Public Outreach

January 31st: Release of Revised Draft NZO

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

February 4th – 9th: Four (4) NZO Open Houses
  • More Open Houses to be scheduled.

February 25th – May 9th: Nine (9) PC Workshops
  • Group Stakeholder Meetings to-date: Environmental Defense Center, SyWest, Bacara Resort, Goleta Chamber of Commerce
  • Individual Stakeholder Meetings to-date: B.Massey, W.Tingle, D.Trout
  • Future Stakeholder Meetings: Old Town Businesses (April 25th), Goodland Coalition (April 25th)

May 7th: Joint Planning Commission / City Council Workshop

Mid-year → end of 2019: NZO Adoption Packet Prep & Hearings
Public and Planning Commission Comments

www.GoletaZoning.com
Workshop #7 Agenda
Staff Overview, Questions, and Comments by Topic:

- Height (*recap*)
- Floor Area
- Fences, Freestanding Walls, and Hedges
- Outdoor Storage
- Open Space
- Lighting

Agenda Suggestion: Commission discussion and public comment to follow each topic listed above
HEIGHT
Height

- Rules of Measure (§17.03.100)
- Maximum Building/Structure Heights
  - Residential (§17.07.030)
  - Commercial (§17.08.030)
  - Office (§17.09.030)
  - Industrial (§17.10.030)
  - Public/Quasi-Public (§17.11.030)
  - Open Space/Agricultural (§17.12.030)
  - Airport Overlay (§17.16.060)
  - Hospital Overlay (§17.18.040)
  - Accessory Structures (§17.24.020)
  - Exceptions to Height Limits (§17.24.080)
  - Fences, Walls, Hedges (§17.24.090)
- Heights for Lighting (§17.35.050)
- Signs (Chapter 17.40)
- Telecommunication Facilities (§17.42.030)
## Height

### Height Comparison

#### Measuring Height

<table>
<thead>
<tr>
<th>Existing Methodology</th>
</tr>
</thead>
</table>
Currently, the height measurement is taken from average finished grade under the building to the highest points of the coping of a flat roof or the mean height of the highest gable of a pitch or hip roof.

<table>
<thead>
<tr>
<th>New Methodology [Non-Sloped Lot]</th>
</tr>
</thead>
</table>
Height measurement is taken from the average elevation of the highest and lowest point of existing grade under the building to the highest point of the roof, with a slight variation for structures on slopes.

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![Diagram showing measurement of height on a non-sloped lot](https://via.placeholder.com/150)
# Height

## Height Comparison

### Measuring Height

### Existing Methodology

Currently, the height measurement is taken from average finished grade under the building to the highest points of the coping of a flat roof or the mean height of the highest gable of a pitch or hip roof.

### New Methodology [Sloped Lot]

Height measurement is taken from the average elevation of the highest and lowest point of existing grade under the building to the highest point of the roof, with a slight variation for structures on slopes.

![Diagram of height measurement](image-url)

- **Maximum building height**
- **Lowest point where building pad touches the grade**
- **Line connecting exterior walls**
- **Exterior wall**
- **Highest point where building pad touches the existing grade**
- **> 10% slope**
Height

**BUILDING HEIGHT CALCULATIONS**

Elevations taken from the finish grade to the mean height of the highest gable.

- A = 20’
- B = 26’
- C = 26’
- D = 26’
- E = 26’
- F = 20’
- G = 20”

**Total heights = 164**

164 divided by 7

**Building height = 23.5’**

**Definitions**

Building Height: The vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or the mean height of the highest gable of a pitch or hip roof. For buildings constructed on stepped pads (with various finished grades and multiple roof heights), building height is determined by measurements taken every thirty (30) feet around the entire footprint so the highest roof height for a total average building height.

