

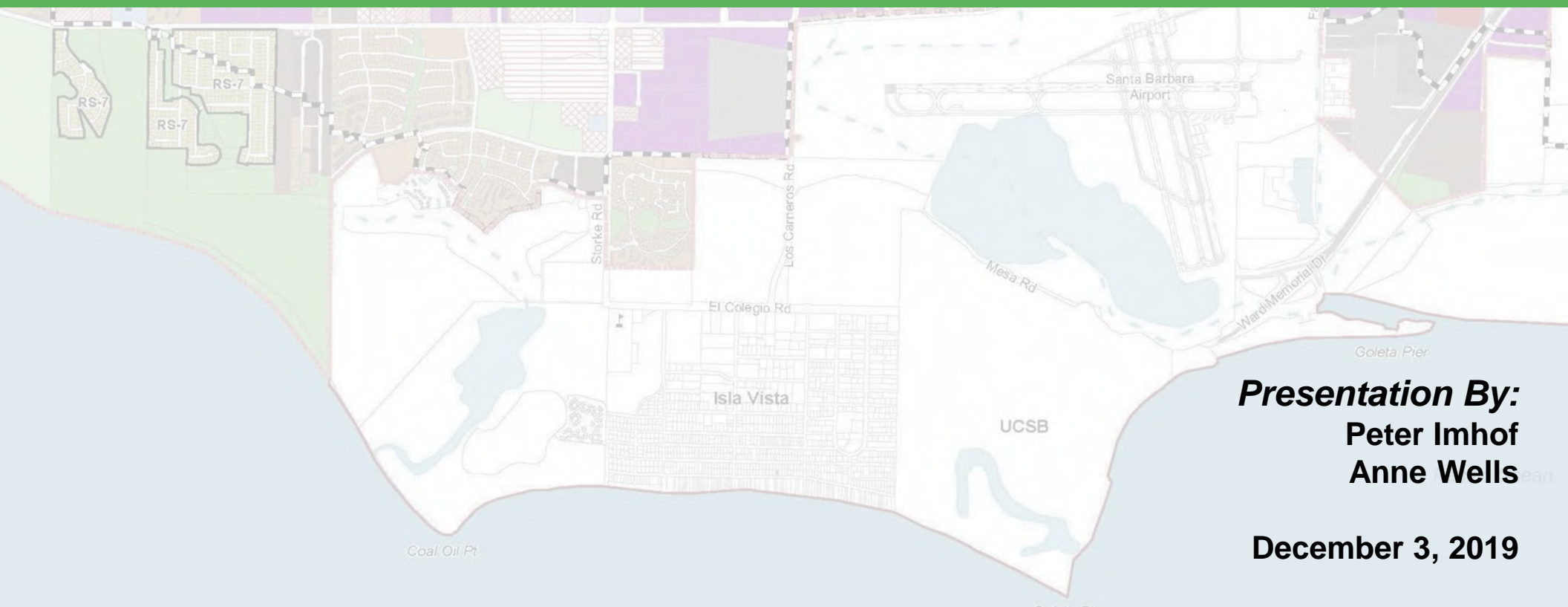


CITY OF
GOLETA



City of Goleta Rental Inclusionary Housing Requirements

City Council Adoption Hearing



Presentation By:
Peter Imhof
Anne Wells

December 3, 2019

Discussion

- Current Inclusionary Requirements – HE 2.5
- Proposed GPA – Remove reference to “for sale” units so that HE 2.5 applies to all housing projects
- Consultation with State HCD

