



Agenda Item A.7
CONSENT CALENDAR
Meeting Date: December 2, 2025

TO: Mayor and Councilmembers

SUBMITTED BY: Peter T. Imhof, Planning and Environmental Review Director

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

SUBJECT: Title 16 (Subdivisions) and Title 17 (Zoning) Amendments to Implement State Planning Law and Provide Various Minor Zoning Changes and Clarifications and Determination that the Amendments are Exempt from the California Environmental Quality Act

RECOMMENDATION:

Conduct second reading by title only, waive further reading of, and adopt Ordinance No. 25-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting Various Amendments to Title 16 (Subdivisions) and Title 17 (Zoning) of the Goleta Municipal Code to Implement State Planning Law and Provide Various Minor Zoning Changes and Clarifications and Finding the Amendments to be Exempt from the California Environmental Quality Act (Case No. 25-0003-ORD).”

BACKGROUND:

On March 3, 2020, City Council adopted Title 17 (Zoning) of the Goleta Municipal Code (GMC). Title 17 became effective on April 3, 2020. Since adoption, the City has conducted several rounds of amendments to Title 17 to address “clean-up” items, including necessary revisions related to changes in State law and to clarify various provisions in the Title.

Since the last round of Title 17 amendments, staff continued to track implementation of Title 17 and identified additional amendments needed to (1) address changes in State law, including associated changes to Title 16 (Subdivisions) of the GMC, (2) better clarify the intent and application of Title 17 development standards and procedures based upon issues raised during review of development applications, and (3) correct typographical errors and ambiguities in the Title.

A draft ordinance to amend Title 16 and Title 17 (Ordinance) was presented to the Planning Commission at a public hearing on October 27, 2025. At that hearing, the Planning Commission recommended to the City Council the adoption of the amendments.

DISCUSSION:

On November 18, 2025, the City Council reviewed the Planning Commission recommendation and unanimously introduced and conducted the first reading of the Ordinance, provided as Attachment 1.

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 be effective on the thirty-first day after adoption.

FISCAL IMPACTS:

There is no direct fiscal impact from the adoption of the Ordinance. Funding for Planning and Environmental Review staff time to prepare the amendments was included in the adopted FY 2025-26 Budget under Program 4300 of the Advance Planning Division.

ALTERNATIVES:

The City Council could choose not to adopt the Ordinance. Failure to adopt the Ordinance would maintain inconsistencies between State law and the City's zoning regulations and delay needed improvements to Title 17.

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, Adopting Various Amendments to Title 16 (Subdivisions) and Title 17 (Zoning) of the Goleta Municipal Code to Implement State Planning Law and Provide Various Minor Zoning Changes and Clarifications and Finding the Amendments to be Exempt from the California Environmental Quality Act (Case No. 25-0003-ORD)."

Exhibit A: Chapter 16.18 – Government Code Section 66441.7 Urban Lot Splits

Exhibit B: Subsection 17.07.040(C) – Government Code Section 65852.21 Projects

ATTACHMENT 1

Ordinance No. 25-__, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting Various Amendments to Title 16 (Subdivisions) and Title 17 (Zoning) of the Goleta Municipal Code to Implement State Planning Law and Provide Various Minor Zoning Changes and Clarifications and Finding the Amendments to be Exempt from the California Environmental Quality Act (Case No. 25-0003-ORD).”

ORDINANCE NO. 25-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING VARIOUS AMENDMENTS TO TITLE 16 (SUBDIVISIONS) AND TITLE 17 (ZONING) OF THE GOLETA MUNICIPAL CODE TO IMPLEMENT STATE PLANNING LAW AND PROVIDE VARIOUS MINOR ZONING CHANGES AND CLARIFICATIONS AND FINDING THE AMENDMENTS TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. 25-0003-ORD)

WHEREAS, the City's subdivision regulations are contained in Title 16 (Subdivisions) of the Goleta Municipal Code (Title 16); and

WHEREAS, the City's zoning regulations are contained in Title 17 (Zoning) of the Goleta Municipal Code (Title 17); and

WHEREAS, City staff identified needed amendments to Title 16 and Title 17 address State law consistency, remedy issues identified during implementation of Title 17, and provide clarity to existing regulations in Title 17; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 27, 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 Title 16 and Title 17 Amendments Ordinance on October 27, 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 16 and Title 17 of the Goleta Municipal Code, 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 Amendments to Title 17 of the Goleta Municipal Code

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 Title 17 of the Goleta Municipal Code.

