



TO: Planning Commission Chair and Members

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner

SUBJECT: Objective Design Standards for Multiple-Unit and Mixed-Use Housing Projects Ordinance (Case No. 21-0005-ORD)

RECOMMENDATION:

Adopt Planning Commission Resolution No. 22-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of an Ordinance to Provide Objective Design Standards and Procedures to Implement State Housing Law Within Title 17 of the Goleta Municipal Code.”

BACKGROUND:

In the past few years, the State adopted new laws that impose requirements on cities related to housing. One such law, Senate Bill (SB) 35 (2017), considers the application of, and limitation on, subjective standards to residential development proposals.

Among other things, SB 35 requires a streamlined, ministerial approval process for qualifying multiple-unit and mixed-use development, consistent with objective design standards. In order for a proposed development to qualify for this streamlined, objective review, the project must satisfy an extensive list of criteria, such as affordability levels, labor standards, and conformance with objective General Plan and zoning standards. Currently, the City does not have a set of solely objective design standards to apply should a project qualify under SB 35.

In 2021, the City began a project, with the support of RRM Design Group, to develop objective design standards. These objective design standards would apply to projects qualifying for objective, streamlined review under SB 35 and other applicable State laws. Development of objective design standards is critical to ensure that, if a development proposal qualifies, the City is prepared to apply adequate objective standards so that the proposed development is designed appropriately for the community.

Prior to preparation of draft standards, the City conducted three study sessions with the Design Review Board (DRB) to introduce the Project, explain the process the project team would undertake to develop the objective design standards, and receive feedback from DRB members and members of the public to help guide the preparation of the draft objective design standards. These study sessions occurred on August 24, 2021, September 28, 2021, and October 26, 2021. After these meetings, the project team began drafting the ODS and a Public Review Draft ODS (Draft ODS) was released on July 6, 2022. The Draft ODS were reviewed by the DRB at two meetings, on July 12 and July 26, 2022, and by the Planning Commission on August 22, 2022.

As noted above, the DRB reviewed the Draft ODS on July 12 and July 26, 2022 and the Planning Commission reviewed the Draft ODS on August 22, 2022. At these meetings, the project team received feedback from the DRB members, Planning Commissioners, and members of the public. These comments led to several edits to the Draft ODS. The City Attorney's Office identified additional needed edits to the Draft ODS to ensure all standards are truly objective. The project team also needed revisions for clarification purposes. Consequently, the Proposed Ordinance (Exhibit A to Attachment 1) includes several revisions to the Draft ODS that are summarized below with the discussion of the Proposed Ordinance.

DISCUSSION:

The ODS are included as Exhibit A of the Proposed Ordinance. The ODS have been prepared to constitute a new chapter in the City's zoning regulations (Chapter 17.44 of the Goleta Municipal Code (GMC)) and include five sections:

- Introduction
- Site Design
- Building Design
- Mixed-Use Standards
- Utilitarian Elements

Below is a summary of these sections as well as a description of edits made to the Draft ODS. For reference and review purposes, a tracked-changes version of the Proposed Ordinance, as it compares to the Draft ODS, is provided at Attachment 2.

Section 17.44.010 (Introduction) includes subsections for "Purpose and Intent," "Applicability," "Consistency with Objective Standards," "Permit Required," and "Design Review." Notable elements of these subsections are described below:

- The Proposed Ordinance applies to those projects qualifying under State law for streamlined, objective review.
- Subsection 17.44.010(C)(2) makes clear that all objective design standards found elsewhere (beyond Chapter 17.44) still would apply.
- The proposed permit required for qualifying projects is either a Land Use Permit (Inland Area) or Coastal Development Permit (Coastal Zone). In many instances,

this permit path would replace a Development Plan. The Development Plan is a discretionary approval, with subjective findings, that is impermissible for qualifying projects.

- Note that because the Land Use Permit is a ministerial approval, the project would thus be statutorily exempt from the California Environmental Quality Act (CEQA) and there are no exceptions to this statutory exemption.
- Design review of qualifying projects is to be done by the Director (or the Director's designee), as opposed to the DRB. This is because the findings required for design review by DRB are subjective and therefore impermissible for qualifying projects.
- Revisions to this section as compared to the Draft ODS include:
 - Clarification to the applicability of Chapter 17.44 (limited to multiple-unit and mixed-use projects)
 - Removal of a cross-reference to Chapter 17.19 as there are other applicable standards throughout Title 17.

Section 17.44.020 (Site Design) includes subsections for "Building Placement and Orientation," "Vehicular Parking and Access," "Pedestrian and Other Non-Vehicle Forms of Mobility Circulation and Access," "Common and Restricted Open Space," and "Landscaping." Notable elements of these subsections are described below:

- Orientation of projects is focused on the public right-of-way so as not to appear to wall off and seclude the development from the greater community.
- Standards limit the impact of vehicular access and parking on the main right-of-way adjacent to the project. A new definition for "Primary Street" is proposed for clear and uniform application of these standards.
- On-site connectivity for pedestrians, and other non-motorized means of movement, is detailed. Currently, Title 17 lacks detail for non-vehicular circulation.
- Detail regarding the number of common open spaces (available to all residents on the site) required within a development is included.
- Additional standards include locations, specific number, and size of plants on site, a prohibition on artificial or synthetic plants, and a requirement to protect existing solar access on adjacent sites. Specific landscaping standards are also included in this Section to protect the privacy of individual dwelling units.
- Revisions to this section as compared to the Draft ODS include:
 - Removal of the maximum of two vehicular access points as that may be insufficient on large sites and revisions to the standard for vehicle light intrusion to ensure the standard is objective in nature.
 - Addition of references to non-vehicle forms of mobility and additional language to ensure interconnectivity of all pedestrian walkways.
 - A prohibition of counting rooftop open space towards satisfying a common open space requirement; a revision to the visibility of open space to ensure the standard is objective; and removal of the restricted open space screening requirement as it may be seen as subjective and may be too limiting for design purposes.
 - More detailed cross-references to landscaping standards already included in Title 17, inclusion of a specific requirement for native or non-invasive

drought-tolerant plant species, a new groundcover standard, and a reduction in the size of minimum vine container sizes.

- Note: A specific planting list is not included in the Proposed Ordinance as such a list would need to be vetted by DRB and the public and may prove unnecessarily limiting as the standards included in the Proposed Ordinance already limit the types of plant species that may be utilized. However, the City does have a handout, entitled “Drought-Tolerant and Native Plants for Goleta and Santa Barbara County’s Mediterranean Climate,” that is posted on the Planning and Environmental Review City webpage. That handout will be provided to any applicant seeking City processing under proposed Chapter 17.44.
- Note: Based on feedback from the Planning Commission, a requirement for private storage was not added to the Proposed Ordinance.

Section 17.44.030 (Building Design) includes subsections for “Building Form, Massing, and Articulation,” “Building and Dwelling Unit Entrances,” “Windows and Doors,” “Materials and Color,” “Parking Structures,” and “Garages and Carports.” Notable elements of these subsections are described below:

- Building form is regulated through both the vertical and horizontal planes, with standards for façade variation. The Section makes clear that the required variation must occur on all sides of the building. Specific details are provided for corner lots with more than one street-facing façade.
- Roof line variation is required, including limitations on the extent of flat roofs, and details on parapet design are included.
- Specific details for both primary building entrances and exterior individual unit entrances are included that require frequency of entrances and detail design elements to be provided.
- Proposed window and door standards focus on ensuring privacy of other dwelling units and window treatment standards are included to provide aesthetic quality to the relevant building façade.
- Details for exterior materials are proposed in this Section that specify allowed materials for siding and windows, where material changes on the façade may occur, and the number of, and type, of accent materials that are required.
- Design standards for parking structures, should a development include one, are also included in this Section. These proposed standards consider wall plane variation, materials and colors, articulation, and landscaping to soften the structure façade and integrate with the building(s) on site.
- Revisions to this section as compared to the Draft ODS include:
 - A reduction in the distance for which a wall plane may lack variation (from 50 feet to 30 feet) and a reduction in the distance for which a roof line may lack variation (from 50 feet to 40 feet)
 - Changes to individual unit entrances to provide added safety features and remove a requirement for street-facing features where a small setback would not support such features.

- Additions to the allowed primary siding materials lists and inclusion of glass curtain walls as a prohibited wall material, a new color light reflectance standard to ensure colors are lighter in shade as opposed to darker colors, and addition of color transitions to the standards for material transitions.
- Inclusion of a new Section, 17.44.030(F), to regulate the design of garages and carports.
- Note: A color standard was not included as the application would inherently be subjective based on how color is received by an individual.

Section 17.44.040 (Mixed-Use Standards) includes subsections for “Ground Floor Height,” “Ground Floor Transparency,” “Street-Facing Setbacks,” and “Street-Facing Entrance.” Notable elements of this Section are described below:

- This Section includes a height requirement of 12 feet for the first floor of the mixed-use development, ground floor transparency requirements, details of the landscaping and amenities that must be provided within a setback in front of a mixed-use building facing any street, and primary street entrance requirements. These standards are intended to help integrate the development with the public right-of-way.
- Revisions to this section as compared to the Draft ODS include:
 - A reduction in the minimum ground floor height from 15 feet to 12.
 - A clarification that the ground floor windows must be transparent.

Finally, Section 17.44.050 (Utilitarian Elements) includes subsections for “Bicycle Parking,” “Trash, Recycling, and Green Waste Container Enclosures,” “Fences and Walls,” “Lighting,” “Screening of Mechanical Equipment,” and “Vents and Exhausts.” As noted below, many utilitarian elements are already regulated in Title 17. Notable elements of these subsections are described below:

- Bicycle parking, lighting, and screening of mechanical equipment subsections in this Section simply provide cross-references to other requirements in Title 17 that serve as objective design standards for those topics.
- Waste containment provisions are proposed for the location of, and materials used for, enclosures in addition to what is already included in Section 17.24.140 of the GMC.
- Additional material details are included for fences and walls in addition to what is already required in Section 17.24.090 of the GMC.
- New requirements for placement and design of vents and exhaust are included in this Section such that they are discrete and blended into the building design. Currently, Title 17 does not include regulations of these building features.
- Revisions to this section as compared to the Draft ODS include:
 - Inclusion of other waste containers that may be required by any State or federal law.

In addition to the revisions to the Draft ODS described above, figures have also been added to the Chapter 17.44 to illustrate a variety of the standards proposed.

Other Title 17 Amendments

In addition to the new proposed Chapter 17.44, the Proposed Ordinance includes several other additions and edits to Title 17. These include the following:

- Clarifications to Tables 17.08.020 and 17.09.020 regarding permit requirements for mixed-use developments in the Community Commercial, Old Town Commercial, and Office/Institutional Zone Districts to indicate that a Major Conditional Use Permit is not required when Chapter 17.44 applies (Sections 4(A) and 4(B) of the Proposed Ordinance).
- A new exemption from Design Review in subsection 17.58.020(A) for projects where Chapter 17.44 applies as the review will only include the objective design standards in Chapter 17.44 for those projects (Section 4(D) of the Proposed Ordinance).
- New terms listed in Section 17.73.010 and defined in Section 17.73.020 that are not currently defined in Title 17 but are used and need to be defined for the application of Chapter 17.44 (Sections 4(E) and 4(F) of the Proposed Ordinance). New definitions for “Colonnade,” “Grasscrete,” “Groundcover,” and “Light Reflectance Value” were added to those previously included in the Draft ODS.

ENVIRONMENTAL REVIEW:

The proposed Ordinance is not subject to the CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment because the amendments to Title 17 do not authorize construction of any building or structure but sets forth regulations that shall be followed.

The proposed Ordinance is also exempt from CEQA pursuant to Section 15060(c)(3) of the CEQA Guidelines because the activity is not a “project” as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment.

A draft of the proposed Notice of Exemption is provided as Attachment 3.

NEXT STEPS:

After review of the proposed Ordinance, the Planning Commission is asked to adopt Resolution No. 22-__, provided as Attachment 1, recommending approval of the proposed Ordinance by the City Council. The Proposed Ordinance with all associated amendments to Title 17 is provided as Exhibit A to Attachment 1.

FISCAL IMPACTS:

Development of the ODS is funded primarily by a California Department of Housing and Community Development Local Early Action Planning (LEAP) Grant, in the amount of \$150,000. On March 1, 2022, the City Council approved a budget appropriation of

\$20,000 from the General Fund to augment the LEAP Grant to support additional public outreach and meetings for the project.

Legal Review By:



Winnie Cai
Assistant City Attorney

Approved By:



Peter Imhof
Director of Planning and
Environmental Review

ATTACHMENTS:

1. Planning Commission Resolution No. 22-___, entitled A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of an Ordinance to Provide Objective Design Standards and Procedures to Implement State Housing Law Within Title 17 of the Goleta Municipal Code”

Exhibit A: Ordinance No. 22-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 of the Goleta Municipal Code to Provide Objective Design Standards and Procedures to Implement State Housing Law, Case No. 21-0005-ORD, and Determining the Ordinance to be Exempt from CEQA”

2. Tracked Changes from Public Review Draft ODS to Proposed Ordinance Chapter 17.44 and Definitions
3. Draft Notice of Exemption
4. Staff Presentation

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Attachment 1

Resolution No. 22-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of an Ordinance to Provide Objective Design Standards and Procedures to Implement State Housing Law Within Title 17 of the Goleta Municipal Code”

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RESOLUTION NO. 22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE TO PROVIDE OBJECTIVE DESIGN STANDARDS AND PROCEDURES TO IMPLEMENT STATE HOUSING LAW WITHIN TITLE 17 OF THE GOLETA MUNICIPAL CODE

WHEREAS the City of Goleta (City) Title 17 (Zoning) of the Goleta Municipal Code (GMC) on March 3, 2020; and

WHEREAS, in 2017, the California Legislature approved and the Governor signed into law Senate Bill 35 (SB 35), now codified as California Government Code Section 65913.4; and

WHEREAS, among other things, SB 35 requires a streamlined, ministerial approval process for qualifying multiple-unit and mixed-use development, consistent with objective design standards. In order for a proposed development to qualify for this streamlined, objective review, the project must satisfy an extensive list of criteria, such as affordability levels, labor standards, and conformance with objective General Plan and zoning standards; and

WHEREAS the City does not have a set of solely objective design standards to apply should a project qualify under SB 35; and

WHEREAS the City desires to amend Title 17 of the GMC to include objective design standards that would apply to projects qualifying for objective, streamlined review under SB 35 and any other State law; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on September 12, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the Planning Commission considered the entire administrative record, including the staff report, the General Plan, the existing text of Title 17 of the GMC, the staff presentation, and oral and written testimony from interested persons;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The Planning Commission hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Recommendation of the Title 17 Amendments to the City Council

The Planning Commission has reviewed the amendments to Title 17 of the GMC, incorporated as Exhibit A, and determines that the ordinance amendment project 1) complies with and adequately implements the applicable policies of the City’s General Plan, 2) reflects sound planning principles, and 3) is exempt from CEQA, pursuant to CEQA Guidelines §15061(b)(3) and §15060(c)(3).

The Planning Commission hereby directs staff to report this determination to the City Council of the City of Goleta.

SECTION 3. Certification

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ___ day of _____ 2022.

JENNIFER FULLERTON
PLANNING COMMISSION CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 22-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the __ day of _____, 2022 by the following vote of the Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

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Attachment 1, Exhibit A

Ordinance No. 22-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 of the Goleta Municipal Code to Provide Objective Design Standards and Procedures to Implement State Housing Law, Case No. 21-0005-ORD, and Determining the Ordinance to be Exempt from CEQA”

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ORDINANCE NO. 22-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING TITLE 17 OF THE GOLETA MUNICIPAL CODE TO PROVIDE OBJECTIVE DESIGN STANDARDS AND PROCEDURES TO IMPLEMENT STATE HOUSING LAW, CASE NO. 21-0005-ORD, AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

WHEREAS the City of Goleta (City) adopted Title 17 (Zoning) of the Goleta Municipal Code (GMC) on March 3, 2020; and

WHEREAS, in 2017, the California Legislature approved, and the Governor signed into law Senate Bill 35 (SB 35), now codified as California Government Code Section 65913.4; and

WHEREAS, among other things, SB 35 requires a streamlined, ministerial approval process for qualifying multiple-unit and mixed-use development, consistent with objective design standards. In order for a proposed development to qualify for this streamlined, objective review, the project must satisfy an extensive list of criteria, such as affordability levels, labor standards, and conformance with objective General Plan and zoning standards; and

WHEREAS the City does not have a set of solely objective design standards to apply should a project qualify under SB 35 or other similar State laws; and

WHEREAS the City desires to amend Title 17 of the GMC to include objective design standards that would apply, at a minimum, to projects qualifying for objective, streamlined review; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on September 12, 2022, at which time all interested parties were given an opportunity to be heard; and

WHEREAS the Planning Commission recommended to City Council adoption of the Objective Design Standards Ordinance on September 12, 2022; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2022 at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council adopted Ordinance No. 22-___, which amends Title 17 of the GMC, by a majority vote on _____, 2022;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Required Findings for Ordinance Amendments

Pursuant to subsection 17.66.050(B) of the GMC, the City Council makes the following findings:

A. The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code.

The Ordinance, which amends the GMC Title 17, is consistent with provisions of the City's General Plan that relate to housing development that have not been preempted by SB 35.

Specifically, this Ordinance furthers General Plan policies by regarding design aesthetics found in the Visual and Historic Resources Element. Relevant policies in this Element include Policy VH 3, Community Character, as the Ordinance includes objective standards for site and building design with a focus on design of vehicular circulation and parking, pedestrian circulation and oriented design, landscaping, building materials, and building orientation on the site. The Ordinance is also consistent with Policy VH 4, Design Review, as the Ordinance focuses on objective standards that require roof line variation and separated pedestrian access throughout developments. The Ordinance also conforms to the objective standards found within the General Plan, including the standards outlined for building developments found in Land Use Element Tables 2-1, 2-2, and 2-3. Those standards would apply to multiple-unit and mixed-use housing projects as the Ordinance does not alter those standards in any way, but rather augments those standards with objective design standards to substitute for subjective design policy and regulation. Similarly, the Ordinance complies with the objective standards found elsewhere in Title 17, as the standards proposed as Chapter 17.44 of the GMC are additive to those existing standards.

The Ordinance will amend Title 17 to bring the City's zoning regulations into compliance with California Government Code Section 65913.4, which regulates and limits the scope of local review of qualifying multiple-unit and mixed-use housing projects to an objective, ministerial review process. The Ordinance adds Chapter 17.44. to the GMC to provide procedures for processing such projects and objective design standards to replace the City's subjective Design Review process for qualifying projects

Therefore, the Ordinance, which brings all City regulations into compliance with SB 35, is deemed consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code.

B. The amendment is in the interests of the general community welfare.

The Ordinance will allow the City to regulate projects that qualify for objective and ministerial review under State law by, among other things, providing a clear ministerial procedure for such projects, identifying a variety of objective design standards related to site design, building design, mixed-use projects, and utilitarian elements, and by providing needed definitions to apply such objective design standards. These standards will ensure that such projects are design appropriately for the context of the Goleta community to the extent allowed under State law.

Therefore, the Ordinance is in the interest of the general community welfare.

