



**Agenda Item A.4**  
**CONSENT CALENDAR**  
**Meeting Date: October 19, 2021**

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**TO:** Mayor and Councilmembers

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

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

**SUBJECT:** Second Reading to Adopt Non-Residential Development Impact Fees, Residential In-Lieu Fees, and Various Title 17 (Zoning) Amendments for Affordable Housing (Case No. 21-0004-ORD)

**RECOMMENDATION:**

Conduct the second reading of (by title only, waiving further reading) and adopt Ordinance No. 21-\_\_\_, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting Development Impact Fees for Affordable Housing on Non-Residential Development, In-Lieu Fees for Affordable Housing on Residential Development, and Various Amendments to Title 17 of the Goleta Municipal Code.”

**BACKGROUND:**

On March 3, 2020, City Council adopted Title 17 (Zoning) of the Goleta Municipal Code (GMC). Title 17 became effective on April 3, 2020. The City conducted two rounds of amendments to Title 17 to address “clean-up” items, including necessary revisions related to changes in State law and to clarify and/o improve various provisions in the Title. The proposed amendments to Title 17 associated with this project would implement the recently adopted Residential In-Lieu Fees and Non-Residential Development Impact Fees, which were adopted by the City Council on October 5, 2021.

**DISCUSSION:**

On October 5, 2021, the City Council reviewed the Planning Commission recommendation and unanimously introduced and conducted the first reading of the proposed Ordinance, provided as Attachment 1. The City Council must conduct a second reading of the Ordinance prior to the Ordinance going into effect. City Council has the opportunity to conduct the second reading and adopt the Ordinance, which has been revised pursuant to City Council direction, to align with the effective date of the Residential In-Lieu Fees and Non-Residential Development Impact Fees. If adopted on October 19,

2021, the fees and Zoning amendments would all go into effect on January 3, 2022.

**FISCAL IMPACTS:**

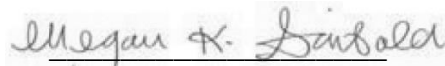
There is no direct fiscal impact from adoption of the Ordinance. Funding for Planning and Environmental Review staff time to prepare the Ordinance was included in the adopted FY 2020–21 and 2021-22 Budgets under Program 4300 of the Advance Planning Division.

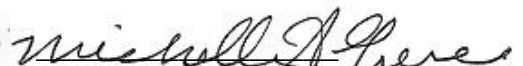
**Reviewed By:**

**Legal Review By:**

**Approved By:**

  
Kristine Schmidt  
Assistant City Manager

  
Megan Garibaldi  
City Attorney

  
Michelle Greene  
City Manager

**ATTACHMENT:**

1. Ordinance No. 21-\_\_\_, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting Development Impact Fees for Affordable Housing on Non-Residential Development, In-Lieu Fees for Affordable Housing on Residential Development, and Various Amendments to Title 17 of the Goleta Municipal Code.”

## **Attachment 1**

**Ordinance No. 21-\_\_, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting Development Impact Fees for Affordable Housing on Non-Residential Development, In-Lieu Fees for Affordable Housing on Residential Development, and Various Amendments to Title 17 of the Goleta Municipal Code”**

## ORDINANCE NO. 21-\_\_

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING DEVELOPMENT IMPACT FEES FOR AFFORDABLE HOUSING ON NON-RESIDENTIAL DEVELOPMENT, IN-LIEU FEES FOR AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENT, AND VARIOUS AMENDMENTS TO TITLE 17 OF THE GOLETA MUNICIPAL CODE

