

City of Goleta City Council

August 18, 2020

Item C.1 – Title 17 (Zoning) Ordinance Amendments

Staff-recommended Revised Language for ESHA/Hazards Initial Site Assessment Screening
and for Project Vesting Language

- **ESHA Screening**

Section 17.30.030, Application Requirements – subsection (A)

A. Initial Site Assessment Screening. The ~~Applicant~~ City must conduct an initial site assessment screening for all development proposals to determine the potential presence of ESHA within 300 feet of the development activity. The initial site assessment screening must include a review of reports, resource maps, aerial photographs, site inspection and additional resources as necessary to determine the presence of ESHA.

- **Hazards Screening**

17.32.030 Hazards Evaluation Report – subsection (A)

A. Initial Site Assessment. The ~~Applicant~~ City must conduct an initial site assessment screening for all permit applications to determine the potential presence of hazards. Hazards include earthquake hazards zones; areas subject to tsunami run-up, landslides, liquefaction, episodic and long-term shoreline retreat (including beach or bluff erosion), high seas, ocean waves, storms, tidal scour, flooding; slopes averaging greater than 25 percent; unstable slopes; and flood hazard areas, including those areas potentially inundated by future sea level rise. The initial screening must include a review of reports, resource maps, aerial photographs, site inspection, and the City's hazards maps.

- **Project Vesting**

Section 17.01.040, Applicability – subsection (E)(4)

4. ***Project Applications Deemed Complete.*** At the Applicant's election, a project application that is determined to be complete prior to September 1, 2019, shall either:

- a. Be processed under the zoning regulations in effect at the time of the determination; or
- b. Be processed under this Title.

The applicant's option in accordance with subparagraph (a) of this provision shall terminate on December 31, 2021, unless extended by way of approval of a Development Agreement in accordance with Chapter 17.65. If a project has not received all required, final City discretionary land use entitlements by December 31, 2021, excluding any appeal period, the project shall be subject to all regulations of this title unless otherwise required by law or by way of a City-approved Development Agreement.