

City of Goleta

New Zoning Ordinance Program



Module 3, Part 2: Regulations Applying to Multiple Districts

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New Zoning Ordinance Program

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Presentation Agenda

1. Overview of Zoning Ordinance Program

- *Purpose, Objectives, Process*
- *Schedule*

2. Regulations Applying to Multiple Districts

- *Coastal Zone Development and Resource Management*
- *Coastal Access*
- *Demolition and Relocation*
- *Energy Facilities*
- *Environmentally Sensitive Habitats*
- *Lighting*
- *Performance Standards*
- *Floodplain Management*
- *Tree Protection*

3. Key Issues/Next Steps

1 Introduction

Purpose of Zoning Update

Comprehensively revise the Citywide zoning regulations and Zoning Map to implement the General Plan, shape future growth and 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, while also protecting environmental resources.

2 Regulations Applying to Multiple Districts

Divided into Three Parts

- Part 1: Site Regulations, Landscaping, and Parking & Loading
- Part 2: Coastal Zone, Demolition and Relocation, Energy Facilities, Environmentally Sensitive Habitats, Lighting, Performance Standards, Floodplain Management and Tree Protection
- Part 3: Housing Element-Related Regulations (Affordable Housing Density Bonuses, Inclusionary Housing Program, and Reasonable Accommodations for Persons with Disabilities), Signs, Standards for Specific Uses and Activities, and Telecommunications Facilities
- Definitions will come – doing last to ensure they are comprehensive (no policies in definitions)

Coastal Zoning Development and Resource Management

- Purpose
 - *Provide for orderly, planned use of Coastal resources while ensuring the protection of public and private property, wildlife and sensitive coastal resources within the coastal zone.*
- Big Ideas
 - *Establish limits on shoreline development: no structures on beach or seawalls except as needed for staircases and public access*
 - *Structuring siting standards, recognizing bluff retreat and sea-level rise*
 - *Shoreline protection with erosion control and drainage*
 - *View preservation*

Coastal Access

- Purpose
 - *Ensure that public rights of access to and along the coast are protected as guaranteed by the Coastal Act.*
- Big Ideas
 - *Establish access requirements consistent with General Plan*
 - *Access design standards: lateral and vertical*
 - *Affirms historic prescriptive rights*
 - *When new access to be provide, guarantees required:*
 - Deed restrictions
 - Ownership
 - Offers to dedicate, which require acceptance of maintenance responsibility

Demolition and Relocation

- Purpose
 - *Establish rules for responsible demolition and relocation to protect character of Goleta's built environment, including historic buildings.*
- Big Ideas
 - *Procedural requirements, with notice and, in case of historic buildings, required studies*
 - *Exempts for minor activities (residential building or accessory structure under 400 sq.ft. not in Old Town and not historic)*
 - *Permits for demolition of historic buildings can be approved in specified situations, with findings including recognition of substantial hardship*
 - *In Coastal Zone, approval of a CDP is required before the demolition will be authorized*

Energy Facilities

- Purpose
 - *Establish regulations for energy facilities consistent with General Plan – supporting long-term decommissioning of legal nonconforming uses: Ellwood Onshore Facility and Piers*
- Big Ideas
 - *Types of permits and review required defined, and regulations for the operation of energy facilities established*
 - *Development standards intended to minimize impacts*
 - *Pipelines addressed, with development standards and review process*
 - *Provisions also address decommissioning, abandonment and removal, and need to put site back to natural condition*
 - *Ordinance 81-01 on Change of Owner/Operator to be added.*

Environmentally Sensitive Habitats

- Purpose
 - *Establish regulations for Environmentally Sensitive Habitat Areas (ESHA) identified in the General Plan*
- Big Ideas
 - *Specifies types of permits and review process, including report submittal requirements because City has not been getting detail needed; obligation to mitigate affirmed*
 - *Development standards translate General Plan policies into Code requirements and address management of ESHAs, streamside protection areas, wetlands both within and outside the Coastal Zone, vernal pool and lagoon protection, protection of coastal bluff scrub coastal sage shrub and chaparral as well as native woodland, native grassland, marine habitats, Monarch Butterfly and other ESHAs.*

Lighting

- Purposes are to:
 - *Restrict the use of outdoor artificial illuminating devices to conserve energy and reduce light pollution, while maintaining adequate visibility for safety on public and private property;*
 - *Protect against direct glare, excessive lighting, and prevent light trespass;*
 - *Preserve the community's character and reclaim the ability to view the nighttime sky;*
 - *Conserve natural resources and energy; and*
 - *Protect the quality of life and ecology of flora and fauna.*

Lighting

- General requirements specify:
 - *Design of fixtures*
 - *Timing controls*
 - *Shielding and filtering*
 - *Lighting levels in parking and loading areas*
 - *Exterior lighting standards, including outdoor display, gas stations, walkways and bikeways, sensor activated lights and holiday lights*
 - *Setbacks from lot lines*
 - *Building mounting in pedestrian zones*
 - *Greater height for lighting outdoor recreation areas, but continued obligation to avoid glare and spillover light*
 - *Prohibitions and exceptions, including temporary exemptions*

