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
  • Additional Open Houses: May 29 at the Goleta Valley Community Center

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 needed

April 24th: 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

Welcome to Goleta's New Zoning Ordinance

The City of Goleta's New Zoning Ordinance (NZO) project has a collaborative approach that softens existing zoning regulations to implement the General Plan, guide development, and design standards and overlying procedures, and help create the community’s vision for the future — a safe, beautiful, vibrant, and livable community with a balanced economy and a sustainable relationship with the environment.

The City has completed outreach activities on the Public Review Draft NZO. The City is seeking comments from the public on the Draft NZO. The Draft NZO was released to the public on January 31, 2019. Relevant materials include:

- Draft NZO Document
- Comments Form
- Use Tables
- Zoning Map
- Goleta Gateway
- Goleta Gateway

Please view the Comments Form for more information.

Public Comments

Please Note: All comments received will be published on this page.

Submit Public Comments

To submit comments, visit the link and submit information below.

Comments Received

A public comments forum for the NZO is being held now. It is open to the public.

Response to Public Comments

The City of Goleta has received public comments on the Draft NZO. The City will use these comments to inform the final version of the NZO. Comments are due by April 12, 2019.
Topics for Discussion

Topics added by PC member request at prior workshops

- **Workshop #3**: Day Care, “Infeasibility,” Modifications and Exemptions
- **Workshop #4**: AG zoned land exceptions for grading/grubbing
- **Workshop #5**: RV Parking
- **Workshop #6**: Residential Setbacks, Developer incentives, Mobile Vendor comparisons
- **Workshop #7**: Maximum lot coverage, minimum Open Space and landscaping for Commercial districts, Transitional standards, City light standards
- **Workshop #8**: Outdoor storage in residential zones
Workshop #9 Agenda

Staff Overview, Questions, and Comments by Topic:

- Setbacks (non-residential zones)
- Transitional standards
- Mobile vendor comparisons
- Commercial open space
- Outdoor storage
- Lot coverage & landscaping
- Exemptions
- City lighting

Agenda Suggestion:
Staff presentation
Commission questions
Public comment period
Commission discussion
Setbacks in Non-Residential Zones
# 2019 NZO Standards

## Commercial District Setbacks

<table>
<thead>
<tr>
<th>Minimum Setbacks (ft.)</th>
<th>District</th>
<th>CR</th>
<th>CC</th>
<th>OT</th>
<th>VS</th>
<th>CI</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
<td>20</td>
<td>10</td>
<td>0</td>
<td>20</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Interior Side</td>
<td></td>
<td>10</td>
<td>0</td>
<td>0</td>
<td>20</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Street Side</td>
<td>OT District: 0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other Districts:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Lots less than 100 feet in width: 20% of lot width, min 10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Lots 100 feet or more in width: Same as required front setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>10% of lot depth, max 10</td>
<td>20(A)</td>
<td>10% of lot depth, max 10</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## 2019 NZO Standards

### Office District Setbacks

<table>
<thead>
<tr>
<th>Minimum Setbacks (ft.)</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>BP</td>
</tr>
<tr>
<td><strong>Front</strong></td>
<td>50</td>
</tr>
<tr>
<td><strong>Interior Side</strong></td>
<td>10</td>
</tr>
<tr>
<td><strong>Street Side</strong></td>
<td></td>
</tr>
<tr>
<td>• Lots less than 100 feet in width: 20% of lot width, min 10</td>
<td></td>
</tr>
<tr>
<td>• Lots 100 feet or more in width: Same as required front setback</td>
<td></td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td>10</td>
</tr>
</tbody>
</table>

See also § 17.24.120, Mixed-Use Development for upper-story setbacks for residential uses in mixed-use development.
# 2019 NZO Standards

## Industrial District Setbacks

<table>
<thead>
<tr>
<th>Minimum Setbacks (ft.)</th>
<th>District</th>
<th>IS</th>
<th>IG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Interior Side</td>
<td></td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Street Side</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Lots less than 100 feet in width: 20% of lot width, min 10</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Lots 100 feet or more in width: Same as required front setback</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>
## 2019 NZO Standards

