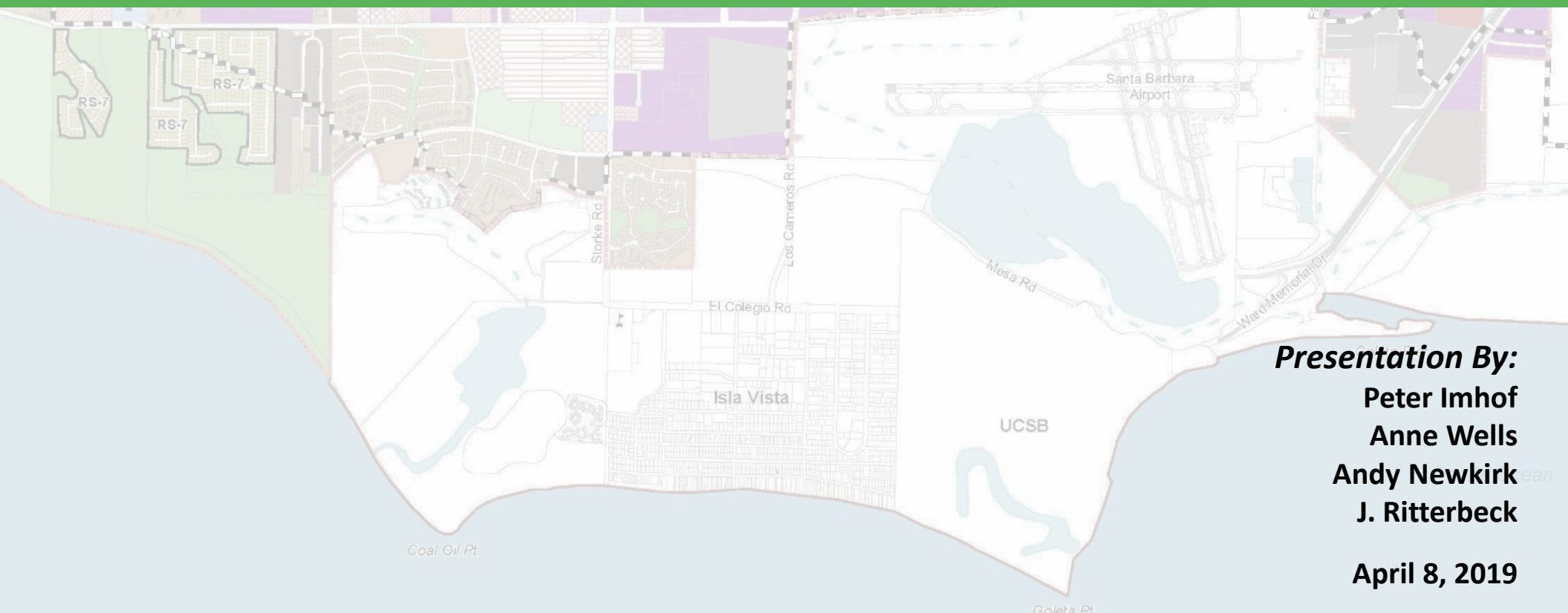




City of Goleta

Revised Draft New Zoning Ordinance

Planning Commission Workshop 5 of 7



Presentation By:
Peter Imhof
Anne Wells
Andy Newkirk
J. Ritterbeck

April 8, 2019

Public Outreach

January 31st: Release of Revised Draft NZO

February 4th – 9th: NZO Open Houses

- *More Open Houses to be scheduled, if needed*

February 25th – April 18th: PC Workshops

- *Stakeholder Meetings to-date: EDC, SyWest, Bacara/Ritz, Goleta Chamber of Commerce*
- *Future Stakeholder meetings: Goodland Coalition*
- *Public Comment Summary*

February 11th and April 24th: City Council Ordinance Standing Committee

May 7th: Joint Planning Commission / City Council Workshop

Mid-year → end of 2019: NZO Adoption Packet Prep & Hearings

Public and Planning Commission Comments

www.GoletaZoning.com

Welcome to Goleta's New Zoning Ordinance

The City of Goleta's New Zoning Ordinance (NZO) project is a collaborative process that will revise citywide zoning regulations to implement the General Plan, update development and design standards and permitting procedures, and help realize the community's vision for the future – a safe, beautiful, vibrant and livable community with a robust local economy and a sustainable relationship with the environment.

The City has completed outreach activities on the Public Review Draft Zoning Ordinance (NZO) and Map. All comments received on the Public Review Draft were considered collectively. In consideration of public input and guided by the City's adopted General Plan, the Revised Draft NZO was released to the public on January 31, 2019. Release materials include:

- Revised Draft New Zoning Ordinance (NZO)
- Zoning Map
- Zoning Overlay Districts Map
- Overview of Changes
- Response to Planning Commission Comment
- Response to Public Comment
- User's Guide
- Key Issues Guide
- Underline-Strikethrough Revised Draft NZO Comparing Prior Draft

Hard copies are available for viewing at Goleta City Hall (Planning Counter) and at the Goleta Library. Hard copies are also available for purchase at Goleta City Hall (Planning Counter).