C. The amendment is consistent with good zoning and planning practices.

The Ordinance will help the City continue to implement the community goals, objectives, and policies of the General Plan to the greatest extent possible given the changes in State law. By adopting this local Ordinance to implement SB 35, the City is ensuring that local control is achieved to the best of the City's ability with consideration for quality building and site design for qualifying projects.

In developing the Ordinance, extensive public outreach occurred, representing sound planning principals related to public engagement. The City conducted three study session with the City's Design Review Board (DRB) to receive input prior to drafting the proposed objective design standards, on August 24, 2021, September 28, 2021, and October 26, 2021. After release of draft standards, two additional study session to review the draft standards were conducted with DRB on July

12, 2022 and July 26, 2022 and study session to review the standards was conducted with the City's Planning Commission on August 22, 2022. At all six events, members of the public were welcomed to learn about the project and provide input.

Therefore, the Ordinance is consistent with good zoning and planning practices.

SECTION 3. Environmental Assessment

The Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a "project" as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment.

The Ordinance is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

As such, the Ordinance is exempt from further CEQA review.

SECTION 4. Title 17 of the Goleta Municipal Code Amendments

Title 17 of the GMC is amended as follows:

A. *Table 17.08.020: Land Use Regulations—Commercial Districts is amended as follows:*

1. For the "*Multiple-Unit Development*" row, amend the columns for "CC" and "OT" from "CU¹" to "CU/P¹."
2. Amend Footnote 1 to read: "Only mixed-use developments. A CUP is required except for developments that qualify for review under Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards."

B. *Table 17.09.020: Land Use Regulations—Office Districts is amended as follows:*

1. For the "*Multiple-Unit Development*" row, amend the column for "OI" from "CU¹" to "CU/P¹."

2. Amend Footnote 1 to read: “Only mixed-use developments. A CUP is required except for developments that qualify for review under Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards.”

C. A new chapter, Chapter 17.44, entitled “Multiple-Unit and Mixed-Use Objective Design Standards,” is added as shown in Exhibit A.

D. A new subsection 17.58.020(A)(8) is added to read as follows:

“Development projects that qualify for review under Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards.”

E. Section 17.73.010 is amended to add the following terms:

1. Arcade.
2. Bracket.
3. Colonnade.
4. Cornice.
5. Dentil.
6. Fenestration.
7. Grasscrete.
8. Groundcover.
9. Light Reflectance Value.
10. Objective Design Standard.
11. Parking Structure.
12. Pilaster.
13. Reveal.
14. Roof, Gable.
15. Roof, Hip.
16. Roof, Mansard.
17. Roof, Shed.
18. Street, Primary.
19. Street Wall.

F. Section 17.73.020 is amended to add the following definitions:

1. **Arcade.** A series of arches supported by columns, pilasters, or piers.
2. **Bracket.** A projection from a vertical surface providing structural or visual support, typically found under cornices, balconies, windows, or any other overhanging element.
3. **Colonnade.** A row or series of evenly-spaced columns set at regular intervals, often freestanding or supporting a roof.

4. **Cornice.** A projecting shelf along the top of a wall supported by a series of brackets; the exterior trim where a roof and wall meet, consisting of soffit, fascia, and crown molding.
5. **Dentil.** An architectural detail of small, repeating blocks, typically used as a decoration under the soffit of a cornice.
6. **Fenestration.** The arrangement, proportioning, and design of windows, doors, and other exterior openings in a building.
7. **Grasscrete.** A type of permeable surfacing product that is manufactured using reinforced concrete pavers and designed to allow for grass, gravel, or stone to fill in the voids of the pavers and is sturdy enough to accommodate occasional vehicular use.
8. **Groundcover.** Low-growing herbaceous or woody vegetation, other than turf, which typically grows less than two feet high and used for understory planting under shrubs and trees. Generally grows with a creeping or spreading habit and used to cover bare soil areas within landscape planter areas.
9. **Light Reflectance Value.** A measure of the total amount of light that is reflected from an exterior or interior surface when illuminated by a light source.
10. **Objective Design Standard.** A standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.
11. **Parking Structure.** A wholly or partly enclosed structure, comprised of one or more stories, used exclusively for the parking and storage of vehicles. A parking structure may be totally below-grade or subterranean, partially above-grade, or totally above-grade.
12. **Pilaster.** A partial pier or column, often with a base, shaft, and capital that is embedded in a wall and projects slightly.
13. **Reveal.** An inner surface of an opening or recess in a wall, typically in relation to a window or door.
14. **Roof, Gable.** A roof which slopes downward in two opposite directions from an upper, central ridge.
15. **Roof, Hip.** A roof which slopes downward in four directions from an upper, central point.
16. **Roof, Mansard.** A roof with a steep lower slope and flatter upper slope on all sides, either of convex or concave shape.
17. **Roof, Shed.** A roof which slopes downward in one direction and has no hips, ridges, or valleys.
18. **Street, Primary.** A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the City's Transportation Element, and which carries the greater volume of vehicular traffic.

19. **Street Wall.** The wall plane or facade of buildings facing a street, comprised of one or more contiguous buildings. Often used to describe a pedestrian-oriented environment.

SECTION 5. Severability

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 6. Codification

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 7. Certification of City Clerk.

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

SECTION 8. Effective Date.

This ordinance shall take effect on the 31st day following adoption by the City Council.

INTRODUCED ON the ____ day of _____, 2022.

PASSED, APPROVED, AND ADOPTED this _____day of _____
2022.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, do hereby certify that the foregoing Ordinance No. 22-__ was introduced on _____, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the _____, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

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Exhibit A

**Chapter 17.44
Multiple-Unit and Mixed-Use Objective Design Standards**

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Chapter 17.44: Multiple-Unit and Mixed-Use Objective Design Standards

Sections:

- 17.44.010 Introduction
- 17.44.020 Site Design
- 17.44.030 Building Design
- 17.44.040 Mixed-Use Standards
- 17.44.050 Utilitarian Elements

17.44.010 Introduction

- A. **Purpose and Intent.** The purpose of the design standards of this Chapter is to provide the public, building and design professionals, and Review Authorities with objective criteria for eligible residential and mixed-use development in the City. The intent is to provide clear design direction that enhances an area's unique character and sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality living environment.
- B. **Applicability.** The provisions of this Chapter apply to multiple-unit residential and mixed-use development in all Zone Districts that qualify for streamlined, ministerial processing pursuant to California Government Code Section 65913.4, as well as any other multiple-unit or mixed-use development project that qualifies for objective, ministerial review pursuant to State housing law.
- C. **Consistency with Objective Standards.** Projects shall comply with all objective City policies, development standards, and design standards as established in the General Plan and the Goleta Municipal Code.
 - 1. **Exception.** Any concessions, incentives, or waivers of development standards pursuant to Chapter 17.22, Density Bonus and Other Incentives of this Title.
 - 2. **Conflicting Standards.** Projects must meet objective standards in this Chapter in addition to all pertinent requirements of the Goleta Municipal Code. If there is any conflict between these objective standards and existing City and/or State objective standards, the more restrictive objective standard applicable to the project shall apply.
- D. **Permit Required.** Any eligible project processed pursuant to this Chapter shall require a Land Use Permit or a Coastal Development Permit, if located within the Coastal Zone.
- E. **Design Review.** Design Review of projects processed pursuant to this Chapter shall be conducted by the Director and shall only include consistency with adopted objective design standards.
 - 1. **Required Findings.** Other than those findings required pursuant to Section 17.52.070, Common Procedures – Findings for Approval, no additional findings are required. Additionally, no findings for Design Review, including those in subsection 17.58.080, shall be required for approval of the project.

17.44.020 Site Design

A. Building Placement and Orientation.

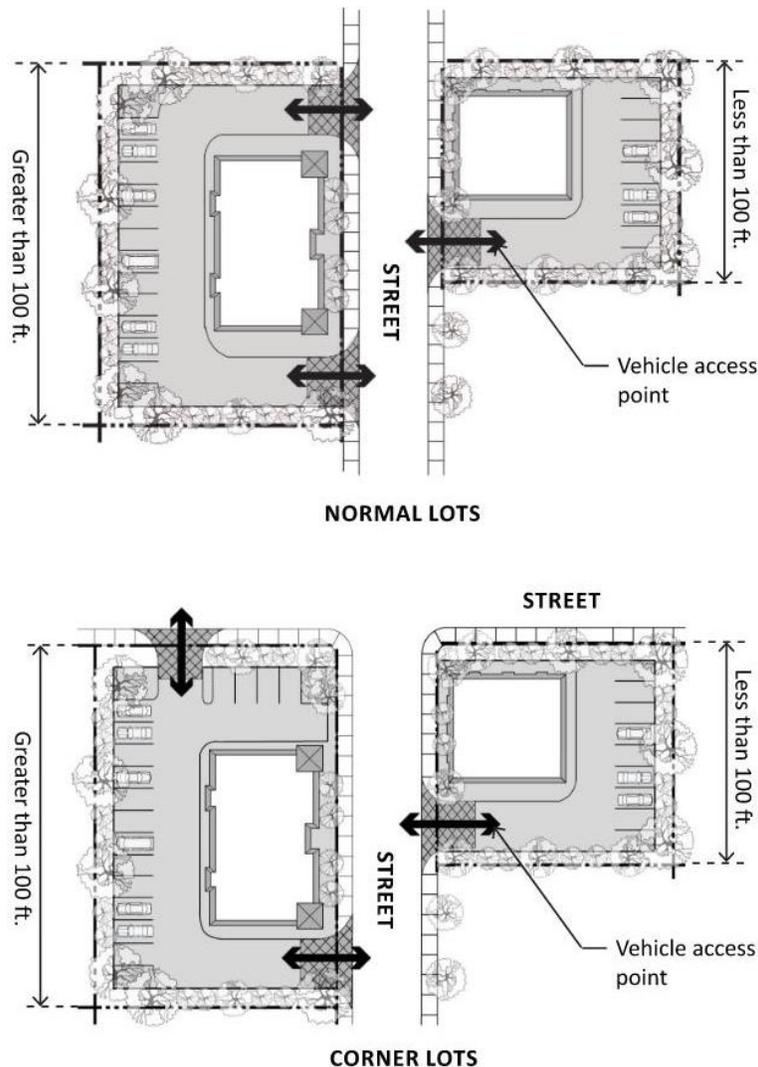
1. **Street Wall.** If buildings on adjacent properties establish a contiguous street wall along the primary street frontage, new buildings shall be located to maintain the contiguous street wall, with allowances for variation in facade and entrances which are projected or recessed.
2. **Visibility of Entrances.** On all lots 60 feet or less in width, at least one primary building entrance or individual unit entrance shall be visible from the front or street side lot line. See subsection 17.44.030(C).
3. **-OTH Old Town Heritage Overlay District.** Buildings located with street frontage(s) along Hollister Avenue shall comply with the zero setback provisions of Section 17.19.040, Front Setback, Hollister Avenue Frontage, of this Title.

B. Vehicular Parking and Access. Vehicular parking and access shall comply with the provisions of Chapter 17.38, Parking and Loading, of this Title. In addition, projects shall provide the following:

1. **Primary Access.** Side street or alley access shall serve as the primary vehicular access to parking areas, if available. If not available, the primary street shall serve vehicular access.

2. **Number of Access Points.**
 - a. **Normal Lots.** A maximum of one vehicle access point from the street is permitted per 100 feet of street frontage.
 - b. **Corner Lots.**
 - i. One vehicular access point is permitted per lot where all street frontages are less than 100 linear feet.
 - ii. Two vehicular access points are permitted on lots where at least one street has a frontage of 100 linear feet or more.

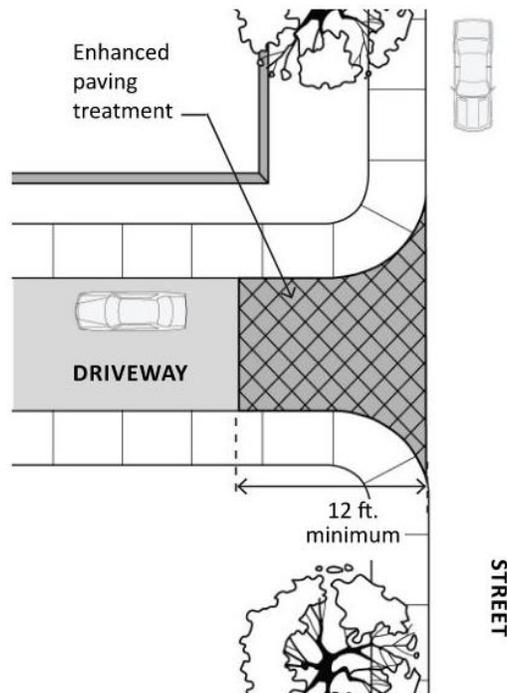
FIGURE 17.44.020(B)(2): VEHICULAR ACCESS POINTS



3. **Parking Location.** Parking areas shall not be located within any front or street side setback or between any primary structure and the primary street.
4. **Loading and Service Areas.** In addition to the provisions below, loading and service areas shall comply with the standards of Section 17.38.100, On-Site Loading, as applicable.

- a. All required loading and service areas shall be located adjacent to a façade other than the primary street frontage.
 - b. Loading and service areas shall be located so as to not disrupt or block the flow of on-site and off-site vehicular traffic.
 - c. Loading and service areas shall not be located adjacent to residential dwelling units or common open space areas.
 - d. Loading and service areas shall be screened from view with walls, solid fencing, and/or landscape privacy screening as described in subsection 17.44.020(E).
5. **Enhanced Paving for Entrance Driveways.** Paving treatment using patterned and/or colored pavers, brick, or decorative colored and/or scored concrete shall be used for entrance driveways, a minimum of 12 feet in length, and spanning the width of the entrance driveway.

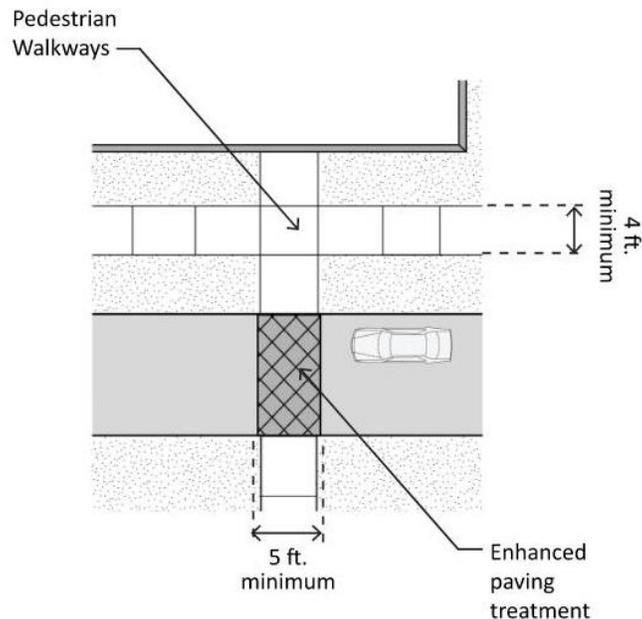
FIGURE 17.44.020(B)(5): ENHANCED PAVING FOR ENTRANCE DRIVEWAYS



- 6. **Vehicle Light Intrusion.** Vehicle headlights shall be obstructed from direct alignment with habitable interior spaces with a minimum 3-foot evergreen shrub or vine and/or features such as fencing or walls.
- C. **Pedestrian and Other Non-Vehicle Forms of Mobility Circulation and Access.**
- 1. **General.** The following pedestrian walkways shall be provided and interconnected within the site, and shall also serve secondarily as site circulation for bicycles, scooters, skateboards and other non-vehicle forms of mobility:

- a. Pedestrian walkways shall connect residential dwelling units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.
 - b. Pedestrian walkways shall connect public sidewalks, building entrances, and vehicle parking areas.
 - c. Pedestrian walkways shall connect building entrances and vehicle parking areas through the site interior to all transit stops directly adjacent to the site.
2. **Pedestrian Walkways.** Pedestrian walkways shall be provided with a minimum width of four feet along their entire length and shall be designed as follows:
- a. *Through Lot Connection.* Through lots located more than 300 feet from a street intersection, measured from the closest point of the lot, shall provide a publicly accessible sidewalk or walkway connecting the two streets.
 - b. *Materials.* Walkways shall be constructed of firm, stable and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, decomposed granite, or concrete pavers.
 - c. *Paving for Pedestrian Crossings.* Where an intersection of pedestrian and vehicle access exists, enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete shall be used. Pedestrian crossings shall feature enhanced paving a minimum width of five feet and span the length of the intersecting drive area.

FIGURE 17.44.020(C)(2): PEDESTRIAN WALKWAYS

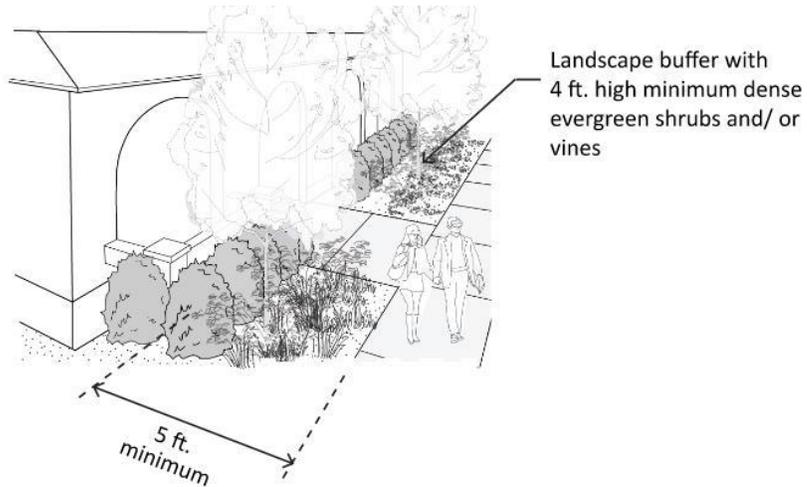


- d. *-OTH Old Town Heritage Overlay District.* Covered pedestrian walkways within the -OTH overlay shall contain a repeating colonnade or arcade element.

- e. *Maintenance.* Pedestrian walkways shall be maintained in good condition for the life of the project and shall not be allowed to fall into disrepair so as to constitute a nuisance or hazard to the public.
 - 3. ***Enhanced Paving for Building Entrances.*** Primary building entrances shall provide decorative and accent paving that contrast in color and texture from the adjacent walkway paving. Grasscrete is prohibited.
- D. **Common and Restricted Open Space.** Common and restricted open spaces for multiple-unit developments shall comply with the minimums required by the base Zone District in Chapter 17.07, Residential Districts, Section 17.24.120, Mixed-Use Development, and the Rules of Measurement established in Section 17.03.130, Restricted and Common Open Space, of this Title.
- 1. ***Common Open Space.*** Projects shall provide common space according to the standards below. Rooftops shall not be used to satisfy any part of the common open space requirement.
 - a. *Number of Common Open Spaces.* Projects shall provide common open spaces proportionate to the number of dwelling units as established below:
 - i. One to 25 dwelling units. At least one common open space shall be provided.
 - ii. 26 to 50 dwelling units. At least two common open spaces shall be provided.
 - iii. 51 to 75 dwelling units. At least three common open spaces shall be provided.
 - iv. 76 or more dwelling units. At least four common open spaces shall be provided.
 - b. *Visibility.* Common open space shall be located and arranged to allow a clear line of sight into the space from pedestrian walkways on the interior of the site.
- E. **Landscaping.** Landscaping shall be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space.
- 1. ***Additional Landscaping Requirements.*** Landscaping must comply with Chapter 17.34, Landscaping, including requirements for all requirements of the State and City's Water Efficient Landscaping Ordinance (WELO), where applicable.
 - 2. ***Plant Materials.*** Plant materials are limited to native or non-invasive drought-tolerant species.
 - 3. ***Parking and Loading Area Landscaping.*** Parking and loading area landscaping must comply with subsection 17.38.38.110(K), Parking Area Design and Development Standards, Landscaping.

