



**NOTICE OF PUBLIC HEARING
Planning Commission
December 9, 2019; 6:00 p.m.**

Accessory Dwelling Unit Ordinance

NOTICE IS HEREBY GIVEN that the Goleta Planning Commission will conduct a public hearing to consider a resolution recommending to the City Council adoption of a new Accessory Dwelling Unit Ordinance (Case No: 19-144-ORD) on an urgency and non-urgency basis. The date, time, and location of the public hearing are set forth below. The agenda for the hearing will also be posted on the City website (www.cityofgoleta.org).

HEARING DATE AND TIME: Monday, December 9, 2019, at 6:00 P.M.
PLACE: City of Goleta, Council Chambers
130 Cremona Drive, Suite B
Goleta, California 93117

PROJECT LOCATION: The amended regulations would apply citywide, including all areas of the City within the Coastal Zone.

PROJECT DESCRIPTION: During the 2019 legislative session, the Governor signed into law three new bills related to Accessory Dwelling Units (ADUs): Assembly Bill (AB) 68, AB 881, and Senate Bill 13 (2019 ADU Laws). The 2019 ADU Laws take effect January 1, 2020. The 2019 ADU Laws made numerous changes to existing laws regarding ADUs and Junior ADUs (JADUs). Due to the changes in state law, the City is now repealing the City's existing ADU regulations (Ordinance No. 18-01) and replacing those regulations with a new set of ADU and JADU standards that will fully comply with the 2019 ADU Laws. Changes to the City's ADU regulations include, but are not limited to, allowances for JADUs, allowances for ADUs in multi-unit dwellings, decreased permitting and planning review, removal of an owner-occupancy requirement, and removal of a requirement for replacement parking when a garage is converted into an ADU. The new Ordinance is proposed as an urgency and non-urgency Ordinance to ensure local regulatory authority over the limited aspects of ADU regulations still allowed at the local level. The project is exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 21080.17, which states that the CEQA does not apply to the adoption of local ordinances regulating construction of second units and by CEQA Section 15282(h) that exempts adoption of an ordinance regarding second units in single-family and multifamily residential zones. In addition to being statutorily exempt from CEQA, the proposed ordinance is also categorically exempt from CEQA under the Class 3 exemption set forth in CEQA Guidelines Section 15303.

DOCUMENT AVAILABILITY: The staff report may be obtained at the City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 and on the City's web site at www.cityofgoleta.org at least 72 hours ahead of the meeting.

PUBLIC COMMENT: All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. Written submittals concerning agenda items may be emailed to Kim Dominguez, Management Assistant, e-mail: kdominguez@cityofgoleta.org; or mail: Attn: Planning Commission at 130 Cremona Drive, Suite B Goleta, California 93117. To be disseminated to the Planning Commission for consideration during the meeting, written information must be submitted no later than Monday by noon prior to the Planning Commission meeting. Material received after this time may not be reviewed by the Planning Commission prior to the meeting.

FOR FURTHER INFORMATION: Additional information is on file at the Planning and Environmental Review Department, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Contact Andy Newkirk at (805) 961-7544 or anewkirk@cityofgoleta.org for more information regarding the project. [Para información en español, por favor llame Sra. Imelda Martin, (805) 562-5510.]

Note: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this hearing, please contact the City Clerk's Office at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements

Note: If you challenge the City's final action on this project in court, you may be limited to only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City on or before the date of the hearing (Government Code §65009[b][2]).

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