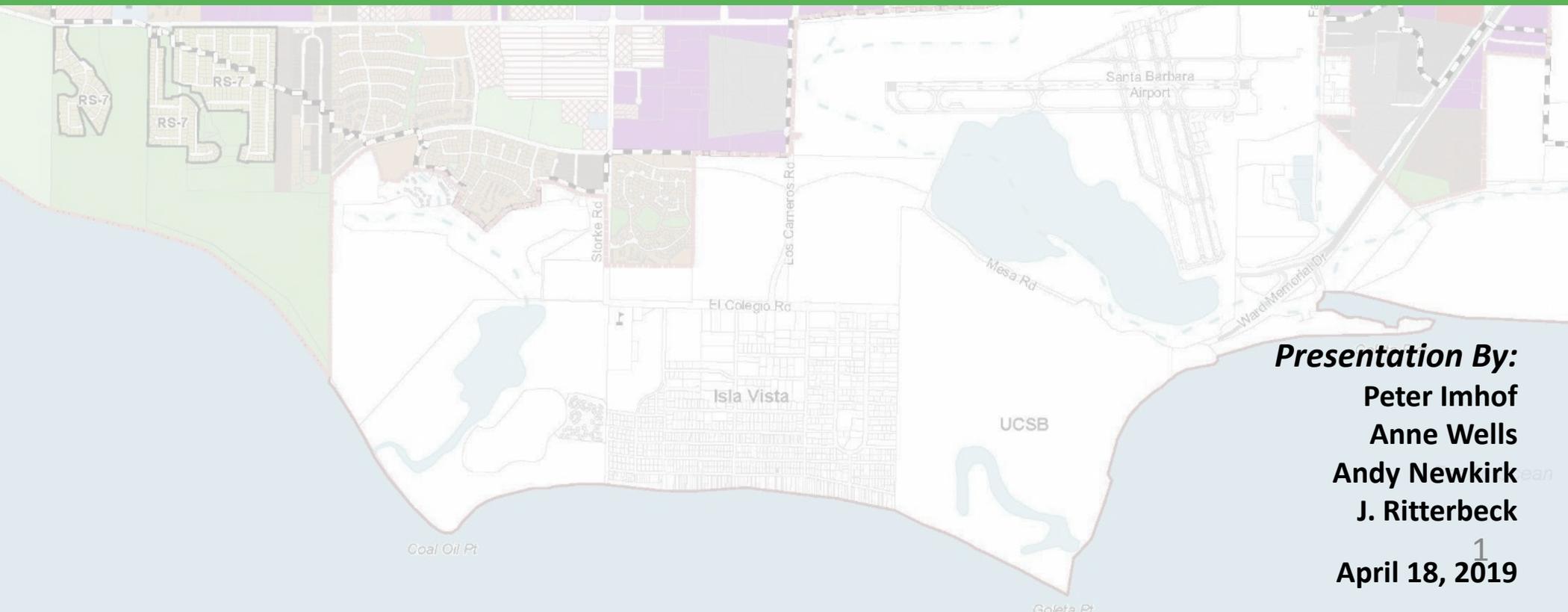




City of Goleta Revised Draft New Zoning Ordinance

Planning Commission Workshop 7 of 9



Presentation By:

Peter Imhof

Anne Wells

Andy Newkirk

J. Ritterbeck

April 18, 2019

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

The City of Goleta's New Zoning Ordinance (NZO) project is a collaborative process that will revise citywide zoning regulations to implement the General Plan, update development and design standards and permitting procedures, and help realize the community's vision for the future - a safe, beautiful, vibrant and livable community with a robust local economy and a sustainable relationship with the environment.

The City has completed outreach activities on the Public Review Draft Zoning Ordinance (NZO) and Map. All comments received on the Public Review Draft were considered collectively. In consideration of public input and guided by the City's adopted General Plan, the Revised Draft NZO was released to the public on January 31, 2019. Release materials include:

- Revised Draft New Zoning Ordinance (NZO)
- Zoning Map
- Zoning Overlay Districts Map
- Overview of Changes
- Response to Planning Commission Comment
- Response to Public Comment
- User's Guide
- Key Issues Guide
- Underline-Strikethrough Revised Draft NZO Comparing Prior Draft

Hard copies are available for viewing at Goleta City Hall (Planning Counter) and at the Goleta Library. Hard copies are also available for purchase at Goleta City Hall (Planning Counter).

Public Comments
Please Note: All comments received will be published on this page.
Submit Public Comments
To submit your comment on the zoning ordinance program, enter your contact information below.

Comments Received
All public comments received for the Zoning Ordinance project have been published below.

2019
Public Comment Log (received by March 31)
Response to Public Comments (received by March 31)
Response to Planning Commission Comments

March
Robert Atkinson - 3/7
Tara Messing - 3/8
Cecilia Brown and Barbara Massey - 3/9
Eileen Monahan - 3/12
Cecilia Brown - 3/15
Eric Torbet - 3/18
Vic Cox - 3/20
Todd Antsiper - 3/21
Barbara Massey - 3/21

February
Cecilia Brown - 2/8
Mica Pollard - 2/8
Cecilia Brown and Barbara Massey - 2/11
Fermina Murray - 2/11
David Low - 2/13
K. Graham - 2/13
Cecilia Brown and Barbara Massey - 2/21
Thomas Totton - 2/21
Mitchell B. Menzer - 2/26
George Relles - 2/28
Barbara Massey - 2/25

January

NOTE: City Responses are *draft* at this point and reflect direction City Staff is considering. The City welcomes additional public comments on any of the issues already raised in this Table and new comments on any topic within the Revised Draft NZO. A Final Response to Planning Commission Comment Table will be released with the Public Hearing Draft.

Response to Planning Commission Comments	
PLANNING COMMISSION COMMENT	CITY STAFF RESPONSE
LU 1.6 - Retail and Other Commercial Centers Commissioner Maynard, PC Workshop #1. Commissioner Maynard commented that in LU 1.6, in CC and Old Town categories, there are no minimum common open space or minimum landscaping guidelines in the newest revision of the Zoning Ordinance, but in the 2015 version there were stronger guidelines. She noted this seems inconsistent with the language in LU 1.6, "Goleta's retail areas shall be designed to serve as community focal points and shall include appropriate outdoor gathering places." She believes there is some space in the Community Commercial categories to allow for some landscaping requirements, which she would like to see added.	No change made. Staff reviewed the policy and believes that this policy is best implemented through policy consistency required for the approval of a Development Plan and Design Review, as each project is different and applying an objective standard universally may not be the best approach.
LU 1.9 - Quality and Design in Built Environment Commissioner Maynard, PC Workshop #1. Commissioner Maynard commented that she believes the Planning Commission should discuss open space along with LU 1.9, LU 1.2, and LU 3.6, including the definition of open space and goals in creating the open space requirement. The discussion should include: 1) should rooftop gathering areas count as open space? 2) should these spaces be contiguous with the property or can they be separate?; 3) should a community center or building count as open space?; 4) is open space the appropriate term or is it more of a community entity?; 5) how much of the open space can be pavement or a building rather than landscape?; 6) what is an appropriate percentage of plants and whether they have to be real or plastic?; and 7) does asphalt count as open space?	This topic was introduced on March 21, 2019 at Workshop #4, but was not finished. Staff will add this topic to the discussion of Workshop #7 on April 18.
LU 2.2 - Residential Use Densities Commissioner Maynard, PC Workshop #1. Commissioner Maynard commented that she is curious about accounts for consistency with the standards for density and building intensity for a residential project (a-h), and about clarifying that a finding needs to be made that the density of a project is appropriate with regard to site constraints.	Public rights-of-way, public easements, floodplains, ESHA, and areas with archaeological or cultural resources are considered when calculating density.