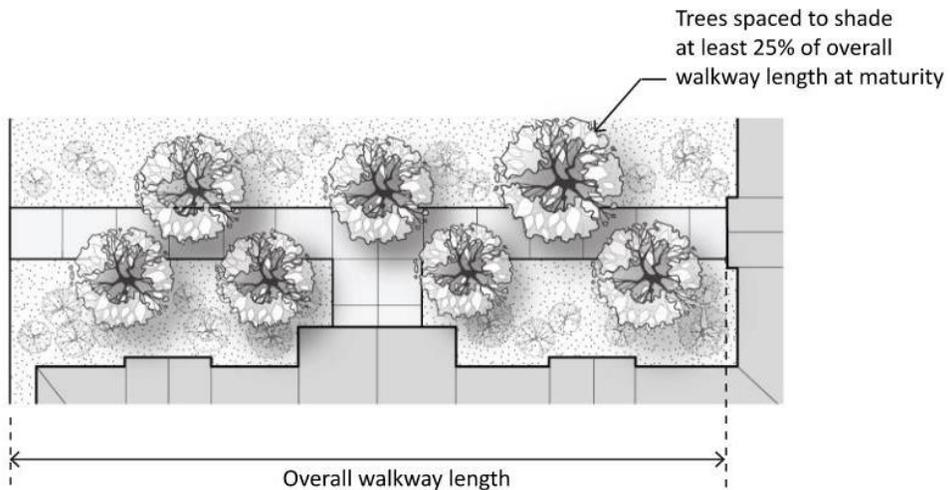
4. **Landscape Buffer.** A landscape buffer of minimum width of five feet shall be located between all ground-level restricted open spaces and pedestrian walkways. The buffer shall be planted with dense evergreen shrubs and/or vines which grow to or are maintained at a minimum height of four feet.

FIGURE 17.44.020(E)(4): LANDSCAPE BUFFER



5. **Pedestrian Walkways.** Pedestrian walkways shall be flanked on both sides with landscaping, and may include a mix of turf, groundcover, and shrubs. Both sides of walkways shall provide trees which shall be spaced to shade at least 25 percent of the overall walkway length at maturity.

FIGURE 17.44.020(E)(5): PEDESTRIAN WALKWAYS



6. **Number of Plants.** A minimum of one 15-gallon tree or equivalent box size and 10 five-gallon shrubs shall be planted for every 1,000 square feet of required landscape area.

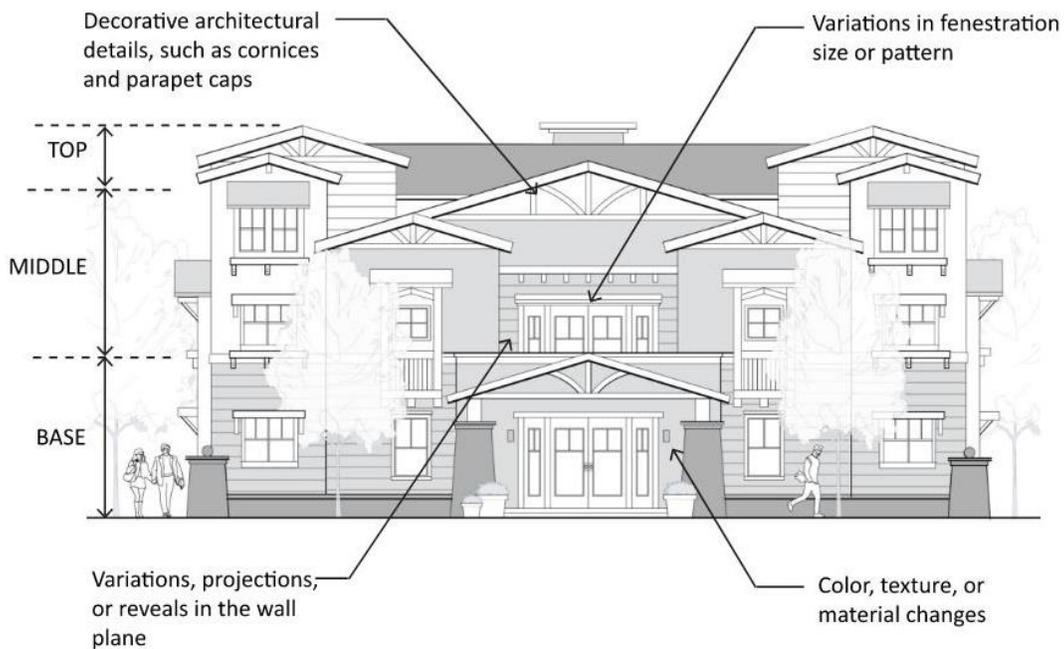
7. **Groundcover.** Groundcover shall be sized and located to cover at least 75 percent of all landscape areas that are not planted with shrubs or trees within 5 years of installation.
 - a. While groundcovers and shrubs are establishing, a minimum layer of 3-inch bark mulch or decorative gravel shall be placed within all landscape areas to provide 100 percent coverage of such landscape areas.
8. **Plant Selection.** Artificial or synthetic plants, except for turf, are prohibited. Artificial turf is not permitted in front or street side setbacks.
9. **Solar Access.** Landscaping shall not obstruct solar access to adjacent solar collectors for water heating, space heating or cooling, or electricity generation.
10. **Privacy.** Landscape screening shall obscure direct sight lines into dwelling units and restricted open space areas from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscape screening may be used in combination with walls, fencing, and/or trellises to screen views.
 - a. **Location.** Landscape screening shall fit within associated planting areas and canopy sizes must not overlap with building foundations or eaves.
 - b. **Plant Selection.** Landscape screening shall use evergreen trees, shrubs, and/or vines located and sized to buffer views. Deciduous species, perennials, and grasses or grass-like plants are not permitted for privacy screening.
 - c. **Minimum Sizes.** Landscape screening and vegetation shall use the following minimum container sizes at time of planting:
 - i. Trees. 15-gallon size.
 - ii. Shrubs. 5-gallon size.
 - iii. Vines. 5-gallon size.

17.44.030 Building Design

A. Building Form, Massing, and Articulation.

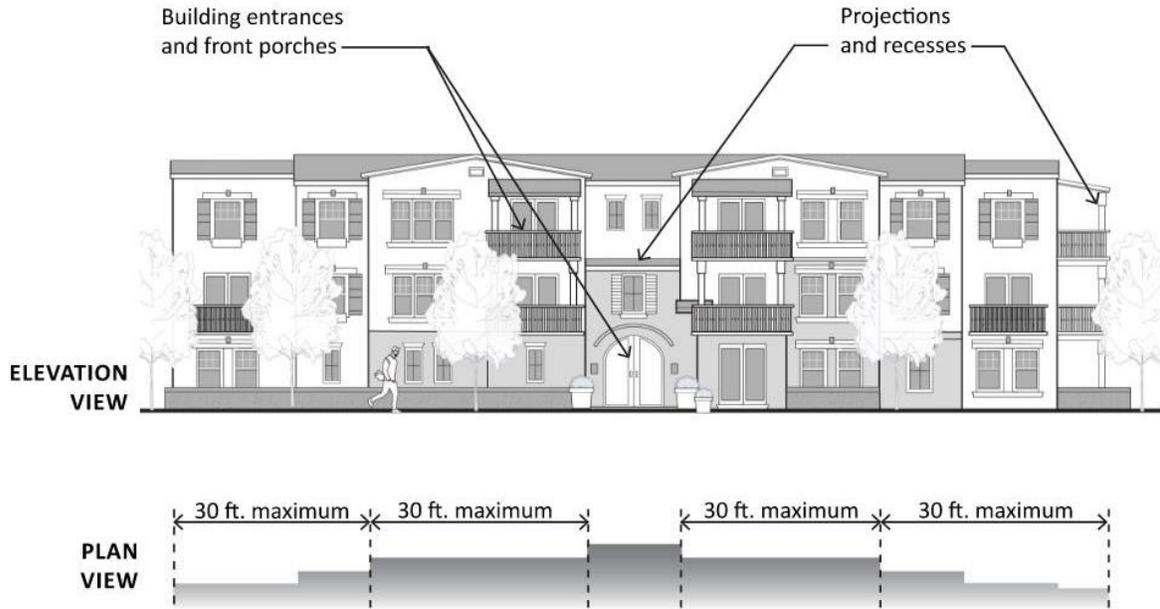
1. **Building Form and Vertical Hierarchy.** Buildings that are three stories or more in height shall be designed to differentiate between a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following:
 - a. Color, texture, or material changes.
 - b. Variations, projections, or reveals in the wall plane.
 - c. Variations in fenestration size or pattern.
 - d. Decorative architectural details, such as cornices and columns.

FIGURE 17.44.030(A)(1): BUILDING FORM AND VERTICAL HIERARCHY



2. **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 30 feet in length without either an architectural element or a five-foot variation in depth in the wall plane. Building entrances, front porches, upper-story setbacks, projections, and recessions, such as stoops, bay windows, overhangs, and trellises, count towards this requirement.

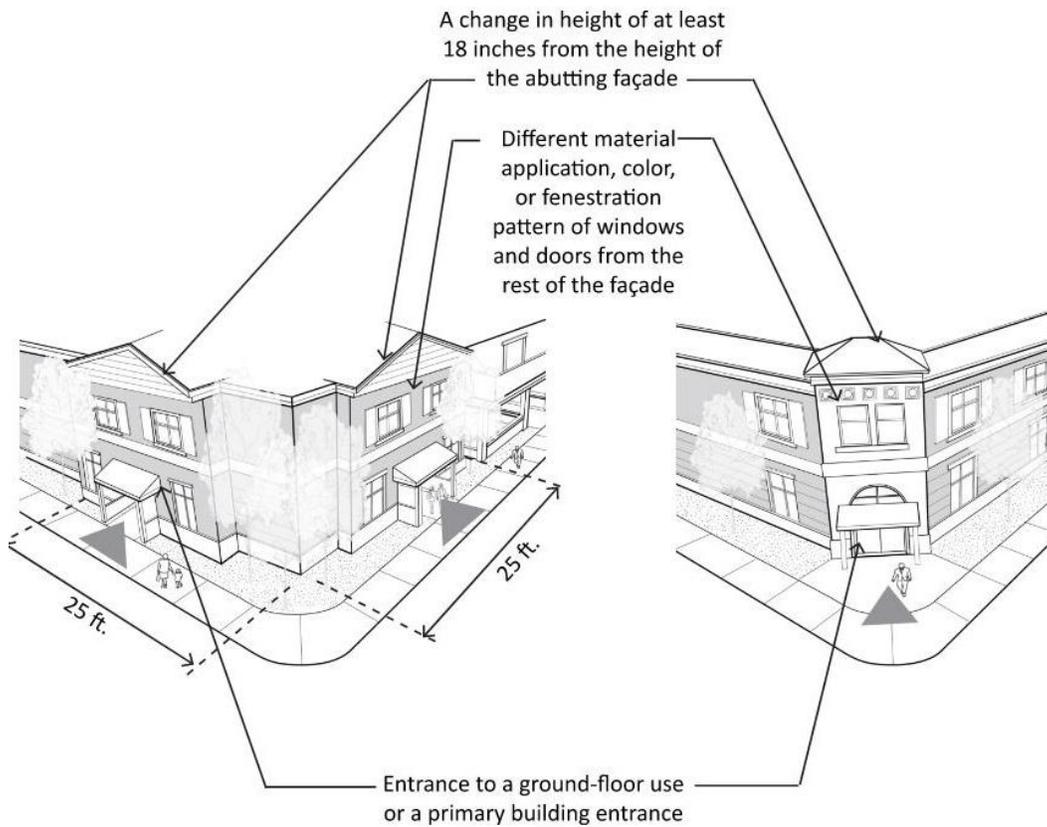
FIGURE 17.44.030(A)(2): WALL PLANE VARIATION



3. **All-Sided Architecture.** Buildings shall be designed and articulated with common details, articulation, materials, and elements on all sides.

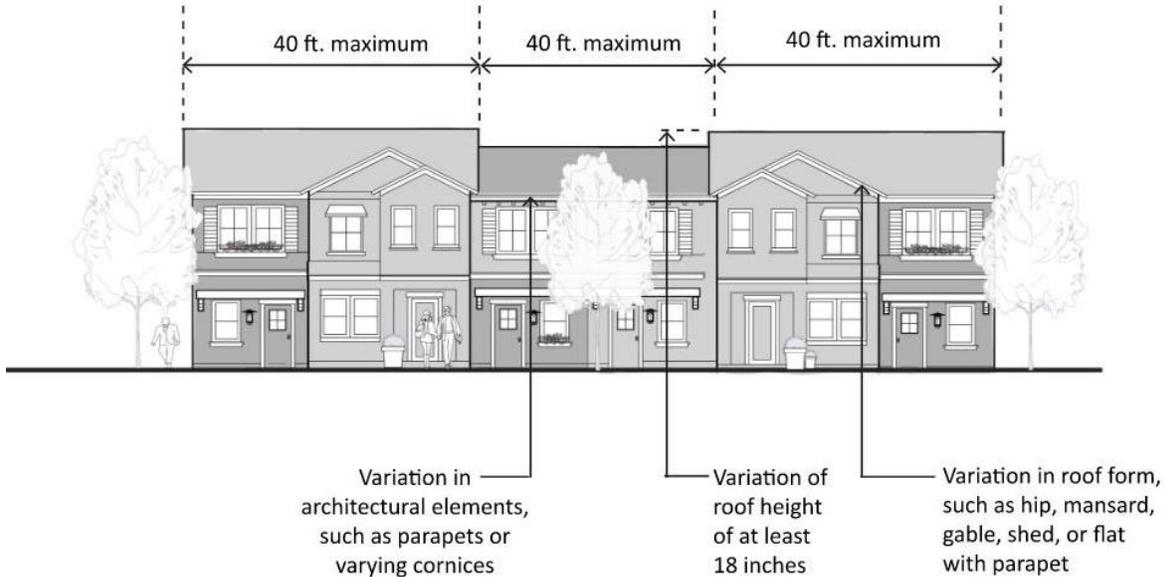
4. **Corner Lots.** Buildings located on corner lots shall include one or more of the following features on both street-facing façades, located within 25 feet of the corner of the building closest to the intersection:
- a. An entrance to a ground-floor use or a primary building entrance.
 - b. A different material application, color, or fenestration pattern of windows and doors from the rest of the façade.
 - c. A change in height of at least 18 inches from the height of the abutting façade.

FIGURE 17.44.030(A)(4): CORNER LOT TREATMENTS



5. **Roof Line Variation.** Roof lines shall not extend more than a length of 40 feet without at least one prominent change as described below:
 - a. Variation in roof form, such as hip, mansard, gable, shed, and flat with parapet.
 - b. Variation in architectural elements, such as parapets or varying cornices.
 - c. Variation of roof height of at least 18 inches (as measured from the highest point of each roof line).

FIGURE 17.44.030(A)(5): ROOF LINE VARIATION



6. **Flat Roofs and Parapets.**
 - a. Where rooftop equipment is located within 10 feet of a roof edge, a parapet shall be provided that is a minimum of six inches taller than all roof-top equipment.
 - b. Interior side of parapet walls shall not be visible from a common open space or public right-of-way.
 - c. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.
- B. **Building and Dwelling Unit Entrances.** See subsection 17.44.020(B) for orientation of building and dwelling unit entrances within a site.
1. **Primary Building Entrance.**
 - a. **Street-Facing Entrance.** Buildings located within 20 feet of the primary street right-of-way shall have a ground-level primary building entrance facing the primary street.

- b. *-OTH Old Town Heritage Overlay District.* Buildings located along Hollister Avenue shall provide at least one primary building entrance every 50 feet along Hollister Avenue. Primary building entrances shall provide one or more of the following:
 - i. Entrance flanked by columns, decorative fixtures, or other similar elements.
 - ii. Entrance recessed within a large arch or cased decorative opening.
 - iii. Entrance emphasized by a change in roofline of at least 12 inches, or a tower or similar break in the wall façade
 - iv. Entrance covered by a large portico projecting at least 6 feet from the wall façade.
 - v. Entrance covered by an awning.

FIGURE 17.44.030(B)(1)(b): PRIMARY BUILDING ENTRANCES, OLD TOWN HERITAGE OVERLAY DISTRICT

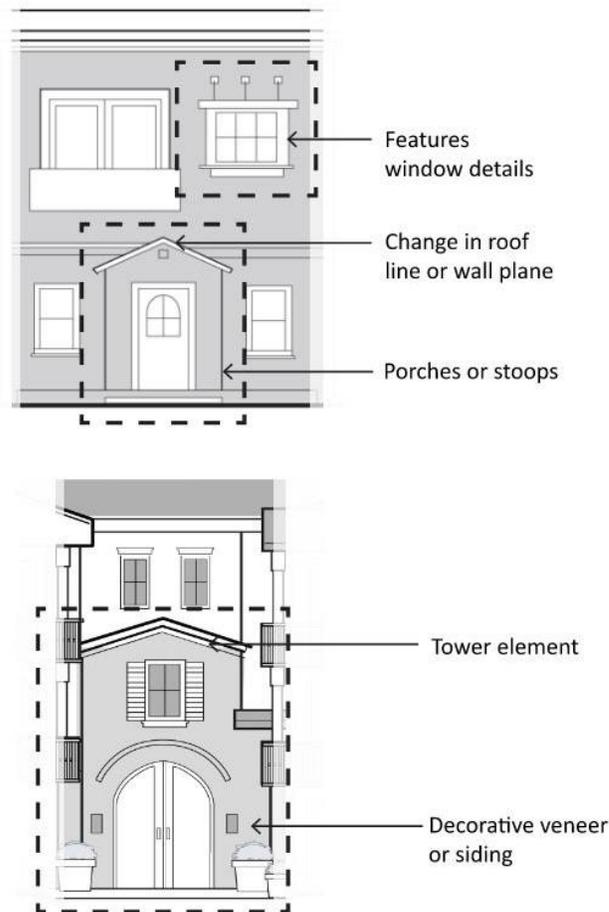


2. ***Individual Dwelling Unit Entrance.***

- a. *General Requirement.* All individual unit entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.
- b. *Visibility.* All individual unit entrances shall be illuminated or shall face towards a common area or public street.
- c. *Street-Facing Unit Entrance.* Each dwelling unit located within 20 feet of a primary street right-of-way shall include at least one street-facing porch, balcony, or patio unless a setback of five feet or less is provided.

- d. *Upper-Floor Unit Entrance.* Exterior entrances to individual dwelling units on upper floors are permitted. No exterior access corridor located above the ground floor may provide access to five or more upper-floor dwelling units.
3. **Architectural Treatments.** Entrances for buildings and individual dwelling units shall incorporate at least two of the following architectural treatments:
- a. Feature window details;
 - b. Towers;
 - c. Decorative veneer or siding;
 - d. Porches or stoops; or
 - e. Changes in roof line or wall plane.