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. Many of the amendments relate to minor procedural and clerical revisions that do not alter the previous findings of Title 17 consistency with the General Plan.

The Ordinance will amend Title 17 and bring the City's zoning regulations into conformity with various aspects of State planning law. Specifically, the ordinance updates the City's density bonus regulations to better align with State Density Bonus Law related to documentation of findings related to Density Bonus projects. The Ordinance updates the City's regulations to align with Senate Bill 450 (2024), which necessitated updates to the City's regulations related to Senate Bill 9 (2021). The Ordinance also includes regulations and procedures to implement Assembly Bill 2085 (2024) related to the Community Clinics Providing Reproductive Health Services. Updates to Title 17 included in the Ordinance also address updates to parking waiver standards under state law, noticing requirements for certain Planning Commission hearings, and a change to the definition of Low Barrier Navigation Centers.

Therefore, the Ordinance is 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 allow the City to continue to effectively exercise its police power rights over privately owned real property. These police powers 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. Additionally, the Ordinance provides clarity to the City's zoning regulations, specifically related to a variety of ambiguities related to permit processing, to help ensure the clear and consistent application of City land use regulations.

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, which amends Goleta Municipal Code Title 17, will help the City continue to implement the community goals, objectives, and policies of the General Plan. Furthermore, the Ordinance will further enable the City to have better control over existing and future land uses and development on real property throughout Goleta and ensure full compliance with State law controlling the review of certain types of development. By updating Title 17 to align with State planning law, including details regarding several aspects of State housing law, 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 Ordinance is consistent with good zoning and planning practices.

SECTION 3 Environmental Review

The amendments are not subject to 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.

Furthermore, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, projects that are consistent with the

development density of existing zoning, community plan, or General Plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis, except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review. There is no new substantial information indicating that the impacts of adopting the amendments will be more severe than described in the General Plan EIR and there are no cumulative or off-site impacts from the proposed amendments that were not addressed in the General Plan EIR.

Finally, amendments to Title 16 and Title 17 to implement Senate Bill 450 (2024) are exempt from CEQA pursuant to Government Code Sections 65852.21(k) and 66441.7(n). These provisions state that a local agency ordinance to implement the provisions of Senate Bill 9 (2021), as amended by Senate Bill 450 (2024), are not a project under CEQA.

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

SECTION 4 **Title 16 of the Goleta Municipal Code Amendments**

Chapter 16.18, entitled "Government Code Section 66441.7 Urban Lot Splits," is amended to read as shown in Exhibit A.

SECTION 5 **Title 17 of the Goleta Municipal Code Amendments**

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

A. Table 17.01.070(B) is amended to add a new row as follows:

Map Symbol Column: "-RH"
Full Name Column: "High Density Residential"

B. Subsection 17.07.040(C), is retitled "Government Code Section 65852.21 Projects," and amended to read as shown in Exhibit B.

C. Table 17.08.020 is amended as follows:

1. Delete row for "*Automobile Rentals.*"
2. Change "*Automobile/Vehicle Sales and Leasing*" to "*Automobile/Vehicle Sales, Rentals, and Leasing.*"
3. Add a row for "*Community Clinic Providing Reproductive Health Services*" indented and under the row for "Medical, Dental, and Health-Related Services."

- a. Add a “P” in the columns for CR, CC, OT, and CG.
- b. Add “-“ in the VS and CI columns.
- c. Add “See § 17.41.300, Community Clinics Providing Reproductive Health Services” under the “Additional Regulations” column.

D. Table 17.09.020 is amended as follows:

- 1. Add a row for “*Community Clinic Providing Reproductive Health Services*” indented and under the row for “Medical, Dental, and Health-Related Services.”
 - a. Include a “P” in the columns for BP and OI.
 - b. Add “See § 17.41.300, Community Clinics Providing Reproductive Health Services” under the “Additional Regulations” column.

E. Table 17.09.020, Note 2 is amended to read in its entirety:

Cumulative development of these uses must not exceed 20% of the total floor area on any one lot. If a lot contains multiple zone districts, these uses are limited to 20% of the lot zoned BP and/or OI.

