

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



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## 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

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5/12/14

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

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- 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

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

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- Planned Development: May need more clarity on process and requirements, such as for a Development Agreement.
- Airport Environs 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.

5/12/14

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

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- 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

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

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- 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*

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# 1 Module 3 Preview

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## *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

# 1 Module 3 Preview

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- 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

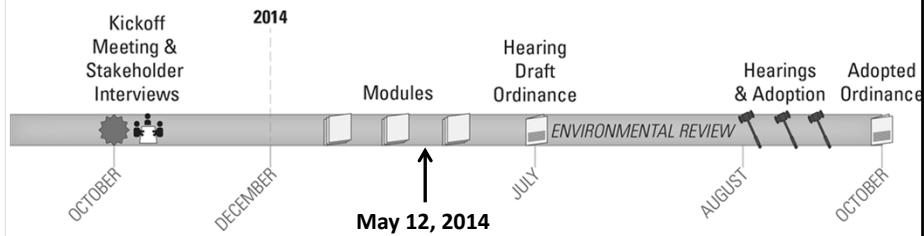
# 1 Module 3 Preview

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

## Schedule and Next Steps

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**Next Step: Module 3 Regulations Applying to Multiple Districts**

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We need your input!