Lighting

TABLE 17.37.030.B.3: REQUIREMENTS FOR SHIELDING AND FILTERING

<i>Fixture Type</i>	<i>Shielded</i>	<i>Filtered (4)</i>
Low Pressure Sodium (1)	Partially	None
High Pressure Sodium	Fully	None
Metal Halide (5)	Fully	Yes
Fluorescent	Fully	Yes (2)
Quartz (3)	Fully	None
Incandescent Greater than 150W	Fully	None
Fossil Fuel	None	None
Glass Tubes filled with Neon, Argon, Krypton	None	None
Other sources	As approved by Zoning Administrator	As approved by the Zoning Administrator

1. This is the preferred light source to minimize undesirable light into the night sky affecting astronomical observations.
2. Warm white and natural lamps are preferred to minimize detrimental effects.
3. For the purpose of this Ordinance, quartz lamps shall not be considered an incandescent light source.
4. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
5. Metal halide display lighting shall not be used for security lighting after 11 p.m. (or after closing hours if before 11 p.m.) unless fully shielded. Metal halide lamps shall be in enclosed luminaries.

Performance Standards

- Purposes of these regulations are to:
 - *Establish permissible limits and permit objective measurement of nuisances, hazards, and objectionable conditions;*
 - *Minimize various potential operational impacts of land uses and development within the City and promote compatibility with adjoining areas and land uses;*
 - *Protect industry from arbitrary exclusion from areas of the City; and*
 - *Protect and sustain the natural environment by promoting conservation of energy and natural resources, and improving waste stream management.*

Performance Standards

- Topics covered:
 - *Construction materials and waste management*
 - *Air quality*
 - *Dust*
 - *Liquid and solid waste*
 - *Hazardous materials*
 - *Noise – studies required, compatibility standards set*
 - *Smoke, fumes and gas*
 - *Vibration*

Performance Standards

TABLE 17.40.100.A: NOISE AND LAND USE COMPATIBILITY CRITERIA

Land Use Category	Community Noise Exposure (Ldn or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-low density	50-60	60-65	65-75	75-85+
Residential-multiple family	50-60	60-65	65-75	75-85+
Transient lodging-motels and hotels	50-65	65-70	70-80	80-85+
Schools, libraries, churches, hospitals, and nursing homes	50-60	60-65	65-80	80-85+
Auditoriums, concert halls, and amphitheatres	NA	50-65	NA	65-85+
Sports arenas and outdoor spectator sports	NA	50-70	NA	70-85+
Playgrounds and neighborhood parks	50-70	NA	70-75	75-85+
Golf courses, riding stables, water recreation, and cemeteries	50-70	NA	70-80	80-85+
Office buildings, business commercial, and professional	50-67.5	65.5-75	75-85+	NA
Industrial manufacturing, utilities, and agriculture	50-70	70-75	75-85+	NA

Notes:

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.

Conditionally Acceptable: New construction or development should be undertaken only after detailed analysis of the noise reduction requirements 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

Normally Unacceptable: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements shall be made and needed noise insulation features shall be included in the design

Clearly Unacceptable: New construction or development should generally not be undertaken.

NA: Not applicable.

Source: Modified from U.S. Department of Housing and Urban Development Guidelines and State of California Standards

Floodplain Management

- *Purpose is to minimize damage from flooding and public and private losses due to flood conditions in specific areas.*
- **Big Ideas:**
 - *Floodplain development permit required in any FEMA-mapped flood-prone area*
 - *Best management practices required*
 - *Standards of construction focusing on elevating structures or locating them out of flood hazard areas*
 - *Applicants assume all costs associated with flood protection*

Tree Protection

- *Purpose is to provide regulations for the protection, preservation and maintenance of the urban forest and significant trees on private property within the City, recognizing that trees within the City are a valuable resource and that their removal will reduce the scenic beauty and attractiveness of the community.*
- **Big Ideas:**
 - *“Significant trees” are defined (20” dbh, or clumps of trees 12” dbh, or trees on City’s list 10” dbh)*
 - *Tree protection plan required for development on site with a significant tree*
 - *Removal allowed only if not viable alternative and replacement trees to be provided*
 - *Significant trees must be protected during construction*

3 Key Issues/Next Steps

Commission Discussion Questions

- Are the key issues addressed?
- Are any General Plan policies not adequately implemented?
- Is provision for relief in specified circumstances appropriate (e.g. area already impacts by noise)?
- Are there any other concerns.

Next Steps

- Part 3 of Module 3 – meeting to be scheduled
- Definitions also to be completed
- Coordination with Housing Element Update
- Ongoing environmental review

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We need your input!