official. The City's elected and appointed officials and those employees who have, because of their position, policy-making authority or influence over City housing programs.

Public Resources Code (PRC). The Public Resources Code of the State of California.

Public Works. Public facilities and infrastructure, including:

All production, storage, transmission, and recovery facilities for utilities subject to the jurisdiction of the California Public Utilities Commission, except for energy facilities;

All public transportation facilities, including streets, roads, highways, mass-transit facilities and stations and bridges, public parking lots and structures, ports, harbors, airports, railroads, and other related facilities; and

All publicly financed recreational facilities.

Public Works Director. The Public Works Director of the City of Goleta or designee acting on authority delegated from the Public Works Director.

Reasonable Accommodation. Any deviation requested and/or granted from the strict application of the City's zoning and land use laws, rules, policies, practices and/or procedures under provisions of federal or California law to make housing or other facilities readily accessible to and usable by persons with disabilities and thus enjoy equal employment or housing opportunities or other benefits guaranteed by law.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, carryall, or camp trailer, house car, with or without motive power, typically designed for human habitation for recreational, emergency, or other occupancy. Also includes vehicles for non-habitation recreational and work purposes such as boats, boat trailers, off-road vehicles, other types of trailers, golf carts, and busses.

Regional Housing Needs Allocation (RHNA). As determined by the Santa Barbara County Association of Governments (SBCAG), the number of new homes to be constructed within a jurisdiction to meet their very low, low, moderate, and above moderate-income housing need.

Relocation. Moving and locating an existing structure onto a lot that was previously located on a different lot.

Reverse Vending Machine. An automated mechanical device that accepts, sorts, and processes recyclable materials and issues a cash refund or a redeemable credit slip.

Review Authority. The decision-making body tasked with the responsibility for taking an action to approve, approve with conditions, or deny zoning applications for proposed development.

Right-of-Way. A strip of land acquired by reservation, dedication, prescription, or condemnation, and intended to be occupied or occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

Roof. The covering on the uppermost part of a structure, the characteristics of which are dependent upon the purpose of the structure it covers.

Roofline. The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, elevator shafts, stair towers, or other projections.

Screening. A wall, fence, hedge, informal planting, or berm provided for the purpose of buffering a building or activity from neighboring areas or from the street.

Sea Level. The height of the ocean relative to land; tides, wind, atmospheric pressure changes, heating, cooling, and other factors cause sea level changes.

Sea Level Rise. Increase in the surface level of the ocean relative to the land.

Sensitive Receptors. Animals, persons, or types of uses that are interrupted by relatively low levels of noise and not merely annoyed. Such receptors include, but are not limited to, residential neighborhoods, schools, libraries, hospitals and rest homes, places of public assembly, certain open space areas, and various fauna within mapped and unmapped ESHA.

Setback. The required distance between a property line and the area where a building or structure may be constructed pursuant to this Title. This area is intended to provide emergency access and adequate ventilation between structures on adjacent properties and which is to be kept clear and unobstructed from the ground to the sky, except as otherwise permitted by this Title. The following types of setbacks are used within this Title:

Front Setback. A setback extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front setback is a distance specified by this Title for the zone district it is located in and measured inward from the front lot line. A front setback may be measured from the street centerline, the property line, or both.

Interior Side Setback. A setback extending along an interior side of a lot from the front lot line to the rear lot line, and to a depth specified by this Title for the zone district it is located in and measured inward from the interior side lot line.

Street Side Setback. A setback extending along the street side of a corner lot from the front lot line to the rear lot line, and to a depth specified by this Title for the zone district it is located in and measured inward from the street side lot line.

Rear Setback. A setback extending across the rear of a lot for its full width between side lot lines, and to a depth specified by this Title for the zone district it is located in. If a triangular or other irregularly-shaped lot has no rear lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be used as an “imaginary rear lot line” for the purpose of establishing the minimum rear setback.

Shopping Center. A retail commercial center, or group of retail commercial enterprises, planned, developed, managed, and maintained as a unit; with common off-street parking provided to serve all uses on the property.

Shoreline Protection Device. A structure placed along the shoreline or coastal bluff that is designed to prevent coastal erosion or coastal bluff retreat. Examples include seawalls, revetments, and rip rap.

Short-term Vacation Rental. A dwelling, other than a hotel or motel, which is rented to a tenant for a period of not more than 30 consecutive days.

