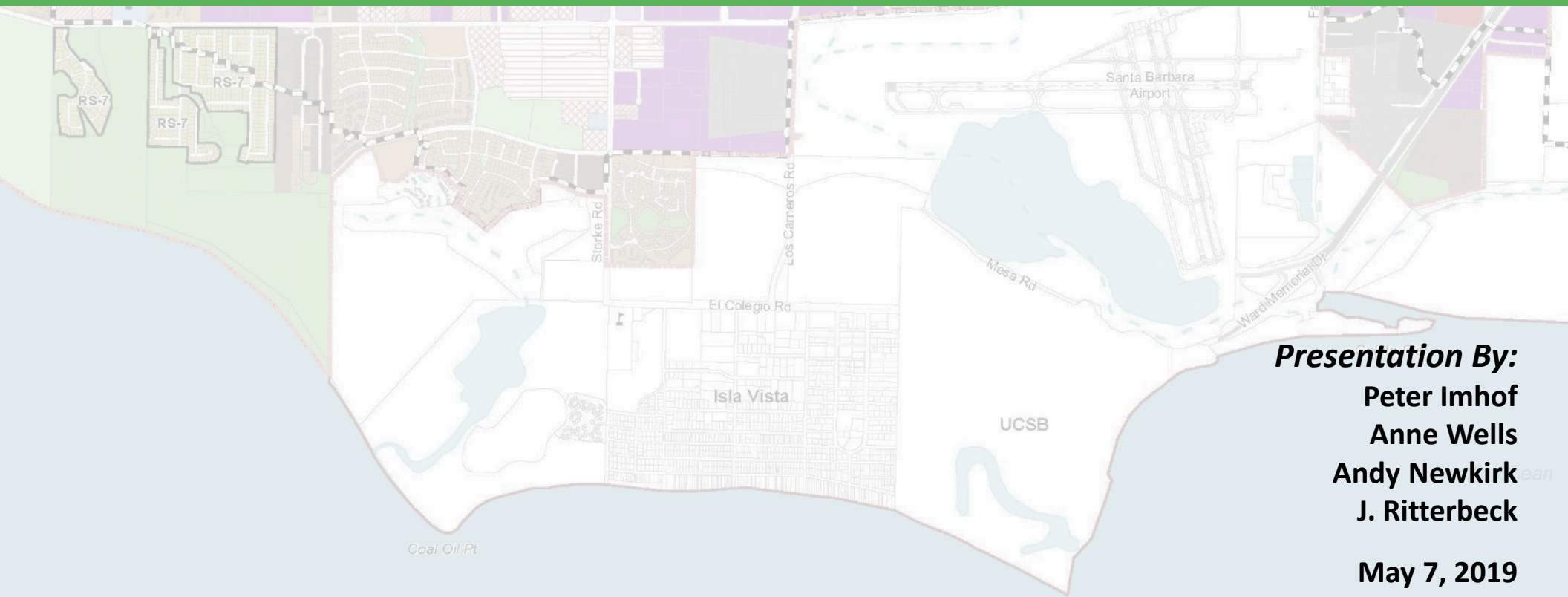




City of Goleta Revised Draft New Zoning Ordinance

City Council and Planning Commission Workshop



Presentation By:

Peter Imhof

Anne Wells

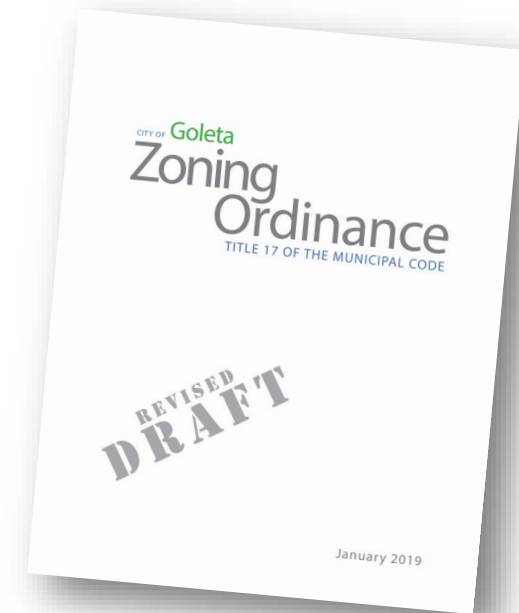
Andy Newkirk

J. Ritterbeck

May 7, 2019

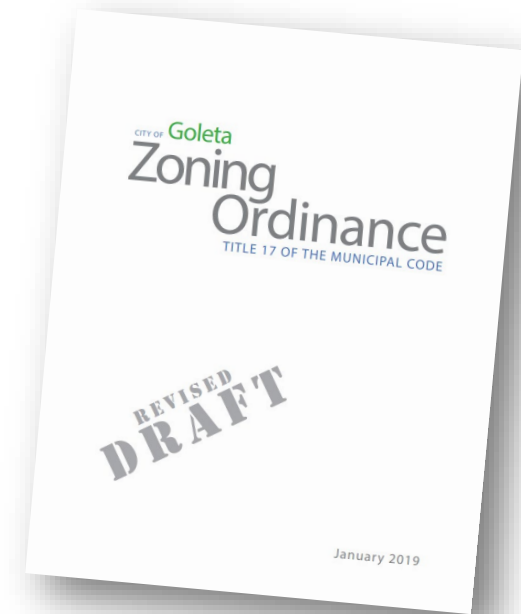
Workshop Agenda

- Summary of Release Documents
- Public Outreach Status
- Key Issues Review
 - General Plan Policy Guidance
 - Review Authorities & Permit Procedures
 - Design Review Board – Process and Findings
 - ESHA - SPA
 - Signs – Exempt Signs, Prohibited Signs, Electronic Changeable Copy
 - Parking and Open Space
 - Housing – Inclusionary and ADU
 - Mobile Vendors
 - Height – Measurement Calculation, Height Modification
 - Fences, Freestanding Walls and Hedges – Front Setback Height Limit
 - Lighting – dark sky consideration and Light Trespass
 - Front Setbacks - Residential
 - Day Care Facilities
 - RV and Trailer Parking/Storage in Setback Areas
- Next Steps



Workshop Format

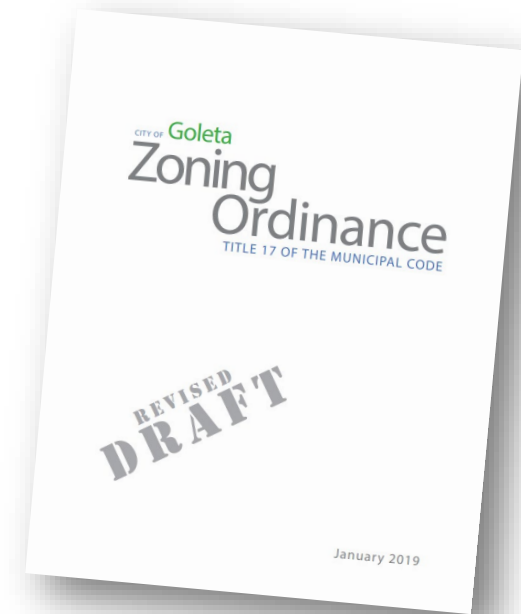
- Staff presentation
- Public comment
- CC/PC discussion & feedback



Revised Draft NZO

Release Materials (1/31/19)

- 2019 Revised Draft NZO
- Zoning Map
- Zoning Overlay Districts Map
- User's Guide
- Overview of Changes (2015 - 2019)
- Response to Planning Commission Comments (2016)
- Response to Public Comments (2015 - 2017)
- Underline-Strikethrough NZO Comparison (2015 - 2019)
- Key Issues Guide



