



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 16, 2013
AGENDA DATE: May 23, 2013
PROJECT ADDRESS: Citywide 2013 Zoning and General Plan Map Amendments
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 John Ledbetter, Principal Planner *JL*
 Beatriz Gularte, Project Planner *BG*
 Adam Nares, GIS Technician *AN*

I. Purpose of Zoning and General Plan Map Amendments

An important Phase 1 General Plan implementation program is amending the City's Sectional Zoning Map to ensure that zoning and General Plan designations follow property boundaries and to address parcels with:

1. An inconsistency between the existing zoning and the new General Plan map in terms of designations or residential densities, or
2. Split zones (parcels bisected by different zoning designations) or parcels that have more than one zone, or

In addition, there are a limited number of "clean-up" General Plan Map amendments that were discovered during the Zoning Map amendment process. One example is the Commercial/Medium High General Plan land use designation was applied to all C-P, Restricted Commercial zones citywide; however, a lot at 23 Hitchcock Way that is zoned C-P has a Low Density Residential (Max 5 du/ac) General Plan designation which is not consistent. The proposal is to amend the General Plan for this lot to be Commercial/Medium High so that the zoning and General Plan are consistent for all CP zoned parcels.

II. Background

While zoning map amendments have occurred throughout the years, including various major rezones in the 1970s, the City's Sectional Zoning Maps have not been updated since the 1990s.

In 2011, the General Plan was amended to allow densities comparable with the variable density zoning standards of 15-27 du/acre in multiple family and commercial areas that allow housing. Higher densities of 28-36 dwelling units per acre (du/ac) were adopted for some areas of the Downtown, Milpas corridor and La Cumbre Plaza. Under the proposed Average Unit-size Density Incentive Program, higher densities of 49-63 du/ac could be allowed in defined areas for smaller, rental and workforce housing units. A main component of the program is to allow densities based

on unit size to encourage smaller units targeted for working middle income households close to the commercial areas of the City. The zoning program to implement these new density designations is also currently underway.

The General Plan Update process, that produced the 2011 General Plan Map, evaluated the potential nonresidential and residential growth under the adopted General Plan land use designations. The proposed Sectional Zoning Map amendments would implement zoning classifications that are consistent with the 2011 adopted General Plan land use designations.

III. Process to Date/Public Participation

On July 7, 2012, Staff briefed the Planning Commission at their lunch meeting on the commencement of the zoning map amendments and the upcoming Public Open House.

On August 1, 2012, a Display Ad was published in the newspaper and individual postcards were sent to notify over 800 property owners where a zone change or General Plan amendment was being considered. The postcard informed them about a potential zoning or General Plan designation change, referred them to a City website created for this effort, and invited them to the Open House on August 15, 2012.

The Open House was held at the Faulkner Gallery and included stations with Planners ready to explain the various changes on maps showing existing and proposed zoning and General Plan designations. Approximately 60 persons attended the Open House throughout the evening. Prior to the Open House approximately 65 persons called to inquire or meet with staff about changes proposed on their property. An interested person's e-mail list was created and any property owners affected that were not previously notified have received individual notice of this hearing.

Originally, the proposed zoning changes included approximately 105 parcels in the S-D-3, Coastal Overlay Zone for consistency with the General Plan. Any zone or General Plan map amendments would require certification by the California Coastal Commission prior to becoming effective. Prior to formalizing a recommendation on the parcels in the coastal zone, Staff met with the Coastal Commission Staff. Due to direction from Coastal Commission Staff and in order to keep the other citywide amendments on timely schedule, no zoning or General Plan Map changes are recommended in the Coastal Zone at this time. Staff is currently working with Coastal Commission staff on Coastal Land Use and Implementation Maps that will be processed separately at a later date.

IV. Summary of Selected Map Amendments

A. Zoning Sectional Map Amendments

Since the Open House last year, the number of individual lots that would be affected by the proposed zoning amendments has been reduced from 674 lots to 398 lots or .02% of the approximately 24,000 lots in the City. Of these zone changes: approximately 259 (65%) address lots with split zones and General Plan consistency; 90 (23%) are changes in zone for

General Plan consistency or for consistency with land uses of the area; and 49 (12%) are for lots with dual zoning where one of the zones is inconsistent with the General Plan (e.g. removal of R-2, Two-Family on R-2/C-P zoned parcels.).

While amendments are proposed citywide, below is a summary of locations that represent areas with a larger number of parcels proposed for rezone. The overall citywide zoning changes are highlighted in color on the Proposed 2013 Zoning Map Changes (See Addendum Exhibit D, Exhibit 1). Because the amendments to the City's Sectional Zoning Map are an ordinance amendment to the Municipal Code, the draft ordinance amendments are attached along with the corresponding Sectional Maps (Exhibit A). Also, attached to each Sectional Map is a corresponding Figure highlighting the recommended changes. Included are all 16 Sectional Maps so that they are uniformly formatted, although for Sectionals SA02, SA03, SA04, SB01, SE01, and SE02 no zone classification changes are proposed.

The database showing lots to be rezoned along with the citywide map showing Proposed 2013 Zoning Map Changes have been posted on the City's website at: SantaBarbaraCA.gov/GeneralPlanMap.

1. **Garden Street between Carrillo Street and Loma Vista Avenue.** Change Areas #13 and #14 (Exhibit A, Sectional SCO3, pg. 39). This area is a transitional area with general commercial and residential to the southwest and multi-family residential to the northeast. This area is proposed for a rezone from C-2, Commercial Zone or R-3, Limited Multiple Family Residence Zone to R-O, Restricted Office Zone. The rezone to R-O is consistent with the General Plan for this area which is Office/High Residential (28-36 du/ac). The rezone to R-O would allow for high density residential development while allowing a lower intensity of commercial uses than C-2, Commercial. The R-O zoning standards with respect to front yard setbacks and building heights are the same as R-3, Multi-Family zoning.

Some property owners who have residential units in the R-3 zoned area expressed opposition with rezoning to R-O, Restricted Office Zone. Concerns expressed included: development of taller offices building surrounding them; shading by office buildings; preference for single family zoning; preference for maintaining as a residential area and the need to protect the pedestrian feel of the neighborhood.

2. **San Andres Area Between Cook and Below Sola Street.** Change Area #18 (Exhibit A, Sectionals SDO2 and SDO3, pgs. 51 and 57). This area is currently primarily a neighborhood serving commercial strip along San Andres. This area currently has a dual zoning designation of C-P, Restricted Commercial and R-2, Two-Family Residence Zones. The proposal is to rezone to only C-P, Restricted Commercial. The General Plan for this area is Commercial/Medium High Residential with an allowed density of 15-27 du/ac. The R-2, Two-Family is not consistent with the General Plan designation of Commercial/Medium High Residential. By removing the R-2, Two-Family zone, the C-P, Restricted Commercial Zone would allow the C-P nonresidential land uses allowed now

and residential uses consistent with provisions of the R-3, Limited Multiple Family Zone, consistent with the General Plan for this area.

3. **Westside of Milpas Street Between Carpinteria and Haley Streets.** Change Areas #44, and #45 (Exhibit A, Sectional SBO3, pg. 11). This area includes the back portion of lots fronting on Milpas Street that have both C-2, Commercial Zone along the front and M-1, Light Manufacturing Zone along the back. The recommendation is to rezone the M-1, Light Manufacturing zoned portion to C-2, General Commercial. This would be consistent with the Commercial/High Residential (28-36 du/ac) General Plan Designation for the Milpas corridor and mixed commercial land uses of the area.
4. **Upper State, Calle Real and Pesetas Lane Area.** Change Areas #48, #49, and #50 (Exhibit A, Sectional SDO1, pg 45).

#48 – This area is currently occupied by the Sansum Pesetas Multi-Specialty Clinic uses and a vacant lot. It is currently zoned R-2, Two-Family, PD, Planned Development Zone and SD-2, Special District Zone. The General Plan designation is Commercial/Medium High Residential (15-27 du/ac). The proposal is to rezone the R-2, Two-Family Zone portion to C-P, Limited Commercial Zone. The C-P, Limited Commercial Zone would allow residential uses consistent with provisions of the R-3, Limited Multiple Family Zone which is consistent with the General Plan for this area. Maintaining the existing PD, Planned Development Zone also would allow the clinic and hospital uses.

#49 – This site is currently zoned R-3, Limited Multiple Family Zone, PD, Planned Development Zone and SD-2, Special District Zone and is developed with a large office building. The General Plan for the site is Commercial/Medium High Residential (15-27 du/ac). The proposal is to rezone the R-3, Limited Multiple Family Zone portion to C-P, Limited Commercial Zone which would be consistent with the General Plan designation while allowing the existing uses on the site.

#50 – The proposal is to rezone this area from R-2, Two-Family Zone, PD, Planned Development Zone and SD-2, Special District Zone to R-3, Limited Multiple Family Zone, PD, Planned Development Zone and SD-2, Special District Zone. This parcel is part of a larger development with R-3, Limited Multiple Family Zone and PD/SD-2. The General Plan for this parcel is Medium High Density Residential (15-27 du/ac) so R-3, Limited Multiple Family Zone would make it consistent with the General Plan designation as well as the existing multiple family uses on site.

5. **500 Block of West Junipero Street- Cottage Hospital Area.** Change Area #60 (Exhibit A, Sectional SCO2, pg. 31). On July 12, 2012, the Planning Commission initiated a rezone for six parcels on the 500 block of West Junipero from R-3, Limited Multiple Family Zone to C-O, Medical Office Zone. The Commission also initiated a General Plan amendment from Medium High Density Residential (15-27 du/ac) to Office/Medium Density Residential (12 du/ac). While there was some concern by the Planning Commission on the

potential loss of housing due to a lower density designation, they ultimately recommend initiating the rezone to C-O Medical Office for this small area near the hospital.

6. **Lower Riviera Previous Saint Francis Hospital Neighborhood.** Change Area #85 (Exhibit A, Sectionals SBO2, SCO2, pgs. 5 and 31). This site is currently zoned C-O, Medical Office zone. The General Plan is currently Medium High Density Residential (15-27 du/ac). The proposal is to rezone all of the C-O, Medical Office Zoned area to R-3, Limited Multiple-Family Zone to make it consistent with the General Plan. This will result in some medical offices buildings becoming legal non-conforming uses. The R-3 zoning standards with respect to front yard setbacks and building heights are the same as C-O zoning.
7. **Mesa Commercial Shopping Area Along Cliff Drive** – Change Area #130 (Exhibit A, Sectionals SEO3 and SDO3, pgs. 57 and 63). This commercial shopping center and commercial strip on the Mesa currently has a dual zoning designation of C-P, Restricted Commercial and R-2, Two-Family Residence Zones. The proposal is to rezone to only C-P, Restricted Commercial. The General Plan for this area is Commercial/Medium High Residential with an allowed density of 15-27 du/ac. The R-2, Two-Family Residence Zone is not consistent with the General Plan designation of Commercial/Medium High Residential (15-27 du/ac). By removing the R-2, Two-Family zone, the C-P, Restricted Commercial Zone would allow the C-P nonresidential land uses allowed now and residential uses consistent with provisions of the R-3, Limited Multiple Family Zone, consistent with the General Plan for this area.

B. Response to Community Input

1. **Downtown Area Between Chapala, Anacapa, Highway 101, and Ortega Streets.** (Exhibit A, Sectional SCO3, 39). Staff was originally recommending rezoning this entire area (166 parcels) from C-M, Commercial Manufacturing to C-2, General Commercial, for consistency with the General Plan which has historically been Commercial. The General Plan designation is Commercial/High Residential (28-36 du/ac) for some parcels and Commercial/Medium High Residential (15-27 du/ac) for others. The rezone would have made all existing commercial manufacturing uses legal non-conforming because new Commercial Manufacturing is not allowed in the C-2, Commercial Zone. Given feedback from the public that attended the workshop and the City's desire to preserve and allow C-M uses, staff is recommending maintaining the C-M zone. C-M zoning does allow C-2 general commercial uses and will allow for continuance, improvements, and additional C-M uses in the area.

This would also be consistent with General Plan policy EF15, Protect Industrial Zoned Areas. This policy calls for preserving industrial zones as a resource for the service trades not precluding priority housing in the C-M, Commercial Manufacturing Zone. The C-M, Commercial Manufacturing zoning would allow multiple family development at densities allowed per the proposed Average Unit-size Density Incentive Program.

2. **Kenwood Road Area.** (Exhibit A, Sectional SDO2, pg. 51 with no zone change proposed). These are larger single family lots with split zones of E-1/A-1 with a General Plan designation of Low Density Residential, Maximum 3 du/acre. Staff originally proposed rezoning the lots to all E-1, Single Family Zone for consistency with the General Plan. Staff received one letter from the property owner at 1322 Kenwood Road opposing the rezone to E-1, Single Family Zone (Exhibit B) because this neighborhood has sloped areas with large oak woodland areas that should be protected from possible future subdivisions if rezoned all to E-1.

After further consideration and the fact that these are steep, Major Hillside lots per the Open Space Parks and Recreation Element, Staff is no longer recommending rezoning the A-1 portion to E-1 and instead leaving the lots with the split zone so that the steeper portions remain in the A-1 lowest density which would preclude further subdivisions of these parcels. This will require amending the General Plan to follow the zone boundary line (See Addendum Exhibit D, Exhibit 2, Proposed 2013 General Plan Amendments #19). The E-1, Single Family Zone would maintain the General Plan designation of Low Density Residential, Maximum 3 du/acre while the A-1, Single Family Zone portion would have a General Plan designation of Low Density Residential 1 du/acre. The A-1 zone classification was done in the mid 1970s for some single family areas with Major Hillside.

3. **11-15 E. Islay Street.** (Exhibit A, Sectional SC02, pg. 31 with no zone change proposed and Addendum Exhibit D, Exhibit 2, Proposed 2103 General Plan Amendments #141). There are various lots in this area that are split zoned R-1, Single Family and C-2, Commercial with a General Plan designation of Commercial/Medium High Residential (15-17 du/ac). Originally staff was proposing to rezone all the split zoned parcels to C-2 for consistency with the General Plan. However, based on feedback from property owners in the single family areas, staff now recommends the R-1 be maintained for selected parcels. The C-2, Commercial zone is appropriate for those parcels fronting on State Street but maintaining R-1, Single Family for parcels that are in single family use. In order to maintain the R-1, Single Family zone for these residential parcels, the General Plan is proposed to be amended to Low Density Residential, Maximum 5 du/ac.
4. **2300 Block of Red Rose.** Change #123 (Exhibit A, Sectionals SEO2 and SEO3, pgs. 61 and 75). The parcels along this block have a split zone of E-3, Single Family along the southern portion of the lots and E-1, Single Family along the northern portion. All but one of these lots are proposed for a zone change to E-3, Single Family for the entire lots consistent with the Low Density Residential, Maximum 5 du/acre General Plan designation.

The General Plan designation for the second to last lot on this block, 2323 Red Rose Lane, is Low Density Residential, Maximum 3 dwelling units per acre which is consistent with E-1, Single Family zoning. Originally, Staff recommended rezoning the entire parcel to E-1, Single Family Residential which is consistent with the General Plan designation. This would preclude any further subdivision of this property given the slope in excess of 30%. The current lot size is 1.2 acres. A lot split with E-1 zoning would require over 2 acres.

The owner of the second to last lot on the block is strongly opposed to rezoning the entire site to E-1, Single Family and would prefer that the entire site be rezoned E-3, Single Family Zone similar to neighbors to the east who are in the Low Density Residential, Maximum 5 dwelling units per acre (with lots of approximately 15,000 s.f.).

A zone change of this large parcel to E-3, Single Family would be inconsistent with the current General Plan designation. An E-3 zone change would enable the lot to have enough lot area for two lots in excess of 30% slope, and a General Plan Map amendment to Low Density Residential, Maximum 5 du/acre would be required. At this point staff is recommending leaving the lot as a split zone because the intent of the General Plan Update was not to increase residential density potential in single family areas, especially those with very steep slopes. In order to maintain the lot as a split zone staff recommends amending the General Plan to be split consistent with the underlying split zone (See Addendum Exhibit D, Exhibit 2, Proposed 2013 General Plan Amendments #122). Per SBMC §28.10.010.13, the Planning Commission can recommend that a zone boundary line not follow existing lot lines.

C. Property Owners Opposition to Recommended Amendments

Property owners of the following properties with split zones are opposed to the recommended zone changes on their properties. Most are opposed because they want their properties rezoned to the zone designation that would allow more density or in some cases commercial use. A brief summary of the individual property owner's position is described below.

1. **2832 Serena Road.** Change #57 (Exhibit A, Sectional SCO2, pg. 31). This approximately 10,000 square foot lot has a split zone of C-2/E-3/SD-2 with a General Plan of Low Density Residential, Maximum 5 dwelling units per acre. It is developed with a single family residence and the owner has a business license for an Administrative Office business. A small portion at the rear of the lot on the north is zoned C-2, Commercial Zone which is not consistent with the General Plan designation of Low Density Residential. The proposal is to move the C-2, Commercial Zone boundary to the north so that the entire lot is zoned E-3, Single Family which is consistent with the General Plan designation. Any legally permitted development or use would become legal nonconforming on the C-2 portion that is rezoned to E-3. The owner feels that changing the zone line reduces the development potential and that the City should compensate the property owner if the C-2, Commercial Zone portion (back part of the lot) is rezoned to E-3, Single Family Zone like the rest of the lot.
2. **Corner of Mission and State Street .** Change #67 (Exhibit A, Sectional SCO2, pg. 31). This area includes six lots on the northwest corner of State and Mission Street, four of which are in mixed commercial use. Two lots are developed in residential use. Currently the lots have a dual zoning designation of R-2, Two Family and R-O, Restricted Office with a General Plan designation Commercial/Medium High Residential (15-27 du/ac). The proposal is to amend the zoning to be R-O, Restricted Office. One property owner is of the opinion that these parcels should be C-2, Commercial zone like the other three corners of Mission and State Street. See letter from Jerome Harris, 7 E. Mission Street (Exhibit C). Staff believes that this corner is different than the other corners at this intersection because

it serves as a transitional area into the residential area to the north and east. The area is next to single family to the north and office zoning is appropriate over general commercial. The R-O zoning would also allow the residential uses on the existing lots.

3. **Anacapa and Valerio Area.** Change #73 (Exhibit A, Sectional SCO2, pg. 31). This area includes six lots that have a split zone of R-2, Two Family and R-3, Limited Multiple Family Residence Zone. The General Plan designation is Medium High Density Residential (15-27 du/ac) which is consistent with R-3, Multiple Family Zone. Therefore the proposal to rezone the R-2, Two Family portions to R-3 Zone is consistent with the General Plan. One person expressed opposition to the rezone.
4. **410 Consuelo.** Change #80 (Exhibit A, Sectional SDO1, pg. 45). This approximately 7,700 square foot lot has a split zone of R-2, Two Family Zone and E-3, Single Family Zone with SD-2, Special District overlay. The General Plan designation is Low Density Residential, Maximum 5 du/ac. The northern portion of the site is E-3, Single Family and the lower portion is R-2, Two Family. The E-3, Single Family Zone boundary line that bisects the property is proposed to be moved south to follow the property boundary, resulting in a rezone of the southern portion of the site from R-2, Two Family Zone to E-3, Single Family Zone, consistent with the General Plan. This owner feels that rezoning the lot to all E-3, Single Family will devalue the property. The R-2 zoned portion of this site is currently approximately 3,250 s.f., which is less than the 3,500 square feet that would be required to construction an additional unit under the split zone.

V. General Plan Amendments Post December 2011

The General Plan Map adopted in December 2011 is part of the Land Use Element of the General Plan. As part of the zoning amendments effort, some properties are proposed for a General Plan amendment due to: split zoned parcels; needed boundary “clean up”; or for the General Plan to recognize existing zoning and land uses of the area. A total of 15 areas, with one or between two and thirty-three parcels, are proposed to be amended with a total of 94 parcels citywide. See Proposed 2013 General Plan Amendments Map (Addendum Exhibit D, Exhibit 2). The following is a summary of selected amendments involving multiple parcels. A summary of all the proposed amendments is included in Exhibit 3 to the Final Environmental Impact Report Addendum (Exhibit D). For reference included is a table showing the General Plan Land Use Designations and associated zoning classifications (Exhibit E).

1. **1200-1300 Block of De La Vina Area.** Addendum Exhibit D, Exhibit 2, Change #4. This area is currently zoned C-2, Commercial Zone with most properties that front on De La Vina in commercial use. The General Plan is currently High Density Residential (28-36 du/ac). After considering the zoning and the existing land uses along these two blocks, staff recommends that the General Plan be amended to Commercial/High Residential (28-36 du/ac) which would be appropriate for the current zoning and land uses. The Commercial/High Residential (28-36 du/ac) General Plan designation would allow for the same density as the existing General Plan as well as commercial uses.