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sight Distance Triangle. A minimum area of unobstructed view that occurs at street intersections or driveways.

Sign. Any identification, description, illustration, or device illuminated or non-illuminated, which is visible to the general public from any exterior public right-of-way, and directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, or placard designed to advertise, identify, or convey information. A display, device, or thing need not contain lettering to be a sign. Notwithstanding the generality of the foregoing, the following are not within this definition:

Architectural Features. Decorative or architectural features of buildings (not including lettering, trademarks or moving parts), that do not perform a communicative function;

Fire. The legal use of fireworks, candles and artificial lighting not otherwise regulated by this Code;

Grave Markers. Including grave stones, headstones, mausoleums, shrines, and other markers of the deceased;

Mural. A work of graphic art on an exterior building wall that may or may not contain a commercial logo or trademark but does not serve to advertise or promote any business, product, activity, service, interest, or entertainment.

Personal Appearance. Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, wigs, costumes, and masks, but not including commercial mascots or hand-held signs; and

Stonework. The use of foundation stones or cornerstones;

Symbols Embedded in Architecture. Symbols of noncommercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building, including stained glass windows on churches, carved or bas relief doors or walls, bells, and religious statuary.

Sign-related Terms:

Commercial Message or Commercial Speech. An image on a sign that concerns primarily the economic interests of the message sponsor or the viewing audience, or both, or that proposes a commercial transaction.

Copy. The visually communicative elements mounted on a sign. Also referred to as “Sign Copy.”

Digital Display. A method of displaying a communicative visual image by use of LEDs (light emitting diodes) or their functional equivalent, that allows for the message or image to be easily changed, typically by remote control or computer programming. This definition applies to signs displaying a series of still images, as well as those presenting the appearance of motion.

Electronic Copy. A sign having the capability of presenting variable message displays by projecting an electronically controlled pattern, and which can be programmed to periodically change the message display.

Flag. Any fabric or banner containing distinctive colors, patterns, or design that displays the symbol(s) of a nation, state, local government, company, organization, belief system, idea, decoration, or other meaning.

Graffiti. Marks, such as inscriptions, drawings, or designs, which are placed, scratched, etched, painted, or sprayed on public or private property without the owner’s consent.

Non-Commercial Message. A message or image on a sign that directs public attention to or advocates an idea or issue of public interest or concern that does not serve to advertise or promote any business, product, activity, service, interest, or entertainment.

Pennant. A device made of flexible materials, (e.g., cloth, paper, or plastic) that may or may not contain copy, and which is installed for the purpose of attracting attention.

Sign Area. The area contained within a single continuous perimeter enclosing all parts of such sign copy, excluding any structural elements outside the limits of the sign required to support the sign.

Sign Face. An exterior display surface of a sign, including non-structural trim, exclusive of the supporting structure. The area of a sign which is available for mounting and public display of the visually communicative image.

Sign Types:

A-Frame Sign. A portable upright, rigid, self-supporting frame sign in the form of a triangle or letter "A". Also referred to as a "Sandwich Board" sign.

Animated Sign. A sign with messages that visually change, or images that move or appear to move, more frequently than once every 24 hours, regardless of the method by which the visual change is affected. This definition does not include traditional barber poles, hand-held signs, personally attended signs, commercial mascots, scoreboards, or signs which merely display time or temperature. Animated signs include electronic message signs, sometimes called electronic reader boards. A sign that displays a series of still images which change more frequently than once per 24 hours, whether by digital, LED, or functionally equivalent method, is within this definition.

Awning Sign. A sign affixed permanently to the outside surface of an awning.

Balloon. An inflatable, airtight bag that can be strung together in multiple numbers to attract attention to a business location. A balloon is not within the definition of inflatable sign.

Banner Sign. A sign made of fabric or any non-rigid material with no enclosing framework on which a message or image is painted or otherwise affixed.

Billboard. A sign used for the purpose of general advertising for hire, that is, some or all of the display area is customarily used to display the messages of advertisers or sponsors other than the owner of the sign.

Cabinet Sign. An internally illuminated sign consisting of frame and face(s), with a continuous translucent message panel. Also referred to as a "Panel Sign."

Can Sign. A sign which contains all the text and/or logo symbols within a single enclosed cabinet that is mounted to a wall or other surface. Also referred to as a "Box Sign."

Canopy Sign. A sign attached to a fixed overhead shelter used as a roof, which may or may not be attached to a building.

