

City of Santa Barbara
Single Family Design Guidelines Update
Neighborhood Preservation Ordinance Update

ISSUE PAPER F

Project Noticing

The purpose of this paper is to:

- Explain the current system of noticing single-family development projects within the City of Santa Barbara
- Identify issues associated with the current single-family development noticing process
- Provide options and recommendations for change to the current noticing process

Background & Existing Project Noticing Process

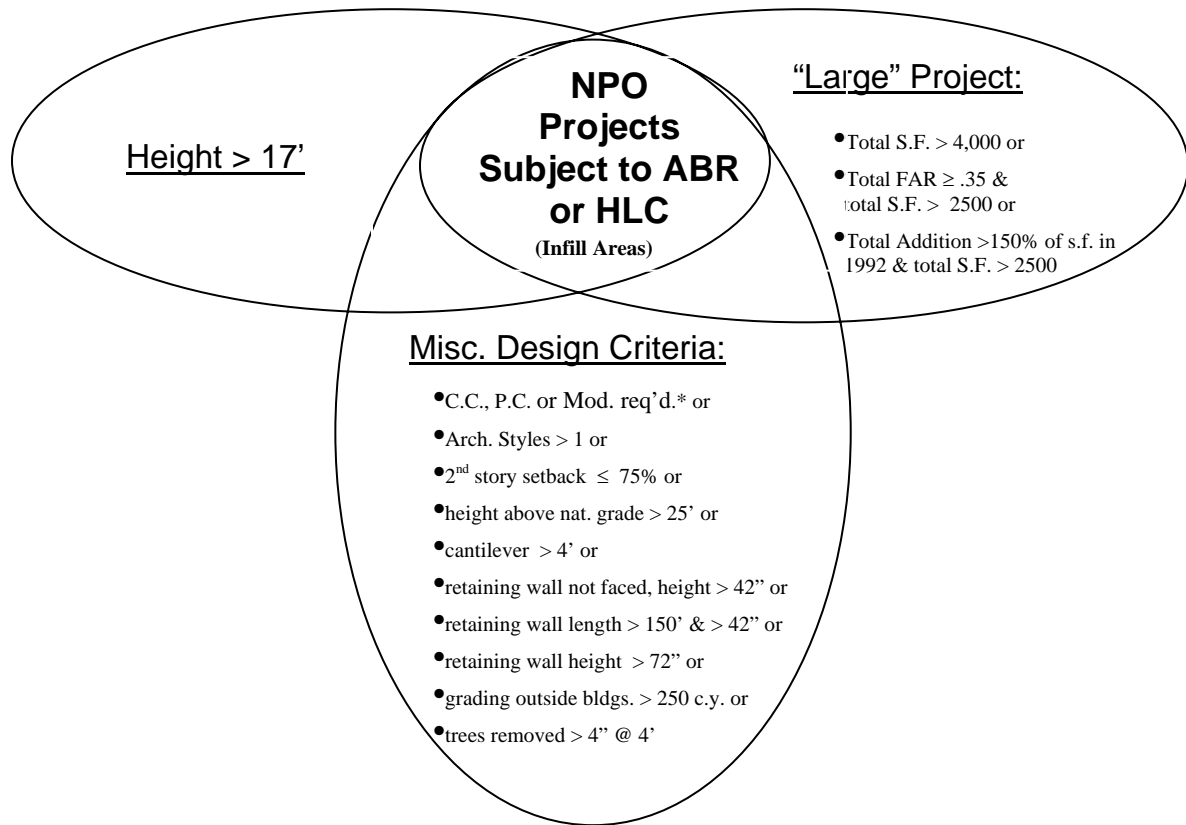
Summary. Currently, neighbors within 100’ of most single-family projects reviewed by the Architectural Board of Review* (ABR) receive a mailed notice of the ABR hearing 7 to 10 days prior to the project’s ABR hearing. Interested parties who have requested notification of projects on a property and Neighborhood Associations also receive subsequent project hearing agendas. Single-family projects exempt from the Architectural Board of Review are not required to provide mailed notice to interested parties or neighbors. A building permit issuance action can not be appealed. A Public Zoning Counter hand-out, Attachment 1, answers questions regarding mailed noticing for project applicants.

