Agenda Item A.1
WORKSHOP
Meeting Date: May 7, 2019

TO: Mayor and Councilmembers / Planning Commissioners.

FROM: Peter T. Imhof, Planning and Environmental Review Director

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

SUBJECT: Revised Draft New Zoning Ordinance Workshop

RECOMMENDATION:

Provide staff feedback regarding the City's Revised Draft New Zoning Ordinance (NZO) (Attachment 1).

BACKGROUND:

The City's first General Plan/Coastal Land Use Plan (General Plan) was adopted on October 2, 2006. The General Plan governs land use and physical development within the City and establishes policy direction for the City's growth. Goleta's current Zoning Ordinances were inherited from Santa Barbara County upon incorporation in 2002. As such, the current Zoning Ordinances do not appropriately reflect the City's land use vision as described in the General Plan.

In 2013, the City Council authorized staff to embark on an effort to prepare new zoning regulations and a zoning map that will be consistent with the General Plan. The City'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.

A Public Review Draft NZO was released on November 19, 2015 (2015 Draft). Over the course of eight public workshops starting in January 2016, the Planning Commission completed a page-turn and provided line-by-line comments. In addition, the Design Review Board provided feedback at five public meetings regarding the design aspects of the 2015 Draft. The City Council Ordinance Standing Committee received updates and provided guidance regarding the zoning process at two meetings. The City also hosted three Open Houses to further inform the public and answer questions. Throughout this

process, the public offered oral and written input at meetings, open houses, and workshops. After the public outreach effort, staff assessed the input and proceeded to revise the document accordingly.

DISCUSSION:

The purpose of the workshop is to introduce the draft NZO to the City Council, provide an overview and summary of the Revised Draft NZO and Key Issues Guide as well as an update on the Planning Commission workshop process to date, and allow the Council, Planning Commission, and public to discuss the draft NZO and provide input. The workshop slide presentation will highlight the Key Issues and areas of greatest public and Planning Commission interest discussed at the Planning Commission workshops. Examples include the scope of review authorities, streamside protection areas, inclusionary housing, and parking.

After addressing public input received during the 2015-2016 outreach process and guided by the City's adopted General Plan, the Revised Draft NZO was released to the public on January 31, 2019. The document is split in to six parts and summarized as follows:

- *Part I: General Provisions* establishes the overall organization and applicability of the regulations. This part also establishes the purpose of the NZO, the authority for its establishment, and rules for construction of language and for measurements such as height, density, and floor area, that are applicable throughout the NZO.
- *Part II: Base Zoning Districts Standards and Allowed Uses* specifies the use and development regulations for each set of base districts: Residential; Commercial; Office, Industrial; Public and Quasi-Public, Open Space, and Agricultural. This part specifies the land uses permitted or conditionally permitted in each district and includes special requirements or limitations, if any, that are applicable to specific uses. Base district regulations also include development standards to control the size, height, bulk, location, and appearance of structures.
- *Part III: Overlay Districts* includes general provisions for overlay districts, which modify base district regulations for specific purposes in specific geographical areas. Specifically, Part III includes the following overlay districts: Airport Environs, Affordable Housing, Hospital, Old Town Heritage, and Specific Plan.
- *Part IV: Regulations Applying in Multiple Districts* contains general standards that apply to multiple zoning districts, such as regulations for parking and loading, signs, lighting, landscaping, and wireless telecommunications facilities. This part also includes a chapter devoted to standards for specific land uses, such as emergency shelters, home occupations, accessory uses, and temporary uses.
- *Part V: Administration and Permits* establishes the decision-making authority for different types of permits and approvals, as well as required findings, rules for hearings, public notification, and appeals, and procedures for enforcement of the NZO.
- *Part VI: General Terms* contains two chapters. The first defines all land use classifications. This means that every use in the use tables in Part II of the Revised

Draft NZO is defined. The second section defines terms that appear throughout the ordinance.

Supporting Materials

While the overall structure of the Revised Draft NZO is consistent with the 2015 Draft, significant revisions have occurred. To facilitate the review of the revisions and identify key issues for further consideration and feedback, staff prepared a comprehensive release packet with supporting materials to help the public and decisionmakers review the Revised Draft NZO. The January 2019 Revised Draft NZO release packet included the following new files:

- ***Overview of Changes.*** The Overview of Changes provides a high-level account of the most significant changes made from the 2015 Draft (Attachment 2). This document goes through each Part of the document and identifies revisions made and provides a brief reasoning for the changes. The intent of this document is to provide reviewers with information to key in on issues of interest and to help understand the direction the Revised Draft NZO took without having to flip page-by-page to see changes.
- ***Response to Comment.*** Two Response to Comments documents were released with the Revised Draft NZO. This first is the Response to Public Comments. This document includes a response to each public comment received during review of the 2015 Draft. The second is the Response to Planning Commission Comments. This document includes a response to each Planning Commission comment provided during the Planning Commission page turn of the 2015 Draft. The comments were assembled from the extensive minutes created for the page turn workshops. The goal is for these documents is to be used as a tool for commenters to get an idea of how staff approached their comments and to assist commenters in determining whether they might want to follow up on previous comments.
- ***Underline-Strikethrough Revised Draft NZO Comparing Prior Draft.*** The release packet also includes a Tracked-Changes Version of the Revised Draft NZO showing all revisions made to the 2015 Draft that culminated in the Revised Draft NZO.
- ***Key Issues Guide.*** The Key Issues Guide highlights topic areas of interest and zoning importance (Attachment 3). Topics include General Plan and State law consistency, an extensive summary and discussion of Permit Procedures to help frame the discussion on this critical portion of the Revised Draft, and topic areas of interest. The topics of interest are driven by the feedback staff received during the review of the 2015 Draft (including issues like Recreational Vehicle Parking and Community Assembly use regulations), topics reflecting on changes from existing regulations (including regulations of height and open space, energy standards, and parking reductions), and general topic areas of concern (including issues like housing regulations and how we regulate accessory uses). The Key Issues Guide was the focus of the Planning Commission workshops.
- ***Public Outreach Schedule.*** The release packet includes a flyer listing the Public Outreach Schedule. Four NZO Open Houses and seven Planning Commission workshops were advertised and described in more detail below.

Revised Draft NZO Open Houses

Since the release of the Revised Draft NZO, City staff hosted four Open Houses, two on February 4, one on February 7, and one on February 9. The Open Houses included four stations intended to (1) welcome and orient the visitor, (2) guide the visitor through the Revised Draft NZO and supporting materials, (3) explain how the NZO is structured, and (4) review key zoning topics that were raised by the public during the 2015 NZO public outreach process. The main topics that were discussed with the public included residential open space requirements, environmentally sensitive habitat area protections, lighting, nonconforming uses and structures, required parking and parking reductions, recreational vehicle parking, signs, accessory uses, review authorities, types of permits, and the design review process.

Revised Draft NZO Planning Commission Workshops

The Planning Commission and members of the public reviewed the Revised Draft NZO in a series of seven workshops between February and April 2019. The workshops covered a range of topics, guided by the Key Issues Guide, which highlights the most significant issues raised by the Revised Draft NZO. The General Plan framed the content of the workshops where applicable. Focused input was received regarding review authorities and permit procedures. Planning Commissioners and members of the public provided specific feedback regarding the following draft regulations: open space requirements, structure height, floor area, fences and hedges, outdoor storage, environmentally sensitive habitat areas, recreational vehicle parking, parking reductions, signs, lighting, housing, community assembly, mobile vendors, accessory uses, and energy.

Other Public Outreach for the Revised Draft NZO

Two public meetings with the City Council Ordinance Review Standing Committee and the three public meetings with the Design Review Board have also occurred. Relevant comments from these meetings were communicated to the Planning Commission by workshop issue area

Staff met with stakeholders, as requested, to similarly review zoning documents, answer questions, and obtain feedback. Meetings with individuals and groups including the Environmental Defense Center, SyWest Development, Bacara Resort and Spa, Goleta Chamber of Commerce, and Goodland Coalition. Staff will continue to be available to the public for meetings throughout the NZO workshop and adoption process.

Revised Draft NZO - Public and Planning Commission Comment

Written public comments received are uploaded to GoletaZoning.com under the Public Comment tab. Staff responses to written comments are provided in table format under the same website tab. The Response to Public Comment Table is a work in progress and

are updated weekly to reflect new comment letters received and feedback from the Planning Commission at public workshops.

Public testimony received at Planning Commission workshops are included in detailed meeting minutes. After the meeting minutes are approved by the Planning Commission, the Response to Public Comment Table is updated to include the comments and a corresponding staff response. The Response to Public Comment Table is a tool for staff to communicate progress and responsiveness to members of our public.

Planning Commission input at public workshops is documented in detailed meeting minutes. After the meeting minutes are approved by the Planning Commission, the Response to Planning Commission Comment Table is updated to reflect the comments and a corresponding staff response. The Response to Planning Commission Comment Table is a tool for staff to communicate the editing progress to the 2019 Revised Draft NZO.

NZO and Supporting Materials Availability

Hard copies of the 2015 Draft NZO, the 2019 Revised Draft NZO, the Key Issues Guide, supporting materials, public comment received to date, and staff responses to public and Planning Commission comments, 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). Refer to www.GoletaZoning.com under the "Documents" tab to download these files.

NEXT STEPS:

Input received at the Joint City Council/Planning Commission workshop will be incorporated into the draft NZO and Response to Comments table on GoletaZoning.com. Unless directed to do otherwise, following the workshop, staff will proceed with edits to the NZO in preparation for public hearings. Following completion of all Planning Commission workshops, the draft NZO will return to the Planning Commission for formal recommendation to the City Council.

As part of the adoption hearing process, staff will also address the requirements of the California Environmental Quality Act (CEQA). In 2016, a Draft Supplemental Environmental Impact Report (SEIR) to the General Plan Environmental Impact Report was released for public comment. The Final SEIR has not yet been released and will be updated to reflect the Revised Draft NZO.

FISCAL IMPACTS:

There is no fiscal impact associated with this item except staff time.

Legal Review By:

Michael Jenkins
City Attorney

Approved By:

Michelle Greene
City Manager

ATTACHMENTS:

1. Website link to Revised Draft New Zoning Ordinance
2. Overview of Changes
3. Key Issues Guide

Attachment 1

Revised Draft New Zoning Ordinance

The Revised Draft New Zoning Ordinance is available under
http://www.goletazoning.com/documents.html

Attachment 2

Overview of Changes

The Revised Draft New Zoning Ordinance – Overview of Changes is available on www.GoletaZoning.com under the “Documents” tab.

Overview of Changes

What has changed from the November 2015 Draft New Zoning Ordinance (NZO) to the January 2019 Revised Draft NZO?

This document is meant to provide an overview of changes made to the Revised Draft NZO since the past Public Review Draft was reviewed by the public and the Planning Commission. Additionally, this document highlights many of the areas of the NZO that were revised to 1) reflect the current standards of the existing City zoning (highlighted in green cells), and 2) reflect the requirements of the City's General Plan (highlighted in yellow cells). Please note that the revised draft includes thousands of revisions, all of which cannot be captured here within this summary document. For a complete view of each individually tracked change, please refer to the comprehensive ~~strike-through~~/underline version of the NZO.

HOW TO USE THIS GUIDE

As an overview of the changes to the original Public Draft NZO, the tables in this handout are separated by sections or "Parts" of the NZO and include descriptions of general changes made within each Part. These include:

- ***Part 1*** - General Provisions;
- ***Part 2*** - Base Zoning District Standards and Allowed Uses;
- ***Part 3*** - Overlay Districts;
- ***Part 4*** - Regulations Applying to Multiple Districts;
- ***Part 5*** – Administration Permits; and
- ***Part 6*** – General Terms.

Part 1 – General Provisions	
Changes	The NZO clarifies that the zoning regulations of the Title are specific to the City of Goleta and implement the City's General Plan, in contrast to the existing zoning ordinances, which still reference the County of Santa Barbara land uses and review authorities.
	The structure of the Title is clearly laid out in six independent Parts, which all work together to be internally consistent, again in contrast to the selected parts of a previous County code that include the geographical extent of the City but are missing several key provisions and standards. Currently, several key provisions are either in appendices, such as Revisions and Substantial Conformity Determinations, or referenced in some other document, such as Signs.
	Edits throughout the entire NZO are included to bring it back into line with how the City currently reviews projects, including reinstating permit types, permit paths, and review authorities.
	The NZO includes minor edits in terminology align with existing zoning ordinance terms (e.g., "yard" actually meant to be "setback") and expand the NZO definitions for existing terms that are used but undefined in the existing zoning code (e.g., "Deck," "Balcony," "Porch," etc.).
	The Revised Draft includes revisions as to when a project vests under the existing Zoning Ordinances as compared to when a project must be processed under the NZO.
	An allowance was added to the NZO for the Director to interpret any provision of the NZO when needed and to issue an official written interpretation. All such interpretations are appealable to the PC.
	This Part of the revised NZO also includes other minor edits in order to maintain internal consistency and reflect changes made in the other Parts.

Part 2 – Base Zoning District Standards and Allowed Uses	
Changes	Extensive revisions to delete many of the specific design standards that were included in the prior Public Draft NZO, based on the Planning Commission comments from the 2016 page-turn. The revised NZO realigns with the current practice that delegates Design Review to the Design Review Board (DRB). The DRB will continue to implement the City's existing design guidelines, but the City may pursue developing more specific Citywide design guidelines sometime in the future.
	Revisions were made to this Part in order to specify where various types of land uses are allowed and what type or types of permit(s) will be needed. Although the use tables in Part 2 do deviate from some of the allowable uses within the existing zoning code, the tables are designed to implement the allowable uses that are spelled out in the City's General Plan, while also taking into account some of the feedback received during the prior review process.
	Additional revisions were made to various development standards to better reflect standards discussed within the City's General Plan and, where the General Plan does not provide guidance, revisions were made to better align with existing development standards in the existing zoning ordinances.
	Revisions to the NZO were made to remove the Transitional Standards for non-residential districts adjacent to residential districts. These standards would have been a significant deviation from current zoning standards and would have created many non-conforming structures that currently conform to our existing development standards. The issues that the prior Transitional Standards were attempting to address can be better addressed through the standard DRB Design Review process and further addressed by the PC or CC for development that requires a Development Plan.
	The revised NZO adds a new Table to incorporate Maximum Floor Area allowances in the RS District for various lot sizes, which is both currently used by the City and is consistent with City Ordinance No. 06-05.
	The revised NZO includes changes in RM and RH District standards for small-scale units (less than 500 square feet) in order to reduce some development standards incentives, such as parking and density, as well as to add a requirement for both private and common open space in order to improve on-site amenities for tenants.
	Based on a concern that some of the prior Draft NZO development standards within the -PD Planned Development District would allow for inconsistencies with the General Plan, revisions were made to delete the District entirely, since many of the same development standards could be achieved through the review and approval of a Development Plan (see Part 5 notes below).
	This Part of the revised NZO also includes other minor edits in order to maintain internal consistency and reflect changes made in the other Parts.

Part 3 - Overlay Districts	
Changes	Revisions made to the NZO -AE Airport Environs Overlay Chapter so that it better reflects General Plan Policy SE 9.
	The revised NZO removes the -MP Master Plan Overlay, as this type of overall development vision is better covered by the -SP Specific Plan Overlay Districts.
	The revised NZO includes the -SP Specific Plan Overlay District in order to reflect existing zoning ordinance standards that created Camino Real and the Cabrillo Business Park. This District would help guide any City review of a potential future Specific Plan in the context of existing development.
	This Part of the revised NZO also includes other minor edits in order to maintain internal consistency and reflect changes made in the other Parts.

Part 4 – Regulations Applying to Multiple Districts

Topic	NZO Change
Numerous edits to bring this Part into conformity with the General Plan policies, current practices of the City, and consistency with other governing State laws and statutes.	
General Site Regulations	The revised NZO includes streamlined development standards to reflect how City Planning staff currently processes projects under existing zoning.
	The revised NZO includes review procedures that make it easier for Planning staff to quickly process very small projects as well as other revised regulations to capture the type of reviews prescribed by specific policies within the General Plan.
	The revised NZO moves several prior "Uses", such as Drive-Through Facilities, Heliports, and Reverse Vending Machines to this Chapter as they are more accurately classified as a "site feature", rather than as a type of Use. Furthermore, the City's General Plan does not include items such as these as Uses, so classifying them this way also better aligns with the types of Uses listed within the General Plan.
	The revised NZO includes a number of new subsections in this Chapter that are designed to address very specific types of development that have the potential to negatively impact the surrounding neighborhood if left undefined, unregulated, and absent City review of a permit application. Such otherwise small development includes issues such as accessory structures, projections into setbacks, fences and walls, hedges, grading and grubbing, outdoor storage, screening of equipment, pool and spas, and vision clearance requirements. Many of the revisions in this Chapter bring the NZO back into alignment with the current zoning ordinances, while others seek to remedy issues that were raised as part of the prior review of the Public Draft NZO, but the current zoning and General Plan are otherwise silent on the topic.
	The revised NZO removes specific design and development regulations that are more appropriately reviewed as part of a Development Plan or through the Design Review process, such as Screening and Buffering of Common Lot Lines, and Truck Docks, Loading, and Service Areas and to better align with current zoning standards and City review.
Coastal Access and Coastal Zone Visual Resource Protection	Removed standards that were previously listed in the prior Draft NZO, but are actually enforced or implemented by other City/County Departments (example: Stormwater Management). This also brings the revised NZO into alignment with the current zoning ordinances.
Density Bonus and Other Incentives;	Minor revisions to address Coastal Act requirements and General Plan policies of the City.

Part 4 – Regulations Applying to Multiple Districts

Topic	NZO Change
Inclusionary Housing	Updates to the Inclusionary Housing Chapter to better reinforce General Plan policy prioritizing development of income-restricted units on site.
	Additional clarification was added regarding income categories and fractional units for inclusionary housing.
Demolition and Relocation	Removal of provisions that were listed as "incentives" to meeting the inclusionary housing requirements of the City's General Plan, as these are meant to be mandatory requirements pursuant to the General Plan.
	Other revisions made to move several subsections that included definitions to Part 6 where they are better located.
	Revisions to establish limits to the scope of development that triggers "demolition" as opposed to just renovation, as well as the appropriate permits required for differing types of demolition.
Environmentally Sensitive Habitat Areas	Minor edits to allow more flexibility for ministerial permit for smaller projects, while also providing the applicant with a clear list of requirements and development standards to be consistent with GP policies.
	Revision to NZO to add detailed application requirements, specifically as they relate to when a Biological Study is required.
	Removal of terminology being defined here and moved it to Part 6 [Definitions].
	Nearly universal 3:1 mitigation ratio added and other language was removed that read more like policy guidance already provided in the General Plan.
Floodplain Management	Regulations added to ensure consistency with General Plan Safety Element polices SE 6.4-SE 6.6.
	Major edits to remove a good amount of discussion and standards that are neither included in existing zoning ordinances nor the responsibility of zoning. Rather, these issues are better suited for Public Works, County Flood Control District, or even FEMA. Additionally, the City already has Floodplain development regulations, found in the Goleta Municipal Code (Chapter 15.10 Floodplain Management).
Hazards	Many edits throughout to clarify, simplify, or bring the chapter into compliance with Coastal Act and the City's Safety Element.
	Additionally, many of the standards deleted were too prescriptive and did not allow the City the flexibility needed to address site-specific circumstances.
Historic Resource Preservation	Simply a placeholder for a later work program. No change from previous draft NZO.

