



Agenda Item B.1
PUBLIC HEARING
Meeting Date: October 7, 2019

TO: 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: Adoption of the New Zoning Ordinance

RECOMMENDATION:

The Planning Commission's recommendation motion should include the following:

1. Adopt Planning Commission Resolution No. 19-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of the New Zoning Ordinance and Repeal or Amendment of Various City Regulations," included as Attachment 1;
2. Incorporating the edits listed within the errata sheet including recommendations for General Plan amendments in the Land Use and Conservation Elements; and
3. Incorporating all additional edits, by reference, specifically requested by majority vote of the Planning Commission at the hearing of October 7, 2019.

CONTINUED PUBLIC HEARING:

This item was previously heard on September 9 and again on September 23, 2019, when it was continued to the Special Hearing date of October 7, 2019. The September 9 staff report and proposed adoption recommendation resolution is provided as Attachment 1 for reference purposes. An Errata Sheet including proposed revisions to the New Zoning Ordinance (NZO) is provided as Attachment 2 and includes NZO edits specifically requested by majority vote of the Planning Commission at the hearings on September 9 and September 23. The Errata Sheet also includes revisions to eligibility and selection for inclusionary housing units and inclusionary housing unit restrictions. The revisions removed specificity from these provisions. Staff's goal is to have general provisions in the NZO so that a more detailed inclusionary housing program can be adopted by the City Council by way of a resolution. The details of an affordable housing policy is better suited for a resolution that can be changed from time to time. This resolution is slated to be brought to Council at around the same time as City Council adoption of the NZO.

All materials are posted online at www.GoletaZoning.com. As directed by the Planning Commission at the September 23 continued public hearing, General Plan amendments are necessitated to effectuate the Errata. These General Plan amendments include Land Use

Element Table 2-1 (to accommodate Large Residential Care Facilities in Single-Family Residential and Planned Residential), and Conservation Element subpolicies CE 2.2 Streamside Protection Areas, CE 3.7 Lagoon Protection, and CE 9.3 Native Oak Woodlands or Savannas (to add new or modified buffers).

At the October 7 continued public hearing, staff seeks final NZO direction from Commissioners, including but not limited to the two outstanding key topics (environmentally sensitive habitat and lighting plans). Staff also seeks final NZO direction regarding the items identified for further discussion by commissioners during the September 23 hearing. These items include cultural resources, rental inclusionary, inclusionary housing good cause construction delay, common procedures (story poles, onsite noticing for large projects, mailed noticing, Spanish translation), a letter from the Division of Oil, Gas and Geothermal Resources, telecommunications, and fences.

At the close of Commission direction regarding NZO edits and following public comment, staff is prepared to review the content of the adoption recommendation resolution to facilitate final action by the Planning Commission.

Legal Review By:



Winnie Cai
Assistant City Attorney

Approved By:



Peter Imhof
Director of Planning and
Environmental Review

ATTACHMENTS:

1. Planning Commission Staff Report from September 9, 2019
2. New Zoning Ordinance Errata Sheet (10/7/19)