Chimneys, elevator and stair housings, church spires and similar architectural projections may be fifty (50) feet in height in all zone districts where such excess heights are not prohibited by the F(Airport) or VC (View Corridpr) overlay districts.
Height

Example: Side by Side Comparison of Methodologies
# Height

<table>
<thead>
<tr>
<th>Height Comparison</th>
<th>Revised NZO Citation</th>
<th>Existing Standard</th>
<th>New Standard</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height Exceptions</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>Section 17.24.080 (page IV-6)</strong></td>
<td>Elevators and stair housing, antennae, flagpoles, monuments, oil and gas derricks, church spires, wind turbines, and similar architectural features can be up to 50 feet in all districts.</td>
<td>Projections based on height above structure, not an absolute height as is currently allowed.</td>
<td>Proposed standards better limit projections and regulate based on the structure to ensure they are proportional. For instance, in a district with a 35 foot height standard, architectural projections now are permitted to 50 feet. Under the proposed regulations, the projection would be allowed to go to 42 feet.</td>
<td></td>
</tr>
<tr>
<td><strong>Section 17.03.100 (page I-12)</strong></td>
<td>No existing standard.</td>
<td>Chimneys, decorative features, spires, and rooftop open space – 20% above structure height. Elevator(s) and stair towers – 10 feet. Flagpoles regulated in Sign Chapter. 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.</td>
<td>Due to change in how height is measured, this provision incentivizes non-flat roofs.</td>
<td></td>
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</tbody>
</table>
# Height

<table>
<thead>
<tr>
<th>Height Comparison</th>
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<tbody>
<tr>
<td><strong>Revised NZO Citation</strong></td>
</tr>
<tr>
<td><strong>Height Modifications</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10 percent</th>
<th>20 percent</th>
<th>30 percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 feet = 27.5 feet</td>
<td>25 feet = 30 feet</td>
<td>25 feet = 32.5 feet</td>
</tr>
<tr>
<td>30 feet = 33 feet</td>
<td>30 feet = 36 feet</td>
<td>30 feet = 39 feet</td>
</tr>
<tr>
<td>35 feet = 38.5 feet</td>
<td>35 feet = 42 feet</td>
<td>35 feet = 45.5 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40 percent</th>
<th>50 percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 feet = 35 feet</td>
<td>25 feet = 37.5 feet</td>
</tr>
<tr>
<td>30 feet = 42 feet</td>
<td>30 feet = 45 feet</td>
</tr>
<tr>
<td>35 feet = 49 feet</td>
<td>35 feet = 52.5 feet</td>
</tr>
</tbody>
</table>
Height

Please consider the following:

1. Is there consensus on the new height methodology?
2. Any change to the “up to 50%” height Modification?
3. Are there other issues within this area that need to be discussed?
FLOOR AREA
# Floor Area

## Floor Area Comparison

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| **Section 17.03.080 (page I-11)** | Floor area distinguishes between gross and net:  
- Gross is measured to the surface of interior walls and includes corridors, stairways, elevator shafts, attached garages, porches, balconies, basements, and offices.  
- Net excludes vents, shafts, stairs, corridors, attics, and unenclosed porches and balconies.  
Gross is the common form of floor area use. Net are references only in a couple instances. | Floor area is calculated as one measurement taken from the interior of the surrounding exterior wall of a structure, with some exclusions (e.g., mechanical rooms, below-grade crawl spaces) and counting stair and elevator space once regardless of the number of stories. | The Revised NZO approach provides a clear standard for all floor area related standards throughout Title 17.  
Simplifying the term to use one rule of measurement provides clarity. However, the City could revise the definition, including lining up the Floor Area measurement with the existing definition of Gross Floor Area which is currently used extensively in the existing Zoning Ordinances. |
Floor Area

800 sq.ft

667.5 sq.ft

690 sq.ft
Floor Area

Please consider the following:

1. Are there issues within this area that need to be discussed?
FENCES, FREESTANDING WALLS, AND HEDGES
# Fences, Freestanding Walls & Hedges

## Fences, Freestanding Walls, and Hedges Comparison

<table>
<thead>
<tr>
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<th>Existing Standards</th>
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<tbody>
<tr>
<td><strong>Within the Front Setback</strong></td>
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<tr>
<td><strong>Section 17.24.090(A)(1)</strong> (page IV-7)</td>
<td>Exempt if fence or wall is 6 feet or less and gatepost is less than 8 feet in height. If greater than 6 feet in height, Minor CUP Required.</td>
<td>Same standard as existing, subject to ensuring adequate vision clearance and additional clarification for how heights are measured in different scenarios.</td>
<td>The existing standard brought forward with the Revised Draft NZO to ensure consistency. The City could consider further limit the height of fences in the front setback to reflect the less rural nature of the City as compared to the County and to address the walling off of properties from the public right-of-way. PW staff supports requiring at least a Zoning Clearance for fences, walls, or hedges over 3 feet in height when located within a front or street side setback.</td>
</tr>
</tbody>
</table>
# Fences, Freestanding Walls & Hedges

