

City of Goleta

Zoning Ordinance Project

Environmental Scoping Meeting

March 20, 2014 5:30 PM

Zoning Ordinance Project

Presented by: Beth Anna Cornett, URS Corporation

Anne Wells, City of Goleta, Advance Planning Manager



Presentation Agenda

- Purpose of the Scoping Meeting
- Zoning Ordinance Project
 - *Background and Purpose*
- Project Description Summary
- Environmental Review
 - *Background*
 - *Topics and Environmental Analysis Approach*
- Notice of Preparation
- Schedule and Process

Purpose of Scoping Meeting

... to allow interested persons an opportunity to comment on the scope and content of environmental issues to be reviewed in the Draft Supplemental Environmental Impact Report (EIR) on the Zoning Ordinance Project.

Project Background

2002

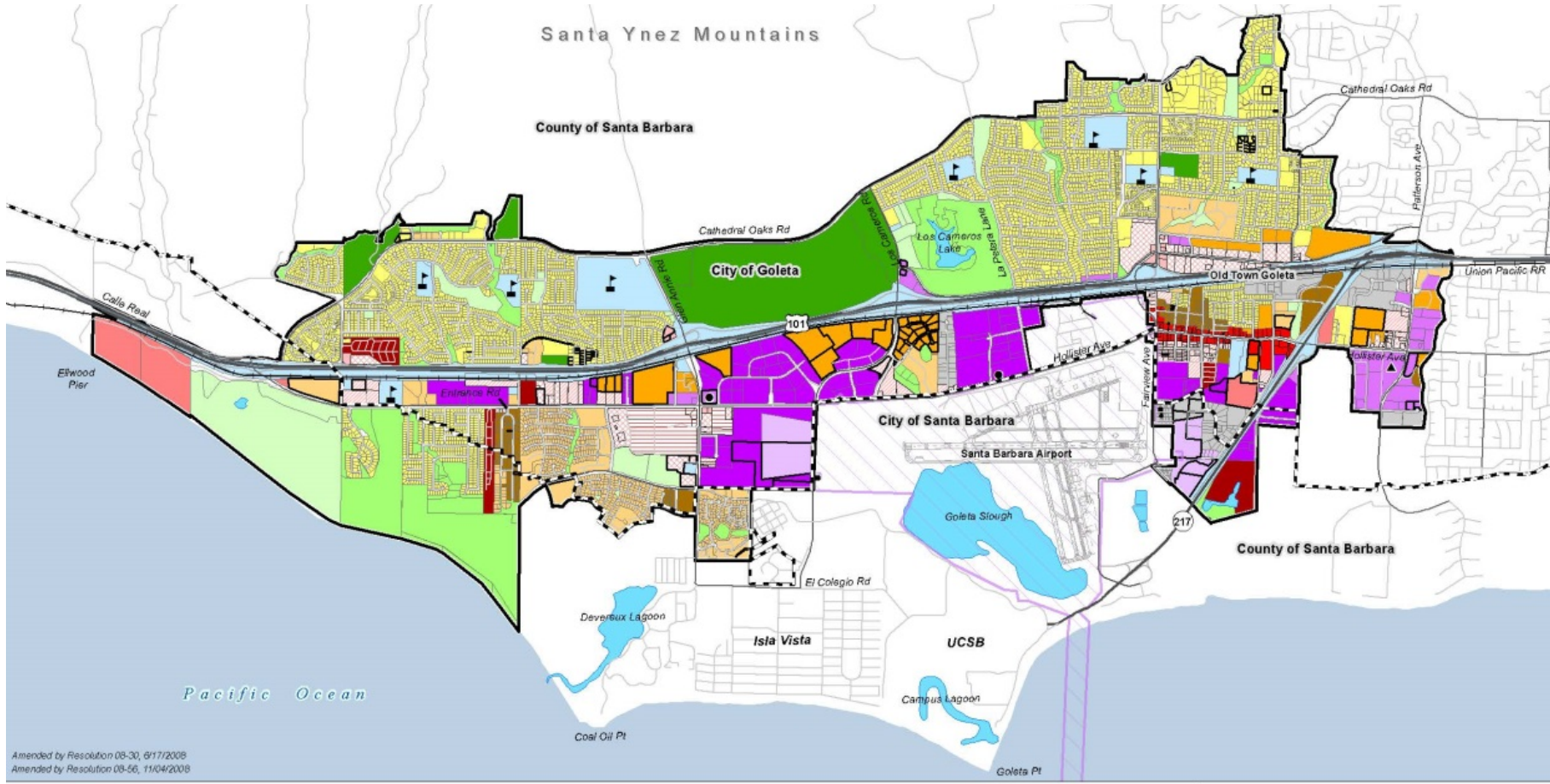
- The City adopted the **County of Santa Barbara's Zoning Ordinance and Zoning Map** upon incorporation. County's zoning codes and provisions are 30 years old and are structured to address needs that are not well-suited to Goleta.

