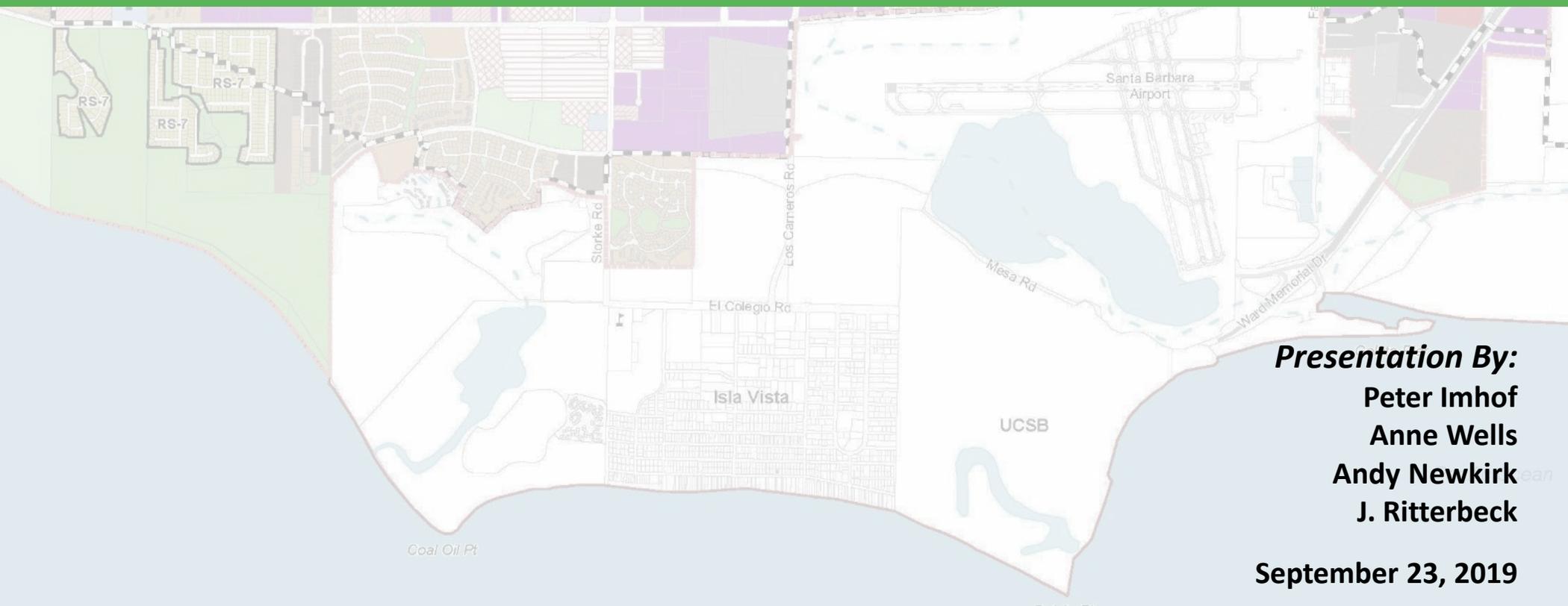




City of Goleta Public Hearing Draft New Zoning Ordinance

Planning Commission Adoption Hearing



Presentation By:
Peter Imhof
Anne Wells
Andy Newkirk
J. Ritterbeck

September 23, 2019

Public Outreach & Hearings

January 31st: Release of Revised Draft NZO

January 22nd – March 12th: Three (3) DRB Hearings

February 4th – 9th: Four (4) NZO Open Houses (*City Hall*)

February 25th – May 9th: Nine (9) PC Workshops

May 7th: Joint Planning Commission / City Council Workshop

May 29th: Two NZO Open Houses (*Old Town*)

February – August: Stakeholder Meetings / Website Updates

September 9th: First NZO Adoption Recommendation Hearing

Public Hearing Agenda

❖ Suggested Format

- Staff Presentation (by topic)
- Commissioner Questions
- Public Comment
- Commission Deliberation & Action

SUPPORTING MATERIALS

Supporting Materials

City of Goleta

Home Project Documents **Meetings** FAQs Public Comments

Meetings

Upcoming Meetings
Planning Commission Public Hearing
 Monday, September 23, 2019 - Council Chambers, City Hall
 6:00 pm.

Meetings to Date
Planning Commission Public Hearing
 Monday, September 9, 2019 - Council Chambers, City Hall
 6:00 pm.

[Notice](#)
[Agenda](#)
[Staff Report](#)
[Powerpoint Presentation](#)
[Errata Sheet](#)
[Video](#)

Open Houses
 Wednesday, May 29, Goleta Valley Community Center
 1:00-4:00 and 5:00-8:00 pm

[Elyer](#)
[Comments](#)

Meet with City Staff:
 City staff are available to meet with anyone who has any questions or wants more information on the new Zoning Ordinance. Call (805) 961-7544 to schedule a meeting.