FIGURE 17.44.030(B)(3): ARCHITECTURAL TREATMENTS FOR ENTRANCES

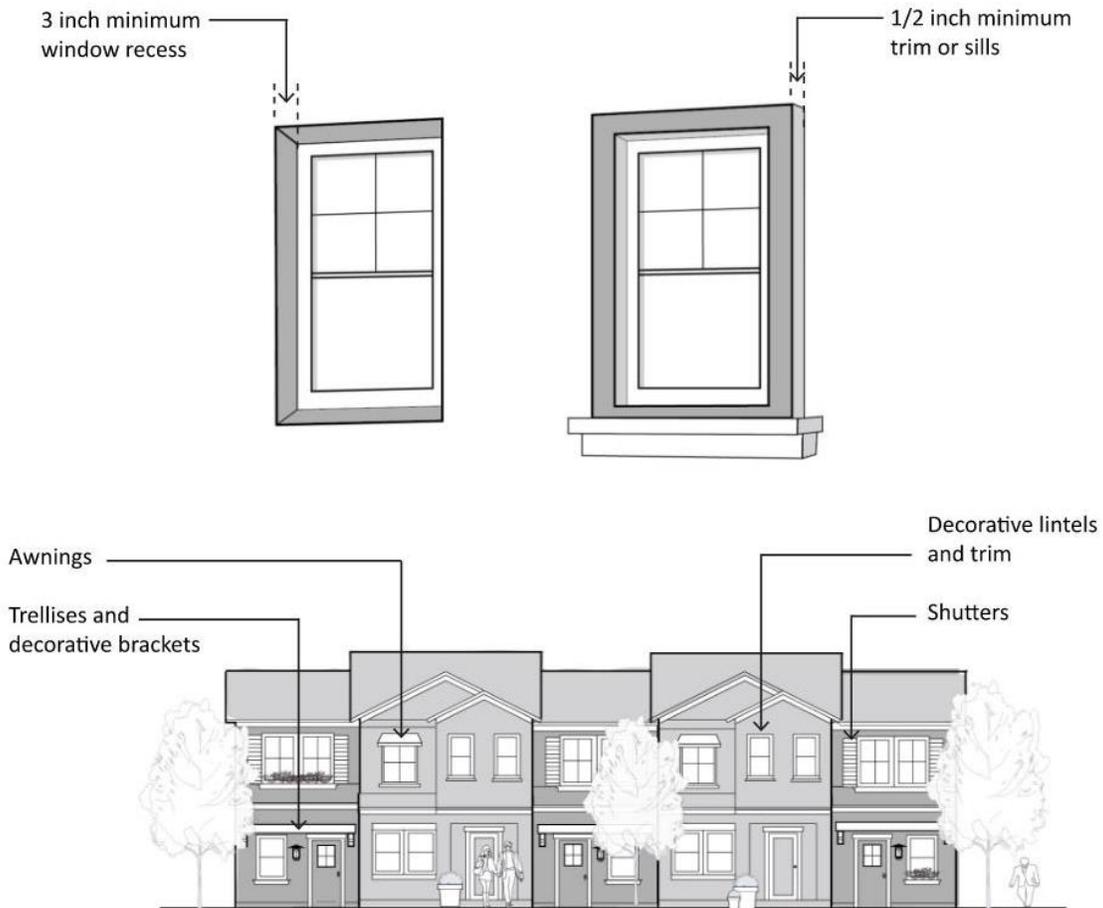


C. **Windows and Doors.**

- 1. **Location.** Windows and doors shall be located so they do not directly align with windows and doors of adjacent dwelling units.

2. **Privacy.** Where windows are proposed within 10 feet of a window on another building, the design and placement shall avoid unfiltered/direct views into the adjacent site and shall be designed with one or more of the following:
 - a. Use non-transparent or obscured glazing, such as frosted/patterned glass. Reflective glazing is not permitted.
 - b. Provide permanent architectural screens or affixed louvers at windows.
 - c. Offset windows horizontally at least 12 inches from any windows in adjacent buildings (edge to edge), so as not to have a direct line-of-sight into adjacent units.
3. **Window Treatment.**
 - a. Windows shall either be recessed at least three inches from the plane of the surrounding exterior wall or shall have a trim or windowsill at least one-half inch in depth.
 - b. *Windows Facing a Public Street.* Windows facing a public street shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.

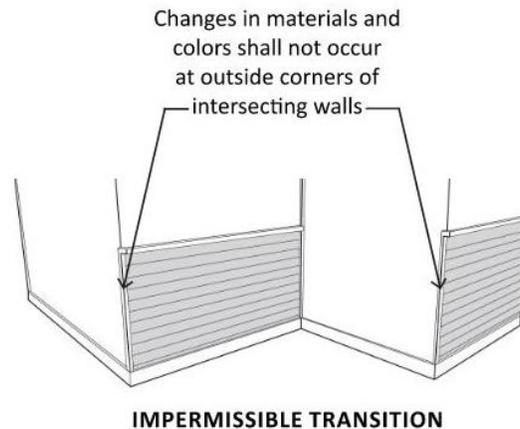
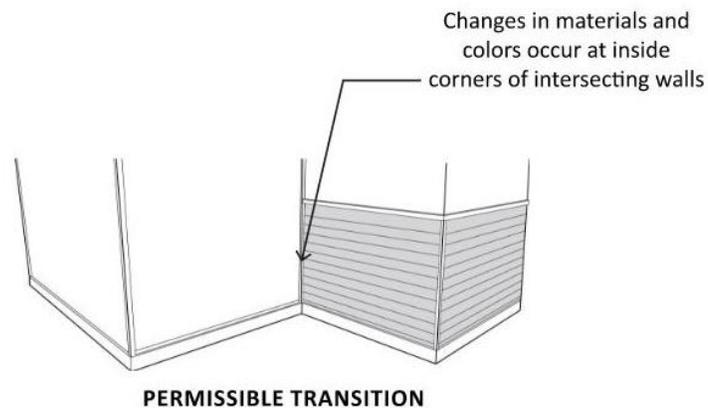
FIGURE 17.44.030(C)(3): WINDOW TREATMENT



D. Materials and Colors.

1. **Wall Material.** The primary exterior siding material for buildings shall be wood, composite wood, stone, stone veneer, granite, slate, brick, brick veneer, stucco, plaster, fiber cement, vinyl, aluminum, or steel. The use of exposed plywood or glass curtain walls is prohibited.
2. **Wall Color.** The color of exterior walls shall have a light reflectance value of 50% or greater.
3. **Window Consistency.** Window frame materials and color shall be used on all elevations.
4. **Material and Color Transition.** Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

FIGURE 17.44.030(D)(4): MATERIAL AND COLOR TRANSITION



5. **Accent Material.** Use of two or more accent materials, such as glass, tile, brick, stone, concrete, or plaster, shall be incorporated to highlight building features.
6. Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable from one another in quality and detail.

E. **Parking Structures.**

1. **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 30 feet in length without at least one of the following: a five-foot variation in depth in the wall plane, architectural element, or other prominent feature that provides visual interest.
2. **Materials and Colors.** The parking structure shall utilize the same colors and materials as the primary buildings.
3. **Articulation.** The exterior of the parking structure shall apply at least one of the following as articulation:
 - a. Applied materials, such as brick, stone, and/or siding, which extend at least two inches from the face of the structure to the face of the applied materials. Painted concrete, smooth concrete, or stucco walls shall not be considered sufficient articulation.
 - b. Decorative architectural features, such as cut metal screens, awnings, trellises, louvers, and/or decorative security grills.
4. **Vertical Plantings.** Vertical plantings shall be located between openings, entrances, and architectural accent features. Plantings shall be evergreen vegetation that will grow to a minimum height equivalent to 75 percent of the height of the parking structure; container size shall be selected to achieve a height of at least 50 percent of the height of the parking structure within at least two years from time of installation.

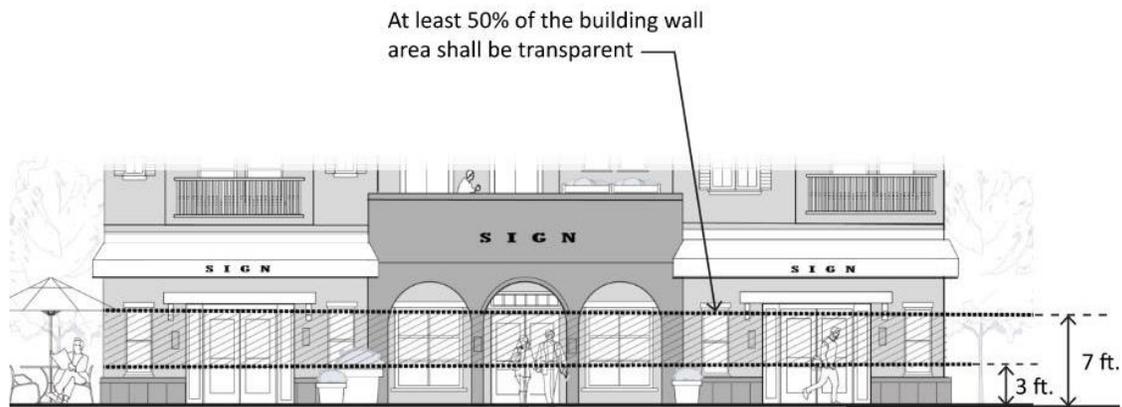
F. **Garages and Carports.**

1. **Garages.**
 - a. Garage doors shall be recessed a minimum of six inches from the surrounding wall plane.
 - b. Garage doors shall not occupy more than 50 percent of the width of any building façade. This limitation does not apply to detached garages located in the rear half of a lot.
 - c. Garages shall feature at least one of the following treatments:
 - i. Garage door windows.
 - ii. Paneled garage door surface.
 - iii. Two different colors.
2. **Carports.** Carports shall incorporate the same colors and materials as the primary residential or mixed-use building design.

17.44.040 Mixed-Use Standards

- A. **Ground Floor Height.** The ground floor of a mixed-use building shall have a minimum floor height of 12 feet, measured from finished ground floor to the bottom of the finished second floor.
- B. **Ground Floor Transparency.** Exterior walls facing a public street shall include transparent windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Parking garages are not required to meet the ground floor transparency requirement.

FIGURE 17.44.040(B): GROUND FLOOR TRANSPARENCY



- C. **Street-Facing Setbacks.** Street-facing setbacks shall be landscaped and/or prepared for use by pedestrians. The setback area on each lot shall contain at least two amenities per 50 linear feet, such as benches, drinking fountains, shade structure, or other design element (e.g., public art, planters, kiosks, etc.).
- D. **Street-Facing Entrance.** Mixed-use buildings located within 20 feet of a primary street right-of-way shall incorporate at least one primary building entrance directly from the public sidewalk or right-of-way. The primary building entrance shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entrance or providing an awning or similar weather protection element.

17.44.050 Utilitarian Elements

- A. **Bicycle Parking.** Bicycle parking shall comply with the provisions of Section 17.38.090, Bicycle Parking, of this Title.
- B. **Trash, Recycling, and Green Waste Container Enclosures.** Enclosures for recycling, green waste, and any other waste containers required by law are required for multiple-unit and mixed-use developments, and shall comply with the provisions of Section 17.24.140, Trash, Recycling, and Green Waste Storage Areas, of this Title. Enclosures shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:
 - 1. **Location.** The enclosure shall be located to the rear or side of the building(s) and located outside of view from a public right-of-way.
 - 2. **Materials.** The enclosure shall incorporate the materials and colors of the primary residential or mixed-use building design.

- C. **Fences and Walls.** Fences and walls shall comply with the provisions of Section 17.24.090, Fences, Freestanding Walls, and Hedges, of this Title.
 - 1. Fences and walls shall be designed with the same materials and colors as the primary residential or mixed-use building(s).
 - 2. Where fences and walls of different materials or finishes intersect, a natural transition or break, such as a column or pilaster, shall be provided.
- D. **Lighting.** Lighting shall comply with the provisions of Chapter 17.35, Lighting, of this Title.
- E. **Screening of Mechanical Equipment.** Equipment and utilities shall comply with the provisions of Section 17.24.170, Screening of Mechanical Equipment, of this Title.
- F. **Vents and Exhaust.** All wall-mounted vent and exhaust elements shall be located at interior corners of building walls or behind building elements that conceal them from public view. All flashing, sheet metal vents, exhaust fans or ventilators, and pipe stacks shall be painted a color to match the adjacent roof or wall material.

Definitions

Arcade. A series of arches supported by columns, pilasters, or piers.

Bracket. A projection from a vertical surface providing structural or visual support, typically found under cornices, balconies, windows, or any other overhanging element.

Colonnade. A row or series of evenly-spaced columns set at regular intervals, often freestanding or supporting a roof.

Cornice. A projecting shelf along the top of a wall supported by a series of brackets; the exterior trim where a roof and wall meet, consisting of soffit, fascia, and crown molding.

Dentil. An architectural detail of small, repeating blocks, typically used as a decoration under the soffit of a cornice.

Fenestration. The arrangement, proportioning, and design of windows, doors, and other exterior openings in a building.

Grasscrete. A type of permeable surfacing product that is manufactured using reinforced concrete pavers and designed to allow for grass, gravel, or stone to fill in the voids of the pavers and is sturdy enough to accommodate occasional vehicular use.

Groundcover. Low-growing herbaceous or woody vegetation, other than turf, which typically grows less than two feet high and used for understory planting under shrubs and trees. Generally grows with a creeping or spreading habit and used to cover bare soil areas within landscape planter areas.

Light Reflectance Value. A measure of the total amount of light that is reflected from an exterior or interior surface when illuminated by a light source.

Objective Design Standard. A standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

Parking Structure. A wholly or partly enclosed structure, comprised of one or more stories, used exclusively for the parking and storage of vehicles. A parking structure may be totally below-grade or subterranean, partially above-grade, or totally above-grade.

Pilaster. A partial pier or column, often with a base, shaft, and capital that is embedded in a wall and projects slightly.

Reveal. An inner surface of an opening or recess in a wall, typically in relation to a window or door.

Roof, Gable. A roof which slopes downward in two opposite directions from an upper, central ridge.

Roof, Hip. A roof which slopes downward in four directions from an upper, central point.

Roof, Mansard. A roof with a steep lower slope and flatter upper slope on all sides, either of convex or concave shape.

Roof, Shed. A roof which slopes downward in one direction and has no hips, ridges, or valleys.

Street, Primary. A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the City's Transportation Element, and which carries the greater volume of vehicular traffic.

Street Wall. The wall plane or facade of buildings facing a street, comprised of one or more contiguous buildings. Often used to describe a pedestrian-oriented environment.

Attachment 2

Tracked Changes from Public Review Draft ODS to Proposed Ordinance Chapter 17.44 and Definitions

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Chapter 17.44: Multiple-Unit and Mixed-Use Objective Design Standards

Sections:

- 17.44.010 Introduction
- 17.44.020 Site Design
- 17.44.030 Building Design
- 17.44.040 Mixed-Use Standards
- 17.44.050 Utilitarian Elements

17.44.010 Introduction

- A. **Purpose and Intent.** The purpose of the design standards of this Chapter is to provide the public, building and design professionals, and Review Authorities with objective criteria for eligible residential and mixed-use development in the City. The intent is to provide clear design direction that enhances an area's unique character and sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality living environment. ~~Additional standards have been provided in Chapter 17.19 for projects located within the OTH Old Town Heritage Overlay District boundary in order to enhance the image of Old Town and encourage a distinctive and pedestrian-oriented downtown area.~~
- B. **Applicability.** The provisions of this Chapter apply to multiple-unit residential and mixed-use development in all Zone Districts that qualify for streamlined, ministerial processing pursuant to California Government Code Section 65913.4, as well as any other multiple-unit or mixed-use development project that qualifies for objective, ministerial review pursuant to State housing law.
- C. **Consistency with Objective Standards.** Projects shall comply with all objective City policies, development standards, and design standards as established in the General Plan and the Goleta Municipal Code.
1. **Exception.** Any concessions, incentives, or waivers of development standards pursuant to Chapter 17.22, Density Bonus and Other Incentives of this Title.
 2. **Conflicting Standards.** Projects must meet objective standards in this Chapter in addition to all pertinent requirements of the Goleta Municipal Code. If there is any conflict between these objective standards and existing City and/or State objective standards, the more restrictive objective standard applicable to the project shall apply.
- D. **Permit Required.** Any eligible project processed pursuant to this Chapter shall require a Land Use Permit or a Coastal Development Permit, if located within the Coastal Zone.
- E. **Design Review.** Design Review of projects processed pursuant to this Chapter shall ~~done be~~ conducted by the Director and shall only include consistency with adopted objective design standards.
1. **Required Findings.** Other than those findings required pursuant to Section 17.52.070, Common Procedures – Findings for Approval, no additional findings are required.

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Additionally, no findings for Design Review, including those in subsection 17.58.080, shall be required for approval of the project.

17.44.020 Site Design

A. Building Placement and Orientation.

1. **Street Wall.** If buildings on adjacent properties establish a contiguous street wall along the primary street frontage, new buildings shall be located to maintain the contiguous street wall, with allowances for variation in facade and entrances which are projected or recessed.
2. **Visibility of Entrances.** On all lots 60 feet or less in width, at least one primary building entrance or individual unit entrance shall be visible from the front or street side lot line. See subsection 17.44.030(C).
3. **-OTH Old Town Heritage Overlay District.** Buildings located with street frontage(s) along Hollister Avenue shall comply with the zero setback provisions of Section 17.19.040, Front Setback, Hollister Avenue Frontage, of this Title.

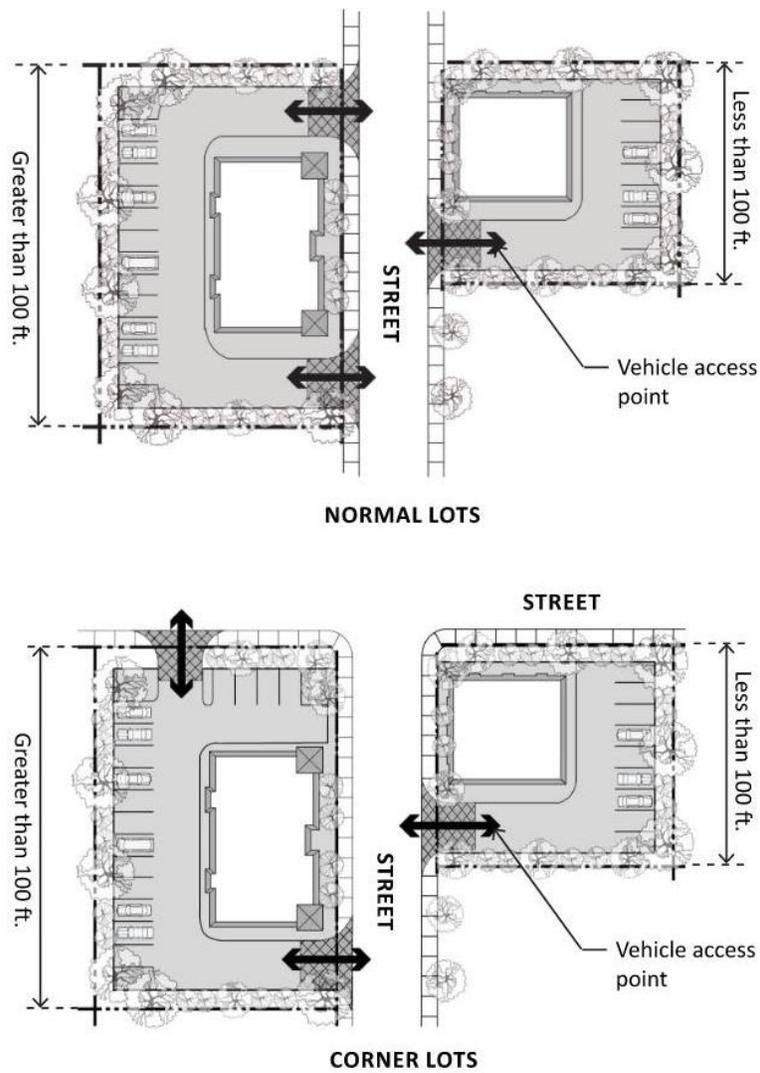
B. Vehicular Parking and Access. Vehicular parking and access shall comply with the provisions of Chapter 17.38, Parking and Loading, of this Title. In addition, projects shall provide the following:

1. **Primary Access.** Side street or alley access shall serve as the primary vehicular access to parking areas, if available. If not available, the primary street shall serve vehicular access.