Public Comments

Please Note: All comments received will be published on this page.

Submit Public Comments

To submit your comment on the zoning ordinance program, enter your contact information below.

Name: *

Email: *

Enter email address

☐ Check here to receive email updates

Subject: *

Message: *

Comments Received

All public comments received for the Zoning Ordinance project have been included below.

2019

Public Comment Log (received by March 31)

Response to Public Comments (received by March 31)

Response to Planning Commission Comments

March

Robert Atkinson - 3/7
Tara Messing - 3/8
Cecilia Brown and Barbara Massey - 3/9
Eileen Monahan - 3/12
Cecilia Brown - 3/12
Eric Torbeck - 3/18
Vic Cox - 3/20
Todd Amosher - 3/21
Barbara Massey - 3/21

February

Cecilia Brown - 2/8
Mike Pollard - 2/8
Cecilia Brown and Barbara Massey - 2/11
Fernando Murray - 2/11
David Low - 2/13
K. Graham - 2/13
Cecilia Brown and Barbara Massey - 2/21
Thomas Totton - 2/21
Mitchell B. Menzer - 2/26
George Reles - 2/28
Barbara Massey - 2/28

January

On April 1, 2019, the City Council will propose the new Zoning Ordinance.

Anne Wells, Advance Planning Manager
City of Goleta
130 Cremona, Suite B, Goleta, CA 93117
(805) 961-7547

NOTE: City Responses are **draft** at this point and reflect direction City staff is considering. The City welcomes additional public comments on any of the issues already raised in this Table and new comments on any topic within the Revised Draft NZO. A final Response to Planning Commission Comment Table will be released with the Public Hearing Draft.

PLANNING COMMISSION COMMENT	CITY STAFF RESPONSE
Land Use and Open Space Elements	
LU 1.6 - Retail and Other Commercial Centers Commissioner Maynard, PC Workshop #1. Commissioner Maynard commented that in LU 1.6, in CC and Old Town Categories, there are no minimum common open space or minimum landscaping guidelines in the newest revision of the Zoning Ordinance, but in the 2015 version there were stronger guidelines. She noted this seems inconsistent with the language in LU 1.6, "Goleta's retail areas shall be designed to serve as community focal points and shall include appropriate outdoor gathering places." She believes there is some space in the Community Commercial categories to allow for some landscaping requirements, which she would like to see added.	No change made. Staff reviewed the policy and believes that this policy is best implemented through policy consistency required for the approval of a Development Plan and Design Review, as each project is different and applying an objective standard universally may not be the best approach.
LU 1.9 - Quality and Design in Built Environment Commissioner Maynard, PC Workshop #1. Commissioner Maynard commented that she believes the Planning Commission should discuss open space along with LU 1.9, LU 1.2, and VH 3.6, including the definition of open space and goals in creating the open space requirement. The discussion should include: 1) should rooftop gathering areas count as open space? 2) should these spaces be contiguous with the property or can they be separate? 3) should a community center or building count as open space? 4) is open space the appropriate term or is it more of a community entity? 5) how much of the open space can be pavement or a building rather than landscape? 6) what is an appropriate percentage of plants and whether they have to be real or plastic? and 7) does asphalt count as open space?	This topic was introduced on March 21, 2019 at Workshop #4, but was not finished. Staff will add this topic to the discussion of Workshop #7 on April 18.
LU 2.2 - Residential Use Densities Commissioner Maynard, PC Workshop #1. Commissioner Maynard commented that she is curious about accounting for consistency with the standards for density and building intensity for a residential project (a-h), and about clarifying that a finding needs to be made that the density of a project is appropriate with regard to site constraints.	Public rights-of-way, public easements, floodplains, ESA, and areas with archaeological or cultural resources are considered when calculating

Last Updated April 1, 2019

Version 1 (posted 4/1/19)

Page 1

NOTE: City Responses are **draft** at this point and reflect direction City staff is considering. The City welcomes additional public comments on any of the issues already raised in this Table and new comments on any topic within the Revised Draft NZO. A final Response to Public Comment Table will be released with the Public Hearing Draft.