2. **2900 Block of State Street (Upper State).** Addendum Exhibit D, Exhibit 2, Change #61. This area is currently zoned R-O, Restricted Office Zone with SD-2, Special District overlay and a General Plan designation of Office/Medium Density Residential (12 du/ac). The General Plan had been General Commercial and Offices prior to the 2011 General Plan Update. Currently the R-O zone allows the use of variable density.

The current General Plan land use designation of Office/Medium Density Residential is limited to 12 du/acre. The uses along this block include predominantly commercial uses as well as a residential hotel. Staff recommends that the General Plan be amended to Office/Medium High Residential (15-27 du/ac) consistent with residential densities currently allowed by the zoning and the previous General Plan designation.

3. **100 Block of Calle Crespis Area (Upper State).** Addendum Exhibit D, Exhibit 2, Change #62. This area is currently zoned R-4, Hotel-Motel-Multiple Residence Zone with SD-2, Special District overlay with a General Plan designation of Commercial/Medium High Residential (15-27 du/ac). The block is developed with apartment buildings and condominiums. Staff recommends amending the General Plan for this block to Medium High Density Residential (15-27 du/ac) and removing the commercial designation which would be consistent with the zoning and the existing land uses. This change would allow the same residential density as allowed by the current General Plan designation. The Lemon Tree, on the corner of this block, would remain with the Commercial/Medium High Residential land use designation.

VI. Environmental Review

The 2011 General Plan Final Program Environmental Impact Report (FEIR) assessed citywide environmental impacts associated with future non-residential and residential growth for the next 20 years. Gradual growth of up to 1.35 million square feet of net additional nonresidential development (established with a policy cap) and build-out of up to 2,800 additional housing units was assumed by the year 2030 for purposes of impact analysis.

The 2011 General Plan Map with land use designations and residential densities was evaluated as part of the FEIR. The FEIR project description specified that the new General Plan Map would: utilize Assessor's Parcel boundaries to increase accuracy of density limits by parcel; provide simplified, consolidated land use designations including density limits by acre; and amend residential land use designations to guide application of revised variable density provisions. The FEIR project description included future rezoning for consistency with the General Plan Map as well as various minor "clean-up" changes to resolve split zones or land use designation boundaries by parcel.

An Addendum to the FEIR was prepared in accordance with State CEQA Guidelines Sections 15168 (Program EIR) and 15164 (Addendum to EIR) to document additional minor changes included with the proposed 2013 Zoning Map and General Plan Map amendments (Exhibit D, Addendum).

The proposed Zoning Map and General Plan Map amendments do not change the General Plan growth policies analyzed in the FEIR. The current map amendments do not involve substantial changes to the environmental setting, new significant impacts, or a substantial increase in the severity of impacts previously identified in the FEIR. In accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the project. The certified Program FEIR together with the Addendum constitutes CEQA documentation for the 2013 Zoning Map and General Plan Map Amendments.

VII. Next Steps

Following Planning Commission review and recommendation on the Zone and General Plan Map amendments, the Planning Commission recommendation will be presented to the City Council. The ordinance amending the parcel zoning would become effective 30 days from adoption.

VIII. Recommendation

Staff recommends that the Planning Commission consider the proposed Zoning and General Plan Map amendments and forward their recommendation to the Council.

IX. Website Reference Materials

The City's webpage dedicated to this effort can be found at SantaBarbaraCA.gov/GeneralPlanMap and includes the following information as well as the Planning Commission hearing information:

1. Current [Zoning Map](#) and [2011 General Plan Map](#)
2. The databases and maps with all parcels proposed to be amended with the instructions for viewing the data at SantaBarbaraCA.gov/GeneralPlanMap
3. [City of Santa Barbara Zoning Standards Summary](#) for Residential and Nonresidential Development
4. [Uses Permitted in Various Zones](#) per the Municipal Code
5. [Non-Conforming Uses Ordinance](#)

X. Exhibits

- A. Draft Ordinance Amendments with Zoning Sectionals
- B. Letter from Thomas P. Crandall, 1322 Kenwood
- C. Letter from Jerome M. Harris, 7 E. Mission
- D. Addendum to EIR (#2009011031)
- E. General Plan Land Use Designations and Associated Zoning Classifications

SECTION ONE. The Sectional Zone Map SB02 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of the following Assessor's Parcel Numbers:

- 027-270-028 (Reference #85)
- 027-270-040 (Reference #85)

(as shown in the Figure A) from C-O, Medical Office Zone to R-3, Limited Multiple-Family Residence Zone

- 027-270-037 (Reference #86)
- 027-270-038 (Reference #86)
- 027-270-039 (Reference #86)

(as shown in the Figure A) from C-O/R-2, Medical Office Zone/Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 025-281-025 and -026 (Reference #77)
- 027-151-014 (Reference #90)
- 029-051-016 (Reference #94)

(as shown in the Figure A) from E-1/R-2, One-Family/Two-Family Residence Zone to E-1, Single Residence Zone

- 027-151-015 (Reference #89)
- 027-152-002, -013, -014, and -016 (Reference #91, #92)
- 029-042-001 and -002 (Reference #93)

(as shown in the Figure A) from E-1/R-2, One-Family/Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 027-270-036 (Reference #88)

(as shown in the Figure A) from C-O/R-2, Medical Office Zone/Two-Family Residence Zone to R-3, Multi-Family Residence Zone

Sectional Map: SB02

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

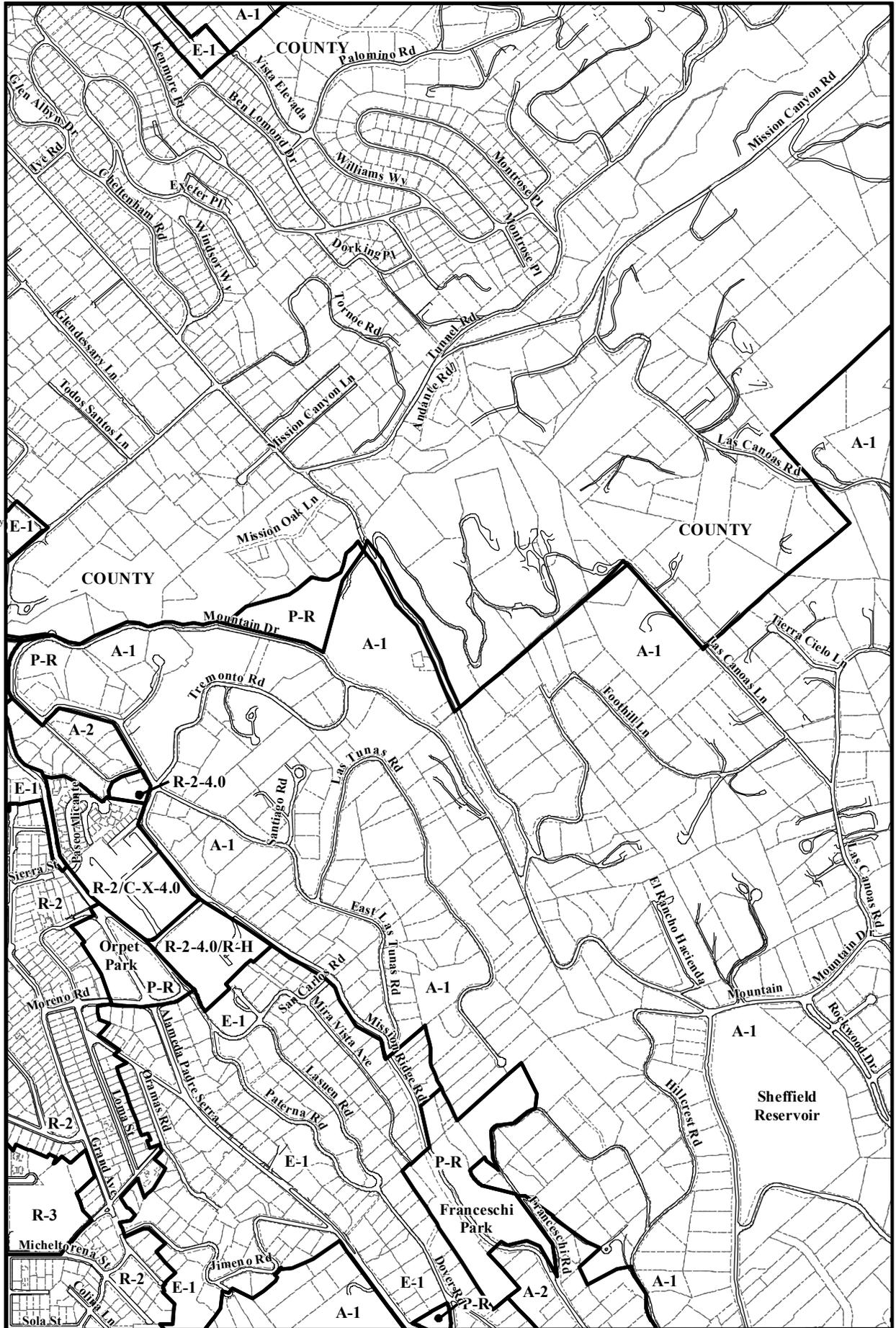
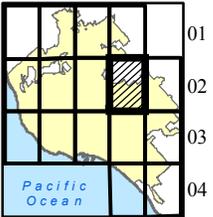
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ Coastal Zone Boundary

SE SD SC SB SA



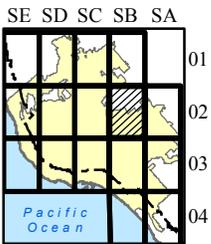
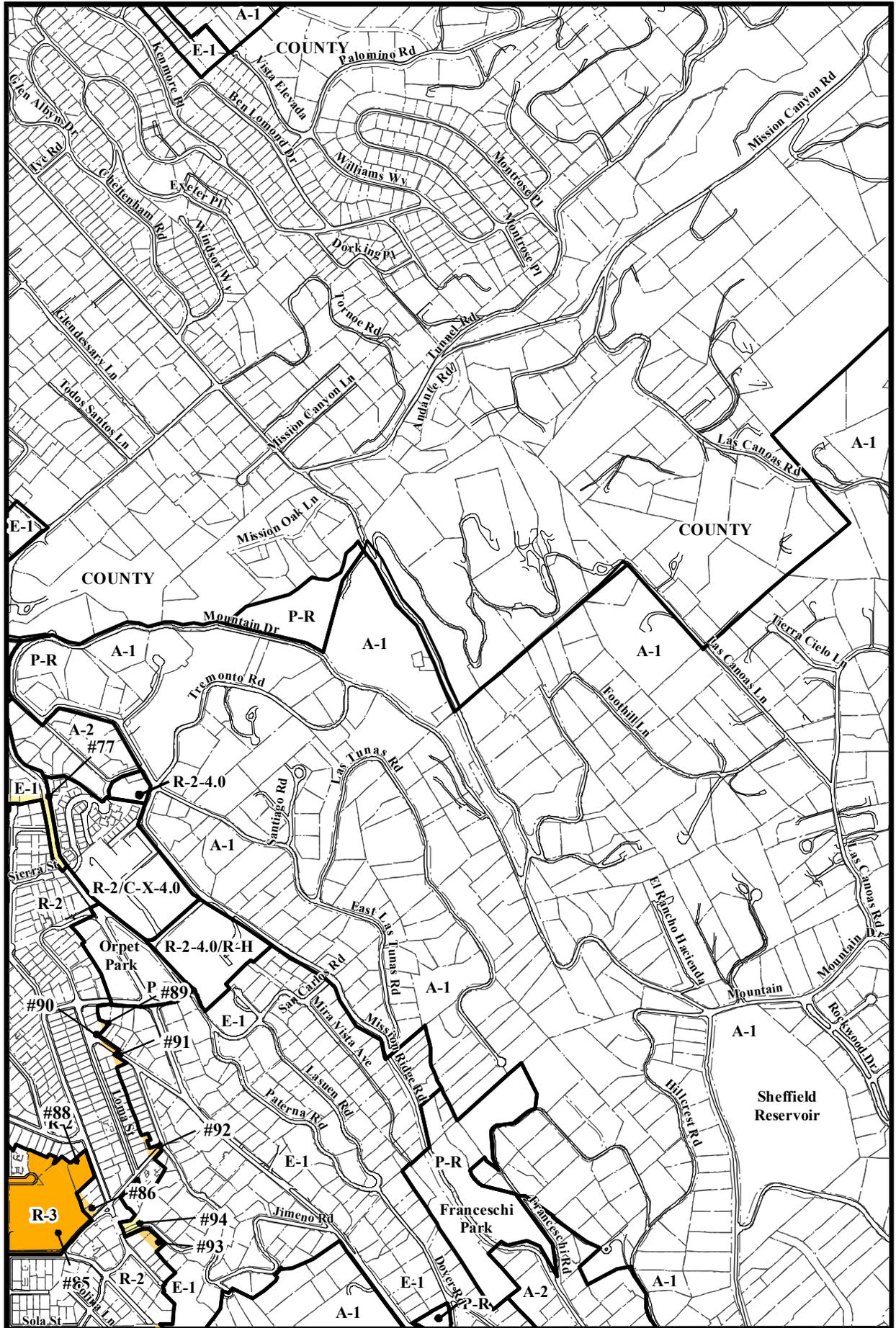
Proposed Changes Map: Sectional SB02

Figure A

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION TWO. Sectional Zone Map SB03 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 029-192-008 (Reference #98)

(as shown in the Figure B) from C-2, Commercial Zone to R-3, Limited Multiple-Family Residence Zone

- 017-131-006 through -010 (Reference #34)
- 031-183-020 (Reference #105)
- 031-311-033 and -034 (Reference #34, #35)
- 031-371-013 (Reference #34)

(as shown in the Figure B) from C-2/R-2, Commercial Zone/Two-Family Residence Zone to C-2, Commercial Zone

- 031-182-002 and -014 (Reference #104)
- 031-183-003 (Reference #104)

(as shown in the Figure B) from C-2/R-2, Commercial Zone/Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 031-042-029 (Reference #100)

(as shown in the Figure B) from C-2/R-3, Commercial Zone/Limited Multiple-Family Residence Zone to R-3, Limited Multiple-Family Residence Zone

- 031-293-010, -020, and 021 (Reference #46)

(as shown in the Figure B) from C-M/M-1, Commercial Manufacturing/Light Manufacturing Zone to M-1, Light Manufacturing Zone

- 015-243-009 and -010 (Reference #136)
- 015-261-037, -039, and -040 (Reference #136)
- 015-262-006, -010, and -011 (Reference #136)
- 015-291-010 and -011 (Reference #136)

(as shown in the Figure B) from C-P/R-2, Restricted Commercial Zone/Two-Family Residence Zone to C-P, Restricted Commercial Zone

- 029-100-026 (Reference #95)

(as shown in the Figure B) from E-1/R-2, One-Family Residence Zone/Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 029-150-014 (Reference #97)

(as shown in the Figure B) from R-3/E-1, Limited Multiple-Family Residence Zone/One-Family Residence Zone to E-1, One-Family Residence Zone

- 029-150-007, -034, -044, -045, -048, and -049 (Reference #96)
- 029-201-003 and -004 (Reference #96)
- 029-202-024, -025, and -028 (Reference #99)

(as shown in the Figure B) from R-3/E-1, Limited Multiple-Family Residence Zone/One-Family Residence Zone to R-3, Limited Multiple-Family Residence Zone

- 017-042-010 and -018 (Reference #44)
- 017-043-008 and -018 (Reference #44)
- 017-083-007 through -015 and -017 (Reference #44)
- 017-123-007, -009 and -014 (Reference #44)
- 017-165-005, -007, -012, -013, and -014 (Reference #45)
- 031-301-020 (Reference #44)
- 031-303-006 (Reference #44)
- 031-363-19, -028, -029, -033, and -035 (Reference #44)

(as shown in the Figure B) from M-1/C-2, Light Manufacturing Zone/Commercial Zone to C-2, Commercial Zone

- 031-122-011, -023, -033 and -035 (Reference #103)

(as shown in the Figure B) from R-2/C-2, Two-Family Residence Zone/ Commercial Zone to C-2, Commercial Zone

- 031-190-008, -038, -040, -041, -042, and -046 (Reference #108)

(as shown in the Figure B) from R-2/R-1, Two-Family Residence Zone/One-Family Residence Zone to R-1, One-Family Residence Zone

- 031-131-023, -031, -032, and -033 (Reference #106)
- 031-190-003 and -039 (Reference #107)

(as shown in the Figure B) from R-2/R-1, Two-Family Residence Zone/One-Family Residence Zone to R-2, Two-Family Residence Zone

- 017-212-013 (Reference #37)

(as shown in the Figure B) from R-3/C-P, Limited Multiple-Family Residence Zone/Restricted Commercial Zone to C-P, Restricted Commercial Zone

- 017-221-019 (Reference #38)

(as shown in the Figure B) from R-3/R-2, Limited Multiple-Family Residence Zone/ Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 017-222-020 (Reference #39)

(as shown in the Figure B) from R-3/R-2, Limited Multiple-Family Residence Zone/ Two-Family Residence Zone to R-3, Limited Multiple-Family Residence Zone

Sectional Map: SB03

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

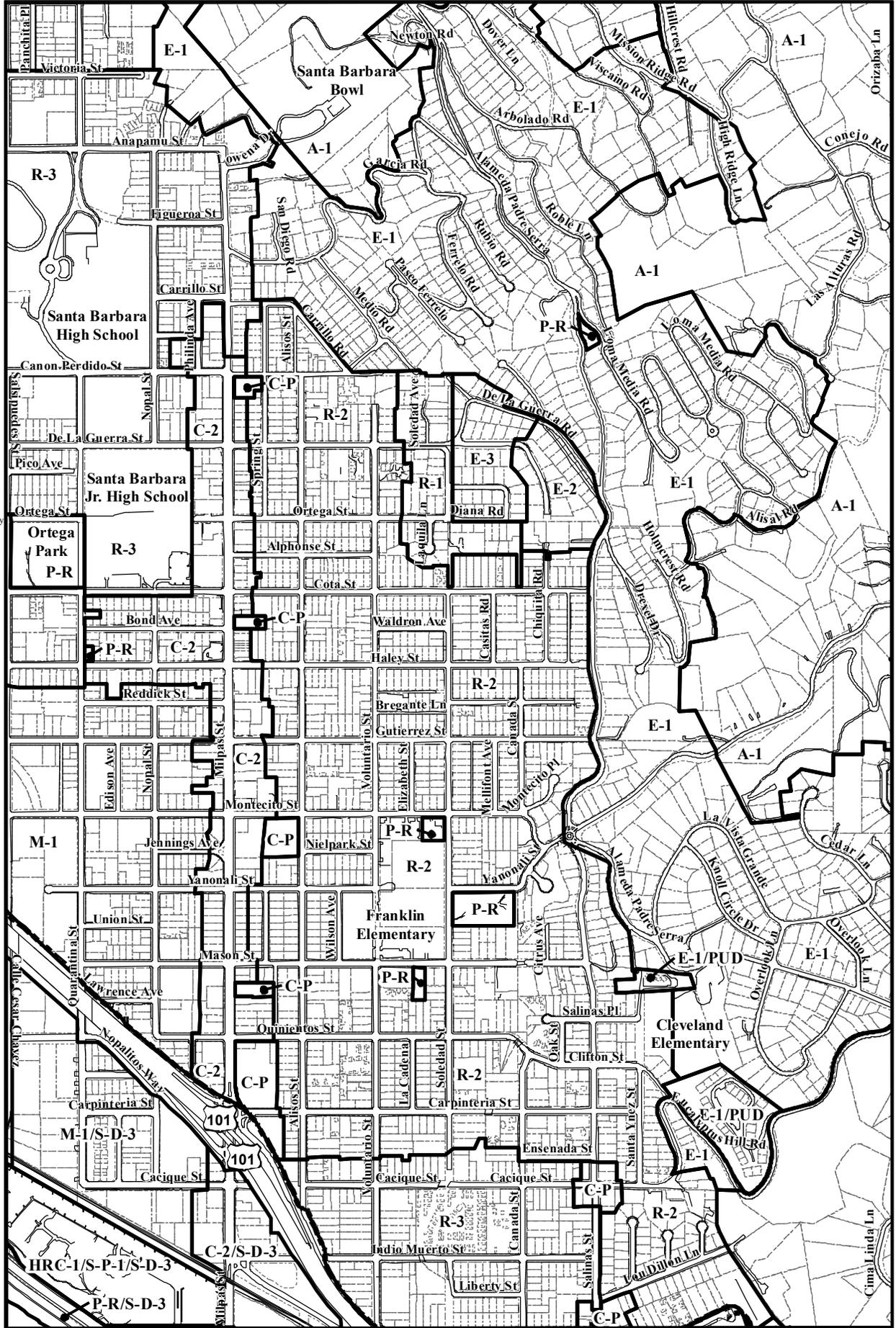
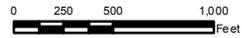
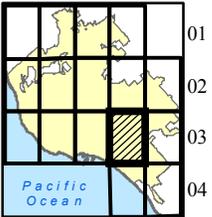
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