### Public & Quasi-Public District Setbacks

<table>
<thead>
<tr>
<th>Minimum Setbacks (ft.)</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20</td>
</tr>
<tr>
<td>Interior Side</td>
<td>10</td>
</tr>
<tr>
<td>Street Side</td>
<td></td>
</tr>
<tr>
<td>• Lots less than 100 feet in width: 20% of lot width, min 10</td>
<td></td>
</tr>
<tr>
<td>• Lots 100 feet or more in width: Same as required front setback</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>10</td>
</tr>
</tbody>
</table>
# 2019 NZO Standards

## Open Space & AG District Setbacks

<table>
<thead>
<tr>
<th>Minimum Setbacks (ft.)</th>
<th>District</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>OSPR</td>
<td>10</td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td>Interior Side</td>
<td>OSAR</td>
<td>10</td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td>Street Side</td>
<td>AG</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lots less than 100 feet in width: 20% of lot width, min 10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lots 100 feet or more in width: Same as required front setback</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td>10</td>
<td>10</td>
<td>20(B)</td>
</tr>
</tbody>
</table>
Summary

• The NZO setback standards are carried forward from the existing setbacks in both the Inland and Coastal zoning ordinances where appropriate and to reflect existing conditions

• Staff requests that the PC confirm the appropriateness of the 2019 NZO non-residential setback standards
Transitional Standards
**2019 Draft NZO Standards**

**Transitional standards**

17.07.050 Additional Development Regulations for RP, RM, and RH Districts

A. **Transitional Standards.** Within 20 feet of an RS District boundary, the maximum building height is 25 feet. From this point, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.

**FIGURE 17.07.050(A): TRANSITIONAL STANDARDS-RP, RM, AND RH DISTRICTS ADJACENT TO RS OR RP DISTRICT**

*Maximum height is to the adjacent RS or RP District height maximum.*

10 ft for interior side yards
2015 Draft NZO Standards

RM and RH
• Within 40 feet of an RS or RP District boundary, the maximum building height is 25 feet. From this point, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.
• The minimum interior side setback from an RS or RP District boundary is 10 feet.

RMHP
• Minimum building setback from an RS or RP District boundary is 10 feet for interior side yards and 20 feet for rear yards.

Reason for Changes in 2019 Draft (See Section 17.07.050(A))
• No reason to reduce height in RM and RH when RP can go to 35 feet
• No reason to punish RMHP to benefit RS
• No reason to require larger setback for RM and RH than is required for RS
• 40 feet too long a distance
Commercial, Office, and Public/Quasi Public Districts

- 25 feet from any R District boundary
- Within 40 feet of an R District boundary or a lot line of a lot developed solely with residential uses, the maximum height is 30 feet (25 in P/QP District). From these points, one foot for each additional foot setback to the maximum building height.

Reason for Changes in 2019 Draft

- Creation of Non-Conforming Uses without a rationale for doing so
- Addition back in of Development Plans can address compatibility, as will Design Review
- One-size fits all not appropriate

Potential Add-Ins (Consistent with Existing Standards)

- 25-foot Rear Setback in C Districts if abutting R District
- 50-foot Rear Setback in I-BP and P/QP if abutting R District
2015 Draft NZO Standards

Industrial Districts
• 50 feet setback from any R District boundary. The Planning Commission may reduce this setback with a Conditional Use Permit on narrow lots.

Open Space and Agricultural Districts
• Lots that contain one gross acre or less are subject to the setback regulations of RS District.
• 25 feet setback from any R District boundary.

Reason for Changes in 2019 Draft
• 50 feet is a large setback that will limits development potential of a significant number of smaller industrial lots
• Many residential parcels built to self-setback from adjacent uses
• New development will require Development Plans and Design Review to address compatibility
• No justification for limiting agricultural development to support residential development.