Last Updated April 1, 2019
Version 1 (posted 4/1/19)
Page 1

NOTE: City Responses are *draft* at this point and reflect direction City Staff is considering. The City welcomes additional public comments on any of the issues already raised in this Table and new comments on any topic within the Revised Draft NZO. A Final Response to Public Comment Table will be released with the Public Hearing Draft.

Response to Public Comments	
PUBLIC COMMENT	CITY STAFF RESPONSE
Ben Williams. The current system of relying upon an old zoning ordinance that is inconsistent with the general plan is very confusing to people and discourages people from doing business in Goleta. This is a poor reflection of the organization and effectiveness of our City government and should have been resolved years ago.	Comment noted. No response required.
K. Graham. I found the City's interface to review any of the documents cumbersome. The "summary of changes" was needlessly complicated and jargony.	Comment noted. No response required.
Mitchell Menzer. The Bacara was designed to fit on a challenging site and to create a unique experience with the highest architectural standards. Because of the Bacara's uniqueness, we feel it appropriate to protect it from certain new rules that are intended to apply on a general basis across the City and that could have negative consequences to the Bacara. There are a number of different ways to address the issues noted above, and we would like the opportunity to meet with you to discuss possible solutions to these issues in the near future. We appreciate your consideration of Bacara's concerns and this request and we would like to discuss this with you further. Please let me know when would be convenient for you.	Some revisions to be made for clarifications and to address general concerns; however, although the staff values all of the businesses in our City, the development standards of the NZO will provide equal protection and due process that will apply to all existing and proposed development equally and without special exceptions or provisions for any specific parcel or company.
George Relles. At a zoning workshop I requested a better definition of infeasibility and a hearing where a proponent would have the burden of proof if requesting an exception based on potential infeasibility. I also mentioned that there is CA caselaw expressing the tenet that even proof that a project would be less profitable without certain exceptions being made does not by itself result in a declaration of infeasibility. I'm attaching 2 documents, one a Coastal Commission Opinion and the second, a link to the primary case cited in the Opinion that includes this tenet: I question whether municipalities such as Goleta would be prohibited from including in our zoning code standards and definitions for infeasibility. I believe Goleta should require project proponents to have the burden of proof when requesting a variance or exception based on infeasibility, and that mere reduced profitability should not be sufficient.	Possible revisions TBD. City staff is currently working with the City Attorney's Office to determine if any changes are necessary to further define/clarify "infeasibility." Generally, the NZO approaches the issue such that the burden is already on the applicant to provide the

Last Updated April 1, 2019
Version 3 (posted 4/1/19)
Page 1

Workshop #7 Agenda

Staff Overview, Questions, and Comments by Topic:

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

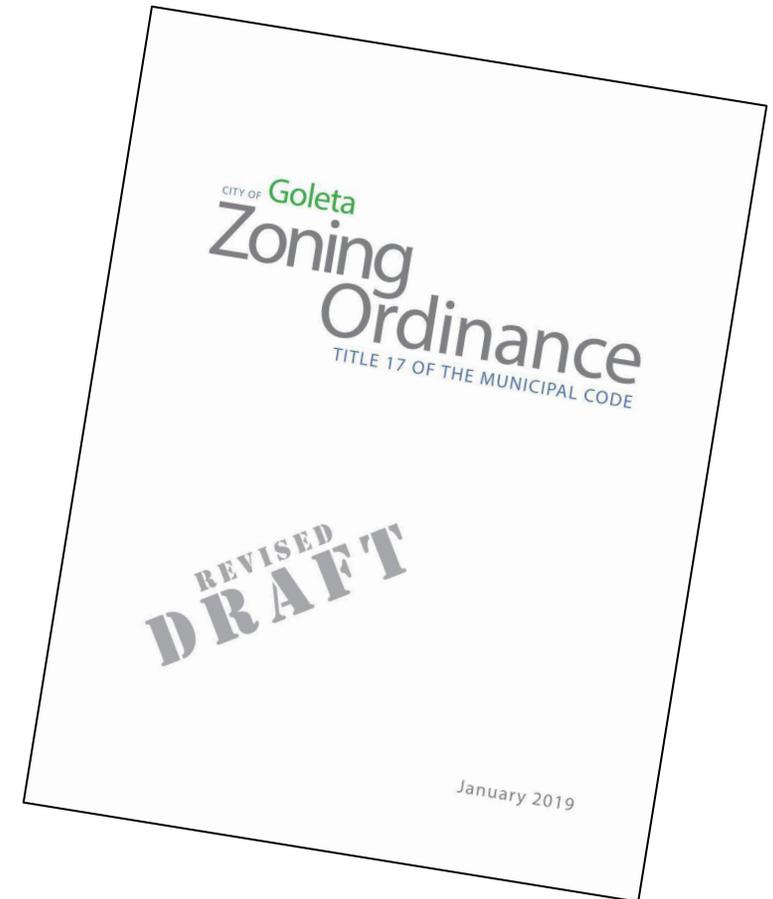
Agenda Suggestion: Commission discussion and public comment to follow each topic listed above