Changeable Copy Sign. A sign constructed or designed to allow for periodic changes of copy manually, and for which the copy is changed not more than once each 24-hour period. Examples include signs for an auditorium, theater, school, house of worship, meeting hall, or similar uses characterized by public assembly and changing programs or events, or gas station prices. This definition does not include animated signs or electronic signs.

Construction Sign. A temporary sign that describes a planned future development project on a property in words and/or drawings. Also known as a Development Sign.

Directional Sign. An on-site sign that directs or guides pedestrian or vehicular traffic and which is non-advertising in nature, except for a logo, unit numbers, business name(s), and directional information (e.g., handicapped parking, one-way, exit, and entrance).

Flashing Sign. A sign which, by method or manner of illumination, flashes on or off, winks, or blinks with varying light intensity, shows motion or creates the illusion of motion, or revolves to create the illusion of being on or off. This definition does not include electronic signs with digital displays of changeable copy that change less frequently than twice during a 24-hour period.

Freestanding Sign. A sign supported by structures or supports that are placed on or anchored in the ground, and which are structurally independent from any building, including "Monument Signs," "Pole Signs," and "Ground Signs."

Fuel Pricing Sign. A sign that indicates, and is limited to, the brand or trade name, method of sale, grade designation, and price per gallon of gasoline or other motor vehicle fuel offered for sale on the business premises, and such other information as may be required by county ordinance or State law.

Human Directional Sign. A temporary sign using a human to hold, walk, wave, twirler or wear the advertisement or promotional message in order to attract attention.

Illuminated Sign. A sign with an artificial source of light incorporated internally or externally for the purpose of illuminating the sign.

Inflatable Sign. A form of inflatable device (e.g., shaped as an animal, blimp, or other object) that is displayed, printed, or painted on the surface of an inflatable background, and is primarily installed outside or on the roof of a building to attract attention to or to advertise a business, a business location, a service, a product, or an event.

Internally Illuminated Sign. A sign that is illuminated by a light source that is contained inside the sign where the message area is luminous, including cabinet signs and channel-letter signs.

Lighted Sign. A sign that is illuminated by any artificial light source, whether internal, external, or indirect.

Mobile Billboard. Any vehicle, or wheeled conveyance which carries, conveys, pulls, displays, or transports any sign or billboard for the primary purpose of advertising a commercial or noncommercial message, or other general advertising for hire.

Moving Sign. A sign or any portion thereof that rotates, moves, or appears to move in some manner by mechanical, electrical, natural, or other means.

Pole Sign. A freestanding sign supported by one or more poles that are permanently attached directly into or upon the ground.

Portable Sign. A freestanding sign that is not permanently affixed, anchored, or secured to either the ground or a structure on the property it occupies.

Projecting Sign. A single- or double-faced sign that is perpendicular to the face of a building and projects more than 18 inches from the face. This category includes "Awning Signs", "Shingle Signs", and "Under-Canopy Signs."

Real Estate Sign. A temporary sign that advertises the sale, lease, or rental of the property on which the sign is located, but not including signs on establishments offering transient occupancy, such as hotels, motels, and inns.

Roof Sign. Any sign located on a roof of a building or having its major structural supports attached to a roof.

Subdivision Sign. A temporary sign which provides necessary travel directions to and within a subdivision offered for sale or lease for the first time, but which contains no other advertising matter.

Temporary Sign. A structure or device used for the public display of visual messages or images, which is typically made of lightweight materials which is not intended for or suitable for long term or permanent display.

Traffic Sign. A sign for traffic direction, warning, and roadway identification.

Wall Sign. A sign affixed to and wholly supported by a building in such a manner that its exposed face is approximately parallel to the plane of such building and is not projecting more than 18 inches from the building face or from a permanent, roofed structure projecting therefrom. Also referred to as a "Wall-Mounted Sign."

Window Sign. A temporary or permanent sign with a single face of copy that is painted or installed on a glass window or door, or located within two feet from inside the window, in a manner that it can be viewed from the exterior of a structure. For purpose of Table 17.40.070(A), Window Signs are considered Wall Signs.

Site. A lot, or group of contiguous lots, that is proposed for development in accordance with the provisions of this Title and is in a single ownership or under unified control.

Site Coverage. The percentage of total site area occupied by structures, sidewalks, pavement, and other impervious surfaces.