Potential Add-Ins (Consistent with Existing Standards)
• 50-foot Rear Setback in IS and IG if abutting R District
• 25-foot Side and Rear Setback for OSAR and OSPR if butting R District
Summary

• The NZO transitional standards are not necessary
• Would not apply universally in all instances
• DRB or DP process would achieve same results where appropriate

• Staff requests that the PC confirm the appropriateness of the 2019 NZO omitting transitional standards
Mobile Vendor Comparisons
Mobile Vendors

**City of San Luis Obispo:** Temporary Use Permit (TUP)

**City of Santa Barbara:** TUP or Conditional Use Permit (CUP)

**City of Solvang:** Business License

**County of Santa Barbara:** Minor CUP, Commercial Zones, Limited to sale of fresh fruit, vegetables, and flowers
Summary

- The 2019 NZO Draft proposes requiring a Temporary Use Permit (TUP) for all Mobile Vendors
- Staff to explore permitting Mobile Vendors with both a TUP and a Minor CUP
- Staff to also explore exemptions from TUP
- Staff requests that the PC confirm the appropriateness of revising the 2019 NZO Draft
Commercial Open Space
2019 NZO Standards
Open Space Requirements

- General Plan: Visual and Historic Resources Elements
- Resolution No. 03-20

I. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance the visual quality of the environment.

   A. The project shall include useable open space (appropriate to the project) which is designed and located appropriately for the proposed use.

      1. Useable open space can include view corridors, site recreation, employee lunch areas and natural vegetation areas.

- Old Town Design Guidelines
Summary

• The NZO does not include Open Space requirements for Commercial projects

• Commercial standards carried forward from existing Inland and Coastal zoning ordinances

• Staff requests that the PC confirm the appropriateness of no Commercial Open Space requirements
Outdoor Storage
Outdoor Storage

17.24.130 Outdoor Storage

Residential, Commercial, and Office: Not permitted. All storage must be within an enclosed building, except as allowed for Outdoor Sales or otherwise specifically permitted. Portable On-Demand Storage (PODS), shipping containers, and similar temporary storage containment does not qualify as an enclosed building.
Summary

• Carried forward from the existing zoning codes
• The NZO calls PODS out specifically based upon direction from 2016 PC feedback

• Please confirmation that PODS do not qualify as acceptable Outdoor Storage
Lot Coverage & Landscaping
# Lot Coverage & Landscaping

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Max. Lot Coverage</th>
<th>Min. Landscaping</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>RP, RM</td>
<td>30%</td>
<td>None</td>
</tr>
<tr>
<td>RH</td>
<td>40%</td>
<td>None</td>
</tr>
<tr>
<td>RMHP</td>
<td>75%</td>
<td>None</td>
</tr>
<tr>
<td>BP</td>
<td>35%</td>
<td>30%</td>
</tr>
<tr>
<td>OI</td>
<td>40%</td>
<td>10%</td>
</tr>
<tr>
<td>PQ</td>
<td>None</td>
<td>25%</td>
</tr>
<tr>
<td>OSPR</td>
<td>5%</td>
<td>None</td>
</tr>
<tr>
<td>OSAR</td>
<td>20%</td>
<td>None</td>
</tr>
<tr>
<td>AG</td>
<td>10% (up to 25% w/Major CUP)</td>
<td>None</td>
</tr>
<tr>
<td>IS, IG</td>
<td>None</td>
<td>10%</td>
</tr>
<tr>
<td>CR</td>
<td>None</td>
<td>5%</td>
</tr>
<tr>
<td>CC, OT, VS, CI, CG</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
Summary

- Carried forward from the existing zoning codes
- Limited Lot Coverage requirements to those outlined in the Land Use Element

- Please confirm that NZO lot coverage and landscaping requirements are adequate
Exemptions
Exemptions

Certain Sign types: Section 17.40.030

Some Temporary Uses: Section 17.41.250

Some types of Telecom.: Section 17.42.020(A)

Exempt from all permits (Inland): Chapter 17.53

Exempt from Design Review: Section 17.58.020

Exempt from all permits (Coastal): Section 17.61.030
Summary

- Carried forward from the existing zoning codes
- Some additional common sense exemptions and/or common practice exemptions added

- Confirm that the NZO should retain the types of exemptions listed within, which largely carry forward current zoning exemptions
City Lighting
## City Lighting