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, if needed*

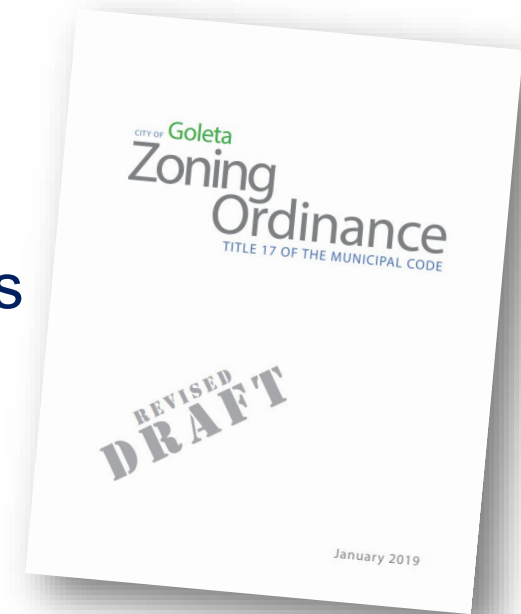
February 25th – May 9th: Nine (9) PC Workshops

- *Group Stakeholder Meetings to-date:* Environmental Defense Center, SyWest, Bacara Resort, Goleta Chamber of Commerce, Old Town Businesses, Goodland Coalition
- *Individual Stakeholder Meetings to-date:* B.Massey, W.Tingle, D.Trout, E.Monahan
- *Future Stakeholder Meetings:* As requested

April 24: City Council Ordinance Review Standing Committee

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 Amstutzler - 3/21
Barbara Massey - 3/21

February
Cecilia Brown - 2/8
Mica Pollard - 2/8
Cecilia Brown and Barbara Massey - 2/11
Fernina 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 paved 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

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



A map of the Santa Ana area showing various zoning codes (RS-7, RS-8, RS-10, RS-12, RS-15, RS-18, RS-20, RS-43.6) and road names (Cathedral Oaks Rd, 101, 217, Fair, Glens Annie Rd, Santa Ana, Water Ave). The map is overlaid with a semi-transparent green and orange banner.

KEY ISSUES GUIDE



A map of the Isla Vista and UCSB area showing road names (Storke Rd, Los Cameros Rd, El Colegio Rd, Mesa Rd, Ward Memorial Dr, Coal Oil Pt, Goleta Pt) and landmarks (Isla Vista, UCSB, Goleta Pier, Pacific Ocean). The map is overlaid with a semi-transparent green and orange banner.

Workshops #1 thru #8

WORKSHOP #1

**General Plan, State & Federal Law, City Ordinances
and Municipal Code**



Framework

Goleta General Plan/ Coastal Land Use Plan

Prepared by:



Planning and Environmental Services Department
130 Cremona Drive, Suite B
Goleta, California 93117
(805) 961-7500

Adopted by Resolution No. CC-06-38
October 2, 2006

Amended by Voter Referenda: Measure G, November 6, 2012

Amended by Resolution Numbers

08-06, February 19, 2008	12-69, October 2, 2012
08-30, June 17, 2008	14-43, July 15, 2014
08-56, November 4, 2008	14-65, December 16, 2014
09-30, May 19, 2009	15-03, January 20, 2015
09-32, May 19, 2009	15-49, October 20, 2015
09-44, August 18, 2009	17-46, October 17, 2017
09-59, November 17, 2009	18-65, December 4, 2018
10-57, November 16, 2010	19-02, January 15, 2019
11-09, February 15, 2011	19-21, April 16, 2019
12-46, July 17, 2012	

Applicable State and Federal Laws

California Coastal Act
California Environmental Quality Act (CEQA)
Housing <ul style="list-style-type: none"> Accessory Dwelling Units (ADU) Density Bonus Farmworker Housing Reasonable Accommodation Supportive and Transitional Housing
Mobile Home Park Closures
Subdivisions
Solar Energy Systems
Stormwater Management
Water Efficient Landscape Ordinance (WELO)
Federal Communication Commission (FCC) – T

Applicable City Ordinances

Accessory Dwelling Units (ADU) (Ordinance No. 18-01)
Appeals (Ordinance No. 03-08)
Cannabis (Ordinance No. 18-03)
County Code (Ordinance No. 02-17)
Development Impact Fees (DIFs) (Ordinance No. 19-04)
Floodplain Management (Ordinance No. 14-02)
Green Building Incentives (Ordinance No. 12-13)
Housing Element-Related Zoning Regulations (Ordinance No. 15-03)
Parking (Ordinance No. 03-05)
Residential Rooftop Solar Systems (Ordinance No. 15-06)
Short-term Vacation Rentals (Ordinance No. 15-02)
Special Events (Ordinance No. 13-03)
Termination of Nonconforming Uses (Ordinance No. 15-01)
Water Wells (Ordinance No. 15-05)
Zoning Code Standards and Processes (Ordinance No. 07-06)



Goleta Municipal Code Overlap

Repealing Sections Throughout Misc. Permits, Licenses, Agreements & Permissions
Existing Municipal Code Standards Short-term Rentals (GMC Chapter 5.08)
Permits under other Department Review Authority, but Better-suited for NZO
Permits under Planning Review Authority, but Better-suited in Another Department Newsrack Permit (Ord. 02-30)
Modifying Specific GMC Chapters and Sections Design Review Board (GMC Chapters 02-08)
Other Possible Sections



Workshop Feedback

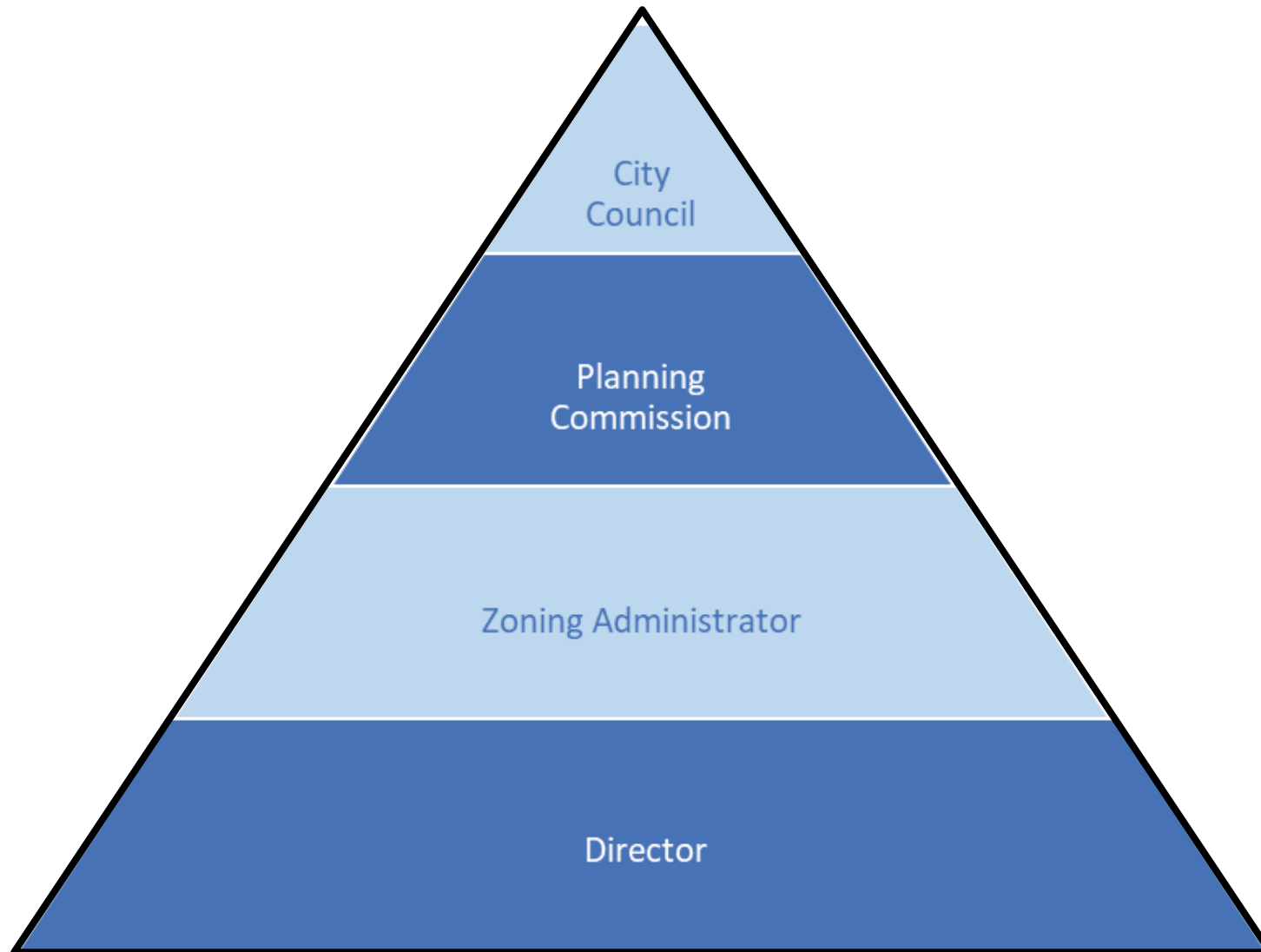
1. NZO drafted to implement all applicable GP policies and development standards.
2. Staff to keep apprised of changing laws.
3. Several sections of Municipal Code to be amended.
4. Numerous City Ordinances to be repealed & replaced.