City of Goleta

Home Project **Documents** Meetings FAQs Public Comments

Documents

Click links below for available documents

Public Hearing Draft New Zoning Ordinance
[Public Hearing New Zoning Ordinance \(NZO\)](#)

[Zoning Map](#)
[Zoning Overlay Districts Map](#)
[Final Response to Planning Commission Comments](#)
[Final Response to Public Comments](#)
[General Plan/Coastal Land Use Plan Policy Consistency Matrix](#)
[Underline-Strikethrough Comparing the Public Hearing Draft NZO to the January 2019 Revised Draft NZO](#)

Goleta Zoning Ordinance
 Public Hearing Draft

City of Goleta Zoning Map DRAFT
 August 2019

KEY TOPICS



Key Topics

Please decide on the following:

1. Vesting §17.01.040(E)
2. Day Care §17.41.110 & .130
3. Residential Care §17.41.210
4. Transitional Standards §17.10.030(B)
5. Open Space §17.05.050(B)
6. Fences and Hedges §17.24.090
7. Visual Resource Protection Chpt. 17.26
8. ESHA Chpt. 17.30
9. Lighting Plans §17.35.060
10. Existing Development chpt. 17.36
11. Parking Standards Chpt. 17.38
12. Trailers/RVs Parking §17.38.080
13. Height §17.03.090
14. Cannabis §17.41.090
15. Mobile Vendors §17.41.180
16. Design Review §17.58.060
17. Development Plans §17.59.010
18. Modifications §17.62.020
19. Impact Fees Chpt. 17.73
20. City Facilities §17.01.030 & .040
21. Follow-up

FOLLOW-UP



Vesting

Confirm sunset language for vesting: §17.01.040(E)(4)

E. Project Vesting.

[...]

4. *Project Applications Deemed Complete.* At the Applicant's election, a project application that is determined to be complete prior to September 1, 2019, shall either:

- a. Be processed under the zoning regulations at the time of the determination; or
- b. Be processed under this Title.

The allowances under this provision shall sunset on December 31, 2023 if a project has not received all required entitlements, after which, the project shall be subject to all regulations of this Title.

Day Care

Confirm language in Errata Sheet for the following:

§17.41.040(F) – Exempt Accessory Uses

§17.41.110 – Day Care Facilities (New Section)

§17.41.130 – Family Day Care (Revised to reflect SB 234 since 9/9 hearing)

Residential Care Facilities

Confirm language in Errata Sheet for the following (no change recommended since 9/9/19):

§17.41.210 – Residential Care Facilities

§17.41.210(A) – Small Residential Care Facilities (≤ 6)

§17.41.210(B) – Large Residential Care Facilities (> 6)

NZO reflects Housing Element Subpolicy HE 3.2(d) and Land Use Element Table 2-1

Note average household size is 2.81 persons (Census)

ESHA

Errata Sheet aligns ESHA Chapter (17.30) with General Plan Errata Sheet explains SPA buffer reduction “feasibility” in context of CE 2.2(a):

- Must be based on a clearly written statement of project objectives and alternatives as outlined in CEQA Guidelines.
- To demonstrate that there is no feasible alternative siting for development that will avoid the SPA buffer, the applicant must show substantial evidence that the project objectives cannot be satisfied.
- The substantial evidence must address economic, environmental, social, and technological factors.
- The Director and the Review Authority must be provided all information deemed necessary to complete the substantial evidence review.

Lighting

Confirm language in Errata Sheet for the following:

As shown on 9/9/19, add the following sentence to subsection 17.35.060(A)(1):

- This information must be shown on a landscape plan to demonstrate coordination of fixtures and tree plantings. The location of light fixtures and landscaping on adjacent properties and on the street right of way that effect lighting/landscaping on the project is also necessary.

Add new subsection 17.35.060(B)(3) that reads in its entirety:

- For all development except Single Unit Dwellings, the applicant must provide photometric diagrams and data, color rendering index of all lamps, and computer-generated photometric grid showing foot-candle readings every 10 feet within the property or site and 10 feet beyond the property lines. The grid should also indicate maximum and minimum uniformity for each specific use area.

California Environmental Quality Act (CEQA)



CEQA

Adoption of the NZO is exempt from environmental review, pursuant to Public Resources Code §21083.3 and CEQA Guidelines §15183

Commission Deliberation and Action



Recommendation

Adopt Planning Commission Resolution No. 19-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of the New Zoning Ordinance and Repeal and Amendment of Various City Regulations.” (Attachment 1)

- ❖ Motion should also include reference to “incorporating the edits listed within the errata sheet.”