

# USER MANUAL

## Multiple-Unit and Mixed-Use OBJECTIVE DESIGN STANDARDS

The purpose of the Multiple-Unit and Mixed-Use Objective Design Standards is to provide the public, building and design professionals, and City staff with objective design criteria for eligible residential and mixed-use development in the City. The intent is to provide clear design direction that enhances Goleta's character and sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality living environment.



### WHAT ARE OBJECTIVE DESIGN STANDARDS?

Objective standards replace existing subjective standards found in Title 17 (Zoning) of the Goleta Municipal Code and Goleta's General Plan and design guidelines with objective criteria to provide an additional level of design clarity and specificity.

The objective design standards can be found in Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards, of the Goleta Municipal Code.



## WHAT PROJECTS USE OBJECTIVE DESIGN STANDARDS?

Residential and mixed-use development proposals in all Zoning Districts which meet the applicability requirements below may use the objective design standards to receive ministerial approval and streamlined processing. This includes the following projects mandated by State law:

**AB 2162 (2018)**  
By-Right  
Supportive  
Housing

**SB 35 (2017)**  
Streamlined  
Multiple-Unit  
Affordable  
Housing

**AB 2011 (2022)**  
Multiple-Unit  
Affordable Housing  
in Commercial  
Areas

**Housing Element  
Subprogram  
HE 2.1(g)**  
Sites identified by  
previous housing  
cycles

### ***Projects not eligible to use Objective Design Standards (unless qualifying above):***

- *Single-unit residential ([17.07](#))*
- *Accessory Dwelling Units ([17.41.030](#))*
- *Standalone Commercial, Office, and Industrial ([17.08](#), [17.09](#), [17.10](#))*
- *SB 9 projects: Streamlined Lot-Splits and Duplexes ([17.07.040\(B\)](#))*
- *Density Bonus projects ([17.27](#))*

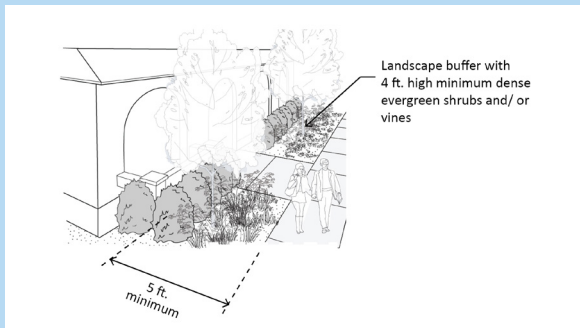
# OBJECTIVE DESIGN STANDARDS CHAPTER 17.44 REQUIREMENTS

Design regulations for new multiple-unit and mixed-use residential development



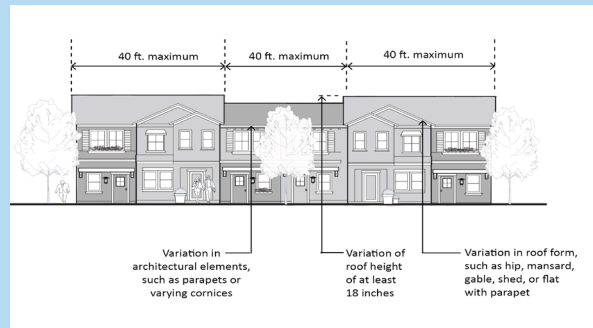
## Site Design Topics:

- Building placement and orientation
- Vehicular parking and access
- Loading and service areas
- Pedestrian circulation and access
- Common and restricted open space
- Landscaping



## Building Design Topics:

- Form, massing and articulation
- Wall plane and roofline variation
- Building and dwelling unit entrances
- Windows and doors
- Materials and colors
- Parking structures, garages and carports



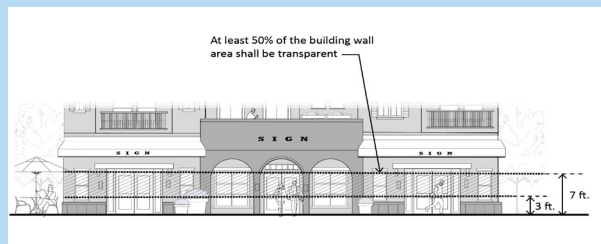
## Utilitarian Design Topics:

- Bicycle parking
- Trash recycling and green waste containers
- Fencing and walls
- Lighting



## Mixed-Use Design Topics:

- Ground floor height and transparency
- Street-facing setbacks and entrances



## ADDITIONAL ZONING REQUIREMENTS

In addition to the Objective Design Standards, existing objective standards in [Title 17 \(Zoning\)](#) may also apply to your project, such as:

- [17.07](#), Residential Districts
- [17.19.040](#), Front Setback, Hollister Avenue Frontage
- [17.24.090](#), Fences, Freestanding and Retaining Walls, and Hedges
- [17.24.120](#), Mixed-Use Development
- [17.24.140](#), Trash, Recycling, and Green Waste Storage Areas
- [17.34](#), Landscaping
- [17.35](#), Lighting
- [17.38](#), Parking and Loading
- [17.38.090](#), Bicycle Parking
- [17.38.100](#), On-Site Loading
- [17.38.110](#), Parking Area Design and Development Standards

Visit the Zoning Code at the following address:

[https://library.qcode.us/lib/goleta\\_ca/pub/municipal\\_code/item/title\\_17](https://library.qcode.us/lib/goleta_ca/pub/municipal_code/item/title_17),

or scan the QR code below for access to links in this User Manual:





## QUESTIONS?

For additional information regarding the planning process:  
Visit the **Planning & Environmental Review Counter**  
at 130 Cremona Drive, Suite B.

You can also call (805) 961-7543 or email us at  
[planningcounter@cityofgoleta.org](mailto:planningcounter@cityofgoleta.org)



## WHAT IS THE APPLICATION PROCESS?

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### STEP 1

#### ***Submit a Planning Application***

If your project qualifies from streamlined processing with objective design standards, submit your Planning Application. The project will be assigned a Planner who will review the application. Within 30 days, you will receive a determination of whether the application is complete or incomplete.

- *If applicable for expedited processing - submit a [Land Use Permit \(LUP\)](#)*
- *If within the Coastal Zone - submit a [Coastal Development Permit \(CDP\)](#)*

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### STEP 2

#### ***Director Decision***

After the application is determined to be complete, the Director of Planning and Environmental Review will approve or deny the project. If the decision is not appealed, the original decision stands; otherwise, the Planning Commission will hear the appeal before rendering a final decision. After issuance of a Land Use Permit, proceed to the Building and Safety Division for Building Permit(s).

- *If in the Coastal Zone, the City's approval will be in concept. Final approval will be needed by the California Coastal Commission.*

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### STEP 3

#### ***Building Division Submittal***

Apply for a [building permit](#) and pay applicable fees. Construct your mixed-use or multiple-unit project upon issuance of a building permit.