Part 4 – Regulations Applying to Multiple Districts

Topic	NZO Change
Landscaping	Edits to applicability to ensure projects subject to the City's water efficient landscape ordinance are captured.
	Other standards were deleted from this Chapter since landscape plans will be reviewed by DRB. Removal of the overly prescriptive requirements allows DRB to have discretion over the landscaping and screening of development projects, just as they do now within the current zoning ordinances.
Lighting	The revised NZO makes many substantial edits throughout this Chapter in order to address comments and concerns raised by the PC, DRB, and Public.
	Additional edits were made to bring many of the development standards into conformance with General Plan polices, including VH 4.12 (Lighting).
	Specific language added to address Light Trespass by using Dark Sky Society standards.
Nonconforming Uses and Standards	Revisions to better reflect the way the City deals with nonconforming uses and structures located within the City, which better aligns with how the existing zoning ordinances address these types of uses and structures.
	Additional revisions were made to incorporate provisions of City Ord. 15-01, which the updated procedures for the termination of nonconforming uses.
	Edit made to remove the limited exception for nonconforming industrial uses that is currently in the City's zoning ordinances because this exception allows for minor changes to certain nonconforming uses that otherwise would not be allowed within the General Plan (i.e., Oil & Gas Facilities).
Oil and Gas Facilities	Major edits to eliminate the allowance in the NZO for most oil and gas facilities. This is based on General Plan Policy LU 10.1. The only oil and gas use that would be permitted would be pipelines (and associated storage). No drilling or processing facilities would be allowed.
Parking and Loading	Revisions made to make many of the parking standards more uniform across various types of similar uses.
	Revisions made to relax the number of required spaces to reflect the changes in current transportation trends and the City's desire to emphasize non-vehicle trips across all forms of development.
	Removal of exemption for small commercial spaces, as this exemption could have the result of new development being significantly under-parking.
	Revisions to parking standards for trailers and recreational vehicle parking to specifically address extensive comment and concern from the public and PC.
	Parking lot design standards were revised to better reflect the development standards in existing zoning ordinances.

Part 4 – Regulations Applying to Multiple Districts

Topic	NZO Change
Performance Standards	Significant revisions to delete the specific standards for parking lot landscaping in order to allow more flexibility during DRB review.
	Edits made to address General Plan Noise Element policies and eliminate issues better covered by nuisance provisions of the Goleta Municipal Code.
Signs	Major edits throughout this Chapter to specifically address PC, DRB, and Public comments, as well as ensure conformity with Visual and Historic Resources Element policies of the General Plan.
	Revisions to better integrate the useful sign development standards currently used by the City and located in the separate City-adopted, County-created Sign Ordinance.
	Simplify how the area of the sign is measured by reverting to the existing way the City currently calculates it.
	Clarify types of Prohibited Signs to better reflect issues that Goleta is facing in Commercial and Residential zone districts and add stringent limits on electronic changeable copy on its duration, light intensity, and only allowing them in non-residential zones with approval of a Major Conditional Use Permit.
	Added discussion on requiring shared signage for flag lots.
Standards for Specific Uses and Activities	The revised NZO completely overhauls this Chapter to drill down into the details of specific types of Uses that require very specific development standards to ensure impacts are minimized.
	Removal of specific standards for some Uses that either do not warrant additional standards, or that will be sufficiently regulated through the discretionary review process. This also allows site-specific features to be addressed and appropriate conditions added as part of an approval (e.g., Automobile/Vehicle Sales and Leasing, Community Assembly, Hospitals and Clinics, Lodging and Visitor-Services, Nurseries and Garden Centers, Personal Services).
	Revisions made to incorporate the regulations from separate stand-alone City-adopted ordinances (i.e., Accessory Dwelling Units, Short-Term Vacation Rentals, and a placeholder for Cannabis Uses) and are otherwise considered part of the existing zoning ordinances.
	As mentioned above, revisions were made to move some site feature standards to General Site Regulations (e.g., Drive-In and Drive-Through Facilities, Heliports, Reverse-Vending Machines).
	Revisions made to remove development standards for Uses that were deleted entirely from the NZO because they do not fit within the City (i.e., Recycling Facilities, Sustainable Living Research Site).

Part 4 – Regulations Applying to Multiple Districts

Topic	NZO Change
	Significant revisions to certain use regulations to reflect changing circumstances within the City and existing City standards (i.e., Home Occupations, Mobile Vendors).
	Additional detail limiting the size of certain Accessory Uses and the types of permits or approvals required in order to better align with current zoning ordinances.
Telecommunications Facilities	Overall, there were not significant changes to the provisions within this Chapter since these facilities are largely regulated by the federal government. However, there are two important changes to the revised Draft NZO: • First, is acknowledging that those facilities proposed to be located on City-owned facilities or property are exempt from the requirement to obtain a Zoning Permit pursuant to recently adopted laws. • Second, all other facilities that are subject to this Chapter have their permit process and requirements clarified as to the applicability of being exempt or requiring a Zoning Clearance, LUP/CDP, or a Conditional Use Permit.
Wind Energy Conversion Systems (WECS)	Deleted this entire Chapter section since the section of the California Government Code that governed WECS expired and these types of facilities are likely unrealistic to be developed within the City based upon topography and prevailing winds.
	Revision made to address WECS as a design feature and not a Use. Further, these systems are now only allowed within AG zone districts, since the typical size of lots throughout the City are too small to provide for this type of development without significant negative aesthetic and visual resources impacts, as well as a high potential for significant noise impacts to neighboring residential uses.

Part 5 – Administration Permits

Processes Descriptions	Change
Review Authorities	Revisions made to clarify the roles and responsibilities of each level of Review Authority.
	A new Table was added that further clarifies these roles and the appeal paths more clearly for the various types of ministerial permits and discretionary reviews.
Actions and Permits	A new chapter added that lists out and references the associated chapter for each type of action taken by the City as part of the discretionary review of a project and/or the ministerial approval of a specific type of zoning permit. This distinction is aimed at making it easier for the public and developers to understand and navigate to the appropriate part of the NZO for details on what type of review and approval they will need for a proposed project. Note: The discretionary review and action taken by a Review Authority occur at a public hearing, while an approval of a zoning permit yields a physical "permit" that can be printed, held, reproduced, archived, etc.
	Although this is a new Chapter, it brings clarity to the way the existing zoning ordinances function for all existing types of review and permits.
Common Procedures	Major edits that pull in common procedures throughout the entire Title into this chapter, which allowed deletion of large portions of the duplicative text (e.g., Noticing, Required Findings, Permit Timing, Appeals, etc.).
	Removal of Preliminary Review Process as it is not necessary to codify this review as a separate procedure. Planning staff will still provide the option and opportunity for planner consultations consistent with existing practice.
	Changes were made to the noticing requirements so noticing is the same for the Inland and Coastal portions of the City (300 feet for property owners and 300 feet for current occupants/tenants). The 300-foot noticing for current occupants/tenants is a new noticing requirement.
	Section added for common findings applicable to and required for all City approvals.
	Revisions to the timing of approvals, expirations, and extensions to clarify these processes and be consistent with how the current zoning ordinances.
	Substantial revision to discuss changes to previously approved actions or permits and to better align with the existing zoning ordinances.
	Revisions made to clarify the appeals section to make the appeal processes more precise in an effort to ensure that the aggrieved party clearly identifies the specific grounds on which their appeal is based. This clarification will help staff and the appeal review authority focus in on the actual specific issue being appealed.
Exemptions	A new chapter has been added to identify the types of development that require neither an approval from a Review Authority nor a zoning permit from the City. While being a new Chapter, these exemptions are meant to closely mirror the existing exemptions from a Land Use Permit/Coastal Development Permit in the City's existing zoning ordinances.

Part 5 – Administration Permits

Processes Descriptions	Change
Zoning Clearance (ZC)	The Zoning Clearance (ZC) permit type is new to the City, although it was included in the previous Public Draft NZO. The ZC actually functions to fill the void in the existing City zoning ordinances for development that falls between that which is not exempt, but also does not trigger the need for a LUP/CDP.
	The ZC is a non-appealable permit that serves two functions. a. First, this is the approval action for simple, small development projects that do not warrant either noticing or an opportunity for an appeal, as with an LUP. Currently, there is no type of administrative permit that requires a City approval but does not allow for a local appeal. The ZC could therefore become a tool to allow City staff to review new development or a new Use to ensure consistency with the Zoning Ordinance while also allowing for a simpler process than exists now. The previous Draft NZO included a Zoning Clearance that was appealable but note that it also eliminated the LUP permit type. b. Second, the ZC will act as the follow-on permit whenever there is a discretionary action (DP, CUP, etc.). Currently, this is handled through a unique type of LUP that is non-appealable. This process is moved to the ZC to make the non-noticed, non-appealable follow-on permit process clear and to distinguish its function differently from the LUP to avoid confusion.
Land Use Permit (LUP)	The revised Draft NZO adds a new Chapter reinstating the Land Use Permit (LUP) as a permit type that is approved and issued by the City. The prior draft NZO eliminated this permit; and, as discussed above, uses that currently would require an LUP would have needed a Zoning Clearance.
	As drafted, and as is the current procedure in the existing inland zoning ordinance, the LUP would be an appealable ministerial zoning permit. An LUP can be a stand-alone permit with no other discretionary action associated with it, or it may have a concurrent DRB review. Staff would conduct a simple administrative review to ensure that staff can make the necessary findings for an LUP.
Temporary Use Permits (TUPs)	The revised NZO creates a separate permit path for Temporary Uses. Current practice is to process Temporary Uses with an LUP. However, LUPs are designed to run with the land and are therefore an awkward fit for Temporary Uses. In the previous Draft of the NZO, Temporary Use Permits were embedded in the Chapter for Conditional Use Permits, which creates confusion as this is truly a separate type of approval.
	The new TUP will allow the Director to approve limited special circumstance uses, events, or structures for limited periods of time and condition them appropriately to minimize any potential short-term negative effects.

Part 5 – Administration Permits

Processes Descriptions	Change
	Findings revised to reflect that nature of Temporary Uses as not necessarily fitting with the allowed uses and intent of the underlying zoning district. Furthermore, an additional required finding for certain temporary development within the Coastal Zone was added in order to comply with the Coastal Act.
	The revised NZO also removes the "Effective Date" regulations, which were included in the prior Draft NZO. For these Uses, the common procedures still apply, meaning that Temporary Uses do not get a guaranteed fast-tracked review that other permits are not afforded.
Conditional Use Permits (CUPs)	This Chapter reinstates both Major and Minor Conditional Use Permits. The previous draft included a Conditional Use Permit, which mirrored the existing Major Conditional Use Permit, and an Administrative Use Permit, which mirrored the existing Minor Conditional Use Permit. The change was made to keep approval types as consistent as possible with existing approval types.
	As stated above, TUPs were pulled out of this Chapter and put into its own Chapter as a separate permit type.
Design Review (DRB)	The revised NZO proposes significant changes to the Design Review process to respond to the comments from the DRB and the general public.
	The revised NZO discussed two distinct roles that the DRB will have, one is as the Review Authority with decision-making authority, while the other acts as a recommendation body for larger projects that are under the review authority of the Planning Commission or the City Council.
	Responding to the DRB's desire to have more time to review larger projects, the revised NZO reverts their review to the three levels of Design Review (Conceptual, Preliminary, and Final), with the possibility of having "Revised" approvals as well.
	The revised NZO recognizes the review and action of the DRB as a truly discretionary action; and, therefore subject to CEQA. As such, staff would process the appropriate CEQA document (all of which are envisioned to fall into a Categorical Exemption), as part of their action if they are the Review Authority.
Development Plans (DP)	The revised NZO adds a new Chapter that reinstates the Development Plan (DP), which was eliminated in the prior Public Draft NZO. This approval process allows for discretionary review of larger new developments and aligns with the existing zoning ordinances.
	For the most part, the regulations added reflect the existing thresholds and procedures in the City's existing zoning ordinances.
	The revised NZO eliminated the Director as a Review Authority for any form of DP in order to require a public hearing for all DPs before either the ZA or the PC, since these are typically larger projects with more potential for significant impacts as well as more detailed environmental review under CEQA.

Part 5 – Administration Permits

Processes Descriptions	Change
Variances (VAR)	Minor revisions were made to this Chapter to incorporate some of the useful language of the current Goleta Inland Zoning Ordinance.
	Revision made to take out those parts that were moved to Common Procedures.
	Review Authority changed from the Planning Commission to the Zoning Administrator to reflect current practice in the City's existing zoning ordinances.
Coastal Development Permit (CDP)	The Chapter for Coastal Development Permits has largely been retained from the previous Public Draft NZO, which was also largely consistent with the existing Coastal zoning ordinance. However, the following minor changes or clarifications were made:
	• Temporary Events were moved to the Temporary Use Chapter;
	• Clarification made regarding the public hearing requirements for development within the Appeals Jurisdiction and for uses that are not principally permitted in a particular zone district in the Coastal Zone;
	• Addition of a required Coastal Act finding for development occurring seaward of the bluff-top; and
	• Moving a few sections of the Chapter to the Common Procedures Chapter.
Modifications (MODs)	Edits to this Chapter were mainly to align with the existing City zoning ordinances and sign regulations.
	Revisions made to make this Chapter consistent with General Plan policies and standards. This includes a requirement from the General Plan that Modifications to structure height and lot coverage be made by resolution. Consequently, these modifications may only be granted by the Planning Commission or City Council.
	As with other Chapters, many parts were removed and are covered in the Chapter for Common Procedures.
Reasonable Accommodations for Persons with Disabilities	Minor revisions to this Chapter to make a formal required finding for approval of a reasonable accommodation for persons with disabilities.
Emergency Permits (EMPs)	Revision to change the Review Authority from the ZA to the Director, since these are supposed to be actions that need a more-prompt review and approval than that of a public hearing before the ZA could accommodate. Under the City's existing Inland Zoning Ordinance, Emergency Permits are granted by the Director.

Part 5 – Administration Permits

Processes Descriptions	Change
Development Agreements (DAs)	Minor revisions regarding the approval, review, and termination of DAs consistent with current practice and zoning.
Amendments to Zoning Regulations and Zoning Map	Substantive changes to this Chapter were to clarify how the zoning regulations and the Zoning Map are amended. The changes to this Chapter reflect existing procedures from the current City zoning ordinances.
Amendments to the General Plan	Changes to this Chapter bring into compliance with City Council Resolution No. 12-13 and the California Government Code and to remove procedural and administrative elements consistent with existing City rules and procedures.
Amendments to the Local Coastal Program (LCP)	Changes to this Chapter bring into compliance with City Council Resolution No. 12-13 and the California Government Code and to remove procedural and administrative elements
Specific Plans	No substantive revisions were made to this Chapter from the prior Public Draft NZO.
Enforcement	The revised Draft NZO made only minor clean-up edits to ensure consistency with other Titles of the Goleta Municipal Code, zoning ordinances, and to accurately reflect City staff titles.
	Revision to identify the Director as an official responsible for zoning code enforcement rather than the ZA, consistent with existing zoning ordinances.

Part 6 – General Terms

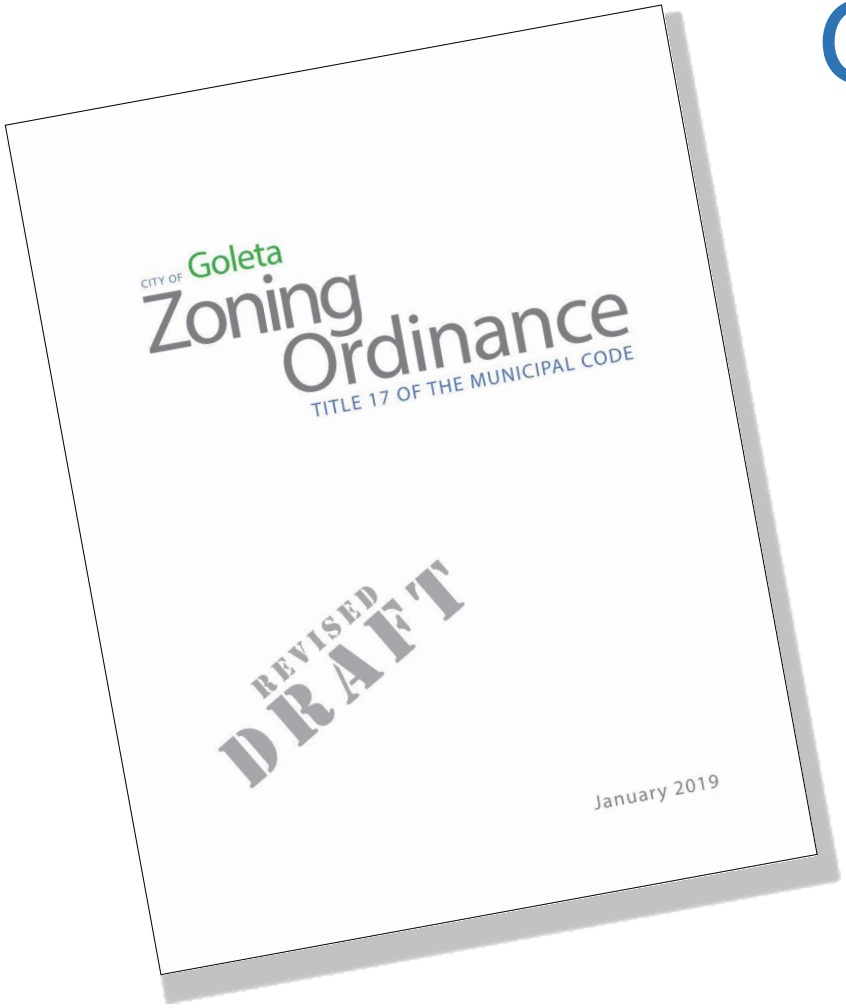
Compared to the prior Public Draft NZO, the total number of defined terms nearly doubled in order to add additional clarity to previous and newly added regulations. Compared to the existing zoning ordinances, the number was likely more than quadrupled.
Revisions were made to some definitions, others were restructured, and still some others were grouped together to make them easier to find (e.g., cannabis, signs, lot types, etc.).
Revisions were made to some of the use classifications to either remove, consolidate, or revise them to ensure consistency with allowed uses in the General Plan and to ensure clarity as to which use classification each potential use in the City fits in to.
Many edits made throughout the Use Classifications section to reflect many of the changes made in Parts 4 and 5 and to ensure internal consistency.

Attachment 3

Key Issues Guide

The Revised Draft New Zoning Ordinance – Key Issues Guide is available on www.GoletaZoning.com under the “Documents” tab.

Key Issues Guide



This Key Issues Guide provides a summary of the Revised Draft New Zoning Ordinance's consistency with the General Plan, consistency with State and Federal Law, and important changes to key topics identified by the public and the Planning Commission both during and after the public review of the previous 2015 Draft New Zoning Ordinance.

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Goleta NZO Key Issues Guide – Workshop 1

Guiding Policies

The City's Zoning Ordinance is intended to support goals identified in the City's General Plan. The General Plan is separated into several categories or "elements", as detailed below. The Revised Draft New Zoning Ordinance (NZO) has been rewritten and restructured to specifically implement all applicable land use-related policies within all Elements of the City's General Plan. The NZO will help to support, fulfill, or implement each of these policies, the combination of which describes the desired "end state" for the community in the future.

General Plan Elements								
Land Use	Open Space	Conserv-ation	Safety	Visual and Historic Resource	Transpor-tation	Public Facilities	Noise	Housing

Applicable General Plan Policies by Element

HOW TO USE THIS GUIDE

This Key Issues Guide is intended to specifically show and discuss how the Revised Draft NZO will meet each Element's applicable policies.

Land Use Element

General Plan Policy LU 1.5: Compatibility of Existing and New Industrial Areas with Adjacent Residential Development		
Description: The Zoning Code shall include performance standards that will mitigate the effects of industrial uses and development on nearby residential areas. These standards shall include: air pollution, dust, noise, drainage/stormwater runoff, water pollution, light pollution, visual impacts, and truck traffic.	**Does the NZO fulfill this policy?**	✓
	Industrial development standards have been integrated throughout the NZO in order to protect Residential land uses, specifically in Chapter 17.10 [Industrial Districts].	
General Plan Policy LU 1.7: New Development and Protection of Environmental Resources		
Description: Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent with the standards set forth in the Conservation Element and the City's Zoning Code.	**Does the NZO fulfill this policy?**	✓
	Environmentally sensitive habitat area (ESHA) preservation and protections have been added to the NZO in Chapter 17.30.	
General Plan Policy LU 1.8: New Development and Neighborhood Compatibility		
Description: Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.	**Does the NZO fulfill this policy?**	✓
	Neighborhood compatibility required as part of Design Review (Chapter 17.58). Protections for public views are added throughout the entire NZO, while private views may be considered during review.	
General Plan Policy LU 1.13: Adequate Infrastructure and Services		
Description: For health, safety, and general welfare reasons, approvals of new development shall be subject to a finding that adequate infrastructure and services will be available to serve the proposed development in accordance with the Public Facilities and Transportation Elements.	**Does the NZO fulfill this policy?**	✓
	A finding of adequate infrastructure and services is a requirement for approval of a project. (Finding A. within Common Procedures (Chapter 17.52)).	