F. Table 17.10.020 is amended as follows:

- 1. Delete row for “*Automobile Rentals*.”
- 2. Change “*Automobile/Vehicle Sales and Leasing*” to “*Automobile/Vehicle Sales, Rentals, and Leasing*.”

G. Subsection 17.24.020(A) is amended to read in its entirety:

Applicability. These provisions apply to all accessory structures except for trash, recycling, and green waste container enclosures regulated under subsection 17.24.140(B). This section does not apply to accessory dwelling units, which are regulated by Section 17.41.030, Standards for Specific Uses and Activities—Accessory Dwelling Units (ADU).

H. Subsection 17.24.090(B)(1)(b) is amended to read in its entirety:

More than Six Feet. Minor Conditional Use Permit.

I. Subsection 17.24.090(B)(2)(b) is amended to read in its entirety:

More than Eight Feet. Minor Conditional Use Permit.

J. Subsection 17.24.140(B)(2)(e) is added to read in its entirety:

Permit Required. Enclosures are permitted according to subsection 17.24.020(B).

K. Subsection 17.27.030(D) is added to read in its entirety:

Findings. In addition to any other findings required by this Title, the following findings apply, where applicable pursuant to this Chapter.

1. ***Required Finding for Approval.*** The Review Authority shall approve a housing development pursuant to this Chapter only if the following finding is made:
 - a. The housing development provides the housing required by State Density Bonus Law to be eligible for the requested density bonus and/or any incentives, waivers, or parking reductions, as evidenced by this finding.
2. ***Finding for Denial of a Concession or Incentive.*** The Review Authority shall grant an incentive or concession requested by an applicant pursuant to this Chapter unless it makes a written finding, based on substantial evidence, of one or more of the following findings:
 - a. The concession or incentive does not result in identifiable and actual cost reductions, consistent with Government Code Section 65915(k), to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5; or for rents for the targeted units to be set as specified in Government Code Section 65915(c).
 - b. The concession or incentive would have a specific, adverse impact, as defined in Government code Section 65589.5(d)(2), upon the public health or safety or on any real property that is listed in the California Register of Historic Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the housing development unaffordable to low-income and moderate-income households.

- c. The proposed incentive would be contrary to state or federal law.

3. ***Finding for Denial of Waiver or Reduction.*** The Review Authority shall grant a waiver of development standards requested by an applicant for a housing development pursuant to this Chapter unless it makes a written finding of any of the following:

- a. The application of the development standard for which a waiver or reduction is requested would not have the effect of physically precluding the construction of a development meeting the criteria in Government Code Section 65915(b) at the densities or with the concessions or incentives permitted under Government Code Section 65915.
- b. The waiver or reduction would have a specific, adverse impact, as defined in Government code Section 65589.5(d)(2), upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- c. The waiver or reduction would have an adverse impact on any real property listed in the California Register of Historic Resources.
- d. The waiver or reduction would be contrary to state or federal law.

4. ***Finding for Denial of a Density Bonus or Concession for a Childcare Facility.*** The Review Authority may deny a request for a density bonus or incentive for a childcare facility that is based all or in part on the proposed provision of a childcare facility if the Review Authority makes a written finding, based on substantial evidence, that:

- a. The City already has adequate childcare facilities.

L. **Subsection 17.28.020(A) is amended in the initial sentence, with no additional amendments to the remainder of subsection 17.28.020(A), to read:**

Applicability. The requirements of this chapter apply to every residential development project that includes the addition of two or more housing units, including units added on the site in the previous five years, unless exempt by subsection B.

M. Subsection 17.28.050(D)(2)(c)(ii) is amended to read in its entirety:

The off-site location is within the City and comparable in character, with respect to building materials, on site facilities and amenities, and unit sizes, to the market-rate development location.

N. Subsection 17.28.050(D)(3)(a)(i) is amended to read in its entirety:

Amount. The amount of the in-lieu fee payments must be of equal value to the provision of the affordable units on site as set by City Council resolution.

O. Subsection 17.28.050(E)(1) is amended to read in its entirety:

Required Findings. If proposing tradeoffs pursuant to this chapter, each of the following findings must be made by the Review Authority:

1. The development of on-site extremely low- and very low-income units is infeasible.
2. The developer provides substantial evidence to demonstrate that the City's housing goals can be more effectively achieved through the proposed tradeoffs.