#### A. RECITALS FOR FEES

##### 1. Non-Residential Affordable Housing Development Impact Fees

- a. The Mitigation Fee Act, Government Code Sections 66000 *et seq.*, governs the establishment and administration of development impact fees (DIFs) paid by new development projects for public facilities needed to serve new development; and
- b. The imposition of DIFs is one of the preferred methods of ensuring that new development bears a proportionate share of the estimated reasonable cost of providing public facilities and service improvements necessary to accommodate such development; and
- c. The Mitigation Fee Act provides that prior to the adoption of an impact fee ordinance, the local government agency must:
  - i. Identify the purpose of the fee,
  - ii. Identify the use to which the fee will be put,
  - iii. Make specific findings to determine that there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
  - iv. Make specific findings to determine that there is a reasonable relationship between the need for the public facility and the type of the development project on which the fee is imposed,
  - v. Make specific findings to determine that there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development project on which the fee is imposed, including that the fee shall not exceed the estimated reasonable cost of providing the service or facility, and
  - vi. Hold at least one noticed, public hearing as part of a regularly scheduled meeting.
- d. In accordance with the above-referenced requirements of the Mitigation Fee Act, the City Council finds the following with respect to the non-residential affordable housing DIFs:

- i. **Purpose of the Fee.** The purpose of the DIFs established herein is to provide funding to achieve the City's goal of providing affordable housing throughout the City, as established by the goals and objectives of City's General Plan, by imposing fees on new development in the City to offset the increased demand for housing related thereto. In particular, the City's Housing Element of the General Plan details the specific standards related to housing needs that are or will be impacted by the City's increased growth, including without limitation those goals, policies, and standards set forth in General Plan subpolicies HE 2.2 and HE 2.5, which are incorporated herein by this reference. Accordingly, to comply with the requirements and policies of the General Plan, the City will need to provide additional or rehabilitated affordable housing units as growth increases within the City as a result of new development projects. Without assessing the proposed DIFs, there will be insufficient affordable housing within the City to remain consistent with the General Plan's goals, policies, and standards.
- ii. **Use of the Fee.** The proceeds from the respective DIFs will be used for the purpose of constructing and acquiring new or rehabilitating existing affordable housing units, to the extent a project for new development results in impacts for which the respective fee reasonably relates. The Ordinance proposes to collect a proportionate fee from development projects to the extent such projects result in impacts requiring the imposition of such fee. New development projects will result in increased demands on the City's existing housing stock. The need to plan and provide for population increases, and the attendant impacts on the City's housing stock, is demonstrated through the City's General Plan, which anticipates that increased growth will create housing constraints on the City (i.e., General Plan subpolicies HE 2.2 and HE 2.5, which are incorporated herein by this reference). Any DIF shall not include the costs attributable to existing deficiencies in affordable housing but may include the costs for increased demand for additional affordable housing units reasonably related to new development project. Revenues from the proposed DIFs are anticipated to be used to, among other things, offset costs associated with the increased demand for housing from new development, as set forth in the General Plan.
- iii. **Relationship Between the Fee's Use and the Type of Development Project on Which the Fee is Imposed.** The DIFs may be applied to projects for new development within the City, but only to the extent that such projects create housing impacts that require mitigation that may be offset by the DIF, as set forth in Title 17. New development will place additional burdens on all or some of the citywide housing stock. Accordingly, the imposed DIFs will be used to acquire and construct new affordable housing units needed to offset the impacts resulting from the associated development. The affordable housing units that are constructed, acquired, and/or rehabilitated with the proceeds

of the DIFs, to the extent a development project results in impacts for which the imposed fee reasonably relates, will help address and mitigate the additional impacts and demands created by these new development projects.

