

City of Goleta

New Zoning Ordinance Program



Planning Commission Kickoff
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DYETT & BHATIA
Urban and Regional Planners

Zoning Ordinance Presentation

By: Michael Dyett, Dyett & Bhatia and
Anne Wells, Goleta Advance Planning Manager



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

The collage includes several key elements:

- Site Plan Diagrams:** Two diagrams showing lot layouts with color-coded zones (red, green, blue) and dimensions. One diagram includes text: "Total front lot area: 121,000 sq ft. Total lot area: 200,000 sq ft. Total building area: 80,000 sq ft. (100% of lot area). Max. height: 35 feet. Max. number of units: 10 units (100% of lot area). Max. gross floor area: 80,000 sq ft. Max. parking: 10 spaces." The second diagram includes text: "Total front lot area: 120,000 sq ft. Total lot area: 200,000 sq ft. Total building area: 80,000 sq ft. (100% of lot area). Max. height: 35 feet. Max. number of units: 10 units (100% of lot area). Max. gross floor area: 80,000 sq ft. Max. parking: 10 spaces." Both diagrams also indicate "general on-street parking" and "public housing".
- Table:** A table with columns for "District", "Min. Lot Area", "Min. Lot Width", "Max. Height", "Max. Units", "Max. Gross Floor Area", and "Max. Parking". It lists various zoning districts and their corresponding standards.
- Code Structure:** A hierarchical diagram titled "SANTA BARBARA COUNTY UNIFIED LAND DEVELOPMENT CODE" showing the structure of the code, including "Zoning", "Use", "Form", and "Special Use" sections.
- Diagram:** A diagram titled "Main Street with Primary Frontage" showing a street layout with buildings and parking spaces.

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

City of Goleta: New Zoning Ordinance Program

- 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

City of Goleta: New Zoning Ordinance Program

- 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

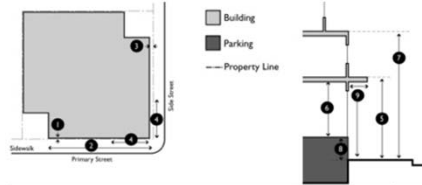
General Plan Policy Matrix

City of Goleta New Zoning Ordinance

APPENDIX A: POLICIES RELATED TO NEW ZONING ORDINANCE				
General Plan Element and Policy	✓ Regulation required	○ Regulation optional	! Discussion Issue	
	District Standards	Specific Area Designation	Citywide Regulations	Review Process
LAND USE ELEMENT				
Goal LU 1: Land Use Plan Map and General Policies - Maintain a land use pattern that provides continuity with the past and present use and development of the city and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan.				
LU 1.1 Land Use Plan Map. [GP/CP] The Land Use Plan map in Figure 2-1 is hereby adopted. The Land Use Plan map establishes the future distribution, extent, and geographic locations of the various land uses within Goleta. The standards applicable to each of the various use categories and uses are set forth in Policies LU 2 through LU 9.	✓	✓		
LU 1.2 Residential Character. [GP/CP] The Land Use Plan map shall ensure that Goleta's land use pattern remains predominantly residential and open, with the majority of nonresidential development concentrated along the primary transportation corridor—east and west along Hollister Avenue and US-101. The intent of the Land Use Plan is to protect and preserve residential neighborhoods by preventing intrusion of nonresidential uses that would be detrimental to the preservation of the existing character of the neighborhoods.	✓	✓		
LU 1.3 Goleta Old Town. [GP] The City and the City of Goleta Redevelopment Agency shall continue to develop and implement programs to revitalize the Old Town area. When considering development proposals, lots designated for commercial or multifamily residential use that are less than 6,000 square feet shall be encouraged to be combined with any adjacent small lots to provide adequate parking and circulation, minimize driveway cuts on Hollister Avenue and other busy streets, and maximize design potential.			✓	
LU 1.4 Employment Centers. [GP] Existing developed office and industrial areas shall be preserved and protected to continue their roles of providing employment opportunities for the community. A mix of industries and economic activities is encouraged in order to provide a wide range of employment opportunities and wage levels and to avoid over-reliance on any one economic sector.			✓	
LU 1.5 Compatibility of Existing and New Industrial Areas with Adjacent Residential Development. [GP/CP] The Zoning Code shall include performance standards that will mitigate the effects of industrial uses and development on nearby residential areas. These standards shall include, but are not limited to, the following subjects: a. Air pollution, both direct and indirect; b. Dust; c. Noise; d. Drainage and stormwater runoff; e. Water pollution; f. Light pollution; g. Visual impacts; and		✓	✓	✓