Purpose. Public noticing is intended to allow interested parties an opportunity to learn, ask questions and make comments about a proposed project and the City’s findings on neighborhood compatibility, aesthetics and architectural design issues.

History. Historically, noticing for single-family development project proposals was only required for projects on sites with slopes over 20%. Prior to adoption of the Neighborhood Preservation Ordinance (NPO), “flat-land” single-family projects, referred to as “infill” projects in the Single Family Design Guidelines, did not undergo design review and did not require noticing. In the first years after NPO adoption, noticing was not required for single-family projects reviewed by the ABR or HLC if no Planning Commission (PC) or Modification Hearing occurred. Seven years ago, the City Council instituted noticing requirements for some categories of single-family projects reviewed by the ABR or HLC.

Purview. Single-family projects reviewed by the Architectural Board of Review typically have been referred to the ABR through Neighborhood Preservation Ordinance “triggers.” Single-family home projects which trigger ABR review are generally two-story “large” homes which meet miscellaneous design criteria or are located in a Hillside Design District.

*All references to Architectural Board of Review also apply to the Historic Landmarks Commission when such projects are proposed within a Landmark District.



*C.C.= Coastal Commission Permit, P.C. = Planning Commission approval, or Mod. = Modification

The following single-family and one-story duplex project types require mailed notice at the Design Review "Concept" Hearing Level:

- New single-family residential units or one-story duplex units
- Additions of over 500 square feet or a new story to a single residential unit or one-story duplex unit
- Projects involving substantial grading or exterior lighting
- Projects that would not otherwise require mailed noticing and that, in the judgment of the ABR, HLC or Community Development Director, could result in a significant or substantial deprivation of property rights of other landowners, such as wireless facilities

Most of the single-family projects reviewed by the ABR are over 500 square feet in size, with the exception of some project additions. The single-family home addition projects reviewed by the ABR under 500 square feet are not required to be noticed. Single-family home projects which do not trigger design review are routed for building permits.

Legal Notes. California law has specific noticing requirements (See Attachment 2). Design Review hearings are noticed in compliance with City Municipal Code Titles 22 and 28.

Mailed Noticing

Timing. Notices are mailed 10 days prior to a project’s Architectural Board of Review public hearing. (See Attachment 3 for a sample notice). If a project also will have a Modification or PC hearing, the applicant may choose to not have an Architectural Board of Review hearing noticed, and instead notify neighbors of the Modification Hearing Officer (MHO) or PC hearing.

Noticing Area. Mailed notice to property owners is required for distribution within 100’ of a project property. The exception to this are single-family home projects in the Non-Appealable Coastal Act Jurisdiction; these projects have a larger, 300’ required noticing radius for owners and 100’ for tenants.

Other Current Noticing Methods

Agenda Posting at City Hall, Community Development/Public Works Building and on the Internet. The *Architectural Board of Review Guidelines, Part 3: Meeting Procedures* specify that both the regular (full board) and consent (one board member) calendar agendas for the Architectural Board of Review are posted for public review on the bulletin board at City Hall and in the Planning Counter area at 630 Garden Street. Agendas and minutes are also available on the Community Development Department’s website a minimum of 72 hours prior to each meeting:
http://www.ci.santa-barbara.ca.us/departments/community_development

The agendas are detailed in that they typically include project descriptions , existing and proposed square footage, attached or detached garage information, and whether a modification or environmental review is required for project approval. See an example of part of a recent ABR agenda in Attachment 4.

Additional Internet Project Information. Some recent building permit issuance information is available on the internet. Additionally, “Master Application” project (projects for which Design Review is required) status information, from submittal through approval, is available on the internet. The project information is available by choosing from one of the 32 Santa Barbara general plan neighborhood areas or searching by address or project case number. Attachment 5 provides examples from the City’s internet site for recent project activity.