2006

- City adopts General Plan/Coastal Land Use Plan (**GP/CLUP**) - designed to translate into regulations within a city specific Zoning Ordinance.
- Establishes **4** general land categories and land use designations within each:
 - **Residential** - Single-Family Residential (R-SF), Planned Residential (R-P), Medium-Density Residential (R-MD), High-Density Residential (R-HD), and Mobile Home Park (R-MHP).
 - **Commercial** - Regional Commercial (C-R), Community Commercial (C-C), Old Town Commercial (C-OT), Visitor Commercial (C-VS), Intersection Commercial (C-I), and General Commercial (C-G)
 - **Office and Industrial** - Business Park (I-BP), Office and Institutional (I-OI), Service Industrial (I-S), and General Industrial (I-G)
 - **Other Use (Public/Quasi Public, Open Space, and Agriculture)**
- The GP/CLUP Land Use Map also designates **3** “overlay” districts:
 - **Hotel Overlay**
 - **Hospital Overlay**
 - **Open Space Overlay**

GP\CLUP - Land Use Map

City of Goleta: Zoning Ordinance Project



Amended by Resolution 08-30, 6/17/2008
 Amended by Resolution 08-56, 11/04/2008

Legend	
	Residential Use Categories
	Single-Family
	Planned Residential
	Medium Density Multi-Family
	High Density Multi-Family
	Mobile Home Park
	Commercial Use Categories
	Regional
	Community
	Old Town
	Visitor serving
	Intersection
	General Commercial
	Office and Industrial
	Business Park
	Office and Institutional
	Services
	General Industry
	Other Use Categories
	Agriculture
	Open Space / Passive Recreation
	Recreation
	Public / Quasi Public
	Overlay Areas
	Hotel Overlay
	Hospital Overlay
	School

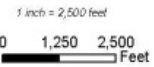


Figure 3.10-3 Existing Land Use Map

Source: [1] ESRI Street Map Data 2011, [2] Zoning provided by City of Goleta 2014.