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



Building Placement			Reference
Front, Build-to Line	Property line or 12 ft. from curb (the greater)	Buildings shall be constructed at the build-to line for 80% of linear street frontage. Area between the building and property line shall be paved so that it functions as a wider public sidewalk.	1 and 2
Street-side Maximum Setback	5 ft.	Area between the building and property line shall be utilized for active outdoor uses or paved so that it functions as a wider public sidewalk.	1
Corner Lot Build Area	Within 30 ft. of corner	Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.	3
Height			
Ground Floor Minimum			
Ground Floor Residential Uses	12 ft.	Measured from finished grade to the finish floor elevation of the second floor.	1
Ground Floor Non-residential Uses	16 ft.	Measured from finished grade to the finish floor elevation of the second floor.	1
First Floor Ceiling Height, Non-residential Uses	12 ft. clear		1
Street Wall			
Minimum	25 ft.		1
Maximum	40 ft.		1
Parking Podium	5 ft.	Maximum height of a parking podium visible from the street is 5 feet from finished grade.	1
Projections into Right-of-way			
Building Projections	3 ft.	Min 12 feet above sidewalk grade, 10 ft. max width.	1
Awnings and Overhangs	8 ft.	Minimum 10 feet above sidewalk grade.	1

Use Regulations

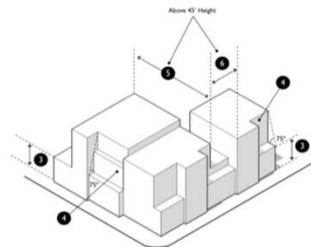
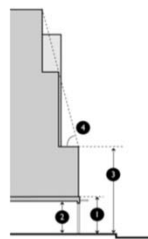
- Use classifications vs. use lists
 - Accommodate new and emerging technologies
- Tiering
 - Permitted uses
 - Limited uses
 - Conditional uses
- Tables with clear references to additional standards
- Do uses allowed in each district reflect General Plan policies?
- Is proposed level of review for different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

Use Regulations

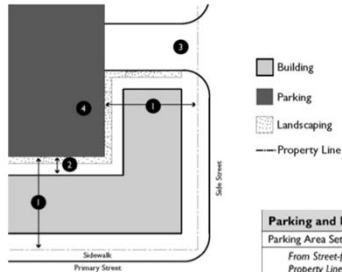
TABLE 203.02: LAND USE REGULATIONS—COMMERCIAL DISTRICTS					
Use Classifications	CN	CR	CG	CMX	Additional Regulations
Residential Uses					
Multiple Residence	-	-	-	P(1)	
Group Residential	-	-	-	P(2)	
Residential Care Facilities, Limited	-	-	-	P	
Public and Semi-Public Uses					
Clubs and Lodges	-	-	P	P	Section 301.03, Alcoholic Beverage Sales
Colleges and Trade Schools, Public or Private	-	-	C	C	
Community Centers	P	-	-	-	
Cultural Institutions	C	-	C	C	
Day Care Centers	P	-	-	-	
Hospitals and Clinics	P(3)	-	C	P(3)	
Instructional Services	P	-	P	P	
Park and Recreation Facilities, Public	C	-	C	C	
Religious Facilities	C	C	C	C	
Residential Care Facilities, General	P	-	-	-	Section 301.15, Residential Care Facilities, General
Social Service Facilities	-	P	P	-	Section 301.18, Social Service Facilities
Commercial Uses					
Animal Care, Sales and Services	See subclassifications below				
Kennels	C(4)	-	C(4)	-	
Pet Stores	C	-	C	-	