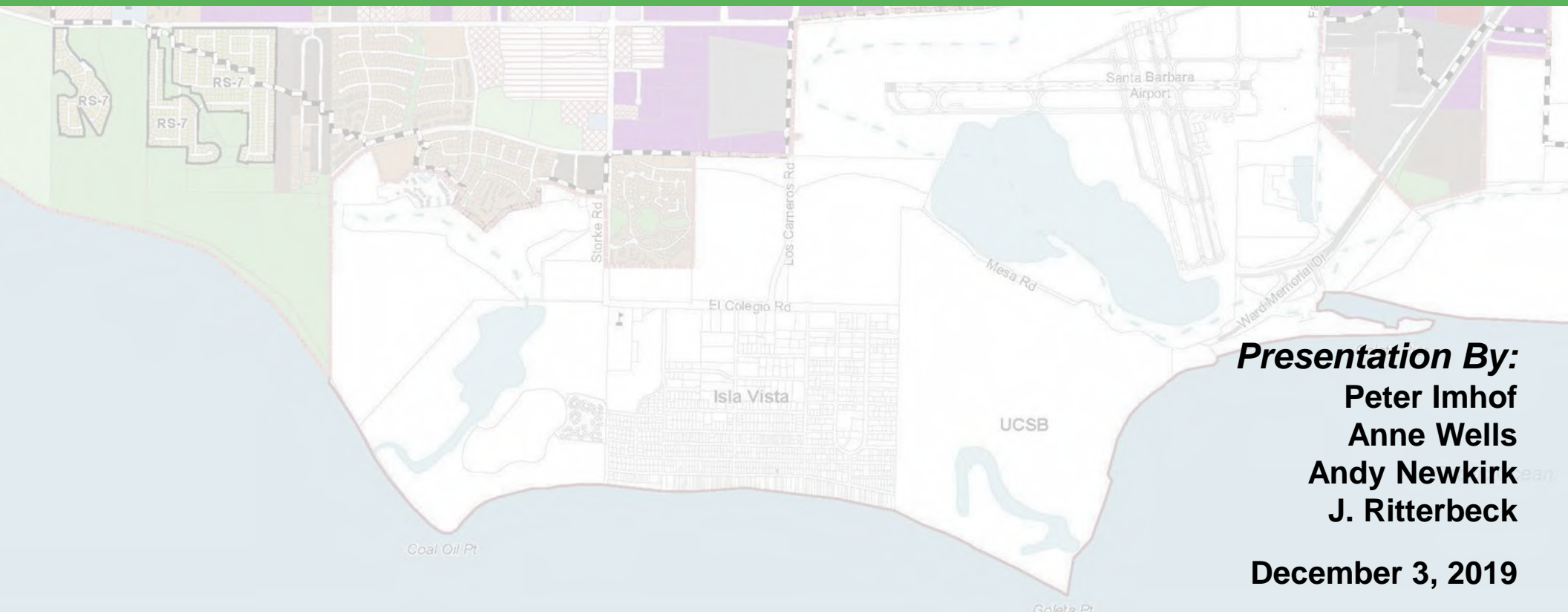
Recommendation

Adopt Resolution No. 19-__ entitled, “A Resolution of the City Council of the City of Goleta, California, Approving a General Plan Amendment to Amend the City’s Housing Element Policy HE 2.5: Inclusionary Housing and to Determine that the General Plan Amendment is Exempt from CEQA, Pursuant to CEQA Section 15061(b)(3).”



City of Goleta Public Hearing Draft New Zoning Ordinance

City Council Adoption Hearing



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

December 3, 2019

Key Topics

1. City Projects - §17.01.030 & .040; §17.53.020
2. ESHA - Chapter 17.30
 - a. Streamside Protection Areas - §17.30.070
 - b. Lagoon Buffer - §17.30.120
 - c. Woodlands / Savannas Buffer - §17.30.150
3. Inclusionary Housing - Chapter 17.28
 - a. Rental Units - Chapter 17.28
 - b. “Good Cause” Time Extensions - §17.28.110
4. Residential Care Facilities - Table 17.07.020 and §17.41.210
5. Noticing - §17.52.050

Other Items Summary

1. Day Care Uses §17.41.110 & .130
2. Design Review Board §17.58.060
3. Lighting Chapter 17.35
4. Parking Standards Chapter 17.38
5. Temporary Uses §17.41.260
6. Trailers/RVs Parking §17.38.080
7. Application Vesting §17.01.040(E)

Repeals and Amendments

As part of NZO adoption, ordinances and sections of the Goleta Municipal Code (GMC) are repealed or amended.

- **Repeals**
 - City's existing Inland and Coastal Zoning Ordinances,
 - Sign Ordinance,
 - Various uncodified zoning ordinances, and
 - Various portions of GMC made redundant by the NZO.
- **Amendments**
 - Various sections in the GMC to ensure NZO consistency.

CEQA

The NZO would be exempt from environmental review, pursuant to Public Resources Code §21083.3 and CEQA Guidelines §15183

City Council Deliberation and Action



Recommendation

- A. Adopt the Planning Commission's recommendation and introduce and conduct the first reading (by title only) of Ordinance No. 19-___, entitled "An Ordinance of the City Council of the City of Goleta, California, Adopting the New Zoning Ordinance as Title 17 of the Goleta Municipal Code, Repealing Various City Ordinances, and Repealing or Amending Various Sections of the Goleta Municipal Code" (Attachment 1); and delay the second reading until any General Plan Amendments necessary to implement the recommendation are initiated and adopted; OR
- B. After consideration of certain alternate recommendations from staff, continue the hearing and direct staff to return with New Zoning Ordinance revisions at the next public hearing on December 17, 2019.



City of Goleta

NZO – City Projects

December 3, 2019

City of Goleta

NZO – City Projects

Questions Regarding the NZO and City Projects

- City Projects
- Sample Capital Improvement Project
- Public Input on City Projects
- Project Permitting - Other Jurisdictions

City of Goleta

NZO – City Projects

Questions Regarding the NZO and City Projects Public Concern

The City needs to follow the same process as developers:

- The City holds itself to a very high standard and process. That process is often more extensive than what private developers pursue
- The City plans projects with the Project Development Process and delivers projects with the Project Delivery Process

Additional Process – Transportation Planning and Safety Committee/Commission

City of Goleta

NZO – City Projects

Staff Recommendation

Staff recommends the City Council remain the decisionmaker for City projects. Staff further recommends that the NZO exempt City Projects with exceptions as defined in the current zoning ordinance including requiring those projects that require a zoning permit, the City Council act as the permit authority and the permits have no expiration date.