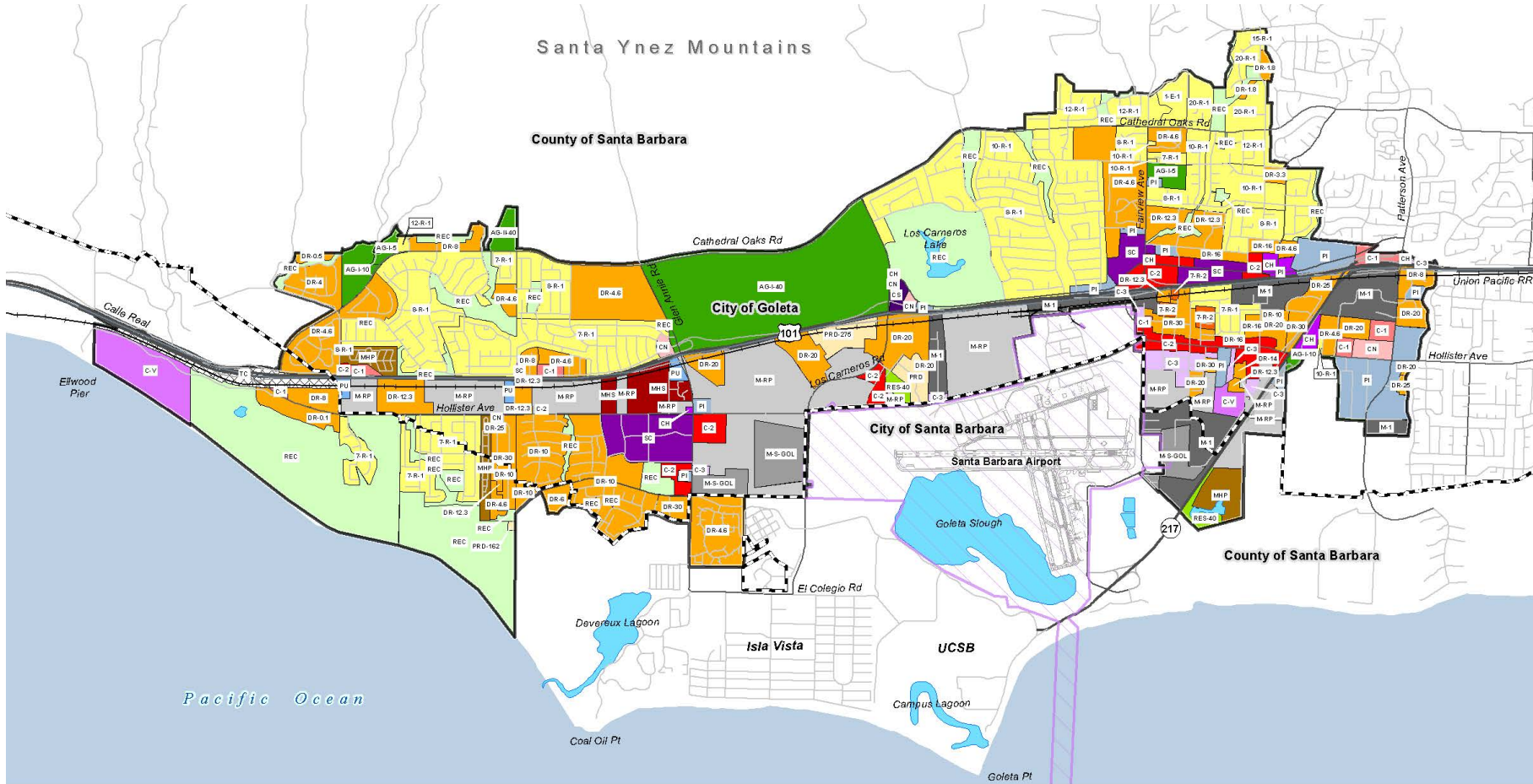
City of Goleta
 Zoning Ordinance
 Supplemental EIR
 2014

Project Background (cont.)

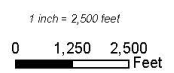
- Land use in the City are governed by the GP/CLUP and the Zoning Ordinance.
- The Zoning Ordinance implements the GP/CLUP through the Zoning Map and regulations that define specific allowable uses, permit requirements, and development standards.
- The Zoning Ordinance will tailor zones and use categories to the GP/CLUP to achieve consistency between land use and zoning.
- The Zoning Ordinance has been designed to meet specific planning and development needs of the City as outlined in the GP/CLUP.

Existing Zoning Map

City of Goleta: Zoning Ordinance Project



Legend				
	Residential Districts	Commercial Districts	Office and Industrial Districts	Other Use Categories
	R-1E-1 Single-Family Residential	CN Neighborhood Commercial	PI Professional and Institutional	AG Agriculture
	PRD Planned Residential Development	C-1 Limited Commercial	MRP Industrial Research Park	REC Recreation
	DR Design Residential	C-2 Retail Commercial	M-S-GOL Service Industry Goleta	RES Resource Management
	R-2 Two Family Residential	C-3 General Commercial	M-1 Light Industry	PU Public Works Utilities and Private Services Facilities
	MHP Mobile Home Planned Development	C-V Resort/Visitor Serving Commercial		TC Transportation Corridor
	MHS Mobile Home Subdivision	CH Highway Commercial		
		SC Shopping Center		
		CS Service Commercial		



Sources: [1] ESRI Street Map Data 2011, [2] Zoning and Hydrography provided by City of Goleta 2014.

Figure 3.10-2 Existing Zoning Map



City of Goleta
Zoning Ordinance
Supplemental EIR
2014

Project Purpose

- Revise current citywide zoning regulations and Zoning Map to implement the GP/CLUP;
- Help realize the community's vision for the future – a safe, beautiful, vibrant, and livable community, a robust local economy, and a viable Old Town; and
- Protect environmental resources.