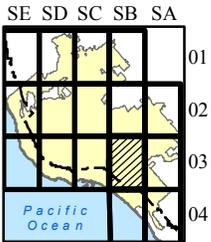
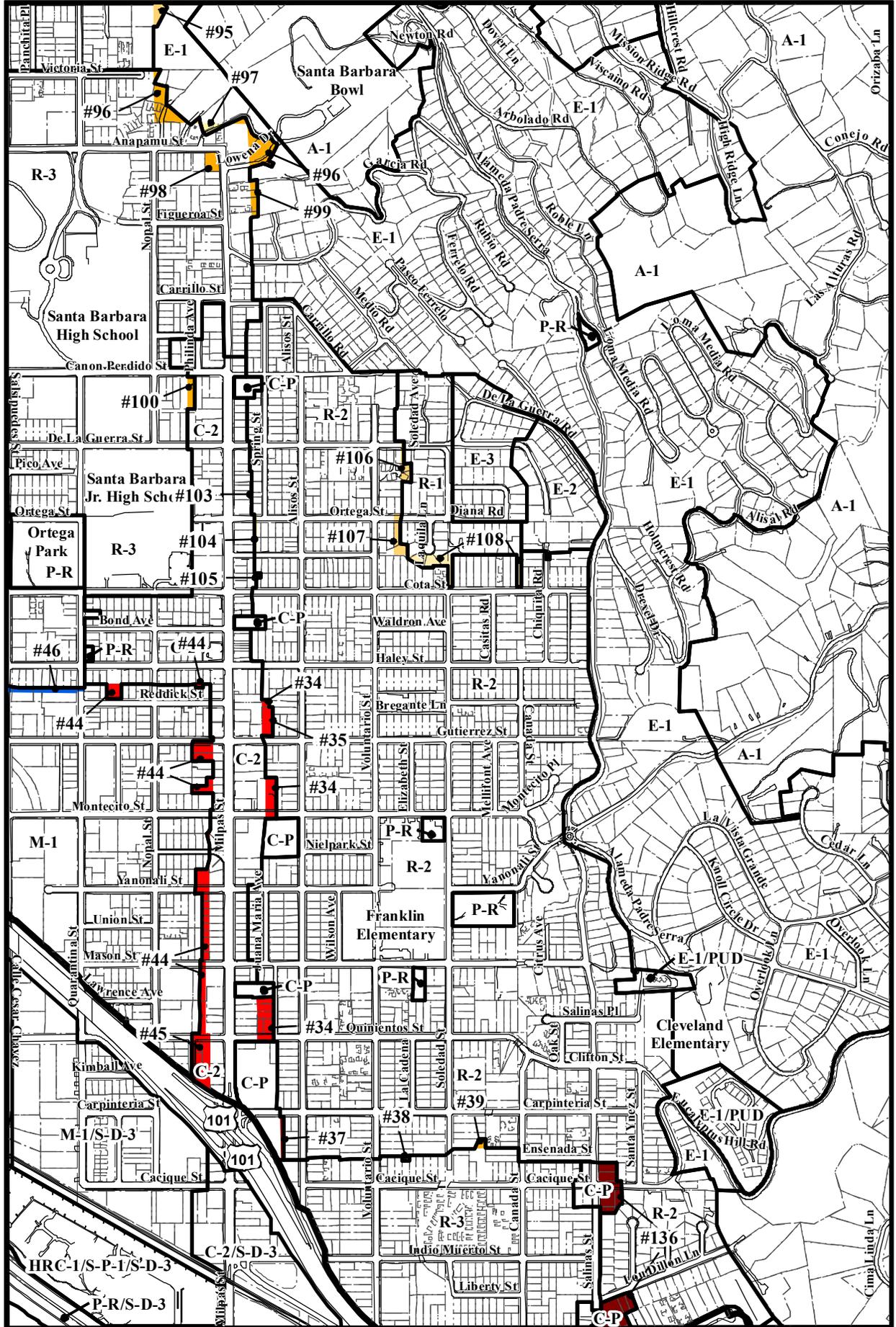
Proposed Changes Map: Sectional SB03

Figure B

Legend

New Zone

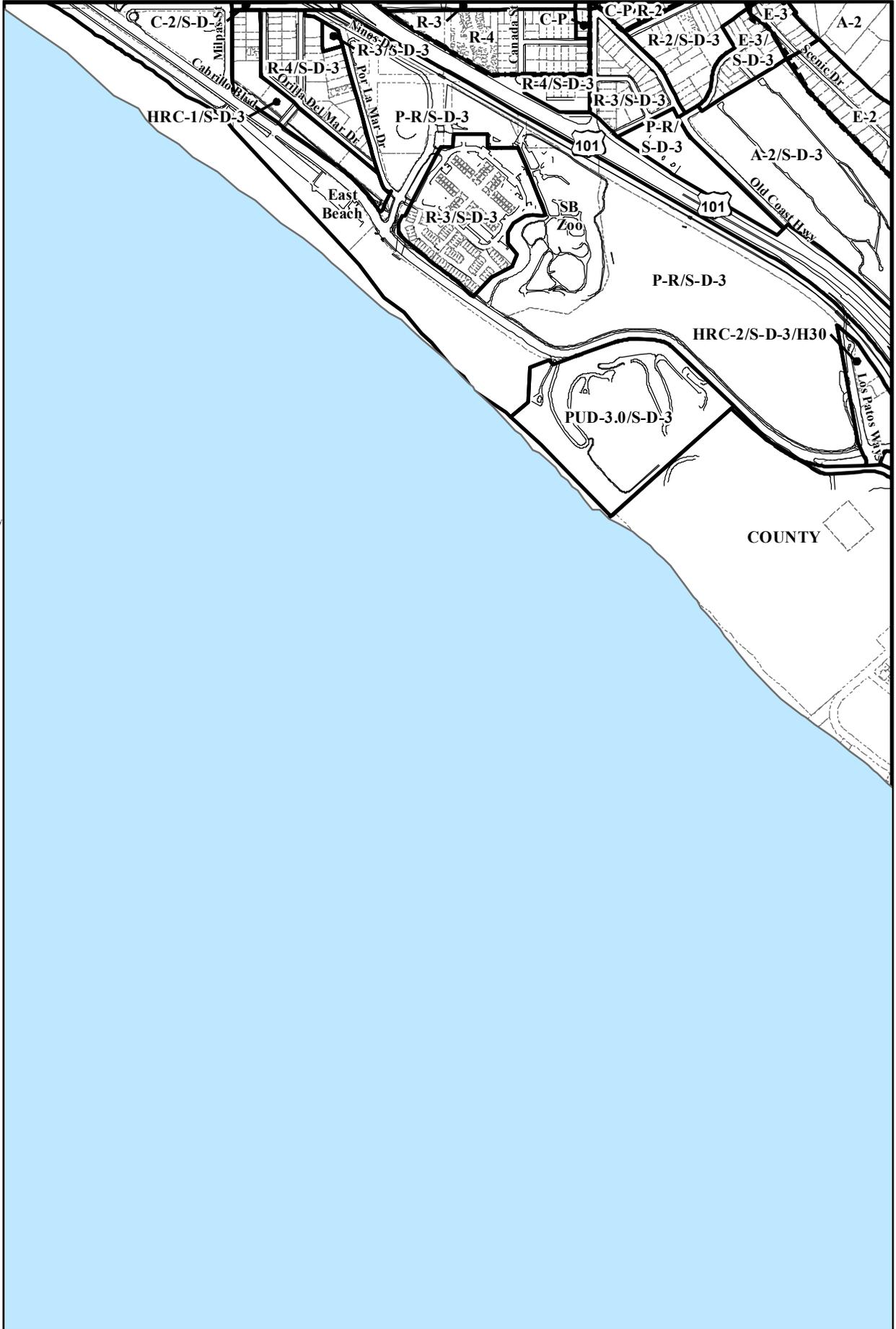
- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION THREE. Sectional Zone Map SB04 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 015-291-005 through -008 (Reference #136)
(as shown in the Figure C) from C-P/R-2, Restricted Commercial Zone/Two-Family Residence Zone to C-P, Restricted Commercial Zone

Sectional Map: SB04



Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

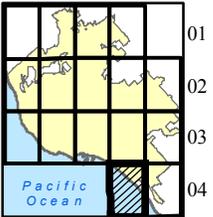
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



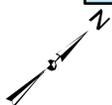
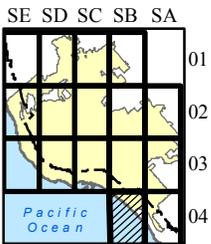
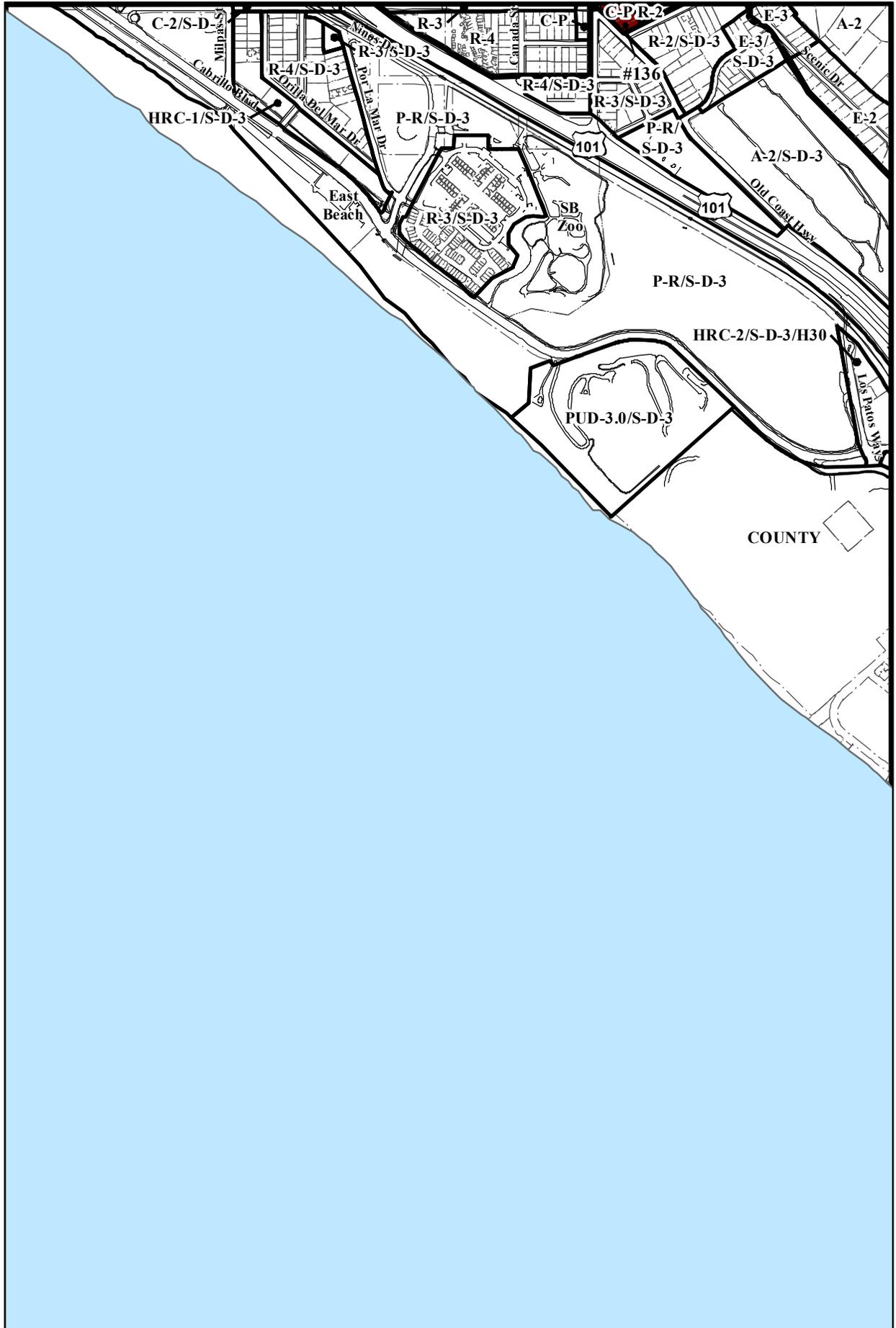
Proposed Changes Map: Sectional SB04

Figure C

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION FOUR. Sectional Zone Map SC01 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 051-053-017 (Reference #147)
(as shown in the Figure D) from C-O/S-D-2, Medical Office Zone/Special District Zone to C-P/S-D-2, Restricted Commercial Zone/Special District Zone

- 051-053-018 (Reference #148)
(as shown in the Figure D) from C-P/R-4/S-D-2, Restricted Commercial Zone/Hotel-Motel-Multiple Residence Zone/Special District Zone to C-P/S-D-2, Restricted Commercial Zone/Special District Zone

Sectional Map: SC01

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Units
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

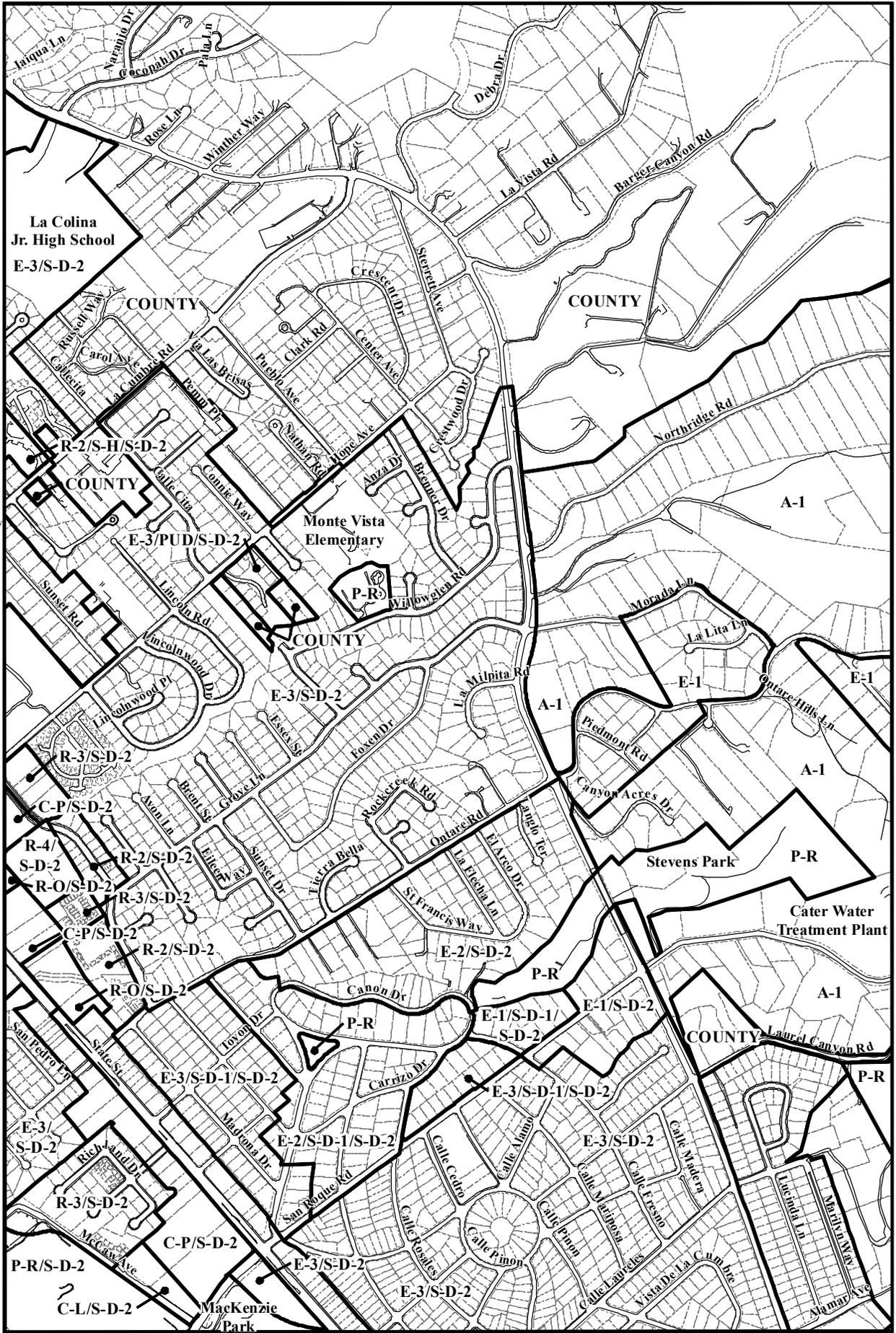
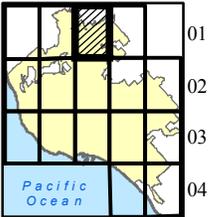
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

Coastal Zone Boundary

SE SD SC SB SA



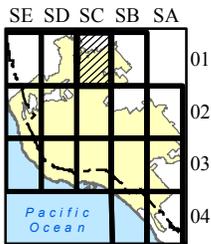
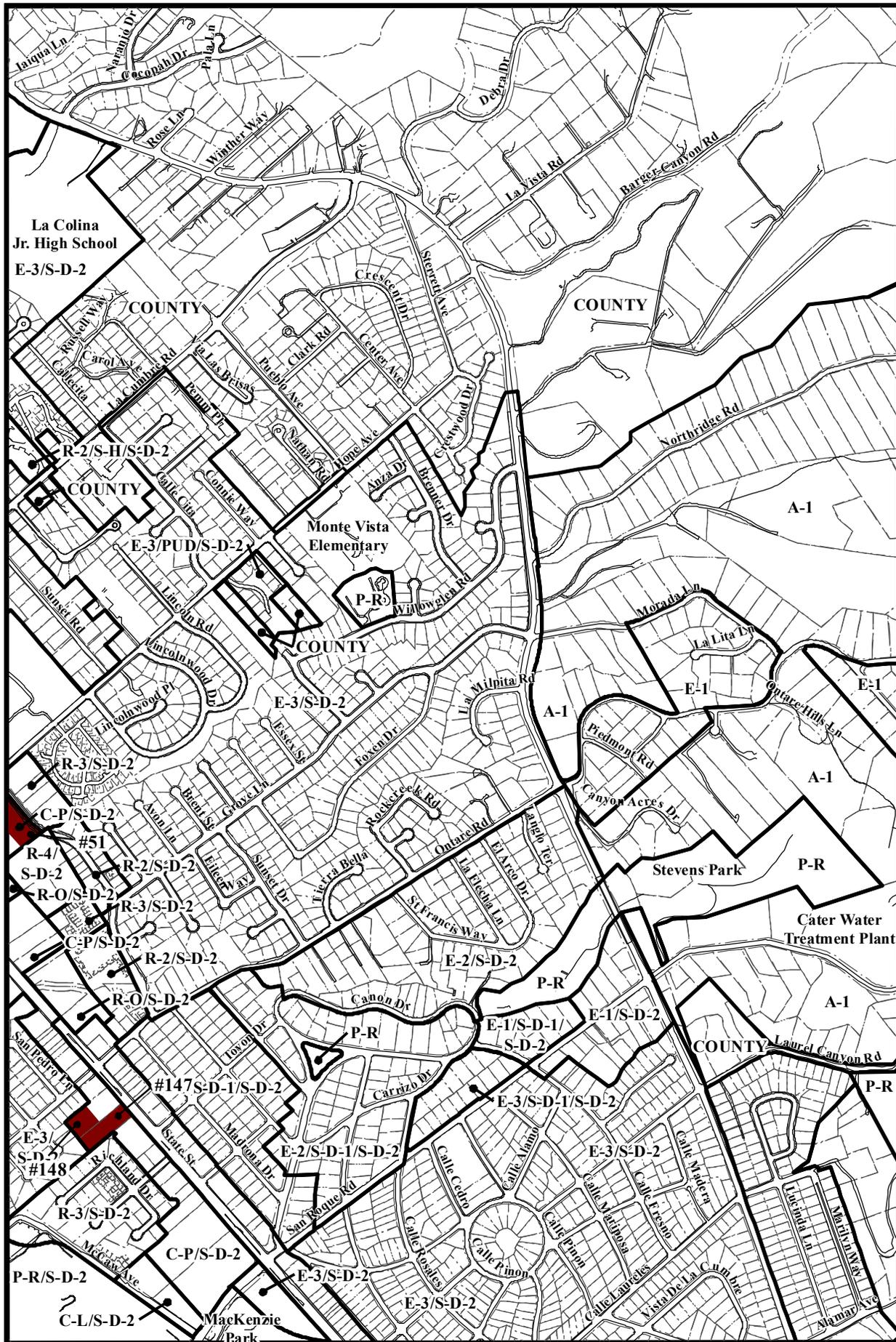
Proposed Changes Map: Sectional SC01