Other Jurisdictions

Jurisdictions vary in their methods for requiring applicants to notify neighbors of home redesign plans. Although a jurisdiction's ordinances may not require official noticing of permit applications, it may maintain a practice of doing so. For some jurisdictions, noticing occurs at an earlier stage whereby a postcard type notice is mailed to the surrounding property owners indicating that a permit application has been received. A postcard type notice is mailed to the surrounding property owners indicating that a permit has been requested. The City of Hayward, California, sends a postcard with a picture of the proposed project printed on it. The City of Santa Monica requires the placement of a large sign on the property undergoing major development that explains the project. Timing of placement varies; some require noticing to be in place prior to project approval, while others do not require noticing unless the project is required to receive discretionary review board approval. If project changes occur, the City of Brentwood, California, requires that additional information be added to a sign posted on the property in question. Finally, some cities, such as Rancho Palos Verdes, require "early neighbor notification." These jurisdictions require applicants to gather the signatures of a certain percentage of surrounding property owners who have viewed the proposed design or hold an "open house" to view the project design. The early neighbor notification method to encourage early neighbor discussions will be further explored in the Good Neighbor Policy Issue Paper.

Issues & Recommendations

The question of how much noticing is necessary is an interesting one. If the NPO were perceived as satisfactory in addressing design and neighborhood compatibility issues, the perceived importance of noticing might diminish. One philosophy is that the ABR should function as the community's "watch dog," commenting on projects until designs are appropriate. In this situation, citizens would not need to closely monitor ABR activities, as their concerns would likely be addressed by the ABR. However, the Neighborhood Preservation Ordinance is being further revised because, despite new triggers and ABR review instituted more than ten years ago, some members of the community do not feel that neighborhood compatibility objectives are being fully met. It appears that when there is a perceived high risk of an incompatibly designed single-family project approval, more community members are apt to want to keep noticing. If this is true, then perhaps if the perceived risk of an incompatibly designed project approval were minimal, public interest in noticing would be diminished.

The community has expectations for the compatibility of approved projects to improve as a result of changes to be implemented through this NPO Update, such as:

- improved Single Family Design Guidelines
- additional quantitative regulatory tools

Ideally, neighbor communication regarding projects would occur prior to application submittal in addition to during the ABR hearing process. The Good Neighbor Policy issue paper will explore methods where this may be possible. For example, neighbors could discuss a potential project together before the project is submitted to the City. This idea of very early neighbor discussions is outside the scope of a pure noticing topic and better fits within the Good Neighbor Policy Paper. For this issue paper, Project Noticing, following are some areas where project noticing could potentially be improved without causing inappropriate expense.

Following is a list of issues regarding noticing within the topics of purpose, projects noticed, parties noticed, timing and noticing method.

Purpose

Although the current stated purpose of public noticing in a Public Zoning Counter handout (Attachment 1) is to allow interested parties an opportunity to learn, ask questions, make comments and express concerns about projects, it appears that noticing could fulfill other purposes, such as:

- **Provide Additional Insight Through Public Comment.** The ABR and HLC members are generally familiar with the City, but neighbor comments can provide additional insight into specific immediate neighborhood aesthetic issues, design issues, compatibility considerations and associated potential impacts. The design

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review boards also make findings regarding public view impacts; hillside grading and development; and public health, safety and welfare.

- **Increased Opportunities for Mutually Agreeable Outcomes.** Where projects may have potential impacts to neighbors, positive and mutually agreeable outcomes between applicants, neighbors, interested parties and neighborhood organizations may be achieved with early noticing and involvement of parties in discussions.
- **Potential Decrease in Appeals Processing.** If noticing can achieve increased opportunities for mutually agreeable outcomes, then noticing may indirectly result in the need to process fewer appeals. Appeals are costly and time-consuming for applicants, appellants, hearing bodies and staff, which means this potential indirect effect of noticing would be valuable.

Based on conversations with some members of the public responding to notices, and comments made at ABR hearings, staff suggests some discussion and clarification to address neighbors expectations of what the notice entitles them in terms of project outcome. The City, through Zoning Counter Staff, Design Review Staff, Board communications and published materials, sometimes clarifies for the public that they may help to influence the design outcome of a project. The Design Review board decisions are not based on public comment regarding private view impacts, transportation and density issues. Design Review Boards have a limited authority to hear public comments on those issues as they relate to compliance with "Good Neighbor Policy" guidelines because land use decisions are not before the Design Review Boards, therefore, the types of input from neighbors can be limited. Design Review Board notice is provided to facilitate public comment and inquiry regarding projects. The City cannot guarantee noticing time frames will result in ample time for private citizens to seek private legal counsel regarding potential project impacts.