- iv. ***Relationship Between the Need for the Facilities and the Type of Project.*** The need for affordable housing and increase in demand for housing anticipated some future development herein referenced are based upon an analysis of existing housing stock, land uses, and zoning. Each new development project will generate new demand for housing through the resulting increase in population working and living within the City. To the extent new housing units are not constructed as a part of the new development project, the increased demand on existing housing stock will be mitigated by the payment of the DIFs in order for the City to pursue constructing or otherwise providing the required units. Current housing stock is only adequate for the existing development and population in the City. The City will need to construct, acquire, and/or rehabilitate additional housing units within the City to meet increased demands resulting from new development, and the housing units developed and or increased through the housing DIFs will address and mitigate the additional impacts and demands created by the new development projects.
- v. ***Relationship Between the Amount of the Fee and the Cost of the Facility or Portion of the Facilities Attributed to the Project.*** The amounts of the proposed DIFs, as set forth in the fee setting resolution, have been established in accordance with the Fee Study, adopted by the City Council by Resolution No. 2021-\_\_ and incorporated herein by this reference, and do not exceed the estimated reasonable cost of providing the required affordable housing on site by development projects within the City. The amounts of the DIFs established by the fee setting resolution relate rationally to the estimated reasonable cost of providing said affordable units on site as part of the development projects within the City.
- vi. ***Public Hearing.*** Pursuant to Government Code Sections 66016, 66017, and 66018, the City has: (a) mailed notice as least fourteen (14) days prior to this meeting to all interested parties that have requested notice of new or increased fees or service charges; (b) published notice pursuant to the requirements of Government Code section 6062a; and (c) held a duly noticed, regularly scheduled public hearing at which oral and written testimony was received; and
- e. It is necessary through the provisions of this Ordinance to impose fees on new development in order to protect the public health, safety and welfare through the provision of adequate public facilities, to afford developers certainty with regard to their financial obligations, and to ensure that such development will

not create a burden on the interrelated public facilities and services networks of the City.

- f. The Mitigation Fee Act, Government Code Section 66006(b), requires that the City prepare annual financial reports of all development impact fees and make the reports available to the public; and

## **2. Residential Affordable Housing In-Lieu Fees**

- a. The decision in *California Building Industry Association v. City of San Jose* (California Supreme Court Case No. S212072, June 15, 2015) affirmed the ability of cities to implement inclusionary requirements as a development standard for the interest of the public welfare to promote the development of affordable housing; and
- b. The City wants to provide a mechanism to impose residential affordable housing in-lieu fees to be paid by residential developers who choose not to adhere to the City's development standards on the provision of on-site affordable housing units; and

## **B. GENERAL RECITALS**

- a. The City of Goleta (City) adopted Title 17 (Zoning) of the Goleta Municipal Code on March 3, 2020; and
- b. Since the adoption of Title 17, City staff has identified a variety of edits that are needed to improve Title 17 to address State law and General Plan policy; and
- c. The Planning Commission conducted a duly noticed public hearing on September 13, 2021, at which time all interested parties were given an opportunity to be heard; and
- d. The Planning Commission recommended to City Council adoption of the Title 17 Ordinance Amendments at the public hearing on September 13, 2021; and
- e. The City Council conducted a duly noticed public hearing on October 5, 2021, at which time all interested persons were given an opportunity to be heard; and
- f. On October 5, 2021, the City Council adopted Resolution No. 21-\_\_, which establishes a new Residential Affordable Housing In-Lieu Fee; and
- g. On October 5, 2021, the City Council adopted Resolution No. 21-\_\_, which establishes a new Non-Residential Affordable Housing Development Impact Fee; and
- h. The City Council adopted Ordinance No. 21-\_\_, which amends Title 17 of the Goleta Municipal Code, by a majority vote on \_\_\_\_\_, 2021.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.           Recitals**

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

**SECTION 2.           Required Findings for Ordinance Amendments**

Pursuant to subsection 17.66.050(B) of the Goleta Municipal Code, the City Council makes the following findings:

**A. The amendments are consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code.**

The textual amendments to Title 17 will allow the City to implement Housing Element policies HE 2.2 and HE 2.5. Specifically, HE 2.2, Linkage of Housing and Jobs, relates to non-residential development, and directs the City to encourage adequate housing opportunities that meet the needs of the local workforce. HE 2.5, Inclusionary Housing, relates to residential development, and directs the City (to the extent permitted by law) to require all residential development to provide affordable housing. Therefore, creating a new Affordable Housing Fee Program for a Residential In-Lieu Fee and a Non-Residential Impact Fee is consistent with all applicable provisions of the City's General Plan, State planning and zoning laws, and Title 17 of the municipal code that relate to developing and facilitating the development of affordable housing on real property throughout the City. Therefore, this finding can be made.