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

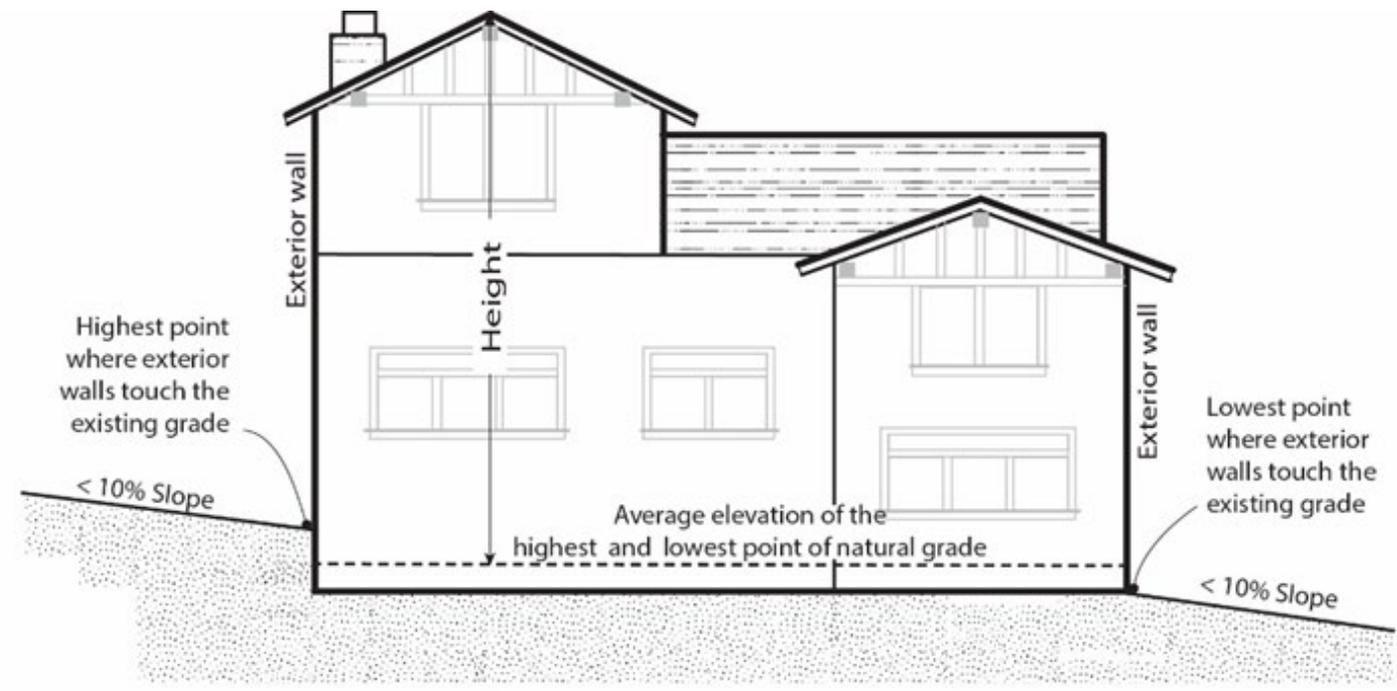
Measuring Height

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 [Non-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.



Height

Height Comparison

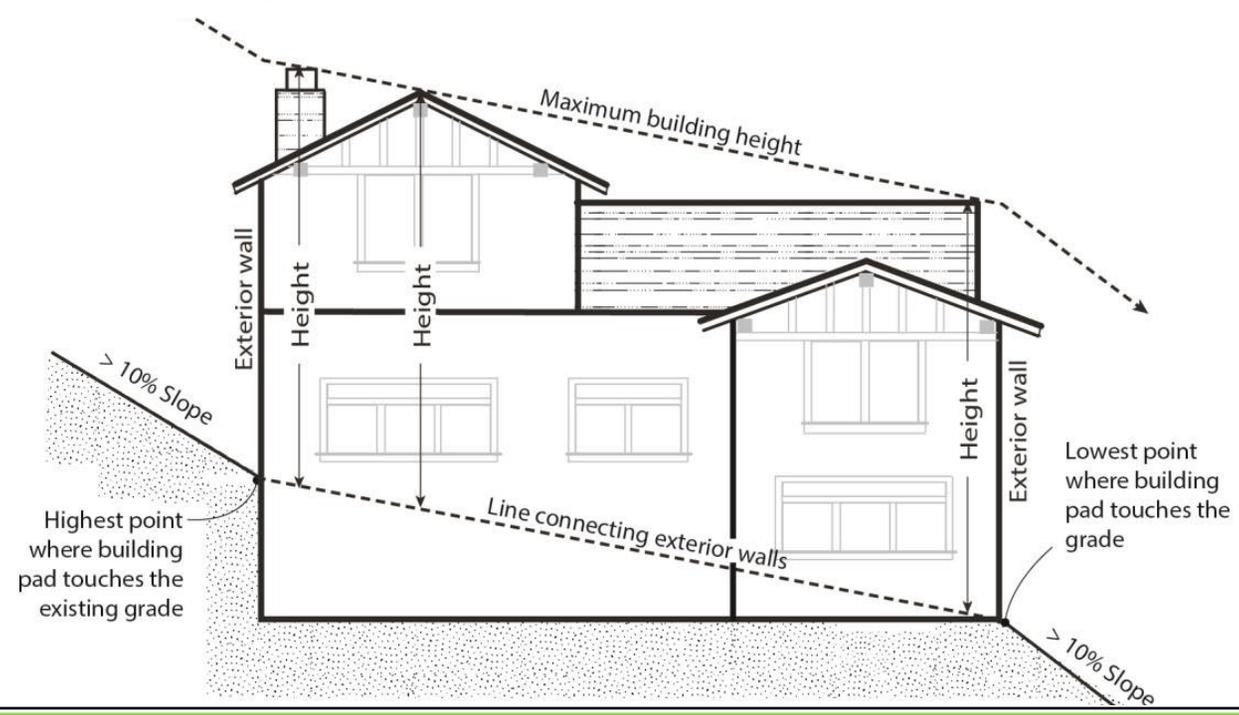
Measuring Height

Existing Methodology

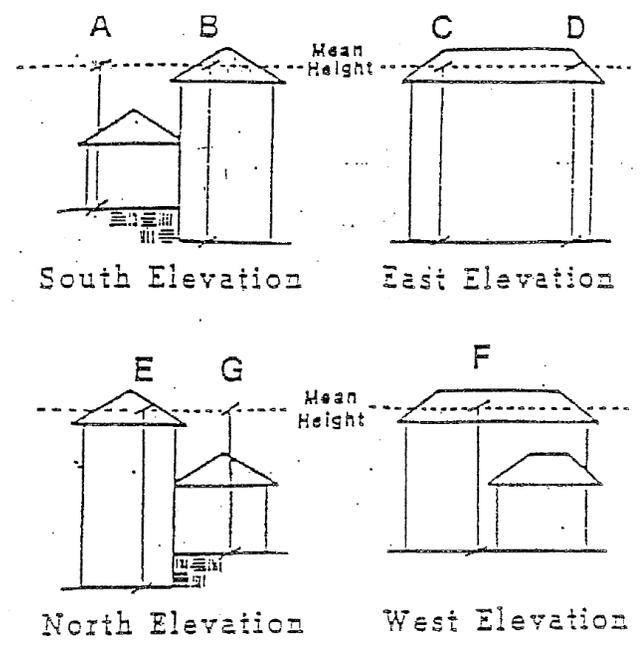
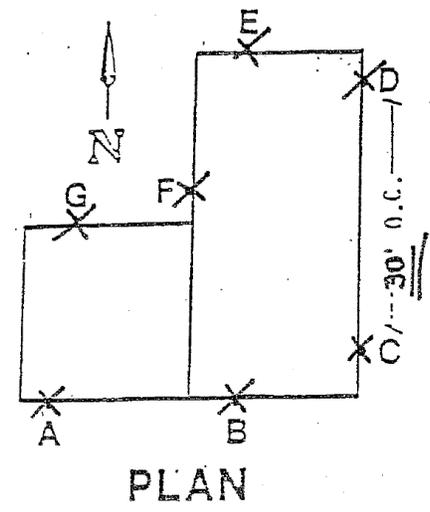
Currently, the height measurement is taken from average finished grade under the building to the highest points of the coping of a flat roof or the mean height of the highest gable of a pitch or hip roof.

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.



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 Corridor) overlay districts.

