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)
- Underline-Strikethrough NZO Comparison (2015 - 2019)
- Key Issues Guide
Public Outreach

January 31\(^{st}\): Release of Revised Draft NZO

January 22\(^{nd}\) – March 12\(^{th}\): Three (3) DRB Hearings

February 4\(^{th}\) – 9\(^{th}\): Four (4) NZO Open Houses
  - More Open Houses to be scheduled, if needed

February 25\(^{th}\) – May 9\(^{th}\): 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 7\(^{th}\): Joint Planning Commission / City Council Workshop

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

www.GoletaZoning.com
KEY ISSUES GUIDE

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:

City of Goleta
Planning and Environmental Services Department
130 Cremona Drive, Suite B
Goleta, California 93117
(805) 961-7000

Adopted by Resolution No. CC-06-38
October 2, 2009

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

Amended by Resolution Numbers

08-06, February 19, 2008
08-30, June 17, 2008
08-55, November 4, 2008
09-30, May 19, 2009
09-32, May 19, 2009
09-44, August 18, 2009
09-59, November 17, 2009
10-57, November 16, 2010
11-05, February 15, 2011
12-46, July 17, 2012

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
Newpark 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

- City Council
- Planning Commission
- Zoning Administrator
- Director
## Review Authorities

<table>
<thead>
<tr>
<th>Planning Permit or Action</th>
<th>Director</th>
<th>Administrative Hearing Officer</th>
<th>Zoning Administrator</th>
<th>Planning Commission</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coastal Development Permit</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td>Appeal</td>
</tr>
<tr>
<td>Coastal Development Permit (within Appeals Jurisdiction)</td>
<td>Decision²</td>
<td>Decision</td>
<td></td>
<td>Appeal²</td>
<td>Appeal</td>
</tr>
<tr>
<td>Design Review</td>
<td>Decision</td>
<td>Appeal¹</td>
<td>See Chapter 17.58, Design Review</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Plan</td>
<td>Decision</td>
<td>Appeal¹</td>
<td>See Chapter 17.59, Development Plans</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Permit</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
<tr>
<td>Land Use Permit</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
<tr>
<td>Major Conditional Use Permit</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Decision</td>
<td>Appeal</td>
</tr>
<tr>
<td>Minor Conditional Use Permit</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
<tr>
<td>Modification</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
<tr>
<td>Minor Change or Amendment</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
<tr>
<td>Substantial Conformity Determination</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
<tr>
<td>Temporary Use Permit</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
<tr>
<td>Variance</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
<tr>
<td>Zoning Clearances</td>
<td>Decision</td>
<td>Appeal¹</td>
<td></td>
<td>Appeal</td>
<td></td>
</tr>
</tbody>
</table>

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

- Conceptual Review
- Preliminary Review
- Final 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.
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.
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 branding and LED price display
Blue background is opaque with lettering and border being translucent for illumination

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

<table>
<thead>
<tr>
<th>Revised NZO Citation</th>
<th>Existing Standards</th>
<th>New Standards</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Diverse Housing Types</strong></td>
<td>Regulations and allowances included for Special Care Homes, Dormitories, Transitional and Supportive Housing, and Farmworker Housing.</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>Tables 17.07.020, 17.08.020, and 17.09.020 (page II-2)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chapter 17.41 (page IV-126)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section 17.72.010 (page VI-3)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Housing

### Housing Comparison

<table>
<thead>
<tr>
<th>Revised NZO Citation</th>
<th>Existing Standards</th>
<th>New Standards</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Inclusionary Housing</strong></td>
<td>No standards codified currently. General Plan Policy HE 2.5 applied to projects through conditions of approval.</td>
<td>Applies to “for-sale” units only. New findings added to support City-preferred outcomes added for Inclusionary Housing. Fractional unit calculations added to clarify process when partial dwelling units would be required.</td>
<td>Ensures consistency with General Plan Policy HE 2.5. 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.</td>
</tr>
</tbody>
</table>

**Chapter 17.28** (page IV-27)

<table>
<thead>
<tr>
<th><strong>Accessory Dwelling Units (ADU)</strong></th>
<th>Ordinance No. 18-01 created updated regulations for ADUs that are now being applied to new applications.</th>
<th>No substantive changes from Ord. No. 18-01.</th>
<th>Implements State law. Supports General Plan Policy HE 2.7.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section 17.41.030</strong> (page IV-127)</td>
<td>No substantive changes from Ord. No. 18-01.</td>
<td></td>
<td>GoletaZoning</td>
</tr>
</tbody>
</table>
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.

\[
\begin{align*}
A &= 20' \\
B &= 26' \\
C &= 26' \\
D &= 26' \\
E &= 26' \\
F &= 20' \\
G &= 20''
\end{align*}
\]

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
Height

Roof Pitch: rise / span

1/12  2/12  3/12  4/12  5/12  6/12  7/12  8/12
# Height

## Height Comparison

<table>
<thead>
<tr>
<th>Revised NZO Citation</th>
<th>Existing Standard</th>
<th>New Standard</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section 17.62.020(B)(1)</strong> (page V-51)</td>
<td>Up to 10% increase in District height standard; approved by Zoning Administrator.</td>
<td>Up to 50% increase in District height standard, approved by Planning Commission</td>
<td>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. <strong>Note:</strong> 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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Height Modifications</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>10 percent</strong></td>
</tr>
<tr>
<td>25 feet = 27.5 feet</td>
</tr>
<tr>
<td>30 feet = 33 feet</td>
</tr>
<tr>
<td>35 feet = 38.5 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>40 percent</strong></th>
<th><strong>50 percent</strong></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>
Fences, Freestanding Walls & Hedges

Clear Vision Triangle
No fence, wall, planting, or other obstruction shall exceed the allowable height.
Lighting

Torrey Hills Neighborhood Park
San Diego, CA.
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

Department of Social Services

Community Care Licensing Division
Welcome to the Community Care Licensing Division

Contact Us:
Community Care Licensing Division
1220 15th St., Sac 15-17
Sacramento, CA 95814
Phone: 916-447-7611
Fax: 916-447-7614
email: community.carelicensing@sal.ca.gov

Quick Links
- Find Licensed Care
- Pay Licensing Fees
- Find Licensing Fees

Santa Barbara

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

## TABLE 17.07.030: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS

<table>
<thead>
<tr>
<th>Building Form and Location</th>
<th>District</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS</td>
<td>RP</td>
</tr>
<tr>
<td>Setbacks (ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20</td>
<td>-</td>
</tr>
<tr>
<td>Interior Side</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Street Side</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Rear</td>
<td>20(A)</td>
<td>10</td>
</tr>
</tbody>
</table>

For RHMP, the setback standards apply to the perimeter of the Mobile Home Park.

## TABLE 17.07.030: DEVELOPMENT REGULATIONS— RESIDENTIAL DISTRICTS

<table>
<thead>
<tr>
<th>Minimum Setbacks (ft.)</th>
<th>District</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS</td>
<td>RP</td>
</tr>
<tr>
<td>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).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20</td>
<td>N/A</td>
</tr>
<tr>
<td>Interior Side</td>
<td>10% of lot width; min 5, max 10</td>
<td>10</td>
</tr>
</tbody>
</table>
| Street Side            | 10       | • 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 | 10 | 10 | 10 | 15 | (B) 5 |
| Rear                   | 25(D)    | 10         | 10     | 10     | 15     | (E) 6 |
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