Solar Energy System. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating or structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

Special Needs Housing. Housing for the disadvantaged, including: homeless and those at risk of homelessness; persons with mental, physical, and developmental disabilities; lower-income seniors; farmworkers; single parents with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/AIDS. Types of Special Needs Housing include: Emergency Shelters, Transitional and Supportive Housing, Residential Care Facilities, and Farmworker Housing.

Specialist. A person or agency with specific training, experience, and any requisite certifications necessary to perform specialized analyses and studies in their respective fields (e.g., arborist, archaeologist, biologist, engineer, historian, geologist, etc.).

Specific Plan (SP). A plan prepared pursuant to Chapter 17.68, Specific Plans, is subject to Discretionary approval, and which proposes development within an area of the City that must be consistent the General Plan, and is processed in accordance with California Government Code Section 65450 et seq.

Specified Anatomical Areas. Any of the following: less than completely and opaquely covered human genitals or pubic region, buttocks, and female breast below a point immediately above the top of the areola; human male genitals in a discernibly turgid state even if completely and opaquely covered; and any device, costume, or covering that simulates any of the body parts described above.

Specified Sexual Activities. Any of the following, whether performed directly or indirectly through clothing or other covering: the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; sex acts, actual or simulated, including intercourse, oral copulation, or sodomy; masturbation, actual or simulated; or excretory functions as part of, or in connection with, any of the activities described above.

State. The State of California.

Story. The habitable portions of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story is that portion of a building included between the upper surface of the topmost floor and the upper surface of the roof above, but not including a non-habitable "Basement." Also referred to as "Floor."

Stream. Watercourses, including streams, drainage ways, small lakes, ponds, and marshy areas through which streams pass. Coastal wetlands are not considered streams.

Street. A public or private thoroughfare, which affords the principal means of access to a block and to abutting property. The term "Street" includes the following: Avenue, Court, Circle, Crescent, Place, Way, Drive, Boulevard, Highway, Road, and any other thoroughfare for a motorized vehicle.

Street Line. The boundary between a street and a lot or parcel of land.

Structural Alterations. Any physical change to or the removal of the supporting members of a structure or building, such as bearing walls, columns, beams, or girders, including the creation, enlargement, or removal of doors or windows and changes to a roofline or roof shape.

Structure. Anything constructed or erected, the use of which requires being affixed to a location on the ground or attachment to something having an affixed location on the ground.

Subject Lot. A single legal lot upon which existing or proposed development occurs.

Substantial Conformity Determination (SCD). Pursuant to §17.54.100, Changes to Prior Permits and Approvals, the Discretionary review of a request by an applicant for approval of a slight deviation, or deviations, from a previous approval in order to carry out a project.

Swimming Pool. A structure, such as a pool, pond, lake, or open tank, which is capable of containing water to a depth greater than 1.5 feet at any point and is used for wading or swimming.

Tandem Parking. The arrangement of two or more automobiles that are parked on a driveway or in any other location on a lot and are lined up behind one another.

Target Unit. Pursuant to State Density Bonus Law, an Affordable Housing Unit that is used to qualify for allowances under California Government Code Section 65915, et seq.

Temporary Structure. A structure without any foundation or footings, and which is intended to be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. Structures that will be retained no longer than three years and then be removed from the site.

Temporary Use. A use that will exist for a short time and then either cease or be removed from the site.

Temporary Use Permit (TUP). A type of Zoning Permit required prior to the use of real or private property in a manner that is subject to Chapter 17.56, Temporary Use Permits, and intended to be conducted for a short period of time, or intermittently for short periods of time for a duration of not more than one year, in compliance with the provisions herein and all applicable standards and policies of the General Plan.

Tenant. A person, persons, or business or organization renting or leasing a housing unit, non-residential space, or area of land usually for a set period of time and established recurring payment of rent.

Termination of Use. To stop a previous use of real or private property. The following are terms used to describe a Termination of Use within this Title:

Termination Order. An Order made by the City Council as provided herein to order that a legal non-conforming use shall be terminated and/or discontinued and shall no longer exist at the end of a specified period of time. Also referred to as "Order of Termination."

Termination Period. The time period between the date that the City Council issues a Termination Order as provided herein, and the date by which the legal nonconforming use must be terminated and/or discontinued and after which it shall no longer exist.

Effective Date of Termination. The date that the non-conforming use shall be discontinued, removed, or altered to conform to the provisions of the Goleta Municipal Code and Zoning Ordinance and after which it shall no longer exist.

