City of Goleta
New Zoning Ordinance Program

Planning Commission Kickoff
October 21, 2013

Zoning Ordinance Presentation
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Presentation Overview

- Objectives for Zoning Ordinance Program
- Meeting Goleta’s Needs
- Organization and Approach
- Environmental Review
- Project Management
- Issues for Tonight’s Discussion
Objectives for New Zoning Ordinance

- Be easy to use and understand, with tables and graphics
- Implement the General Plan, Local Coastal Program and Housing Element policies, standards, and programs
  - Including new districts and incentive programs, as warranted
- Incorporate interpretations and recent General Plan and LCP amendments
- Update Local Coastal Implementation Program to be consistent with new Zoning Ordinance and the Land Use Plan, eliminating duplication
- Improve development review process with clear rules and criteria for approval providing greater certainty, flexibility and finality while protecting sensitive resources
- Be enforceable

Approach to Zoning

- Be orderly
- Be clear
- Be brief
- Be visual
- Be positive
- Use numbers
- Use plain English
### Meeting Goleta’s Needs

- Zoning should perform - it should implement the City’s planning policies and the Coastal Act;
- Zoning should be positive and design friendly;
- Community character, particularly in neighborhoods, should be respected;
- Zoning must recognize economic reality; and
- Zoning must reflect a willingness to rethink traditional assumptions, not only about what gets built but also with respect to the approval process.

### Zoning Can Make a Difference

- Clear rules and standards increase certainty;
- Reduce case-by-case review by reaching agreement on necessary standards and requirements now;
- Incorporate flexibility so the City can say yes to the development it wants;
- Make the community attractive for residents and businesses;
- Protect Coastal Resources and Open Space parcels and secure Coastal Access;
- Achieve community benefits, building on successes with Green Building and other programs; and
- Implement sound planning and sustainability concepts.
Understanding and Resolving Issues

- Reconnaissance and review
  - Understanding zoning issues and City priorities
  - Evaluating General Plan amendments and related policy direction and current regulatory and procedural framework
  - Looking at recent development
  - Listening to stakeholder and community concerns
- Identifying options and tradeoffs
  - Flexibility vs. certainty and cost
  - Text vs. map – Creating a graphic code
  - Development cost vs. quality and character
  - Economic, social and environmental implications

Implementing General Plan

- Make new Zoning Ordinance truly reflective of the City
- Retain what works; update or rewrite what hasn’t
- New and revised districts with clear purposes
  - Base districts (e.g. Old Town)
  - Overlay districts to achieve specific objectives of the Plan
  - Special districts (e.g. for planned development)
- Development and design standards
  - Form-based approaches, where to use if at all?
  - Incentive programs
  - Bringing Green Building Program into the ordinance
General Plan Policy Matrix

- Identify zoning-related policies and suggest appropriate approaches:
  - Development and design standards
  - Map-based provisions
  - Use regulations
  - Districting for Old Town and other areas
  - Special provisions for Coastal Zone, overlays identified by General Plan (including Open Space parcels), parking, landscaping, coastal access, energy facilities, etc.
  - Administrative provisions and review procedures
- Allow for City staff and officials to review and comment on issues/choices for implementation
Designing a Zoning Framework

- Organization, presentation, user friendly form
- Analysis of options—Annotated Outline
- Testing of standards
- Clarity and simplicity
- Graphics
- Structured to facilitate administration and amendment

Use Regulations

- Use classifications vs. use lists
  - Accommodate new and emerging technologies
- Tiering
  - Permitted uses
  - Limited uses
  - Conditional uses
- Tables with clear references to additional standards
- Do uses allowed in each district reflect General Plan policies?
- Is proposed level of review for different uses appropriate given limitations and specific requirements?
Use Regulations

