



TO: Ordinance Review Standing Committee Members

FROM: Peter T. Imhof, Planning and Environmental Review Director
Anne Wells, Advance Planning Manager

SUBJECT: Revised Draft New Zoning Ordinance Status Report

RECOMMENDATION:

Staff recommends that the Ordinance Review Standing Committee:

1. Receive a presentation on the Revised Draft New Zoning Ordinance (NZO).
2. Hold a public discussion and provide staff feedback regarding the Revised Draft NZO.

BACKGROUND:

The City's first General Plan/Coastal Land Use Plan (General Plan) was adopted on October 2, 2006. The General Plan governs land use and physical development within the City and establishes policy direction for the City's growth. Goleta's current Coastal and Inland Zoning Ordinances were inherited from Santa Barbara County upon incorporation in 2002. As such, the current Zoning Ordinances do not appropriately reflect the City's land use vision as described in the General Plan.

In 2013, City Council authorized staff to embark on an effort to prepare new zoning regulations and a zoning map that would be consistent with the General Plan. Shortly after this, staff began the task of drafting the documents along with public input and outreach. The City'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.

A Public Review Draft NZO was released on November 19, 2015 (2015 Draft). Over the course of eight public workshops starting in January 2016, the Planning Commission completed a page-turn and provided line-by-line comments. In addition, the Design Review Board provided feedback at five public meetings regarding the design aspects of the 2015 Draft. The City Council Ordinance Standing Committee received updates and provided guidance regarding the zoning process at two additional meetings. The City also

hosted three Open Houses to further inform and involve the public and answer questions. Throughout this entire process, the public has also been able to offer both oral and written input at meetings, open houses, stakeholder meetings, emails, and at workshops. After the public outreach effort, staff assessed the input, conducted in-depth research on the issues, and proceeded to revise the document accordingly.

DISCUSSION:

In consideration of public input and guided by the City's adopted General Plan, the Revised Draft NZO was released to the public in January of 2019. The release packet included the following new files:

- 2019 Revised Draft NZO and Maps
- Overview of Changes
- Response to Planning Commission Comment
- Response to Public Comment
- Underline-Strikethrough Revised Draft NZO Comparing Prior Draft
- Revised Draft NZO Key Issues Guide

Since its release, hard copies have been made available for viewing at Goleta City Hall (Planning Counter) and at the Goleta Library. Hard copies are also available for purchase at the Planning Counter. They are also available for download at www.GoletaZoning.com under the "Documents" tab.

Revised Draft NZO Open Houses

Since the release of the Revised Draft NZO, City staff has hosted four Open Houses, two on February 4th, one on February 7th, and the last on February 9th. The Open Houses included four stations intended to (1) welcome and orient the visitor, (2) guide the visitor through the Revised Draft NZO and supporting materials, (3) explain how the NZO is structured, and (4) review many of the key zoning topics that were raised by the public during the 2015 Draft public outreach process. The main topics that were discussed with the public included residential open space requirements, environmentally sensitive habitat area protections, lighting, nonconforming uses and structures, required parking and parking reductions, recreational vehicle parking, signs, accessory uses, review authorities, types of permits, and the design review process.

Revised Draft NZO Planning Commission Workshops

The Planning Commission and members of the public are currently reviewing the Revised Draft NZO in a series of nine workshops occurring between February and May 2019. The workshops cover a range of topics, guided by the Key Issues Guide, which highlights the most significant issues that have been raised during the process of revising the Draft NZO. Furthermore, the General Plan frames the content of the workshops where it gives clear guidance through applicable policies. Planning Commissioners, as well as involved members of the public, have provided specific feedback regarding the following draft regulations: review authorities and permit procedures, open space requirements, structure height, floor area, fences and hedges, outdoor storage, environmentally

sensitive habitat areas, recreational vehicle parking, parking reductions, signs, lighting, housing, community assembly, mobile vendors, accessory uses, and energy. Eight of the nine workshops are completed to-date. The ninth workshop is scheduled for May 9th and will cover remaining issues and conclude with general feedback and a wrap-up discussion.

Other Public Outreach for the Revised Draft NZO

A total of three public meetings with the Design Review Board have also occurred. Additionally, this is the second City Council Ordinance Review Standing Committee public meeting. After these meetings, all relevant comments are communicated to the Planning Commission by workshop issue area in order to inform them of those discussions and any provide any necessary guidance on a specific topic.

Lastly, Planning staff meets with stakeholders and stakeholder groups, as requested, to similarly review the zoning documents, answer questions, and obtain valuable feedback. Meetings with groups including the Environmental Defense Center, SyWest Development, Bacara Resort and Spa, Goleta Chamber of Commerce, and Goodland Coalition have occurred or are scheduled. Staff will continue to be available to the public for additional meetings throughout the NZO workshop and adoption process.

Revised Draft NZO - Public and Planning Commission Comment

All written public comments received by staff are uploaded to the GoletaZoning.com website under the “Public Comments” tab. Staff responses to these written comments are provided in table format under the same website tab. The Response to Public Comment Table is a “work in progress” document that is updated weekly to reflect new written comment letters received by staff as well as feedback received from the Planning Commission at the public workshops.

Public testimony received at Planning Commission workshops are included in detailed meeting minutes. After the meeting minutes are approved by the Planning Commission, the Response to Public Comment Table is updated to include the public testimony at the workshop as well as a corresponding staff response, if warranted. The Response to Public Comment Table is a tool for Planning staff to communicate our progress and responsiveness to members of our public.

City staff has also created a table to address Planning Commissioner comments. Planning Commission input at the public workshops is also documented in detailed meeting minutes. After the meeting minutes are approved by the Planning Commission, the Response to Planning Commission Comment Table is also updated to reflect the comments and a corresponding staff response, as appropriate.

NZO and Supporting Materials Availability

Copies of the 2019 Revised Draft NZO, the Key Issues Guide, supporting materials, public comment received to date, and staff responses to public and Planning Commission comments, and materials from the 2015 Draft are available on www.GoletaZoning.com under the “Documents” tab. The 2019 Revised Draft NZO is also available for review at

City Hall (Planning Counter) and the Goleta Library. Hard copies of the 2019 Revised Draft NZO and Key Issues Guide are also available for purchase at the Planning Counter.

NEXT STEPS

The City will hold the ninth public workshop with the Planning Commission on May 9, 2019. A joint City Council/Planning Commission workshop is scheduled for May 7, 2019 to discuss and provide staff feedback on the Revised Draft NZO organization and review of supporting materials. Staff will continue meeting with stakeholders, as requested, to similarly review zoning documents, answer questions, and obtain feedback. The Goodland Coalition is hosting a Revised Draft NZO public meeting at the Goleta Library on April 25, 2019. City staff will participate in the meeting.

Following the Joint City Council/Planning Commission workshop, staff will proceed with edits to the NZO in preparation for public hearings. Following completion of all Planning Commission workshops, the draft NZO will return to the Planning Commission for formal recommendation to the City Council.

As part of the adoption hearing process, staff will also address the requirements of the California Environmental Quality Act (CEQA). In 2016, a Draft Supplemental Environmental Impact Report (SEIR) to the General Plan Environmental Impact Report was released for public comment. The Final SEIR has not yet been released and will be updated to reflect the Revised Draft NZO.