Height

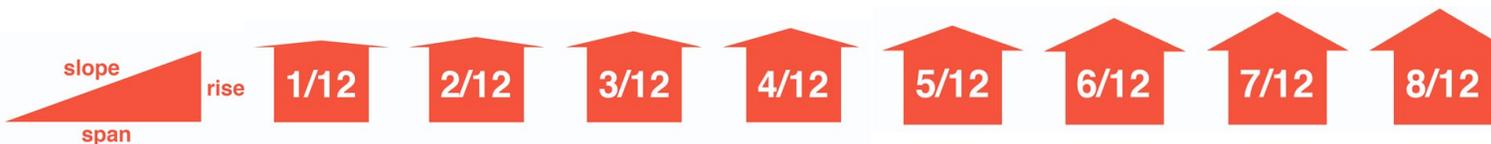


Height

Height Comparison

Revised NZO Citation	Existing Standard	New Standard	Explanation
Height Exceptions			
<p>Section 17.24.080 (page IV-6)</p>	<p>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.</p>	<p>Projections based on height above structure, not an absolute height as is currently allowed.</p> <p>Chimneys, decorative features, spires, and rooftop open space – 20% above structure height.</p> <p>Elevator(s) and stair towers – 10 feet.</p> <p>Flagpoles regulated in Sign Chapter.</p>	<p>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.</p>
<p>Section 17.03.100 (page I-12)</p>	<p>No existing standard.</p>	<p>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.</p>	<p>Due to change in how height is measured, this provision incentivizes non-flat roofs.</p>

Roof Pitch:
rise / span



Height

Height Comparison																											
Revised NZO Citation	Existing Standard	New Standard	Explanation																								
Height Modifications																											
<p>Section 17.62.020(B)(1) (page V-51)</p>	<p>Up to 10% increase in District height standard; approved by Zoning Administrator.</p>	<p>Up to 50% increase in District height standard, approved by Planning Commission</p>	<p>Exceptions to Height (and Lot Coverage) standards must be approved by Resolution (pursuant to the General Plan). The Zoning Administrator does not adopt resolutions, so these two modifications must go to a higher review authority than in the existing zoning ordinances.</p> <p>Because of the higher Review Authority, the potential modification is higher (50%) than existing. This could be reduced closer to the existing allowed modification.</p> <p>Note: If a project is processed through a Development Plan, the height standards could also be modified through that process and not bound to the stand-alone Modification limits.</p>																								
<table border="1" style="margin: auto;"> <tr> <td style="text-align: center;"><u>10 percent</u></td> <td style="text-align: center;"><u>20 percent</u></td> <td style="text-align: center;"><u>30 percent</u></td> </tr> <tr> <td style="text-align: center;">25 feet = 27.5 feet</td> <td style="text-align: center;">25 feet = 30 feet</td> <td style="text-align: center;">25 feet = 32.5 feet</td> </tr> <tr> <td style="text-align: center;">30 feet = 33 feet</td> <td style="text-align: center;">30 feet = 36 feet</td> <td style="text-align: center;">30 feet = 39 feet</td> </tr> <tr> <td style="text-align: center;">35 feet = 38.5 feet</td> <td style="text-align: center;">35 feet = 42 feet</td> <td style="text-align: center;">35 feet = 45.5 feet</td> </tr> <tr> <td colspan="2" style="text-align: center;"><u>40 percent</u></td> <td style="text-align: center;"><u>50 percent</u></td> </tr> <tr> <td style="text-align: center;">25 feet = 35 feet</td> <td colspan="2" style="text-align: center;">25 feet = 37.5 feet</td> </tr> <tr> <td style="text-align: center;">30 feet = 42 feet</td> <td colspan="2" style="text-align: center;">30 feet = 45 feet</td> </tr> <tr> <td style="text-align: center;">35 feet = 49 feet</td> <td colspan="2" style="text-align: center;">35 feet = 52.5 feet</td> </tr> </table>				<u>10 percent</u>	<u>20 percent</u>	<u>30 percent</u>	25 feet = 27.5 feet	25 feet = 30 feet	25 feet = 32.5 feet	30 feet = 33 feet	30 feet = 36 feet	30 feet = 39 feet	35 feet = 38.5 feet	35 feet = 42 feet	35 feet = 45.5 feet	<u>40 percent</u>		<u>50 percent</u>	25 feet = 35 feet	25 feet = 37.5 feet		30 feet = 42 feet	30 feet = 45 feet		35 feet = 49 feet	35 feet = 52.5 feet	
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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

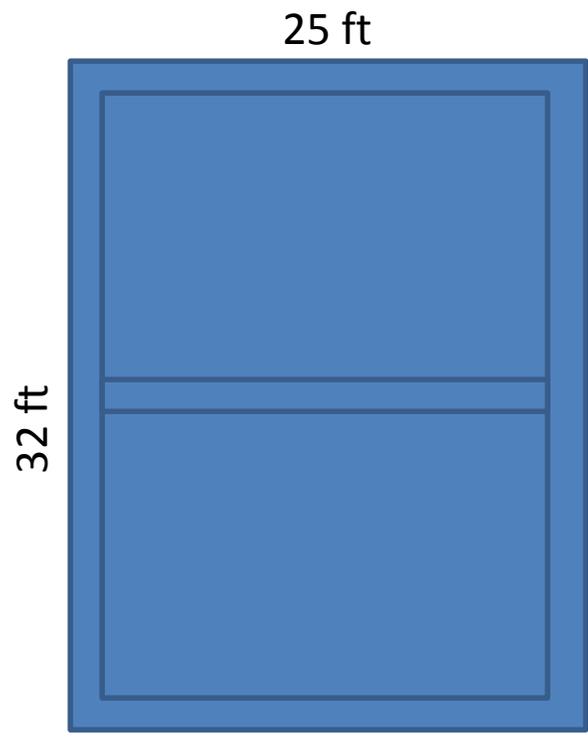


Floor Area

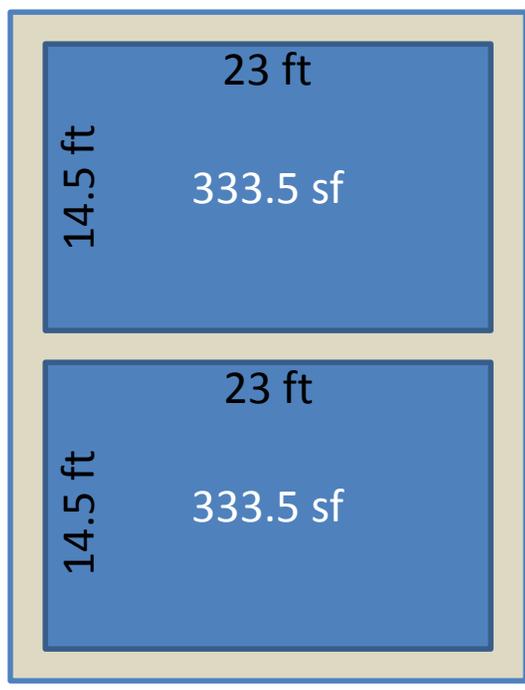
Floor Area Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
<p>Section 17.03.080 (page I-11)</p> <p>Applied throughout the Revised Draft NZO.</p>	<p>Floor area distinguishes between gross and net:</p> <ul style="list-style-type: none"> Gross is measured to the surface of 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. <p>Gross is the common form of floor area use. Net are references only in a couple instances.</p>	<p>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.</p>	<p>The Revised NZO approach provides a clear standard for all floor area related standards throughout Title 17.</p> <p>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.</p>