WORKSHOP #2 & #3

Review Authorities & Permit Procedures



Review Authorities



Review Authorities

Review Authorities					
	Director	Administrative Hearing Officer ¹	Zoning Administrator	Planning Commission	City Council
Planning Permit or Action					
Coastal Development Permit	Decision	Appeal ¹		Appeal	Appeal
Coastal Development Permit (within Appeals Jurisdiction)	Decision ²		Decision	Appeal ²	Appeal
Design Review	See Chapter 17.58, Design Review				
Development Plan	See Chapter 17.59, Development Plans				
Emergency Permit	Decision				
Land Use Permit	Decision	Appeal ¹		Appeal	Appeal
Major Conditional Use Permit				Decision	Appeal
Minor Conditional Use Permit			Decision		Appeal
Modification			Decision		Appeal
Minor Change or Amendment	Decision				
Substantial Conformity Determination	Decision				
Temporary Use Permit	Decision	Appeal ¹		Appeal	Appeal
Variance			Decision		Appeal
Zoning Clearances	Decision				
1. Potential new appeal path to Administrative Hearing Officer with no further appeals to Planning Commission or City Council. 2. Coastal Development Permit with waived hearing moves Review Authority to Director and appeal body to the Planning Commission.					

Design Review Board

Levels of Design Review



Required Findings

Design Review approval requires making all eleven findings.

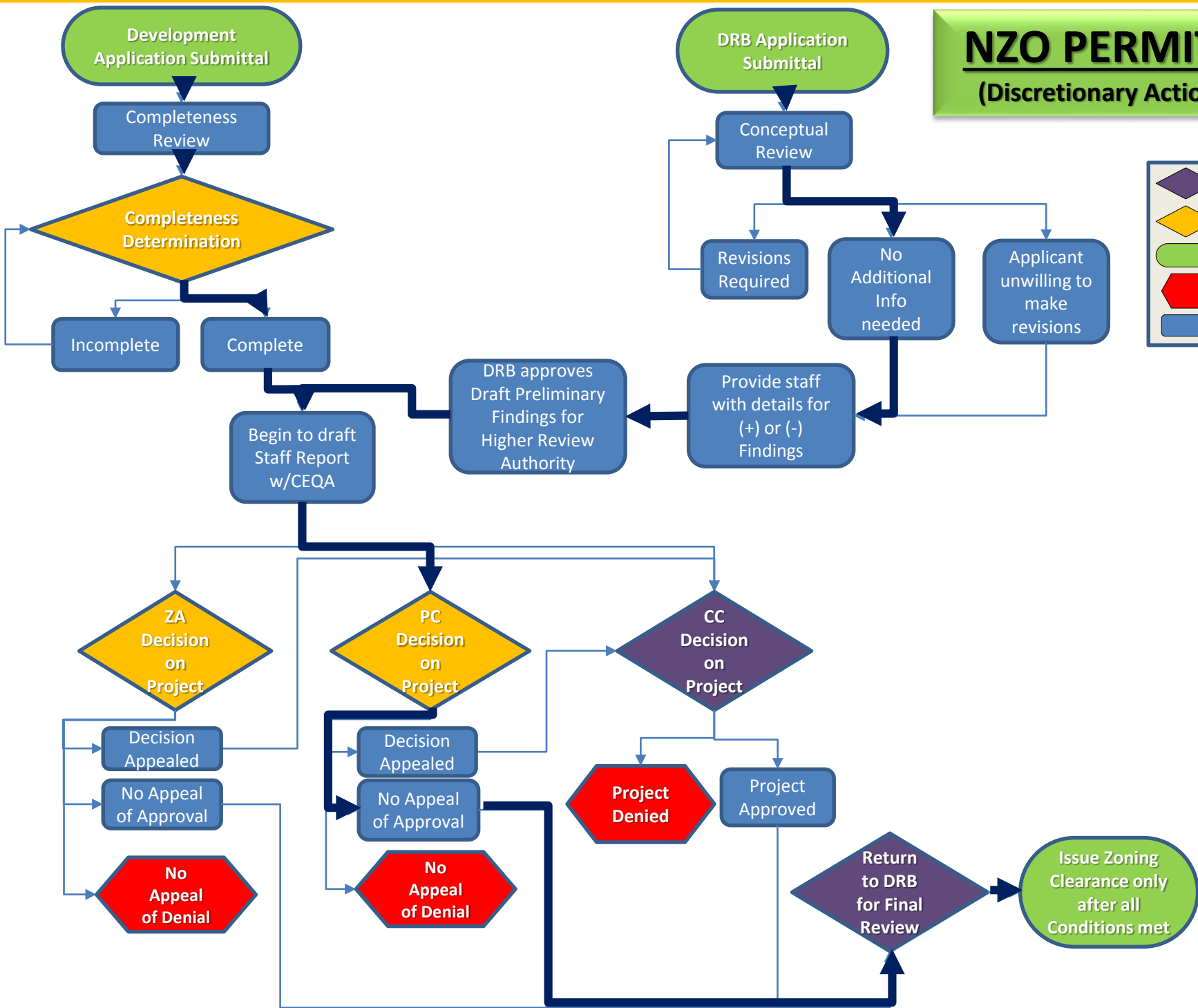
- Neighborhood compatibility (i.e., size, bulk, scale, materials, layout, color, privacy, views, solar access, screened outdoor equipment);
- Minimized grading and adequate landscaping;
- Avoidance of protected resources; and
- Exterior lighting is appropriate and dark-sky compliant

NZO PERMIT PROCESS

(Discretionary Action w/DRB review)

LEGEND

- Non-appealable Action
- Appealable Action
- Process Begins/Ends
- Project Stops: No Appeals
- Non-appealable Processing



Workshop Feedback

1. Remove Administrative Hearing Officer as a Review Authority.
2. Restudy Design Review Board process to streamline.
3. Increase public noticing to at least 500 feet.
4. Simplify the Appeal process.
5. Allow flexibility for Nonconforming uses and structures.
6. Reinstate Land Use Permit and Development Plan.
7. The new Zoning Clearance is useful.
8. Agreement to keep NZO, General Plan, and CEQA review and analyses separate.