Figure D

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION FIVE. Sectional Zone Map SC02 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 025-302-005 (Reference #66)
(as shown in the Figure E) from C-2/R-2, Commercial Zone/Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 025-302-006 (Reference #138)
(as shown in the Figure E) from C-2/R-2, Commercial Zone/Two-Family Residence Zone to R-O, Restricted Office Zone

- 027-222-011 and -025 (Reference #2)
- 039-072-006, -007, and -017 (Reference #16)
(as shown in the Figure E) from C-2/R-O, Commercial Zone/R-O, Restricted Office Zone to R-O, Restricted Office Zone

- 051-212-011 (Reference #57)
(as shown in the Figure E) from E-3/C-2/S-D-2, One-Family Residence Zone/Commercial Zone/Special District Zone to E-3/S-D-2, One-Family Residence Zone/Special District Zone

- 027-260-019, -024, -027, -029, -031, and -035 (Reference #85)
- 027-270-032 (Reference #85)
- 027-430-004, -010 and -011 (Reference #85)
- 027-440-001 through -005 (Reference #85)
- 027-580-001 through -005, -007, -008, -015, and -016 (Reference #85)
- 027-620-001 through -003 (Reference #85)
(as shown in the Figure E) from C-O, Medical Office Zone to R-3, Limited Multiple-Family Residence Zone

- 025-281-034 (Reference #77)
(as shown in the Figure E) from E-1/R-2, One-Family Residence Zone/Two-Family Residence Zone to E-1, One-Family Residence Zone

- 025-343-011 (Reference #76)
- 027-121-007, -013, and -014 (Reference #74)
(as shown in the Figure E) from E-1/R-2, One-Family Residence Zone/Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 027-032-003 (Reference #137)
(as shown in the Figure E) from E-3/R-1, One-Family Residence Zone/One-Family Residence Zone to R-1, One-Family Residence Zone

- 051-172-020 (Reference #56)
- 051-213-020 (Reference #56)

(as shown in the Figure E) from E-3/C-2/S-D-2, One-Family Residence Zone/ Commercial Zone/Special District Zone to C-2/S-D-2, Commercial Zone/S-D-2 Overlay

- 051-213-012 (Reference #58)
- 051-283-001, -002, -004, -005, -015, and -019 (Reference #58)

(as shown in the Figure E) from E-3/R-3/S-D-2, One-Family Residence Zone/Limited Multiple-Family Residence Zone/Special District Zone to R-3/S-D-2, Limited Multiple-Family Residence Zone/S-D-2 Overlay

- 051-213-019 (Reference #58)

(as shown in the Figure E) from E-3/C-2/R-3/S-D-2, One-Family Residence Zone/ Commercial Zone/Limited Multiple-Family Residence Zone/Special District Zone to C-2/R-3/S-D-2, Commercial Zone /Multi Family Residence Zone/S-D-2 Overlay

- 027-032-020, -021, and -030 (Reference #70)

(as shown in the Figure E) from R-1/C-2, One-Family Residence Zone/ Commercial Zone to C-2, Commercial Zone

- 027-191-001, -011, and -012 (Reference #73)
- 027-192-003, -004, and -024 (Reference #73)
- 027-202-011 (Reference #75)

(as shown in the Figure E) from R-2/R-3, Two-Family Residence Zone/Limited Multiple-Family Residence Zone to R-3, Limited Multiple-Family Residence Zone

- 025-311-023 (Reference #140)
- 025-312-009, -011, -012, -013, -042 and -043 (Reference #67)

(as shown in the Figure E) from R-2/R-O, Two-Family Residence Zone/Restricted Office Zone to R-O, Restricted Office Zone

- 025-302-007 (Reference #139)

(as shown in the Figure E) from R-2/R-O/C-2, Two-Family Residence Zone/Restricted Office Zone/ Commercial Zone to R-O, Restricted Office Zone

- 025-372-002, -010, and -015 (Reference #69)

(as shown in the Figure E) from R-3, Limited Multiple-Family Residence Zone to C-2, Commercial Zone

- 025-051-013, -014, -017, -018, -23, and -028 (Reference #60)
(as shown in the Figure E) from R-3, Limited Multiple-Family Residence Zone to C-O, Medical Office Zone

- 027-182-009 (Reference #134)
(as shown in the Figure E) from R-3/R-O, Limited Multiple-Family Residence Zone/Restricted Office Zone to R-O, Restricted Office Zone

- 027-102-021 and -025 (Reference #71)
- 027-182-002 and -020 (Reference #71)
(as shown in the Figure E) from R-3/C-2, Limited Multiple-Family Residence Zone/Commercial Zone to C-2, Commercial Zone

- 051-213-017 (Reference #59)
(as shown in the Figure E) from R-3/C-2/S-D-2, Limited Multiple-Family Residence Zone/Commercial Zone/Special District Zone to C-2/S-D-2, Commercial Zone/Special District Zone

- 025-301-025 (Reference #64)
- 025-371-009, -010, and -011 (Reference #68)
- 027-031-005, -009, -011, -012, -013, -015, -024, and -026 (Reference #68)
- 027-101-010, -011, and -021 (Reference #68)
- 027-181-004 and -007 (Reference #1)
- 027-181-008 (Reference #142)
(as shown in the Figure E) from R-4/C-2 Hotel-Motel-Multiple Residence Zone/Commercial Zone to C-2, Commercial Zone

- 025-183-005, -006, -007, -009, and -012 (Reference #65)
(as shown in the Figure E) from R-4/E-3 Hotel-Motel-Multiple Residence Zone/One-Family Residence Zone to E-3, One-Family Residence Zone

- 051-220-023 and -024 (Reference #63)
(as shown in the Figure E) from R-4/C-P/S-D-2 Hotel-Motel-Multiple Residence Zone/Restricted Commercial Zone/Special District Zone to C-P/S-D-2, Restricted Commercial Zone/Special District Zone

- 051-131-001 (Reference #61)
(as shown in the Figure E) from R-4/S-D-2 Hotel-Motel-Multiple Residence Zone/Special District Zone to R-O/S-D-2, Restricted Office Zone/Special District Zone

- 027-182-018 and -019 (Reference #72)

(as shown in the Figure E) from R-O/C-2 Restricted Office Zone/ Commercial Zone to C-2/ Commercial Zone

- 051-132-015 (Reference #78)

(as shown in the Figure E) from R-O/S-D-2 Restricted Office Zone/Special District Zone to R-4/S-D-2, Hotel-Motel-Multiple Residence Zone/Special District Zone

- 027-222-013 (Reference #145)

(as shown in the Figure E) from R-4/R-O, Hotel-Motel-Multiple Residence Zone/ Restricted Office Zone to R-O, Restricted Office Zone

Sectional Map: SC02

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

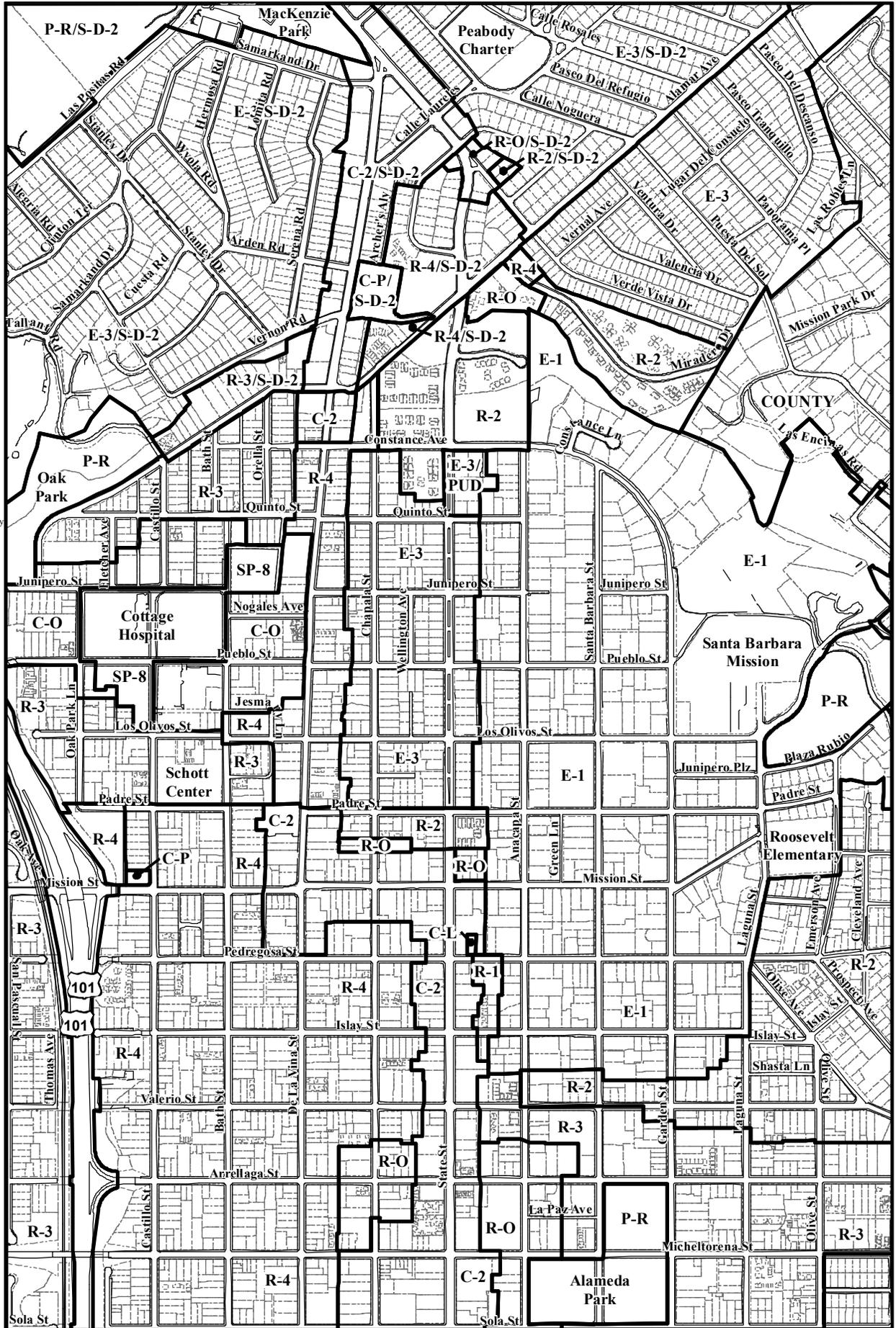
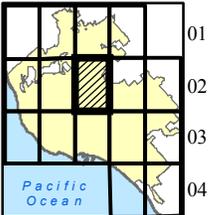
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



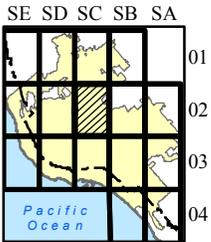
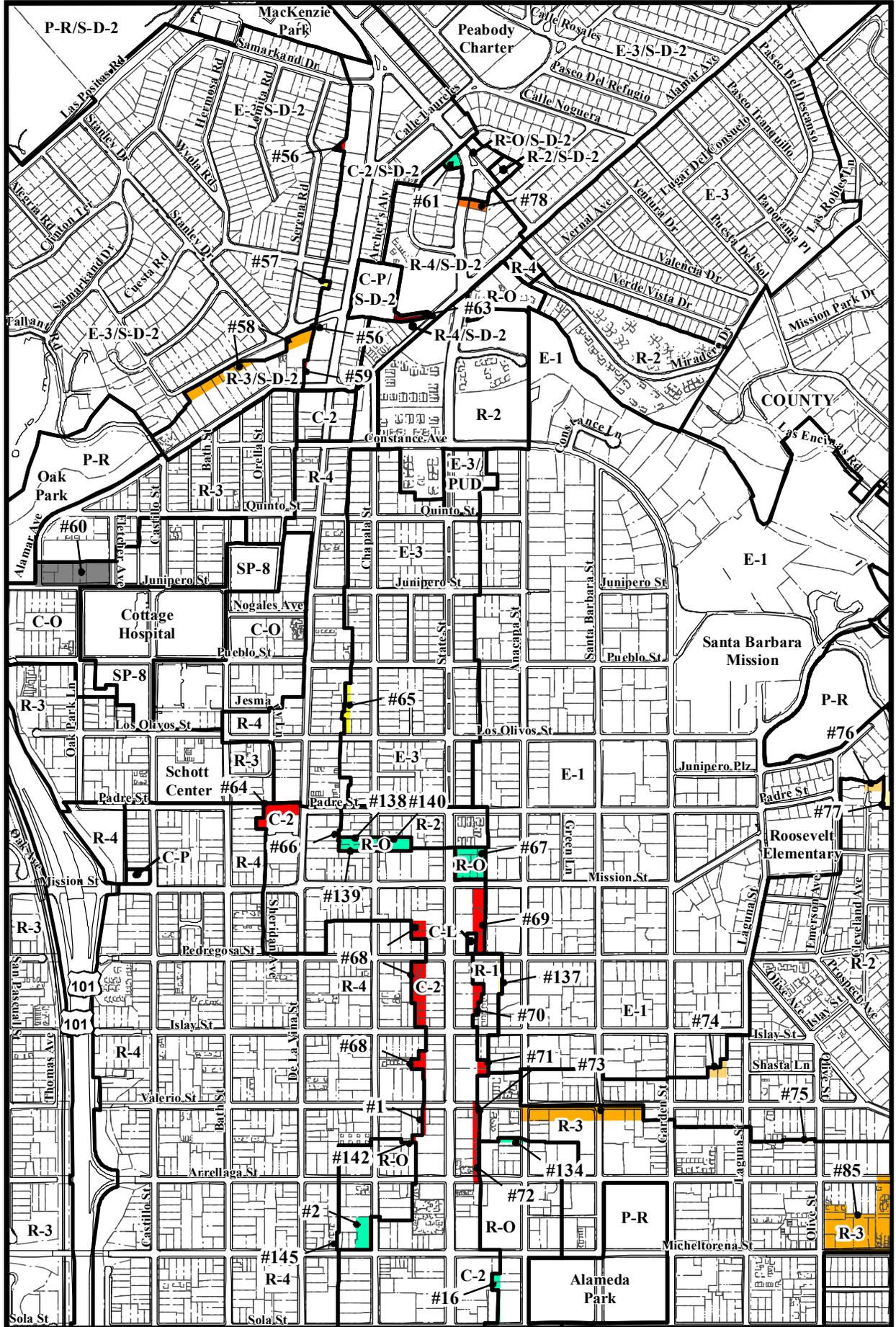
Proposed Changes Map: Sectional SC02

Figure E

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION SIX. Sectional Zone Map SC03 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 039-172-006 (Reference #3)
(as shown in the Figure F) from C-2 Commercial Zone to PR, Park and Recreation Zone

- 031-022-011 (Reference #11)
(as shown in the Figure F) from R-3/C-2 Limited Multiple-Family Residence Zone/Commercial Zone to R-3, Limited Multiple-Family Residence Zone

- 029-072-012 and -013 (Reference #13)
- 029-122-002 through -009 and -011 (Reference #13)
(as shown in the Figure F) from C-2 Commercial Zone to R-O, Restricted Office Zone

- 037-231-030 (Reference #28)
(as shown in the Figure F) from C-2/R-4 Commercial Zone/Hotel-Motel-Multiple Residence Zone to R-4, Hotel-Motel-Multiple Residence Zone

- 029-480-001 and -002 (Reference #15)
(as shown in the Figure F) from C-2/R-O Commercial Zone/Multi-Family Residence Zone to R-O, Restricted Office Zone

- 031-282-004 and -005 (Reference #47)
- 031-283-005 and -015 (Reference #47)
- 031-291-016 (Reference #47)
- 031-272-006, -009 (Reference #9)
(as shown in the Figure F) from C-M/M-1 Commercial Zone Manufacturing/Light Manufacturing Zone to C-M, Commercial Manufacturing

- 031-282-003 (Reference #46)
- 031-283-012 and -013 (Reference #46)
- 031-291-009, -010, -012, -013, and -015 (Reference #46)
(as shown in the Figure F) from C-M/M-1, Commercial Manufacturing/Light Manufacturing Zone to M-1, Light Manufacturing Zone

- 031-272-010 (Reference #9)
(as shown in the Figure F) from M-1, Light Manufacturing Zone to C-M, Commercial Manufacturing

- 029-091-034 and -035 (Reference #87)
(as shown in the Figure F) from R-2/R-3 Two-Family Residence Zone/Limited Multiple-Family Residence Zone to R-3 Limited Multiple-Family Residence Zone

- 029-072-030 (Reference #84)
(as shown in the Figure F) from R-3 Limited Multiple-Family Residence Zone to C-2 Commercial Zone

- 029-072-008, -010 and -011 (Reference #14)
- 029-122-010 through -014 (Reference #14)
- 029-123-002, -003, and -004 (Reference #14)
- 029-162-010, -015 through -024, and -037 (Reference #14)
- 029-212-032 and -033 (Reference #14)

(as shown in the Figure F) from R-3 Limited Multiple-Family Residence Zone to R-O Restricted Office Zone

- 029-222-012, -024 and -027 (Reference #109)
- 029-212-019, -022, and -026 (Reference #135)
- 029-221-026 and -032 (Reference #135)

(as shown in the Figure F) from R-3/C-2 Limited Multiple-Family Residence Zone/ Commercial Zone to C-2 Commercial Zone

- 037-201-005 (Reference #7)
(as shown in the Figure F) from R-4 Hotel-Motel-Multiple Residence Zone to C-2 Commercial Zone

- 037-201-028 (Reference #7)
(as shown in the Figure F) from R-4/C-2 Hotel-Motel-Multiple Residence Zone/ Commercial Zone to C-2 Commercial Zone

- 037-192-012 (Reference #27)
(as shown in the Figure F) from R-4 Hotel-Motel-Multiple Residence Zone to C-P Restricted Commercial Zone

- 037-192-007 (Reference #27)
(as shown in the Figure F) from C-P/C-2, Restricted Commercial Zone/Commercial Zone to C-P Restricted Commercial Zone

- 037-113-008, -009, and -010 (Reference #132)
(as shown in the Figure F) from R-4 Hotel-Motel-Multiple Residence Zone to P-R Park and Recreation Zone

- 039-262-007, -016 and -017 (Reference #5)
- 039-271-010 (Reference #5)

(as shown in the Figure F) from R-4/C-2 Hotel-Motel-Multiple Residence Zone/
Commercial Zone to C-2 Commercial Zone

- 029-221-033 (Reference #12)

(as shown in the Figure F) from C-2/R-O Commercial Zone/Restricted Office Zone to
C-2 Commercial Zone