PUBLIC COMMENT	CITY STAFF RESPONSE
Ben Williams. The current system of relying upon an old zoning ordinance that is inconsistent with the general plan is very confusing to people and discourages people from doing business in Goleta. This is a poor reflection of the organization and effectiveness of our City government and should have been resolved years ago.	Comment noted. No response required.
K. Graham. I found the City's interface to review any of the documents cumbersome. The "summary of changes" was needlessly complicated and jargon.	Comment noted. No response required.
Mitchell Menzer. The Bacara was designed to fit on a challenging site and to create a unique experience with the highest architectural standards. Because of the Bacara's uniqueness, we feel it is appropriate to protect it from certain new rules that are intended to apply on a general basis across the City and that could have negative consequences to the Bacara. There are a number of different ways to address the issues noted above, and we would like the opportunity to meet with you to discuss possible solutions to these issues in the near future. We appreciate your consideration of Bacara's concerns and this request and we would like to discuss this with you further. Please let me know when would be convenient for you.	Some revisions to be made for clarifications and to address general concerns; however, although the staff values all of the businesses in our City, the development standards of the NZO will provide equal protection and due process that will apply to all existing and proposed development equally and without special exceptions or provisions for any specific parcel or company.
George Reles. At a zoning workshop I requested a better definition of infeasibility and a hearing where a proponent would have the burden of proof if requesting an exception based on potential infeasibility. I also mentioned that there is CA caselaw expressing the tenet that a project would be less profitable without certain exceptions being made than by itself result in a declaration of infeasibility. I'm attaching 2 documents, one a Coastal Commission Opinion and the second, a link to the primary case cited in the Opinion that includes this tenet. I question whether municipalities such as Goleta would be prohibited by including in our zoning code standards and definitions for infeasibility. I believe Goleta should require project proponents to have the burden of proof when requesting a variance or exception based on infeasibility, and that mere reduced profitability should not be self-suffice.	Possible revisions TBD. City staff is currently working with the City Attorney's office to determine if any changes are necessary to further define/clarify "infeasibility". Generally, the NZO approaches the issue such that the burden is already on the applicant to provide the

Last Updated April 1, 2019

Version 3 (posted 4/1/19)

Page 1

Agenda

Staff Overview, Questions, and Comments by Topic:

- Parking and Loading
- Signs
- Lighting

Agenda Suggestion: Commission discussion and public comment to follow each topic listed above

PARKING AND LOADING

Chapter 17.38

Parking and Loading - RVs

Parking and Loading Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Recreational Vehicles (RVs) and Trailers			
Section 17.38.070(A)(3) (page IV-86)	<p>RV/Trailers allowed if less than 8 feet in width, 13.5 feet in height, and 40 feet in length.</p> <p>Must be screened for view from public streets.</p> <p>Previous Draft NZO prohibited RVs in front setback, limited size to 15 feet in height and 36 feet in length, and required six-foot fence for screening.</p>	<p>RVs and Trailers allowed in all setbacks with the several limitations:</p> <ul style="list-style-type: none"> • Cannot extend into public right-of-way. • Must be operable with current registration. • Must not be occupied for living purposes. • Must be parked on a paved or gravel surface. • Access provided via a City-approved driveway. • Only in front setback if no access to another portion of the property. <p>No additional screening requirements for RVs/Trailers.</p>	<p>Revisions were made to previous draft to address public concern and direction from the Planning Commission.</p> <p>As noted to the left, the revised standards are more flexible than existing standards that require screening.</p> <p>The City could revert to the existing standards, revert to previous draft that included a front setback prohibition, or develop different requirements.</p>

Parking and Loading - RVs



Parking Reductions Residential

Parking and Loading Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Parking Reductions			
Mixed-Use			
Table 17.38.040(A)(1) (page IV-79)	Parking standards may only be reduced as part of the Discretionary Review.	Mixed-Use Development parking standards slightly reduced.	The intent of this parking reduction is to address the realities of mixed-use development, where customers may not need parking when they live on the same site as the business they are going to.
Residential			
Table 17.38.040(A)(2) (page IV-79)	Parking standards may only be reduced as part of the Discretionary Review.	Residential parking reductions for senior housing and income-restricted units.	Reduction reflects expectation that these uses will require less parking than other residential uses.

Parking Reductions – Old Town

Parking and Loading Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Parking Reductions			
Old Town			
<p>Section 17.38.040(D) (page IV-84)</p> <p>Section 17.38.050(E) (page IV-85)</p>	<p>Parking standards may only be reduced as part of the Discretionary Review.</p>	<p>Reductions within the C-OT District:</p> <p>A nonconforming parking credit for existing under-parking.</p> <p>Credit for on-street parking that is located adjacent to frontage.</p>	<p>The City could allow greater reductions in Old Town, including broadening parking reduction options from the C-OT District to the Old Town Overlay District or the City could decrease or eliminate these parking reductions.</p>

