### City of Goleta

**New Zoning Ordinance Program**

---

**Module 2: Base and Overlay Districts Follow-up**

**Module 3: Regulations Applying to Multiple Districts Preview**

May 12, 2014

**By:** Jennifer Carman, Planning & Environmental Review Director and Anne Wells, Goleta Advance Planning Manager

---

### Presentation Agenda

- **Module 2 (Base and Overlay Districts)**
  - Summary of April 28, 2014 Planning Commission Meeting

- **Module 3 (Regulations Applying to Multiple Districts)**
  - Preview of Upcoming Planning Commission Meeting

- **Schedule and Next Steps**

---

5/12/14
### Module 2: Questions & Comments from April 28 Meeting

- **Residential Density ranges:** How to address the gap between 5 and 15? Create new Planned Residential district.
- **Residential design standards:** Some may be over-reaching (e.g., window trim or fixed rules on location of parking).
- **Industrial Districts:** How to handle the “edge” conditions? (e.g., buffering and setback standards)… add Residential Standards.
- **Air Quality impacts along freeway**

---

### Module 2: Questions & Comments from April 28 Meeting

- **Planned Development:** May need more clarity on process and requirements, such as for a Development Agreement.
- **Airport Environ Overlay:** Stick with the ‘93 Plan, but check to see how best to relate to any future changes SBCAG might make – what action should City take?
- **Telecommunications:** Address standby diesel fuel generators and potential noise impacts.
- **Planning Commission review:** Less to the ZA, but consider potential for use of a consent calendar.
### Module 2: Questions & Comments from April 28 Meeting

- Consider potential conflict between landscaping and water conservation objectives.
- Public gathering spaces: Refine standards to encourage permeability.
- Amenities for public open space: Add restrooms.
- Mobile food vendors: Location, setbacks and outdoor seating and litter control be addressed
- Theaters vs. cinemas: Consider distinguishing in ordinance to enable live theater in Old Town

---

### Module 2: Questions & Comments from April 28 Meeting

- Public comments:
  - Concern about lessening setback regulations
  - Concern about too many administrative permits
  - Concern about drive-throughs
  - Concern about overreaching in residential design standards and off-street parking requirements, particularly related to garages – more flexibility and respect for historic lot and siting and the context can resolve these issues
  - Interest in larger context for sustainability and how zoning could support that, and use of performance-based initiatives
## Module 3 Preview

### Citywide regulations applying in some or all districts
- General Site Regulations
- Affordable Housing Density Bonus Program and Inclusionary Housing Program, coordinated with Housing Element Update
- Coastal Zone Development and Resource Management and Coastal Access
- Demolition and Relocation – Permits Required
- Energy Facilities
- Environmentally Sensitive Habitats

### Landscaping and Lighting
- Nonconforming Uses, Structures and Signs
- Parking and Loading
- Performance Standards (e.g. noise, glare)
- Riparian and Floodplain Management
- Signs
- Standards for Specific Uses and Activities
Module 3 Preview

- Telecommunications Facilities
  (primarily technical update of what the City adopted after incorporation)
- Tree Protection
  (to implement the General Plan policies)

Schedule and Next Steps

Next Step: Module 3 Regulations Applying to Multiple Districts
www.GoletaZoning.com

We need your input!