Land Use Element

General Plan Policy LU 2.2: Residential Densities		
Description: All proposed residential projects shall be consistent with the recommended standards for density and building intensity set forth in this plan. The recommended densities are maximum permitted but are not guaranteed. Density of development allowed on any site shall reflect site constraints, including ESHA, flooding, geological and natural hazards, stormwater, hazardous materials, significant public and private views, excessive noise, archaeological or cultural resources, lack of adequate services, and adjacent residential densities.	**Does the NZO fulfill this policy?**	✓
	The requirements of this policy are included in §17.03.070 in addition to the general development standards throughout the NZO that require adequate services, neighborhood compatibility, and avoidance and protection of ESHA and other sensitive and protected resources.	
General Plan Policy LU 2.3: Residential Development Standards		
Description: The following standards or criteria shall be applicable to residential development proposals: a) The privacy of existing residential uses in the immediate area shall be protected in the design of new or expanded structures; b) Solar access of residential uses shall be protected in the design of new or expanded structures; and c) Proposals for construction of new or expanded homes shall be required to have a size, bulk, scale, and height that are compatible with the character of the immediate existing neighborhood.	**Does the NZO fulfill this policy?**	✓
	Residential development standards have been incorporated into NZO through Design Review (Chapter 17.58), which reviews protection of privacy, views, solar access, and neighborhood compatibility.	
General Plan Policy LU 2.7: High-Density Residential		
Description: Housing for special needs populations may be approved at higher densities if the City finds that the impacts to traffic, public facilities and services, biological resources, air and water quality, visual resources, or other environmental resources would not be higher than the base density.	**Does the NZO fulfill this policy?**	✓
	The requirement of this policy is included in §17.07.030(A).	

Land Use Element

General Plan Policies LU 3.3: Mixed Uses, 3.4: Old Town Commercial, 3.7: General Commercial, and 7.4: Agricultural		
Description: Conditional Use Permit approval is required for: **LU 3.3 – Mixed Uses:** Development densities up to 12 units per acre in appropriate locations that are compatible with adjacent uses. **LU 3.4 – Old Town Commercial:** Visitor-serving commercial uses, including transient lodging; significant expansion of existing heavy commercial uses; and any Residential or Office use on second floor or behind the portion of a building adjacent to the street. **LU 3.7 – General Commercial:** Heavy commercial uses that may cause noise, air emissions, hazardous materials, or excessive light and glare. **LU 7.4 – Agricultural:** In Agriculture zones, retail sale of certain produce and products grown either on-site or off-site.	**Does the NZO fulfill this policy?**	✓
	Within the NZO, approval of a Conditional Use Permit is required for each of these uses.	
General Plan Land Use Tables		
Description: All allowable uses and standards are listed within the following tables in the General Plan: Table 2-1 (Residential), Table 2-2 (Commercial), Table 2-3 (Office & Industrial), and Table 2-4 (Other).	**Does the NZO fulfill this policy?**	✓
	These use regulations have been incorporated into the NZO throughout Part II [Base Zone Districts] as well as through use-specific development standards for various types of listed permitted uses. See Attachment A [Land Use Comparison Table: General Plan to Revised Draft Zoning Ordinance] for more details on consistency with these tables.	

Land Use Element

General Plan Implementation Action LU-IA-1: Preparation and Adoption of New Zoning Code and Map		
Description: A new zoning code to replace the County zoning code adopted by the City upon incorporation must be prepared and adopted by the City Council. The new Zoning Code and Zoning Map are required to implement the policies set forth in the Land Use and other Elements of this plan. A single, unified zoning code that includes zoning regulations applicable to inland areas and the Coastal Zone is anticipated. The portion of the zoning code applicable to the Coastal Zone will be subject to certification by the California Coastal Commission.	**Does the NZO fulfill this policy?**	✓
	Adoption of the NZO and Zoning Map will fulfill the first portion of this Implementation Action. After adoption, the portion of the NZO applicable to the Coastal Zone will be submitted to the California Coastal Commission for review and certification.	

General Plan Implementation Action LU-IA-4: Neighborhood Compatibility Ordinance/Program		
Description: This program may consist of two parts: design criteria and a neighborhood compatibility ordinance (NCO). The NCO may be included within the new zoning code and could include standards for residential districts pertaining to Floor Area Ratios, height, bulk and scale, coverage by impervious surfaces, off-street parking, and other standards that are appropriate to provide for compatibility of new development and remodels with existing development in the immediate neighborhood, ensure access to sunlight and air, protect scenic views, and maintain privacy.	**Does the NZO fulfill this policy?**	◒
	Rather than creating a separate NCO, the NZO incorporates site development standards as well as Design Review (Chapter 17.58) standards that cover maximum allowable floor areas for various lot sizes, lot coverage, overall height, size/bulk/scale, and parking requirements, as well as other standards such as lighting, noise, landscaping and drainage.	

General Plan Policy LU-IA-5: Transfer of Development Rights Ordinance/Program		
Description: This measure is intended to create an ordinance prescribing procedures for transfer of development rights from parcels within Goleta that may not be buildable due to policy limitations associated with habitat resources to receiving sites designated by the Land Use Plan map for residential use. In addition to the ordinance, the program would need to identify both sending and receiving sites and describe the procedures applicable to approval of individual density transfers. In order to facilitate regional planning goals, the program may include the consideration of areas outside the City's jurisdiction as sender and/or receiver sites.	**Does the NZO fulfill this policy?**	◒
	Chapter 17.65 discusses Development Agreements, which a TDR could currently be processed under. If desired by the Council, Planning staff may be able to add a TDR Ordinance/Program to develop specific procedures, goals, and standards its Annual Work Program sometime in the future.	

Open Space Element

General Plan Policy OS 1.3: Preservation of Existing Coastal Access and Recreation		
Description: Goleta's limited Pacific shoreline of approximately two miles provides a treasured and scarce recreational resource for residents of the city, region, and state. Existing public beaches, shoreline, parklands, trails, and coastal access facilities shall be protected and preserved and shall be expanded or enhanced where feasible.	**Does the NZO fulfill this policy?**	✓
	Chapter 17.25 [Coastal Access] adds requirements for the dedication of new access and improvement of existing public access to and along the coast.	
General Plan Policy OS 1.4: Mitigation of Impacts to Lateral Coastal Access		
Description: New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public access and recreation along the beach and shoreline. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement where the project site encompasses an existing or planned coastal accessway, as shown on Figure 3-1.	**Does the NZO fulfill this policy?**	✓
	Chapter 17.25 [Coastal Access] includes design standards for the protection of existing coastal access and mitigation for any impacts to existing access. The mitigation discussion from Policy OS 2.7 has been added to discuss situations where/when lateral coastal access is impacted.	
General Plan Policy OS 1.9: Siting and Design of Lateral Accessways		
Description: Public accessways and trails shall be an allowed use in environmentally sensitive habitat areas (ESHAs).	**Does the NZO fulfill this policy?**	✓
	§17.25.040 [Access Design Standards] includes standards for lateral shoreline accessways and trails and access trails are an allowable use within all ESHA. Mitigations for impacts to ESHA by accessways is discussed in §17.30.040 [Mitigation of Impacts].	
General Plan Policy OS 2.3: Preservation of Existing Vertical Accessways		
Description: Existing public vertical coastal access facilities shall be protected and preserved and shall be expanded or enhanced where feasible.	**Does the NZO fulfill this policy?**	✓
	§17.25.020 [Applicability] includes design standards for the protection of existing coastal access as well as requiring mitigation for any impacts to existing vertical access.	

Open Space Element

General Plan Policy OS 2.4: Mitigation of Impacts to Vertical Coastal Access		
Description: New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public vertical accessways to the shoreline unless a comparable, feasible alternative is provided. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement in the general location where the project site encompasses an existing or planned coastal accessway, as shown on 3-1.	**Does the NZO fulfill this policy?**	✓
	§17.25.040 [Access Design Standards] includes objectives and standards for shoreline accessways and trails and §17.25.040(C) specifically addresses vertical access.	
General Plan Policy OS 2.6: Prescriptive Vertical Access Rights		
Description: Public prescriptive vertical access rights to the shoreline may exist in certain areas within Goleta. Development or uses shall not interfere with the public's right of access to the sea where such right has been acquired through historic use or legislative authorization. Where there is substantial evidence that such rights exist, these rights shall be protected through public acquisition measures or through conditions imposed on approvals of permits for new development.	**Does the NZO fulfill this policy?**	✓
	NZO §17.25.050 [Prescriptive Rights] includes a requirement that development not interfere with or diminish established rights for public access to the ocean and allowing flexibility in accommodating both new development and continued historic public parking and access.	
General Plan Policy OS 2.7 – Siting and Design of Vertical Accessways		
Description: Public vertical accessways and trails shall be an allowed use in ESHAs.	**Does the NZO fulfill this policy?**	✓
	§17.25.040 [Access Design Standards] includes standards for vertical shoreline accessways and trails and access trails are an allowable use within all ESHA. Mitigations for impacts to ESHA by accessways is discussed in §17.30.040 [Mitigation of Impacts].	
General Plan Policy OS 3.2: Coastal Access Parking		
Description: Adequate public parking shall be provided and maintained to serve coastal access and recreation uses to the extent feasible.	**Does the NZO fulfill this policy?**	✓
	§17.25.040(B) includes discussion on required public parking within Coastal areas, including ADA parking.	

Open Space Element

General Plan Policy OS 3.3: Signage for Coastal Access		
Description: Coastal access signage should be provided as follows: a) Distinctive logo signs or markers consistent with visual resources may be provided for the California Coastal Trail, the Coastal Bluff-Top Trail, and the Anza Trail; b) Coastal access signs shall be provided at appropriate locations within street and highway rights-of-way to direct visitors to coastal access sites, including signs at appropriate locations along the California Department of Transportation right-of-way for US-101; and c) Coastal access signs shall be provided at entrances to public coastal access parking lots.	Does the NZO fulfill this policy?	✓
	§17.25.040(B)(6) includes discussion on required signage for public parking areas within Coastal areas, which includes the three additional criteria from this Policy.	
General Plan Policy OS 8: Protection of Native American and Paleontological Resources		
Objective: To identify and protect prehistoric and historic cultural sites and resources from destruction or harmful alteration.	Does the NZO fulfill this policy?	✓
	Chapter 17.43 [Cultural Resources] requires studies to analyze potential impacts to protected cultural resources and provides specific development standards and mitigation for development near resources. Cultural Resources added as a defined term.	
General Plan Policy OS-IA-1: Preparation and Adoption of New Zoning Code		
Description: A new zoning code to replace the County Zoning Code adopted by the City upon incorporation must be prepared and adopted by the City Council. The new zoning code shall include an open space overlay district and establish requirements for dedications or reservations of lands for parks, coastal access, trails, and open space.	Does the NZO fulfill this policy?	✓
	Chapter 17.25 [Coastal Access] requires dedication of public access to the coast and §17.28.040(B) requires new parks or open space as part of an Inclusionary Housing project seeking a reduction of required affordable units.	

Conservation Element

General Plan Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policies		
Objective: To identify, preserve, and protect the City's natural heritage by preventing disturbance of ESHAs.	**Does the NZO fulfill this policy?**	✓
	Chapter 17.30 [Environmentally Sensitive Habitat Areas] contains numerous development standards and requirements that address each of the policies of CE 1. Specific protective standards are discussed in detail for all known types of known ESHA throughout the City.	
General Plan Policy CE 1.3: Site-Specific Studies and Unmapped ESHAs		
Description: Any area not designated on the ESHA map in Figure 4-1 that meets the ESHA criteria for the resources specified in CE 1.1 shall be granted the same protections as if the area was shown on the map. Proposals for development on sites where ESHAs are shown on the map or where there is probable cause to believe that ESHAs may exist shall be required to provide the City with a site-specific biological study.	**Does the NZO fulfill this policy?**	✓
	Chapter 17.30 [Environmentally Sensitive Habitat Areas] requires site-specific initial site assessments as well as biological studies for development within 300 feet of mapped ESHA and unmapped areas that meet the definition of ESHA.	
General Plan Policy CE-IA-1: Preparation of New Zoning Code		
Description: The new zoning code shall include an ESHA overlay zone that establishes regulations to protect habitat resources, including habitats for special-status species. The zoning code shall also include provisions to implement protections of native woodlands, agricultural lands, and provisions for BMPs for stormwater management in new development.	**Does the NZO fulfill this policy?**	✓
	Chapter 17.30 [Environmentally Sensitive Habitat Areas], establishes regulations to protect sensitive habitat and resources. The NZO also includes provisions for woodlands and agricultural lands, as well as provisions for Best Management Practices (BMPs) for stormwater management associated with new development (i.e., grading, earthmoving, and vegetation clearance) within or near ESHA. The regulations for ESHA in the NZO effectively serve as a Citywide protective overlay.	
General Plan Policy CE 2.2: Streamside Protection Areas (SPA)		
Description: Prohibition of development within a SPA; however, reductions to the SPA (to less than 100 feet) are allowed under certain circumstances.	**Does the NZO fulfill this policy?**	✓
	A requirement for approval of a Major Conditional Use Permit has been added in §17.30.070(B)(2) for a reduction of the SPA buffer to less than 100 feet.	

Safety Element

General Plan Policy SE 1.3: Site-Specific Hazards Studies		
Description: Applications for new development shall consider exposure to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/ geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation. The study report shall contain a statement certifying that the site is suitable for the proposed development and that it will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or geotechnical engineer, subject to review and acceptance by the City.	Does the NZO fulfill this policy?	✓
	Chapter 17.32 [Hazards] includes requirements for a site-specific initial assessment to screen for any potential hazards on sites and a follow-on special report for any hazards determined to exist onsite, including coastal, geological, and fire safety hazards.	
General Plan Policy SE 2: Bluff Erosion and Retreat		
Objective: To ensure safe siting of bluff-top buildings and other development and to avoid the need for shoreline erosion-control structures.	Does the NZO fulfill this policy?	✓
	Chapter 17.32 [Hazards] contains numerous development standards and general requirements that address subpolicies of SE 2, including bluff-top setbacks, shoreline armoring, and bluff face development.	
General Plan Policy SE 3: Beach Erosion and Shoreline Hazards		
Objective: To minimize or eliminate the need for shoreline protection structures while siting development safely, maintaining shoreline sand supply, and providing safe lateral and vertical shoreline access.	Does the NZO fulfill this policy?	✓
	Chapter 17.32 [Hazards] contains numerous development standards and requirements that address subpolicies of SE 3, including prohibiting new permanent structures in bluff-top setbacks, requiring engineering reports, requiring Minor Conditional Use approval for temporary beach structures, and restricting shoreline protection devices.	

Safety Element

General Plan Policy SE 3.3 Temporary Structures		
Description: Temporary structures seaward of the top of the coastal bluff shall be allowed subject to approval of a discretionary permit. The findings for approval shall include the requirement that the temporary structure not substantially interfere with lateral or vertical beach access or adversely impact coastal processes. Temporary structures are structures that will be retained no longer than 3 years. Standards for review of temporary structures and the appropriate permit process shall be included in the new zoning code.	**Does the NZO fulfill this policy?**	✓
	§17.56.050 [Additional Finding for Coastal Zone] requires a finding that a temporary use or structure not substantially interfere with lateral or vertical beach access or adversely impact coastal processes. The permit process has been added in Chapter 17.61 [Coastal Development Permit] and a definition for Temporary Structures has been added.	
General Plan Policy SE 4: Seismic and Seismically Induced Hazards		
Objective: To minimize the potential for loss of life and property and economic and social disruption resulting from seismic events and seismically induced hazards.	**Does the NZO fulfill this policy?**	✓
	§17.32.050 [Hazards – Geologic Hazards] contains numerous development standards and requirements that address the subpolicies of SE 4, including requiring geotechnical and/or soils studies, setbacks from active faults, and tsunami run-up assessments. §17.53.020(M) exempts seismic retrofits from requiring zoning permits.	
General Plan Policy SE 5: Soil and Slope Stability Hazards		
Objective: To promote safely sized, sited, and designed development in erosion-prone hazard areas. To reduce the potential loss of both public and private property in areas subject to steep slopes and erosion hazards.	**Does the NZO fulfill this policy?**	✓
	Chapter 17.32 [Hazards] contains numerous development standards and requirements that address the subpolicies of SE 5, including requiring geotechnical and/or soils studies, landslide assessments, and avoiding slopes greater than 25 percent.	

Safety Element

General Plan Policy SE 6: Flood Hazards		
Objective: To minimize damage to structures and the danger to life caused by stream flooding, dam failure inundation, and other flooding hazards.	Does the NZO fulfill this policy?	✓
	Chapter 17.32 [Hazards] contains numerous development standards and requirements that address the subpolicies of SE 6, including requiring an initial site assessment for projects in areas subject to tsunami run-up, high seas, ocean waves, storms, tidal scour, and flooding. §17.31.030(B) requires a 50-foot setback from streambanks and flood control channels.	

General Plan Policy SE 7: Urban and Wildland Fire Hazards		
Objective: To reduce the threat to life, structures, and the environment caused by urban and wildland fires.	Does the NZO fulfill this policy?	✓
	§17.32.060 [Hazards – Fire Safety] contains several development standards and requirements that address the subpolicies of SE 7, including requiring new development be sited, designed, and constructed in accordance with National Fire Protection Association standards to minimize fire hazards, as well as managing fire fuels or other onsite fire risk hazards, and having adequate water service for sprinklers.	

General Plan Policy SE 8: Oil and Gas Industry Hazards		
Objective: To minimize the risk of potential short- and long-term hazards associated with the operation of the Venoco Ellwood facilities and other oil and gas extraction, processing, and transportation facilities.	Does the NZO fulfill this policy?	✓
	Chapter 17.37 [Oil and Gas Facilities], prohibits the construction of any new oil and gas facilities except for pipelines with approval of a Major Conditional Use Permit. Additional development standards provide for the siting, storage, aesthetics, setbacks, maintenance, and eventual abandonment and site restoration for these facilities. All other existing facilities in the City are subject to the provisions of Chapter 17.36 [Nonconforming Uses and Structures].	

Safety Element

General Plan Policy SE 9: Airport-Related Hazards		
Objective: To minimize the risk of potential hazards associated with aircraft operations at the Santa Barbara Airport.	Does the NZO fulfill this policy?	✓
	Chapter 17.16 [AE – Airport Environs Overlay District] contains standards and requirements to address the subpolicies of SE 9, including allowable uses and population densities within the Clear and Approach Zones and requiring acoustical analyses to ensure public safety. If SBCAG updates the ALUCP, City staff will update the -AE Overlay to reflect any changes that affect the City.	

General Plan Policy SE 10: Hazardous Materials and Facilities		
Objective: To minimize injuries, illnesses, loss of life and property, and economic and social disruption due to potential upsets associated with the storage, use, handling, and transport of hazardous materials, and to ensure proper oversight of hazardous waste sites within the City.	Does the NZO fulfill this policy?	✓
	§17.39.070 [Performance Standards – Hazardous Materials] requires the use, handling, storage, and transportation of hazardous materials to comply with provisions of the CA Hazardous Materials Regulations and the CA Fire and Building Code, as well as the laws and regulations of the CA Department of Toxic Substances Control, the Santa Barbara County Fire Department, and the Santa Barbara County Office of Emergency Management. There are also several development standards and requirements that address the subpolicies of SE 10, including requiring a risk assessment and identifying and properly mitigating any contaminated soils found on a site. *Note:* Chapter 17.39 [Performance Standards] is a new Chapter in the NZO, with a focus on air quality, liquid and solid waste, noise, and hazardous waste.	