Sectional Map: SC03

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

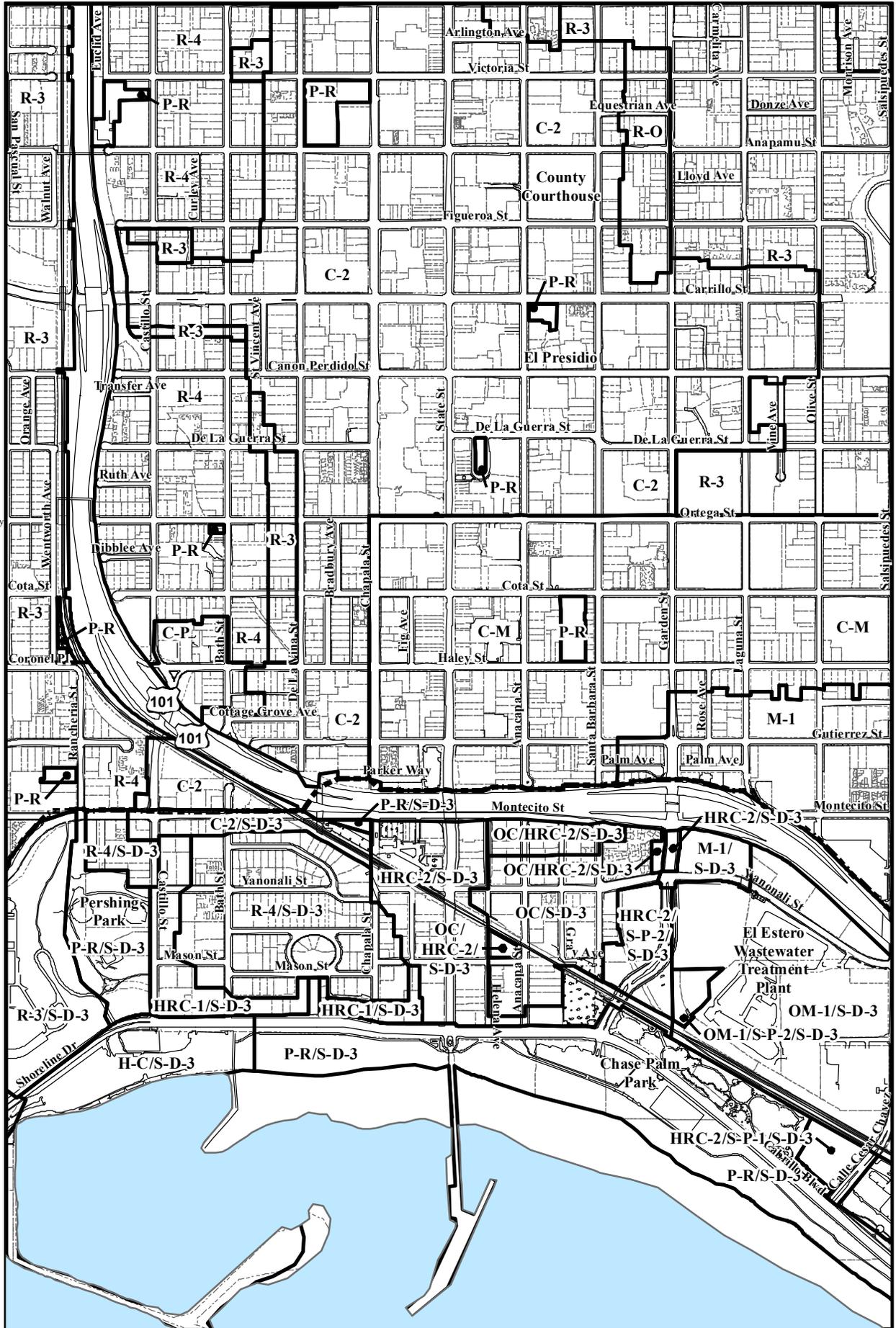
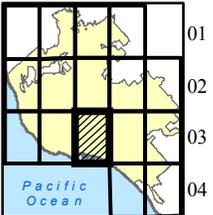
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- OC - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



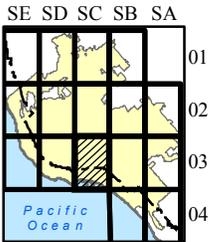
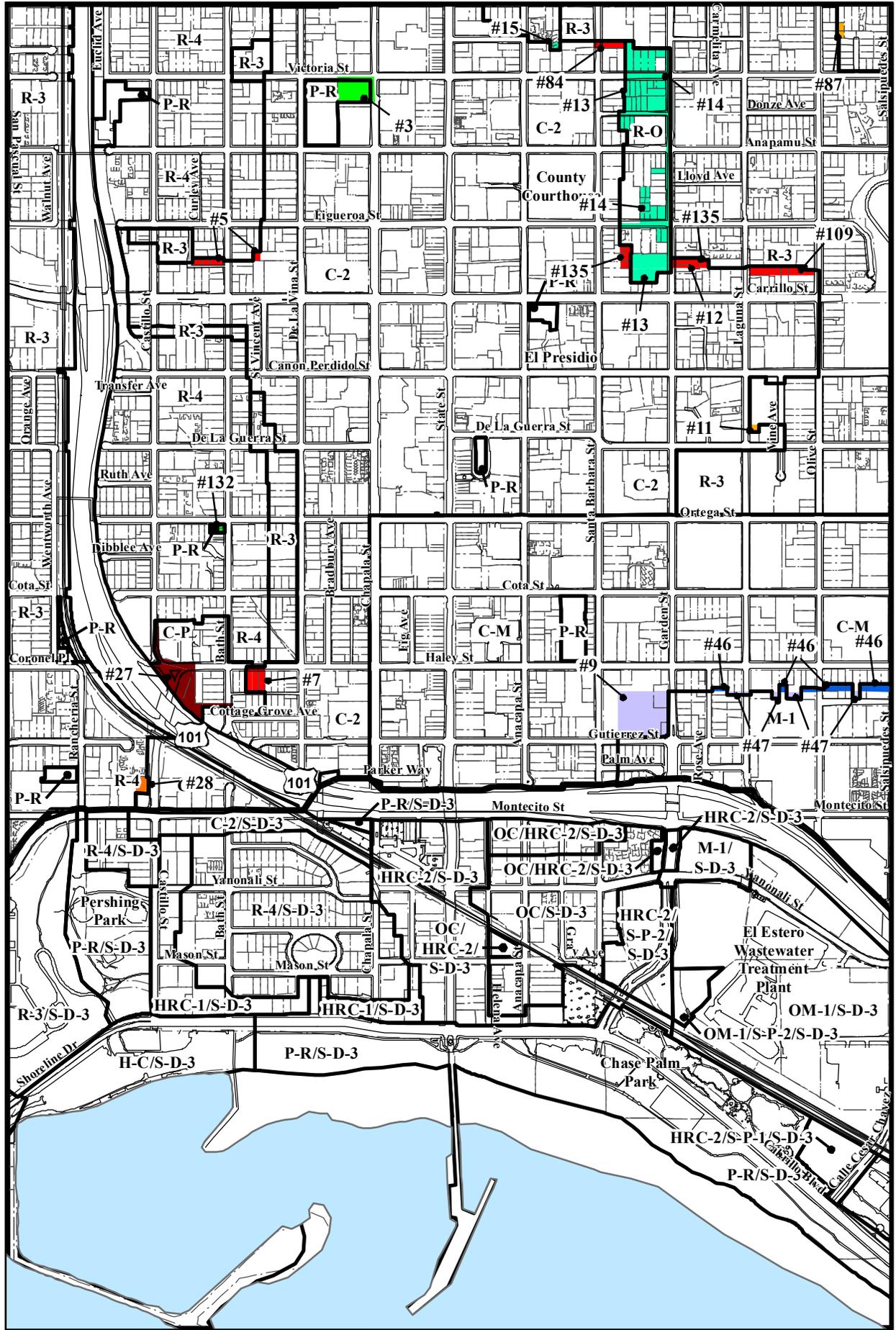
Proposed Changes Map: Sectional SC03

Figure F

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION SEVEN. Sectional Zone Map SD01 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 049-030-018 (Reference #55)
(as shown in the Figure G) from E-3/R-2, One-Family Residence Zone/Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 059-201-004 (Reference #80)
- 059-202-006 and -009 (Reference #80)
- 059-203-010 (Reference #80)
(as shown in the Figure G) from E-3/R-2/SD-2, One-Family Residence Zone/Two-Family Residence Zone/Special District Zone to E-3/SD-2, Two-Family Residence Zone/Special District Zone

- 057-201-011 and -012 (Reference #48)
- 057-203-005 (Reference #48)
(as shown in the Figure G) from R-2/PD/SD-2, Two-Family Residence Zone/Planned Development Zone/Special District Zone to C-P/PD/SD-2, Restricted Commercial Zone/Planned Development Zone/Special District Zone

- 057-201-016 (Reference #50)
- 057-210-010 (Reference #50)
(as shown in the Figure G) from R-2/PD/SD-2, Two-Family Residence Zone/Planned Development Zone/Special District Zone to R-3/PD/SD-2, Limited Multiple-Family Residence Zone/Planned Development Zone/Special District Zone

- 051-040-037 (Reference #53)
(as shown in the Figure G) from R-2/R-3/SD-2, Two-Family Residence Zone/ Limited Multiple-Family Residence Zone/Special District Zone to R-3/SD-2, Limited Multiple-Family Residence Zone/Special District Zone

- 057-201-013 (Reference #49)
(as shown in the Figure G) from R-3/PD/SD-2, Limited Multiple-Family Residence Zone/Planned Development Zone/Special District Zone to C-P/PD/SD-2, Restricted Commercial Zone/Planned Development Zone/Special District Zone

- 053-300-010 (Reference #51)
(as shown in the Figure G) from R-4/C-P/SD-2, Hotel-Motel-Multiple Residence Zone / Restricted Commercial Zone/Special District Zone to C-P/SD-2, Restricted Commercial Zone/Special District Zone

- 057-233-030 (Reference #146)
(as shown in the Figure G) from C-2/R-O/C-O/SD-2, Commercial Zone/Restricted Office Zone/Medical Office Zone/Special District Zone to C-2/R-O/SD-2, Commercial Zone/Restricted Office Zone/Special District Zone

Sectional Map: SD01

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Units
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

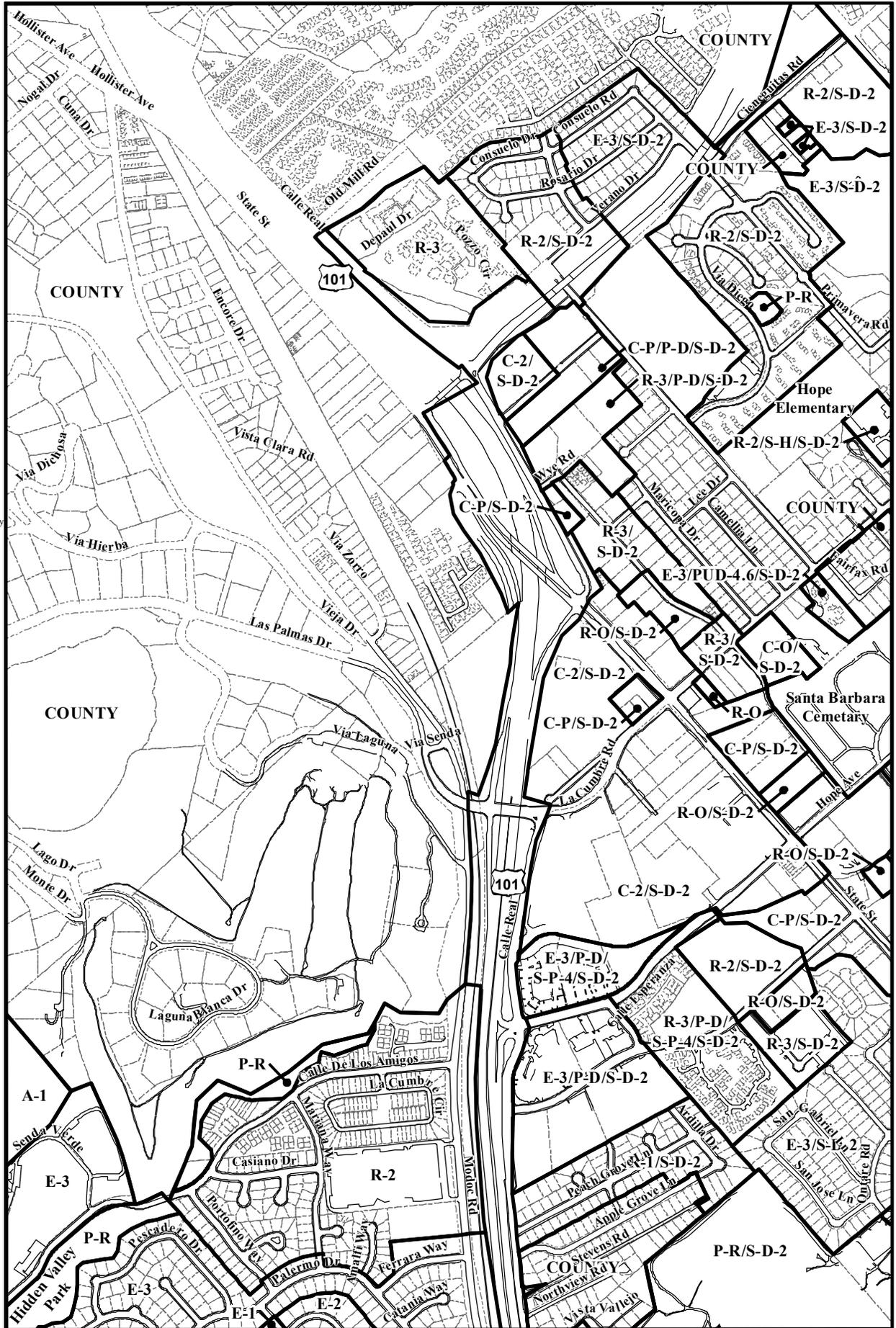
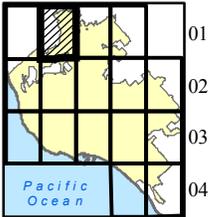
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ Coastal Zone Boundary

SE SD SC SB SA



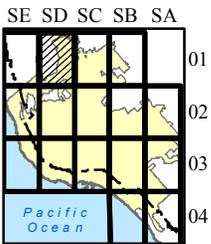
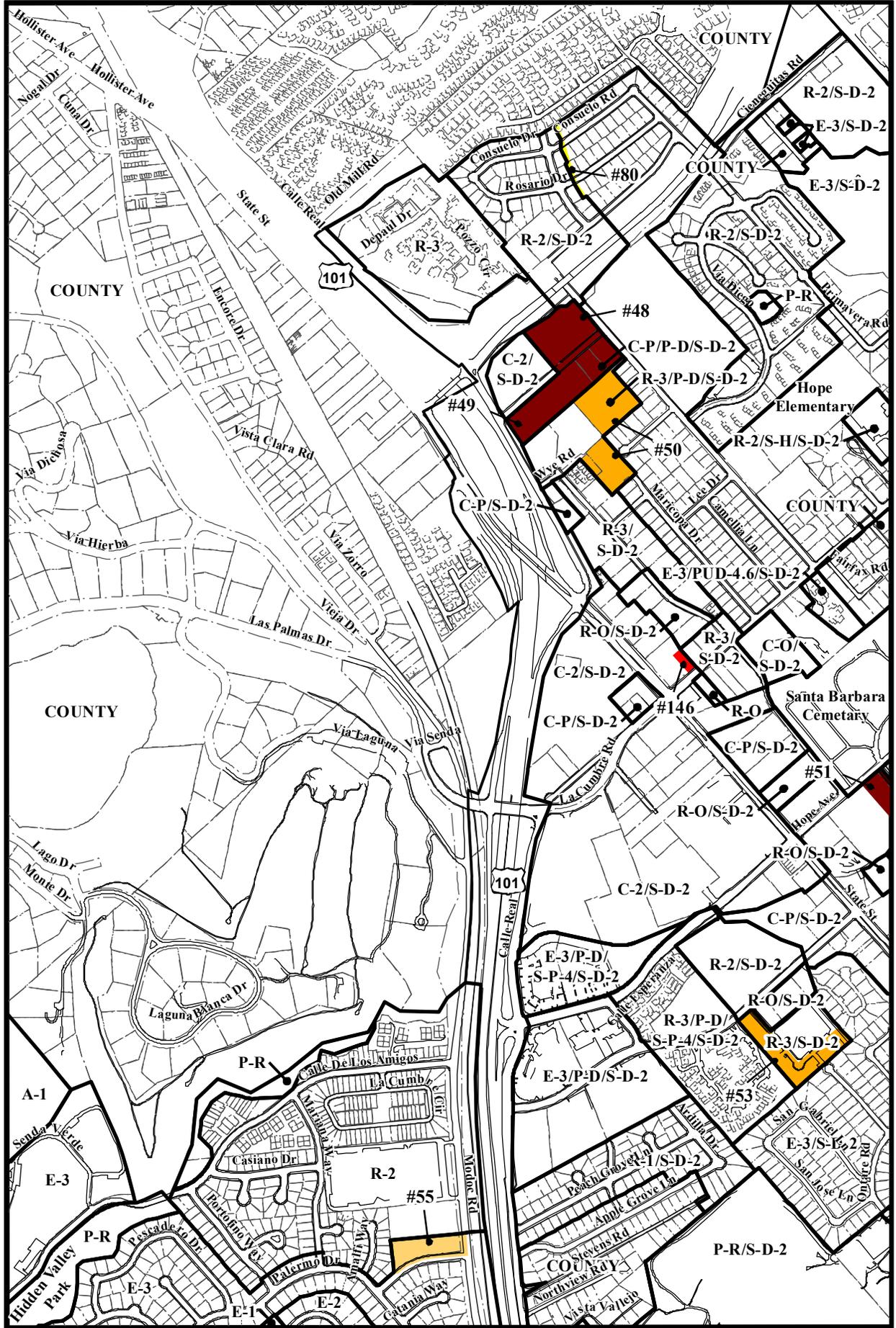
Proposed Changes Map: Sectional SD01

Figure G

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION EIGHT. Sectional Zone Map SD02 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 043-251-028 and -030 (Reference #17)
(as shown in the Figure H) from C-P/R-3, Restricted Commercial Zone/Limited Multiple-Family Residence Zone to R-3, Limited Multiple-Family Residence Zone

- 049-122-019 (Reference #116)
(as shown in the Figure H) from E-1/E-3 One-Family Residence Zone/One-Family Residence Zone, to E-3, One-Family Residence Zone

- 041-071-032, -041 (Reference #118)
(as shown in the Figure H) from R-1/A-2 One-Family Residence Zone/ One-Family Residence Zone, to A-2, One-Family Residence Zone

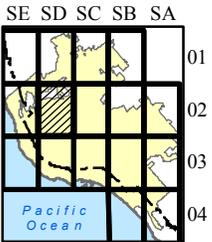
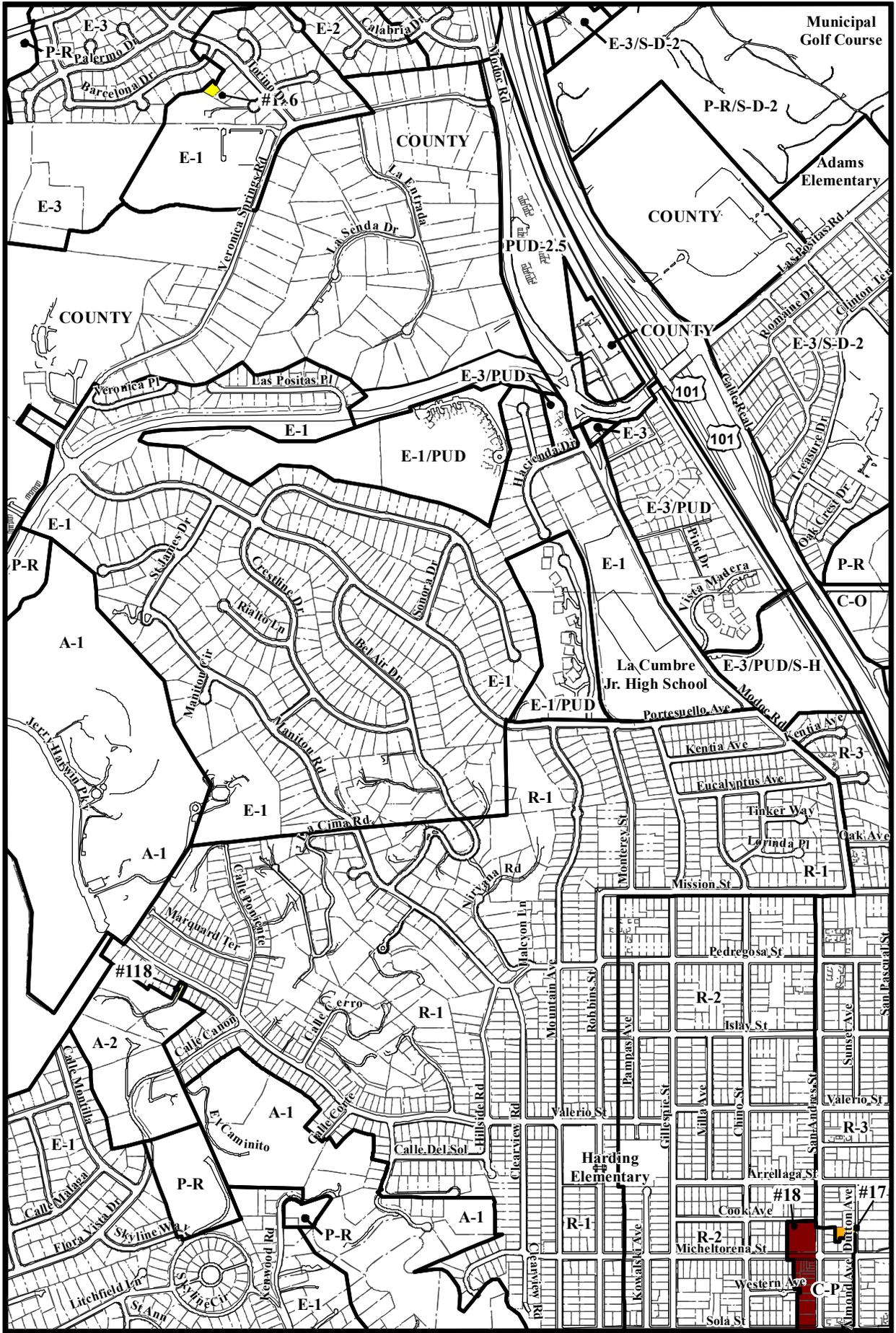
- 039-032-008, -011 through -021, -034, -045, and -046 (Reference #18)
- 043-244-015 (Reference #18)
(as shown in the Figure H) from C-P/R-2 Restricted Commercial Zone/Two-Family Residence Zone, to C-P, Restricted Commercial Zone