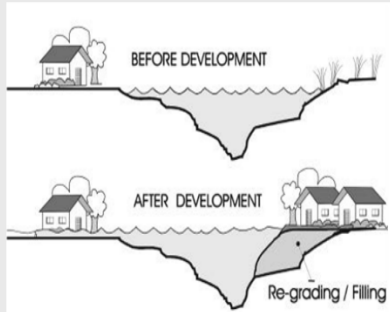
WORKSHOP #4

Environmentally Sensitive Habitat Area
(ESHA), Open Space, Height



ESHA

Streamside Protection Areas



Reduces Flooding

Riparian areas lessen the damage from flooding by slowing runoff, enabling water to soak into the ground, and absorbing excess flow during flood events.



Filters Pollutants

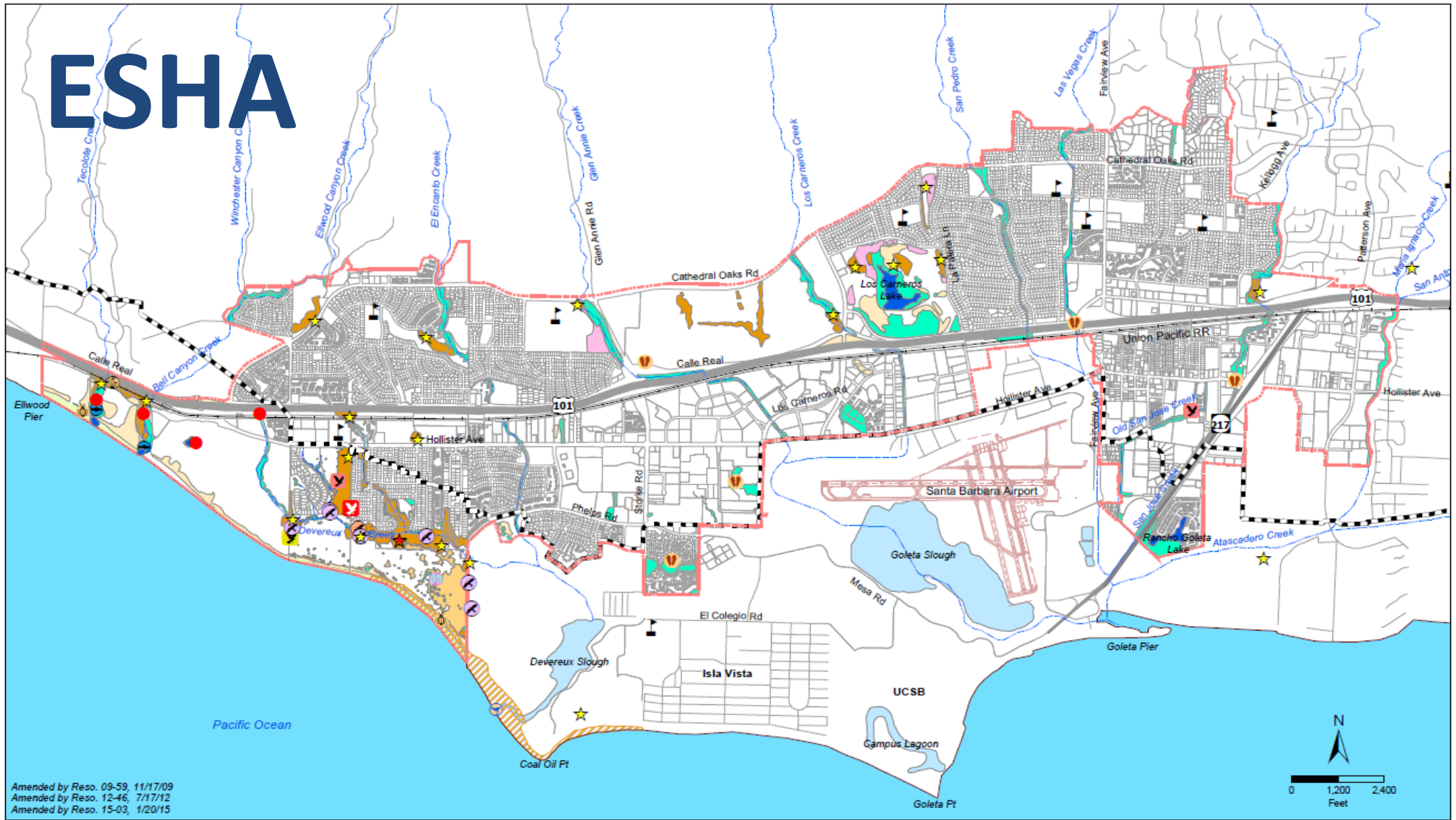
Vegetated areas filter and trap sediments, chemicals and other pollutants from runoff. Dissolved nutrients, such as nitrogen or phosphorus, chemically bond with soil and are taken up by plants before they can enter an aquifer.



Helps Wildlife

Riparian forests in California support a greater diversity of wildlife than any other habitat type and function as primary migration routes for most wildlife. Only 1 percent of the land is riparian, yet over 90 percent of the animals are dependent on these areas for survival.





Amended by Reso. 09-59, 11/17/09
 Amended by Reso. 12-46, 7/17/12
 Amended by Reso. 15-03, 1/20/15

Legend		Special-Status Species		Other Features	
Environmentally Sensitive Habitats					
Beach and Shoreline	Sage Scrub/Dune/Bluff Scrub	Cooper's Hawk Nest	Tidewater Goby	Goleta City Boundary	Sources: Habitat mapping conducted by Jones & Stokes in April-May 2006 based on aerial imagery (1-foot resolution) and field observation, merged with 1) information on the occurrence of special status habitats and species collected by City from recent information from local environmental review; 2) mapping of creeks, ponds, lakes and reservoir location based on USGS topographic map review and habitat management plan documents, air photo interpretation, and field survey; and 3) review of California Natural Diversity Database (CNDDB) records by Jones & Stokes for occurrence of special status species in the Goleta and Dos Pueblos quadrangles and vicinities (2005 databases). Habitats reflect those comprising an ESHA.
Unvegetated Open Creek Channel	Native Upland Woodlands/Savannahs	Kite Nest	Red-Legged Frog	Coastal Zone	<p>Note: ESHA locations are approximate. Any area not designated on the ESHA map that meets the ESHA criteria shall be accorded the same protections as if the area was shown on the map. ESHA buffers are not shown on this map. Refer to the applicable policy in the General Plan for the specific buffer widths.</p>
Open Water	Monarch Butterfly and/or Raptor Roosting Habitat	Red-Shouldered Hawk Nest	Globose Dune Beetle	Schools	
Riparian/Marsh/Vernal Pool	Critical Habitat for the Western Snowy Plover	Red-Tailed Hawk Nest	Santa Barbara Honeysuckle	Creeks	
Native Grassland		Vulture Roost	Black-Flowered Figwort		
		Western Snowy Plover	Southern Tarplant		
			Monarch Butterfly Aggregation		
			Elwood Main Monarch Grove		

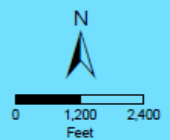


Figure 4-1
SPECIAL-STATUS SPECIES AND ENVIRONMENTALLY SENSITIVE HABITAT AREAS
 GENERAL PLAN/COASTAL LAND USE PLAN
 June 2016

SPA Discussion

CE 2.2 Streamside Protection Areas. [GP/CP] A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the SPA in a natural state in order to protect the associated riparian habitats and ecosystems. The SPA shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the SPA upland buffer shall be as follows:

- a. **The SPA upland buffer shall be 100 feet outward** on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The City may consider increasing or decreasing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. **The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide**, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.
- b. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a **conditional use permit**.

Workshop Feedback

1. Streamside Protection Areas should be better protected.
 2. All ESHA should have enhanced protections like SPAs.
 3. Agreed value of identical standards for Inland / Coastal.
 4. City to consider General Plan Amendment for CE 2.2.
 5. Request for examples to be provided to aid discussion on some key topics.
- Floor Area, Fences/Walls/Hedges, & Outdoor Storage pushed to later workshop
 - Request to revisit Height and Open Space as well.