<table>
<thead>
<tr>
<th>TABLE 20.92: LAND USE REGULATIONS—COMMERCIAL DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Classifications</td>
</tr>
<tr>
<td>Residential Uses</td>
</tr>
<tr>
<td>Multiple Residence</td>
</tr>
<tr>
<td>Group Residential</td>
</tr>
<tr>
<td>Residential Care Facilities, Limited</td>
</tr>
<tr>
<td>Public and Semi-Public Uses</td>
</tr>
<tr>
<td>Clubs and Lodges</td>
</tr>
<tr>
<td>Colleges and Trade Schools, Public or Private</td>
</tr>
<tr>
<td>Community Centers</td>
</tr>
<tr>
<td>Cultural Institutions</td>
</tr>
<tr>
<td>Day Care Centers</td>
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<tr>
<td>Hospitals and Clinics</td>
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<tr>
<td>Instructional Services</td>
</tr>
<tr>
<td>Park and Recreation Facilities, Public</td>
</tr>
<tr>
<td>Religious Facilities</td>
</tr>
<tr>
<td>Residential Care Facilities, General</td>
</tr>
<tr>
<td>Social Service Facilities</td>
</tr>
</tbody>
</table>

Commercial Uses

<table>
<thead>
<tr>
<th>Animal Care, Sales and Services</th>
<th>See Subclassification below</th>
</tr>
</thead>
<tbody>
<tr>
<td>kennels</td>
<td>C(F) - C(H) -</td>
</tr>
<tr>
<td>pet stores</td>
<td>C - C -</td>
</tr>
</tbody>
</table>

Development Standards

<table>
<thead>
<tr>
<th>Height</th>
<th>Graphic Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Minimum</td>
<td>14 ft.</td>
</tr>
<tr>
<td>First Floor Building Height</td>
<td>15 ft. clear</td>
</tr>
<tr>
<td>Roof Top Building Height</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Minimum Building Height</td>
<td>50 ft.</td>
</tr>
</tbody>
</table>

Building Setback

- Upper Story Setback:
  - Street facing building frontage shall be stepped back within the area defined by a 75-degree angle from the top of the structure to a point 100 feet from finished grade.
  - Minimum: 20 ft.
  - Maximum: 30 ft.

- Minimum Building Setback:
  - 10 ft. from finished grade
  - Maximum: 30 ft.
  - Minimum Separation: 10 ft.
  - Applicable only to portion of building above 45 feet from finished grade
Development Standards

- Sample projects and field trips
  - General Plan policy direction
  - What new standards are needed?
- How to address design?
  - Standards
  - Criteria
  - Guidelines
## Citywide Regulations

- General site regulations
  - Accessory buildings and structures
  - Development on lots divided by district boundaries
- Requirements for Specific Uses
  - Alcohol sales
  - Automobile rental
- Protected uses
  - Adult-oriented business
  - Wireless telecommunications facilities
- Nonconforming structures, uses, and lots
- Incentives, bonuses and community benefits

## Nonconforming Conditions

- What are they?
  - Buildings, uses, site features and signs
  - Distincting types of nonconformities based on impacts and compatibility
- Issues
  - Continuation; ordinary maintenance and repair
  - Changes in use – the substitution problem
  - Reconstruction
  - Expansion and alteration
- Administering nonconforming provisions
Administration

- Review existing procedures and options with City officials and staff and stakeholders
  - Permit review process, including Coastal Development Permits
  - Design review and design guidelines
- Consider common procedures and rules of measurement
- Integration of environmental review with permit review process
- Dedication and reservation of open space land; coordination with subdivision review
- Bonuses/incentives – discretionary vs. by-right provisions
- Enforcement
Working with the Commission

- Collaborative approach to implement the General Plan and Local Coastal Program; learn from your experience
- Commitment to listening and responding to community concerns
- Establish frameworks
  - Annotated Outline
  - Templates
- Best practices
- Peer communities: what works and what doesn’t
- Technical work with City staff

Schedule
Questions for Commission Discussion

- What are the major problems with the Zoning Regulations inherited from the County?
- Which are most significant in terms of their effect on development and what changes would you like to see to achieve quality development in the City?
- How could zoning improve the transition between different uses, and development intensities/densities?
  - What might it do to encourage infill or reuse of older sites, such as in the industrial area?
- How do the parking requirements affect development? Are they too high or too low? Is there enough flexibility?
- Could the zoning ordinance do more to promote environmental protection and sustainable development? Examples?

More Issues for Commission Discussion

- Should the ordinance allow more flexibility to accommodate development consistent with the general plan?
  - If so, should this be achieved with standards or procedures such as modifications, design review, and conditional use permits?
- How well do the procedures for reviewing and approving new development work?
- Are there decisions that now require Commission/other board hearing action that could be made at the Staff level?
- What are the most important changes that you would like to see in the new Zoning Ordinance?
- Are there other issues we have not covered that are important for us to consider?