General Plan Policy SE-IA-1: New Zoning Code		
Description: The City's new zoning code shall include regulations for a hazard overlay zone to address seismic and other geologic hazards, coastal hazards, flooding, and wildland fire hazards. In addition, the new zoning code should include regulations for an airport approach overlay zone.	Does the NZO fulfill this policy?	✓
	Chapter 17.16 [AE- Airport Environs Overlay District], 17.31 [Floodplain Management], and 17.32 [Hazards] contain regulations and development standards to address airport safety, flooding, geologic, coastal, and fire hazards. As with ESHA, these regulations effectively serve as a Citywide protective overlay.	

Visual and Historic Resources Element

General Plan Policy VH 1: Scenic Views		
Objective: To identify, protect, and enhance Goleta's scenic resources and protect views or vistas of these resources from public and private areas.	Does the NZO fulfill this policy?	✓
	Throughout the NZO are many specific protections to preserve scenic coastal views and natural features, such as of the ocean, the Channel Islands, the bluffs, and sloughs. Protections are also afforded to creek and riparian corridors, agricultural areas, woodlands, and open spaces, as well as of the foothills and mountains. Additionally, private views are given consideration when analyzing new development when determining the neighborhood compatibility of a project.	
General Plan Policy VH 2: Local Scenic Corridors		
Objective: To protect and enhance the visual character and public views within and from Goleta's scenic corridors and locations from which scenic vistas can be enjoyed.	Does the NZO fulfill this policy?	✓
	Through the Planning and Design Review process, development, including landscaping, buildings, lighting, signage, etc., is required to be visually compatible with scenic corridors and the existing scenic quality of the surrounding area.	
General Plan Policy VH 3: Community Character		
Objective: To protect and enhance Goleta's visual character.	Does the NZO fulfill this policy?	✓
	The development standards and the Design Review process ensures that the visual character of the City's agricultural areas, open spaces, prominent natural features, and existing low-density neighborhoods are not negatively impacted visually by new development. Unique qualities of each neighborhood are considered during the design of the site and building layouts to ensure a pedestrian-scale and to maximize the use of public spaces and reduce the size and number of signs throughout a development to only that which is functionally necessary.	

Visual and Historic Resources Element

General Plan Policy VH 4: Design Review		
Objective: To preserve, protect, and enhance Goleta's character through high quality design.	Does the NZO fulfill this policy?	✓
	The Design Review Board conducts Design Review for larger development (e.g., single-family dwellings and large additions, all multi-family, retail commercial, industrial, and office developments) that have the potential to impact the surrounding neighborhood. Further, the DRB is tasked to review all new development with Old Town (Chapter 17.19 – [-OTH Old Town Heritage Overlay District]) as well as all new or redesigned signage throughout the City (§17.40.060) and any changes to a project, including landscaping that was previously subject to DRB review (§17.58.040(B)(1)(a)).	

General Plan Policy VH 5: Historic Resources		
Objective: To identify, protect, and encourage preservation of significant architectural, historic, and prehistoric sites, structures, and properties that comprise Goleta's heritage.	Does the NZO fulfill this policy?	In Process
	The City is currently developing a Historic Resource Preservation Ordinance. Once this Ordinance is adopted, it will be codified within the NZO in Chapter 17.33 [Historic Resource Preservation]. In the interim, the current NZO includes a development standard that requires any structure that is listed on a historic registry or is 50 years or older to obtain City review and approval prior to any demolition or relocation activities (§17.29.020(B)) in order to protect significant architectural resources.	

General Plan VH-IA-1: Preparation and Adoption of New Zoning Code		
Description: The new Zoning Code may include requirements for design review, appropriate development standards, parking regulations, wireless communications regulations, and sign regulations. In addition, a Historic Resources Overlay Zone shall be included.	Does the NZO fulfill this policy?	✓
	The NZO has incorporated development standards for each of the issue areas of this Implementation Action, which are included as Chapter 17.58 [Design Review], Chapter 17.38 [Parking and Loading], Chapter 17.42 [Telecommunications Facilities], Chapter 17.40 [Signs], and a reserved Chapter for Historic Resource Preservation (Chapter 17.33).	

Transportation Element

General Plan Policy TE 2: Transportation Demand Management		
Objective: To attempt to influence individual travel behavior, particularly by workers at larger-scale employers, to lower future increases in peak-hour commute trips and other trips by persons in single-occupancy vehicles.	**Does the NZO fulfill this policy?**	✓
	Throughout the NZO are numerous development standards aimed to reduce transportation demand, including several incentives for developers to increase density, reduce onsite parking spaces, as well as promote commuting by bicycle by providing bike racks and connecting to bike paths and bike lanes. Other Transportation Demand Management (TDM) strategies include Home Occupations (§17.41.170), Live/Work units (§17.41.180), and reduced parking requirements for Mixed-Use Development (§17.38.040(A)(1)).	
General Plan Policy TE 9: Parking		
Objectives: To ensure that an adequate amount of parking is provided to accommodate the needs of existing, new, and expanded development, with convenient accessibility and attention to good design. To assure that on- and off-street parking is responsive to the varying and unique needs of individual commercial areas and residential neighborhoods.	**Does the NZO fulfill this policy?**	✓
	The NZO continues to require adequate, well-designed onsite parking to both meet the needs of each use type as well as protect surrounding residential neighborhood streets, but recognizes that current changes in modes of transportation, and TDM programming can allow a degree of variability and reduction in required spaces (§17.38.050).	
General Plan Policy TE 9.7: Shared (Joint Use) Parking		
Description: The City's new Zoning Code shall include provisions to allow consideration and approval of proposals for shared parking for multiple uses on a single site and/or adjacent sites where some proposed uses have peak demand in the daytime while the peak demand for other uses is in the nighttime hours. The intent shall be to promote efficient use of parking areas and to reduce the amount of paved or impervious surfaces.	**Does the NZO fulfill this policy?**	✓
	The NZO includes a provision allowing the Review Authority for a proposed project to consider allowing conjunctive parking agreements as a part of a development where off-site parking could be used to efficiently reduce the amount of paved parking lot area on-site. (§17.38.050(D)(4)).	

Transportation Element

General Plan Policy TE 13: Mitigating Traffic Impacts of Development		
	Does the NZO fulfill this policy?	✓
Objective: To ensure that new development is supported by adequate capacities in transportation systems, including city streets and roads, without reducing the quality of services to existing residents, commuters, and other users of the city street system.	To ensure that all proposed new larger-scale development does not overburden or lower the level of service (LOS) of the City's streets, traffic analyses and technical reports are standard requirements during the environmental review of a new project. To address potential negative effects, traffic impact fees are typically collected to help maintain or expand the City's transportation infrastructure, or off-site improvements may be determined necessary in order to mitigate significant, project-specific impacts to the street system as part of the project's approval.	

General Plan Policy TE-IA-5: Parking In-Lieu Fee Program for Old Town		
Description: The City will consider establishing regulations in the new zoning code that allow all or a portion of the onsite parking requirement for development within the Old Town area to be satisfied by the payment of an in-lieu fee. Fee receipts, supplemented if appropriate with RDA funding, shall be used exclusively to acquire land and/or construct or improve one or more off-street parking facilities.	Does the NZO fulfill this policy?	✓
	The NZO creates the framework for this Implementation Action via a parking assessment district (§17.38.060). Within any parking assessment district, which Old Town has not yet been set up as, an in-lieu fee may be paid to the City in the place of providing required onsite parking. Once Goleta's Old Town area is designated as an assessment district, this section of the NZO would apply and this Implementation Action would be fulfilled.	

Public Facilities Element

General Plan Policy PF 3.9: Safety Considerations in New Development		
Description: All proposals for new or substantially remodeled development shall be reviewed for potential demand for and impacts on safety and demand for police services. The design of streets and buildings should reinforce secure, safe, and crime-free environments. Safety and crime reduction or prevention, as well as ease of policing, shall be a consideration in the siting and design of all new development within the city.	Does the NZO fulfill this policy?	✓
	A finding of adequate infrastructure and services is a requirement for approval of a project (Finding A. within Chapter 17.52 [Common Procedures]). Further, the overall public health, safety and general welfare is incorporated throughout the NZO as either a purpose or as a required finding for all types of development.	

General Plan Policy PF 6: Utilities		
Objective: Ensure that adequate utility services and facility capacities are available to meet the needs of both existing and new development in the city as well as service demands from outside Goleta's boundaries.	Does the NZO fulfill this policy?	✓
	A finding of adequate infrastructure and services is a requirement for approval of a project (Finding A. within Chapter 17.52 [Common Procedures]). Additionally, §17.24.200 states that new development must underground all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, and similar utility lines on the site that provide direct service to the project.	

General Plan Policy PF 8: General Standards for Public Facilities		
Objective: To ensure compatible and aesthetically appropriate integration of public buildings and facilities into the city's built and natural environments at appropriate locations.	Does the NZO fulfill this policy?	✓
	Pursuant to §17.01.040(A)(3), the City is subject to the same development standards as any other property owner/developer. Additionally, the Public Works Department has an annual work program of Capital Improvement Projects that allows the City to identify the needs of the community and to prepare a long-term funding strategy to meet those needs. Larger projects in the program includes a planning phase where siting, design, and aesthetics are vetted in a public forum. Furthermore, the City has committed to a 100% renewable energy goal for all municipal buildings by the year 2030.	

Public Facilities Element

General Plan Policy PF 9: Coordination of Facilities with Future Development		
	Does the NZO fulfill this policy?	✓
Objective: To ensure that land use decisions are based on the planned capacity of capital facilities and that such facilities are provided when they are needed to support new development.	A finding of adequate infrastructure and services is a requirement for approval of a project (Finding A. within Chapter 17.52 [Common Procedures]. Otherwise, the deficiency in service would be required to be improved as part of the project. The Public Works Department has a list of Capital Improvement Projects that allows the City to identify the needs of the community and to prepare a long-term funding strategy to meet those needs. The program includes any project that involves needed repairs or improvements to the City's existing infrastructure (e.g., streets, parks, city facilities, etc.) and the acquisition or construction of new infrastructure, which are funded by the City's Transportation Facilities Development Impact Fees.	

Noise Element

General Plan Policy NE 1: Noise and Land Use Compatibility Standards		
Objectives: To protect Goleta's residents, workers, and visitors from excessive noise by applying noise standards in land use decisions. To ensure compatibility of land uses with noise exposure levels, and to neither introduce new development in areas with unacceptable noise levels nor allow new noise sources that would impact existing development.	Does the NZO fulfill this policy?	✓
	All Noise Element subpolicies have been incorporated into §17.39.080, including GP Table 9-2 as Table 17.39.080(A). Requirements for an acoustical study and noise attenuation measures for new development. *Note:* Chapter 17.39 [Performance Standards] is a new Chapter in the NZO, with a focus on air quality, liquid and solid waste, noise, and hazardous waste.	
General Plan Policy NE 5: Industrial and Other Point Sources		
Objective: To minimize noise generated by industrial sources and other point sources and to limit the impacts of such noise sources.	Does the NZO fulfill this policy?	✓
	Development standards for industrial uses are established in Table 17.39.080(A) and for construction-related noise in §17.39.080(G). Any other short-term point source industrial noise would be subject to the requirements of §17.39.080(B)(1) and §17.39.080(C) [Performance Standards – Nuisance Noise and Short Duration Noise, respectively].	
General Plan Policy NE 6: Single-Event and Nuisance Noise		
Objective: To prevent community and environmental disruptions by limiting single-event and nuisance noise levels, so that relative quiet and peace is achieved and maintained at residential areas and other sensitive receptors.	Does the NZO fulfill this policy?	✓
	Development standards for nuisance and short duration noise are in §§17.39.080(B-C) as well as for construction-related noise in §17.39.080(G).	
General Plan Policy NE 7: Design Criteria to Attenuate Noise		
Objectives: To employ noise-reduction measures that reduce levels of noise-generated at the source. To use site design and noise insulation techniques that attenuate noise levels experienced at receiver sites to acceptable levels.	Does the NZO fulfill this policy?	✓
	The City's development standards and Design Review process for new development within the NZO ensures that proposed projects incorporate design elements that address noise generating devices and activities. Noise insulation techniques would be reviewed as part of the City's review of construction drawings. Additionally, the Building & Safety Division's review of the project plans would also ensure compliance with all state laws and standard construction practices relating to noise-insulation and attenuation.	

Housing Element

General Plan Policy HE 1.5: Limit Conversion of Rental Housing to Condominiums or Nonresidential Use		
	Does the NZO fulfill this policy?	✓
Description: The City will consider adopting and implementing regulations to discourage the conversion of conforming residential units to nonresidential uses and regulate, to the extent permitted by law, conversion of rental housing developments to nonresidential uses to protect and conserve the rental housing stock.	Pursuant to §17.28.030(C), if a property owner of a project using a density bonus program wished to convert or replace a conforming affordable residential unit to a market-rate unit, a notice of the conversion must be provided to the City, State Dept. of Housing and Community Development (HCD), the County Housing Authority, and all residents at least one year prior to the conversion. Additionally, a proposed change of use from residential to a nonresidential use would likely require Discretionary Review by the City (i.e., Development Plan, Conditional Use Permit). Any such review would require environmental review under CEQA and required findings would need to be made that support any such proposed conversion, the first of which is General Plan consistency (§17.59.040(A) and §17.57.050(A), respectively). The policy states the City could consider adopting regulations to discourage the conversion of housing to nonresidential uses. The City may wish to consider adding such regulation.	

General Plan Policy HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels		
	Does the NZO fulfill this policy?	✓
Objectives: To facilitate a variety of residential development types commensurate with the City's RHNA and needs of the local workforce, designed to be compatible with and enhance Goleta's neighborhoods and the community as a whole.	In addition to multi-family development being permitted in many zone districts throughout the City, either as a principal or conditional use, Chapter 17.41 [Standards for Specific Uses and Activities] includes specific development standards for diverse housing types, including: Accessory Dwelling Units, Large Family Day Care Home, Farmworker Housing, Group Residential, Live/Work housing, Large Residential Care Facilities, and Single Room Occupancy Housing. The NZO also includes an -AHO Affordable Housing Overlay District (Chapter 17.17) and an Inclusionary Housing ordinance (Chapter 17.28) to further help diversify the housing stock within the City and help to meet our Regional Housing Needs Allocation (RHNA) from HCD.	

Housing Element

General Plan Policy HE 3: Fair Housing and Special Needs		
Objectives: Promote equal housing opportunities for all persons; encourage the provision of housing for those who require special assistance, such as seniors, people with disabilities, and the homeless; and facilitate linkages between housing and services for those with special needs.	**Does the NZO fulfill this policy?**	✓
	The NZO allows for a diversity of housing types to help serve those in the community with special needs, including: Single Room Occupancy (SRO) Housing, Emergency Shelters, Group Residential, Transitional and Supportive Housing, and Residential Care Facilities. Additionally, there are provisions for increased density for special needs housing in the RH zone district and a Chapter for Reasonable Accommodation for Persons with Disabilities (Chapter 17.63).	

General Plan Policy HE 4: Energy Conservation and Sustainable Development		
Objectives: Promote energy conservation by encouraging energy efficiency, renewable energy sources, sustainable building materials, and transit-oriented development.	**Does the NZO fulfill this policy?**	✓
	The NZO provides for a zoning exemption for all solar energy systems (§17.24.180). Additionally, Chapter 17.38 [Parking and Loading] offers flexibility in reducing the number of required onsite parking spaces in area that are within 0.5 mile of a major transit stop, as well as requiring that any parking facility with 20 or more spaces provide at least 5 percent of those spaces as charging stations for electric vehicles. All other energy efficiency, renewable energy, and sustainable building material requirements are handled in the Building Code and are applied during the Building and Safety Division's review of a project prior to issuance of building permits.	

Goleta NZO Key Issues Guide – Workshop 1

Applicable Laws and Regulations

HOW TO USE THIS GUIDE

This portion of the Key Issues Guide is intended to illustrate how the New Zoning Code (NZO) is consistent with the applicable State and federal laws, City ordinances with Zoning implications, and other sections of the Goleta Municipal Code (GMC). The following topics are addressed in this guide:

State or Federal Laws. A summary of State and federal laws that the City must comply with in drafting and implementing the NZO. These laws are the driving force behind entire Chapters in the NZO as well as more specific sections and individual standards. Ensuring compliance with State and federal law is critical for the NZO when the City begins implementation of this new code.

City Ordinances with Zoning Implications. A summary of existing City Ordinances that related to the NZO. The City has adopted a wide range of regulations since incorporation. The NZO incorporates, where appropriate, these regulations. Existing regulations, both codified and uncodified, will need to be repealed with the adoption of the NZO.

Goleta Municipal Code. A summary of the interrelationship with existing Goleta Municipal Code (GMC) regulations and the NZO. The NZO will be codified as Title 17 of the GMC. Consequently, consistency with the GMC and ensuring there is no redundancy or conflicts between the NZO and the GMA is critical.

State or Federal Laws

California Coastal Act

Coastal development standards are integrated into the NZO, including Coastal Development Permits, Coastal Access, and ESHA protections. Once adopted, the NZO will be ready to send to the Coastal Commission as part of the City's future Local Coastal Program (LCP) submittal for their consideration and certification.

California Environmental Quality Act (CEQA)

The City has drafted a Supplemental Environmental Impact Report to the 2006 Final EIR for the City's General Plan, which will be considered along with the Draft NZO adoption.

Housing

Accessory Dwelling Units (ADU).
[CA Government Code Section 65852.2] The NZO incorporates the mandated portions of the pertaining to ADUs that were workshopped, drafted, and adopted as part of the City's ADU Ordinance.

Density Bonus.
[Government Code Sections 65915 et seq.] The NZO incorporates all the mandated requirements of the California Density Bonus Law within Chapter 17.27 [Density Bonuses and Other Incentives].

Farmworker Housing.
[CA Health & Safety Code Section 17021.5] California law provides that housing for up to 6 employees is considered a single-family residential use and must be permitted as a matter of right within residential zones, subject only to the same standards and procedures as apply to other single-family uses. The NZO incorporates all the mandated requirements of this Law within §17.41.140 [Farmworker Housing].

Reasonable Accommodation.
[Americans with Disabilities Act (42 USC Section 12101 et seq.)] NZO Chapter 17.63 provides standards of review and development requirements for of requests for reasonable accommodation for persons with disabilities.

Supportive and Transitional Housing.
Government Code Section 65582 requires that local governments have within their housing elements and zoning code permitting and development standards that treat transitional and supportive housing as any other residential dwelling in the same zone district.

Mobile Home Park Closures

In recognition of the unique situation and vulnerability of mobilehome owners, the State legislature adopted the Mobilehome Residency Law, which is codified under Chapter 2.5 of the Civil Code in 1978 and updated annually since.

The City adopted Ordinance No. 16-03 on February 2, 2016, implementing applicable State law.

A specific Residential – Mobile Home Park (RMHP) land use designation is discussed in NZO Chapter 17.07 [Residential Districts] and specific development standards are included in §17.07.060.

Subdivisions

State or Federal Laws
The NZO has removed all permit requirements that are governed by the Subdivision Map Act.
Solar Energy Systems
In compliance with the CA Government Code Section 65850.5, the NZO allows the installation of solar energy systems by right and exempt from zoning permits, as discussed in §17.24.180.
Stormwater Management
Compliance with the Federal Clean Water Act and other related laws is overseen by the Regional Water Quality Control Board during the building phase of a project. As such, the NZO does not address these management requirements directly through development standards, other than additional protections for protected ESHA.
Additionally, the Public Works Department currently reviews development projects for stormwater compliance and issues National Pollutant Discharge Elimination System (NPDES) permits. (see also Ordinance No. 10-02)
Water Efficient Landscape Ordinance (WELO)
The NZO includes a Chapter with development standards for landscaping that ensure local implementation of the State's Model Water Efficient Landscape Ordinance.
Additionally, the City adopted Ordinance No. 16-04, which itself governs water-efficient landscaping within City.
Federal Communication Commission (FCC) – Telecommunication
The NZO includes a Chapter on Telecommunication Facilities (Chapter 17.42), which exempts those facilities seeking to locate on City-owned property or facilities; and, therefore, are subject to Federal Communications Commission (FCC) ruling [WT Docket No. 17-79, WC Docket No. 17-84; FCC 18-133].
Those facilities that are not subject to the FCC ruling have specific development standards within the NZO that are compliant with the federal limitations placed on local agencies in their review of these types of facilities.