Parking Reductions – Old Town

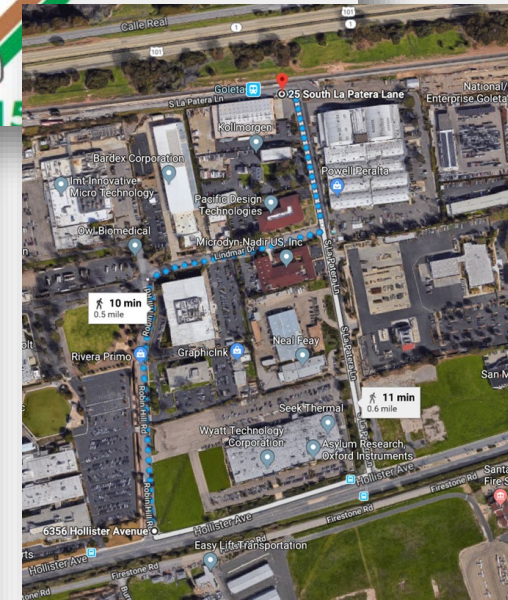


Use	Actual On Site	Required by Zoning	Deficiency
Existing Use	5	8	3
Proposed Change of Use (a more intensive use)	5	10	10 (Required) -5 (Actual) <u>-3 (Existing Deficiency)</u> 2




Parking Reductions - General

Parking and Loading Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Parking Reductions			
Other Reductions			
Section 17.38.050 (page IV-84)	Parking standards may only be reduced as part of the Discretionary Review.	<p>Reductions if there is:</p> <p>A Transportation Demand Management program;</p> <p>Availability of public transit;</p> <p>Motorcycle/moped parking;</p> <p>Shared Parking; and/or</p> <p>A project-specific parking modification through a Discretionary Review.</p>	<p>Intent of the parking reductions to address mode shift and less reliance on individual automobiles.</p> <p>The City could revert to required on-site parking and only allow that number to be reduced via a public hearing before the Zoning Administrator or other Review Authority.</p> <p>The City could also create an even more diverse set of options and alternatives to reduce required on-site parking throughout the City.</p>





Parking Reductions - General



Parking – Bicycle Parking

Parking and Loading Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Bicycle Parking			
<p>Section 17.38.080 (page IV-87)</p> 	<p>May be required when project is reviewed by Planning Commission.</p> <p>No explicit requirement included in zoning ordinances.</p>	<p>Short Term – 10 percent of required automobile parking; minimum of two.</p>  <p>Long-Term – 1 per unit in multiple-unit residential; 1 per 10 vehicle spaces for large non-residential projects and uses.</p>	<p>These new requirements support General Plan Policy TE 1. These requirements are further supported by the City's recently adopted Bicycle and Pedestrian Master Plan.</p> 

Parking - Landscaping & Cover

Parking and Loading Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Bicycle Parking			
<p>Section 17.38.100(J-K) (page IV-98)</p> 	<p>For larger parking lots, trees, shrubbery, and ground cover must be provided at suitable intervals.</p>	<p>50% of parking areas must be shaded or of light-colored materials.</p>  <p>10% of parking area must be landscaped.</p> 	<p>New standards provided to address heat island effect, to provide aesthetic benefits, and to support solar installations in parking lots. The City could reduce these requirements or eliminate them altogether.</p> 

Parking and Loading

Please consider the following:

1. Are regulations of RVs in the Front Setback sufficient?
2. Are Parking reductions appropriate?
3. Are Bicycle parking requirements sufficient?
4. Parking Lot requirements (e.g., Landscaping, Color, Covers):
 - Retain, Remove, or Modify?
5. Are there other Parking and Loading issues to be discussed?

SIGNS

Chapter 17.40

Signs

VH 4.13 Signage. [GP] Signs shall maintain and enhance the city's appearance through design, character, location, number, type, quality of materials, size, height, and illumination. The following standards shall apply:

- a. Signs shall **minimize possible adverse effects** on nearby public and private property, including streets, roads, and highways.
- b. Signs shall be integrated into the site and structural design, shall be **compatible with their surroundings**, and shall clearly inform pedestrians, bicyclists, and motorists of business names.
- c. Signs shall not detract from views or the architectural quality of buildings, structures, and/or the streetscape. **Protrusion of signs and/or sign structures into the skyline should be minimized** to avoid a cluttered appearance.
- d. Signs shall be of **appropriate and high quality** style, color, materials, size, height, and illumination.
- e. **Lighting** is considered an integral part of sign design and shall be controlled to prevent glare and spillage onto adjacent areas.
- f. **Internally illuminated cabinet or can signs shall be prohibited.**
- g. **Billboards and other off-premises advertising signs shall be prohibited.**

Signs – DRB & Public Feedback

DRB Review on March 12th – See attached draft minutes

- Discussion of exempt signs, signs with lights, nonconforming signs, size & height limits, flexibility vs. objectivity
- Public Comment from Cecilia Brown

Public Comment Letters:

- #3 Cecilia Brown (2/08)
- #5 Cecilia Brown & Barbara Massey (2/11)
- #16 Cecilia Brown & Barbara Massey (3/09)
- #18 Cecilia Brown (3/15)

