



## DESIGN REVIEW BOARD Staff Report

Agenda Item D.1  
Meeting Date: February 26, 2019

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**TO:** Goleta Design Review Board

**FROM:** Planning and Environmental Review - Advance Planning staff

**SUBJECT:** Revised Draft New Zoning Ordinance Design Review Topics

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### **BACKGROUND:**

Advance Planning staff requests input from the Design Review Board (DRB) members with regard to proposed revisions to City's existing design review process and specific development standards within the recently released Revised Draft New Zoning Ordinance (NZO). At a September 2018 DRB meeting, Board members provided staff with general guidance as to a preferred Design Review process that brought back some components of the previous 3-levels of review, but with a desire to address some of the less-desirable aspects of both that and the current process.

Staff sought to synthesize that guidance from the DRB within the text of the Revised Draft NZO and returned to the DRB on February 12, 2019 to discuss the details of the revised process. At this hearing, staff and the DRB members discussed the following:

- 1) Reintroduction of a 3-level Design Review process;
- 2) The dual role of DRB being both a decision-maker on Design Review for staff-level, ministerial projects (e.g., Land Use Permits, Coastal Development Permits, etc.) and also a recommendation-body on Design Review for larger project that require a high-level discretionary action (e.g., Development Plans, Conditional Use Permits, etc.);
- 3) A change in the formal appealable action to be that of Final Review, rather than Preliminary Review, during the Design Review process; and
- 4) Upcoming DRB review of Revised Draft NZO standards for Landscaping, Lighting, and Signs at future meetings.

Attached to the staff report for the last DRB hearing on February 12, 2019 were the two Chapters from the Revised Draft NZO to be discussed at today's hearing, Landscaping (Chapter 17.34, 2 pages) and Lighting (Chapter 17.35, 3 pages). These two Chapters are also available for download on the City's [DRB webpage](#), or can be read within the NZO document, which is available in hard copy at City Hall and City Library or downloaded at <http://www.GoletaZoning.com>. At today's hearing, staff welcomes feedback from DRB and the public on these two Chapters NZO, particularly

as these two topics impact or influence proposed projects that are under the review authority of the DRB. A brief discussion of these Chapters is provided below.

## **DISCUSSION:**

***Landscaping (Chapter 17.34).*** The purpose of this Chapter of the Revised Draft NZO is to improve the appearance of the community; provide a means to retain and preserve trees; provide shade and energy conservation; soften the appearance of parking areas, promote the use of drought-tolerant species; and provide a buffer between adjacent properties and land uses. The development standards of the Chapter apply to new structures, additions to existing structures, changes of use that result in an increase in parking demand; and rehabilitated landscapes that trigger the State and City's recently adopted Water Efficient Landscape Ordinance (WELO). In such cases, the applicant would provide the Review Authority with a landscape plan that complies with the requirements of this Chapter.

***Lighting (Chapter 17.35).*** The purpose of this Chapter of the Revised Draft NZO is to preserve community character and protect the dark nighttime sky. To accomplish this, the Revised Draft NZO proposes to regulate outdoor lighting, with limited exception, and to prohibit any such lighting that would create significant visual impacts. Staff has provided several numerical requirements within this Chapter that are based upon existing City standards as well as Dark Sky Society recommendations and guidelines.

In general, the City could consider additional landscaping and lighting standards that are not included within the Revised Draft NZO in order to further regulate these two issues. Alternatively, the City could consider leaving the standards more broadly discussed in the NZO and leave the review of such issues to the Design Review Board on a case-by-case basis. The City could even possibly leave this discussion for the future development of a more-specific Design Review Guidelines document that details these issues, in addition to providing the standards for project simulations and the installation of story poles.

## **NEXT STEPS:**

***Signs (Chapter 17.40).*** Advance Planning staff anticipates returning to the DRB for a discussion of Signs (Chapter 17.40) at the March 12, 2019 hearing, with the concurrence of the Board. Additionally, if we are not able to complete our review and discussion on the topics of Landscaping and Lighting, the DRB could chose to continue the discussion to the next hearing or another future hearing date for further discussion as well.

## **ADDITIONAL INFORMATION:**

The City has created a website to provide the public convenient access to the complete Revised Draft NZO document, all supporting materials, as well as the previous 2015 Public Draft NZO. Visit [www.GoletaZoning.com](http://www.GoletaZoning.com) for those materials.