City Ordinances with Zoning Implications

Accessory Dwelling Units (ADU) **(Ordinance No. 18-01)**
The NZO incorporated the City's stand-alone ADU Ordinance that was adopted by the City Council in June of 2018.
Additionally, the NZO makes changes to the ADU regulations based upon the feedback staff received as part of the Council's ADU Ordinance Amendment (Resolution No. 18-58) to address new construction in front yard areas for ADUs.
Appeals **(Ordinance No. 03-08)**
The NZO creates and details the appeal path for every type of Zoning Permit and Discretionary Action taken by the City relating to Land Use entitlements.
The existing, obsolete Appeal discussion within Ordinance No. 03-08 should be repealed as part of the NZO adoption.
Cannabis **(Ordinance No. 18-03)**
The NZO has a placeholder section (§17.41.090 [Cannabis Uses]) that will add the relevant development standards adopted as part of the Cannabis Land Use Ordinance Amendment, which is currently in process and under review by the City.
County Code **(Ordinance No. 02-17)**
The NZO carries over many of the standards utilized by the City since incorporation as part of the County's old Inland and Coastal Zoning Ordinances. In addition, the Revised Draft NZO closely follows the permit procedures in these two documents. Most deviations from these documents results from guidance from the City's General Plan and others will be discussed in this document.
The City's existing Inland and Coastal Zoning Ordinances adopted pursuant to Ordinance No. 02-17 will be repealed as part of the NZO adoption.
Development Impact Fees (DIFs) **(Ordinance Nos. 14-10 & 19-xx)**
The NZO has a placeholder Chapter (Chapter 17.70 [Development Impact Fees]) that will add the relevant fees and standards that are adopted as part of the current fee study and draft DIF Ordinance. A first reading of the DIF Ordinance was read at City Council on February 6, 2019.
As part of the new DIF Ordinance adoption, the existing Goleta Fire Facilities Impact Fee Ordinance will be repealed.

City Ordinances with Zoning Implications

Floodplain Management (Ordinance No. 14-02)
Although the City's Floodplains are administered by the Director of Public Works, the NZO incorporates development standards that either prohibit certain types of projects within the 100-year floodplain or requires a 50-foot setback from the top of streambanks and flood control channels, as discussed in §§17.31.030(A-B).
Green Building Incentives (Ordinance No. 12-13)
Although the Green Building Requirements are administered by the Building Official, the NZO incorporates an incentive for alternative parking area designs for required parking areas associated with new development if the project incorporates Green building objectives in §17.38.100(N).
Housing Element-Related Zoning Regulations (Ordinance No. 15-03)
The NZO includes regulations of farmworker housing, density bonus law, emergency shelters, transitional and supportive housing, and residential care facilities and procedures for requests for reasonable accommodation consistent with regulations adopted in Ordinance No. 15-03.
The NZO adoption process will include a repeal of this Ordinance to ensure regulations are not duplicated.
Parking (Ordinance No. 03-05)
Ordinance No. 03-05 currently regulates parking in Residential zones (i.e., required number, prohibiting garage conversions) and needs to be repealed upon NZO adoption.
Basic provisions of the Ordinance No. 03-05 are incorporated into the NZO in Chapter 17.38 [Parking and Loading].
Residential Rooftop Solar Systems (Ordinance No. 15-06)
The NZO exempts all solar energy systems from requiring a Zoning Permit (§17.24.180).
The NZO also includes a new development standard allowing for a bonus of three feet above the base zone district or accessory structure height limit, if a roof pitch of 4:12 (rise to run) is used (§17.03.100(A)(1)). This allowance also encourages roof pitches that will be more conducive to the installation of small solar energy systems.
Short-term Vacation Rentals (Ordinance No. 15-02)
The NZO includes a provision that exempts the use of property as a short-term vacation rental, but that a permit is required pursuant to Chapter 5.08 of the GMC.

City Ordinances with Zoning Implications

Special Events (Ordinance No. 13-03)
Parades/Assemblies/Special Event License are regulated pursuant to GMC Section 12.07.030, which are currently reviewed and permitted by the City Manager and are specifically exempted in the NZO from the requirement to obtain a Zoning Permit (§17.41.250(A)(7)).
Termination of Nonconforming Uses (Ordinance No. 15-01)
The NZO has a full Chapter that details the special provisions that are applicable to nonconforming uses and structures located within the City, along with provisions for their eventual discontinuation.
The NZO also details the various distinct types of nonconformities that can exist within the City, as well as the specific provisions of Ordinance No. 15-01 that allow the City to require the termination of a nonconforming use.
The City's Non-Conforming Use Termination Procedures Ordinance will be repealed as a part of the NZO adoption.
Water Wells (Ordinance No. 15-05)
The NZO is written as a permissive document, in that, a use must be either enumerated as an allowable use or be determined to be substantially similar to an allowable use. Drilling a water well is a distinct operation and not similar to any other allowable use. As such, the prohibition on drilling new private water wells is carried forward by not calling them out as an allowed use in any zone district within the Zoning Code.
Zoning Code Standards and Processes (Ordinance No. 07-06)
The NZO includes total floor area for single-family dwellings and regulations for street side setbacks related to through, corner, interior and odd shaped lots consistent with this Ordinance. Additionally, the procedures included in Ordinance No. 07-06 are reflected in the Revised Draft NZO.
The regulations of this Ordinance were codified in the City's existing Inland and Coastal Zoning Ordinances and will be repealed as part of the NZO adoption.

Goleta Municipal Code (GMC)

Repealing Sections Throughout

Misc. Permits, Licenses, Agreements & Permissions
Throughout the current Goleta Municipal Code are numerous types of permits, licenses, agreements, and permissions, which a property or business owner is required to obtain prior to commencing development or conducting business.
Many of these types of permits, licenses, agreements, and permissions are legacies from when the City incorporated and assumed many of the County's regulations without edits or revisions.
In many instances, there are conflicting or non-existent Review Authorities that should be cleaned up as well.

Existing Municipal Code Standards

Short-term Rentals (GMC Chapter 5.08).
Although no Zoning Permit is required, the NZO includes a section (§17.41.230) that references the need for obtaining a permit from the City Finance Director. Additionally, the NZO states that any ADU rented for less than 30 consecutive days is also subject to GMC Chapter 5.08 (including payment of Transient Occupancy Taxes in compliance with GMC Chapter 3.06).

Permits under other Department Review Authority, but Better-suited for NZO

Temporary Use Permit.
Numerous activity-specific permits are currently required within the GMC, which would be better served with a Temporary Use Permit (Chapter 17.56), such as the following:
Outdoor Festivals (GMC Section 9.08.040) – Currently City Manager review <5,000 people, City Council review > 5,000 people.
Live Entertainment (GMC Section 9.07.020) – Currently Finance Department.

The NZO also requires large events or reoccurring smaller events that have a greater potential to negatively impact the surrounding community, to obtain a Minor Conditional Use Permit (§17.41.250(C)).

Permits under Planning Review Authority, but Better-suited in Another Department

Newsrack Permit.
Ordinance No. 02-30 was codified in Chapter 12.14 of the Municipal Code and should be repealed as this type of fixture should simply require an encroachment permit/agreement and not a permit from PER.

Modifying Specific GMC Chapters and Sections

Design Review Board (GMC Chapters 02-08).
Several sections of the Design Review Board chapter of the Municipal Code that are directly applicable to new development projects are better-suited for inclusion within the NZO. This GMC should be modified to only discuss such things as the purpose, membership, and powers, such as those in Section 02.08.010 thru Section 02.08.120, with much of the remainder of the chapter being integrated into the NZO.

Goleta Municipal Code (GMC)

Other Possible Sections.

As the NZO is reviewed by the public and the City, there will be discussion on such topics as the proposed common procedures, specific development standards for different types of projects, the appropriate review authority for various types of development, etc. During which, there may be other chapters or sections of the Municipal Code that will require edits, additions, or deletion. Planning staff will be tracking those instances and wrapping them into the final recommendation to the Planning Commission and City Council during the NZO adoption process and hearings.

Goleta NZO Key Issues Guide – Workshop 2 and 3

Review Authorities and Permit Procedures

What has changed in the application process?

The following is a summary of the Review Authorities and Common Procedures (See Chapter 17.52 for more details on Common Procedures) for processing of development applications in the NZO. Many of these Review Authorities and procedures are the same as under the City's existing Inland and Zoning Ordinances. The City has flexibility in revising both who, or what body, makes decisions on applications and how those decisions and appeals are made (with some limitations). The following topics are discussed:

HOW TO USE THIS GUIDE

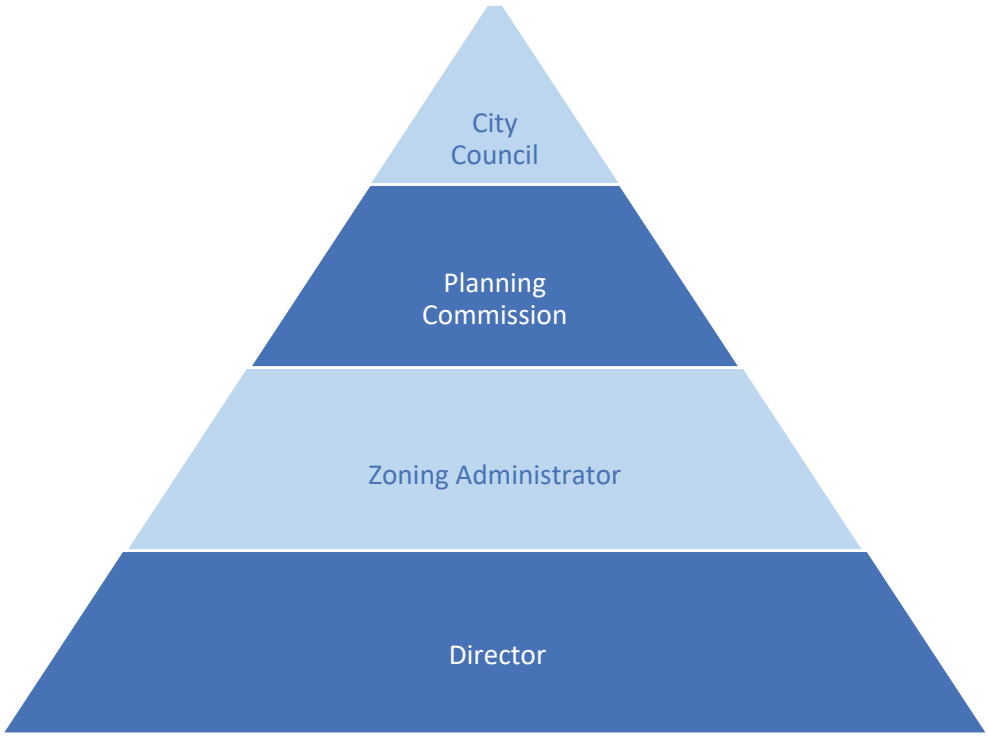
Highest Review Authority;
Review Authority;
Design Review Board;
Public Notice;
Required Findings;
Appeals;
Nonconforming Uses, Structures, and Lots; and
Changes of Use.

After staff's review, analysis and synthesis of comments and feedback received from prior outreach efforts, the NZO was revised to incorporate the results of those recommended edits. Staff requests that during the review and discussion of this portion of the Key Issues Guide [Review Authorities and Permit Procedures], the following questions be considered, and additional feedback given. This feedback will help staff further refine and revise Part V of the Revised NZO to best reflect the desires of the public and decisions makers in preparation of the Hearing Draft NZO as it relates to the following questions:

- Does the City support the specified Review Authorities for each type of Zoning Permit and Discretionary Action, as provided in the Revised Draft NZO?
- Does the City support the revised DRB procedures, including: 1) the three levels of review; 2) the allowance for multiple Conceptual Reviews; 3) the DRB role as a decision-maker and a recommendation body for Zoning Permits and Discretionary Actions, respectively; 4) the required findings for Design Review approval; and, 5) the appeal point for Design Review being at Final Review, rather than at Preliminary.

- Is the City satisfied with noticing requirements, including support for the increased noticing radius and including required notice for tenants? Does the City want to include any other forms of, or mediums for noticing?
- Does the City want to allow the approvals of smaller projects, including those requiring the ministerial approval of a Temporary Use Permit, Land Use Permit, or Coastal Development Permit to be non-appealable? A potential new administrative appeal path before the Administrative Hearing Officer could be included to verify that the applicable objective development standards of the Zoning Code were met.
- Are there any other issues relating to Review Authority or the Permit Process that require discussion and possible revisions?

Highest Review Authority §17.50.020(A), page V-1)



When two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one Review Authority, all applications for the project shall be under the jurisdiction of the Review Authority with the highest jurisdiction in compliance with the descending order shown to the right.

Review Authorities (Chapter 17.50, page V-1)

The table below identifies the Review Authority responsible for reviewing and making decisions on each type of application required by the NZO. (*Note:* in some instances, the Review Authority is required by State law (General Plan Amendments, Zoning Code Amendments)). Responsibilities of the Design Review Board is provided following the table. Descriptions of all the duties, organization, and powers of the City bodies and administrators authorized to make decisions under NZO can be found in Chapter 17.50 [Review Authorities]. A similar table to the one shown below can be found in the NZO (Table 17.50.020, page V-2). Note that the table includes an Administrative Hearing Officer as a Review Authority. This position is not provided any authority in the Revised Draft NZO except what is mentioned in this table. The Administrative Hearing Officer is a concept already included in the GMC and could serve as an alternative appeal point for certain Zoning Permits (CDPs, LUPs, and TUPs) where there was no application of discretion and only the objective

development standards of the Zoning Ordinance were applied. Otherwise, these small projects that comply with the applicable standards of the base zone district could be appealed to Planning Commission and potentially appealed again to City Council.

Review Authorities

	Director	Administrative Hearing Officer[1]	Zoning Administrator	Planning Commission	City Council
Administrative and Legislative Action					
Zoning Code Amendment				Recommend	Decision
General Plan Amendment				Recommend	Decision
Reasonable Accommodation	See Chapter 17.63, Reasonable Accommodations for Persons with Disabilities				
Specific Plans and Amendment				Recommend	Decision
Subdivision	See Title 16, Subdivisions				
Zoning Code Interpretation	Decision			Appeal	Appeal
Planning Permit or Action					
Coastal Development Permit	Decision	Appeal[1]		Appeal	Appeal
Coastal Development Permit (within Appeals Jurisdiction)	Decision[2]		Decision	Appeal[2]	Appeal
Design Review	See Chapter 17.58, Design Review				
Development Plan	See Chapter 17.59, Development Plans				
Emergency Permit	Decision				
Land Use Permit	Decision	Appeal[1]		Appeal	Appeal
Major Conditional Use Permit				Decision	Appeal
Minor Conditional Use Permit			Decision		Appeal
Modification			Decision		Appeal
Minor Change or Amendment	Decision				
Substantial Conformity Determination	Decision				

Review Authorities					
	Director	Administrative Hearing Officer[1]	Zoning Administrator	Planning Commission	City Council
Temporary Use Permit	Decision	Appeal[1]		Appeal	Appeal
Variance			Decision		Appeal
Zoning Clearances	Decision				

1. Potential new appeal path to Administrative Hearing Officer with no further appeals to Planning Commission or City Council.
2. Coastal Development Permit with waived hearing moves Review Authority to Director and appeal body to the Planning Commission.

Design Review Board (Chapter 17.58, page V-30)

The Design Review Board (DRB) is responsible for conducting discretionary design review for various types of development projects throughout the City in order to ensure the appropriateness of design and compatibility with the surrounding neighborhood. Additionally, the DRB provides the necessary oversight and assurances that all applicable design guidelines and architectural standards of the City are properly applied and adhered to through a project's initial design through to its final approvals before being authorized to begin construction.

Actions vs. Recommendations.

The DRB takes discretionary action or provides a recommendation to the Planning Commission (PC) or City Council (CC) in the following instances:

Action. The DRB conducts Design Review and make decisions to approve, approve with conditions, or deny the following:

- Certain small projects, including:
  - Decks that are more than 30 inches above grade;
  - Fences or walls six feet or more in height and gateposts of eight feet or more in height;
  - Ground floor additions of more than 750 square feet to a Single-Unit Dwelling or Duplex unit;
  - Second story additions of 100 square feet or more to a Single-Unit Dwelling or Duplex unit; and
  - Patios or porches of 100 square feet or more, or that use materials significantly different than the existing dwelling.
- All projects for which a building and/or grading permit is required that involve new construction or development, including signage or changes in landscaping, where such new construction or development is associated with a project previously subject to DRB review;
- Any project where DRB review is specified by action of the CC, PC, or the Director;
- Projects referred by the Director to the DRB for review;

- Exterior changes to the main structure that result from proposed construction or development of an ADU; and
- Development that would otherwise be considered "piecemeal," if processed separately.

Recommendation. The DRB conducts design review and makes a recommendation to approve, approve with conditions, or deny the design of development requiring Discretionary Review by the ZA, PC, or CC.

Levels of Design Review.

Conceptual Review. This level of review provides an applicant with a broad overview of a project with general comments provided to either revise, refine, or redesign a project at the direction of the DRB in order to move to the Preliminary level of review.

Preliminary Review. A formal review of a nearly finished and final design of a project, which has addressed any comments from the DRB and has adequately incorporated the direction given for any required changes. Once Planning staff and the DRB have agreed that the project is ready to move forward to the next level of review, the DRB will provide comments that will guide the drafting of the findings for Design Review Approval, which occurs during Final Review.

Final Review. The last level of review for a project where the DRB evaluates the working drawings and take a formal action to approve or deny a project based upon the required findings and the appropriate environmental document under CEQA.

Findings.

The Review Authority may only grant Final Design Review Approval if all eleven required findings of §17.58.060 can be made, as they relate to the following general topics:

- Neighborhood compatibility (i.e., size, bulk, scale, materials, layout, color, privacy, views, solar access, screened outdoor equipment);
- Minimized grading and adequate landscaping;
- Avoidance of protected resources; and
- Exterior lighting is appropriate and dark-sky compliant.

Public Notification (§17.52.050, page V-9)

The City provides public notice certain types of permits and actions.

CITY WEBSITE AND EMAILED NOTICE	The NZO does not require public notice on the City website or emailed notice. However, posting on the City website and emailed notice is currently City practice for larger projects, including all public hearings.
MAILED NOTICE	The NZO requires public notice to be mailed to all property owners and current occupants within 300 feet of proposed development projects that require a public hearing. These requirements are greater than previously required. Currently, the City provides mailed notice only to property owners within 300 feet of a proposed project (and residents within 100 feet, but only in the Coastal Zone).
ON-SITE POSTING	On-site, public notice must be placed on the subject property at least ten days prior to action on the requested Zoning Permit, except Zoning Clearances.
NEWSPAPER PUBLICATION	Required for public hearings.

Required Findings (§17.52.070, page V-12)

In taking action, the Review Authority must make affirmative findings of fact in order to approve the project or at least one negative finding of fact to deny a project. The NZO includes common findings that must be made for all projects. In addition, specific types of approvals may require additional findings. The common findings for all projects are:

- There is adequate infrastructure and services available to serve the proposed development.
- The proposed development conforms to the applicable provisions of this Title and any zoning violation enforcement on the subject property has been resolved.
- The proposed development is located on a legally created lot.
- The development is within the project definition of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

Appeals (§ 17.52.120, page V-17)

Appeal Bodies

The NZO includes different appeal bodies for different types of decisions. A summary of these appeal bodies for various actions is included in the Review Authority table and provided below:

Director Decisions

The following decisions of the Director may not be appealed: Zoning Clearances, Emergency Permits, Minor Changes, and Substantial Conformity Determinations.