Project Description Summary

The Zoning Ordinance includes the following **6** components:

1. A New Zoning Map
2. “Base” Zoning Districts
3. “Overlay” Districts
4. Coastal Zone Development and Resource Management
5. Administration and Permits
6. Regulations Applicable to Multiple Districts

Project Description Summary (cont.)

Zoning Ordinance Components:

1. **New Zoning Map:** A new Zoning Map will be prepared with proposed zones that correspond with the GP/CLUP land use designations.
2. **“Base” Zoning District:** Base zoning district regulations will be established for each land use designation (Residential, Commercial, Office and Industrial, and Other Use - Agriculture, Open Space, and Public/Quasi Public) as designated in the GP/CLUP.
3. **“Overlay” District:** Overlay existing and proposed districts will be identified. Several of the overlay districts currently in place in the Inland and Coastal Ordinances will be carried over and updated.

Project Description Summary (cont.)

Zoning Ordinance Components:

4. Coastal Zone Development and Resource Management:

In the Coastal Zone, specific development regulations will be developed to implement the General Plan pertaining to coastal access, maintenance, shoreline protection, visitor-serving uses, and other coastal-zone specific issues.

5. Administration and Permits: Administrative and permitting requirements will be consolidated with the responsibilities of each decision-maker(s) and role of the City Council, Planning Commission, Design Review Board, and Zoning Administrator to improve streamlining and code enforcement. The Zoning Ordinance will also describe the process and standards applicable to the applications for Coastal Permits for all development in the Coastal Zone.

Project Description Summary (cont.)

Zoning Ordinance Components:

6. Regulations Applicable to Multiple Districts:

- General site development
- Affordable housing density bonus
- Demolition and relocation
- Energy facilities
- Environmentally sensitive habit (ESH)
- Landscaping
- Lighting
- Parking and loading
- Performance standards
- Riparian and floodplain management
- Signs
- Standards for specific uses
- Telecommunications facilities
- Tree protection (*optional*)

Environmental Review Background

- The proposed Project includes analysis of the Zoning Ordinance as an implementation of the GP/CLUP.
- Current environmental review supplements **2** prior EIRs
 - *General Plan\Coastal Land Use Plan, 2006 Final EIR*
 - *General Plan Amendments, 2009 Supplemental EIR*
- A Supplemental EIR may be prepared for projects in which only minor changes would be necessary to make the previous EIR adequate for the project as revised.

Environmental Topics for Review

- The Zoning Ordinance would implement the adopted GP/CLUP, therefore this Supplemental EIR will address all **13** topics previously analyzed in the 2006 Final EIR and 2009 Supplemental EIR:

- Aesthetics and Visual Resources
- Agriculture and Farmland
- Air Quality and Greenhouse Gases (GHG)
- Biological Resources
- Cultural Resources
- Geology, Soils, and Mineral Resources
- Hazards and Hazardous Materials
- Population and Housing
- Water Resources
- Land Use and Recreation
- Noise
- Public Services and Utilities
- Transportation and Circulation

Environmental Analysis Approach

- Would the Zoning Ordinance result in greater or different impacts than those previously analyzed in the 2006 FEIR?
- Would the Zoning Ordinance have the potential to result in new significant impacts?
- Would the Zoning Ordinance change policies cited as mitigation measures for potential impacts in the 2006 FEIR?

Environmental Topics for Review (cont.)

Aesthetic and Visual Resources

- Impair or obstruct public scenic view corridors/vistas
- Degrade the visual character of the area
- Create new glare or night lighting
- Create visual compatibility issues with new structures



Agricultural and Farmland

- Agricultural land conversion
- Loss of prime soils
- Potential loss of land and crop
- Adjacent land use compatibility



Environmental Topics for Review (cont.)

Air Quality and GHGs

- New construction-related air quality impacts
- Increase long-term vehicular traffic emissions
- New emission sources

Biological Resources

- Loss of habitat and/or degradation of habitat quality
- Displacement of wildlife species and/or restrict wildlife movement
- Direct or indirect impacts to special status species
- Loss of raptor foraging habitat



Environmental Topics for Review (cont.)

Cultural Resources

- Change historical context of area
- Disturb cultural resources in vacant land areas

Geology, Soils, and Mineral Resources

- Exposure of new development to geologic hazards
- New development increasing rate/extent of soil erosion



Environmental Topics for Review (cont.)