<table>
<thead>
<tr>
<th>Fences, Freestanding Walls, and Hedges Comparison</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revised NZO Citation</td>
</tr>
<tr>
<td>-----------------------</td>
</tr>
<tr>
<td><strong>Materials</strong></td>
</tr>
<tr>
<td><strong>Section 17.24.090(B)</strong> (page IV-8)</td>
</tr>
<tr>
<td><strong>Hedges</strong></td>
</tr>
<tr>
<td><strong>Section 17.24.090 (B)(4)</strong> (page IV-8)</td>
</tr>
</tbody>
</table>
Fences, Freestanding Walls & Hedges
## Fences, Freestanding Walls & Hedges

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<tr>
<td><strong>Vision Clearance</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>Section 17.24.090(D)</strong> (page IV-8) and <strong>Section 17.24.210</strong></td>
<td>Inland – Corner lot vision triangle in all zones: 10 feet</td>
<td>The NZO defers to the Public Works Department for determining the appropriate vision triangle dimensions for new development.</td>
<td>The deference to Public Works reflects the reality that the vision clearance requirements in the existing Zoning Ordinances are inadequate. Staff could work further with Public Works to provide greater clarity with respect to codifying vision clearance dimensions.</td>
</tr>
<tr>
<td></td>
<td>Coastal – Corner lot vision triangle: AG &amp; RES Districts: 10 feet. All other zone districts: 7 feet.</td>
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<tr>
<td></td>
<td>Height limit in vision triangle: Inland – 3 feet; Coastal – 4 feet.</td>
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</tbody>
</table>
Fences, Freestanding Walls & Hedges

Clear Vision Triangle
No fence, wall, planting, or other obstruction shall exceed the allowable height.
Fences, Freestanding Walls & Hedges

Please consider the following:

1. The NZO carries forward the existing standards. Is this the right approach for fences and walls?
2. Should the NZO introduce standards for hedges that effectively treat them as fences/walls?
3. Are there other issues within this area that need to be discussed?
OUTDOOR STORAGE
## Outdoor Storage

### Outdoor Storage Comparison

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<thead>
<tr>
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<tr>
<td>Section 17.24.130 (page IV-10)</td>
<td>No standards for outdoor storage. GMC Chapter 12.13 regulates the accumulation of materials visible from a public street, alley, or neighboring property as a public nuisance.</td>
<td>Standards apply to the storage of materials or goods for sale or use as part of a business outside of a building for more than 72 hours. <strong>Residential, Commercial, Office, and Open Space Districts:</strong> No outdoor storage is permitted. <strong>Industrial and Public and Quasi-Public Districts:</strong> Not permitted in front or street side setbacks. <strong>Agricultural Districts:</strong> Allowable if associated with a permitted agricultural use, located outside of all required setbacks, and screened from adjacent residential properties and public rights-of-way. All allowable outdoor storage must be screened from public views.</td>
<td>The intent of the standards is to limit the potential for negative visual impacts to the surrounding area and neighborhoods. The City could consider allowing more flexibility in certain zone districts for the outdoors storage of materials and goods or adjust some of the current NZO standards to be more-strict and limiting throughout all zone districts, or only in certain zones.</td>
</tr>
</tbody>
</table>
Outdoor Storage

- Front setback or 20 ft from street right-of-way line, whichever is greater: Max. 6 ft. high
- Other parcel locations: Max. 8 ft. high
- Street side setback or 20 ft from street right-of-way line, whichever is greater: Max. 6 ft. high
- Decorative caps not to exceed 6 in.
Outdoor Storage

Please consider the following:

1. Are the NZO standards for outdoor storage adequate, too strict, or not strict enough?

2. Are there other issues within the area of Outdoor Storage that need to be discussed?
OPEN SPACE
## Open Space

### Open Space Comparison

<table>
<thead>
<tr>
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<th>Existing Methodology</th>
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<tbody>
<tr>
<td><strong>Minimum Dimension</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>Section 17.03.140</strong> (page I-17)</td>
<td>None required.</td>
<td>Private open space must have horizontal dimensions of six feet or more. Common open spaces must have horizontal dimensions of 20 feet or more and less than 10 percent average slope.</td>
<td>Ensures that for common open space, the requirement isn’t met by aggregating small areas, such as landscaping islands or detention basins, that are not truly for the use and enjoyment of all residents.</td>
</tr>
</tbody>
</table>
## Open Space

### Open Space Comparison

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<tr>
<td><strong>Required Amount</strong></td>
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<tr>
<td><strong>Section 17.07.050(B)</strong> &lt;br&gt;(page II-6) and <strong>17.07.060(B)</strong> &lt;br&gt;(page II-7)</td>
<td>DR Design Residential District &lt;br&gt;40% of net area of property as common open space; Private patios equal to 20% of gross floor area of residence (if condo, stock coop, or community apartments). &lt;br&gt;PRD Planned Residential Development District &lt;br&gt;At least 40% in common and/or public open space.</td>
<td>RM Medium-Density Residential District &lt;br&gt;150 sq. ft. Common and 60 sq. ft. of private open space per unit. &lt;br&gt;RH High-Density Residential District &lt;br&gt;100 sq. ft. common and 60 sq. ft. of private open space per unit. &lt;br&gt;RMHP Mobile Home Park District &lt;br&gt;100 sq. ft. total per unit, at least 60 sq. ft. must be private open space.</td>
<td>The proposed methodology in the NZO relies on a requirement of open space per dwelling unit (or resident), rather than as a percentage of the lot for residential uses. This better reflects the intent of this requirement as an amenity for the residents on site.</td>
</tr>
<tr>
<td><strong>Table 17.08.030</strong> &lt;br&gt;(page II-15)</td>
<td>VS Visitor-Serving Commercial District &lt;br&gt;40% public and/or common open space.</td>
<td>VS Visitor-Serving Commercial District &lt;br&gt;40% common open space.</td>
<td>The standard could be re-titled to “Amenity Space” to better reflect the intent of this requirement and not confuse it with City Open Space.</td>
</tr>
<tr>
<td><strong>Section 17.24.120</strong> &lt;br&gt;(page IV-10)</td>
<td></td>
<td>Mixed-Use Development &lt;br&gt;60 sq. ft of common/private where 40% or less floor area is residential. If more than 40%, apply RH standard.</td>
<td></td>
</tr>
<tr>
<td><strong>Section 17.41.210(B)</strong> &lt;br&gt;(page IV-142)</td>
<td></td>
<td>Large Residential Care Facilities &lt;br&gt;50 sq. ft. common open space per resident.</td>
<td></td>
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</table>
Open Space
# Open Space

## Open Space Comparison

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<tr>
<td><strong>Definition</strong></td>
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<tr>
<td>Section 17.73.020</td>
<td>Common open space includes a variety of recreational space, but notably excludes “other developed areas”, which has caused confusion in the past. Private open space is defined as patios, decks, and yards for use of individual dwelling units.</td>
<td>Common Open Space is areas for outdoor living and recreation intended for the use of residents and guests of more than one dwelling unit. Typically, these areas consist of landscaped areas, walks, patios, swimming pools, playgrounds, turf, or other improvements to enhance the outdoor environment of the development. Private Open Space is areas for outdoor living and recreation that are adjacent and directly accessible to and for the exclusive use of a single dwelling unit. Typically, these areas consist of courtyards, balconies, decks, patios, fenced yards, and other similar areas.</td>
<td>The updated definition of common open space provides some clarity as to the scope of what areas may count towards an open space requirement. Rather than excluding “other developed areas”, the proposed definition is broad enough to include areas that improve the outdoor environment.</td>
</tr>
</tbody>
</table>
Open Space

Residential Land Use Summary:
- Building Coverage: 129,918 s.f. 21.7%
- Open Space: 256,761 s.f. 43.0%
- Streets/ Sidewalks: 210,093 s.f.
- Total: 596,772 s.f. (13.7 acres)
Open Space

Please consider the following:

1. Should area requirements be adjusted?

2. Should staff revise the NZO to clarify “Open Space” to distinguish between the following three types?:
   A. Public Open Space
   B. [Private] Restricted Open Space
   C. [Private] Common Open Space

