



**NOTICE OF PLANNING COMMISSION
PUBLIC HEARING
(Electronically and Telephonically)
December 13, 2021 at 6:00 P.M.**

**Urgency and Non-Urgency Ordinances for SB 9 Lot Splits and Residential Projects
in the Single-Family Residential (RS) Zone District
Case No. 21-0006-ORD**

ATTENTION: The Virtual Meeting is held pursuant to Assembly Bill (AB) 361. The meeting will be Virtual because meeting in person would present imminent risks to the health or safety of attendees. The public may only view the meeting on Goleta Channel 19 and/or online at <https://cityofgoleta.org/goletameetings> and not in Council Chambers.

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 Urgency and Non-Urgency Ordinances related to implementation of Senate Bill 9 of 2021 (SB 9) (Case No. 21-0006-ORD). Any recommendations from the Planning Commission will be provided to City Council. City Council will consider the recommendation at a later public hearing to consider adoption of the ordinances. 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, December 13, 2021 at 6:00 P.M.

PLACE: Teleconference Meeting; Given the local, state, and national state of emergency, this meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda)

PROJECT LOCATION: The regulations would apply citywide within the Single-Family Residential (RS) Zone District, including areas of the City within the Coastal Zone.

PROJECT DESCRIPTION: The proposed ordinances would amend Title 5 (Business Licenses and Regulations), Title 16 (Subdivisions), and Title 17 (Zoning) of the Goleta Municipal Code (GMC) to ensure the City's regulations comply with SB 9 and to maintain City authority to regulate SB 9 projects where possible. Proposed amendments to the GMC include the following:

- An amendment to Title 5 to include a cross-reference prohibition of Short-Term Vacation Rental licenses for any site where an SB 9 project was approved under Title 16 or Title 17.
- New standards and procedures in Title 16 for urban lot splits in the Single-Family Residential (RS) zone district to subdivide existing residential lots in two. Consistent with SB 9, urban lot splits will be processed ministerially if certain objective standards are met.
- New standards and procedures in Title 17 to process applications for up to 2 principal dwelling units on lots in the RS zone district. This could be an additional unit on an existing lot that already has a principal dwelling or up to two new dwelling units on a newly created lot through an urban lot split described above. Consistent with SB 9, these new residential dwelling units will be processed ministerially if certain objective standards are met.

ENVIRONMENTAL REVIEW: Under California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance implementing the provisions of SB 9 is not a project and therefore exempt from the requirements of the California Environmental Quality Act.

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.

IN LIGHT OF THE CITY'S NEED TO HOLD PUBLIC MEETINGS ELECTRONICALLY AND TELEPHONICALLY PURSUANT TO AB 361, written comments may be submitted as instructed above or via email to: Kim Dominguez, Management Assistant, email: kdominguez@cityofgoleta.org or by electronic means during the public hearing (date and time noted above), provided they are received prior to the conclusion of the public comment portion of the public hearing. In order to be disseminated to the Planning Commission for consideration during the Commission meeting, written comments should be submitted no later than noon on Monday, December 13, 2021. Material received after this time may not be reviewed by the Planning Commission prior to the meeting. Those who wish to participate in the public hearing must submit an email to cityclerkgroup@cityofgoleta.org which states the item you want to speak to and provide your name, email, and phone number. More detailed instructions on how to participate in the public hearing and to provide comments during the public hearing will be included in the Planning Commission agenda which will be available on the City's website: <https://www.cityofgoleta.org/i-want-to/news-and-updates/government-meetingagendas-and-videos>.

FOR PROJECT INFORMATION: For further information on the project, contact Anne Wells, Advance Planning Manager, at (805) 961-7557 or awells@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.

Publish Date: *Santa Barbara Independent*, December 2, 2021