Floor Area

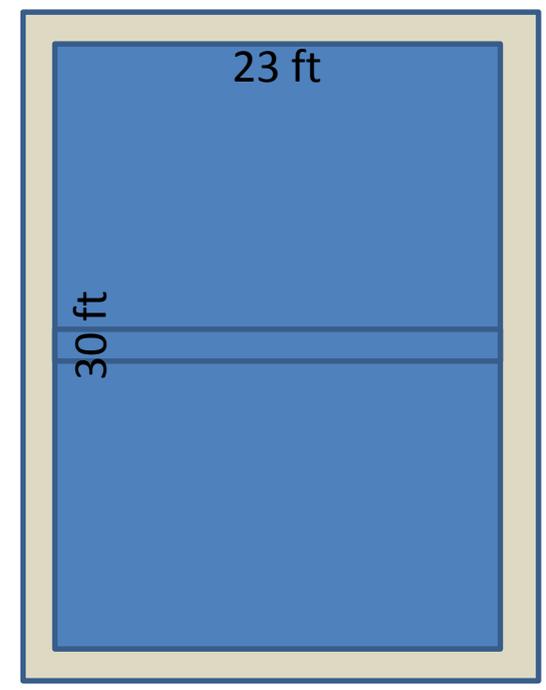
800 sq.ft



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			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Within the Front Setback			
<p>Section 17.24.090(A)(1) (page IV-7)</p>	<p>Exempt if fence or wall is 6 feet or less and gatepost is less than 8 feet in height.</p> <p>If greater than 6 feet in height, Minor CUP Required.</p>	<p>Same standard as existing, subject to ensuring adequate vision clearance and additional clarification for how heights are measured in different scenarios.</p> <div data-bbox="898 982 1501 1307" data-label="Diagram"> </div>	<p>The existing standard brought forward with the Revised Draft NZO to ensure consistency.</p> <p>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.</p> <p>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.</p>

Fences, Freestanding Walls & Hedges

Fences, Freestanding Walls, and Hedges Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Materials			
Section 17.24.090(B) (page IV-8)	No existing standards.	With limited exceptions, limitations on the use of chain link and concrete/masonry block. Requirement for more-finished side to be facing outward.	Design elements added to ensure aesthetic quality of fencing as many fences and walls will not need permits and not get reviewed by DRB.
Hedges			
Section 17.24.090 (B)(4) (page IV-8)	Fence development standards include Walls, but not Hedges.	Hedges now included with fences and walls in terms of heights and permit requirements.	The addition of hedges is intended to clear up a gap in existing regulations within the City. The City could revise this section to provide different height standards and/or permit requirements for hedges.

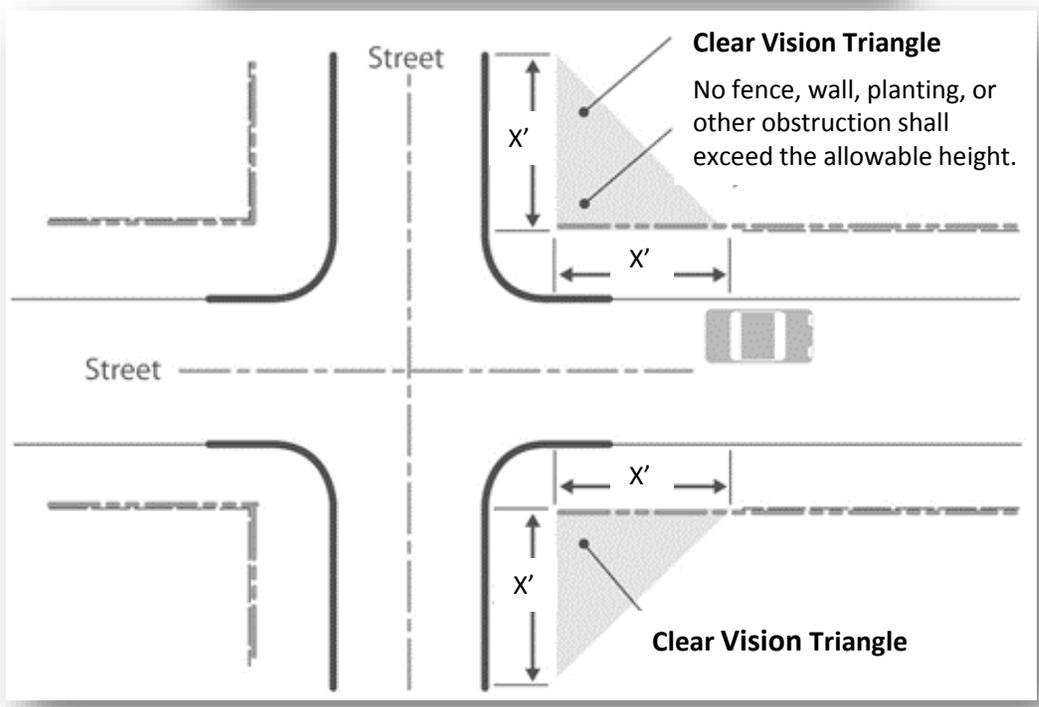
Fences, Freestanding Walls & Hedges



Fences, Freestanding Walls & Hedges

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

Fences, Freestanding Walls & Hedges



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?