Development Standards

Height			Graphic Reference
Ground Floor Minimum	16 ft.	Measured from finished grade to the finish floor elevation of the second floor.	①
First Floor Ceiling Height	12 ft. clear		②
Street Wall			③
Minimum	25 ft.		④
Maximum	40 ft.		⑤
Building Massing			
Upper Story Stepback	50% of the street facing building frontage shall be stepped back within the area defined by a 75 degree angle from the top of the streetwall to a point 80 feet from finished grade.		⑥
Maximum Building Length	125 ft.	Applicable only to portion of building above 45 feet from finished grade.	⑦
Minimum Separation	30 ft.	Applicable only to portion of building above 45 feet from finished grade.	⑧



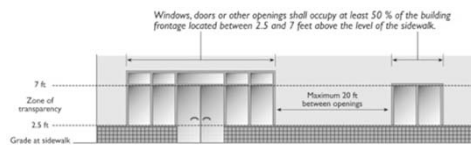
Development Standards



Parking and Loading			Reference
Parking Area Setback			
From Street-facing Property Line	40 ft.	Buildings shall be placed as close to the street as possible, with parking located either underground, behind a building, or on the interior side or rear of the site. Above ground parking may not be located within 40 feet of a street facing property line except as provided in 9-5-105(B), Location of Parking.	1
From Buildings	5 ft. walkway plus 3 ft. landscape	Applicable only to above ground parking.	2
Access Location	Side street or alley wherever possible.		3
Curb Cuts	Minimized and located in location least likely to impede pedestrian circulation.		
Loading and Service Area			
Location	Side or rear of buildings	Must be screened from view from public ROW. Drop-off areas may be located at the primary building entry.	4
Separation from Residential Districts	50 ft.		

Analysis of Standards

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



Citywide Regulations

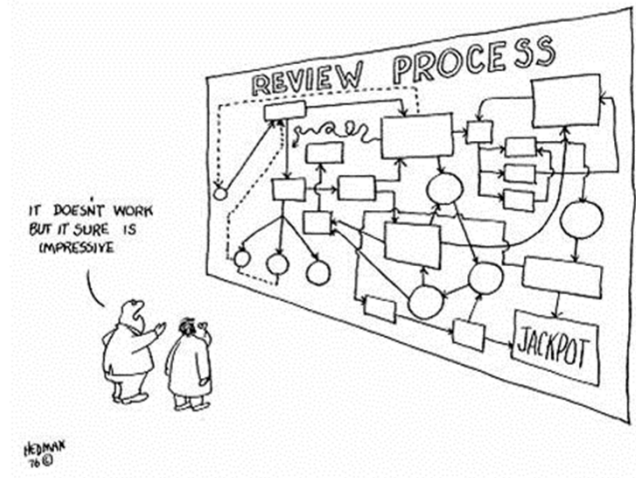
- General site regulations
 - *Accessory buildings and structures*
 - *Development on lots divided by district boundaries*
- Requirements for Specific Uses
 - *Alcohol sales*
 - *Automobile rental*
- Protected uses
 - *Adult-oriented business*
 - *Wireless telecommunications facilities*
- Nonconforming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

Nonconforming Conditions

- What are they?
 - *Buildings, uses, site features and signs*
 - *Distinguishing 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

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Administration

City of Goleta: New Zoning Ordinance Program

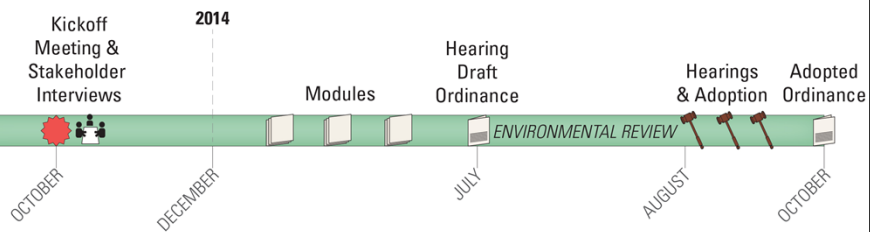
- Review existing procedures and options with City officials and staff and stakeholders
 - *Permit review process, including Coastal Development Permits*
 - *Design review and design guidelines*
- Consider common procedures and rules of measurement
- Integration of environmental review with permit review 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

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Schedule



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Questions for Commission Discussion

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- 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

City of Goleta: New Zoning Ordinance Program

- 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?