2. **Number of Access Points.**

- a. ~~Interior~~**Normal Lots.** A maximum of one vehicle access point from the street is permitted per 100 feet of street frontage.
- b. **Corner Lots.**
 - i. One vehicular access point is permitted per lot ~~with~~where all street frontage or frontages are less than 100 linear feet.
 - ii. Two vehicular access points are permitted on lots ~~with~~where at least one street has a frontage of 100 linear feet or more, with an overall maximum of two.

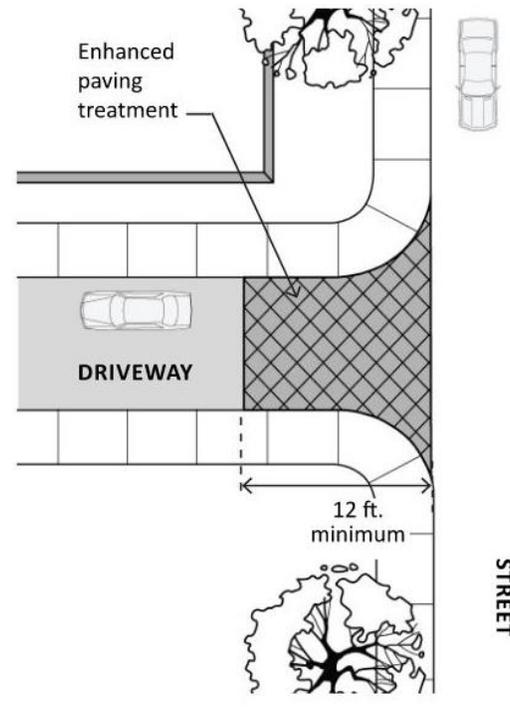
FIGURE 17.44.020(B)(2): VEHICULAR ACCESS POINTS PERMITTED, ACCESS POINTS



- 3. **Parking Location.** Parking areas shall not be located within any front or street side setback or between any primary structure and the primary street.

4. **Loading and Service Areas.** In addition to the provisions below, loading and service areas shall comply with the standards of Section 17.38.100, On-Site Loading, as applicable.
 - a. All required loading and service areas shall be located adjacent to a façade other than the primary street frontage.
 - b. Loading and service areas shall be located so as to not disrupt or block the flow of on-site and off-site vehicular traffic.
 - c. Loading and service areas shall not be located adjacent to residential dwelling units or common open space areas.
 - d. Loading and service areas shall be screened from view with walls, solid fencing, and/or landscape privacy screening as described in subsection 17.44.020(E).
5. **Enhanced Paving for Entrance Driveways.** Paving treatment using patterned and/or colored pavers, brick, or decorative colored and/or scored concrete shall be used for entrance driveways, a minimum of 12 feet in length, and spanning the width of the entrance driveway.

FIGURE 17.44.020(B)(5): ENHANCED PAVING FOR ENTRANCE DRIVEWAYS

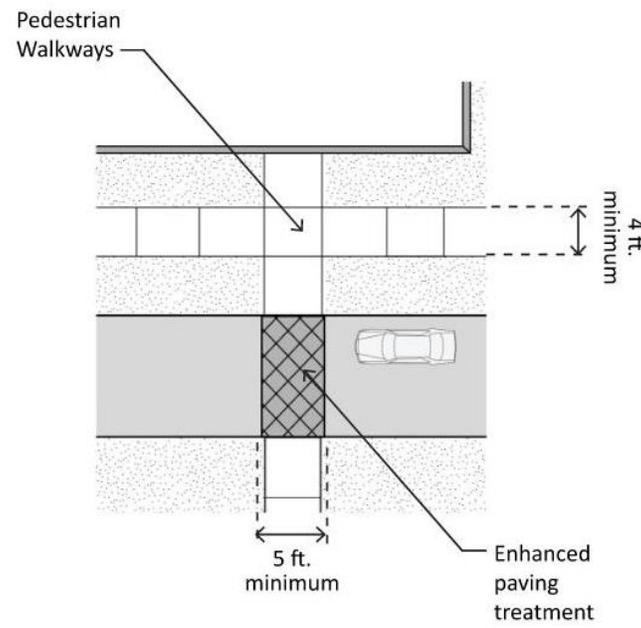


6. **Vehicle Light Intrusion.** Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into obstructed from direct alignment with habitable, interior ground-floor spaces with a minimum 3-foot evergreen shrub or vine and/or features such as fencing or walls.
- C. **Pedestrian and Other Non-Vehicle Forms of Mobility Circulation and Access.**

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1. **General.** ~~On-site~~The following pedestrian walkways shall be provided as follows and interconnected within the site, and shall also serve secondarily as site circulation for bicycles, scooters, skateboards and other non-vehicle forms of mobility:
 - a. Pedestrian walkways shall connect residential dwelling units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common ~~outdoor~~ open space, waste and recycling enclosures, and other amenities.
 - b. Pedestrian walkways shall connect public sidewalks, building entrances, and vehicle parking areas.
 - c. Pedestrian walkways shall connect building entrances and vehicle parking areas through the site interior to all transit stops directly adjacent to the site.
2. **Pedestrian Walkways.** Pedestrian walkways shall be provided with a minimum width of four feet along their entire length and shall be designed as follows:
 - a. *Through Lot Connection.* Through lots located more than 300 feet from a street intersection, measured from the closest point of the lot, shall provide a publicly accessible sidewalk or walkway connecting the two streets.
 - b. *Materials.* Walkways shall be constructed of firm, stable and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, decomposed granite, or concrete pavers.
 - c. *Paving for Pedestrian Crossings.* Where an intersection of pedestrian and vehicle access exists, enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete shall be used. Pedestrian crossings shall feature enhanced paving a minimum width of five feet and span the length of the intersecting drive area.

FIGURE 17.44.020(C)(2): PEDESTRIAN WALKWAYS



- d. *-OTH Old Town Heritage Overlay District.* Covered pedestrian walkways within the -OTH overlay shall contain a repeating colonnade or arcade element.
 - e. *Maintenance.* Pedestrian walkways shall be maintained in good condition for the life of the project and shall not be allowed to fall into disrepair so as to constitute a nuisance or hazard to the public.
3. **Enhanced Paving for Building Entrances.** Primary building entrances shall provide decorative and accent paving that contrast in color and texture from the adjacent walkway paving. Grasscrete is prohibited.
- D. **Common and Restricted Open Space.** Common and restricted open spaces for multiple-unit developments shall comply with the minimums required by the base Zone District in Chapter 17.07, Residential Districts, Section 17.24.120, Mixed-Use Development, and the Rules of Measurement established in Section 17.03.130, Restricted and Common Open Space, of this Title.
- 1. **Common Open Space.** Projects shall provide common space according to the standards below. Rooftops shall not be used to satisfy any part of the common open space requirement.
 - a. *Number of Common Open Spaces.* Projects shall provide common open spaces proportionate to the number of dwelling units as established below:
 - i. One to 25 dwelling units. At least one common open space shall be provided.
 - ii. 26 to 50 dwelling units. At least two common open spaces shall be provided.
 - iii. 51 to 75 dwelling units. At least three common open spaces shall be provided.

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iv. 76 or more dwelling units. At least four common open spaces shall be provided.

b. Visibility. Common open space shall be located and arranged to allow ~~visibility~~a clear line of sight into the space from pedestrian walkways on the interior of the site. ~~Fencing or barriers shall be designed with transparency to allow visibility.~~

~~**Restricted Open Space Screening.** Where restricted open space is located adjacent to a window of an adjoining dwelling unit, balcony railings and patio walls or fencing shall be constructed with an opaque material. Screening shall be constructed with limited openings to provide a minimum of 85 percent surface area screening (measured from the finished floor of the restricted open space to the top of the railing, fencing, or walls).~~

E. **Landscaping.** Landscaping shall be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space. ~~Refer to Chapter 17.34, Landscaping, for additional regulations. Refer to Chapter 17.38, Parking and Loading, for landscaping in parking areas.~~

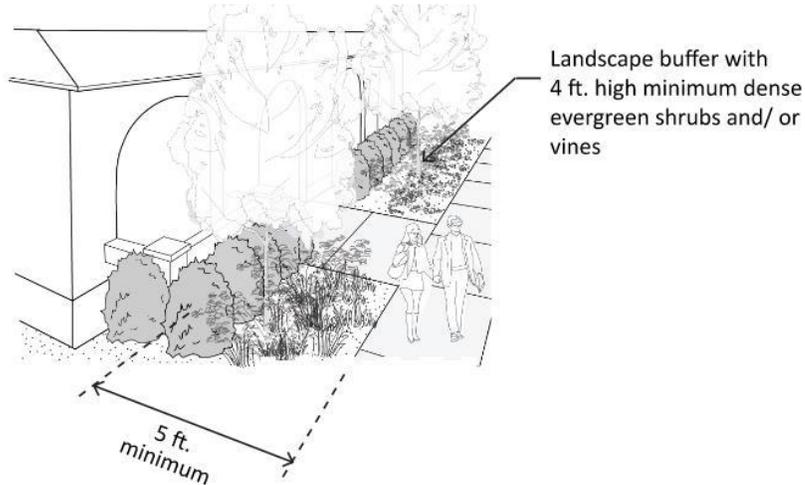
1. **Additional Landscaping Requirements.** Landscaping must comply with Chapter 17.34, Landscaping, including requirements for all requirements of the State and City's Water Efficient Landscaping Ordinance (WELO), where applicable.

2. **Plant Materials.** Plant materials are limited to native or non-invasive drought-tolerant species.

3. **Parking and Loading Area Landscaping.** Parking and loading area landscaping must comply with subsection 17.38.38.110(K), Parking Area Design and Development Standards, Landscaping.

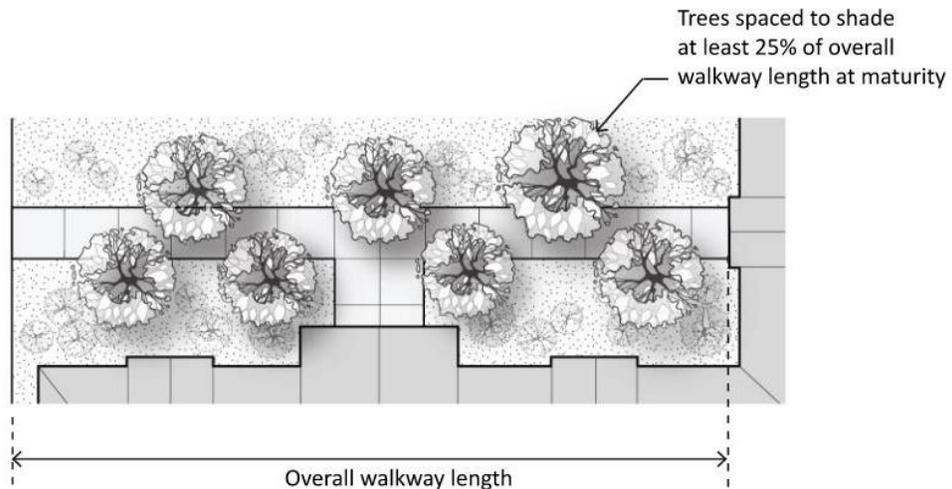
- 1.4. **Landscape Buffer.** A landscape buffer of minimum width of five feet shall be located between all ground-level restricted open spaces and pedestrian walkways. The buffer shall be planted with dense evergreen shrubs and/or vines which grow to or are maintained at a minimum height of four feet.

FIGURE 17.44.020(E)(4): LANDSCAPE BUFFER



- 2.5. **Pedestrian Walkways.** Pedestrian walkways shall be flanked on both sides with landscaping, and may include a mix of turf, groundcover, and shrubs. Both sides of walkways shall provide trees which shall be spaced to shade at least 25 percent of the overall walkway length at maturity.

FIGURE 17.44.020(E)(5): PEDESTRIAN WALKWAYS



- 3.6. **Number of Plants.** A minimum of one 15-gallon tree or equivalent box size and 10 five-gallon shrubs shall be planted for every 1,000 square feet of required landscape area.

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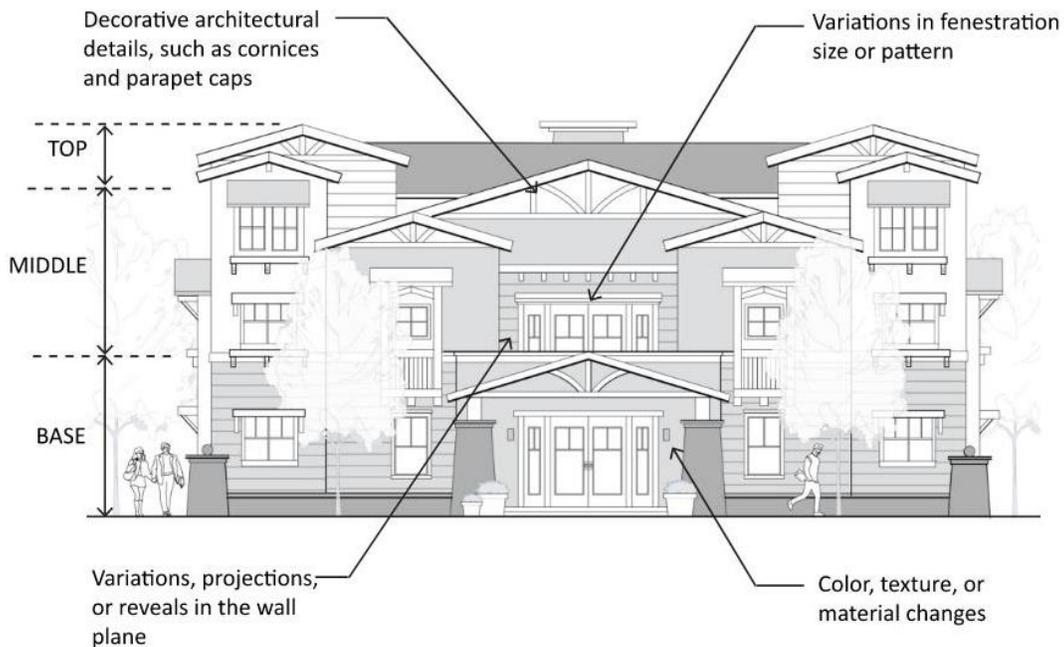
7. **Groundcover.** Groundcover shall be sized and located to cover at least 75 percent of all landscape areas that are not planted with shrubs or trees within 5 years of installation.
- a. **While groundcovers and shrubs are establishing, a minimum layer of 3-inch bark mulch or decorative gravel shall be placed within all landscape areas to provide 100 percent coverage of such landscape areas.**
- 4-8. **Plant Selection.** Artificial or synthetic plants, except for turf, are prohibited. Artificial turf is not permitted in front or street side setbacks.
- 5-9. **Solar Access.** Landscaping shall not obstruct solar access to adjacent solar collectors for water heating, space heating or cooling, or electricity generation.
- 6-10. **Privacy.** Landscape screening shall obscure direct sight lines into dwelling units and restricted open space areas from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscape screening may be used in combination with walls, fencing, and/or trellises to screen views.
- a. **Location.** Landscape screening shall fit within associated planting areas and canopy sizes must not overlap with building foundations or eaves.
- b. **Plant Selection.** Landscape screening shall use evergreen trees, shrubs, and/or vines located and sized to buffer views. Deciduous species, perennials, and grasses or grass-like plants are not permitted for privacy screening.
- c. **Minimum Sizes.** Landscape screening and vegetation shall use the following minimum container sizes at time of planting:
- i. **Trees.** 15-gallon size.
- ii. **Shrubs.** 5-gallon size.
- iii. **Vines.** 155-gallon size.

17.44.030 Building Design

A. Building Form, Massing, and Articulation.

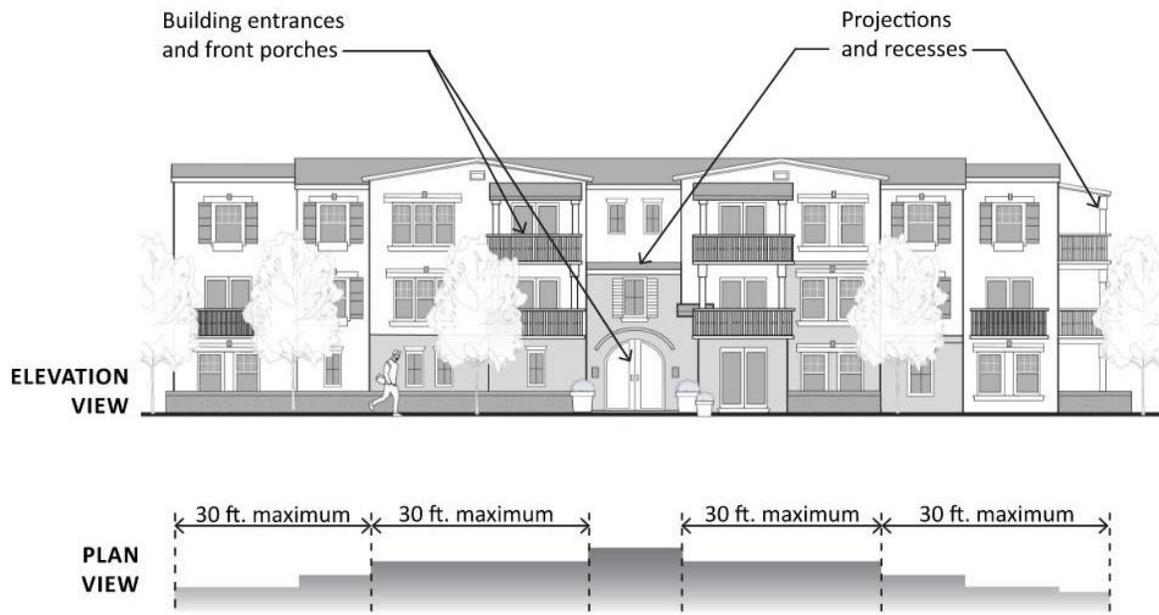
1. ***Building Form and Vertical Hierarchy.*** Buildings that are three stories or more in height shall be designed to differentiate between a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following:
 - a. Color, texture, or material changes.
 - b. Variations, projections, or reveals in the wall plane.
 - c. Variations in fenestration size or pattern.
 - d. Decorative architectural details, such as cornices and columns.

FIGURE 17.44.030(A)(1): BUILDING FORM AND VERTICAL HIERARCHY



2. **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 50 feet in length without either an architectural element or a five-foot variation in depth in the wall plane. Building entrances, front porches, upper-story setbacks, and projections, such as stoops, bays, overhangs, and trellises, count towards this requirement.
- 3.2. **OTH Old Town Heritage Overlay District.** Building façades visible from Hollister Avenue shall not extend more than 30 feet in length without either an architectural element or a five-foot variation in depth in the wall plane. Building entrances, front porches, upper-story setbacks, projections, and recessions, such as stoops, bay windows, overhangs, and trellises, count towards this requirement.

FIGURE 17.44.030(A)(2): WALL PLANE VARIATION

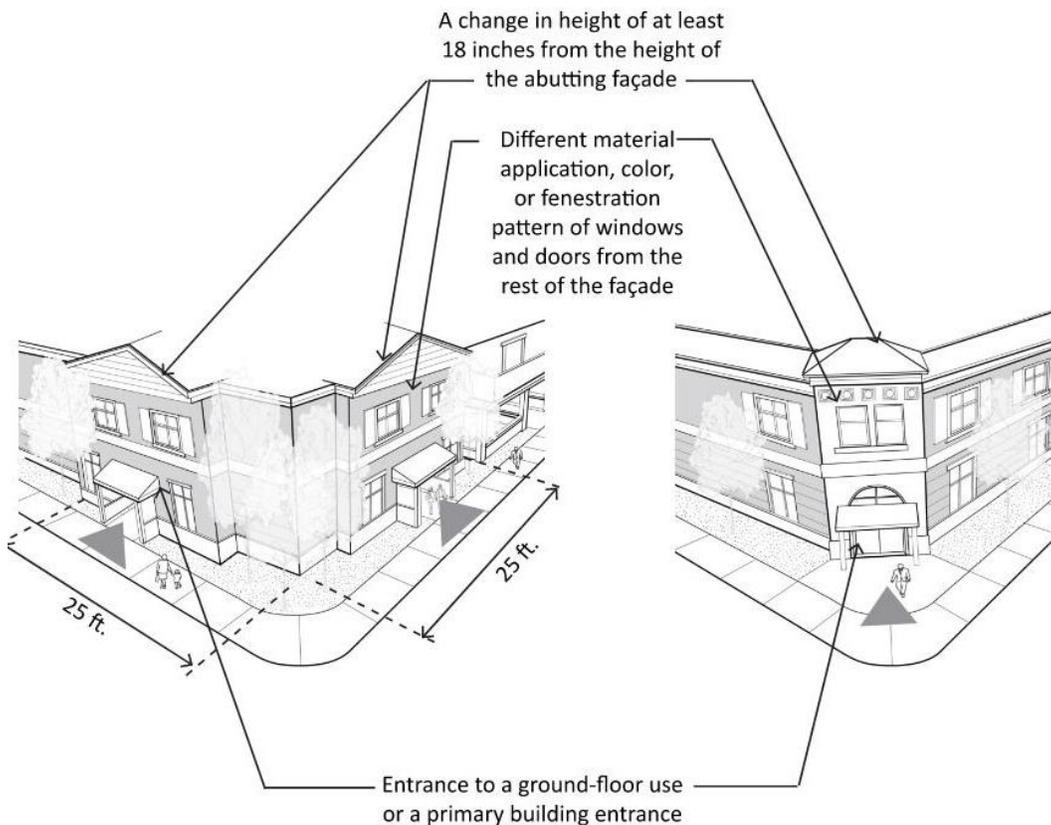


- 4.3. **All-Sided Architecture.** Buildings shall be designed and articulated with common details, articulation, materials, and elements on all sides.

5.4. **Corner Lots.** Buildings located on corner lots shall include one or more of the following features on both street-facing façades, located within 25 feet of the corner of the building closest to the intersection:

- a. An entrance to a ground-floor use or a primary building entrance.
- b. A different material application, color, or fenestration pattern of windows and doors from the rest of the façade.
- c. A change in height of at least 18 inches from the height of the abutting façade.

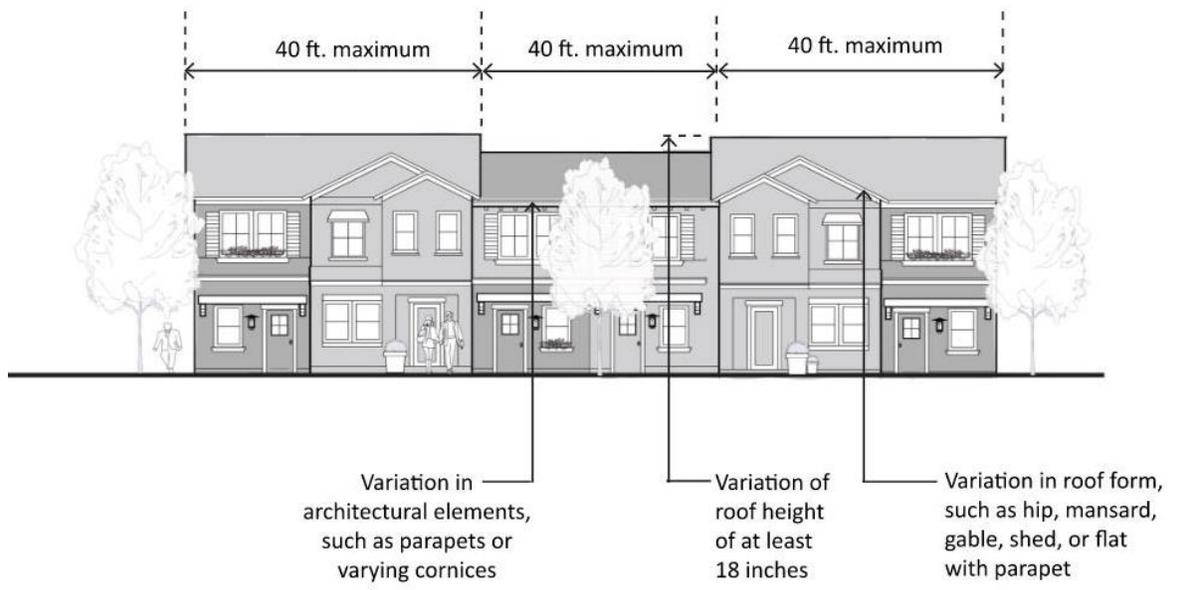
FIGURE 17.44.030(A)(4): CORNER LOT TREATMENTS



6.5. **Roof Line Variation.** Roof lines shall not extend more than a length of ~~50~~40 feet without at least one prominent change as described below:

- a. Variation in roof form, such as hip, mansard, gable, shed, and flat with parapet.
- b. Variation in architectural elements, such as parapets or varying cornices.
- c. Variation of roof height of at least 18 inches (as measured from the highest point of each roof line).

FIGURE 17.44.030(A)(5): ROOF LINE VARIATION



7.6. **Flat Roofs and Parapets.**

- a. Where rooftop equipment is located within 10 feet of a roof edge, a parapet shall be provided that is a minimum of six inches taller than all roof-top equipment.
- b. Interior side of parapet walls shall not be visible from a common open space or public right-of-way.
- c. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.

B. **Building and Dwelling Unit Entrances.** See subsection 17.44.020(B) for orientation of building and dwelling unit entrances within a site.

1. **Primary Building Entrance.**

- a. **Street-Facing Entrance.** Buildings located within 20 feet of the primary street right-of-way shall have a ground-level primary building entrance facing the primary street.

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- b. *-OTH Old Town Heritage Overlay District.* Buildings located along Hollister Avenue shall provide at least one primary building entrance every 50 feet along Hollister Avenue. Primary building entrances shall provide one or more of the following:
- i. Entrance flanked by columns, decorative fixtures, or other similar elements.
 - ii. Entrance recessed within a large arch or cased decorative opening.
 - iii. Entrance emphasized by a change in roofline of at least 12 inches, or a tower or similar break in the wall façade
 - iv. Entrance covered by a large portico projecting at least 6 feet from the wall façade.
 - v. Entrance covered by an awning.

FIGURE 17.44.030(B)(1)(b): PRIMARY BUILDING ENTRANCES, OLD TOWN HERITAGE OVERLAY DISTRICT



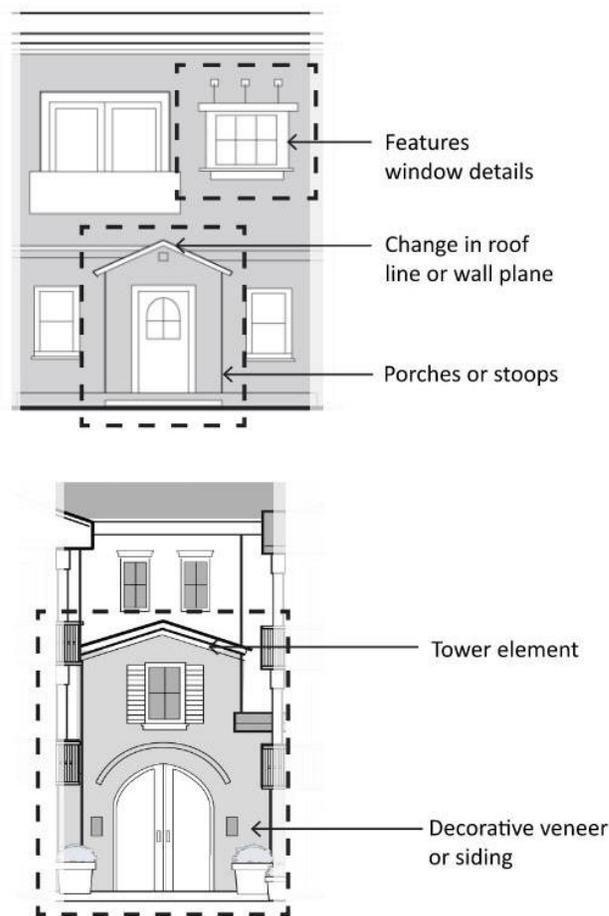
2. **Individual Dwelling Unit Entrance.**

- a. *General Requirement.* All individual unit entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.
- b. *Visibility.* All individual unit entrances shall be illuminated or shall face towards a common area or public street.
- ~~b.~~c. *Street-Facing Unit Entrance.* Each dwelling unit located within 20 feet of a primary street right-of-way shall include at least one street-facing porch, balcony, or patio unless a setback of five feet or less is provided.

e.d. Upper-Floor Unit Entrance. Exterior entrances to individual dwelling units on upper floors are permitted. No exterior access corridor located above the ground floor may provide access to five or more upper-floor dwelling units.

3. **Architectural Treatments.** Entrances for buildings and individual dwelling units shall incorporate at least two of the following architectural treatments:
- Feature window details;
 - Towers;
 - Decorative veneer or siding;
 - Porches or stoops;
 - Changes in roof line or wall plane.

FIGURE 17.44.030(B)(3): ARCHITECTURAL TREATMENTS FOR ENTRANCES



C. **Windows and Doors.**

1. **Location.** Windows and doors shall be located so they do not directly align with windows and doors of adjacent dwelling units.

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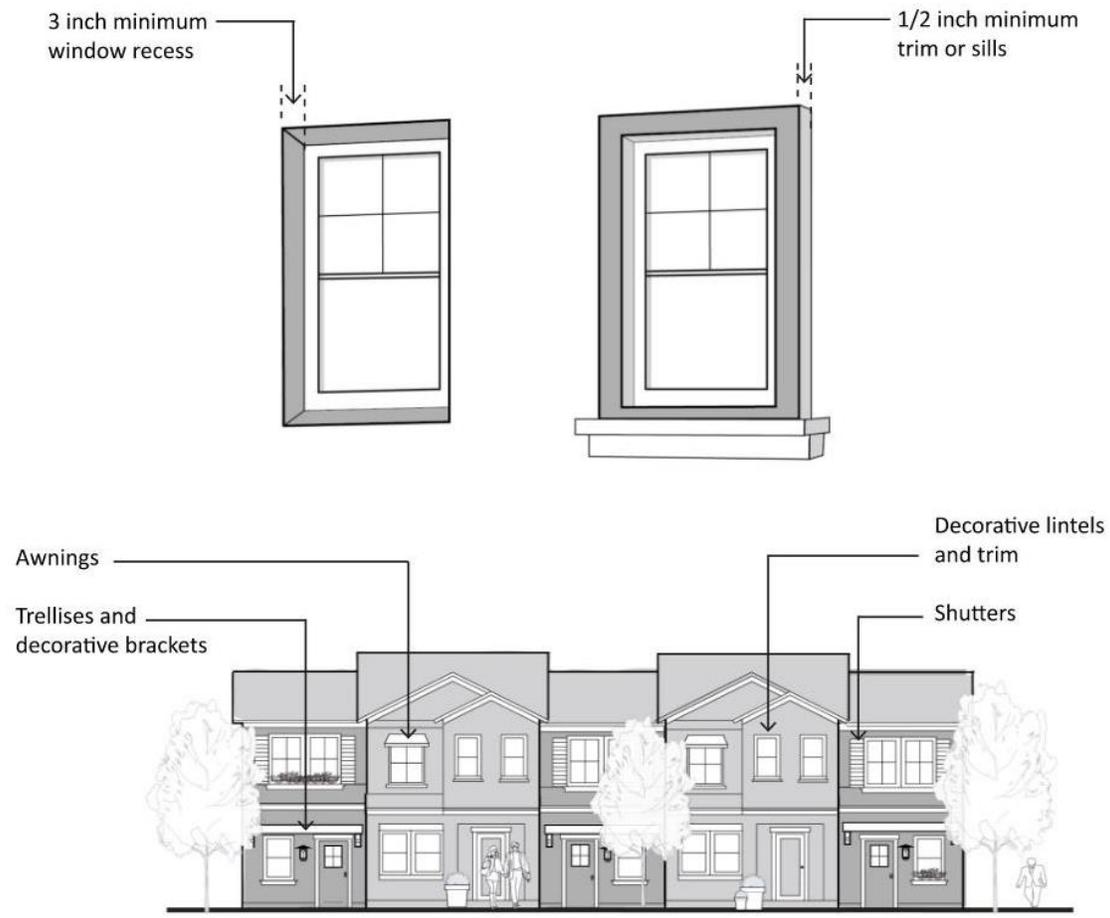
2. **Privacy.** Where windows are proposed within 10 feet of a window on another building, the design and placement shall avoid unfiltered/direct views into the adjacent site and shall be designed with one or more of the following:
 - a. Use non-transparent or obscured glazing, such as frosted/patterned glass. Reflective glazing is not permitted.
 - b. Provide permanent architectural screens or affixed louvers at windows.
 - c. Offset windows horizontally at least 12 inches from any windows in adjacent buildings (edge to edge), so as not to have a direct line-of-sight into adjacent units.

3. **Window Treatment.**

- a. Windows shall either be recessed at least ~~two~~three inches from the plane of the surrounding exterior wall or shall have a trim or windowsill at least one-half inch in depth.
- b. *Windows Facing a Public Street.* Windows facing a public street shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.

~~D. **Materials and Colors.** Affordable units and market rate units in the same development shall be constructed of the same materials and details such that the units are not distinguishable from one another in quality and detail.~~

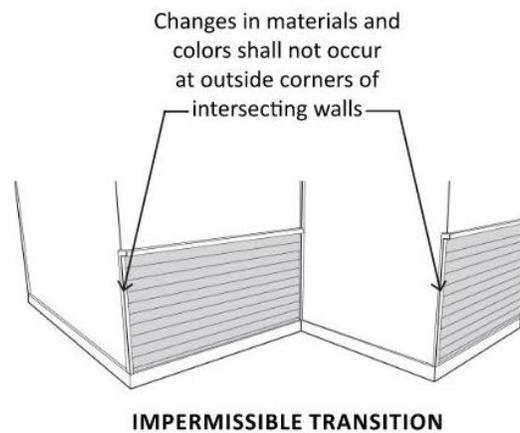
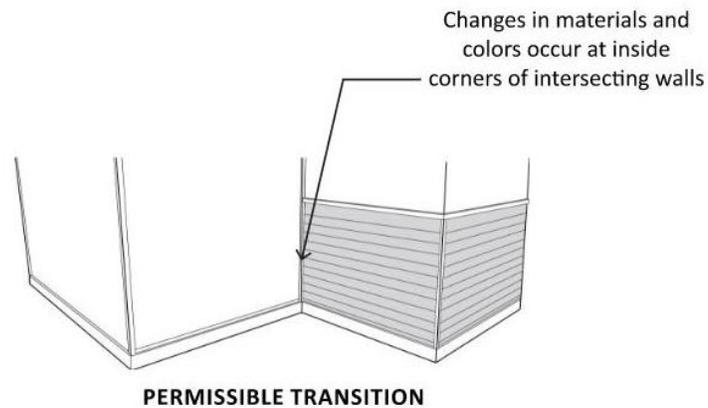
FIGURE 17.44.030(C)(3): WINDOW TREATMENT



D. Materials and Colors.

1. **Wall Material.** The primary exterior siding material for buildings shall be wood, composite wood, stone, stone veneer, granite, slate, brick, brick veneer, stucco, plaster, fiber cement, ~~composite wood~~ vinyl, aluminum, or ~~stone~~ steel. The use of exposed plywood or glass curtain walls is prohibited.
2. **Wall Color.** The color of exterior walls shall have a light reflectance value of 50% or greater.
- 2.3. **Window Consistency.** Window frame materials, and color, ~~and style~~ shall be consistent used on all elevations.
- 3.4. **Material and Color Transition.** Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

FIGURE 17.44.030(D)(4): MATERIAL AND COLOR TRANSITION



4.5. **Accent Material.** Use of two or more accent materials, such as glass, tile, brick, stone, concrete, or plaster, shall be incorporated to highlight building features.

6. Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable from one another in quality and detail.

E. **Parking Structures.**

1. **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 5030 feet in length without at least one of the following: a five-foot variation in depth in the wall plane, architectural element, or other prominent feature that provides visual interest.
2. **Materials and Colors.** The parking structure shall utilize the same colors and materials as the primary buildings.

3. **Articulation.** The exterior of the parking structure shall apply at least one of the following as articulation:
 - a. Applied materials, such as brick, stone, and/or siding, which extend at least two inches from the face of the structure to the face of the applied materials. Painted concrete, smooth concrete, or stucco walls shall not be considered sufficient articulation.
 - b. Decorative architectural features, such as cut metal screens, awnings, trellises, louvers, and/or decorative security grills.
4. **Vertical Plantings.** Vertical plantings shall be located between openings, entrances, and architectural accent features. Plantings shall be evergreen vegetation that will grow to a minimum height equivalent to 75 percent of the height of the parking structure; container size shall be selected to achieve a height of at least 50 percent of the height of the parking structure within at least two years from time of installation.

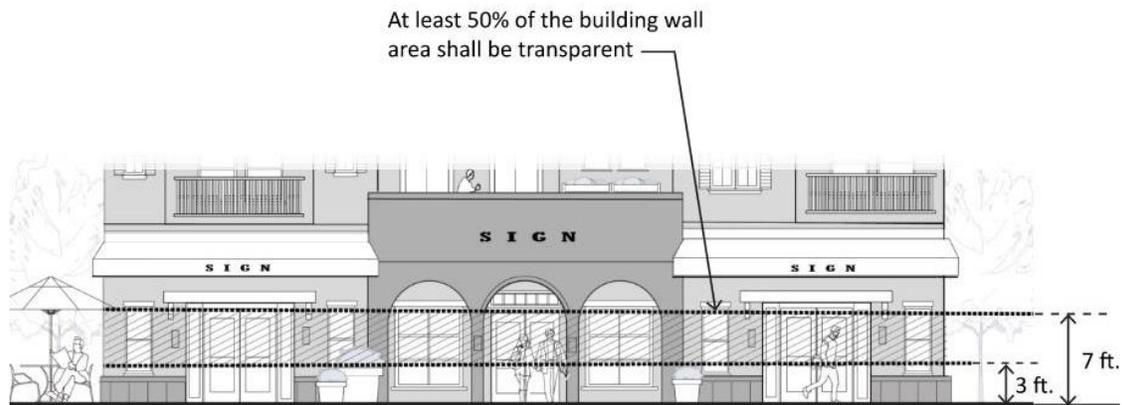
F. Garages and Carports.

1. **Garages.**
 - a. Garage doors shall be recessed a minimum of six inches from the surrounding wall plane.
 - b. Garage doors shall not occupy more than 50 percent of the width of any building façade. This limitation does not apply to detached garages located in the rear half of a lot.
 - c. Garages shall feature at least one of the following treatments:
 - i. Garage door windows.
 - ii. Paneled garage door surface.
 - iii. Two different colors.
2. **Carports.** Carports shall incorporate the same colors and materials as the primary residential or mixed-use building design.

17.44.040 Mixed-Use Standards

- A. **Ground Floor Height.** The ground floor of a mixed-use building shall have a minimum floor height of ~~15~~12 feet, measured from finished ground floor to the bottom of the finished second floor.
- B. **Ground Floor Transparency.** Exterior walls facing a public street shall include transparent windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Parking garages are not required to meet the ground floor transparency requirement.

FIGURE 17.44.040(B): GROUND FLOOR TRANSPARENCY



- C. **Street-Facing Setbacks.** Street-facing setbacks shall be landscaped and/or prepared for use by pedestrians. The setback area on each lot shall contain at least two amenities per 50 linear feet, such as benches, drinking fountains, shade structure, or other design element (e.g., public art, planters, kiosks, etc.).
- D. **Street-Facing Entrance.** Mixed-use buildings located within 20 feet of a primary street right-of-way shall incorporate at least one primary building entrance directly from the public sidewalk or right-of-way. The primary building entrance shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entrance or providing an awning or similar weather protection element.

17.44.050 Utilitarian Elements

- A. **Bicycle Parking.** Bicycle parking shall comply with the provisions of Section 17.38.090, Bicycle Parking, of this Title.
- B. **Trash, Recycling, and Green Waste Container Enclosures.** ~~Trash, Enclosures for recycling, and green waste container enclosures, and any other waste containers required by law~~ are required for multiple-unit and mixed-use developments, and shall comply with the provisions of Section 17.24.140, Trash, Recycling, and Green Waste Storage Areas, of this Title. Enclosures shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:
 - 1. **Location.** The enclosure shall be located to the rear or side of the building(s) and located outside of view from a public right-of-way.

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2. **Materials.** The enclosure shall incorporate the materials and colors of the primary residential or mixed-use building design.
- C. **Fences and Walls.** Fences and walls shall comply with the provisions of Section 17.24.090, Fences, Freestanding Walls, and Hedges, of this Title.
1. Fences and walls shall be designed with the same materials and colors as the primary residential or mixed-use building(s).
 2. Where fences and walls of different materials or finishes intersect, a natural transition or break, such as a column or pilaster, shall be provided.
- D. **Lighting.** Lighting shall comply with the provisions of Chapter 17.35, Lighting, of this Title.
- E. **Screening of Mechanical Equipment.** Equipment and utilities shall comply with the provisions of Section 17.24.170, Screening of Mechanical Equipment, of this Title.
- F. **Vents and Exhaust.** All wall-mounted vent and exhaust elements shall be located at interior corners of building walls or behind building elements that conceal them from public view. All flashing, sheet metal vents, exhaust fans or ventilators, and pipe stacks shall be painted a color to match the adjacent roof or wall material.

Definitions

Arcade. A series of arches supported by columns, pilasters, or piers.

Bracket. A projection from a vertical surface providing structural or visual support, typically found under cornices, balconies, windows, or any other overhanging element.

Colonnade. A row or series of evenly-spaced columns set at regular intervals, often freestanding or supporting a roof.

Cornice. A projecting shelf along the top of a wall supported by a series of brackets; the exterior trim where a roof and wall meet, consisting of soffit, fascia, and crown molding.

Dentil. An architectural detail of small, repeating blocks, typically used as a decoration under the soffit of a cornice.

Fenestration. The arrangement, proportioning, and design of windows, doors, and other exterior openings in a building.

Grasscrete. A type of permeable surfacing product that is manufactured using reinforced concrete pavers and designed to allow for grass, gravel, or stone to fill in the voids of the pavers and is sturdy enough to accommodate occasional vehicular use.

Groundcover. Low-growing herbaceous or woody vegetation, other than turf, which typically grows less than two feet high and used for understory planting under shrubs and trees. Generally grows with a creeping or spreading habit and used to cover bare soil areas within landscape planter areas.

Light Reflectance Value. A measure of the total amount of light that is reflected from an exterior or interior surface when illuminated by a light source.

Objective Design Standard. A standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

Parking Structure. A wholly or partly enclosed structure, comprised of one or more stories, used exclusively for the parking and storage of vehicles. A parking structure may be totally below-grade or subterranean, partially above-grade, or totally above-grade.

Pilaster. A partial pier or column, often with a base, shaft, and capital that is embedded in a wall and projects slightly.

Reveal. An inner surface of an opening or recess in a wall, typically in relation to a window or door.

Roof, Gable. A roof which slopes downward in two opposite directions from an upper, central ridge.

Roof, Hip. A roof which slopes downward in four directions from an upper, central point.

Roof, Mansard. A roof with a steep lower slope and flatter upper slope on all sides, either of convex or concave shape.

Roof, Shed. A roof which slopes downward in one direction and has no hips, ridges, or valleys.

Street, Primary. A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the City's Transportation Element, and which carries the greater volume of vehicular traffic.

Street Wall. The wall plane or facade of buildings facing a street, comprised of one or more contiguous buildings. Often used to describe a pedestrian-oriented environment.

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Attachment 3

Draft Notice of Exemption

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NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title: Objective Design Standards for Multiple-Unit and Mixed-Use Housing Projects Ordinance (Case No. 21-0005-ORD)

Project Applicant: City of Goleta

Project Location (Address and APN): Citywide

Description of Nature, Purpose and Beneficiaries of Project:

Senate Bill 35 (SB 35) requires a streamlined, ministerial approval process for qualifying multiple-unit and mixed-use development, consistent with objective design standards. In order for a proposed development to qualify for this streamlined, objective review, the project must satisfy an extensive list of criteria, such as affordability levels, labor standards, and conformance with objective General Plan and zoning standards. Currently, the City does not have a set of solely objective design standards to apply should a project qualify under SB 35. The proposed ordinance would establish such objective design standards within Title 17 (Zoning) of the Goleta Municipal Code (GMC) to address this need and includes procedures for the processing of projects that qualify for this type of review. A new Chapter 17.44 of the GMC is proposed that includes applicability and procedural standards as well as objective standards for site and building design, mixed-use development, and utilitarian elements. Definitions are also included, as are other associated amendments to Title 17.

Name of Public Agency Approving the Project: City of Goleta

Name of Person or Agency Carrying Out the Project: City of Goleta

Exempt Status: *(check one)*

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b) (c))
- Categorical Exemption: (Insert Type(s) and Section Number(s))
- Statutory Exemption: Pub. Resources Code, Sec. 21083.3; CEQA Guidelines, Sec.15183)
- Other: CEQA Guidelines, Sec. 15060(c)(3);15378(b)(5)

Reason(s) why the project is exempt:

This Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(b)(5) as an

NOTICE OF EXEMPTION (NOE)

organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment.

The Ordinance is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

City of Goleta Contact Person:

Peter Imhof

Director, Planning & Environmental Review

Date

Attachment 4
Staff Presentation

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Objective Design Standards

September 12, 2022

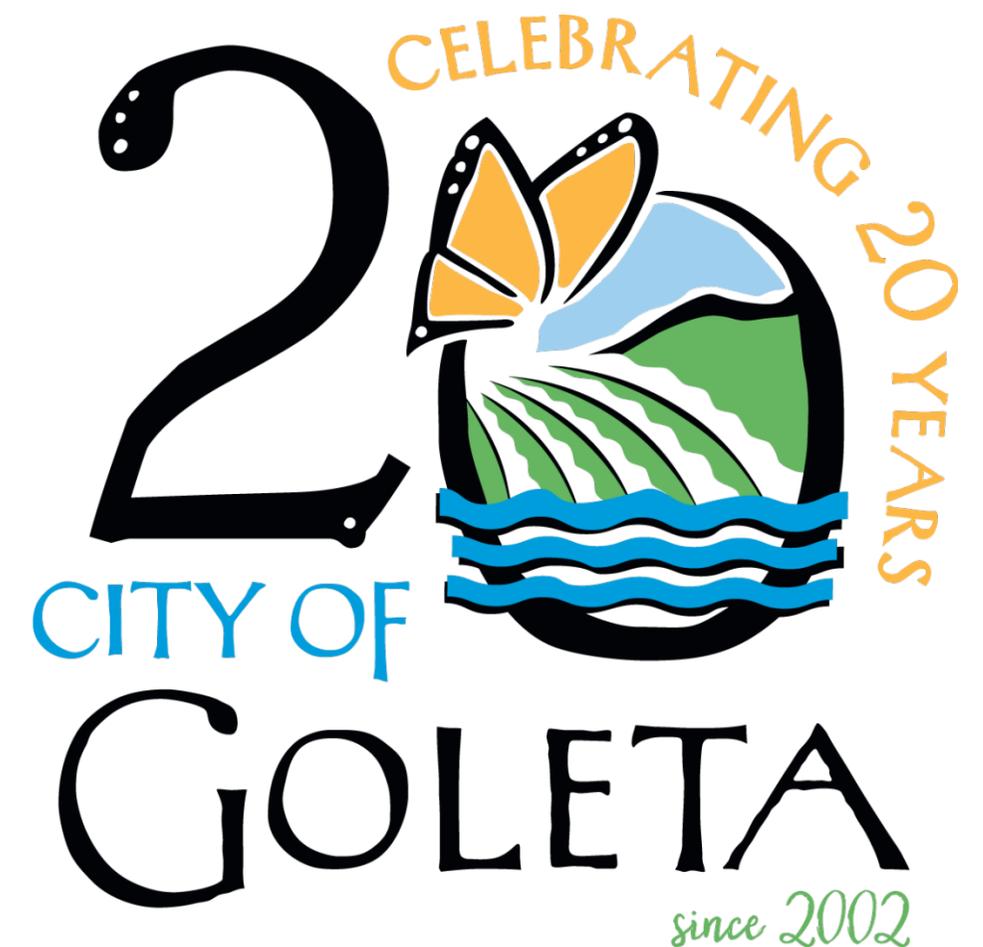
Planning Commission

Presentation by:

Anne Wells, Advance Planning Manager

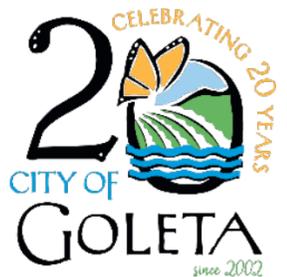
Andy Newkirk, Senior Planner, Advance Planning

Jami Williams, RRM Design Group



Public Hearing Agenda

- Staff Presentation
 - Background
 - Objective Design Standards
 - CEQA
- Commission Questions
- Public Comment
- Comment and Deliberation



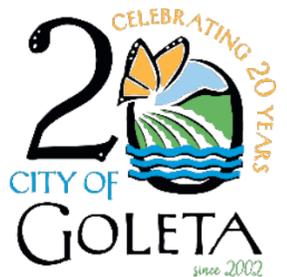
Overview

- SB 35 requires a **streamlined, ministerial** process for qualifying **multiple-unit and mixed-use projects**
- Subjective regulations may not be a part of the approval process
- City needs to adopt **objective design standards** that would apply to these projects



Ordinance Development

- Sept.-Nov. 2021: DRB meetings to provide input to guide development of the Draft ODS
- July 6: Draft ODS released for public review
- July 12 and 26: DRB review of Draft ODS
- August 22: Planning Commission review of Draft ODS



Organization of the Document

- Five sections
- Includes cross-references to other Title 17 standards
- Where possible, existing standards have been “translated” to remove subjectivity

Sections:

17.44.010	Introduction
17.44.020	Site Design
17.44.030	Building Design
17.44.040	Mixed-Use Standards
17.44.050	Utilitarian Elements



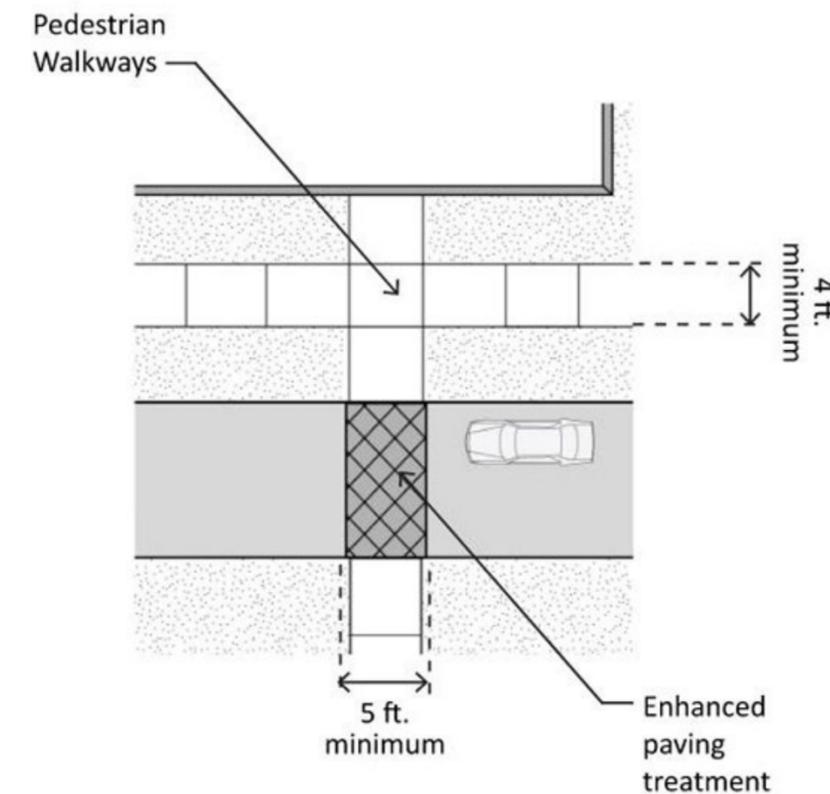
17.44.010 Introduction

- **Applicability:**
 - Multiple-dwelling and mixed-use projects under State law
 - Other **objective** standards still apply
- **Permit Required:** Land Use Permit/Coastal Development Permit
 - *Note:* Projects will be exempt from CEQA with no exceptions
- **Design Review:** Staff level
- ***Revisions:***
 - Clarification to the applicability
 - Removal of a cross-reference to Chapter 17.19



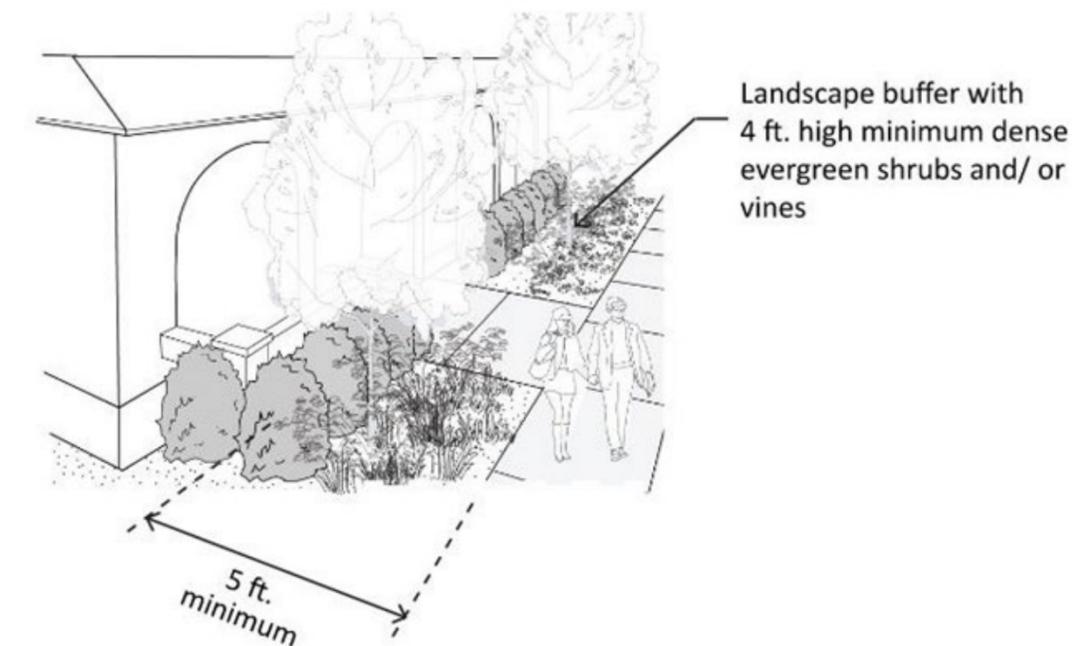
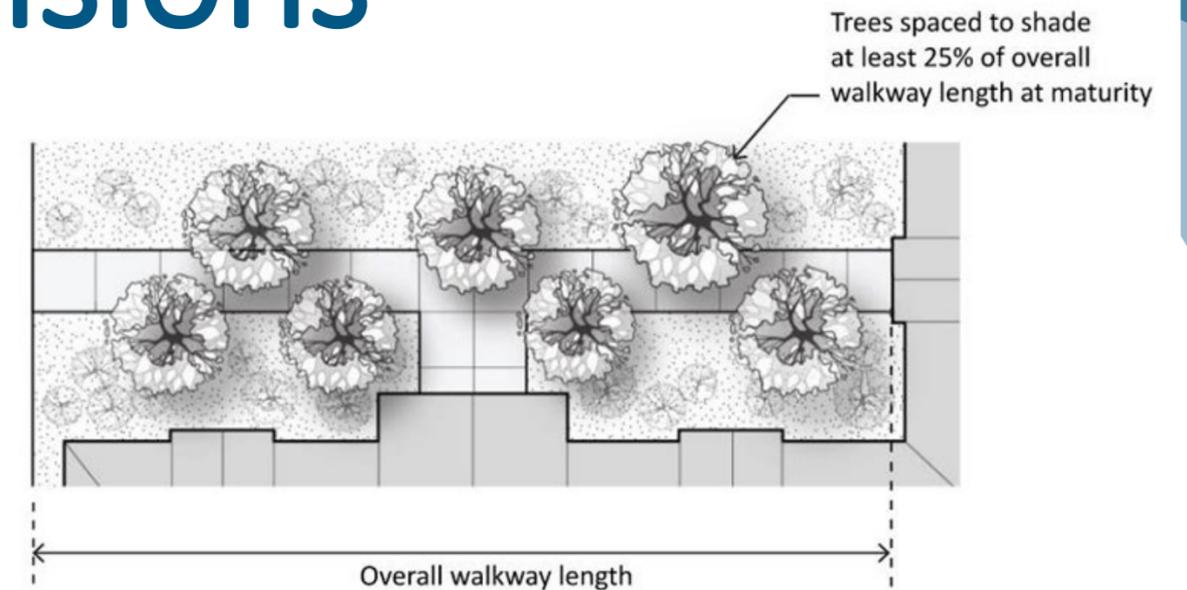
17.44.020 Site Design