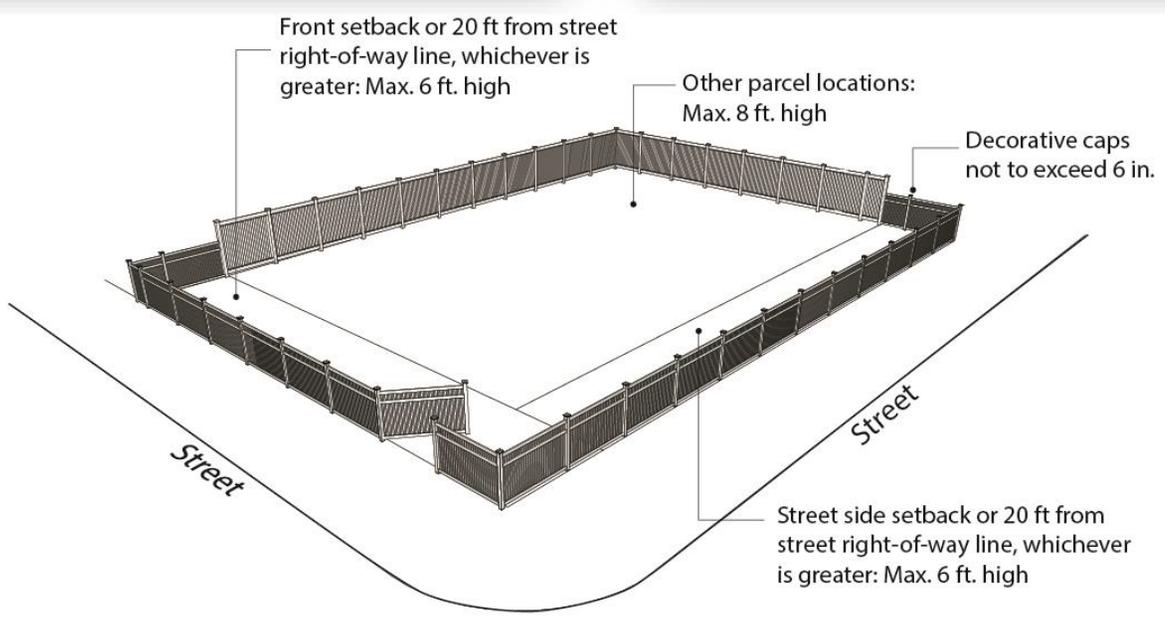
OUTDOOR STORAGE



Outdoor Storage

Outdoor Storage Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Section 17.24.130 (page IV-10)	<p>No standards for outdoor storage.</p> <p>GMC Chapter 12.13 regulates the accumulation of materials visible from a public street, alley, or neighboring property as a public nuisance.</p>	<p>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.</p> <p>Residential, Commercial, Office, and Open Space Districts: No outdoor storage is permitted.</p> <p>Industrial and Public and Quasi-Public Districts: Not permitted in front or street side setbacks.</p> <p>Agricultural Districts: 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.</p> <p>All allowable outdoor storage must be screened from public views.</p>	<p>The intent of the standards to is to limit the potential for negative visual impacts to the surrounding area and neighborhoods.</p> <p>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.</p>

Outdoor Storage



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			
Revised NZO Citation	Existing Methodology	New Methodology	Explanation
Minimum Dimension			
Section 17.03.140 (page I-17)	None required.	<p>Private open space must have horizontal dimensions of six feet or more.</p> <p>Common open spaces must have horizontal dimensions of 20 feet or more and less than 10 percent average slope.</p>	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.

Open Space

Open Space Comparison			
Revised NZO Citation	Existing Methodology	New Methodology	Explanation
Required Amount			
Section 17.07.050(B) (page II-6) and 17.07.060(B) (page II-7)	<p>DR Design Residential District 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).</p> <p>PRD Planned Residential Development District At least 40% in common and/or public open space.</p>	<p>RM Medium-Density Residential District 150 sq. ft. Common and 60 sq. ft. of private open space per unit.</p> <p>RH High-Density Residential District 100 sq. ft. common and 60 sq. ft. of private open space per unit.</p> <p>RMHP Mobile Home Park District 100 sq. ft. total per unit, at least 60 sq. ft. must be private open space.</p>	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.
Table 17.08.030 (page II-15)	VS Visitor-Serving Commercial 40% public and/or common open space.	VS Visitor-Serving Commercial District 40% common open space.	The standard could be re-termed to “Amenity Space” to better reflect the intent of this requirement and not confuse it with City Open Space.
Section 17.24.120 (page IV-10)		Mixed-Use Development 60 sq. ft of common/private where 40% or less floor area is residential. If more than 40%, apply RH standard.	
Section 17.41.210(B) (page IV-142)		Large Residential Care Facilities 50 sq. ft. common open space per resident.	

Open Space



Open Space

Open Space Comparison			
Revised NZO Citation	Existing Methodology	New Methodology	Explanation
Definition			
<p>Section 17.73.020 (page VI-42)</p>	<p>Common open space includes a variety of recreational space, but notably excludes “other developed areas”, which has caused confusion in the past.</p> <p>Private open space is defined as patios, decks, and yards for use of individual dwelling units.</p>	<p>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.</p> <p>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</p>	<p>The updated definition of common open space provides some clarity as to the scope of what areas may count towards an open space requirement.</p> <p>Rather than excluding “other developed areas”, the proposed definition is broad enough to include areas that improve the outdoor environment.</p>

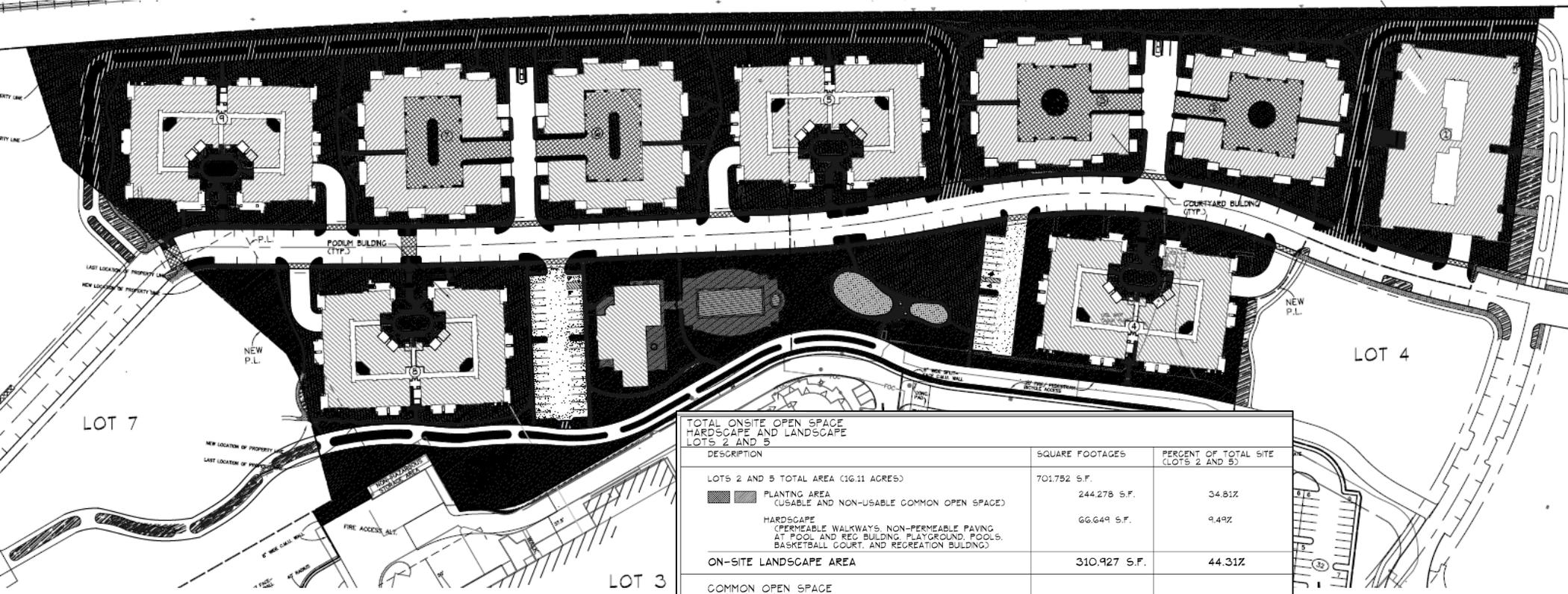
Open Space

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)	