### Public Works LED options

<table>
<thead>
<tr>
<th>Manufacturer</th>
<th>History of Company</th>
<th>Warranty</th>
<th>Manufacturing Location</th>
<th>Assembly Location</th>
<th>Controls Options</th>
<th>Model</th>
<th>LED Housing</th>
<th>Efficiency* (average) [lm/W]</th>
<th>Dirt Depreciation</th>
<th>CCT</th>
<th>Fixture Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMERICAN ELECTRIC (AEL)</td>
<td>In business for more than 100 years. One of the largest lighting manufacturers in the world.</td>
<td>5 year standard, 10 year available</td>
<td>Mexico</td>
<td>Mexico</td>
<td>ROAM</td>
<td>ATBS</td>
<td>Uses borosilicate glass and chip-on-board lens (one large lens for a group of diodes).</td>
<td>120**</td>
<td>3%</td>
<td>3000K-5000K</td>
<td>Aluminum</td>
</tr>
<tr>
<td>COOPER/ EATON</td>
<td>In business for more than 100 years. Fortune 500 company</td>
<td>5 year standard, 10 year available</td>
<td>Mexico</td>
<td>Mexico</td>
<td>CIMCON (CONNECTWORKS)</td>
<td>Archeon Small</td>
<td>Uses individual LEDs in combination with an acrylic optical lens to distribute the light.</td>
<td>121**</td>
<td>3%</td>
<td>3000K-5000K</td>
<td>Aluminum</td>
</tr>
<tr>
<td>COOLED/ EATON</td>
<td>Started in 1989, one of the first creators of LED technology and the only LED chip manufacturer in the U.S.</td>
<td>10 year</td>
<td>U.S.</td>
<td>U.S.</td>
<td>None</td>
<td>RSWS</td>
<td>Uses Cree’s WaveMax and NanoOptic technology. The LEDs are placed in a discrete array and an acrylic lens is used to distribute the light.</td>
<td>104.23</td>
<td>3%</td>
<td>3000K-5000K</td>
<td>Aluminum</td>
</tr>
<tr>
<td>GE</td>
<td>In business for more than 100 years. Fortune 500 company</td>
<td>5 year standard, 10 year available</td>
<td>U.S.</td>
<td>U.S.</td>
<td>LIGHTGRID Smart City</td>
<td>BRL1</td>
<td>Utilizes reflective optics and a flat glass lens to distribute the light.</td>
<td>119.25</td>
<td>1%</td>
<td>2700K-4000K</td>
<td>Aluminum</td>
</tr>
<tr>
<td>LEOTEK</td>
<td>Leotec is a LiteOn Technology company. Millions of LED products installed around the world.</td>
<td>5 year standard, 10 year available</td>
<td>Taiwan</td>
<td>U.S.</td>
<td>None</td>
<td>GC1-H</td>
<td>Leotec uses a polycarbonate micro-lens over individual LEDs.</td>
<td>114.14</td>
<td>3%</td>
<td>3000K-5000K</td>
<td>Aluminum</td>
</tr>
<tr>
<td>PHILIPS (SIGNIFY)</td>
<td>In business for more than 100 years. One of the largest lighting manufacturers in the world.</td>
<td>5 year standard, 10 year available</td>
<td>Canada &amp; Mexico</td>
<td>Canada &amp; Mexico</td>
<td>CITYTOUCH</td>
<td>RFS</td>
<td>Utilizes optical grade polymer reflector lens to distribute the light.</td>
<td>111.90</td>
<td>3%</td>
<td>3000K-4000K</td>
<td>Aluminum</td>
</tr>
</tbody>
</table>
Summary

• City Public Works staff currently reviewing options for LED upgrades for public street lighting
• Very few manufacturers offer 2700K
• Most LED options start at 3000K
• Confirm that the NZO should retain the 3000K standard
Requiring Further Research for the Public Hearing Draft

- Infeasibility
- Grading/Grubbing on AG land
- Developer Incentives
NEXT STEPS
Adoption Schedule

Two Additional Open Houses: May 29th at the GVCC

Additional Stakeholder Meetings: As needed

Mid-year → end of 2019: NZO Packet Prep and Adoption Hearings