Proposed Changes Map: Sectional SD02

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION NINE. Sectional Zone Map SD03 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 035-270-002 (Reference #25)
(as shown in the Figure I) from A-1/R-2 One-Family Residence Zone/Two-Family Residence Zone, to R-3, Limited Multiple-Family Residence Zone

- 035-050-041, -042, and -043 (Reference #22)
- 035-050-060, -066, and -067 (Reference #22)
- 035-260-025 (Reference #22)
- 041-120-007 (Reference #20)
(as shown in the Figure I) from E-1/A-1 One-Family Residence Zone/One-Family Residence Zone to A-1, One-Family Residence Zone

- 035-050-062 (Reference #19)
(as shown in the Figure I) from E-1/A-1 One-Family Residence Zone/One-Family Residence Zone to E-1, One-Family Residence Zone

- 035-050-063 (Reference #24)
(as shown in the Figure I) from E-1/C-X/A-1 One-Family Residence Zone/Research and Development and Administrative Office Zone/One-Family Residence Zone to E-1/C-X, One-Family Residence Zone/Research and Development and Administrative Office Zone

- 035-142-011 (Reference #124)
(as shown in the Figure I) from E-1/E-3 One-Family Residence Zone/One-Family Residence Zone to E-1, One-Family Residence Zone

- 035-160-020 and -027 (Reference #125)
- 035-170-012, -013, -019, and -029 (Reference #125, #126)
(as shown in the Figure I) from E-1/E-3 One-Family Residence Zone/One-Family Residence Zone to E-3, One-Family Residence Zone

- 035-191-050 (Reference #128)
(as shown in the Figure I) from E-1/E-3/S-H One-Family Residence Zone/One-Family Residence Zone/Senior Housing Zone to E-3/S-H, One-Family Residence Zone/Senior Housing Zone

- 035-220-010 and -012 (Reference #133)
(as shown in the Figure I) from E-3/R-2 One-Family Residence Zone/Two-Family Residence Zone to R-2, Two-Family Residence Zone

- 039-092-006 (Reference #18)
- 035-150-003, -006 through -009, -012 through -014 (Reference #130)
(as shown in the Figure I) from C-P/R-2 Restricted Commercial Zone/Two-Family Residence Zone, to C-P, Restricted Commercial Zone

- 035-060-009 (Reference #143)
(as shown in the Figure I) from R-2/R-3 Two-Family Residence Zone/Limited Multiple-Family Residence Zone to R-3, Limited Multiple-Family Residence Zone

Sectional Map: SD03

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

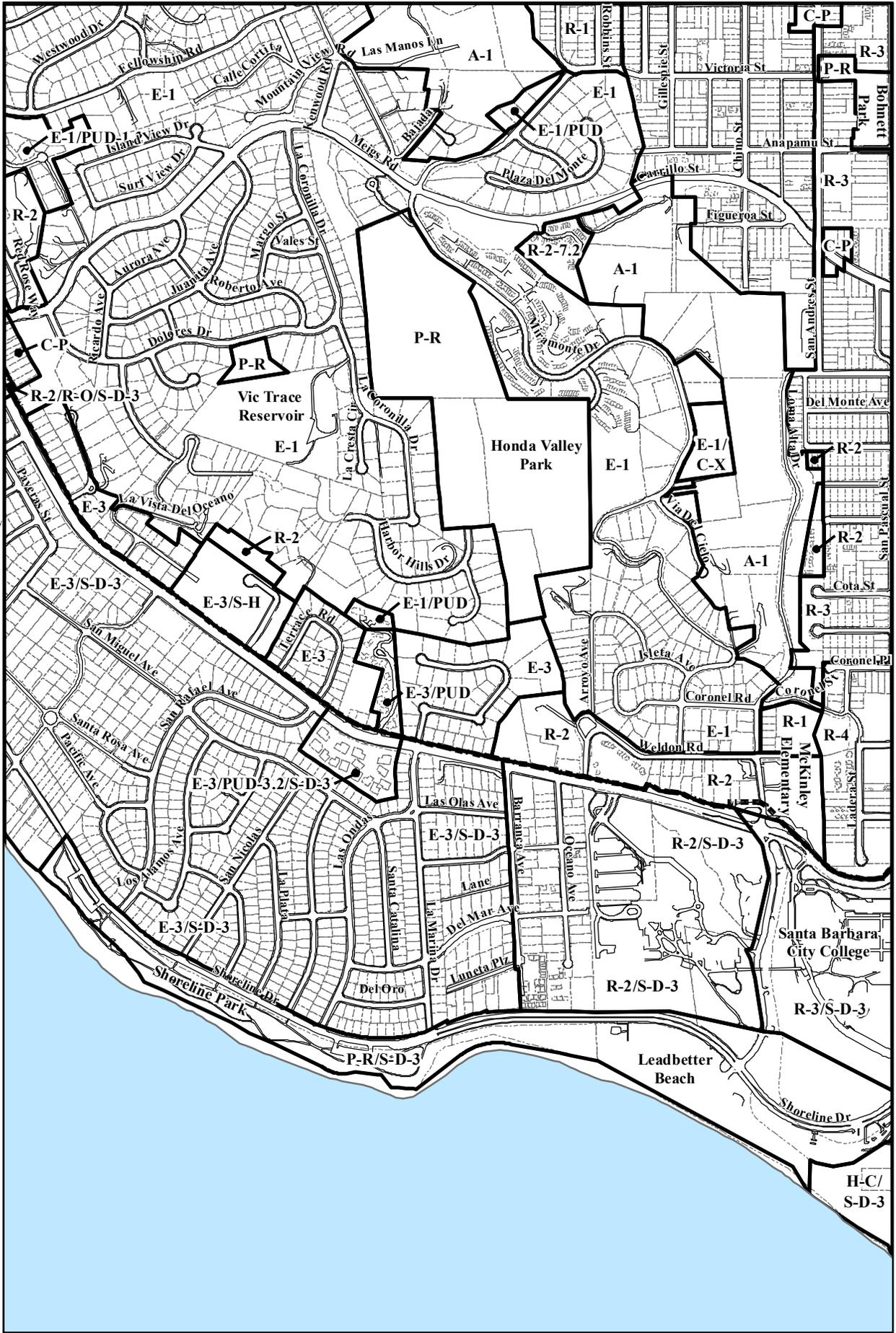
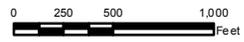
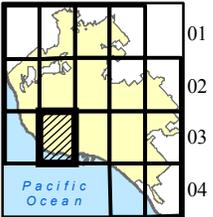
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- OC - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



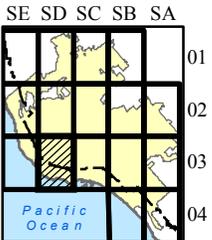
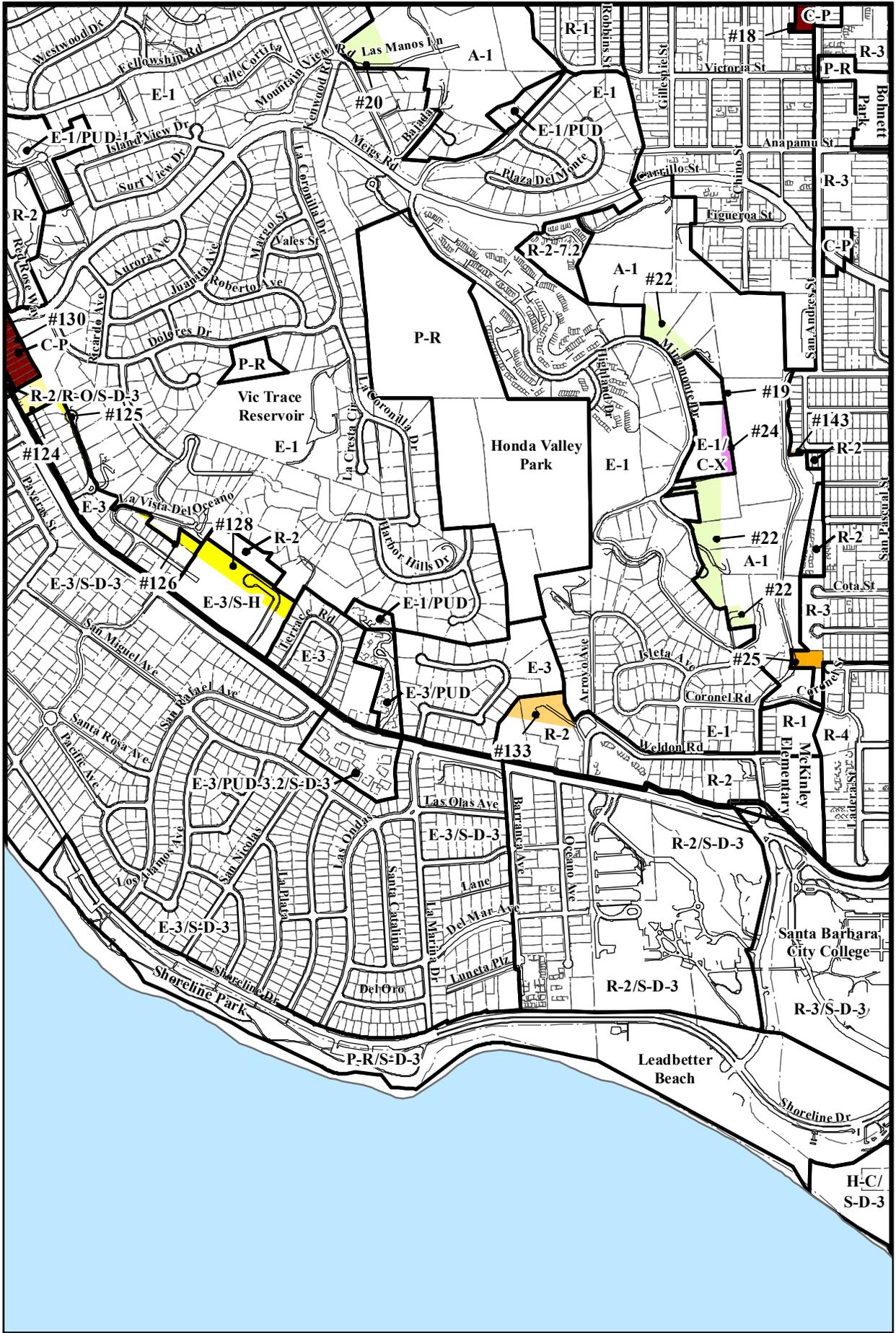
Proposed Changes Map: Sectional SD03

Figure I

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



SECTION TEN. Sectional Zone Map SE03 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Numbers:

- 041-220-009, -022 through -027 (Reference #123)
- 041-251-013 through -024 (Reference #123)

(as shown in the Figure J) from E-1/E-3 One-Family Residence Zone/One-Family Residence Zone to E-3, One-Family Residence Zone.

- 035-141-007 through -009 (Reference #130)
- 035-150-001, -002 (Reference #130)
- 041-252-017, -018 (Reference #130)

(as shown in the Figure J) from C-P/R-2 Restricted Commercial Zone/Two-Family Residence Zone, to C-P, Restricted Commercial Zone

Sectional Map: SE03

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

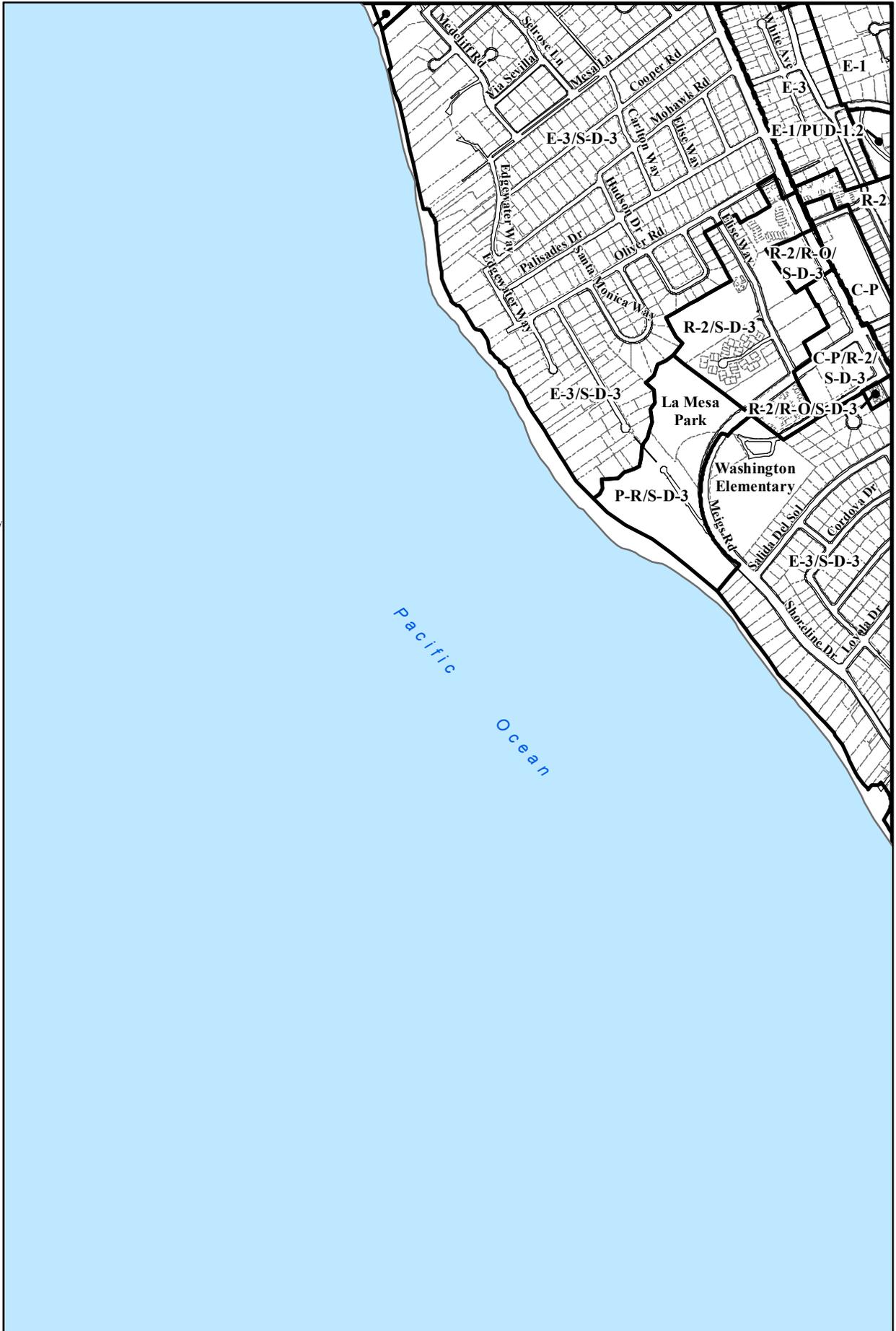
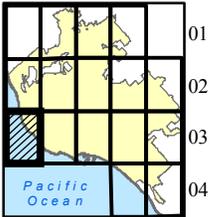
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



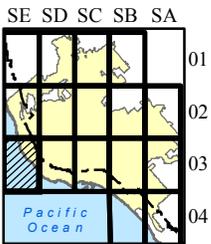
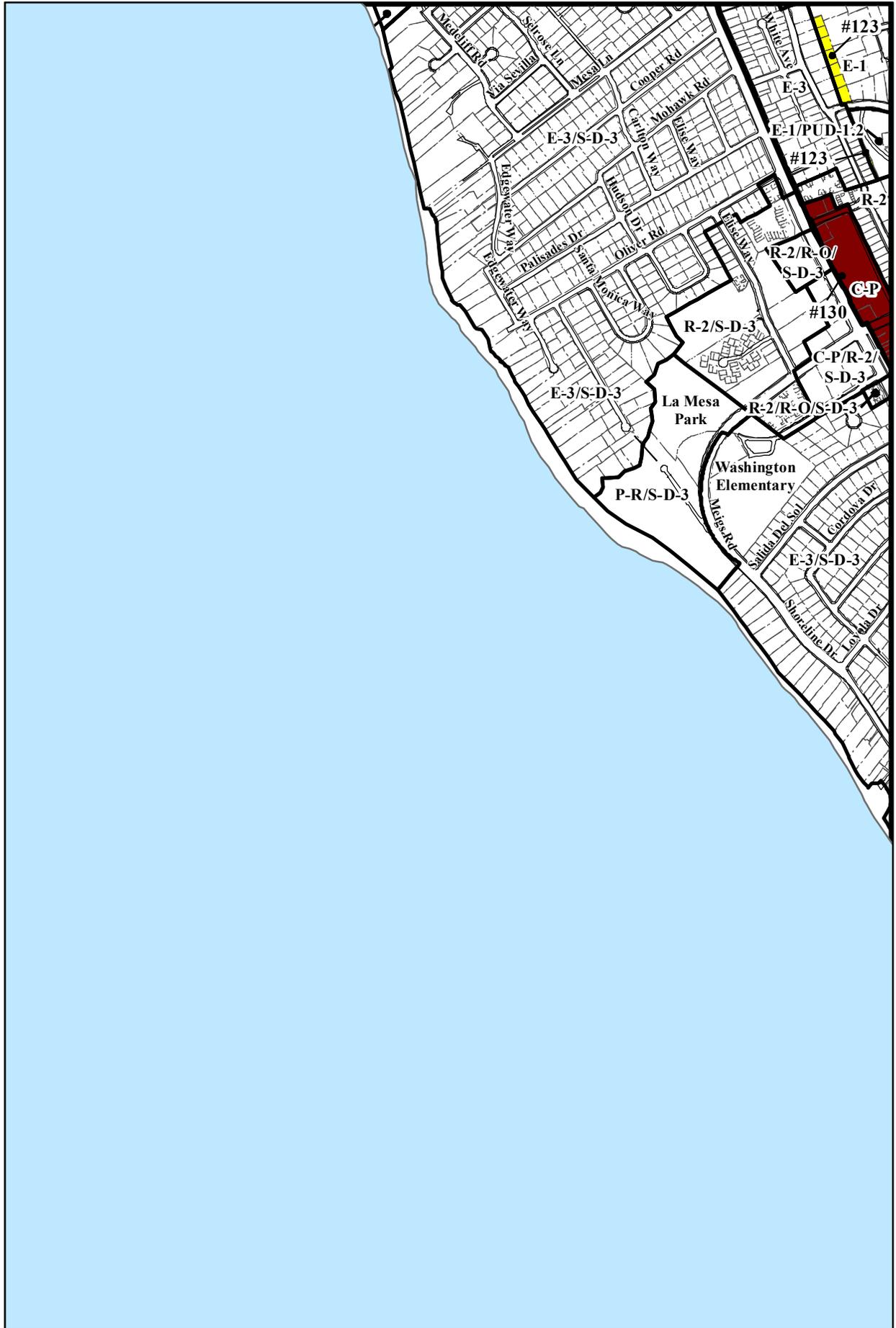
Proposed Changes Map: Sectional SE03