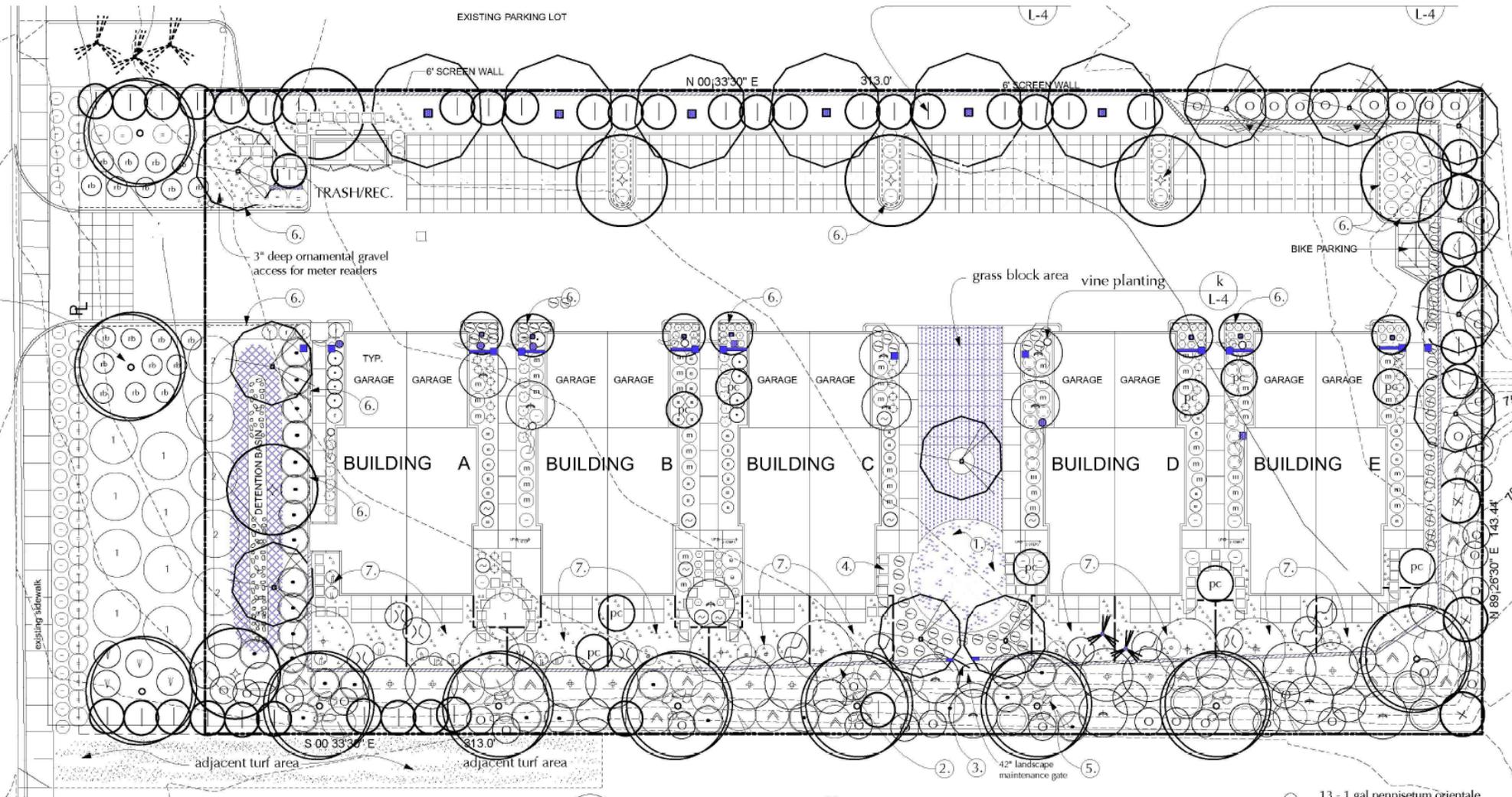
Open Space



TOTAL ONSITE OPEN SPACE HARDSCAPE AND LANDSCAPE LOTS 2 AND 5		
DESCRIPTION	SQUARE FOOTAGES	PERCENT OF TOTAL SITE (LOTS 2 AND 5)
LOTS 2 AND 5 TOTAL AREA (16.11 ACRES)	701,752 S.F.	
PLANTING AREA (USABLE AND NON-USABLE COMMON OPEN SPACE)	244,278 S.F.	34.81%
HARDSCAPE (PERMEABLE WALKWAYS, NON-PERMEABLE PAVING AT POOL AND REC. BUILDING, PLAYGROUND, POOLS, BASKETBALL COURT, AND RECREATION BUILDING)	66,649 S.F.	9.49%
ON-SITE LANDSCAPE AREA	310,927 S.F.	44.31%
COMMON OPEN SPACE LOTS 2 AND 5		
LANDSCAPE AREA FOR COMMON USE	271,160 S.F.	38.64%
PLANTING AREA	218,615 S.F.	31.15%
WALKWAYS (PERMEABLE)	45,289 S.F.	6.45%
PAVING AT POOL AND RECREATION BUILDING (NON-PERMEABLE)	7,256 S.F.	1.03%
PLAYGROUND	3,286 S.F.	0.47%
POOLS	2,368 S.F.	0.34%
1/2 BASKETBALL COURT	2,100 S.F.	0.30%
RECREATION BUILDING	6,350 S.F.	0.90%
TOTAL COMMON OPEN SPACE	285,264 S.F.	40.65%
EXCLUSIONS (EXCLUDED FROM LANDSCAPE AREA AND COMMON OPEN SPACE) LOTS 2 AND 5		
SIDEWALKS, BIKE RACK AREAS, RAMPS, AND STAIRS (PUBLIC AND NON-PERMEABLE)	55,668 S.F.	7.93%
PUBLIC AND PRIVATE STREETS, DRIVEWAYS, AND PARKING LOTS	84,794 S.F.	12.80%
MOTORCOURTS	30,302 S.F.	4.32%
GROUND LEVEL PATIOS AND STAIRS (PRIVATE)	27,288 S.F.	3.88%
TOTAL EXCLUSIONS FROM COMMON OPEN SPACE (SEE ARCHITECT PLAN FOR BUILDING COVERAGE)	203,052 S.F.	28.93%

Open Space

CALLE REAL



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

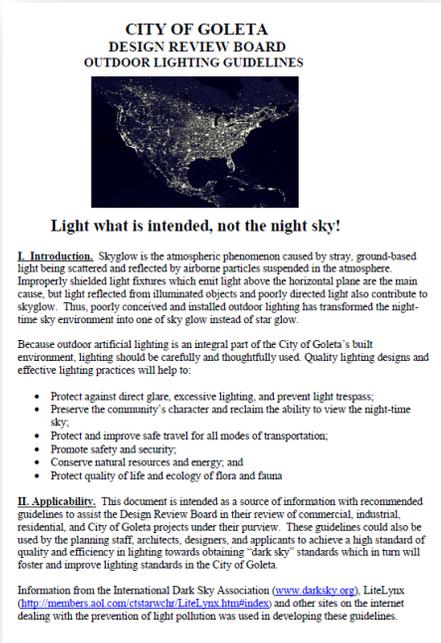
DRB Review on February 25th – See attached minutes

