



Agenda Item A.2
CONSENT CALENDAR
Meeting Date: September 2, 2025

TO: Mayor and Councilmembers

SUBMITTED BY: Peter Imhof, Planning and Environmental Review Director

PREPARED BY: Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Planner
Cam Audras, Assistant Planner

SUBJECT: Title 17 (Zoning) Amendments Ordinance to Ensure Consistency with General Plan / Coastal Land Use Plan Updates Second Reading and CEQA Exemption

RECOMMENDATION:

Conduct second reading (by title only) and waive further reading of Ordinance No. 25-___, entitled, “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Implement General Plan Amendments to Ensure Consistency with State Planning Law and Determine the Amendments to be Exempt from the California Environmental Quality Act (Case No. 25-0001-ORD).”

BACKGROUND:

The City was required to update the General Plan / Coastal Land Use Plan (General Plan) to meet state requirements (Government Code Sections 65302(g)(2)–(5), 65302(h), 65302.15, 65565.5), focusing on the Safety Element, Open Space Element, and environmental justice (EJ). Staff prepared General Plan amendments to implement these State requirements for Planning Commission and City Council consideration. In addition to the amendments to the General Plan, amendments to Title 17 (Zoning) of the Goleta Municipal Code related to food access and fire hazards were prepared to align with the amendments to the General Plan. The Planning Commission considered the General Plan amendments and an Ordinance to amend Title 17 at a public hearing on June 9, 2025, and unanimously recommended to the City Council adoption of the General Plan amendments and Ordinance.

DISCUSSION:

On August 19, 2025, the City Council reviewed the Planning Commission recommendations and unanimously adopted the proposed General Plan amendments and conducted the first reading of the Ordinance, provided as Attachment 1. The General Plan amendments became effective immediately.

The City Council must conduct a second reading of the Ordinance prior to the Ordinance going into effect. The City Council has the opportunity to conduct the second reading and adopt the Ordinance, which would then become effective on the thirty-first day after adoption.

FISCAL IMPACTS:

There is no direct fiscal impact from adopting the Ordinance. Funding for Planning and Environmental Review staff time to prepare the Ordinance was included in the adopted FY 2024-25 and 2025-26 budgets.

ALTERNATIVES:

The City Council could choose not to adopt the Ordinance. Failure to adopt the Ordinance would limit the effectiveness of the City's recent amendments to the General Plan.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENT:

1. Ordinance No. 25-___, entitled, "An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Implement General Plan Amendments to Ensure Consistency with State Planning Law and Determine the Amendments to be Exempt from the California Environmental Quality Act (Case No. 25-0001-ORD)."

ATTACHMENT 1

Ordinance No. 25-__, entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Implement General Plan Amendments to Ensure Consistency with State Planning Law and Determine the Amendments to be Exempt from the California Environmental Quality Act (Case No. 25-0001-ORD)”

ORDINANCE NO. 25-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING TITLE 17 (ZONING) OF THE GOLETA MUNICIPAL CODE TO IMPLEMENT GENERAL PLAN AMENDMENTS TO ENSURE CONSISTENCY WITH STATE PLANNING LAW AND DETERMINE THE AMENDMENTS TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. 25-0001-ORD)

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

WHEREAS, on _____, 2025, the City adopted amendments to the General Plan / Coastal Land Use Plan (General Plan) Introduction and Overview and Land Use, Open Space, Conservation, Safety, Visual and Historical Resources, Transportation, and Public Facilities Elements; and

WHEREAS the amended General Plan includes several policies that require and support Title 17 amendments; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on June 9, 2025, 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 Ordinance on June 9, 2025; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2025 at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council adopted Ordinance No. 25-__, which amends Title 17 of the GMC, by a majority vote on _____, 2025;

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 Goleta Municipal Code, 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 this Title.

The Ordinance, which amends the Goleta Municipal Code Title 17, is consistent with all applicable provisions of the City's General Plan that relate to development on real property throughout the City.

The Ordinance serves as implementation of various General Plan amendments to support healthy local food access via the encouragement of community gardens and food and beverage sale uses, and to remove certain language regarding fire protection measures for new structures and rebuilding in high fire hazard areas. The General Plan policies implemented by the Ordinance include Policy LU 14 (Healthy and Sustainable Food Systems and Uses) and Policy SE 7 (Urban and Wildland Fire Hazards). Implementation of these subprograms also serve to align the City's zoning regulations with California Government Code Sections 65302(g)(2)–(5), 65302(h), 65302.15, and 65565.5.

Therefore, the amendments are 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, which amends Goleta Municipal Code Title 17, will update the City's zoning regulations to remove certain fire protection standards that are not suited for Title 17 and are addressed in other parts of the Goleta Municipal Code. This correction ensures clearer and consistent application of fire protection building standards. Additionally, the Ordinance will allow the City to promote the development of community garden facilities and food and beverage sale uses, thereby supporting access to local healthy food sources. This will ensure the City's ability to implement the goals, objectives, and policies of the General Plan, which protect the health, safety, and general welfare of the community.

Therefore, the amendments are in the interest of the general community welfare.

(c) The amendment is consistent with good zoning and planning practices.

The Ordinance, which amends Goleta Municipal Code Title 17, will help the City continue to implement the community goals, objectives, and policies of the General Plan. By updating Title 17 to implement the General Plan and align with State

planning law and better reflect distinctions between Title 17 and Title 15 (Buildings and Construction) of the GMC, the Ordinance is consistent with good zoning and planning practices. Additionally, providing clarity to Title 17 based on issues identified since the adoption of Title 17 demonstrates good zoning regulations maintenance.

Therefore, the amendments are consistent with good zoning and planning practices.

SECTION 3. Environmental Review

The amendments to Title 17 are exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.) 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(a) but it is an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment pursuant to Section 15378(b)(5).

The amendments are 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.

Staff is directed to file a Notice of Exemption pursuant to the above-mentioned CEQA exemptions.

SECTION 4. Title 17 of the Goleta Municipal Code Amendments

Title 17 of the Goleta Municipal Code is hereby amended as follows:

- A. *Table 17.09.020 is amended as follows:*** Add three new rows below “Finance, Insurance, and Real Estate Services” for a new use classification: “Food and Beverage Sales,” including two specific use rows below “Food and Beverage Sales”: “*General Market*” and “*Specialty Food Sales and Facilities.*” Add “P2” in the BP and OI columns of these two new rows, and no text in the “Additional Regulations” column of these new rows.
- B. *Subsection 17.32.060(A) – “Fire Protection Measures for New Structures” is removed in its entirety and subsection 17.32.060(B) is renumbered as 17.32.060(A).***
- C. *Subsection 17.32.060(C) – “Rebuilding in High Fire Hazard Areas” is removed in its entirety.***

D. Subsection 17.32.060(D) – “Automatic Fire Sprinklers” is removed in its entirety.

E. Table 17.38.040(A) – “Required On-Site Parking Spaces” is amended as follows: In the “Community Gardens” row, change the value in the “Required Parking Spaces and Additional Regulations” column to “None.”

F. Subsection 17.73.010 (Private) Common Open Space is amended to read as follows:

Areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit. Common areas typically consist of patios, swimming pools, playgrounds, turf, community gardens, or other such improvements as are appropriate to enhance the outdoor environment of the development and offering amenities for different age groups, including ADA accessibility, but does not include unusable landscaped areas or any roof-top area.

SECTION 5. 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 6. Effective Date.

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

INTRODUCED ON the 19th day of August, 2025.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2025.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

ISSAC ROSEN
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. 25-__ was introduced on August 19th, 2025, 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