**B. The amendments are in the interests of the general community welfare.**

The textual amendments will allow the City to continue to effectively exercise its police power rights over privately-owned real property. These police power ensure the City's ability to implement the goals, objectives, and policies of the General Plan, which protect the health, safety, and general welfare of the community. Furthermore, providing and facilitating affordable housing for households at all income-levels fall squarely within the interest of the general welfare of the community. Therefore, this finding can be made.

**C. The amendments are consistent with good zoning and planning practices.**

The amendments will help the City continue to implement the community goals, objectives, and policies of the General Plan that relate to providing and facilitating development of affordable housing at all income-levels throughout the City. Furthermore, the amendments ensure the City complies with State requirements to provide housing that satisfies the City's allocated number of housing units through the Regional Housing Needs Assessment. Therefore, the amendments are consistent with good zoning and planning practices and this finding can be made.



### **SECTION 3.            Environmental Assessment**

#### **Title 17 Ordinance Amendment**

The Ordinance Amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment. The Ordinance Amendment is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

Furthermore, under Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, projects that are consistent with the development density of existing zoning, community plan, or General Plan policies for which an Environmental Impact Report (EIR) was certified, shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review. There is no new substantial information indicating that the impacts of the project will be more severe than described in the General Plan EIR and there are no cumulative or off-site impacts from the proposed project that were not addressed in the General Plan EIR. As such, the Ordinance Amendment is exempt from further CEQA review.

### **SECTION 4.            Title 17 of the Goleta Municipal Code (GMC) Amendments**

Title 17 of the GMC is hereby amended as follows:

#### **A. Section 17.28.010 “Clean-up” Edits**

Edits to the last paragraph of Section 17.28.010 to insert the term “fee” between the phrase “in-lieu payment” to read “in-lieu fee payment” and to replace the word “may” with “shall” in order to read as follows:

The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site, or the transfer of sufficient land to the City or a City-approved affordable housing specialist or an in-lieu fee payment to the City. This Chapter shall be implemented by way of a resolution adopted by the City Council.

#### **B. Subsection 17.28.050(B) “Clean-up” Edits**

Edits within subsection 17.28.050(B) to insert the term “fee” a total of five times between the phrase “in-lieu payment” to read “in-lieu fee payment” in order to read in its entirety as follows:

B. **Fractional Units.** In the event the calculation for the number of inclusionary units in any income category results in a fraction, the developer must account for inclusionary units as follows:

1. For projects of two to four units, the developer must make an in-lieu fee payment in an amount equal to the percentage represented by the fractional unit (out to two decimal places) for each income category multiplied by the applicable in-lieu fee payment amount for a full unit at that income level.
2. For projects of five or more units, in the event the calculation for the number of inclusionary units in any income category results in a fraction of an inclusionary unit, the developer has the option of either: (1) providing a full inclusionary unit within the residential development at the specific income level; or (2) combining fractional units at various income levels to sum a whole unit or units and build that unit or units at the low-income level. Any remaining fraction must be accounted for through an in-lieu fee payment in an amount equal to the percentage represented by the fractional unit multiplied by the applicable in-lieu fee payment amount. The amount of the in-lieu fee payment will be in direct proportion to the fractional unit out to two decimal places.

### C. Subsection 17.28.050(D)(3) “Clean-up” Edits

Edits within subsection 17.28.050(D)(3) to insert the term “fee” a total of eight times between the phrase “in-lieu payment” to read “in-lieu fee payment” in order to read in its entirety as follows:

3. **Other Alternatives.** If unable to provide the required affordable housing pursuant to this Chapter on-site, off-site, or through a land dedication, the developer may propose meeting this Section’s affordable housing obligations by paying an inclusionary housing in-lieu fee payment, acquisition or rehabilitation of existing units, or other alternatives of equal value to the development of affordable units on site.
  - a. *In-Lieu Fee Payment.* If providing an in-lieu fee payment, the developer must pay the amount in accordance with the following requirements:
    - i. Amount. The amount of the in-lieu fee payment must of equal value to the provision of the affordable units on site.
    - ii. Payment Due Before Occupancy Permit. The inclusionary housing in-lieu fee payment must be paid in full to the City prior to the City granting any approval for occupancy of the project, but no earlier than the issuance of the building permit.
    - iii. Density Bonus Eligibility. The payment of an inclusionary housing in-lieu fee payment pursuant to this Chapter is not considered a provision of an affordable housing unit for purposes of determining eligibility for a density bonus pursuant to Chapter 17.27, Density Bonuses and Other Incentives, or California Government Code, Section 65915 et seq.
  - b. *Acquisition and Rehabilitation.* If acquiring and rehabilitating existing units, the following requirements must be met:
    - i. The value of the rehabilitation work is 25 percent or more than the value of the dwelling unit prior to rehabilitation, inclusive of land value.

- ii. The site is zoned for residential units at a density to accommodate the number of rehabilitated units.
  - iii. The rehabilitated dwelling units must comply with all applicable building codes.
  - iv. The acquisition and rehabilitation are included in the project description for the market-rate unit project and is included in environmental review.
  - v. The rehabilitation of dwelling units must be completed prior to or concurrently with the market-rate units.
  - vi. The developer of the market-rate units must provide all costs of notice and relocation of existing residence in the residential units to be rehabilitated.
  - vii. Except as otherwise provided in this Chapter or specified in an inclusionary housing agreement, inclusionary units must contain, on average, the same number of bedrooms, bathrooms, and square footage as the non-inclusionary units proposed. The units must be compatible with the market-rate units proposed with regard to appearance, materials, and exterior design.
- c. *Required Findings.* If proposing an inclusionary housing in-lieu fee payment, acquisition or rehabilitation of existing units, or other alternatives of equal value to the development of affordable units on site dedication to meet the requirements of this Chapter, each of the following findings must be made by the City Council:
- i. The development of on-site affordable units is infeasible.
  - ii. The developer demonstrates that the in-lieu fee payment, acquisition and rehabilitation of existing units, or other alternative is of equal value to the provision of the affordable units on site.

#### **D. Subsection 17.28.060(A) “Clean-up” Edits**

Edits in subsection 17.28.060(A) to insert the term “fee” a total of two times between the phrase “in-lieu payment” to read “in-lieu fee payment” in order to read in its entirety as follows:

- A. **Inclusionary Housing Plan.** No development application will be deemed complete until an Inclusionary Housing Plan containing all of the following elements has been submitted in a form meeting the approval of the Director:
1. For each construction phase, the Affordable Housing Plan must specify, at the same level of detail as the application for the residential development: the inclusionary housing option selected; the number, unit type, tenure, number of bedrooms and baths, approximate location, size, and design; construction and completion schedule of all inclusionary units; phasing of inclusionary units in relation to market-rate units, and general outline of the marketing plan.
  2. Identification of the affordable income level for the proposed inclusionary units.
  3. Calculation of the proposed number of inclusionary units consistent with this Chapter.
  4. A written explanation of the method for restricting the units for the required term at the affordable income levels.

5. If on-site development of affordable units is not proposed, supporting evidence demonstrating on-site development is infeasible.
6. If the developer proposes meeting this Section's affordable housing obligations by paying an inclusionary housing in-lieu fee payment, acquisition or rehabilitation of existing units, or other alternatives of equal value to the development of affordable units on-site pursuant to Section 17.28.050, Inclusionary Housing Requirements, supporting evidence demonstrating that the in-lieu fee payment, acquisition and rehabilitation of existing units, or other alternative is of equal value to the provision of the affordable units on site.
7. If the developer proposed tradeoffs of extremely low- and very low-income units for low- or moderate-income units, supporting evidence demonstrating that the development of on-site extremely low- and very low- income units is infeasible and that the City's housing goals can be more effectively achieved through the proposed tradeoffs.
8. Description of the methods to be used to verify tenant incomes and to maintain the affordability of the inclusionary units and must specify a financing mechanism for the ongoing administration and monitoring of the inclusionary units.
9. Any other information that may be requested by the Director to aid in the evaluation of the sufficiency of the plan under the requirements of this Chapter.