Exempt Signs



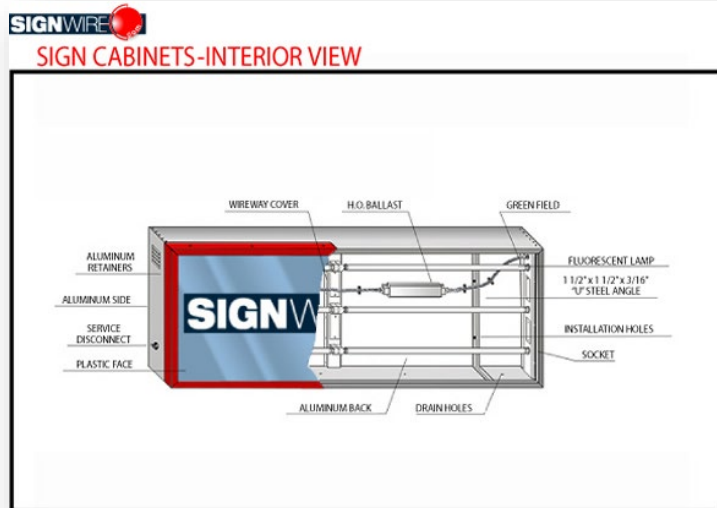
Exempt Signs



Prohibited Signs

Signs Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Prohibited Signs			
Section 17.40.040 (page IV-110)	List of eight prohibited sign types included.	Much more exhaustive list included. New sign types like human directional signs and wind movement devices included. Prohibitions added for internally lit cabinet and can signs and pole signs.	The new prohibited sign list addresses new issues the previous sign ordinance did not consider. Certain prohibitions added to ensure compliance with General Plan Policy VH 4.13(c), VH 4.13(f), and VH 4.13(g).

Prohibited Signs

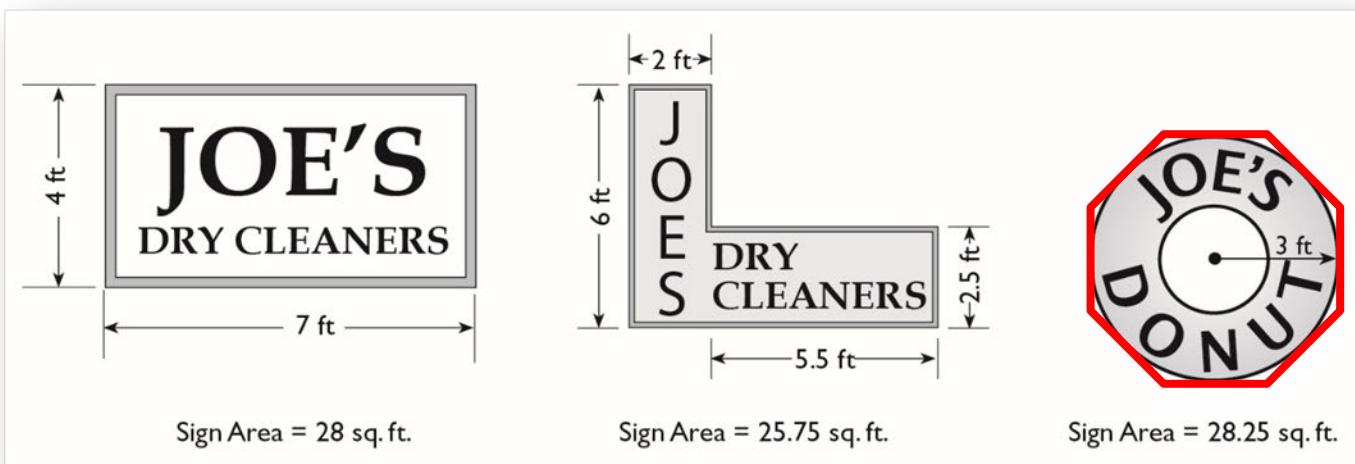


Prohibited Signs



Measuring Sign Area

Signs Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Measuring Sign Area			
Section 17.40.060(H) (page IV-115)	<p>The periphery of the sign established by drawing not more than eight straight lines encompassing the extremities of the sign within the smallest possible area.</p> <p>In the case of a double- faced sign, only one face of the sign shall be included in the sign area measurement.</p>	<p>The NZO retains the existing methodology for measuring the overall area of a sign.</p> <p><i>Note:</i> Figure 17.40.060(H)(1) will be updated pending final resolution of this item. Under the drafted measurement methodology, the donut sign area would be made by a regular octagon surrounding the donut.</p>	<p>The NZO retains the simple and useful methodology for measuring the overall permitted area of a sign. This represents a revision from the previous draft NZO.</p>



Overall Sign Allowance

Signs Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Overall Sign Allowance			
Table 17.40.070(B) (page IV-119)	Not included.	Sign allowance for all signs based on zoning district and street frontage.	This new standard critically limits the overall signage on a site. Currently, overall signage is not regulated.

Overall Sign Allowance

TABLE 17.40.070(B): TOTAL MAXIMUM SIGN AREA BY DISTRICT

Zoning District:	Commercial	Office	Industrial	Public and Quasi Public
Total Sign Area Allowed (sq. ft.)	1 per lineal foot of street frontage	0.5 per lineal foot of street frontage	0.5 per lineal foot of street frontage	0.2 per lineal foot of street frontage

Example: Financial Consultant in Old Town

14 feet of Street Frontage = 14 square feet of Signage Allowed

Sign recently approved at 16 square feet. Window signage would also be counted towards allowance (and reviewed by DRB).

Example: Service Use in Old Town

29 feet of Street Frontage = 29 square feet of Signage Allowed

Two signs recently approved at 26 square feet. Window signage would also be counted towards allowance (and reviewed by DRB).

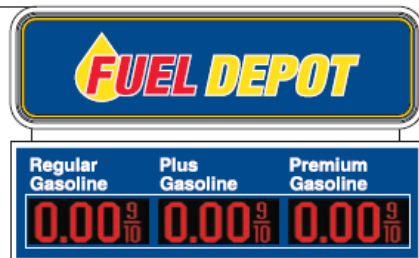
Electronic Changeable Copy

Signs Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Electronic Changeable Copy			
17.40.060(I)(1) (page IV-117)	<p>Electronic changeable copy not mentioned.</p> <p>Changeable copy allowed in certain enumerated instances (including certain public entertainment uses, services stations, and churches).</p> <p>The previous Draft NZO included an allowance for electronic changeable copy on certain parcels with a display duration of 4 seconds.</p>	Electronic changeable copy still allowed, but locations limited when compared to previous draft with the new requirement for a Major Conditional Use Permit. Display change only allowed twice per day.	Revisions made to tighten the allowance to a narrow set of uses and locations. Additional of a Major Conditional Use requirement ensures compatibility issues will be addressed.

Electronic Changeable Copy

Sign A

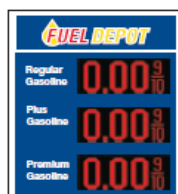
Double Sided Pole Sign
Existing sign cans with new Fuel Depot
Sign faces -
Blue background is opaque with lettering
and border being translucent for
illumination
LED price display



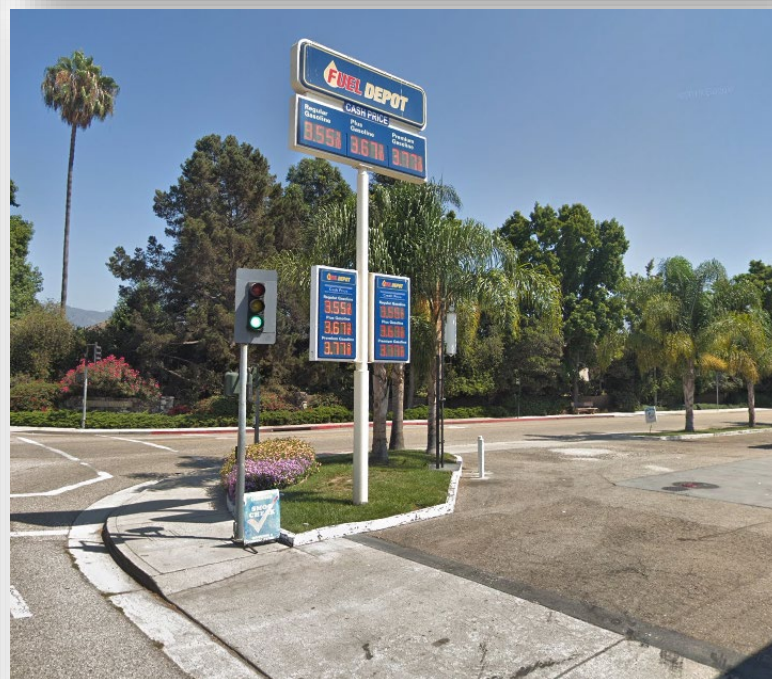
30ft

Sign B

Double Sided Pole Sign
Existing sign cans with new Fuel Depot
branding and LED price display



8ft



Signs

Signs Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Sign Types by District			
Table 17.40.070(A) (page IV-119)	Sign types and allowances regulated based on the follow groups: All Districts, Residential Districts, Estate Districts, Agricultural Districts, Commercial and Industrial Districts Outside of Shopping Centers, Shopping Centers, and Permitted in Heavy Commercial and Heavy Industrial Districts Outside of Shopping Centers.	Sign type regulations (size, height, etc.) apply to all signs of that type regardless of district. Sign types allowed or not allowed based on specific district, not general district type.	The proposed regulations ensure sign type consistency between districts. As a streetscape will often have multiple districts, this ensures better consistency. By regulating sign types allowed by each specific district, specific limitations can be applied to certain districts, like is the case with C-OT (freestanding signs not allowed).
Approvals and Procedures			
Section 17.40.100 (page IV-124)	Sign Certificate of Conformance (SCC) for individual signs done at staff level.	Individual signs that are not part of an OSP require a Zoning Clearance (SCCs eliminated) and DRB review.	Removal of SCC and replacement with a ZC is meant to simplify permit procedures while maintaining a similar process.
Section 17.54.020 (page V-22)	Overall Sign Plan (OSP) for Shopping Centers reviewed by DRB and approved by the Zoning Administrator.	The NZO retains the OSP but changes the Review Authority to DRB (no ZA role) and extends where they are applied. Individuals sign applications consistent with an OSP do not require DRB review and must obtain a Zoning Clearance.	OSP process remains similar to existing with the removal of the ZA approval as signage is more appropriately determined by DRB. The City could reinstitute the ZA approval of OSPs, however, this would add a layer to the process that may not be truly necessary.

Signs

Please consider the following:

1. NZO will create numerous nonconforming signs in Commercial areas.
2. Any changes to Exempt or Prohibited Signs?
3. Should we keep the Overall Sign Allowance and remove the Sign Types by District?
4. Staff has already indicated several revisions are being made based on previous feedback. Are there other changes Planning Commission would like to see?

LIGHTING

Chapter 17.35

Lighting - DRB & Public Feedback


DRB Review on February 25th – See attached minutes

- Discussion of holiday lights, nonconforming lights, string lights, and lighting plans
- Public Comment from Cecilia Brown and Barbara Massey

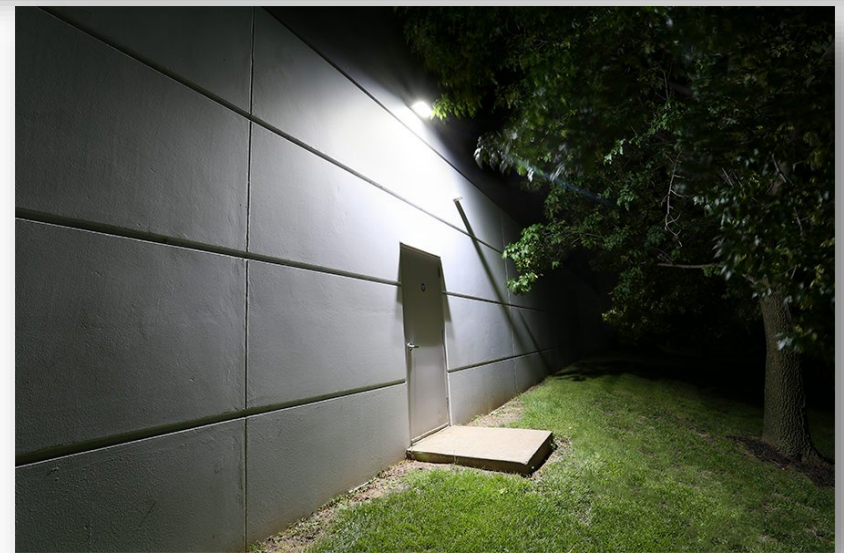
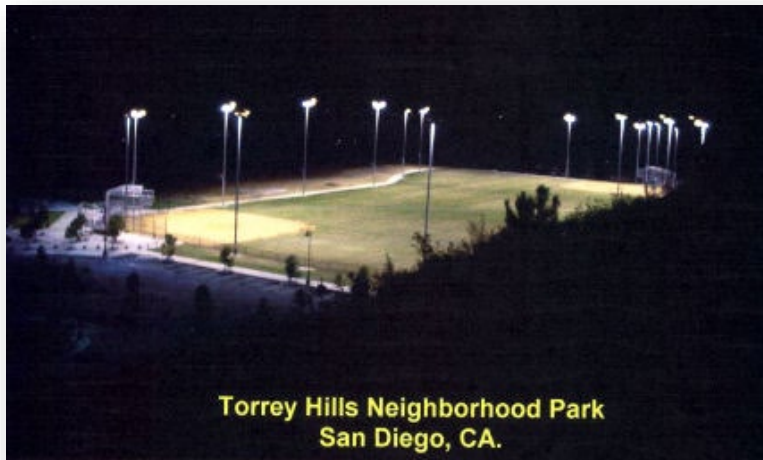
Public Comment Letters:

- #9 Cecilia Brown & Barbara Massey (2/21)
- #10 Thomas Totton (2/21)
- #16 Cecilia Brown & Barbara Massey (3/09)

Lighting

Lighting Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Overall			
<p>Chapter 17.35 (page IV-63)</p>  <p>Light what is intended, not the night sky!</p> <p>I. Introduction. Skyglow is the atmospheric phenomenon caused by stray, ground-based light being scattered and reflected by airborne particles suspended in the atmosphere. Improperly shielded light fixtures which emit light above the horizontal plane are the main cause, but light reflected from illuminated objects and poorly directed light also contribute to skyglow. Thus, poorly conceived and installed outdoor lighting has transformed the night-time sky environment into one of sky glow instead of star glow.</p> <p>Because outdoor artificial lighting is an integral part of the City of Goleta's built environment, lighting should be carefully and thoughtfully used. Quality lighting designs and effective lighting practices will help to:</p> <ul style="list-style-type: none"> • Protect against direct glare, excessive lighting, and prevent light trespass; • Preserve the community's character and reclaim the ability to view the night-time sky; • Protect and improve safe travel for all modes of transportation; • Promote safety and security; • Conserve natural resources and energy; and • Protect quality of life and ecology of flora and fauna <p>II. Applicability. This document is intended as a source of information with recommended guidelines to assist the Design Review Board in their review of commercial, industrial, residential, and City of Goleta projects under their purview. These guidelines could also be used by the planning staff, architects, designers, and applicants to achieve a high standard of quality and efficiency in lighting towards obtaining "dark sky" standards which in turn will foster and improve lighting standards in the City of Goleta.</p> <p>Information from the International Dark Sky Association (www.darksky.org). LiteLynx (http://members.aol.com/ctstarcycle/LiteLynx.htm) and other sites on the internet dealing with the prevention of light pollution was used in developing these guidelines.</p>	<p>The current Zoning Ordinance does not include any provisions for exterior lighting.</p> <p>The City does have citywide guidelines that are used during the review of lighting by Planning staff and the Design Review Board, these guidelines were not adopted by the City and are uncodified.</p>	<p>The NZO incorporates the guiding General Plan standards from policy VH 4.12 within Chapter 17.35 for all outdoor lighting.</p> <p>The Chapter includes exemptions, prohibition, and general and supplemental requirements. The Chapter does not include a requirement for Lighting Plans, as this is done case-by-case with Design Review Board.</p> <p>As part of the Design Review Board's review of proposed signage, compliance with dark-sky standards is required for approval of a project.</p>	<p>The City could consider additional lighting standards that are not included within the current draft of the NZO to further regulate the location, intensity, and types of exterior lighting, or leave the review of such lighting issues to the Design Review Board on a case-by-case basis, or leave this discussion for the future development of design guidelines.</p>


Lighting



Lighting

Lighting Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Temporary Exemptions			
Section 17.35.020(A)(6) (page IV-63)	Not included.	Temporary exemptions from lighting standards are allowed with approval of the Director. An exemption is valid for up to 30 days and can be renewed at the discretion of the Director.	<p>The exemption is intended to provide an allowance for lighting that may not be envisioned in the NZO but is otherwise non-objectionable on a short-term basis.</p> <p>The City could eliminate this exemption or limit the number of renewals allowed.</p>

Lighting - Light Trespass

Lighting Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Light Trespass			
Section 17.35.040(C) (page IV-65)	<p>No universal standard currently exists.</p> <p>Lighting Guidelines for parking lot states that the maximum vertical illumination measured at a point five feet within the property line shouldn't be any greater than 0.1 foot-candles.</p>	<p>Light level at property cannot exceed 0.1 foot-candles.</p> <p>The previous Draft NZO only included the existing Lighting Guidelines trespass guidance as a standard (including only applying the standard to parking lot lighting).</p> 	<p>General Plan Policy VH 4.12 specifically calls out the prevention of light trespass. This standard for all lighting helps ensure compliance with VH 4.12.</p> <p>The City could revise this standard or make the standard variable based on the purpose of lighting (e.g., security vs. decorative).</p>

Lighting - Color Temperature

Lighting Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Lighting Color			
Section 17.35.040(D) (page IV-65)	No standard currently exists.	New standard added to revised NZO to limit the color temperature allowed for lighting (3,000 Kelvin). https://www.modern.place/led-color-temperature-chart/ 	Intent of regulation is to set a standard to apply addressing the temperature of lighting. This standard is new and not required. This standard could be removed or the standard could be raised (DRB could further limit through Design Review).

Lighting

Please consider the following:

1. Any comments or input on string-lights?
2. Staff has already indicated several revisions are being made based on previous feedback. Are there other changes Planning Commission would like to see?

NEXT STEPS

Workshop Schedule

Workshop 6: Thursday, April 11, 2019, 6:00 pm

Topics: Housing, Community Assembly, Mobile Vendors, Accessory Uses, and Energy

Workshop 7: Thursday, April 18, 2019, 6:00 pm

Topics: Height, Floor Area, Open Space...Remaining Issues and General Feedback