Recommendation #1: Acknowledge additional two direct purposes of noticing:

- Interested parties provide additional insight to the ABR and HLC based on their local knowledge through public comment.
- Increase opportunities for mutually agreeable outcomes between interested parties.

Projects Noticed

- **Upper-Story Additions.** Generally, the public appears satisfied with the types of single-family home projects which are noticed. However, it appears that upper-story projects which fall outside either the purview of the NPO or underneath the 500 square foot addition noticing trigger can cause concern among some neighbors.

Recommendation #2: Include Upper-Story Projects Subject to Design Review:

Staff recommends one additional category of projects be added to the list of categories of single-family home projects to be noticed: all upper story additions (rather than just additions over 500 square feet).

- **Building Permit Projects:** Some neighbors would like to know when neighbors apply for building permits in hopes they may be able discuss plans with neighbors before construction begins. As described above under Background & Existing Noticing Process, some issued building permits are available on the web, but not pending building permits. Neighbors of proposed building permit only projects are not notified of the project. Building permits are not appealable; nor are they discretionary, therefore, noticing of building permits has not been instituted, in part to avoid falsely heightening neighbor expectations regarding an ability to change the outcome of building permit issuance. Also, the focus of the City building permit program is to create an efficient process whereby minor developments are built safely and in compliance with the Uniform Building Code, Zoning Ordinance and project conditions. Building permits are not required to be noticed in order to avoid unnecessary additional processing expense or time delay.

Recommendation #3: Maintain Current Practice of No Formal Building Permit Noticing, but Explore Feasibility of Posting Pending Building Permits on the Web: Consult with the City Attorney, Building & Safety and Zoning Staff regarding the possibility of expanding the building permits webpage to include pending building permits rather than only some issued building permits.

Advantage:

- This could allow neighbors to speak with applicants regarding plans prior to construction if a neighbor identified a pending building permit project through a neighborhood building application web query. In some cases, this could lead to mutually agreeable project solutions. The Good Neighbor Policy Issue Paper will discuss ways to guide neighbors in discussions regarding homes.

Disadvantages:

- Significant additional staff time would be required to post all recently issued and pending building permits by neighborhood on the web.
- Additional staff time would be required to respond to public questions regarding neighborhood pending building permit queries.
- Neighbors who identify pending building permit queries which interest them would not be able to view plans for the proposed building permit project because pending building permit proposals are typically held by the applicant, not the City.

Parties Notified

- **100’ Noticing Radius.** Noticing distances are currently not standardized. Various noticing distances range from 100 to 300 to 450 feet radius from a project property as illustrated in the table below.

Required Distances for Notification of Property Owners for Development Applications			as of 10/04
Type of Project	Owners	Tenants	
Coastal Development Permit (Appealable Jurisdiction)	100 ft	100 ft	
Coastal Development Permit (Non-appealable Jurisdiction)	300 ft	100 ft	
Conditional Use Permit	450 ft	NA	
Development Plan	100 ft	NA	
General Plan Amendment	450 ft	NA	
Large Family Day Care	100 ft	NA	
Lot Line Adjustment	NA	NA	
Modification by Modification Hearing Officer or Planning Commission	100 ft	NA	
Neighborhood Preservation Ordinance Planning Commission Review	450 ft	NA	
Specific Plan, Transfer of Development Rights	450 ft	NA	
Subdivision, Condominium Conversion	450 ft	project property	
Zone Change, Annexation	450 ft	NA	

Some neighbors believe a 100’ notice radius is too small for a project. A 300’ notice radius seems to have a better chance of ensuring interested parties will be informed. Standard 300’ radius noticing is proposed as part of the Staff Hearing Officer discussions taking place.

Recommendation #4: Standardize to 300’ Radius: If allowed by State law, standardize the noticing for all NPO projects to a 300’ radius, consistent with changes to be proposed as part of the Staff Hearing Officer discussions.

- **Interested Parties & Neighborhood Associations:** Currently, parties within the required distance radius, interested parties who have submitted mailing address information for a property and any neighborhood association for which staff has an address are notified for a project. Staff must enter interested party information and Neighborhood Associations individually for each parcel into the computerized Permit Plan system. Permit Plan then automatically generates labels for staff when notices are prepared. There is an issue in the current Permit Plan system whereby it is possible to associate an interested party to a current case, rather than to a parcel, when addresses are input. This may mean that the interested party will not receive notice of future projects as they had intended. Additionally, Staff must remember to add appropriate Neighborhood Associations for each parcel when a case is noticed. It

would be easier to ensure consistent Neighborhood Association noticing if parcels were automatically populated with Neighborhood Association addresses through broader database administration procedures.

Recommendation #5: Explore Feasibility of Reconfiguring Permit Plan System to Better Accommodate Interested Parties & Neighborhood Associations.

Zoning staff charged with maintaining Permit Plan has a number of competing process improvement projects. As time permits, it would be helpful if Permit Plan Interested Parties parcels can be updated with known neighborhood associations to avoid potential individual omissions during individual mailing label preparations. Additionally, formalized interested party request forms should be created to be handed in at the Public Zoning Counter. The interested party request forms should include instructions to staff to add the address information to both the case and parcel Permit Plan screens to facilitate efficiency in mailing label generation.

- **Tenants.** The City’s housing stock is 58% owner occupied and 44% renter occupied. Many single-family homes are part of the City’s rental housing stock. Neighborhood compatibility issues can affect the quality of life of both property owners and long-term renters.

Currently, Neighborhood Preservation Ordinance Municipal Code 22.68.065.B.7 includes a provision requiring a public hearing for projects which:

“would not otherwise require mailed notice and that in the judgement of the ABR or the Community Development Director could result in a significant or *substantial deprivation of property rights of other landowners*.” (formatting added)

Therefore, staff’s focus for encouraging public input may appear to be more related to potential impacts to nearby landowners, rather than potential impacts to all nearby residents, owners and tenants alike. In fact, quality of life for renters can be more greatly affected than it may be for some landlords who reside outside of Santa Barbara.

Currently, the only required noticing to tenants is for projects requiring a Coastal Development Permit. Coastal regulations require tenants within 100 feet of a project to be notified prior to a public hearing. Although the Government Code requires notification of only property owners surrounding a subject property for other discretionary actions, staff recommends notifying all interested parties within a noticing area radius, including tenants.

Recommendation #6: Explore Including Tenants in Noticing: Consider costs, implementation time, and administrative feasibility of noticing tenants as well as property owners within a 300’ radius for noticed projects.

Advantage:

If tenants were also notified, it could increase public awareness of development projects and create a more inclusive planning process.

Disadvantages:

If tenants were also notified, time and/or expense to applicants could increase. For example, the City's Permit Plan system is not linked to a tenant address database. Either applicants would be required to collect tenant address information and provide it to the City as part of project applications or the current mailed notice fee (\$110) would likely need to be raised due to additional staff time to provide tenant project noticing for all ABR projects. Once costs are better defined, this recommendation should be reexamined. If the additional cost or time investment required of applicants would be inappropriate, the recommendation should not be implemented.

Timing.

- **Noticing Deferred to a Modification or Planning Commission Hearing:** When project notification is sent out for a MHO or PC Hearing rather than at an earlier ABR hearing, an opportunity for earlier project noticing so that affected neighbors might provide early input has been lost. By the time a project reaches the MHO or PC, the project applicant may feel the project design is set and can be frustrated by neighbor comments.

Recommendation #7: Require First ABR Hearing to Be Noticed: For projects which also must undergo a MHO or PC hearing, require noticing to occur at the first ABR hearing for the project as well as at the subsequent MHO or PC hearings. Although some advocate concept review hearings should not be noticed because they are so early in the process, Staff recommends notifying neighbors as early as possible in order to ensure the greatest potential for mutually beneficial project outcomes for interested parties.

- **Short Agenda Publication to Meeting Time Frame:** ABR agendas are typically mailed on the Thursday prior to an ABR meeting on Monday. In the best-case scenario, interested parties receive the agenda three days prior to the meeting. Depending on mail delivery time frames, an ABR agenda may not be received by an interested party until the day of the meeting. For items which have been continued for some time which involve subsequent ABR reviews, this short time frame may not provide adequate time for interested parties to plan to attend an ABR hearing on a project they are interested in. Some have suggested that agendas be mailed a week and a half in advance of an ABR meeting, rather than four days in advance of an ABR meeting. A disadvantage of this approach is that applicants would not be able to turn in an application on a Monday and potentially be placed on an ABR agenda just a week later. Rather, an applicant would need to wait at least two weeks to have an item heard by the ABR. Diligent interested parties can check the posted ABR agenda on the City's website on Thursday

afternoons. However, when an item is continued for some time, this may not be practical.

Recommendation 10, below, may provide a potential improvement in the timing of agenda receipt by interested parties. A courtesy e-mail of the agenda could be sent to interested parties who provide an e-mail address. See the discussion under “Method” below for further e-mail courtesy noticing considerations.

- **Riviera Association Six-Week Notice Proposal:** The Riviera Homeowners’ Association has requested that notice of requested ABR approvals be given to neighbors six weeks in advance of an ABR approval. The City of Santa Barbara strives to balance efficient single family project approval with a design review process that adds positive community value to designs. Many single family development projects reviewed by the ABR receive approval in less than six weeks after application submittal. For example, a well-designed project, with a complete submittal package upon application for which Neighborhood Preservation Ordinance findings can easily be made by the Architectural Board of Review could potentially be approved within two weeks after application submittal. For example, such a project could be submitted on a Monday, heard the following Monday at a Concept Review level and given Preliminary Approval at the meeting, and given a final approval at a second hearing (Final Review Level) the following Monday. ABR agendas are sometimes too full to allow such an expedited situation, and such project “readiness for approval” is somewhat rare, but staff strives to maintain a system whereby applicants can receive the most efficient review process possible, while also allowing for valuable public input. Implementation of this proposal for a six-week notice prior to an ABR decision is infeasible, given the City’s efficient application processing goals.

- **Significant Project Changes:** Administrative practice is to re-notify neighbors with a mailed notice 10 days prior to the next hearing (not a mailed agenda as would be customary) in cases where a project has expanded in size from an initial submittal, but this is not required and does not always occur. Sometimes neighbors may think an initial project submittal is appropriate, based on an original viewing of the project, but may not realize when a project later changes. Also, some plan substitutions, whereby an applicant brings a different project than what was noticed to a hearing, can create problems if the substituted plan is larger. Usually, staff requires the project to be re-noticed and reheard at the same ABR review level when this occurs. An additional noticing fee is currently not required to be paid by the applicant in these cases.

Recommendation #8: Require Projects to Be Re-Noticed When Projects Become Larger: Put in writing the administrative practice of repeating noticing when plans are substituted for a larger project. *The ABR Guidelines, Part 3: Meeting Procedures* and/or Zoning Ordinance may need to be updated. For example, the administrative practice may be described as follows:

“If project plan substitutions contain project changes that the Community Development Director determines may constitute a change in a project’s size, bulk or scale that could potentially affect neighborhood compatibility more so than the previously noticed plan (including an increase in height or square footage), the Community Development Director may require the project to be re-noticed. The Community Development Director may also require an additional noticing fee to be paid by the applicant in these cases.”

Method

- **On-Site Posting:** On-site posting, as required by the County of Santa Barbara for some projects (see Attachment 6), may provide additional opportunities for interested parties to be informed of pending projects. For example, neighbors who travel past a property may see the posted notice and learn of a proposed project. The on-site notice would be in a format standardized by the City and would include a project description, for the project application date, what type of approval is necessary for the project, and provide contact information on how to learn more about the project.

Recommendation #9: Require On-Site Noticing for Noticed Projects: Require an on-site notice to be posted in an easily visible location at each project street frontage. An 11” x 17” laminated notice would be stapled to a modest wooden lawn stake and be placed by the applicant. Staff estimates the materials cost for each sign would be less than \$20. The on-site notice would remain in place for ten days prior to each applicable initial hearing by the ABR, HLC, PC or MHO. The application would also include a signed statement from applicants that they have posted their notice on-site or submittal of a photograph of the notice posted on the site to ensure compliance with on-site noticing requirements.