#### **E. Section 17.70.040 List of Types of Development Impact Fees**

Edits to Section 17.70.040 to include Affordable Housing Facilities to the listing of types of impact fees. The revised Section will read in its entirety as follows:

##### **17.70.040 List of Types of Development Impact Fees**

**Public Facility Fees.** Unless otherwise indicated, the following types of DIFs shall be imposed at the time of approval for Development within the City to finance the cost of the related Public Facilities:

- A. Bicycle and Pedestrian Facilities.
- B. Fire Facilities.
- C. Library Facilities.
- D. Parks and Recreation Facilities (not applicable to residential subdivisions for which Quimby Fees are imposed).
- E. Public Administration Facilities.
- F. Storm Drain Facilities.
- G. Transportation Facilities.
- H. Affordable Housing Facilities (applicable only to non-residential projects and components of mix-used projects not subject to Chapter 17.28).

#### **F. Chapter 17.70 Development Impact Fees**

Edit to Chapter 17.70 to revise subsection 17.70.090(A) to restructure and add a new clause to ensure payment of all required DIFs occurs prior to any issuance of a certificate of occupancy, including "temporary occupancy." The revised subsection will read as follows:

- A. The DIFs established pursuant to this Chapter shall be paid by the developer for the property on which a Development Project is proposed at the time of final inspection or the date on which the certificate of occupancy is issued, whichever occurs first, except as otherwise provided below.
- i. DIFs imposed on residential Development, shall be collected in accordance with the provisions of Government Code Section 66007.
  - ii. Where a Development Project does not require a building permit, DIFs will be collected at permit issuance.
  - iii. In no instance may a certificate of occupancy, including a “temporary” certificate of occupancy, be issued for a project prior to the full payment of all required DIFs.

**G. Section 17.73.010 “Clean-up” Edit**

Edits within Section 17.73.010 (List of Terms) to edit the phrase “Fee / Payment Terms” to remove “/ Payment” and to read as “Fee Terms.”

**H. Section 17.73.010 “Clean-up” Edit**

Edits within Section 17.73.010 (List of Terms) to edit the phrase “Inclusionary Housing In-Lieu Payment” to replace the term “Payment” with “Fee” in order to read as “Inclusionary Housing In-Lieu Fee.”

**I. Section 17.73.020 “Clean-up” Edits**

Edits within Section 17.73.020 (Definitions) to edit the phrase “Fee / Payment Terms” to remove “/ Payment” and to read as “Fee Terms.”

**J. Section 17.73.020 “Clean-up” Edit**

Edits within Section 17.73.020 (Definitions) to edit the phrase “Inclusionary Housing In-Lieu Payment” to replace the term “Payment” with “Fee” in order to read as “Inclusionary Housing In-Lieu Fee.”

**SECTION 5.           Effect of Amendments**

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

**SECTION 6.           Severability**

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of

the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

**SECTION 7.            Codification**

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

**SECTION 8.            Compliance with Notice and Public Hearing Requirements**

This Ordinance was reviewed at a noticed public hearing, for which the Ordinance and the associated Staff Report were available to the general public for a period of not less than fourteen (14) days prior to the public hearing.

**SECTION 9.            Effective Date**

In accordance with California Government Code Section 66017(a), this Ordinance shall be in full force and effect on January 3, 2022.

**SECTION 10.          Certification**

The City Clerk shall certify to the adoption of this Ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

**INTRODUCED ON** the \_\_\_\_ day of \_\_\_\_\_, 2021.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
PAULA PEROTTE  
MAYOR

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK

\_\_\_\_\_  
MICHAEL JENKINS  
CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SANTA BARBARA    ) ss.  
CITY OF GOLETA                        )

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, do hereby certify that the foregoing Ordinance No. 21-\_\_ was introduced on \_\_\_\_\_, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the \_\_\_\_\_, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK