



TO: Ordinance Review Standing Committee Members

FROM: Peter T. Imhof, Planning and Environmental Review Director
Anne Wells, Advance Planning Manager

SUBJECT: Revised Draft New Zoning Ordinance Status Report

RECOMMENDATION:

Staff recommends that the Ordinance Review Standing Committee:

- A. Receive a presentation on the Revised Draft New Zoning Ordinance (NZO).
- B. Hold a public discussion and provide staff feedback regarding the Revised Draft NZO.

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, 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:

In consideration of public input and guided by the City's adopted General Plan, the Revised Draft NZO was released to the public on January 31, 2019. The release packet includes the following new files:

- 2019 Revised Draft NZO and Map
- Overview of Changes
- Response to Planning Commission Comment
- Response to Public Comment
- Underline-Strikethrough Revised Draft NZO Comparing Prior Draft

Hard copies 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 GoletaZoning.com under the "Documents" tab to download these files.

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 key 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.

NEXT STEPS

The City will hold a series of seven public workshop with the Planning Commission starting on February 25, 2019. The purpose of the workshops is to review key zoning issues, specifically focused on comparing the existing zoning with the proposed Revised Draft NZO. Staff will be seeking Planning Commission and public comment regarding these key issues to inform the development of future public hearing NZO. Additional public workshops will be scheduled, as requested by Commissioners, to address additional ordinance review.

A joint City Council/Planning Commission workshop will be hosted in March 2019 to discuss and provide staff feedback on the Revised Draft NZO organization and review of supporting materials. Staff will be meeting with stakeholders, as requested, to similarly review zoning documents, answer questions, and obtain feedback. The Environmental Defense Center and Goodland Coalition have requested stakeholder meetings and staff is working to schedule these meetings soon.

After receiving feedback from the Ordinance Review Standing Committee, Planning Commission, joint City Council/Planning Commission, and public, staff will return to the Ordinance Review Standing Committee with another update. The timeline for the next check-in with the committee members is June 2019.