Figure J

Legend

New Zone

- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O



Sectional Map: SA02

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

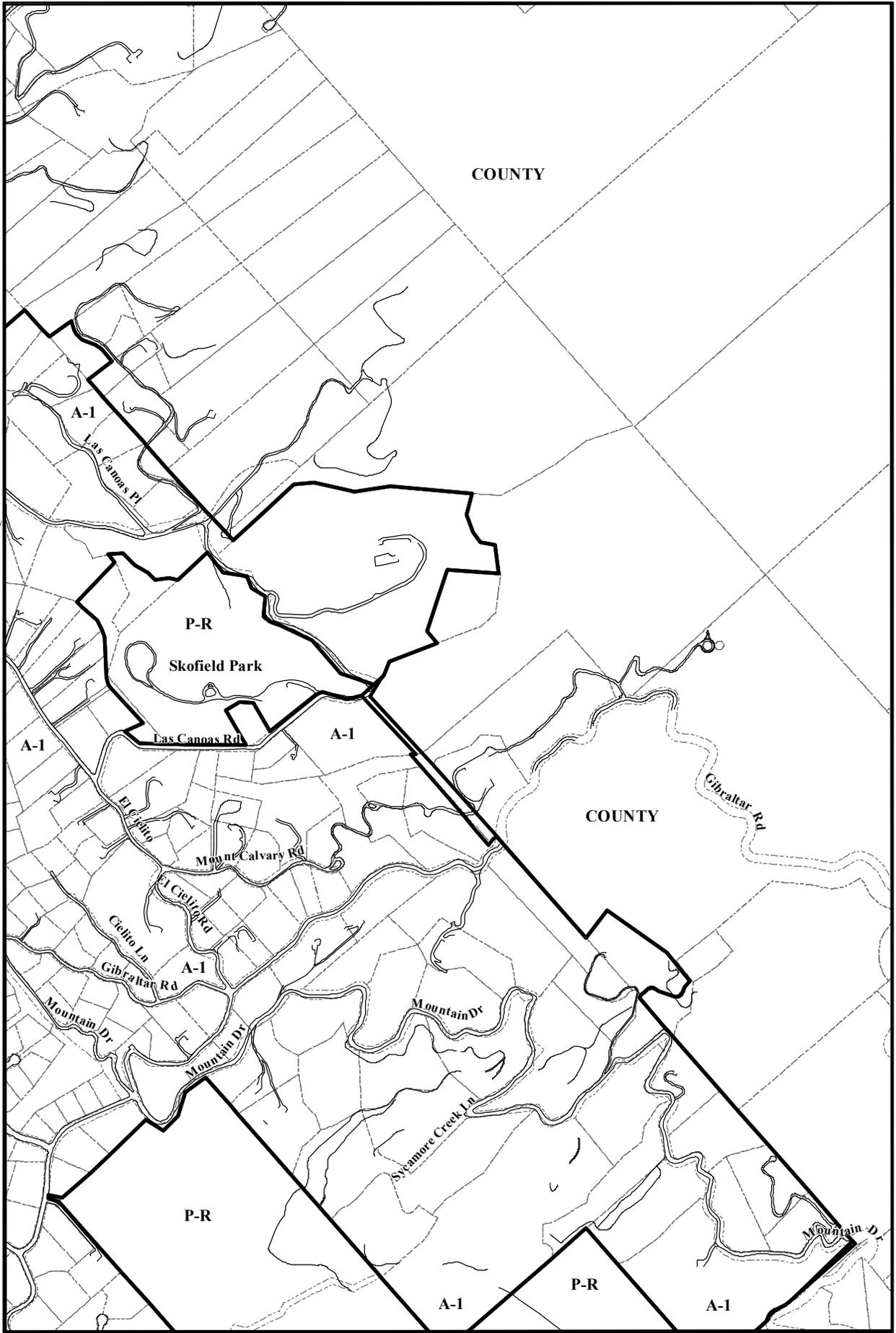
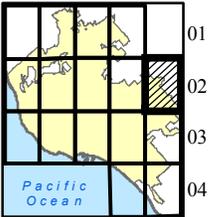
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



Sectional Map: SA03

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

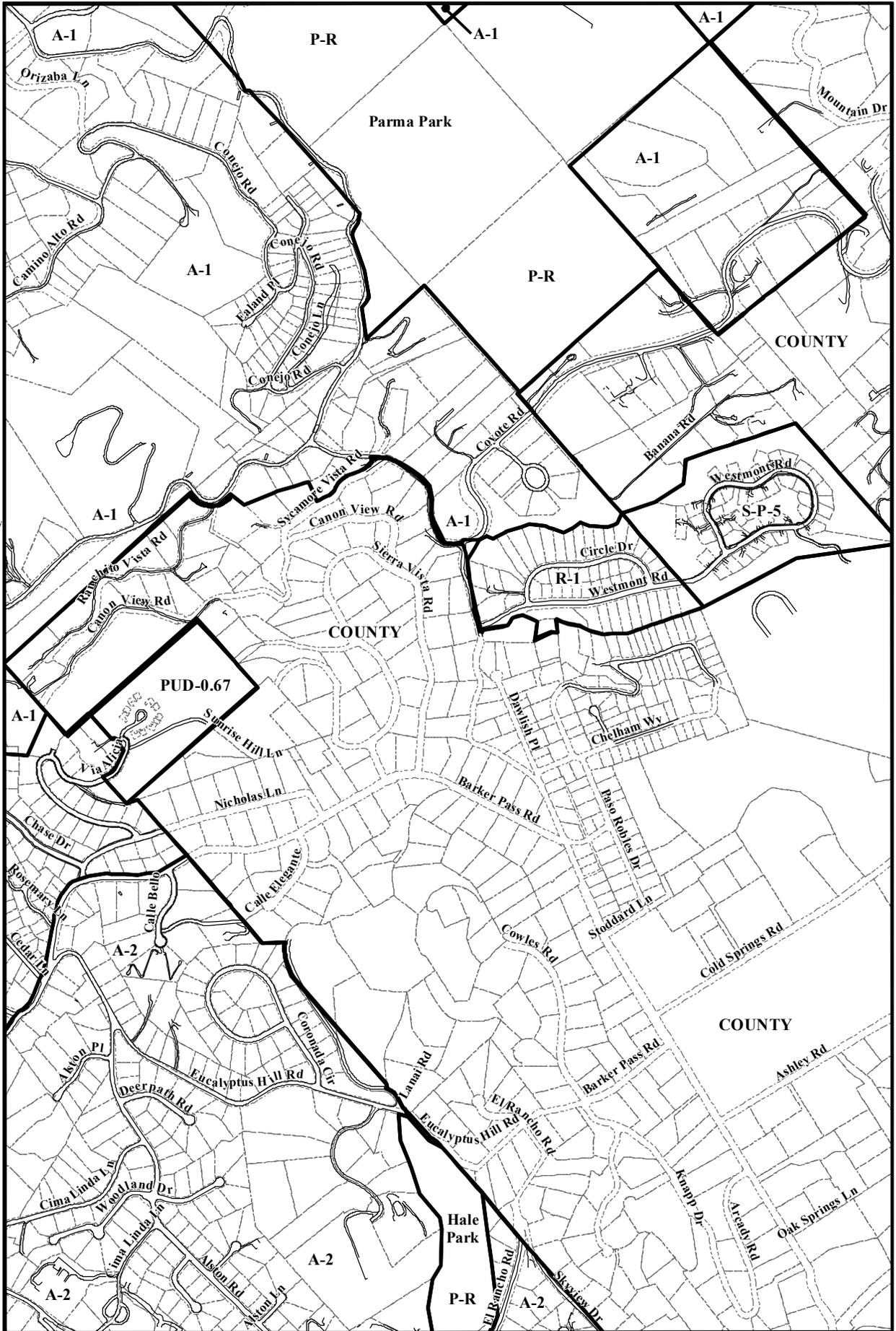
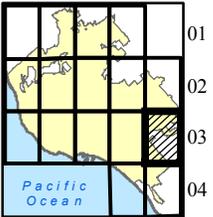
- C-1 - Limited Commercial
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- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■■■ Coastal Zone Boundary

SE SD SC SB SA



Sectional Map: SA04

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

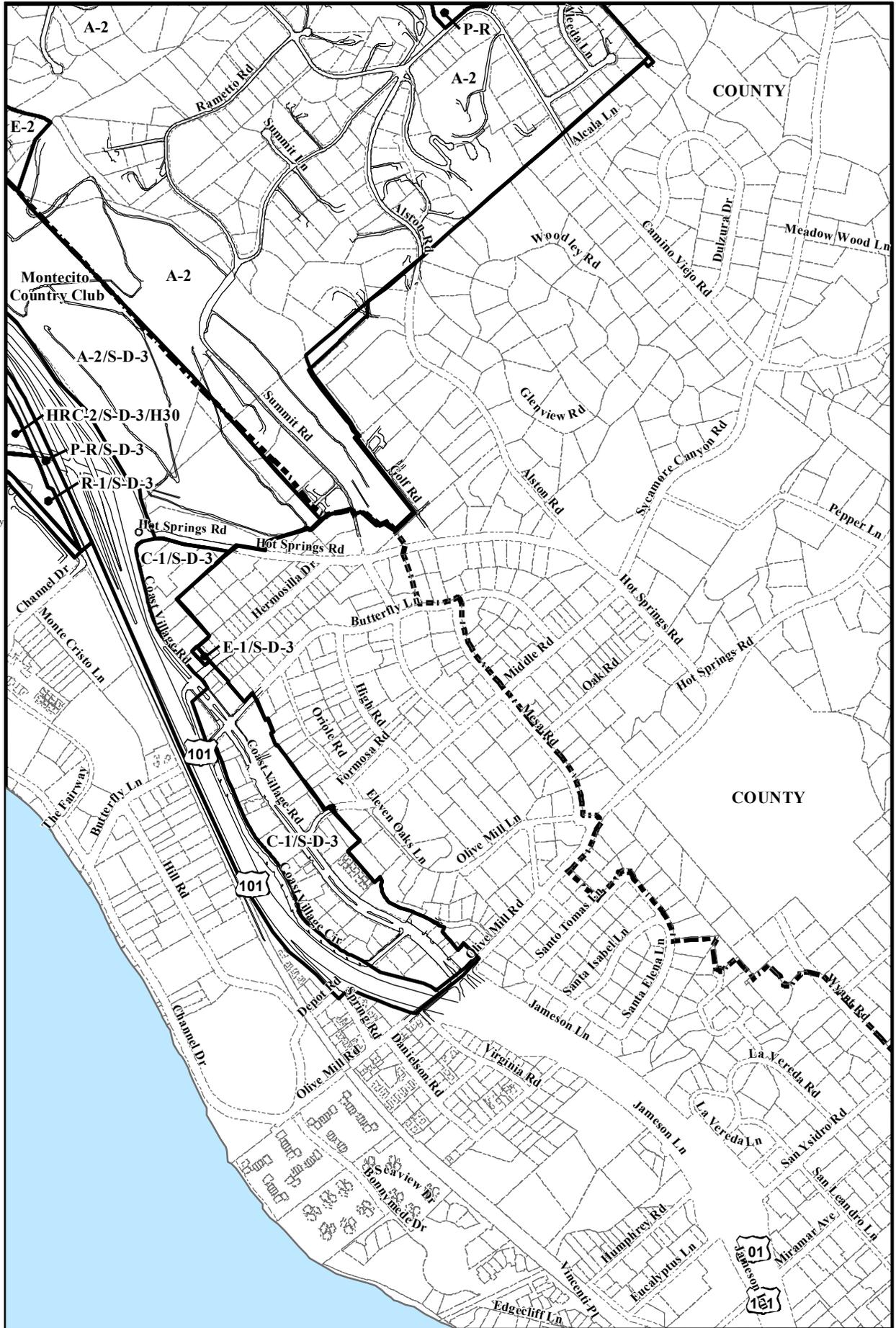
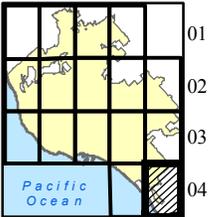
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- C-L - Limited Commercial
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- C-P - Restricted Commercial
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- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ Coastal Zone Boundary

SE SD SC SB SA



Sectional Map: SB01

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

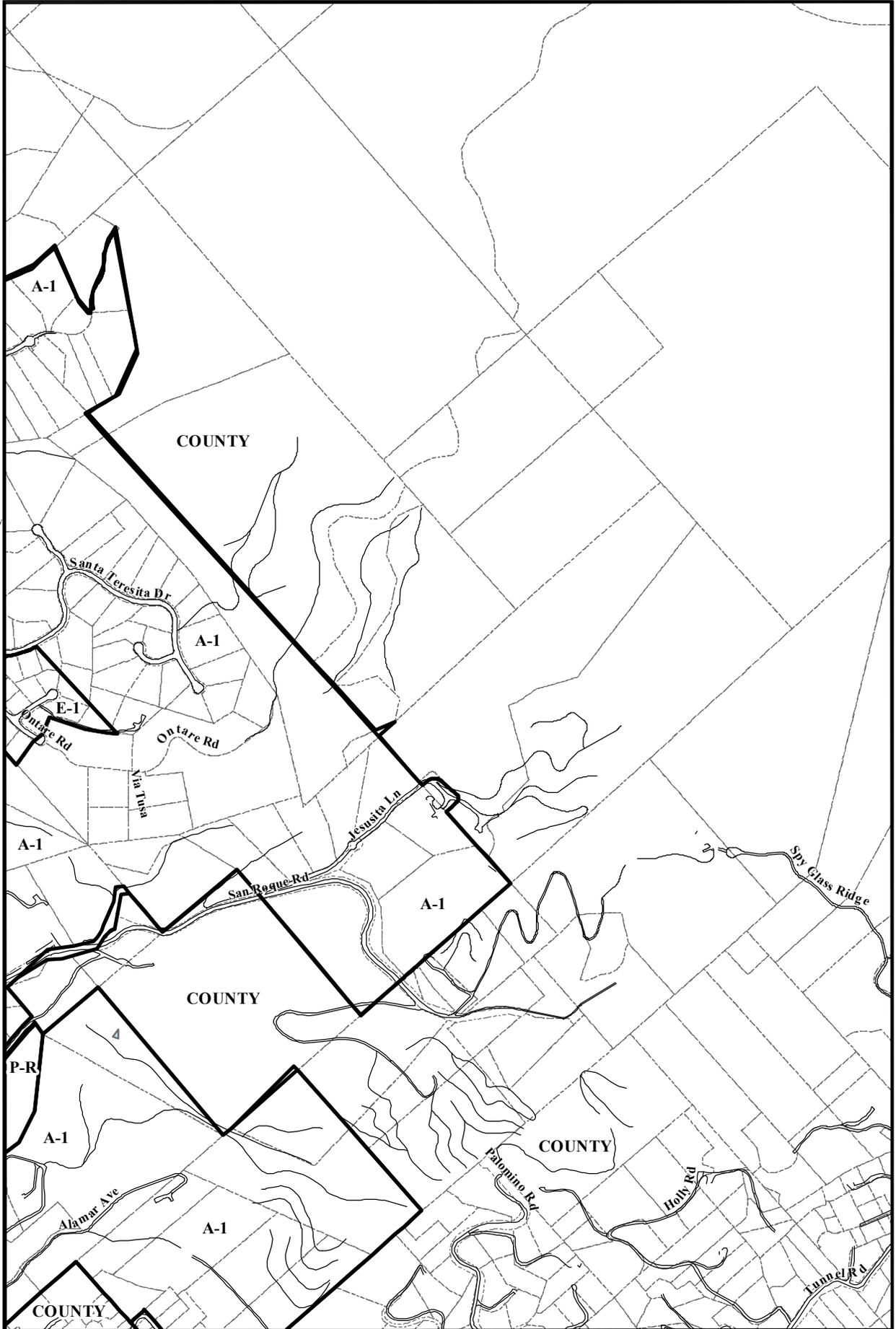
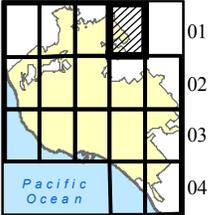
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- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



Sectional Map: SE02

Legend

RESIDENTIAL ZONES

- A-1 - Single Residential Unit
- A-2 - Single Residential Unit
- E-1 - Single Residential Unit
- E-2 - Single Residential Unit
- E-3 - Single Residential Unit
- R-1 - Single Residential Unit
- R-2 - Two Residential Units
- R-3 - Multiple Residential Units
- R-4 - Multiple Residential Units/Lodging

NON-RESIDENTIAL ZONES

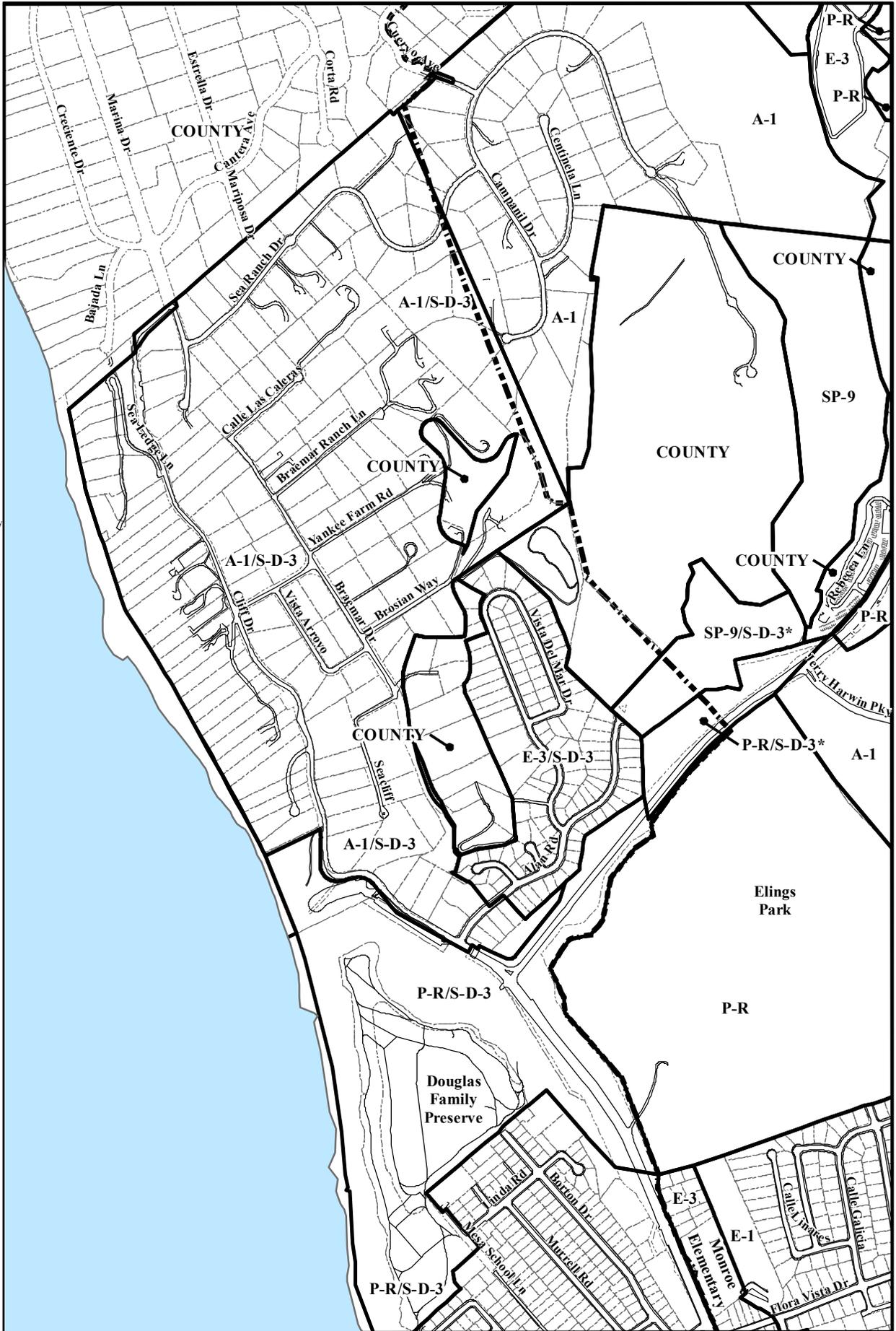
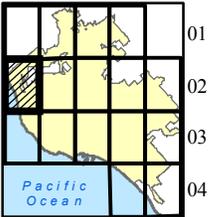
- C-1 - Limited Commercial
- C-2 - Commercial
- C-L - Limited Commercial
- C-M - Commercial-Manufacturing
- C-P - Restricted Commercial
- HC - Harbor Commercial
- HRC-1 - Hotel and Related Commerce
- HRC-2 - Hotel and Related Commerce
- M-1 - Light Manufacturing
- O-C - Ocean Related Commerce
- OM-1 - Ocean Oriented Light Manufacturing
- P-R - Parks and Recreation
- R-O - Restricted Office

OVERLAY ZONES

- C-X - Research and Development
- HWMF - Hazardous Waste Management Facility
- PD - Planned Development
- PUD - Planned Unit Development
- R-H - Resort-Residential Hotel
- S-D-1 - Special District 1 - San Roque
- S-D-2 - Special District 2 - Outer State Street
- S-D-3 - Special District 3 - Coast Zone
- S-P - Specific Plan

■ ■ ■ Coastal Zone Boundary

SE SD SC SB SA



09 August 2012

City of Santa Barbara
Planning Division
630 Garden Street
Santa Barbara, CA 93102

Re: Notice of Proposed Zoning Classification Change to My Property

To Beatriz Gularte, Project Planner:

I am a Santa Barbara home owner located at 1322 Kenwood Road, (APN 041-133-012). I have lived at this address/location for 34 years and I know the land area affected by proposed zoning change # 19.