WORKSHOP #5

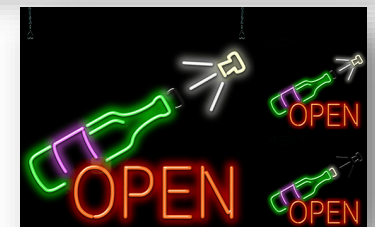
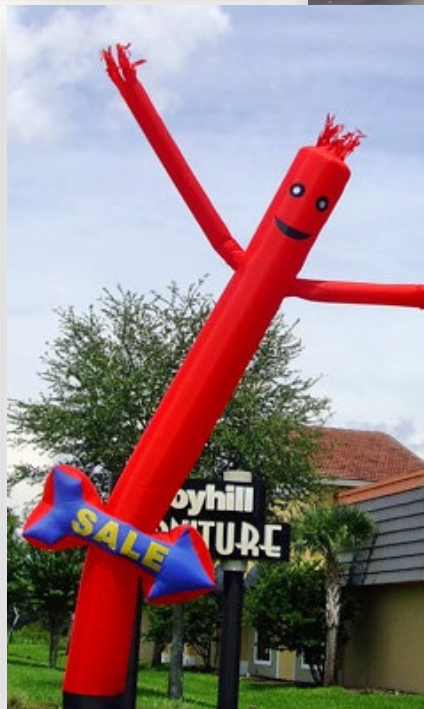
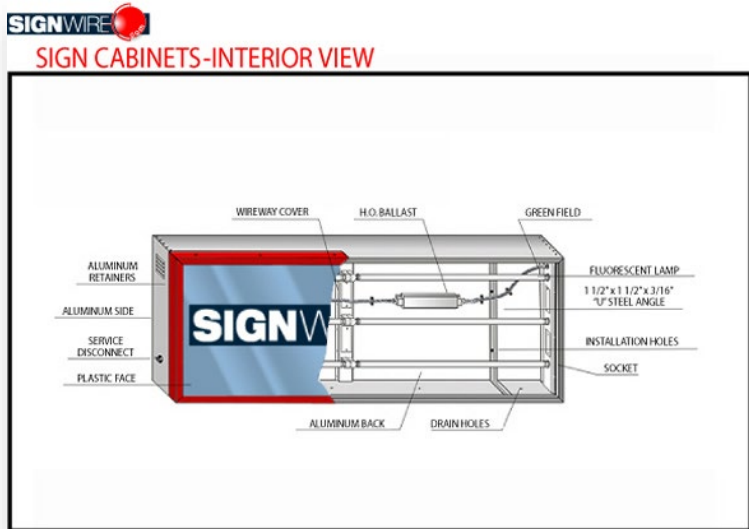
Parking and Signs



Exempt Signs



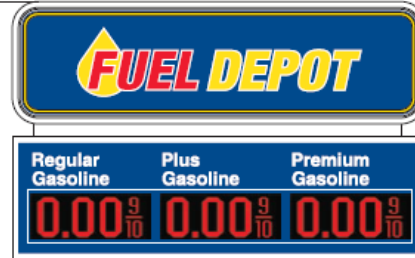
Prohibited Signs



Electronic Changeable Copy

Sign A

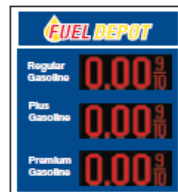
Double Sided Pole Sign
Existing sign cans with new Fuel Depot Sign faces -
Blue background is opaque with lettering and border being translucent for illumination
LED price display



30ft

Sign B

Double Sided Pole Sign
Existing sign cans with new Fuel Depot branding and LED price display



8ft



Workshop Feedback

1. Open to parking reductions in certain locations and circumstances.
2. Open to creative parking lot designs to reduce heat island effect and provide for solar.
3. General support for direction of NZO on Signage.

WORKSHOP #6

Housing, Community Assembly, Mobile Vendors,
Energy, and Accessory Uses



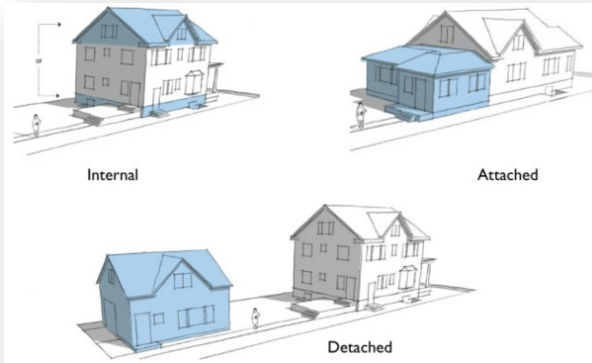
Housing

Housing Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Diverse Housing Types			
<p>Tables 17.07.020, 17.08.020, and 17.09.020 (page II-2)</p> <p>Chapter 17.41 (page IV-126)</p> <p>Section 17.72.010 (page VI-3)</p>	<p>Regulations and allowances included for Special Care Homes, Dormitories, Transitional and Supportive Housing, and Farmworker Housing.</p> 	<p>Regulations and allowances included for Emergency Shelters; Farmworker Housing; Group Residential; Live/Work Units; Residential Care Facilities; Residential Facility, Assisted Living; Single-Room Occupancy (SRO) Housing; Supportive Housing; and Transitional Housing.</p> 	<p>Allowances and standards for various housing types included to implement General Plan Policies HE 2.1., HE 2.2, and HE 3.2 as well as implement requirements of State law.</p>

Housing

Housing Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Inclusionary Housing			
Chapter 17.28 (page IV-27)	No standards codified currently. General Plan Policy HE 2.5 applied to projects through conditions of approval.	<p>Applies to “for-sale” units only.</p> <p>New findings added to support City-preferred outcomes added for Inclusionary Housing.</p> <p>Fractional unit calculations added to clarify process when partial dwelling units would be required.</p>	<p>Ensures consistency with General Plan Policy HE 2.5.</p> <p>This Chapter could be modified to include rental units; however, it would require that HE 2.5 be amended to include rental units in addition to for-sale units.</p>
Accessory Dwelling Units (ADU)			
Section 17.41.030 (page IV-127)	Ordinance No. 18-01 created updated regulations for ADUs that are now being applied to new applications.	<p>No substantive changes from Ord. No. 18-01.</p> 	<p>Implements State law. Supports General Plan Policy HE 2.7.</p>

Workshop Feedback

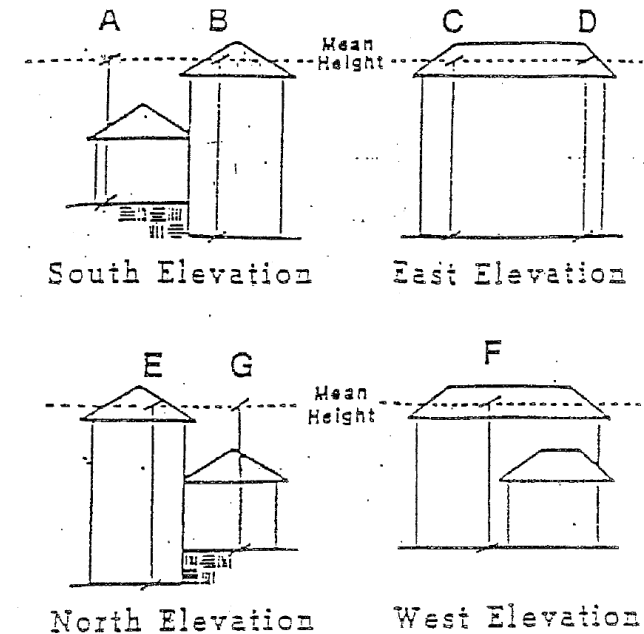
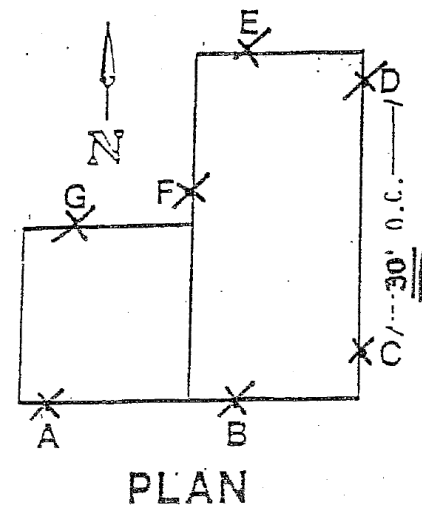
1. City to consider General Plan Amendment to HE 2.5.
2. General support for diversity of housing options in NZO.
3. General support for Community Assembly standards.
4. Direction to require properties using Mobile Vendors to acquire a Temporary Use Permit, or Minor Condition Use Permit if reoccurring.
5. General agreement to follow State regulations for Solar.
6. General agreement on approach of NZO towards Accessory Uses.

WORKSHOP #7

Height, Floor Area, Fences/Walls/Hedges, Outdoor Storage, Open Space, and Lighting



Height



BUILDING HEIGHT CALCULATIONS

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

A= 20' E= 26'
 B= 26' F= 20'
 C= 26' G= 20'
 D= 26'

Total heights = 164
 164 divided by 7

Building height = 23.5'

Definitions

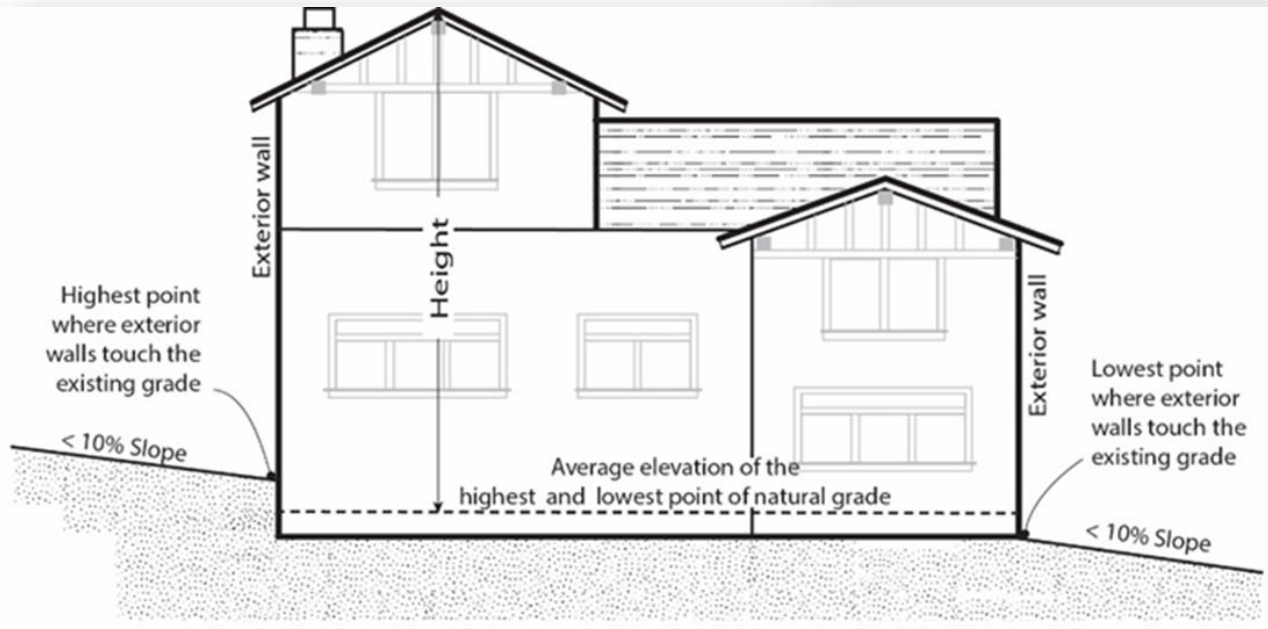
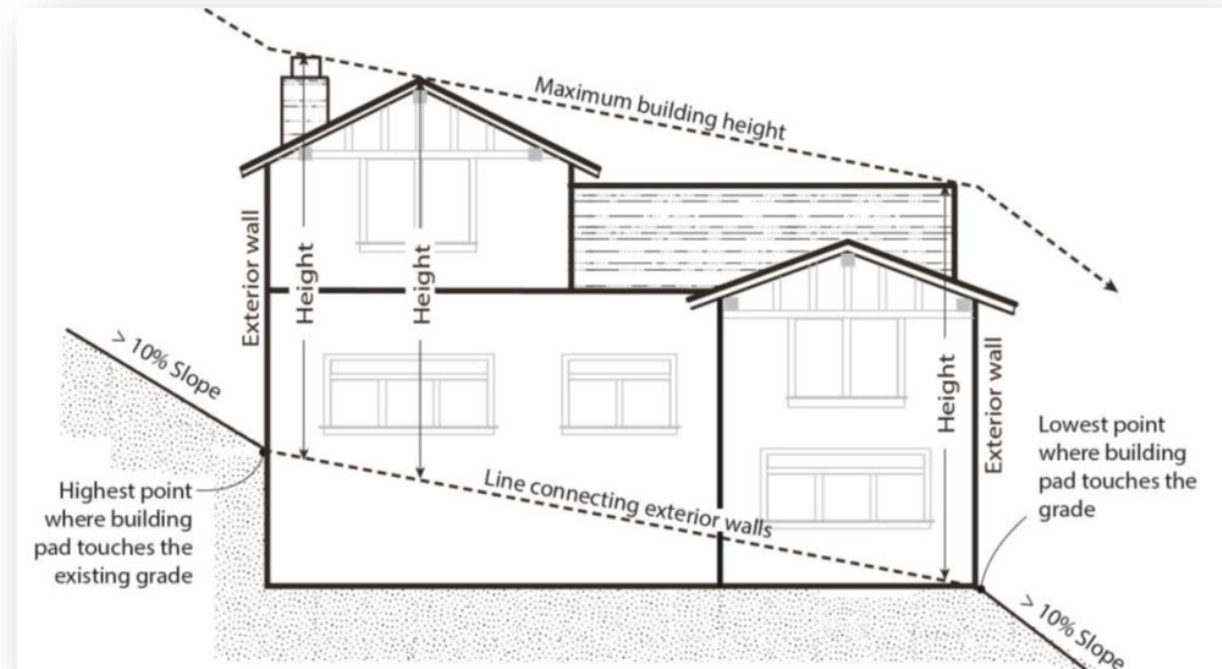
Building Height: The vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or the mean height of the highest gable of a pitch or hip roof. For buildings constructed on stepped pads (with various finished grades and multiple 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.

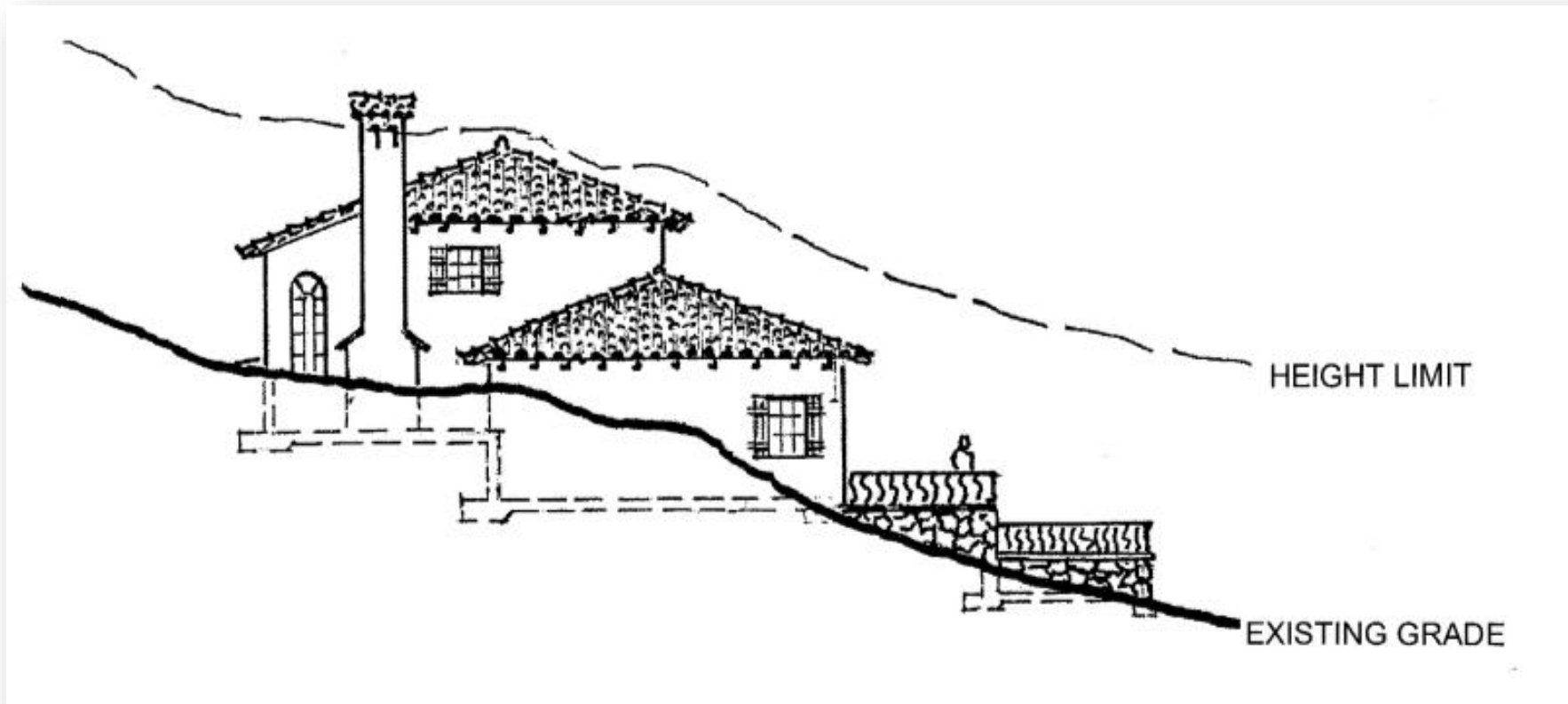
Height



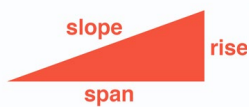
Height



Height



Roof Pitch:
rise / span



1/12

2/12

3/12

4/12

5/12

6/12

7/12

8/12

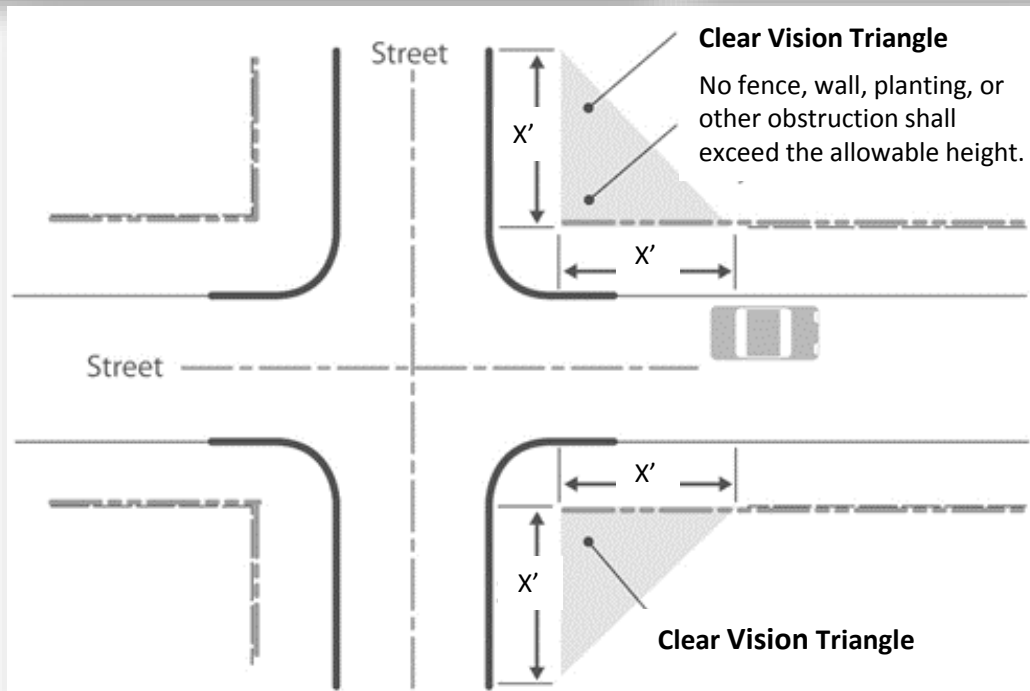


GoletaZoning

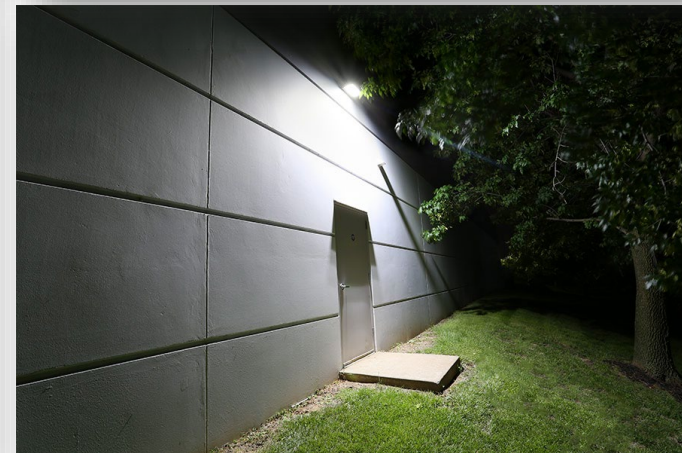
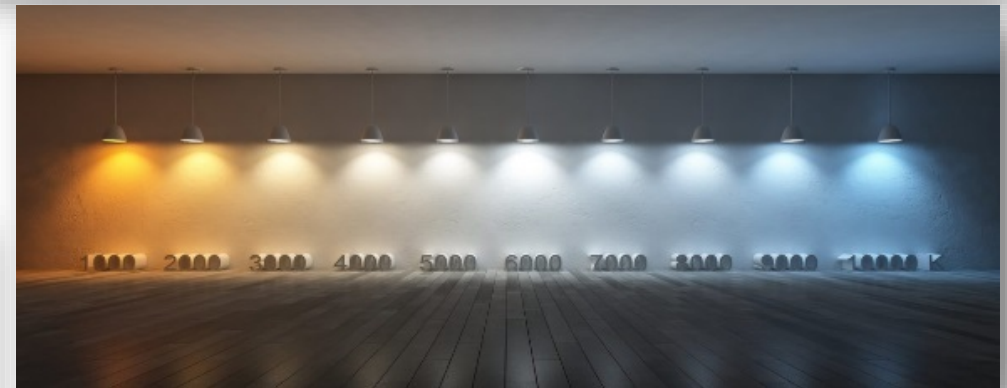
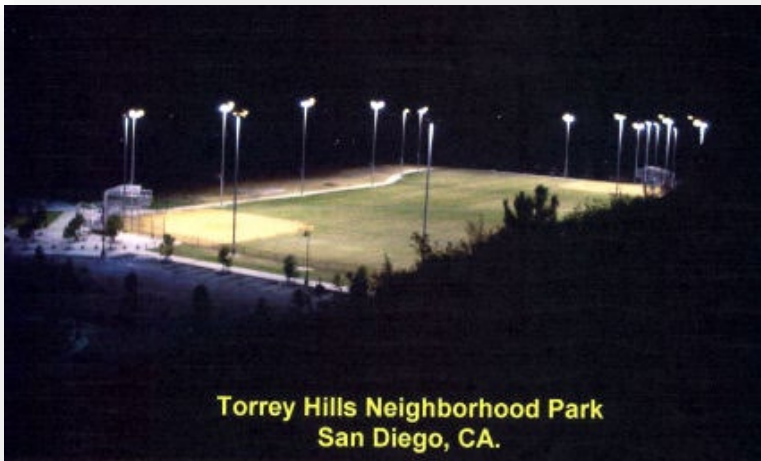
Height