- **Topics:** Building Placement, Parking, Pedestrian Circulation, Open Space, Landscaping
- Standards with “primary street” to establish rules for:
 - Building placement and orientation
 - Emphasis to entries or facades
 - Vehicle entrances, parking location, and circulation



17.44.020 Site Design – Revisions

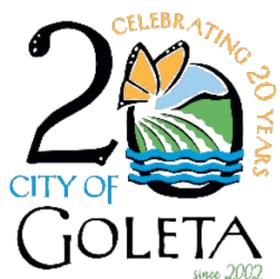
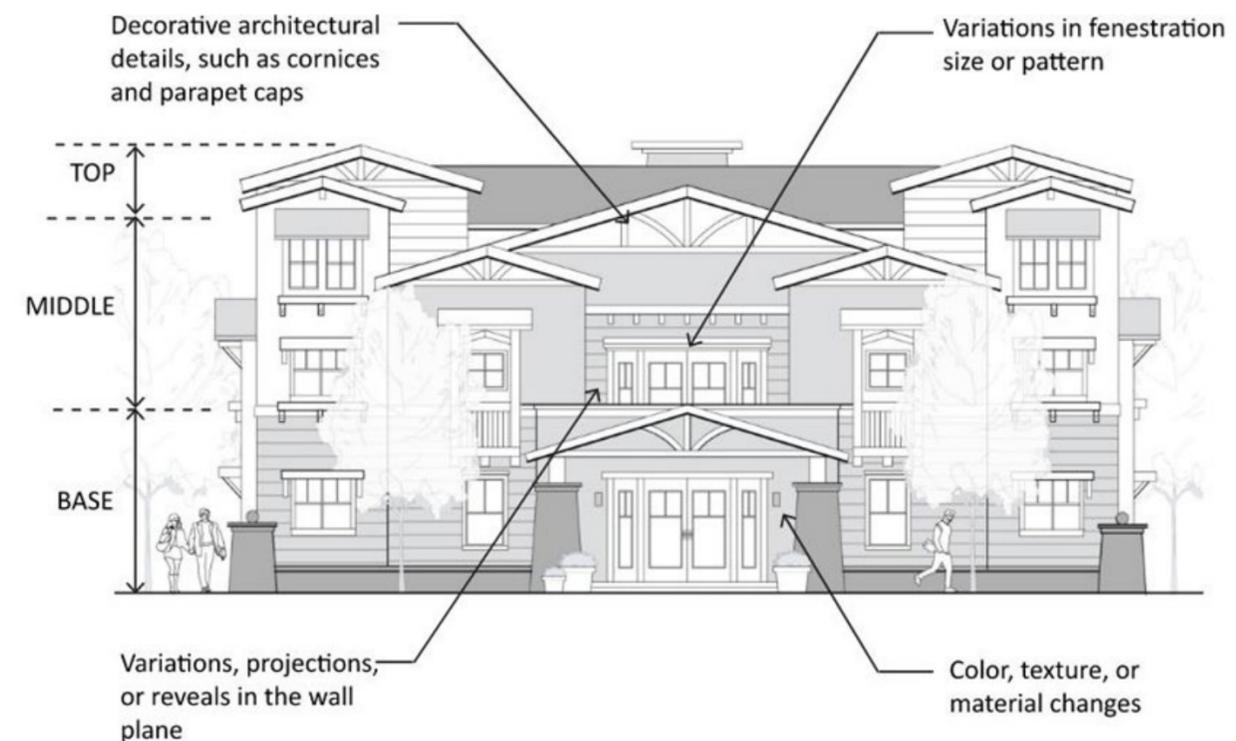
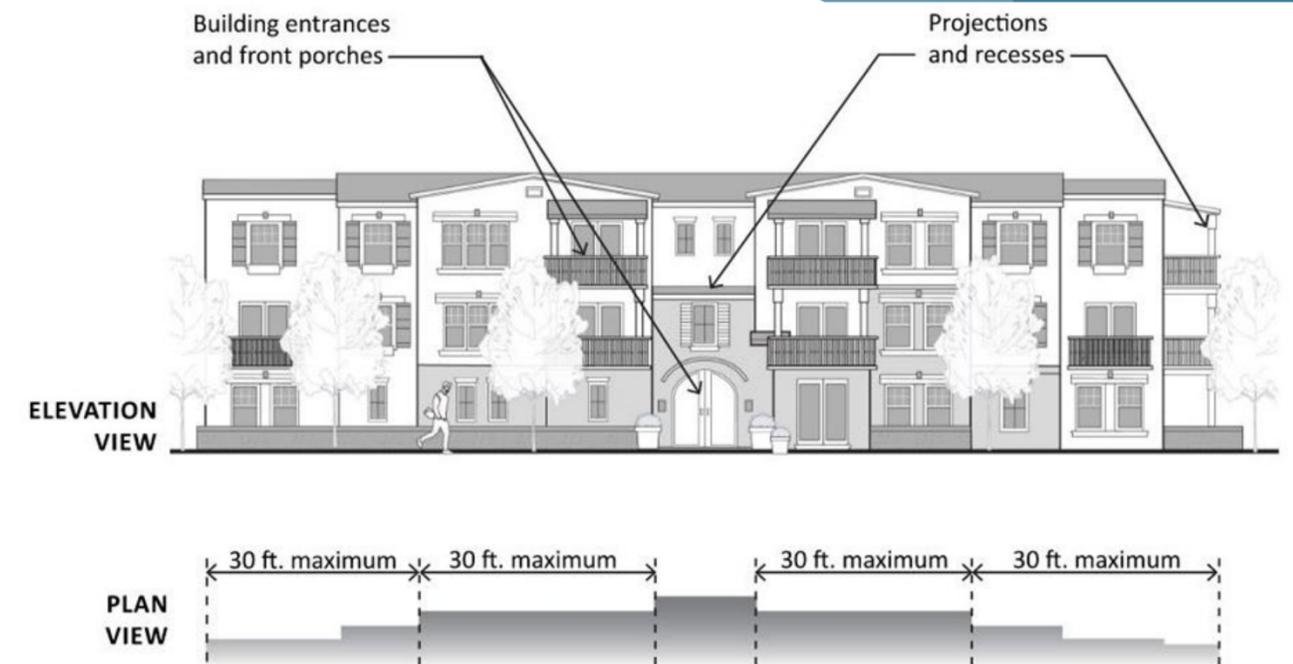
- Removal of maximum access points standard
- New references to non-vehicle forms of mobility
- Edit ensure interconnectivity of all pedestrian walkways
- No rooftops as common open space
- Revision to the visibility standard is ensure objectivity
- Removal of the restricted open space screening requirement
- Landscaping cross-references
- Native or non-invasive drought-tolerant plant species
- New landscape groundcover standard
- Reduction in the size of vine containers
- Plant List not included, but will be provided to applicants
- Private storage standard not added



17.44.030 Building Design

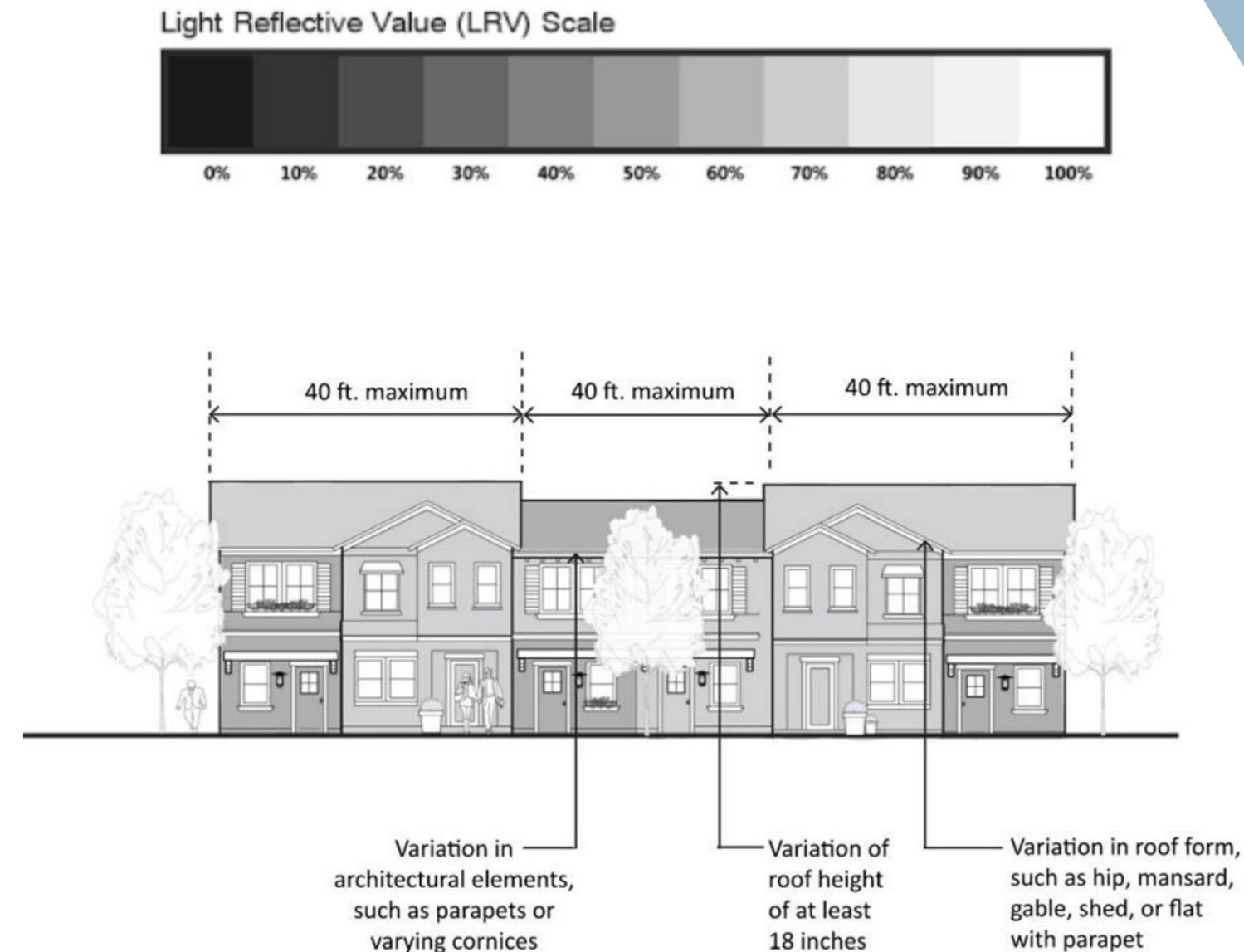
- **Topics:**

- Building Form, Massing, and Articulation
- Building and Dwelling Unit Entrances
- Windows and Doors
- Materials
- Parking Structures
- *Garages and Carports (added)*



17.44.030 Building Design - Revisions

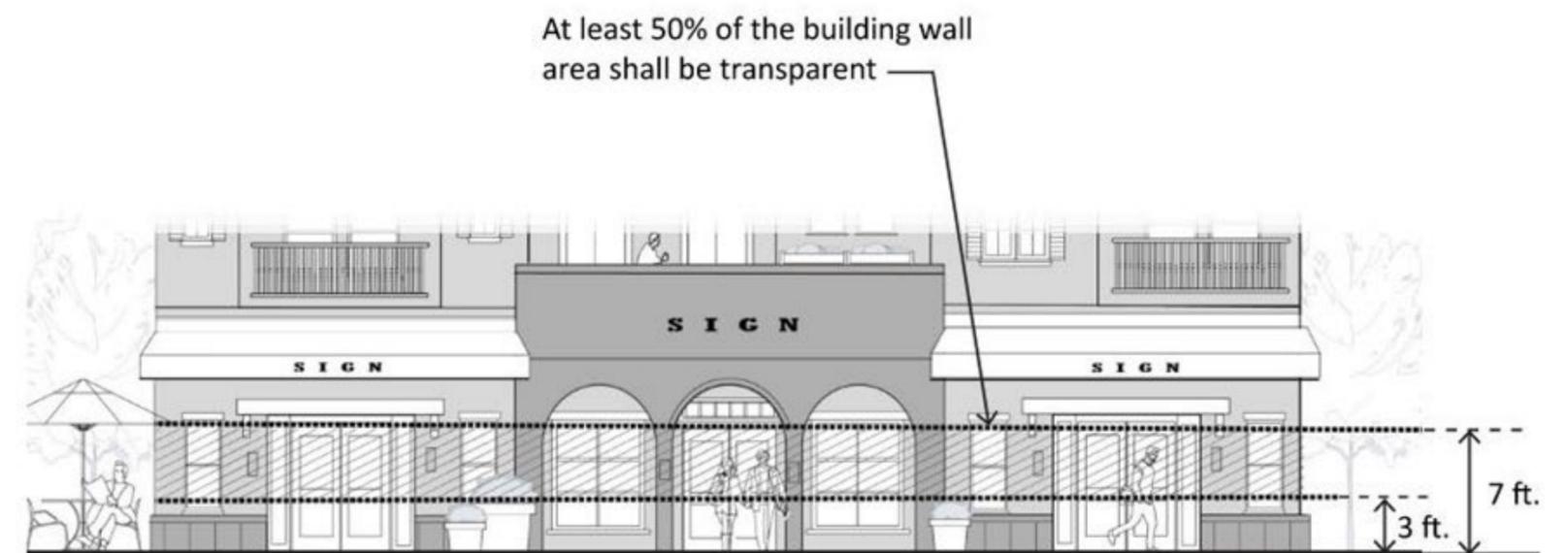
- Greater wall plane and roof line variation
- New unit entrance safety features and removal of street-facing features
- Additions to primary materials lists and prohibition of glass curtain walls
- New color light reflectance standard
- Color transition standard added
- New section to regulate garages and carports
- A color standard was not included



17.44.040 Mixed-Use Design

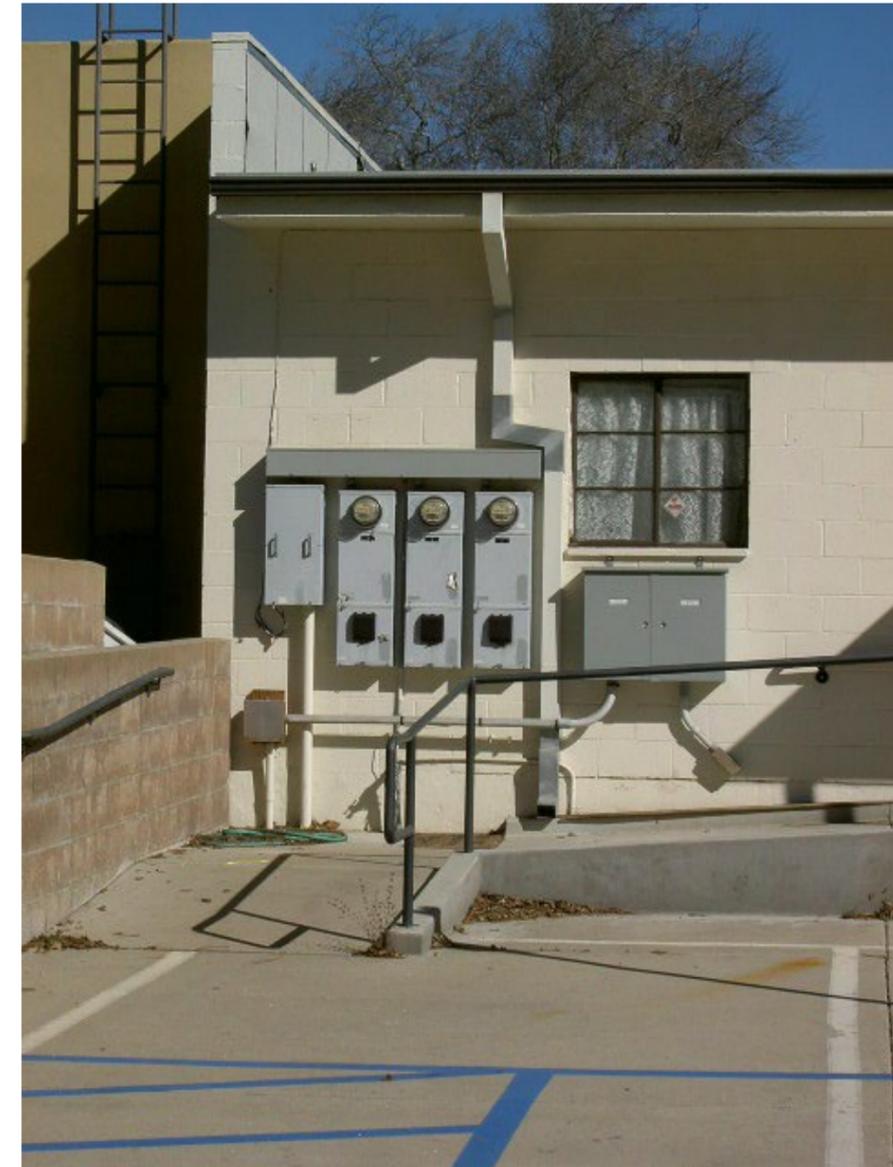
- **Topics:**

- Ground-Floor Height
 - 12 foot minimum (*Revised from 15 feet*)
- Ground-Floor Transparency
 - 50% at ground floor (*Revised to clarify*)
- Street-Facing Setbacks
 - Pedestrian oriented paving and elements
- Street-Facing Entrances



17.44.050 Utilitarian Elements

- **Topics:**
 - *Bicycle Parking*
 - *Trash, Recycling, and Green Waste*
 - *Revision: Other waste containers that may be required by any State or federal law*
 - *Fences and Walls*
 - *Lighting*
 - *Mechanical Equipment Screening*
 - Vents and Exhaust
- Topics in *blue* reference existing objective standards in the Title 17.



Other Title 17 Amendments

- Tables 17.08.020 and 17.09.020 to clarify the permit requirements for mixed-use developments
- A new Design Review exemption
- New terms listed in Section 17.73.010 and defined in Section 17.73.020



CEQA

- Ordinance is not subject to CEQA pursuant to Section 15060(c)(3) of the CEQA Guidelines [not a “project”]
- Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines [no possibility for causing a significant effect on the environment]



Commissioner Questions

Public Comment

Staff Recommendation

Adopt Planning Commission Resolution No. 22-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of an Ordinance to Provide Objective Design Standards and Procedures to Implement State Housing Law Within Title 17 of the Goleta Municipal Code.”

