



**NOTICE OF PLANNING COMMISSION
PUBLIC HEARING
Hybrid Public Meeting – Held in Person and via Zoom
September 12, 2022 at 6:00 P.M.**

**Objective Design Standards for Multiple-Unit and Mixed-Use Housing Projects
Ordinance
Case No. 21-0005-ORD**

ATTENTION: The meeting will be held in person and via the Zoom platform. The public may also view the meeting on Goleta Channel 19 and/or online at <https://cityofgoleta.org/goletameetings>.

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 Title 17 (Zoning) amendments related to objective design standards. Any recommendations from the Planning Commission will be provided to City Council. City Council will consider the recommendation at a later hearing to adopt any amendments to Title 17. The date, time, and location of the Planning Commission public hearing are set forth below. The agenda for the hearing will also be posted on the City website (www.cityofgoleta.org).

HEARING DATE/TIME: Monday, September 12, 2022 at 6:00 P.M.

PLACE: Goleta City Hall, 130 Cremona Drive, Goleta, CA, 93117 and Teleconference Meeting; this meeting will be held in person and via Zoom (with detailed instructions for participation included on the posted agenda).

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

PROJECT DESCRIPTION: Senate Bill 35 (SB 35) requires a streamlined, ministerial approval process for qualifying multiple-unit and mixed-use development, consistent with objective design standards. In order for a proposed development to qualify for this streamlined, objective review, the project must satisfy an extensive list of criteria, such as affordability levels, labor standards, and conformance with objective General Plan and zoning standards. Currently, the City does not have a set of solely objective design standards to apply should a project qualify under SB 35. The proposed ordinance would establish such objective design standards within Title 17 (Zoning) of the Goleta Municipal Code (GMC) to address this need and includes procedures for the processing of projects that qualify for this type of review. A new Chapter 17.44 of the GMC is proposed that includes applicability and procedural standards as well as objective standards for site and building design, mixed-use development, and utilitarian elements. Definitions are also included, as are other associated amendments to Title 17.

ENVIRONMENTAL REVIEW: The proposed Ordinance is not subject to the California Environmental Quality Act (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 because the amendments to Title 17 do not authorize construction of any building or structure but sets forth regulations that shall be followed. The proposed Ordinance is also exempt from CEQA pursuant to Section 15060(c)(3) of the CEQA Guidelines 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.

PUBLIC COMMENT: Interested persons are encouraged to view the meeting and to provide written and/or oral comments. All letters/comments should be sent to kdominguez@cityofgoleta.org. Letters must be

received on or before the date of the hearing or can be submitted at the hearing prior to the conclusion of the public comment portion of the Public Hearing.

FOR PROJECT INFORMATION: For further information on the project, contact Andy Newkirk, Senior Planner, at (805) 961-7544 or anewkirk@cityofgoleta.org. For inquiries in Spanish, please contact City staff at (805) 562-5500 or espanol@cityofgoleta.org. Staff reports and documents will be posted approximately 72 hours before the hearing on the City's website at www.cityofgoleta.org.

SIMULTANEOUS INTERPRETATION. If you require interpretation services for the hearing, please contact the City Clerk's office at (805) 961-7505 or via email to: cityclerkgroup@cityofgoleta.org at least 72 hours prior to the hearing. Please specify the language for which you require interpretation. Notification at least 72 hours prior to the meeting helps to ensure that reasonable arrangements can be made to provide accessibility to the hearing.

Note: If you challenge the nature of the above action 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 Section 65009[b][2]).

Note: In compliance with the Americans with Disabilities Act, if you need assistance to participate in the 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.

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