P. Subsection 17.28.060(C) is deleted in its entirety.

Q. Section 17.28.070 is retitled "Inclusionary Unit Procedures" and amended to read in its entirety:

Inclusionary unit eligibility, selection, residency requirements, and restrictions are regulated through the City's Affordable Housing Policies and Procedures Manual, as may be amended or superseded.

R. Section 17.28.080 is amended to read in its entirety:

A. Transfers and Conveyances. A new affordability housing covenant will be entered into upon each change of ownership of an inclusionary unit and upon any transfer or conveyance (whether voluntarily or by operation of law) of an owner-occupied inclusionary unit.

S. Section 17.32.070 is repealed in its entirety.

T. Subsection 17.36.020(D) is amended to read in its entirety:

Previously Approved Development Plans or Conditional Use Permits. Any physical development legally permitted through the approval of a Development Plan or Conditional Use Permit and in existence prior to the adoption of this Title shall not be considered nonconforming pursuant to this Title. In the event of damage or destruction, such projects shall be allowed to be restored or reconstructed as originally permitted with the approval of a Zoning Clearance as to conformance with the previously approved Development Plan or Conditional Use Permit. This subsection does not apply to any uses, or structures associated with said uses, that are inconsistent with the underlying base Zoning District.

U. Table 17.38.040(A) is amended as follows:

1. Delete text “Up to 25% reduction allowed for senior housing and income-restricted units.”
2. Delete row for “*Automobile Rentals.*”
3. Change “*Automobile/Vehicle Sales and Leasing*” to “*Automobile/Vehicle Sales, Rentals, and Leasing.*”

V. Subsection 17.38.040(A)(1) is added to read in its entirety:

Exception. No parking is required where a use qualifies for a waiver under Government Code Section 65863.2.

W. Subsection 17.38.050(C)(1)(i) is amended to read in its entirety:

Bus pass programs for employees and/or residents.

X. Subsection 17.38.050(E) is added to read in its entirety:

Senior Housing and Income-Restricted Units. Multiple-Unit Development housing units required parking spaces for senior housing or income-restricted units shall be reduced by 25 percent.

Y. Subsection 17.41.110(A)(3) is amended to read in its entirety:

Major Conditional Use Permit. Day care facilities are allowed with the approval of a Major Conditional Use Permit in the following districts: IS and IG.

Z. Subsection 17.41.200(B)(2)(c) is amended to read in its entirety:

Except for automobile/vehicle sales, rentals, and leasing, a four-foot pedestrian pathway must be maintained and remain unobstructed by either merchandise or displays. If there is more than a four-foot-wide pathway provided, merchandise may be displayed in an area outside of the required four feet.

AA. Section 17.41.300, entitled “Community Clinics Providing Reproductive Health Services” is added to read in its entirety:

An application for development associated with a Community Clinic Providing Reproductive Health Services may avail itself of the following standards, consistent with California Government Code Section 65914.900.

A. Applicability. The following requirements must be met for approval under this Section.

1. The requirements of Government Code Section 65914.900(a)(5)-(8) are met.

2. The development is consistent with all objective design review standards of this Title applicable to the site in effect when the application is submitted.

B. Permit Required. Any eligible project processed pursuant to this Section shall require a Land Use Permit or a Coastal Development Permit, if located within the Coastal Zone.

C. Design Review. Design Review of projects processed pursuant to this Section shall be conducted by the Director and shall only include consistency with adopted objective design standards.

D. Processing Timeline. The City shall approve or deny the application within 60 days of submission of the application unless the City provides written documentation of a conflict with this Section, pursuant to subsection (E)(1) below.

E. Conflicts. If the City determines that the development is in conflict with any of the requirements in this Section, then all of the following apply:

1. The City shall provide the applicant written documentation of the standard or standards with which the development conflicts, and an explanation for the reason or reasons the

development conflicts with that standard or standards. Such written documentation shall not be construed as a denial.

2. The applicant may submit materials to the City to address and resolve the conflict identified in subsection (E)(1).

3. Within 60 days after the City has received the materials submitted pursuant to subsection (E)(2), the City shall determine whether the development as supplemented or amended is consistent with the objective planning standards specified in this Section.