Hazards and Hazardous Materials

- Risk of exposure to toxic materials during construction
- Exposure of persons/property to risks associated with new development near existing hazards
- Safety hazards from development near the
- Airport approach zones
- Impaired emergency response due to growth

Population and Housing

- Population growth impacts to existing population



Environmental Topics for Review (cont.)

Water Resources

- New development creating additional polluted runoff
- New development degrading water quality
- New development increasing risk of localized flooding



Land Use and Recreation

- Use conflicts between different uses
- Greater wear and tear on existing recreational facilities

Environmental Topics for Review (cont.)

Noise

- Increased construction-related noise exposure to noise sensitive land uses
- Increased long-term cumulative noise levels
- Exposing new residences to noise levels that exceed standards



Public Services and Utilities

- Additional demands for public services and utilities
- Adequacy of existing services and utilities to serve new residences and businesses



Environmental Topics for Review (cont.)

Transportation and Circulation

- Additional traffic volumes and congestion
- Additional demands on transportation and transit system
- Degradation of intersection level of service



Notice of Preparation

NOP released on February 26, 2014

Submit comments to:

Ms. Anne Wells, Advance Planning Manager

City of Goleta

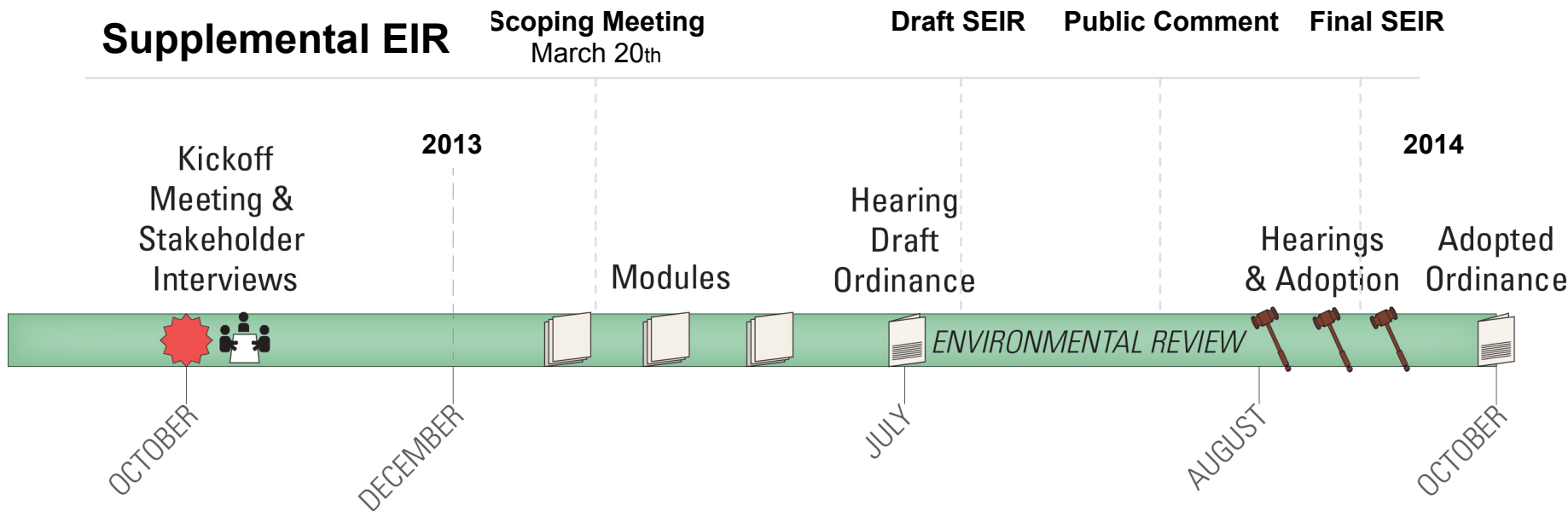
130 Cremona Drive, Suite B

Goleta, CA 93117

OR: awells@cityofgoleta.org

Comments due by April 11, 2014 at 12:00 P.M.

Project Schedule



Program Process

- The Zoning Ordinance modules will be posted on website GoletaZoning.com
 - Module 1 – *Focuses on administrative procedures and will include an analysis of existing processes.*
 - Module 2 - *Focuses on base and overlay districts.*
 - Module 3 - *Focus on regulations that apply to some or all districts.*

Questions