Height Comparison																											
Revised NZO Citation	Existing Standard	New Standard	Explanation																								
Height Modifications																											
Section 17.62.020(B)(1) (page V-51)	Up to 10% increase in District height standard; approved by Zoning Administrator.	Up to 50% increase in District height standard, approved by Planning Commission	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. Because of the higher Review Authority, the potential modification is higher (50%) than existing. This could be reduced closer to the existing allowed modification. 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.																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>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> <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>25 feet = 35 feet</td> <td colspan="2">25 feet = 37.5 feet</td> </tr> <tr> <td>30 feet = 42 feet</td> <td colspan="2">30 feet = 45 feet</td> </tr> <tr> <td>35 feet = 49 feet</td> <td colspan="2">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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Fences, Freestanding Walls & Hedges



Lighting



Workshop Feedback

1. Agreed value in the new NZO height methodology.
2. Allow bonus three feet with 4:12 roof pitch.
3. Limit height Modifications of 20%-30% of max. height.
4. Limit exempt fences/walls in front setback to four feet.
5. Allow flexibility in Outdoor Storage in Residential areas.
6. General acceptance of NZO approach to Open Space, but require more private Open Space in multi-family.
7. Agreement for strict outdoor lighting standards.

WORKSHOP #8

Day Care, Residential Setbacks, and
Trailers/RV Parking



Day Care

Santa Barbara	TOTAL LICENSED	TOTAL CAPACITY
Adoption Agency	1	
Adult Day Program	18	997
Adult Residential	40	233
Day Care Center	148	6,358
Family Day Care Home	399	4,317
FFA Certified Home	76	
Foster Family Agency	1	6
Foster Family Sub-Agency	4	54
Group Home	7	44
Home Care Organization	21	
Infant Center	24	507
Residential Care Elderly	117	2,061
Residential Care Elderly-Continuing Care	5	1,677
Residential Care Facility - ill	1	8
Resource Family Home	6	
School-Age Day Care	21	1,240
Social Rehab	4	44
Total -Santa Barbara	893	17,546

Facility Name	Address	Zip	Status
ABSOLUTE RESIDENTIAL CARE	435 REX PLACE	93117	Licensed
CASA BEAUMONT	571 BEAUMONT WAY	93117	Licensed
CASA NAOMI - BRADFORD HOME	7779 BRADFORD DRIVE	93117	Licensed
CASA NAOMI-CATHEDRAL OAKS HOME	5618 CATHEDRAL OAKS	93117	Licensed
CASA NAOMI-FAIRVIEW HOME	6181 VERDURA DRIVE	93117	Licensed
CASA SALISBURY	264 SALISBURY AVE	93117	Pending
DEVEREUX FOUNDATION - WEISMAN CENTER (RCFE)	6960 DEVEREUX WAY	93117	Licensed
EDELWEISS HOME FOR THE ELDERLY	7067 ARMSTRONG ROAD	93117	Licensed
GOOD SHEPHERD, LLC, THE	6268 ABERDEEN AVE	93117	Pending
MARIPOSA AT ELLWOOD SHORES	190 VIAJERO DR	93117	Licensed

Draft NZO Standards

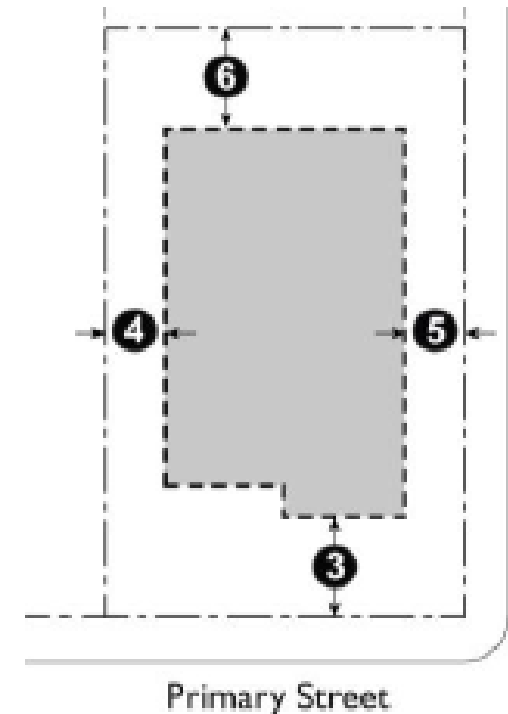


2015
Draft

TABLE 17.07.030: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS							
	District					Additional Regulations	#
	RS	RP	RM	RH	RHMP		
Building Form and Location							
Setbacks (ft.)	For RHMP, the setback standards apply to the perimeter of the Mobile Home Park.						
Front	20	-	20	20	20		③
Interior Side	5	5	5	5	5	(A)	④
Street Side	5	5	5	5	5	(A)	⑤
Rear	20(A)	10	10	10	15		⑥

TABLE 17.07.030: DEVELOPMENT REGULATIONS— RESIDENTIAL DISTRICTS							
	District					Additional Regulations	#
	RS	RP	RM	RH	RMHP		
Minimum Setbacks (ft.)	For RMHP, the setback standards apply to the perimeter of the Mobile Home Park. Setbacks from individual mobile homes are provided in Sec. 17.07.060(C).						
Front	20	N/A	20	20	20	(B)	③
Interior Side	10% of lot width; min 5, max 10	10	10	10	15	(C)	④
Street Side	10	<ul style="list-style-type: none"> Lots less than 100 feet in width: 20% of lot width, min 10 Lots 100 feet or more in width: Same as required front setback 				(B)	⑤
Rear	25(D)	10	10	10	15	(E)	⑥

2019
Draft



2019 NZO Standards

17.38.070 Location of Required Parking – Residential Uses.

[...]

3. ***Trailers and Recreational Vehicle Parking/Storage.*** Trailers and recreational vehicles may be parked/stored in any setback area, subject to the following provisions:
- a. The trailer or recreational vehicle must not project into the public right-of-way at any time.
 - b. The trailer or recreational vehicle must be operable and have a current year's registration for operation on public streets.
 - c. The trailer or recreational vehicle must not be occupied for living purposes.
 - d. The trailer or recreational vehicle must be parked on a paved or gravel surface.
 - e. Access is provided via a City-approved driveway approach along the street frontage.
 - f. The trailer or recreational vehicle may only be parked or stored within the front setback where there is no existing driveway or other access to another portion of the property that can accommodate the trailer or recreational vehicle.





Workshop Feedback

1. After reconsideration, directed staff to allow Trailer/RV parking within setbacks.
2. Direction to be more permissive towards Day Care facilities in selected Residential and Commercial Zones.
3. Direction to reinstate 20 foot front setback for Planned Residential (RP) zone district.

WORKSHOP #9

**Exemptions, Developer Incentives, Mobile
Vendors, Lot Coverage, Commercial Zone
Development Standards, Transitional
Standards**



Next Steps

- May 9th: Workshop #9 – PC-requested topics discussion / Wrap-up
- Two Additional Open Houses: TBD
- *[Additional PC Workshops, if needed]*
- Mid-year → end of 2019: NZO Adoption Packet Prep & Hearings

PUBLIC COMMENT

followed by

CITY COUNCIL / PLANNING COMMISSION DISCUSSION