F. Appeals. Appeals of development pursuant to this Section shall be processed consistent with Section 17.52.120.

1. **Exception.** Where the applicant appeals a denial of a Land Use Permit pursuant to this Section, the City shall provide final written determination on the appeal no later than 60 days after receipt of the appeal.

G. Discontinuation of the Use. If a Community Clinic Providing Reproductive Health Services associated with development approved pursuant to this Section is not established on the site within six months after the certificate of occupancy is granted or ceases operation for six months or more, the development must meet the requirements for such development otherwise required by this Title.

BB. Subsection 17.43.020(B)(1) is amended to read in its entirety:

Earth-disturbing activities of any depth or size that are located within a documented archaeological site and/or tribal cultural resource.

CC. Subsection 17.44.010(B)(1) is amended to read in its entirety:

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.

DD. Subsection 17.44.010(C)(1) is amended to read in its entirety:

Exception. Any concessions, incentives, or waivers of development standards pursuant to Chapter 17.27, Density Bonus and Other Incentives of this Title.

EE. Subsection 17.52.090(C)(4) is added to read in its entirety:

Multiple Expiration Dates. Where a project includes multiple expiration dates, all approvals shall have the expiration date of the latest expiration date of a single approval for the project.

FF. Subsection 17.52.100(B)(2)(a) is amended to read in its entirety:

The findings required for the original approval can still be made.

- i. Exception. When the original findings are not on file with the City, this finding is to be replaced with the following finding: There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.

GG. Subsection 17.52.100(C)(2)(a) is amended to read in its entirety:

The findings required for the original approval can still be made.

- i. Exception. When the original findings are not on file with the City, this finding is to be replaced with the following finding: There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.

HH. Subsection 17.52.120(A)(1)(b) is amended to read in its entirety:

The following decisions of the Director may be appealed to the Planning Commission: Land Use Permits, Temporary Use Permits, Coastal Development Permits, and Waivers for De Minimis Development, Time Extensions, Zoning Code Determinations, Amendments, and Substantial Conformity Determinations.

II. Subsection 17.52.120(A)(3)(a) is amended to read in its entirety:

An appeal of a Design Review Board decision shall be stayed until action on any accompanying Zoning Permit, except for a Zoning Clearance, occurs.

JJ. Section 17.53.020 is amended to read in its first paragraph (with no changes to subsequent subsections except as detailed below):

The following development is exempt from the requirement to obtain an approval otherwise required of this Title. Exempt development must still comply with all applicable regulations of this Title, all associated policies of the General Plan, all State or Federal laws and codes, as well as any applicable conditions of a previously approved permit for the subject property.

KK. Subsection 17.53.020(J) is amended to read in its entirety:

Window awnings that are supported by an exterior wall and extend less than 36 inches from such exterior wall.

LL. Section 17.58.100 is amended to read in its entirety:

A. Design Review approval shall expire two one years from the date of preliminary approval, unless the project receives final approval.

1. Notwithstanding subsection 17.52.090(D), prior to expiration of such two-year period, the Director may grant one extension of up to one year.

B. The Design Review approval shall expire three years from the date of final approval, unless the associated Zoning Permit has been approved.

1. Notwithstanding subsection 17.52.090(D), prior to the expiration of such three-year period, the Director may grant one extension of up to two years.

MM. Subsection 17.59.020(A)(8) is added to read in its entirety:

Development associated with a Community Clinic Providing Reproductive Health Services processed pursuant to Section 17.41.300.

NN. Subsection 17.62.020(B)(1)(a)(i) is amended to read in its entirety:

Residential Districts.

(1) Up to 30 Percent. RS and RMHP Zone Districts.

(2) Up to 20 Percent. RP, RM, and RH Zone Districts.

OO. Subsection 17.66.040(C) is added to read in its entirety:

Noticing. Notwithstanding subsection 17.52.050, if an amendment affects the permitted uses of real property, hearing notice shall be given at least 20 days before the hearing.

PP. Subsection 17.70.120(C) is amended to read in its entirety:

If an existing development undergoes a change of use, only costs proportional to the amount of the improvement or facility that mitigates the need therefore attributable to and reasonably related to the given development shall be eligible for an in-lieu credit within 10 years, and then only against the specific relevant DIF(s) involved to which the facility or improvement relates.

QQ. Section 17.72.010 is amended as follows:

1. "Low Barrier Navigation Center" is amended to read in its entirety:

Low Barrier Navigation Center. A housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable.

RR. Section 17.72.030 is amended as follows:

1. "Boarding Kennel" is amended to read in its entirety:

Boarding Kennel. A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding, maintaining, or sheltering of dogs, cats or other household pets, whether owned or not owned by the kennel owner or operator. Typical uses include pet clinics, pet day care/overnight stays, and animal shelters, but excludes pet shops and animal hospitals that provide 24-hour accommodation of animals who are boarded for the sole purpose of receiving medical or grooming services.

2. "Automobile Rentals" is deleted.

3. "Automobile/Vehicle Sales and Leasing" is renamed as "Automobile/Vehicle Sales, Rentals, and Leasing" and amended to read in its entirety:

Automobile/Vehicle Sales, Rentals, and Leasing. Sale, rent, or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers, car rental agencies, and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

4. "Catering Services" is amended to read in its entirety:

Catering Service. A business that prepares food for consumption at events on the premises of a client or at any other location separate from where the food was prepared.

5. "Community Clinic Providing Reproductive Health Services" is added as a subuse to "Medical, Dental, and Health-Related Services" and to read in its entirety:

Community Clinic Providing Reproductive Health Services. A Community Clinic licensed pursuant to California Health and Safety Code Section 1204 that provides reproductive health services as defined in California Penal Code Section 423.1(f).

6. "General Personal Services" is amended to read in its entirety:

General Personal Services. Services provided primarily to an individual rather than to large groups or the general public. These services also include those that are for personal convenience. Personal services include barber and beauty shops, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

7. "Restricted Personal Services" is amended to read in its entirety:

Restricted Personal Services. An establishment whose principal business activity is one or more of the following: (1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other

instruments designed to contact or puncture the skin, or (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration, or (3) massage establishments operating in compliance with Goleta Municipal Code, Chapter 5.05.

SECTION 6 **Effect of Amendments**

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7 **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 8 **Codification**

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 16 and Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 9 **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 10 **Effective Date**

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

INTRODUCED ON the 18th day of November 2025.

PASSED, APPROVED, AND ADOPTED this 2nd day of December 2025.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

ISAAC 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 November 18, 2025, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the 2nd of December, 2025, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

EXHIBIT A

Chapter 16.18 – Government Code Section 66441.7 Urban Lot Splits

Chapter 16.18: Government Code Section 66411.7 Urban Lot Splits

§ 16.18.010. Purpose and Applicability.

The purpose of this section is to allow and appropriately regulate urban lot splits in accordance with Government Code Section 66411.7. This chapter only applies to projects under Government Code Section 66411.7.

§ 16.18.020. Definitions.

Pursuant solely to this chapter, the following definitions apply:

- A. Director. The Director of the Planning and Environmental Review Department.
- B. Urban Lot Split. The subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this chapter.

§ 16.18.030. Application.

The following apply to urban lot split applications:

- A. The applicant must submit an application for a tentative parcel map in compliance with Section 16.02.010.
- B. An application for an urban lot split must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.
- C. The applicant must agree, as part of the application, to hold the City harmless from all claims and damages related to the approval of a subdivision under this chapter and its subject matter and reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this chapter.)

§ 16.18.040. Approval Process.

- A. Tentative Parcel Map.
 - 1. Decision-Maker. The tentative parcel map shall be approved or denied ministerially, by the Director, without discretionary review. If approved, the tentative parcel map shall not be recorded.
 - 2. Findings Required. The Director must make the following findings to approve a tentative parcel map for an urban lot split:
 - a. The urban lot split conforms to all applicable objective requirements of the Subdivision Map Act (Government Code Section 66410 et seq.), including implementing requirements in this title and chapter, except as otherwise expressly provided in this chapter.
 - b. In concurrence with the Building Official, the urban lot split would not have a specific, adverse impact, as defined in California Government Code Section 65589.5(d)(2), on public health and safety or, if there is such an

impact, there is a feasible method to satisfactorily mitigate or avoid the specific adverse impact.

3. Finding for Denial. If the Director fails to make the finding in subsection (A)(2)(b) above, the denial shall include a finding from the Building Official that, based on a preponderance of the evidence, there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact and the basis for the rejection of potential feasible alternatives of preventing the adverse impact.

B. Final Map. Approval of a Final Parcel Map shall be processed consistent with Chapter 16.02.

C. Timing. An application under this Chapter shall be considered and approved or denied within 60 days from the date the City receives a completed application. If the City has not approved or denied the completed application within 60 days, the application shall be deemed approved.

D. Denial Comments. If the City denies an application for an urban lot split pursuant to subsection (A)(3) above, the City shall, within 60 days of receipt of the completed application, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

§ 16.18.050. Urban Lot Split Requirements.

An urban lot split must satisfy each of the following requirements:

- A. Off-Site Improvements. Notwithstanding Government Code Section 66411.1, no dedication of rights-of-way or construction of off-site improvements is required.
- B. Zone. The lot to be split is in the RS Zone District.
- C. Lot Characteristics. The parcel being subdivided satisfies the requirements of Government Code Section 66411.7(a)(3)(C) (referencing Government Code Sections 65913.4(a)(6)(B- K) as that section read on September 16, 2021).
- D. Historic Resources. The lot to be split must not be proposed within either:
 1. A historic district or property that is included on the State Historic Resources Inventory, or
 2. Within a site that is designated by the City as a historic resource pursuant to Chapter 17.33.
- E. No Prior Urban Lot Split.
 1. The lot to be split was not established through a prior urban lot split.
 2. The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.
- F. No Impact on Protected Housing. The urban lot split must not require or include the demolition or alteration of any of the following types of housing:

1. Housing that is income-restricted by recorded covenant, ordinance or law at levels affordable to households of moderate, low, or very low income.
2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
3. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
4. Housing that has been occupied by a tenant in the last three years.

G. Lot Size.

1. The newly created parcels must be no smaller than 1,200 square feet.
2. Each of the resulting lots must be between 60% and 40% of the original lot area.

H. Easements.

1. The owner must enter into an easement agreement with each public-service provider, as needed, to establish easements for the provision of public services and facilities to each of the resulting lots. On-site wastewater treatment systems are not allowed.
2. Each easement must be shown on the tentative parcel map.
3. Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map will be approved.

I. Lot Access. Each resulting lot must have access to, provide access to, or adjoin the public right-of-way.

1. Parking Access. Lots not adjoining the public right-of-way have parking access, where parking is required pursuant to Goleta Municipal Code Section 17.07.040(C)(9)(g).

J. Nonconforming Conditions. Nonconforming zoning conditions need not be corrected prior to or as a condition of approval of an urban lot split.

K. Nonresidential Use Prohibition. No nonresidential use is permitted on any lot created by urban lot split.

L. Owner Occupancy. The applicant for an urban lot split must sign an affidavit stating that the applicant intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three years after the urban lot split is approved unless the applicant is a community land trust (as defined by Revenue and Taxation Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Revenue and Taxation Code Section 214.15).

M. Deed Restriction. The owner must record a deed restriction, on a form provided by the City, that does each of the following:

Exhibit A: Chapter 16.18 – Government Code Section 66441.7 Urban Lot Splits

1. Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
2. Expressly prohibits any nonresidential use of the lots created by the urban lot split.
3. Expressly prohibits further subdivision of either of the resulting lots using the urban lot split procedures provided in this Chapter.

EXHIBIT B

Subsection 17.07.040(C) – Government Code Section 65852.21 Projects

Section 17.07.040: Additional Development Regulations for the RS District.