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

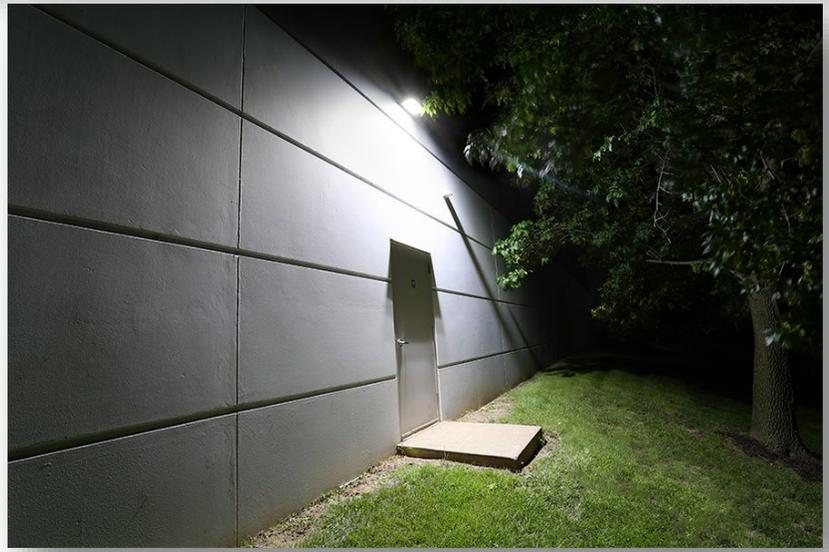
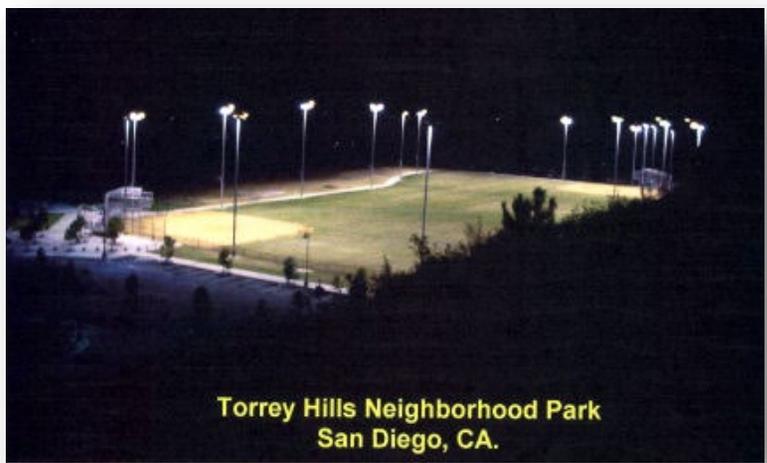
Public Comment Letters:

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

Lighting

Lighting Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Overall			
<p>Chapter 17.35 (page IV-63)</p>  <p>Light what is intended, not the night sky!</p> <p>I. Introduction. Skyglow is the atmospheric phenomenon caused by stray, ground-based light being scattered and reflected by airborne particles suspended in the atmosphere. Improperly shielded light fixtures which emit light above the horizontal plane are the main cause, but light reflected from illuminated objects and poorly directed light also contribute to skyglow. Thus, poorly conceived and installed outdoor lighting has transformed the night-time sky environment into one of sky glow instead of star glow.</p> <p>Because outdoor artificial lighting is an integral part of the City of Goleta's built environment, lighting should be carefully and thoughtfully used. Quality lighting designs and effective lighting practices will help to:</p> <ul style="list-style-type: none"> • Protect against direct glare, excessive lighting, and prevent light trespass; • Preserve the community's character and reclaim the ability to view the night-time sky; • Protect and improve safe travel for all modes of transportation; • Promote safety and security; • Conserve natural resources and energy; and • Protect quality of life and ecology of flora and fauna <p>II. Applicability. This document is intended as a source of information with recommended guidelines to assist the Design Review Board in their review of commercial, industrial, residential, and City of Goleta projects under their purview. These guidelines could also be used by the planning staff, architects, designers, and applicants to achieve a high standard of quality and efficiency in lighting towards obtaining "dark sky" standards which in turn will foster and improve lighting standards in the City of Goleta.</p> <p>Information from the International Dark Sky Association (www.darksky.org), LiteLynx (http://members.aol.com/ctstarauch/LiteLynx.htm#index) and other sites on the internet dealing with the prevention of light pollution was used in developing these guidelines.</p>	<p>The current Zoning Ordinance does not include any provisions for exterior lighting.</p> <p>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.</p>	<p>The NZO incorporates the guiding General Plan standards from policy VH 4.12 within Chapter 17.35 for all outdoor lighting.</p> <p>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.</p> <p>As part of the Design Review Board's review of proposed signage, compliance with dark-sky standards is required for approval of a project.</p>	<p>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.</p>

Lighting



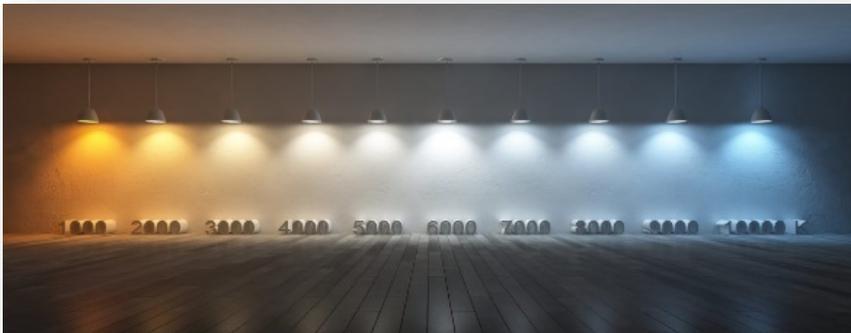
Lighting

Lighting Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Temporary Exemptions			
Section 17.35.020(A)(6) (page IV-63)	Not included.	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.	<p>The exemption is intended to provide an allowance for lighting that may not be envisioned in the NZO but is otherwise non-objectionable on a short-term basis.</p> <p>The City could eliminate this exemption or limit the number of renewals allowed.</p>

Lighting - Light Trespass

Lighting Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Light Trespass			
<p>Section 17.35.040(C) (page IV-65)</p>	<p>No universal standard currently exists.</p> <p>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.</p>	<p>Light level at property cannot exceed 0.1 foot-candles.</p> <p>The previous Draft NZO only included the existing Lighting Guidelines trespass guidance as a standard (including only applying the standard to parking lot lighting).</p>	<p>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.</p> <p>The City could revise this standard or make the standard variable based on the purpose of lighting (e.g., security vs. decorative).</p>
			

Lighting - Color Temperature

Lighting Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Lighting Color			
<p>Section 17.35.040(D) (page IV-65)</p>	<p>No standard currently exists.</p>	<p>New standard added to revised NZO to limit the color temperature allowed for lighting (3,000 Kelvin). https://www.modern.place/led-color-temperature-chart/</p> 	<p>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).</p>

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