3. Are there other issues within this area that need to be discussed?
LIGHTING
Chapter 17.35
Lighting - DRB & Public Feedback

DRB Review on February 25th – See attached minutes

- Discussion of holiday lights, nonconforming lights, string lights, and lighting plans
- Public Comment from Cecilia Brown and Barbara Massey

Public Comment Letters:

- #9 Cecilia Brown & Barbara Massey (2/21)
- #10 Thomas Totton (2/21)
- #16 Cecilia Brown & Barbara Massey (3/09)
# Lighting

## Lighting Comparison

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<td>Chapter 17.35 (page IV-63)</td>
<td>The current Zoning Ordinance does not include any provisions for exterior lighting. The City does have citywide guidelines that are used during the review of lighting by Planning staff and the Design Review Board, these guidelines were not adopted by the City and are uncodified.</td>
<td>The NZO incorporates the guiding General Plan standards from policy VH 4.12 within Chapter 17.35 for all outdoor lighting. The Chapter includes exemptions, prohibition, and general and supplemental requirements. The Chapter does not include a requirement for Lighting Plans, as this is done case-by-case with Design Review Board. As part of the Design Review Board’s review of proposed signage, compliance with dark-sky standards is required for approval of a project.</td>
<td>The City could consider additional lighting standards that are not included within the current draft of the NZO to further regulate the location, intensity, and types of exterior lighting, or leave the review of such lighting issues to the Design Review Board on a case-by-case basis, or leave this discussion for the future development of design guidelines.</td>
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</tbody>
</table>
Lighting

Torrey Hills Neighborhood Park
San Diego, CA.
## Lighting

### Temporary Exemptions

<table>
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<tbody>
<tr>
<td>Section 17.35.020(A)(6) (page IV-63)</td>
<td>Not included.</td>
<td>Temporary exemptions from lighting standards are allowed with approval of the Director. An exemption is valid for up to 30 days and can be renewed at the discretion of the Director.</td>
<td>The exemption is intended to provide an allowance for lighting that may not be envisioned in the NZO but is otherwise non-objective on a short-term basis. The City could eliminate this exemption or limit the number of renewals allowed.</td>
</tr>
</tbody>
</table>
# Lighting - Light Trespass

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<tr>
<td><strong>Section 17.35.040(C)</strong> (page IV-65)</td>
<td>No universal standard currently exists. Lighting Guidelines for parking lot states that the maximum vertical illumination measured at a point five feet within the property line shouldn’t be any greater than 0.1 foot-candles.</td>
<td>Light level at property cannot exceed 0.1 foot-candles. The previous Draft NZO only included the existing Lighting Guidelines trespass guidance as a standard (including only applying the standard to parking lot lighting).</td>
<td>General Plan Policy VH 4.12 specifically calls out the prevention of light trespass. This standard for all lighting helps ensure compliance with VH 4.12. The City could revise this standard or make the standard variable based on the purpose of lighting (e.g., security vs. decorative).</td>
</tr>
</tbody>
</table>
# Lighting - Color Temperature

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<tr>
<td>Section 17.35.040(D) (page IV-65)</td>
<td>No standard currently exists.</td>
<td>New standard added to revised NZO to limit the color temperature allowed for lighting (3,000 Kelvin). <a href="https://www.modern.place/led-color-temperature-chart/">https://www.modern.place/led-color-temperature-chart/</a></td>
<td>Intent of regulation is to set a standard to apply addressing the temperature of lighting. This standard is new and not required. This standard could be removed or the standard could be raised (DRB could further limit through Design Review).</td>
</tr>
</tbody>
</table>
Lighting

Please consider the following:

1. Any comments or input on string-lights?
2. Staff has already indicated several revisions are being made based on previous feedback, but are there other changes Planning Commission would like to see?
NEXT STEPS
Workshop Schedule

April 23rd: Workshop #8 – RVs/Trailers and Remaining Topics

April 24th: City Council Ordinance Standing Committee

May 7th: Joint Planning Commission / City Council Workshop

May 9th: Workshop #9 – PC-requested topics discussion

Additional Open Houses

Mid-year → end of 2019: NZO Adoption Packet Prep & Hearings