C. Government Code Section 65852.21 Projects.

1. **Purpose.** The purpose of this subsection is to allow and appropriately regulate through a ministerial, objective process housing development projects containing no more than two residential units within a lot in a single-family residential zone in accordance with Government Code Sections 65852.21.
2. **Applicability.** This subsection only applies to qualifying projects pursuant to Government Code Section 65852.21. Except as otherwise provided in this subsection, development must comply with the objective standards of the RS District. The objective standards of the RS District apply unless there is a conflict with a standard in this subsection, in which case the standard in this subsection applies. If any standard in this subsection conflicts with Government Code Section 65852.21, state law prevails.
3. **Permit Required.**
 - a. *Inland Area.* Within the inland area of the City, ministerial review, approval, and issuance of a Land Use Permit by the Director is required for construction of a project pursuant to this subsection.
 - b. *Coastal Zone.* Within the Coastal Zone of the City, review, approval, and issuance of a Coastal Development Permit by the California Coastal Commission is required for construction of a project pursuant to this subsection.
4. **Hold Harmless.** Applicants must agree, as part of the application, to hold the City harmless from all claims and damages related to the approval and its subject matter and reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this chapter.
5. **Required Findings.** The required findings for a Land Use Permit under this subsection are limited to the following findings:
 - a. The proposed project is consistent with the standards in this subsection.
 - b. The proposed project conforms to all other objective standards within this Title and the General Plan to the extent that such objective standards do not conflict within any requirements or standards within this subsection.
 - c. Any zoning violation enforcement on the subject premise has been resolved as permitted by law.
 - d. The proposed development is located on a legally created lot.
 - e. In concurrence with the Building Official, the proposed project would not have a specific, adverse impact, as defined in California Government Code Section 65589.5(d)(2), on public health and safety or, if there is such an impact, there is a feasible method to satisfactorily mitigate or avoid the

specific adverse impact.

No additional findings are required for a project processed pursuant to this subsection, notwithstanding any other provisions of this Title.

6. ***Finding for Denial.*** If the Director fails to make the finding in subsection (C)(5)(e) above, the denial shall include a finding from the Building Official that, based on a preponderance of the evidence, there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact and the basis for the rejection of potential feasible alternatives of preventing the adverse impact.
7. ***Timing.*** An application under this subsection shall be considered and approved or denied within 60 days from the date the City receives a completed application. If the City has not approved or denied the completed application within 60 days, the application shall be deemed approved.
8. ***Denial Comments.*** If the City denies an application for a proposed housing development pursuant to subsection (C)(5) above, the City shall, within 60 days of receipt of the completed application, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.
9. ***Development Standards.*** A project must meet the following requirements.
 - a. ***Development Location.*** Development must be located consistent with the requirements of Government Code Section 65852.21(a)(2) (referencing Government Code Sections 65913.4(a)(6)(B-K), as that section read on September 16, 2021).
 - b. ***Historic Resources.*** The development must not be within:
 - i. A district or property that is included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1; or
 - ii. A site that is designated by the City as a historic resource pursuant to Chapter 17.33.
 - c. ***Protected Housing.*** The project shall not require or include the demolition or alteration of any of the following types of housing:
 - i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very- low income;
 - ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; or
 - iii. Housing that has been occupied by a tenant in the last three years.
 - d. ***Withdrawn Accommodation.*** The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent

or lease within 15 years before the date that the development proponent submits an application.

- e. *Number of Dwelling Units.*
 - i. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, “dwelling unit” includes, but is not limited to, a principal dwelling unit, a unit created under this section, an ADU, or a JADU.
 - ii. A lot that is not created by an urban lot split may have up to a two-unit project under this section, plus any ADU or JADU that must be allowed pursuant to Section 17.41.030, Accessory Dwelling Units (ADUs).
- f. *Setbacks for Existing Structures.* No setback is required for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
- g. *Parking.* Each new principal dwelling unit must have at least one off-street parking space in a garage.
 - i. Exception. No parking is required if one of the following applies:
 - (A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in Public Resources Code Section 21155(b), or a major transit stop, as defined in Public Resources Code Section 21064.3.
 - (B) The site is located within one block of a car-share vehicle location.
- 10. **Zoning Violations.** A project may only be approved if any zoning violation enforcement on the subject premises has been resolved as permitted by law.
- 11. **Building Code Requirements.** All structures built on the lot must comply with Title 15 of the Goleta Municipal Code.
- 12. **Short-Term Vacation Rentals.** No dwelling unit on the lot may be rented as a short-term vacation rental, as the term is defined in Goleta Municipal Code Section 5.08.020.
- 13. **Deed Restriction.** The owner must record a deed restriction, on a form provided by the City, that does the following:
 - a. Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days, unless already included in a deed restriction.
- 14. **General Exception.** The standards imposed by this subsection 17.07.040(C) and this Title must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area.
 - a. *Setback Exception.* An exception to the general exception applies such that no structure shall be less than four feet from a side or rear property line.