Top of Bank. The first major change in the slope of the incline from the mean high-water line of a waterbody or watercourse. A major change is a change of ten degrees or more. If there is no major change within a distance of 50 feet from the mean high-water line, then the top of bank will be the elevation two feet above the mean high-water line.

Trailer. A vehicle designed for carrying persons or property on its own structure and that does not have its own means of propulsion, but rather is pulled by a separate motorized vehicle.

Transmission Line. Transport facilities for the long-distance conveyance of liquid, gas, or electrical commodities. Also includes pipeline surface and terminal facilities, pump stations, bulk stations surge and storage tanks, but does not include lateral extensions or service lines. Also referred to as "Pipeline."

Trellis. An architectural structure, usually made from an open framework or lattice of interwoven or intersecting pieces of wood, bamboo or metal that is normally used to support and display climbing plants, especially shrubs.

Time Extension (TEX). Pursuant to Chapter 17.52, Common Procedures, a request by an applicant for an approval to extend the expiration date of a previously approved project, which must be submitted prior to the current expiration date.

Upland. The area located on both sides of a creek, as measured outward from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater.

Use. The purpose for which land or the premises of a building, structure, or facility thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

Use Classification. A system of classifying uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics. All use types are grouped into the following use classifications: residential, public and semi-public, commercial, employment, transportation, communication, utilities, and accessory.

Utilities. Equipment and associated features related to the mechanical functions of a building(s) and services such as water, electrical, telecommunications, and waste.

Variance (VAR). Pursuant to Chapter 17.60, Variances, a Discretionary approval that grants special permission to a subject lot that is a departure from the specific requirements of this Title due to special circumstances regarding the physical characteristics of the property and/or the deprivation of property rights or privileges available to other property in the same zoning classification if the City strictly applied all applicable development standards.

Vehicle. Any vehicle, as vehicle is defined by the California Vehicle Code, including any automobile, camper, camp trailer, trailer, trailer coach, motorcycle, house car, boat, or similar conveyance.

Vehicle Lift. A mechanized structure used to raise and lower parked automobiles.

Vernal Pool. Seasonal depressions and wetland areas covered by shallow water for variable periods from winter to spring, but may be completely dry for most of the summer and fall.

Visible. Capable of being legibly or illegibly seen by a person of normal height and visual acuity while walking or driving on a public road or in a public place.

Volatile Solvent. A solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures.

Wall. Any vertical exterior surface of building or any part thereof, including windows.

Wetland. Wetlands are those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Lands classified as wetlands generally have one or more of the three indicators: 1) a substrate that is predominately undrained hydric soils; 2) a preponderance of plants adapted to moist areas, or hydrophytic plants; or 3) a surface or subsurface water source which is present for sufficient periods of time to promote formation of hydric soils or growth of hydrophytic plant species.

Wind Energy Conversion System (WECS). A machine which can convert the kinetic energy in wind into a usable form of electrical or mechanical energy, such as a wind turbine or windmill. A WECS includes all parts of the turbine and the tower upon which it is installed, but does not include power transmission equipment.

Youth Center. Used within this Title to have the same meaning as in California Health and Safety Code Section 11353.1.

Zone District. A grouping of properties that allow similar uses or use types to be legally developed, which are discussed within the General Plan and displayed on the City's official Zoning Map.

Zoning Administrator (ZA). The Zoning Administrator of the City of Goleta, tasked as the Review Authority for minor discretionary permits and whose duties are carried out by a designee of the City Manager.

Zoning Clearance (ZC). A type of Zoning Permit required prior to development subject to Chapter 17.54, Zoning Entitlement Permit, to ensure compliance with the provisions herein and all applicable standards and policies of the General Plan.

Zoning Permit. As used within this Title, a tangible permit issued by the City to entitle development and/or use of property consistent with applicable zoning regulations, the City General Plan, or other provisions of the Goleta Municipal Code. A Zoning Permit describes in detail the entitlement granted by the City, all permissible new development, and any conditions or restrictions associated with approval of the project. Some Zoning Permits effectuate decision of a Review Authority made at a public hearing, while some are reviewed and approved by City Planning staff without a public hearing. The following are the types of Zoning Permits described within this Title: Emergency Permit (EMP), Land Use Permit (LUP), Coastal Development Permit (CDP), Temporary Use Permit (TUP), and Zoning Clearance (ZC).