TO:　　　　Planning Commission Chair and Members

FROM:　　　Anne Wells, Advance Planning Manager

SUBJECT:　Zoning Ordinance Proposed Annotated Outline

RECOMMENDATION:

It is recommended that the Planning Commission receive a presentation and provide feedback on the new Zoning Ordinance Proposed Annotated Outline.

BACKGROUND:

In the Fall of 2013, staff and the City's consultant, Dyett and Bhatia, initiated the Zoning Ordinance Project (Project) with the purpose of preparing new zoning regulations that will shape future growth in Goleta. In October 2013, interviews with members of the public and City decision-makers, including members of the City Council, Planning Commission, and Design Review Board were conducted by the City's consultant. The Planning Commission received a status report on the project on January 13, 2014. A project-specific website (GoletaZoning.com) has been launched as an outreach tool.

Since the January 13, 2014 meeting, the City's consultant has completed a Proposed Annotated Outline for the new Zoning Ordinance (Attachment 1). The purpose of this staff report is to transmit the Proposed Annotated Outline for Planning Commission review and feedback. The proposed outline is also accessible on GoletaZoning.com under the "documents" link. Per Planning Commission request at the January 13, 2014 meeting, Dyett and Bhatia prepared a zoning ordinance briefing paper for the Planning Commission use and reference (Attachment 2).

DISCUSSION:

The Proposed Annotated Outline provides a framework for drafting the specific zoning regulations for the City and serves as a basis for discussing specific regulatory options with the Planning Commission. Comments received during the interviews were addressed in the outline to the extent feasible. The outline builds on and reflects policies in the General Plan, which are noted for easy reference in the Proposed Annotated Outline. A list of applicable General Plan policies, including a description of how the policy is relevant to the new Zoning Ordinance, is provided in an appendix to the Proposed Annotated Outline.

The main subject matter items in the Proposed Annotated Outline for the new Zoning Ordinance are organized into six 'parts' as follows:

Part I   Introductory Provisions
Part II   Base Zoning Districts
Part III   Overlay Zones
Part IV   Citywide Regulations
Part V   Administration and Permits
Part VI   General Terms (and Definitions)

Within each chapter of the Proposed Annotated Outline are sections and subsections which detail specific topics and regulations/procedures that apply. Typically, chapters begin with statements regarding their purpose and applicability, then list general standards and move progressively to more specific regulations. Many sections end with references to other parts of the ordinance, such as permits, that present further, related regulations.

At this meeting, staff is seeking Planning Commission feedback regarding the outline and specifically input on the proposed zones, uses, and processes. To facilitate the Planning Commission discussion, staff and consultant will break down the content of the Proposed Annotated Outline through a series of slides. The presentation will also explain how the outline corresponds to the General Plan.

NEXT STEPS:

Future meetings will be scheduled with the Planning Commission to review interim Zoning Ordinance products ("modules"). The module topics include zoning administration, base and overlay district regulations, and regulations that apply in some or all districts. Staff anticipates that the modules will be ready for Planning Commission input in the February - March timeframe.

Approved By: Prepared By:

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Jennifer Carman   Anne Wells
Planning Commission Secretary   Advance Planning Manager

ATTACHMENTS:

1. Zoning Ordinance Proposed Annotated Outline

2. Approaches to Zoning

Attachment 1

Zoning Ordinance Proposed Annotated Outline

Attachment 2

Approaches to Zoning