Advantages:

1. **Increased Noticing:** Posting is available to all interested parties. The project description would be clearly visible and easily accessible to neighbors.
2. **Greater Consistency:** Noticing practices between the City of Santa Barbara and the County of Santa Barbara would become more consistent.

Disadvantages:

1. **Additional Cost:** Sign posting would create an additional cost to the applicant.
2. **Continuous Posting Difficult:** The stake posting could be easily vandalized. Also, the notice could become damaged under adverse weather conditions if it is improperly staked or laminated. Community expectations of continuous posting of the notice may not be viable in all circumstances.
3. **Aesthetic Issues:** Noticing in front yards may be considered visually unappealing.

- **Electronic Mailing:** Potential opportunities for utilizing electronic mailing and its potential associated speed and low-cost advantages have not been considered in the design review noticing process in the past. Questions regarding this potential noticing method which have not been answered include: Would the City be held accountable for errors in server delivery? Would the City be held accountable if e-mails were rejected as spam or because an e-mail account is full? Can e-mail addresses for noticing be collected, filed, and updated administratively efficiently? It is generally agreed that, due to these and other complications, e-mail noticing would likely not be able to substitute for hard-copy mailed notices. There could, however, be future potential use of e-mail as an optional, supplemental courtesy noticing. For example, ABR and HLC project agendas could potentially be e-mailed to interested parties who provide e-mail addresses.

Recommendation #10: Explore Feasibility of E-Mail Courtesy Noticing: If viable, consider efficient administrative methods to establish courtesy ABR agenda e-mail noticing if interested parties provide e-mail addresses.

Recommendations Summary

Purpose

1. Acknowledge additional direct purposes of noticing as described above:
 - Provide additional insight to the ABR & HLC
 - Increase opportunities for mutually agreeable outcomes between interested parties

Projects Noticed

2. Include upper-story projects subject to design review. (Additional costs to applicants of \$110 for noticing. Recent fee increases generally cover City costs of additional noticing.)
3. Maintain current practice of no formal building permit noticing, but explore feasibility of posting pending building permits on the web. (Additional cost of approx.

Parties Noticed

4. Standardize to 300' radius if allowed by state law. (Underway as part of Staff Hearing Officer discussions).
5. Explore feasibility of reconfiguring permit plan system to better accommodate interested parties & neighborhood associations.
6. Explore including tenants in noticing.

Timing

7. Require first ABR hearing to be noticed. (Additional cost to City to complete additional notices that would otherwise not be prepared by the ABR staff.)
8. Require projects to be re-noticed when projects become larger.

Method

9. Require on-site noticing for noticed projects.
10. Explore feasibility of e-mail courtesy noticing.

For all the recommendations, it is important to consider potential increased applicant and/or City costs associated with increased noticing. Once costs are better defined to implement the recommendations below, they should be reexamined. If the additional cost or time investment that would be required of the City or applicants is deemed inappropriate, some recommendations may be dropped. Initial implementation costs are difficult to estimate and will need to be revised as more information is gathered on the whole of the NPO update (i.e. what number of projects are likely to require ABR). However, for general discussion purposes, following are some initial estimates of impacts. Currently, approximately .5 FTE is spent on noticing per year, up to an additional .5 FTE may be necessary to implement recommendations for on-going maintenance. Additional Supervisor-level effort to initially implement additional noticing would also be necessary.

Attachments

1. **City of Santa Barbara, handout:** Questions and Answers Regarding Mailed Noticing for the Architectural Board of Review (ABR) & Historic Landmarks Commission (HLC)
2. **California Government Code Section 65090-65096.**
<http://www.leginfo.ca.gov/cgi-bin/waisgate?WAISdocID=6926482718+0+0+0&WAIAction=retrieve>
3. **Sample ABR Notice**
4. **Sample ABR Agenda, Consent & Full Board**
5. **Recent Neighborhood Project Activity Website and Examples from the Upper East**
6. **County of Santa Barbara, Inland Zoning Ordinance Sec.35-9. 05/97
County of Santa Barbara Example On-Site Notice Posting Form**