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

Zoning Administrator Decisions

Decisions of the Zoning Administrator may be appealed to the City Council.

Design Review Board Decisions

Decisions of the Design Review Board may be appealed to the Planning Commission. An appeal of a Design Review Board decision shall be stayed until action on any accompanying Zoning Permit occurs.

Planning Commission Decisions

Decisions of the Planning Commission may be appealed to the City Council.

City Council Decisions

Decisions of the City Council on projects located within the Inland Area of the City are final and are not subject to appeal.

Coastal Zone Approvals

City approval of development within the Coastal Zone is appealable to the California Coastal Commission only in the following instances (1) the approved development is located within the Appeals Jurisdiction, or (2) the approved development is a Conditional Use.

Filing an Appeal

The NZO tightens the submittal requirement for the City to accept an appeal. An appeal application will not be accepted unless it identifies one or more of the following:

Development Standards	Design Standards
For decisions by the Design Review Board, a clear, complete, and concise statement of the reasons why the decision or determination is inconsistent with a specific zoning requirement or development standard set forth within this Title, the General Plan, or other applicable law.	A clear, complete, and concise statement of the reasons why the decision or determination is inconsistent with a specific design requirement set forth within this Title or the General Plan.

Nonconforming Uses, Structures, and Lots (Chapter 17.36, page IV-66)

With the changes in zoning regulations provided for in the NZO, the issue of what happens when a use, structure, or lot that complied with zoning regulations when it came into existence but would be illegal under the Revised Draft NZO is of critical importance. Nonconforming lots, structures, and uses are defined in the Revised Draft NZO (page VI-41) and regulated through Chapter 17.36.

The existing Inland and Zoning Ordinances regulate nonconforming use of land, building, and structures. These regulations also include provisions for termination of nonconforming uses (adopted by the City through City Ordinance No. 15-01) as well as a Limited Exception Determination for certain nonconforming industrial uses, allowing these uses minor enlargements, extensions, expansions, or structural alterations.

The NZO includes the following: procedures by which nonconforming uses may continue to operate and potentially become conforming uses; the termination procedures outlined in Ordinance No. 15-01; regulations for nonconforming structures, including rights to continue and to repair and restoration; and, a protection against nonconforming lots if the lot became nonconforming because of a conveyance of interest to a public entity through eminent domain. The Limited Exception Determination for certain nonconforming industrial uses was not carried forward into the Revised Draft NZO.

Changes of Use (§ 17.55.020(A), page V-24)

Part II of the NZO lists uses that are allowed with a Zoning Permit or are Exempt from permitting (denoted with a “P”). Typically, these uses (as opposed to any new structure that may house them) do not require a Zoning Permit. However, one instance where a Land Use Permit is required is when the new use constitutes a “Change of Use.” As provided in the NZO, a Change of Use occurs when either: the new use is within a different occupancy group under the California Building Code, the new use requires additional parking, or the new use requires new structures. Benefits of requiring a Change of Use permit is that any necessary development impact fees for the new use can be collected and any specific standards for the use in the NZO can be reviewed. However, this permit effectively creates an additional hurdle for the opening of a new business. The City could keep the existing proposed Change of Use requirements, remove them altogether, or further refine when a Change of Use permit is required and what type of Zoning Permit must be approved/issued.

Goleta NZO Key Issues Guide – Workshop 2 and 3

Permit Types

What has changed with permits in the NZO?

HOW TO USE THIS GUIDE

This portion of the Key Issues Guide is intended to present a discussion of the main differences in permit types between existing Goleta Inland and Coastal Zoning Ordinances and the Revised Draft New Zoning Ordinance (NZO). Staff's approach was to keep the permits and actions similar to the existing permits and actions and only make changes, additions, and deletions where necessary to facilitate appropriate review and processing, or to clarify the type or nature of development being entitled. The following list includes both staff-level permits as well as types of development applications that require discretionary review and approval. The following pages describe the type of development would require either a staff-level ministerial review and approval of a Zoning Permit, or the Discretionary review and approval at a public hearing.

New Permit Types Included in the NZO (New Permit Types)

- Zoning Clearance (ZC)
- Temporary Use Permit (TUP)

Existing Permit Types Retained in the NZO (Retained Permit Types)

- Overall Sign Plan (OSP) – 17.40.100
- Time Extension (TEX) – Chapter 17.52.090
- Amendments (AMD) – 17.52.100
- Substantial Conformity Determination (SCD) – 17.52.100
- Land Use Permit (LUP) – Chapter 17.55
- Conditional Use Permits: (CUP) – Chapter 17.57
- Development Plan (DP) – Chapter 17.59
- Variance (VAR) – Chapter 17.60
- Coastal Development Permit (CDP) – Chapter 17.61
- Coastal Development Permit with a Public Hearing (CDH) – 17.61.070
- Modification (MOD) – Chapter 17.62
- Emergency Permit (EMP) – Chapter 17.64
- Specific Plans (SP) – Chapter 17.68

Existing Permit Types Removed from the NZO (Removed Permit Types)

- Lot Line Adjustments (LLA)
- Parcel Maps (TPM)
- Sign Certificate of Conformance (SCC)
- Oil Drilling & Production Plans
- Reclamation and Surface Mining Permits

New Permit Types

Permit Types	Description
Zoning Clearance (ZC)	A type of Zoning Permit required prior to development subject to Chapter 17.54 [Zoning Clearance], to ensure compliance with the provisions herein and all applicable standards and policies of the General Plan.
Temporary Use Permit (TUP)	A type of Zoning Permit required prior to the use of real or private property in a manner that is subject to Chapter 17.56 [Temporary Use Permits] and intended to be conducted for a short period of time, or intermittently for short periods of time for a duration of not more than one year, in compliance with the provisions herein and all applicable standards and policies of the General Plan.

Retained Permit Types

Permit Types	Discussion
Overall Sign Plan (OSP)	Discretionary approval for a coordinated plan that includes details of all signs that are proposed to be placed on a site, including master identification, individual business and directory signs (§17.40.100).
	The OSP is moved into the NZO from its current location in Article I, Chapter 35.
Time Extension (TEX)	A request to extend the expiration date of an approved project, which must be submitted prior to the current expiration date (Chapter 17.52).
Amendment (AMD)	The discretionary review of a proposed change to a previously approved project that cannot be found to substantially conform to the prior approval (§17.52.100).
	Note: The AMD had been eliminated in the prior draft NZO but was reinstated in this current revised draft.
Substantial Conformity Determination (SCD)	Discretionary review of a request by an applicant for approval of a slight deviation, or deviations, from a previous approval in order to carry out a project (§17.52.100).
	The SCD has been embedded into NZO text rather than being included as Appendix as it was in the existing zoning code.
Land Use Permit (LUP)	A type of Zoning Permit required prior to development to ensure compliance with the provisions herein and all applicable standards and policies of the General Plan (Chapter 17.55).
	Note: The LUP had been eliminated in the prior draft NZO but was reinstated in this current revised draft.

Retained Permit Types

Permit Types	Discussion
Conditional Use Permit (CUP)	Includes both "Major" and "Minor" Conditional Use Permits, which are subject to Discretionary approval due to the potential negative effective of the use on the surrounding area or because it is not an outright permitted use in a particular base zone district. Such uses require public hearing(s), a higher level of scrutiny and environmental review, and strict application of project-specific Conditions of Approvals (Chapter 17.57).
Development Plan (DP)	Discretionary review of a project that due to its size, location, scale, or type of development being proposed requires comprehensive review (Chapter 17.59).
	Note: The DP had been eliminated in the prior draft NZO but was reinstated in this current revised draft.
Variance (VAR)	Discretionary approval that grants special permission to a subject lot that is a departure from the specific requirements of this Title due to special circumstances regarding the physical characteristics of the property and/or the deprivation of property rights or privileges available to other property in the same zoning classification if the City strictly applied all applicable development standards (Chapter 17.60).
Coastal Development Permit (CDP)	A type of entitlement permit for development within the Coastal Zone for projects that are within the jurisdictional boundary of the Coastal Commission.
Coastal Development Permit/Public Hearing (CDH)	A type of entitlement permit for development within the Coastal Zone that requires a Public Hearing due to its location within the Appeals Jurisdiction of the Coastal Commission.
Modification (MOD)	Discretionary review of a request to reduce or otherwise modify certain development standards, due to practical difficulties or site conditions or constraints, and where the design could be improved, and constraints avoided or protected with minor relaxation of a limited number of applicable standards (Chapter 17.62).
Emergency Permit (EMP)	A type of Zoning Permit to allow flexibility in dealing with a legitimate Emergency, while also ensuring development is in compliance with the provisions of this Title and all applicable standards and policies of the General Plan (Chapter 17.64).
Specific Plans (SP)	A plan prepared pursuant to Chapter 17.68 [Specific Plans] in accordance with California Government Code Section 65450 et seq.

Removed Permit Types

Permit Types	Discussion
Lot Line Adjustments (LLA)	A Lot Line Adjustment is a procedure that may be used under certain specified circumstances as a method for making minor revisions to shared property lines between two or more legal lots of record. Lot Line Adjustments are removed from the NZO because they are covered under the CA Subdivision Map Act and the Goleta Municipal Code (see Chapters 16.01 and 16.13).
Parcel Maps (TPM)	The division or subdivision of a lot, tract, or parcel of land into two or more legal lots, plats, or sites for the purpose of establishing or creating a subdivision through sale, lease, or building development. Parcel Maps are removed from the NZO because they are covered under the CA Subdivision Map Act and the Goleta Municipal Code (see Chapters 16.01 and 16.02).
Sign Certificate of Conformance (SCC)	An entitlement permit certifying that a proposed sign meets the required specifications and development standards of the zoning ordinance for sign and signage located within the City.
	The SCC has been eliminated in the NZO and the review would be undertaken by the Design Review Board and followed by the issuance of a Zoning Clearance.
Oil Drilling & Production Plans	Discretionary review of the facilities for oil and gas drilling and/or production, which may, because of scale or location of development, have a significant potential for impacts on natural resources, in order to ensure that those impacts are minimized to the maximum extent feasible.
	Oil and gas facilities are now regulated as nonconforming uses and no new production facilities are allowed within the City.
Reclamation and Surface Mining Permits	A review and permitting of reclamation and mining operation plans in order to prevent or minimize adverse effect on the environment and to protect the public health and safety.
	This type of permit is an antiquated and obsolete permit since no reclamation or surface mining operations exist, nor would be permitted to exist, within the City.

Goleta NZO Key Issues Guide – Workshop 4

Open Space, Height, Floor Area, Fences and Hedges, Outdoor Storage, and ESHA

What has changed?

The following portion of the Key Issues Guide will focus on discussing several key topics that were identified by either the public or the Planning Commission as issues that Planning staff should revisit while revising the NZO or are key topics that Planning staff has identified as worthy of further consideration and discussing during the current round of scheduled public Planning Commission workshops. Specifically, the following topics are covered: Development Standards, such as Open Space, Height, and Floor Area; Fences, Walls, and Hedges; Outdoor Storage of materials; and Environmentally Sensitive Habitat Areas.

The key issues Include:

- Open Space
- Height
- Floor Area
- Fences, Freestanding Walls, and Hedges
- Outdoor Storage
- Environmentally Sensitive Habitat Areas

HOW TO USE THIS GUIDE

This Key Issues Guide compares the City's existing development standards to the new standards included in the Revised Draft New Zoning Ordinance (NZO). The tables also offer a discussion of possible steps for moving forward to address the proposed changes and the reasons for staff's recommendation for each change.

Development Standards

Open Space

Open Space Comparison			
Revised NZO Citation	Existing Methodology	New Methodology	Moving Forward
Minimum Dimension			
Section 17.03.140 (page I-17)	None required.	Private open space must have horizontal dimensions of six feet or more. Common open spaces must have horizontal dimensions of 20 feet or more and less than 10 percent average slope.	Ensures that for common open space, the requirement isn't met by aggregating small areas that are not truly for the use and enjoyment of all residents.
Required Amount			
Section 17.07.050(B) (page II-6) and 17.07.060(B) (page II-7) Table 17.08.030 (page II-15)	DR Design Residential District 40% of net area of property as common open space; Private patios equal to 20% of gross floor area of residence (if condo, stock coop, or community apartments). PRD Planned Residential Development District At least 40% in common and/or public open space. VS Visitor-Serving Commercial District 40% public and/or common open space.	RM Medium-Density Residential District 150 sq. ft. Common and 60 sq. ft. of private open space per unit. RH High-Density Residential District 100 sq. ft. common and 60 sq. ft. of private open space per unit. RMHP Mobile Home Park District 100 sq. ft. total per unit, at least 60 sq. ft. must be private open space. VS Visitor-Serving Commercial District 40% common open space. Mixed-Use Development 60 sq. ft of common/private where	The proposed methodology in the NZO relies on a requirement of open space per dwelling unit (or resident), rather than as a percentage of the lot for residential uses. This better reflects the intent of this requirement as an amenity for the residents on site. The standard could be re-termed to "amenity space" to better reflect the intent of this requirement.

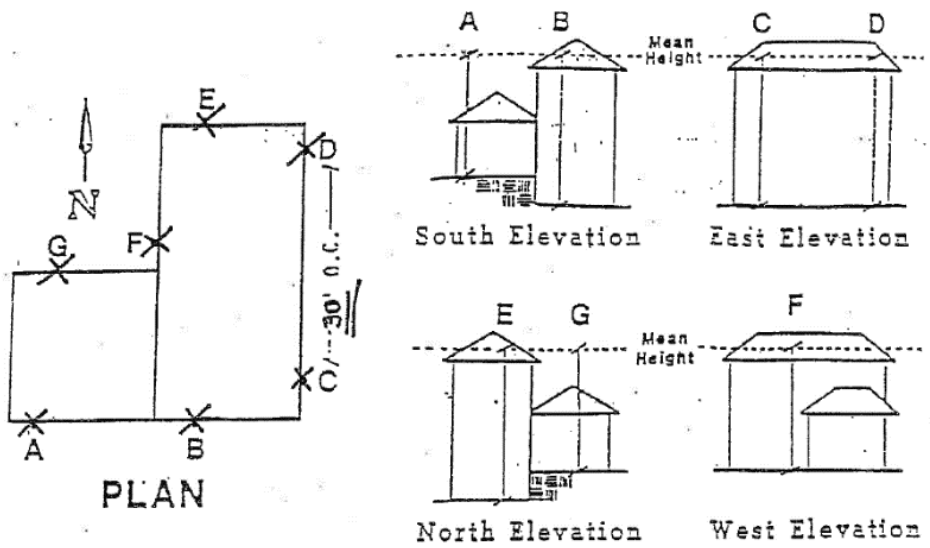
Open Space Comparison

Revised NZO Citation	Existing Methodology	New Methodology	Moving Forward
Section 17.24.120 (page IV-10) **Section 17.41.210(B)** (page IV-142)		40% or less floor area is residential. If more than 40%, apply RH standard. **Large Residential Care Facilities Care** 50 sq. ft. common open space per resident.	
Definition			
Section 17.73.020 (page VI-42)	Common open space includes a variety of recreational space, but notably excludes "other developed areas", which has caused confusion in the past. Private open space is defined as patios, decks, and yards for use of individual dwelling units.	Common Open Space is areas for outdoor living and recreation intended for the use of residents and guests of more than one dwelling unit. Typically, these areas consist of landscaped areas, walks, patios, swimming pools, playgrounds, turf, or other improvements to enhance the outdoor environment of the development. Private Open Space is areas for outdoor living and recreation that are adjacent and directly accessible to and for the exclusive use of a single dwelling unit. Typically, these areas consist of courtyards, balconies, decks, patios, fenced yards, and other similar areas.	The updated definition of common open space provides some clarity as to the scope of what areas may count towards an open space requirement. Rather than excluding "other developed areas", the proposed definition is broad enough to include areas that improve the outdoor environment.

Height

Height Comparison

Measuring Height
Existing Methodology
Currently, the height measurement is taken from average finished grade under the building to the mean height of the highest gable. (See Figure below).



BUILDING HEIGHT CALCULATIONS

Elevations taken from the finish grade to the mean height of the highest gable.

A= 20'
B= 26'
C= 26'
D= 26 '
E= 26'
F= 20'
G= 20"

Total heights = 164
164 divided by 7

Building height = 23.5'

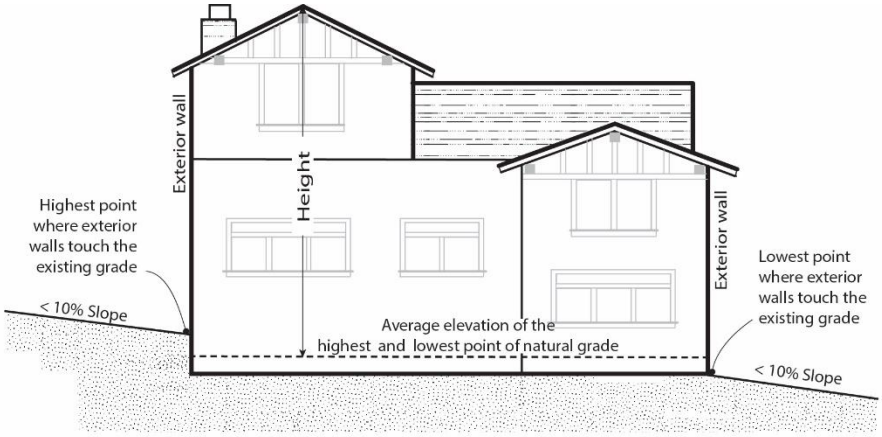
Height Comparison

New Methodology

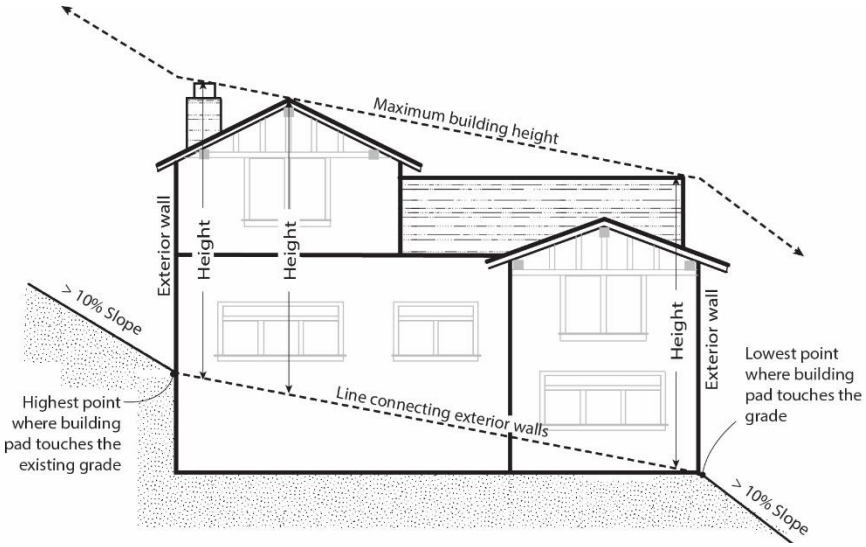
(See NZO §17.03.100)

Height measurement is taken from the average elevation of the highest and lowest point of existing grade under the building to the highest point of the roof, with a slight variation for structures on slopes. This approach provides a more straightforward height calculation, as shown in the figures below. Furthermore, in order to encourage non-flat roofs and roof-top solar, an additional 3 feet is allowed if using a roof pitch of 4:12 (rise to run) or greater to encourage non-flat roofs and roof-top solar.

Building Height on Non-Sloped Lots.



Building Height on Sloped Lots.



Height Comparison

Revised NZO Citation	Existing Standard	New Standard	Explanation
Height Exceptions			
Section 17.24.080 (page IV-6)	Elevators and stair housing, antennae, flagpoles, monuments, oil and gas derricks, church spires, wind turbines, and similar architectural features can be up to 50 feet in all districts.	Projections based on height above structure, not an absolute height as is currently allowed. Chimneys, decorative features, spires, and rooftop open space – 20% above structure height. Elevator(s) and stair towers – 10 feet. Flagpoles regulated in Sign Chapter.	Proposed standards better limit projections and regulate based on the structure to ensure they are proportional. For instance, in a district with a 35 foot height standard, architectural projections now are permitted to 50 feet. Under the proposed regulations, the projection would be allowed to go to 42 feet.
Height Modifications			
Section 17.62.020(B)(1) (page V-51)	Up to 10% increase in District height standard; approved by Zoning Administrator.	Up to 50% increase in District height standard, approved by Planning Commission.	Exceptions to Height (and Lot Coverage) standards must be approved by Resolution (pursuant to the General Plan). The Zoning Administrator does not adopt resolutions, so these two modifications must go to a higher review authority than in the existing zoning ordinances. Because of the higher Review Authority, the potential modification is higher (50%) than existing. This could be reduced closer to the existing allowed modification.

5 Floor Area

Floor Area Comparison

Revised NZO Citation	Existing Standards	New Standards NZO §17.03.080	Moving Forward
Section 17.03.080 (page I-11) Applied throughout the Revised Draft NZO.	Floor area distinguishes between gross and net: • Gross is measured to the surface of interior walls and includes corridors, stairways, elevator shafts, attached garages, porches, balconies, basements, and offices. • Net excludes vents, shafts, stairs, corridors, attics, and unenclosed porches and balconies. Gross is the common form of floor area use. Net are references only in a couple instances. *Note:* Some building code calculations for area are measured using the exterior extent of the exterior wall and calling that "gross."	Floor area is calculated as one measurement taken from the interior of the surrounding exterior wall of a structure, with some exclusions (e.g., mechanical rooms, below-grade crawl spaces) and counting stair and elevator space once regardless of the number of stories.	The Revised NZO approach provides a clear standard for all floor area related standards throughout Title 17. Simplifying the term to use one rule of measurement provides clarity. However, the City could revise the definition, including lining up the Floor Area measurement with the existing definition of Gross Floor Area which is currently used extensively in the existing Zoning Ordinances.

Fences, Freestanding Walls, and Hedges

Fences, Freestanding Walls, and Hedges Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Within the Front Setback			
Section 17.24.090(A)(1) (page IV-7)	Exempt if fence or wall is 6 feet or less and gatepost is less than 8 feet in height. If greater than 6 feet in height, Minor CUP Required.	Same standard as existing, subject to ensuring adequate vision clearance.	The existing standard brought forward with the Revised Draft NZO to ensure consistency. The City could consider further limit the height of fences in the front setback to reflect the less rural nature of the City as compared to the County and to address the walling off of properties from the public right-of-way.
Materials			
Section 17.24.090(B) (page IV-8)	No existing standards.	With limited exceptions, limitations on the use of chain link and concrete/masonry block. Requirement for more-finished side to be facing outward.	Design elements added to ensure aesthetic quality of fencing as many fences and walls will not need permits and not get reviewed by DRB.

Fences, Freestanding Walls, and Hedges Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Hedges			
Section 17.24.090 (B)(4) (page IV-8)	Fence development standards include Walls, but not Hedges.	Hedges now included with fences and walls in terms of heights and permit requirements.	The addition of hedges is intended to clear up a gap in existing regulations within the City. The City could revise this section to provide different height standards and/or permit requirements for hedges.
Vision Clearance			
Section 17.24.090(D) (page IV-8) and **Section 17.24.210**	Inland – Corner lot vision triangle in all zones: 10 feet Coastal – Corner lot vision triangle: AG & RES Districts: 10 feet. All other zone districts: 7 feet. Height limit in vision triangle: Inland – 3 feet; Coastal – 4 feet.	The NZO defers to the Public Works Department for determining the appropriate vision triangle dimensions for new development.	The deference to Public Works reflects the reality that the vision clearance requirements in the existing Zoning Ordinances are inadequate. Staff could work further with Public Works to provide greater clarity with rerepeat to codifying vision clearance dimensions.

Outdoor Storage

Outdoor Storage Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Section 17.24.130 (page IV-10)	No standards for outdoor storage. GMC Chapter 12.13 regulates the accumulation of materials visible from a public street, alley, or neighboring property as a public nuisance.	Standards apply to the storage of materials or goods for sale or use as part of a business outside of a building for more than 72 hours. **Residential, Commercial, Office, and Open Space Districts:** No outdoor storage is permitted. **Industrial and Public and Quasi-Public Districts:** Not permitted in front or street side setbacks. **Agricultural Districts:** Allowable if associated with a permitted agricultural use, located outside of all required setbacks, and screened from adjacent residential properties and public rights-of-way. All allowable outdoor storage must be screened from public views.	The intent of the standards to is to limit the potential for negative visual impacts to the surrounding area and neighborhoods. The City could consider allowing more flexibility in certain zone districts for the outdoors storage of materials and goods or adjust some of the current NZO standards to be more-strict and limiting throughout all zone districts, or only in certain zones.

Environmentally Sensitive Habitat Areas

Environmentally Sensitive Habitat Areas Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Overall Framework			
Chapter 17.30 (page IV-39)	ESH-GOL and RC-GOL overlays taken from the County's 1993 Goleta Community Plan for development within mapped ESHA.	ESHA-specific Chapter added. Includes standards for various ESHA, requirements for Initial Site Assessment Screenings and Biological Studies, and specific mitigation, restoration and monitoring requirements.	The standards and procedures in the draft NZO are designed to fully implement the General Plan Conservation Element.
Section 17.30.070(B) (page IV-45)	No specific standard in Inland. In Coastal, 100 feet for streams in urban areas, which can be adjusted up or down based on four factors (not based on proposed development).	100-foot default setback Can be reduced, but not less than 25 feet, with approval of Major CUP.	Allowance to reduce SPA buffer consistent with General Plan policy CE 2.2 with high burden of Major CUP, for a setback less than 100 feet, which will trigger CEQA review. Staff could review the language allowing for SPA buffer reductions to further clarify in what instances the Planning Commission could approve a reduction.
Initial Site Assessment			
Section 17.30.030 (page IV-40)	Development within ESHA Overlays require application information to determine potential impacts to ESHA.	Trigger for Biological Study is development within 300 feet of ESHA. In previous draft, the trigger was for a Biological Study where development within 100 feet of ESHA.	Trigger expanded to include development beyond the actual ESHA. This reflects the reality that new development outside of, but near ESHA could still have negative impacts on the ESHA.

Environmentally Sensitive Habitat Areas Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
			The City could alter the distance from ESHA that triggers a Biological Study so as to impact fewer projects that may be less likely to impact ESHA, similar to the previous draft NZO. Staff could also develop an additional EHSA overlay. However, such an overlay may not include all actual ESHA and would need to be updated whenever ESHA is either identified, changed, or removed. In addition, the General Plan already includes a figure for mapped ESHA that can guide enforcement of this development standard (see General Plan Figure 4-1).
		Fencing	
Section 17.30.050(J) (page IV-44)	No specific fencing regulations with potential to impact ESHA.	Prohibited in EHSA or ESHA buffer. Where potential to impact ESHA, height limit of 40 inches; 14-inch ground clearance, no solid or chain-link fences allowed.	Intent of regulation is to ensure adequate passage for animals accessing ESHA. Planning Commission comment did note concern regarding rodents from gaining access to private yards. The standard could be removed or further limited so as to not have such an impact on private property owners.

Environmentally Sensitive Habitat Areas Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Grading and Grubbing			
Section 17.24.100 (page IV-9)	Inland No standards unless within the ESH-GOL Overlay. Within ESH-GOL: LUP. Vegetation Removal of up to 1-acre or 50-499 linear feet of creek bank; grading of more than 50 cubic yards, but less than 1,500; or removal of native trees of over 6-inch DBH or in Butterfly habitat. Minor CUP. Vegetation removal of more than 1-acre or more than 500 linear feet of creek bank; or grading of more than 1,500 cubic yards. Coastal Zone Standards for general sensitive habitat protections, prohibited uses within habitat area, and required buffers for new development. No applicability unless associated with a project otherwise needing a CDP.	Exempt. More than 500 feet from ESHA. Zoning Clearance. Between 100 and 500 feet of ESHA. LUP/CDP. Within 100 feet, but not abutting ESHA. Minor CUP. Blanket requirement within or adjacent to ESHA.	The NZO includes new provisions for grading and grubbing within the City, even if not associated with a larger project, which would likely trigger different levels of review depending on its proximity to any protected resource (e.g., ESHA, Cultural, Historic, etc.).

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Goleta NZO Key Issues Guide – Workshop 5

Parking and Loading, Signs, and Lighting

What has changed?

The following workshop will focus on discussing several key topics that were either identified by the public or the Planning Commission as issues that Planning staff should revisit while revising the NZO and/or are key topics that Planning staff has identified as worthy of further consideration and discussion during the current round of scheduled public Planning Commission workshops. Specifically, the following topics will be covered: Parking and Loading Standards, such as for RVs and Trailers, or Reductions in required on-site Parking; Signs; and Lighting.

The key issues Include:

<u>Parking and Loading</u>
Parking Reductions
Recreational Vehicles (RVs) and Trailers
Bicycle Parking
Parking Lot Landscaping and Cover

<u>Signs</u>
Overall
Exempt Signs
Prohibited Signs
Measuring Sign Area
Overall Sign Allowance
Electronic Changeable Copy
Sign Types by District
Approvals and Procedures

<u>Lighting</u>
Overall
Temporary Exemptions
Light Trespass
Lighting Color

HOW TO USE THIS GUIDE

This portion of the Key Issues Guide compares existing development standards to the new standards included in the Draft New Zoning Ordinance (NZO). The tables in this guide also demonstrate the steps moving forward to address those proposed changes and reasons for each change.

Parking and Loading

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.
Old Town			
Section 17.38.040(D) (page IV-84) Section 17.38.050(E) (page IV-85)	Parking standards may only be reduced as part of the Discretionary Review.	Reductions within the C-OT District: A nonconforming parking credit for existing under-parking. Credit for on-street parking that is located adjacent to frontage.	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.

Parking and Loading Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Other Reductions.			
Section 17.38.050 (page IV-84)	Parking standards may only be reduced as part of the Discretionary Review.	Reductions if there is: A Transportation Demand Management program; Availability of public transit; Motorcycle/moped parking; Shared Parking; and/or A project-specific parking modification through a Discretionary Review.	Intent of the parking reductions to address mode shift and less reliance on individual automobiles. 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. The City could also create an even more diverse set of options and alternatives to reduce required on-site parking throughout the City.
Recreational Vehicles (RVs) and Trailers			
Section 17.38.070(A)(3) (page IV-86)	RV/Trailers allowed if less than 8 feet in width, 13.5 feet in height, and 40 feet in length. Must be screened for view from public streets. 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.	RVs and Trailers allowed in all setbacks with the several limitations: • 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. No additional screening requirements for RVs/Trailers.	Revisions were made to previous draft to address public concern and direction from the Planning Commission. As noted to the left, the revised standards are more flexible than existing standards that require screening. The City could revert to the existing standards, revert to previous draft that included a front setback prohibition, or develop different requirements.

Parking and Loading Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Bicycle Parking			
Section 17.38.080 (page IV-87)	May be required when project is reviewed by Planning Commission. No explicit requirement included in zoning ordinances.	Short Term – 10 percent of required automobile parking; minimum of two. Long-Term – 1 per unit in multiple-unit residential; 1 per 10 vehicle spaces for large non-residential projects and uses.	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.
Parking Lot Landscaping and Cover			
Section 17.38.100(J-K) (page IV-98)	For larger parking lots, trees, shrubbery, and ground cover must be provided at suitable intervals.	50% of parking areas must be shaded or of light-colored materials. 10% of parking area must be landscaped.	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.

Signs

Signs Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Overall			
Chapter 17.40 (page IV-106)	The existing Zoning Ordinance still refers to the old County Sign Regulations of Article I, Chapter 35.	The NZO incorporates the guiding General Plan standards from policy VH 4.13 for new and existing signs/signage into the development standards detailed throughout the approximately 24 pages of zoning standards within Chapter 17.41. This chapter also aims to address changes in sign use and address Constitutional speech issues.	The updated sign regulations are meant to better fit within the NZO and as such, specific sign procedures have been eliminated. The City could revert to the County ordinance, adopt the NZO standards as written, or chose to revisit specific types of signs in order to further refine proposed standards.
Exempt Signs			
Section 17.40.030 (page IV-107)	Five exemptions included: Certain flags, signs of governmental entity, signs of public utility for safety purposes, signs required by law, and signs within buildings. Other signs do not need a Sign Certificate of Conformance (including various temporary signs).	Much more exhaustive list included. New sign types like mobile vendor signs added. Additionally, exemptions included to ensure compliance with recent case law regarding signage and free speech issues.	The inclusion of a more detailed exempt list provides clarity to users and provides clear limits as to when the exemption applies.

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).
Measuring Sign Area			
Section 17.40.060(H) (page IV-115)	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. In the case of a double-faced sign, only one face of the sign shall be included in the sign area measurement.	The NZO retains the existing methodology for measuring the overall area of a sign. *Note:* 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.	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.
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.

Signs Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Electronic Changeable Copy			
17.40.060(I)(1) (page IV-117)	Electronic changeable copy not mentioned. Changeable copy allowed in certain enumerated instances (including certain public entertainment uses, services stations, and churches). The previous Draft NZO included an allowance for electronic changeable copy on certain parcels with a display duration of 4 seconds.	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.
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).

Signs Comparison

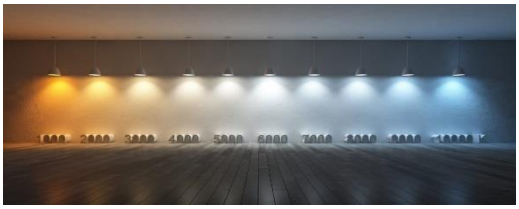
Revised NZO Citation	Existing Standards	New Standards	Explanation
Approvals and Procedures			
Section 17.40.100 (page IV-124) **Section 17.54.020** (page V-22)	Sign Certificate of Conformance (SCC) for individual signs done at staff level. Overall Sign Plan (OSP) for Shopping Centers reviewed by DRB and approved by the Zoning Administrator.	Individual signs that are not part of an OSP require a Zoning Clearance (SCCs eliminated) and DRB review. 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.	Removal of SCC and replacement with a ZC is meant to simplify permit procedures while maintaining a similar process. 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.

Lighting

Lighting Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Overall			
Chapter 17.35 (page IV-63)	The current Zoning Ordinance does not include any provisions for exterior lighting. 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.	The NZO incorporates the guiding General Plan standards from policy VH 4.12 within Chapter 17.35 for all outdoor lighting. 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. As part of the Design Review Board's review of proposed signage, compliance with dark-sky standards is required for approval of a project.	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.
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.	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. The City could eliminate this exemption or limit the number of renewals allowed.

Lighting Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Light Trespass			
Section 17.35.040(C) (page IV-65)	No universal standard currently exists. 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.	Light level at property cannot exceed 0.1 foot-candles. The previous Draft NZO only included the existing Lighting Guidelines trespass guidance as a standard (including only applying the standard to parking lot lighting).	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. The City could revise this standard or make the standard variable based on the purpose of lighting (e.g., security vs. decorative).
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).

Goleta NZO Key Issues Guide – Workshop 6

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

What has changed?

The following workshop will focus on discussing several key topics that were either identified by the public or the Planning Commission as issues that Planning staff should revisit while revising the NZO and/or are key topics that Planning staff has identified as worthy of further consideration and discussion during the current round of scheduled public Planning Commission workshops. Specifically, the following topics will be covered: Energy, Housing Issues, such as Small-Scale Units, ADUs, and Inclusionary Housing; Community Assembly, including Churches; Mobile Vendors; and Accessory Uses.

The key issues Include:

- Energy
- Housing
- Community Assembly
- Mobile Vendors
- Accessory Uses

HOW TO USE THIS GUIDE

This Key Issues Guide compares existing development standards to the new standards included in the Revised Draft New Zoning Ordinance (NZO). The tables in this guide also provide an explanation as to why any proposed changes were made.

Energy

Energy Comparison			
Revised NZO Citation	Existing Standards	New Standards	Explanation
Wind Energy			
Section 17.24.020(D)(3) (page IV-3)	Wind Energy Systems: Major CUP in Residential, Other districts 1 with an LUP, 2+ Minor Conditional Use Permit; AG permitted outright in some instances.	Wind machines classified as an accessory structure and only permissible within the Agricultural Zone District with a 100-foot setback. Wind Energy Conversion Systems (WECS) not allowed.	Change reflects semi-urban nature of the City. Large wind power installations do not fit within the City; more suited for rural areas.
Solar Energy Systems			
Section 17.24.180 (IV-14)	Solar panels located on rooftops do not need a permit. Ground-mounted systems need an LUP.	Solar energy systems exempt from permitting and height and setback standards, consistent with the Solar Rights Act. Solar Energy Systems definition added. Exception to height limit for pitched roofs.	Changes reflect State law and support installation of solar energy systems.
Oil and Gas			
Chapter 17.37 (page IV-72)	Oil Drilling and Production has its own regulations; a Major Conditional Use in AG-1, C-2, C-3, M-RP, M-1. Treatment and Processing Facilities; a Major CUP in Agricultural districts.	Only new oil and gas facilities that would be permitted are Oil and Gas Pipeline projects with a Major Conditional Use Permit.	Limits on Oil and Gas facilities guided by General Plan Policy LU 10.

Energy Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Electrical Vehicle Charging			
Section 17.38.100(G) (page IV-98)	No requirement for EV charging facilities.	Multiple-unit development, office, and lodging uses to provide five percent of parking spaces be electrical vehicle charging stations if the parking facility contains 20 or more parking spaces.	This new requirement is intended to place a clear requirement for charging station parking to further City's carbon emission reduction goals. Currently, this may be required through development review.
Battery Storage			
N/A	No specific regulations for battery storage facilities. Allowed with a Minor Conditional Use Permit in all zones.	Not included within the definition for the Use Classification definitions.	Pending further discussion, staff will add in battery storage either as a unique land use or within a land use already defined in the NZO. See Energy/Green Issues Standing Committee Meeting agenda for February 7, 2019.

H Housing

Housing Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Diverse Housing Types			
Tables 17.07.020, 17.08.020, and 17.09.020 (page II-2) **Chapter 17.41** (page IV-126) **Section 17.72.010** (page VI-3)	Regulations and allowances included for Special Care Homes, Dormitories, Transitional and Supportive Housing, and Farmworker Housing.	Regulations and allowances included for Emergency Shelters; Farmworker Housing; Group Residential; Live/Work Units; Residential Care Facilities; Residential Facility, Assisted Living; Single-Room Occupancy (SRO) Housing; Supportive Housing; and Transitional Housing.	Allowances and standards for various housing types included to implement General Plan Policies HE 2.1., HE 2.2, and HE 3.2 as well as implement requirements of State law.
Special Needs Housing			
Section 17.07.030(A) (page II-5)	No similar standard currently exist for housing for people with special needs.	Within RH District, additional density allowed above the district standard of 30 units/acre. Special Needs Housing defined to include Emergency Shelters, Transitional and Supportive Housing, Residential Care Facilities, and Farmworker Housing.	Implements General Plan Policy LU 2.7.
Small-Scale Units			
Section 17.07.050(C-D) (page II-7)	No similar standard currently exists for Small-scale units.	Multiple-unit developments in RM and RH zone districts, units of 500 sq. ft. or less have the following development standards: • Required Parking. One space for every two units. • Density. Each unit counted as 0.75 of a unit.	Not required but supports General Plan Housing Element Policy HE 2.1.

Housing Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Density Bonus			
Chapter 17.27 (page IV-24)	State law implemented by reference to California Government Code in Ordinance No. 15-03.	NZO still relied primarily on reference to State law. Some procedural information, including the requirement and content of a Density Bonus Agreement.	State housing law requires density bonuses and the law is often changed. NZO references the law rather than needing to edit NZO each time changes are made to the law.
Inclusionary Housing			
Chapter 17.28 (page IV-27)	No standards codified currently. General Plan Policy HE 2.5 applied to projects through conditions of approval.	Applies to "for-sale" units only. New findings added to support City-preferred outcomes added for Inclusionary Housing. Fractional unit calculations added to clarify process when partial dwelling units would be required.	Ensures consistency with General Plan Policy HE 2.5. This Chapter could be modified to include rental units; however, it would require that HE 2.5 be amended to include rental units in addition to for-sale units.
Accessory Dwelling Units (ADU)			
Section 17.41.030 (page IV-127)	Ordinance No. 18-01 created updated regulations for ADUs that are now being applied to new applications.	No substantive changes from Ord. No. 18-01.	Implements State law. Supports General Plan Policy HE 2.7.

Community Assembly

Community Assembly Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Tables 17.07.020, 17.08.020, 17.09.020, and 17.11.020 (page II-2)	Churches are permitted use in PI District; Require a Major CUP in all other Zone Districts (except AG and M-GOL, where they are prohibited). Previous Public Draft NZO included specific use standards for Community Assembly, including a limit on hours of operation unless the use received approval of a CUP.	In Revised Draft NZO, Community Assembly requires a Major CUP wherever religious institutions listed as an allowed use in the General Plan except for OI, where no discretionary approval is required. Specific use standards for Community Assembly not included.	The revised approach is designed to ensure consistency with existing practice of the City regarding churches. The City could consider reverting to the approach in the previous Draft NZO or consider a different approach.

Mobile Vendors

Mobile Vendors Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Tables 17.08.020 and 17.09.020 (page II-10) **Section 17.41.180** (page IV-140)	No adopted regulations for mobile vendors. The City considers their use as prohibited but has considered mobile vendors a low-priority enforcement issue (See City Council Item B.6 from July 18, 2017).	Mobile Vendors are allowed in CR, CC, OT, VS, CI, CG, BP, OI with the requirement of a Temporary Use Permit. Specific use standards included to address mobile vendors, including food trucks.	Approach seeks to provide a path forward for mobile vendors while ensuring that these uses do not have significant negative impacts or unintended consequences. The City could pursue either a more-lenient or more-strict approach to regulating mobile vendors, including changing the permit path and locations where they are allowed or may be permitted.

Accessory Uses

Accessory Uses Comparison

Revised NZO Citation	Existing Standards	New Standards	Explanation
Section 17.41.040 (page IV-I32)	In most zoning districts, accessory uses to permitted uses are allowed if the accessory use is incidental to the permitted use. *Note:* Currently the General Plan is silent on Accessory Uses, but a pending General Plan Amendment will consider clarifying and directing this issue to the zoning regulations.	The NZO allows accessory uses broadly with a specific list of uses that are not allowed as accessory uses. Provides clarity on how to determine if a use is truly accessory to a primary use. Limits the size allowed for accessory uses, with allowance for greater floor are with the approval of a Major CUP.	The Revised Draft NZO provides for a broad allowance of accessory uses to allow more flexibility for diverse business types. The City could further regulate certain accessory uses found to have a more-significant negative effect on the surrounding community or area. Other options include requiring discretionary review whenever an accessory use is proposed that is not permitted as a principal use at that site or prohibit all accessory uses that are not permitted as principal uses.

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Attachment A

Land Use Comparison Table: General Plan to Revised Draft Zoning Ordinance

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Attachment A: Land Use Comparison Table: General Plan to Revised Draft Zoning Ordinance

GP = General Plan; NZO = Draft Zoning Ordinance

"P" – Zoning Permit or Exempt, "MU" – Minor Conditional Use Permit, "CU" – Major Conditional Use Permit, "X" - Allowed Use (permit path is not identified), " – " Use Not Allowed

Note: The uses from the GP and NZO are not always identical and as such, compared uses are not always a one-to-one match. This table is provided as a tool to facilitate review of the Draft New Zoning Ordinance.

Use	RS	RP	RM	RH	RMHP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OSPR	OSAR	PQ
GP: Single Family Detached (one per lot)	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Single-Unit Dwelling, Detached	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Single-Family Attached and Detached Dwellings	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Single-Unit Dwelling, Attached	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Single-Unit Dwelling, Detached	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Multiunit Apartment Dwellings	-	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Residential Units	-	-	-	-	-	-	X	X	-	-	-	-	X	-	-	-	-	-	-
NZO: Single Room Occupancy (SRO) Housing	-	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Group Residential	-	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Live-Work Units	-	-	-	-	-	-	MU	MU	-	-	-	-	MU	-	-	-	-	-	-
NZO: Multiple-Unit Dwelling	-	P	P	P	-	-	CU	CU	-	-	-	-	CU	-	-	-	-	-	-
GP: Mobile Home Parks	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Mobile Home Parks	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Secondary (Accessory) Residential Units	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Accessory Dwelling Unit	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Assisted-Living Residential Units	-	-	X	X	-	-	-	-	-	-	X	-	X	-	-	-	-	-	-
NZO: Residential Facility, Assisted Living	-	-	CU	CU	-	-	-	-	-	-	CU	-	CU	-	-	-	-	-	-
GP: Caretaker Unit	-	-	-	-	-	X	X	X	X	-	X	X	X	X	X	-	-	X	X
NZO: Caretaker Unit	-	-	-	-	-	MU	MU	MU	MU	-	MU	P	P	MU	MU	-	-	P	MU
GP: Farmworker Residential Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Farmworker Housing Complex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Religious Institutions	X	X	X	X	-	-	X	X	-	-	X	-	X	-	-	-	-	-	X
NZO: Community Assembly	MU	MU	MU	MU	-	-	MU	MU	-	-	MU	-	P	-	-	-	-	-	MU
GP: Small-Scale Residential Care Facility	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Residential Care Facilities, Small	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P	-	-	-
GP: Small-Scale Day Care Center	X	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X
NZO: Family Day Care, Small	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Public and Quasi-public Uses	X	X	X	X	-	X	X	X	-	X	X	X	X	X	X	-	-	-	-
GP: Fire Stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	X
NZO: Community Garden	MU	MU	MU	MU	-	P	P	P	-	P	P	-	-	P	P	P	P	P	P
NZO: Transportation Passenger Terminal	-	-	-	-	-	-	-	-	CU	-	CU	CU	CU	MU	MU	-	-	-	MU
NZO: Social Service Facilities	-	-	-	-	-	MU	MU	MU	-	-	MU	MU	P	-	-	-	-	-	-
NZO: Public Safety Facility	P	P	P	P	-	P	P	P	-	P	P	-	-	-	-	P*	-	-	P
NZO: Cultural Institutions and Facilities	-	-	-	-	-	P	P	P	-	P	-	-	-	-	-	-	-	-	P
NZO: Day Care Facility	MU	MU	MU	MU	-	MU	MU	MU	-	CU	CU	MU	MU	CU	CU	MU	-	-	P
NZO: Emergency Shelters	-	-	-	-	-	CU	-	-	-	-	P	P	-	-	P	-	-	-	-
NZO: Government Buildings	-	-	-	-	-	P	P	P	-	CU	P	P	P	-	P	-	-	-	P
NZO: Hospitals and Clinics, Hospital	-	-	-	-	-	CU	-	-	-	-	CU	CU	P	CU	CU	-	-	-	CU
NZO: Hospitals and Clinics, Clinic	-	-	-	-	-	MU	MU	MU	-	-	P	MU	P	CU	CU	-	-	-	CU
NZO: Hospitals and Clinics, Skilled Nursing Facility	-	-	-	-	-	MU	MU	MU	-	-	P	MU	P	CU	CU	-	-	-	-
NZO: Parking, Public or Private	-	-	-	-	-	MU	MU	MU	MU	MU	MU	-	-	-	-	-	-	-	-

Attachment A: Land Use Comparison Table: General Plan to Revised Draft Zoning Ordinance (February 2019)

GP = General Plan; NZO = Draft Zoning Ordinance

"P" – Zoning Permit or Exempt, "MU" – Minor Conditional Use Permit, "CU" – Major Conditional Use Permit, "X" - Allowed Use (permit path is not identified), " – " Use Not Allowed

Note: The uses from the GP and NZO are not always identical and as such, compared uses are not always a one-to-one match. This table is provided as a tool to facilitate review of the Draft New Zoning Ordinance.

Use	RS	RP	RM	RH	RMHP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OSPR	OSAR	PQ
NZO: Schools, Private	-	-	-	-	-	CU	CU	MU	-	-	CU	-	P	-	-	-	-	-	P
NZO: Colleges and Trade Schools	-	-	-	-	-	CU	CU	MU	-	-	P	-	P	-	-	-	-	-	P
NZO: Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU
NZO: Funeral Parlors and Internment Services	-	-	-	-	-	-	-	-	-	-	-	-	MU	-	-	-	-	-	-
GP: Home Occupations	X	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Home Occupation	P	P	P	P	P	-	P	P	-	-	-	P	P	-	-	P	-	-	-
GP: Large-Scale Retail Establishments	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Large Format Retail (80,000 sf. and larger).	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
GP: General Merchandise	-	-	-	-	-	X	X	X	-	-	X	-	-	-	-	-	-	-	-
GP: Apparel and Specialty Stores	-	-	-	-	-	X	X	X	-	-	X	-	-	-	-	-	-	-	-
NZO: General Retail	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
GP: Food and Drug Stores	-	-	-	-	-	X	X	X	-	X	X	-	-	-	-	-	-	-	-
NZO: General Market	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	-	-	-
NZO: Liquor Store	-	-	-	-	-	P	P	MU	-	-	P	-	-	-	-	-	-	-	-
NZO: Specialty Food Sales and Facilities	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
GP: Building/Landscape Materials and Equipment	-	-	-	-	-	X	X	X	-	-	X	-	X	-	X	-	-	-	-
NZO: Building Materials, Sales, and Service	-	-	-	-	-	P	P	CU	-	-	P	-	CU	-	P	-	-	-	-
NZO: Nurseries and Garden Centers	-	-	-	-	-	P	P	CU	-	-	P	-	MU	-	CU	-	-	-	-
NZO: Large Format Retail (80,000 sf. and larger).	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	
GP: Eating and Drinking Establishments	-	-	-	-	-	X	X	X	X	X	X	X	X	-	-	-	-	-	-
NZO: Bars/Night Clubs/Lounges.	-	-	-	-	-	CU	P	P	-	-	P	-	CU	-	-	-	-	-	-
NZO: Restaurant	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-
NZO: Mobile Food Facility/Vendor	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-
GP: Other Retail Trade Establishments	-	-	-	-	-	X	X	X	X	-	X	X	X	-	-	-	-	-	-
NZO: Adult Bookstore, Adult Novelty Store, and Adult Video Store	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
GP: Coastal Related Commercial	-	-	-	-	-	X	X	X	X	-	-	-	-	-	-	-	-	-	-
GP: Finance, Insurance, and Real Estate	-	-	-	-	-	X	X	X	-	-	X	X	X	-	-	-	-	-	-
NZO: Finance, Insurance, and Real Estate	-	-	-	-	-	P	P	P	-	-	P	P	P	-	-	-	-	-	-
GP: Information Technology Services	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-
NZO: Information Technology Services	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
GP: Professional Services	-	-	-	-	-	-	X	X	-	-	X	-	X	-	-	-	-	-	-
NZO: Professional Services	-	-	-	-	-	-	P	P/CU	-	-	P	-	P	-	-	-	-	-	-
GP: Personal Services	-	-	-	-	-	X	X	X	-	-	X	X	X	-	-	-	-	-	-
NZO: General Personal Services	-	-	-	-	-	P	P	P	-	-	P	P	P	-	-	-	-	-	-
NZO: Restricted Personal Services	-	-	-	-	-	MU	MU	CU	-	-	P	-	-	-	-	-	-	-	-
NZO: Maintenance and Repair Services	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
GP: Business Services	-	-	-	-	-	-	X	X	-	-	X	X	X	-	-	-	-	-	-
NZO: Business Services	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-	-	-	-	-
GP: Medical and Health-Related Services	-	-	-	-	-	X	X	X	-	-	-	-	X	-	-	-	-	-	-
NZO: Medical and Dental Services	`	-	-	-	-	P	P	P/CU	-	-	-	-	P	-	-	-	-	-	-

Attachment A: Land Use Comparison Table: General Plan to Revised Draft Zoning Ordinance

GP = General Plan; NZO = Draft Zoning Ordinance

"P" – Zoning Permit or Exempt, "MU" – Minor Conditional Use Permit, "CU" – Major Conditional Use Permit, "X" - Allowed Use (permit path is not identified), " – " Use Not Allowed

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Use	RS	RP	RM	RH	RMHP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OSPR	OSAR	PQ
GP: Educational Services	-	-	-	-	-	-	-	X	-	-	X	-	X	-	-	-	-	-	-
NZO: Instructional Services	-	-	-	-	-	-	-	P	-	-	P	-	P	-	-	-	-	-	-
GP: Entertainment and Recreation Services	-	-	-	-	-	X	X	X	X	-	-	-	X	-	-	-	-	-	-
NZO: Banquet and Conference Center	-	-	-	-	-	CU	-	CU	P	-	-	-	-	-	-	-	-	-	-
NZO: Indoor Sports and Recreation	-	-	-	-	-	P	P	MU	P	-	-	-	MU	-	-	-	-	-	-
NZO: Cinemas	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-
NZO: Outdoor Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Building and Construction Services	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Construction and Material Yards	-	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-	-	-	-
GP: Other Services	-	-	-	-	-	X	X	X	X	X	X	-	-	X	X	-	-	-	-
NZO: Adult Live Entertainment Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-
NZO: Adult Motion Picture or Video Arcade	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-
NZO: Adult Motion Picture Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-
NZO: Catering Service	-	-	-	-	-	P	P	P	P	-	P	-	-	P	P	-	-	-	-
NZO: Animal Sales and Grooming	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
NZO: Boarding, Kennel	-	-	-	-	-	CU	MU	MU	-	-	CU	-	-	-	-	-	-	-	-
NZO: Veterinary Services	-	-	-	-	-	-	MU	MU	-	-	P	-	-	P	P	-	-	-	-
NZO: Towing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
NZO: Light Fleet-Based Services	-	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-	-	-	-
NZO: Banks and Financial Institutes, Check Cashing Business	-	-	-	-	-	-	-	CU	-	-	P	-	-	-	-	-	-	-	-
GP: Resorts	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-
NZO: Time Share Use	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
GP: Hotels, Motels, Bed and Breakfast Inns	-	-	-	-	-	X	X	X	X	-	-	-	-	-	-	-	-	-	-
NZO: Hotels and Motels	-	-	-	-	-	P	P	CU	P	-	-	P*	P*	-	-	-	-	-	-
GP: RV Parks	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-	-	-	-	-
NZO: Recreational Vehicle Parks	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	-
GP: Other Visitor Services and Attractions	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-	-	-	-	-
GP: (Retail –) Automotive Sales and Rentals	-	-	-	-	-	-	-	X	-	-	X	-	-	X	X	-	-	-	-
NZO: Automobile/Vehicle Sales and Leasing	-	-	-	-	-	-	-	CU	-	-	MU	-	-	P	P	-	-	-	-
NZO: Auction	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-
NZO: Automobile Rentals	-	-	-	-	-	-	-	CU	-	-	P	-	-	P	P	-	-	-	-
GP: Auto Repair and Painting	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Automobile/Vehicle Service and Repair, Major	-	-	-	-	-	-	-	P*	-	-	CU	-	-	MU	P	-	-	-	
NZO: Automobile/Vehicle Service and Repair, Minor	-	-	-	-	-	-	-	P*	-	-	P	-	-	MU	P	-	-	-	
NZO: Heavy Vehicle & Large Equipment Sales/Rental, Service, & Repair	-	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-	-	-	-
GP: Auto Wrecking Yard/Junk Yard	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Automobile Wrecking/Junk Yard	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	CU	-	-	-	-
GP: Auto Service (Gas) Station	-	-	-	-	-	X	-	X	-	X	X	-	-	-	X	-	-	-	-
NZO: Service and Gas Stations	-	-	-	-	-	CU	-	CU	-	P	CU	-	-	-	P	-	-	-	-

Attachment A: Land Use Comparison Table: General Plan to Revised Draft Zoning Ordinance (February 2019)

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Use	RS	RP	RM	RH	RMHP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OSPR	OSAR	PQ
GP: Car Wash	-	-	-	-	-	-	X	X	-	X	X	-	-	-	-	-	-	-	-
NZO: Automobile/Vehicle Washing	-	-	-	-	-	-	P	CU	-	P	P	-	-	-	-	-	-	-	-
GP: General Wholesale Trade	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-
GP: Warehousing – General	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	-	-	-	-
NZO: Indoor Warehousing and Storage	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	
NZO: Chemical, Mineral and Explosives Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-
GP: Warehousing – Self-Storage	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	
NZO: Personal Storage	-	-	-	-	-	-	-	-	-	-	MU	-	-	P	P	-	-	-	-
GP: Outdoor Storage	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Outdoor Storage	-	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-	-	-	-
GP: General Manufacturing – No Noxious Impacts	-	-	-	-	-	-	-	-	-	-	-	X	-	X	X	-	-	-	-
NZO: Limited Industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Custom Manufacturing	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
GP: General Manufacturing – Potential Noxious Impacts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-
NZO: Heavy Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	MU	P	-	-	-	-
NZO: Oil and Gas Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-
GP: Research and Development	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
GP: Scientific and Similar Instruments	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
GP: Bio-Medical Technology	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
GP: Other Advanced Technology	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
NZO: R&D and Technology	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-
GP: Transportation (other than right-of-way)	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-
NZO: Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
GP: Wireless Communications/Telecommunications	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	X	-	-	X
NZO: Facilities within Buildings	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-
GP: Utilities	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-
NZO: Utilities, Major	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-	-	-
GP: Orchards and Vineyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
GP: Row Crop Production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
GP: Specialty Agriculture and Floriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Crop Cultivation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Livestock Grazing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
GP: Small-Scale Confined Animal Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Animal Raising	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Small-Scale Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-		-	CU	-	-	-
GP: Small-Scale Greenhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Greenhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Sale of On-Site Agricultural Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-

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Use	RS	RP	RM	RH	RMHP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OSPR	OSAR	PQ
NZO: Farmers' Stand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*CU*	-	-	-
GP: Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*	-	-	-
NZO: Agricultural Support Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*CU*	-	-	-
GP: Active Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*	*X*
NZO: Outdoor Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*CU*	-
NZO: Park and Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*P*	*P*
GP: Open Space and Passive Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*	*X*	*X*
GP: Nature Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*	*X*	*X*
NZO: Passive Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*P*	*P*	*P*
GP: Golf Course, including customary ancillary uses & structures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*	*X*
NZO: Outdoor Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*CU*	-
GP: General Government Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*
NZO: Government Buildings	-	-	-	-	-	*P*	*P*	*P*	-	*CU*	*P*	*P*	*P*	-	*P*	-	-	-	*P*
GP: Fire Stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*	-	-	*X*
NZO: See "Public Safety Facility"	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Schools (Public and Private)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*
NZO: Schools, Private	-	-	-	-	-	*CU*	*CU*	*MU*	-	-	*CU*	-	*P*	-	-	-	-	-	*P*
GP: Other Governmental Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*X*
NZO: Government Buildings	-	-	-	-	-	*P*	*P*	*P*	-	*CU*	*P*	*P*	*P*	-	*P*	-	-	-	*P*
Not Matched																			
NZO: Family Day Care, Large	*P*	*P*	*P*	*P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Residential Care Facilities, Large	-	*CU*	*CU*	*CU*	-	-	*CU*	*CU*	-	-	-	-	-	-	-	-	-	-	-
NZO: Media Production Facility	-	-	-	-	-	*MU*	*MU*	-	-	-	*P*	-	-	-	-	-	-	-	-
NZO: Farmers' Markets	-	-	-	-	-	*MU*	*MU*	*MU*	-	-	*MU*	*MU*	*MU*	-	*MU*	-	-	-	-
NZO: Animal Keeping	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	-	*P*	*P*	*P*	*P*	*P*	*P*	-	*P*	*P*