Referring to the *Citywide Map with Proposed Zoning Change Areas and Database*, there are ten parcels identified as item 19, nine of which are Kenwood Road addressed parcels, one of which is my parcel. (One item-19-parcel has no street address and I do not know that parcel.) If I understand the map correctly, the heavy black line is the current E-1/A-1 zone boundary line. The proposed zoning change will move this line northward, to the north parcel lines of the nine Kenwood parcels. This change will rezone the yellow-shaded-#19-maplands from A-1 to E-1, resulting in the desired single-zoning-designation for each parcel.

The area of land being rezoned here is native-oak-woodland-hillside-habitat with slopes in excess of 30%. The existing/current heavy black zone line appears to follow the crest-line of the downslope and moving this line to the north as proposed will rezone the entire headlands of this north-facing-downslope. This rezone will result in the split-zoning of the woodland hillside land feature instead of the parcels. I'm not sure that's the right policy.

I do not support rezoning that would allow increased residential density or development in this hillside area. The current E-1 zoned area of these Kenwood parcels contains the parcel residence and generally includes the southern level hilltop area of each parcel. These parcels are mostly interior parcels and the residences are constructed utilizing the E-1 zoning setback requirement of 10 feet.

I consider the current E-1/A-1 split zoning of these Kenwood parcels as the appropriate zoning when the topography of the land is taken into account. The City should zone the hillside woodland resource in a way that protects it from residential development, leaving the residences to remain under the E-1 zoning designation under which they were built.

I would consider escorting a City representative on a walking-site-review of this woodland area; maybe a naturalist or arborist would be appropriate.

Anyone interested in discussing this matter may call me at the number listed below.

Respectfully,



Thomas P. Crandall
1322 Kenwood Road
Santa Barbara, CA 93109

Phone: 805 965-6159

attachment

EXHIBIT B

Attachment: Crandall letter to the City of Santa Barbara Planning Division dated 09Aug2012

Additional information regarding the proposed rezoning change item # 19

1. ENF Case Number 2011-00065 (ENF2011-00065) involves the abatement of a zoning violation on APN 041-120-033; this enforcement case demonstrates the pressure of development in the native oak woodlands affected by rezoning change item # 19. This case involves the demolition and removal of an entire illegally built 2nd residence on this A-1 zoned parcel. The location of this illegal residence is at the base of the hillside woodlands proposed to be rezoned in item # 19. This illegally constructed residence encroaches into the woodlands and represents the type of development that is detrimental to the community's woodland resources. I believe the A-1 zoning of this parcel provided the City the clear authority to require the demolition and removal of this illegal residence; the residence remains to date.

2. In the 1980s, one of my Kenwood Road neighbors approached me with a proposition to create a new A-1 parcel by combining some acreage from each of our contiguous parcels. This neighbor had a civil engineer review the City parcel requirements and they determined that a new A-1 parcel could be developed in this woodland hillside area by combining some land from the A-1 portions of our E-1/A-1 split-zoned parcels. I told him that I valued the woodlands and that I wouldn't want a residence down in there. I declined his offer; he moved along a few years later. He would have done this on his own if the zoning permitted. I have always been glad that I declined his offer and I value that the A-1 zoning requirements necessitated two adjacent owners agree to do something like this, which makes it highly unlikely to ever happen. Keep it that way.

A handwritten signature in black ink, consisting of several loops and a horizontal line at the bottom, located in the bottom right corner of the page.

Jerome M. Harris
616 Sea Ranch Drive
Santa Barbara, Ca. 93109

RECEIVED

AUG 20 2012

CITY OF SANTA BARBARA
PLANNING DIVISION

Mr. John Ledbetter
City of Santa Barbara
Planning Division
P.O. Box 1990
Santa Barbara, Ca. 93102

August 18, 2012

Re: 7 East Mission
APN: 025-312-011

Dear Mr. Ledbetter:

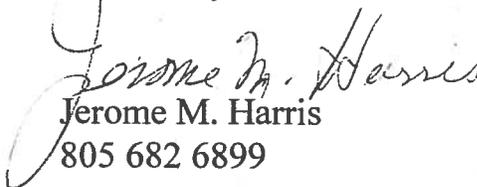
Per your suggestion at the recent Faulkner meeting, I am wrting you concerning the proposed zoning of my above property, also identified as as parcel 67 on the Faulkner map.

The frontage on Mission and on State should be designated as C2 instead of RO. Otherwise it would be inconsistent with the other three corners of the State and Mission intersection.

C2 designation would provide small business services to occupants of a future mixed use development as well as to the residential community surrounding the intersection. This would also help in the objective, so desirable, to minimize travel for small services.

I trust you will make this recommendation to the Planning Commission and City Council.

Sincerely,


Jerome M. Harris
805 682 6899

Cc Thomas Foley, Owner
2006 State St.

EXHIBIT C



**ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT
for the *Plan Santa Barbara* General Plan Update (SCH 2009011031)**

**FOR: CITY OF SANTA BARBARA 2013 ZONING MAP AND GENERAL PLAN
MAP AMENDMENTS**

May 23, 2013

This addendum to the certified Final Environmental Impact Report (FEIR) for the *Plan Santa Barbara* General Plan Update documents California Environmental Quality Act (CEQA) analysis for the proposed amendments to the City's Sectional Zoning Map (Zoning Map) and General Plan Map. The Zoning Map amendments are necessary to make zone classifications consistent with the General Plan Map adopted in 2011 or to address parcels bisected by zone classifications. The Zoning Map amendments were generally described and incorporated into the project description of the FEIR for the *Plan Santa Barbara General Plan Update*. The General Plan Map changes would amend the land use designations for parcels in several areas to be consistent with the historic zone classification or established land uses of an area. Associated changes to project impacts fall within the range of policy options, growth scenarios, and impacts studied in the FEIR, and do not raise new environmental issues.

EIR ADDENDUM PROCEDURES

This EIR Addendum is prepared in accordance with State CEQA Guidelines Sections 15168 (Program EIR) and 15164 (Addendum to an EIR).

Section 15168 provides that a Program EIR may be prepared on a series of actions characterized as one large project, such as a citywide General Plan update. This allows for a comprehensive consideration of policies and effects, and avoids later duplicative environmental analysis. When subsequent implementing actions are undertaken, the activities may be approved as within the scope of the Plan covered by the Program EIR when no new significant effects would occur.

Section 15164 provides that an Addendum to a previous EIR may be prepared to document changes that make the prior EIR adequate for the current project when the changes are not associated with new significant impacts or substantial increases in previously identified impacts.

The Guidelines provide that an EIR Addendum need not be circulated for public review, but is attached to the EIR. The decision-making body (City Council) considers the Addendum together with the certified EIR in making a decision on the project.

PRIOR ENVIRONMENTAL DOCUMENT

The Program Environmental Impact Report (EIR) for the 2011 General Plan Update was certified by the Planning Commission in September 2010 and by City Council in December 2011.

EXHIBIT D

The General Plan Program EIR evaluated citywide effects on the environment from incremental growth to the year 2030 under General Plan policies and programs. The General Plan policies contemplate growth by the year 2030 of up to 1.35 million square feet of net additional commercial and other non-residential development and up to 2,800 additional housing units.

Class 1 Impacts

The EIR analysis identified significant traffic and climate change impacts that could not be fully mitigated (Class 1 impacts) from General Plan policies and citywide incremental growth to the year 2030. An increase from 13 to 20-26 roadway intersections at 77% or greater volume-to-capacity ratio was identified. Citywide greenhouse gas emissions were projected as increasing and therefore potentially not meeting State AB 32 emission targets for 2020 and then-undefined SB 375 regional targets.

The EIR also identified that these traffic and climate change impacts could potentially be substantially reduced with implementation of a robust expansion of transportation demand management measures including parking pricing. These mitigation measures were included in the General Plan but City Council found that providing an upfront commitment as to the extent and method and timing of implementation was not feasible. As such, full mitigation credit was not given for the purpose of CEQA impact analysis. In adopting the General Plan, the City Council adopted findings of overriding consideration that the benefits of the Plan outweighed these potential significant impacts, thereby finding these impacts to be acceptable.

An Addendum to the FEIR (6-18-12) for the proposed City Climate Action Plan documents further analysis of climate change demonstrating that impacts associated with citywide greenhouse gas emissions would be less than significant (Class 2).

Class 2 Impacts

The EIR analysis identified the following potentially significant impacts that could be mitigated to less than significant levels (Class 2 impacts): air quality (*diesel emissions*); biological resources (*upland and creek/riparian habitats and species*); geological conditions (*sea cliff retreat*); heritage resources (*effects of development on historic resources*); hydrology (*extended range sea level rise*); noise (*transportation noise*); open space (*loss or fragmentation of open space*); public utilities (*solid waste management*); and transportation (*intersections with roadway improvement mitigation; roadway corridor congestion*).

Identified mitigation measures associated with these impacts were incorporated into the General Plan as policies and programs.

Class 3 Impacts

The EIR analysis concluded that with policies and programs already in place, the following other impacts would be less than significant (Class 3 impacts): air quality (*consistency with Clean Air Plan for air quality standards; construction emissions*); biological resources (*grasslands; coastal resources; individual specimen trees*); geological conditions (*seismic, geologic, soil hazards*); hazards (*accident risks, wildfire; hazardous materials*); heritage resources (*archeological and paleontological resources*); hydrology and water quality (*development in floodplains and near creeks; storm water runoff; water quality of creeks, groundwater, coastal and marine water*); noise (*noise guidelines; mixed use nuisance noise; construction noise*); open space and visual resources (*scenic views; community character; lighting*); public services (*police; fire protection; parks and recreation; schools*); public utilities (*water*

supply, wastewater treatment); transportation (*reduction in per capita vehicle commute trips – Class 4 beneficial*).

Additional Environmental Analysis

The EIR also included detailed analysis of impacts associated with energy, climate change (both greenhouse gas emissions contributing to climate change, and climate change effects on the City), population and jobs/housing balance, and socioeconomic issues.

CHANGES IN ENVIRONMENTAL CIRCUMSTANCES

No substantial changes in environmental circumstances on the ground have occurred since the December 2011 General Plan adoption and EIR certification. No changes to relevant Federal or State regulations or guidelines have occurred.

CURRENT PROJECT DESCRIPTION: ZONING MAP AND GENERAL PLAN MAP AMENDMENTS

2013 Zoning Map Amendments

The 2011 General Plan Update process evaluated the potential nonresidential and residential growth under the adopted General Plan land use designations. The City's General Plan Map adopted in 2011 established the land use and density designations citywide. An important follow up implementation program is to amend the City's Sectional Zoning Map to be consistent with the approved General Plan land use designations. While the Zoning Map amendments necessary to bring zoning into consistency with the General Plan were not processed during the General Plan Update, they were incorporated into the project description of the FEIR for the *Plan Santa Barbara General Plan Update*.

The amendments to the City's Sectional Zoning Map of the City address parcels with:

1. Split zones (parcels bisected by different zoning designations) or parcels that have more than one zone, or
2. Inconsistency between the existing zoning and the 2011 General Plan map in terms of designations and residential densities, or
3. Historic boundary overlaps so that zoning and General Plan designations follow property boundaries.

Zoning Map amendments are proposed on 398 lots citywide or .02% of the approximately 24,000 lots in the City. The 2013 Zoning Map changes are located within the highlighted areas on Addendum Exhibit 1.

2013 General Plan Map Amendments

As part of the Zoning Map amendments effort, some properties are also proposed for a General Plan Map amendment in the case of a few split zoned parcels, to recognize existing zoning and established land uses of the area, or minor map clean up.

A total of 15 areas (94 parcels citywide) are proposed to be amended. The proposed amendments can be found on the Proposed 2013 General Plan Amendments which highlights only those areas with changes (Addendum Exhibit 2). A summary description of each of the proposed General Plan amendments is included in Addendum Exhibit 3.

The proposed Zoning Map and General Plan Map amendments do not change the contemplated growth policy analyzed of up to 1.35 million square feet of net additional commercial and other non-residential development and up to 2,795 additional housing units by the year 2030.

PROJECT IMPACTS AND MITIGATIONS

Environmental impacts under the amendments to the Zoning and General Plan Maps would be similar to those identified in the FEIR and Addendum for the 2011 General Plan. No changes from impact significance classifications identified in the FEIR (i.e., Class 1, 2, or 3 impacts) would result from the map amendments.

Most of the mitigation measures identified in the FEIR to reduce potentially significant impacts were incorporated into the final General Plan policies and programs. These measures address traffic congestion; greenhouse gas generation; highway diesel exhaust; upland, creek/riparian, and coastal habitats and species; coastal bluff retreat; hazardous materials collection facility capacity; historic resources; sea level rise; highway noise; open space; solid waste management facility capacity, and jobs/housing balance. The General Plan includes the slate of measures identified in FEIR Mitigation Measure Trans-2 for Transportation Demand Management (TDM), alternative travel modes, and parking pricing, but does not direct a robust expansion of these programs.

Transportation Impacts - The proposed Zoning Map amendments will bring the zoning into consistency with the approved General Plan. Areas classified on the General Plan for nonresidential land use and/or Low Density Residential, Medium Density Residential, Medium High Density Residential and High Density Residential will remain generally unchanged by the proposed zoning amendments. In the case where a rezone or General Plan land use amendment was not previously identified, it is for consistency with established zoning of the area or land uses that were part of the baseline when traffic was analyzed in 2008 and is not expected to significantly change the uses or trip distribution in an area.

The proposal to rezone and amend the General Plan from residential to C-O, Medical Office in the 500 block of Junipero would not change the projected impact traffic analysis. The change would reduce the allowable residential density for the affected parcels while allowing new commercial development. The 500 block of Junipero was included as part of the Cottage traffic sub areas. For purposes of EIR impact analysis, up to 38,610 future net new square feet of nonresidential square footage was assumed for the Cottage area as a whole. Even without the rezone or GP amendment, nonresidential uses can be allowed under certain permits. Allowing C-O medical office uses on this block under the amended designations would be within the scope of the EIR analysis.

The impact for the map amendments would be expected to be within the range of the original project (20-26 impacted intersections) studied in the EIR. The GPU traffic congestion impact remains ***significant (Class 1)*** for intersections not subject to feasible mitigation with Mitigation Trans-1 for roadway and signal improvements.

Other Impacts – Environmental impacts with the Zoning Map and General Plan Map amendments would be similar to those identified in the FEIR (for air quality, biological resources, heritage resources, hydrology and water quality, noise, open space and visual resources, public services, public utilities, and climate change effects). No changes from impact significance classifications identified in the FEIR (i.e., Class 1, 2, or 3 impacts) would result from refinements to the maps.

Most of the mitigation measures identified in the FEIR to reduce potentially significant impacts were incorporated into the final General Plan Update policies and programs. These measures address traffic congestion; greenhouse gas generation; highway diesel exhaust; upland, creek/riparian, and coastal

habitats and species; coastal bluff retreat; hazardous materials collection facility capacity; historic resources; sea level rise; highway noise; open space; solid waste management facility capacity, and jobs/housing balance.

CEQA FINDING

Based on the Addendum review of the 2013 Zoning Map and General Plan Map Amendments, in accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the project because the project setting, description, impacts, and mitigations do not involve new significant impacts or a substantial increase in the severity of impacts previously identified in the final General Plan Program EIR.

The certified Program EIR (SCH#2009011031) together with this addendum constitutes adequate environmental documentation in compliance with CEQA for the 2013 Zoning Map and General Plan Map Amendments.

Prepared by: Beatriz E. Gularte Date: 4/30/13
Beatriz E. Gularte, Project Planner

Reviewed by: Barbara R. Shelton Date: 4/30/13
Barbara Shelton, Environmental Analyst

References:

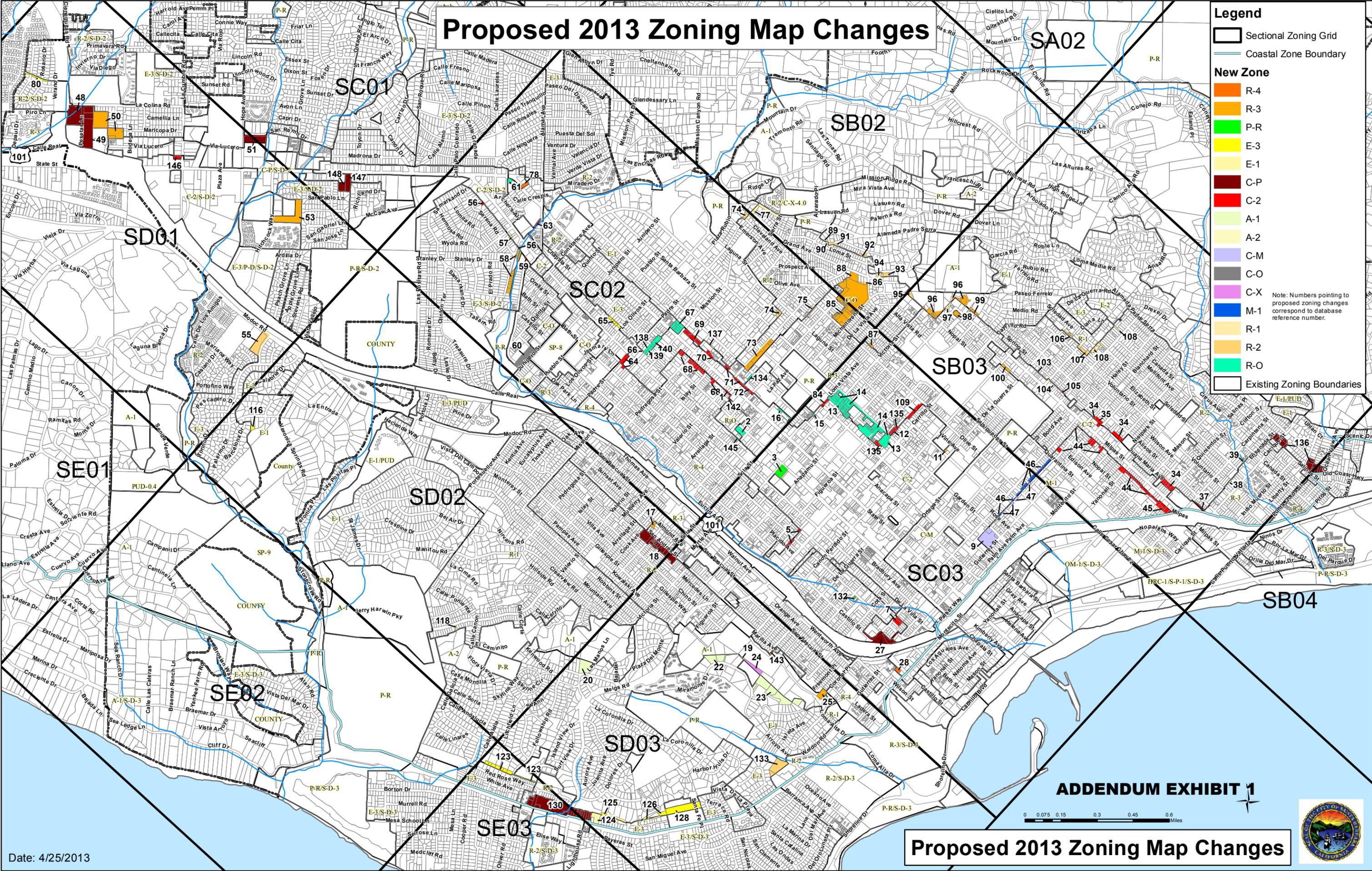
Certified Final EIR for *Plan Santa Barbara* General Plan Update (September 2010) and FEIR Addendum (December 2011).

Addendum to Program Environmental Impact Report for the *Plan Santa Barbara* General Plan Update for draft City of Santa Barbara Climate Action Plan (June 18, 2012).

Addendum Exhibits

- Exhibit 1. 2013 Zoning Map Amendments
- Exhibit 2. 2013 General Plan Map Amendments
- Exhibit 3. Summary Description of 2013 General Plan Map Amendments

Proposed 2013 Zoning Map Changes



Legend

- Sectional Zoning Grid
- Coastal Zone Boundary
- New Zone**
- R-4
- R-3
- P-R
- E-3
- E-1
- C-P
- C-2
- A-1
- A-2
- C-M
- C-O
- C-X
- M-1
- R-1
- R-2
- R-O
- Existing Zoning Boundaries

Note: Numbers pointing to proposed zoning changes correspond to database reference number.

ADDENDUM EXHIBIT 1



Proposed 2013 Zoning Map Changes



Date: 4/25/2013

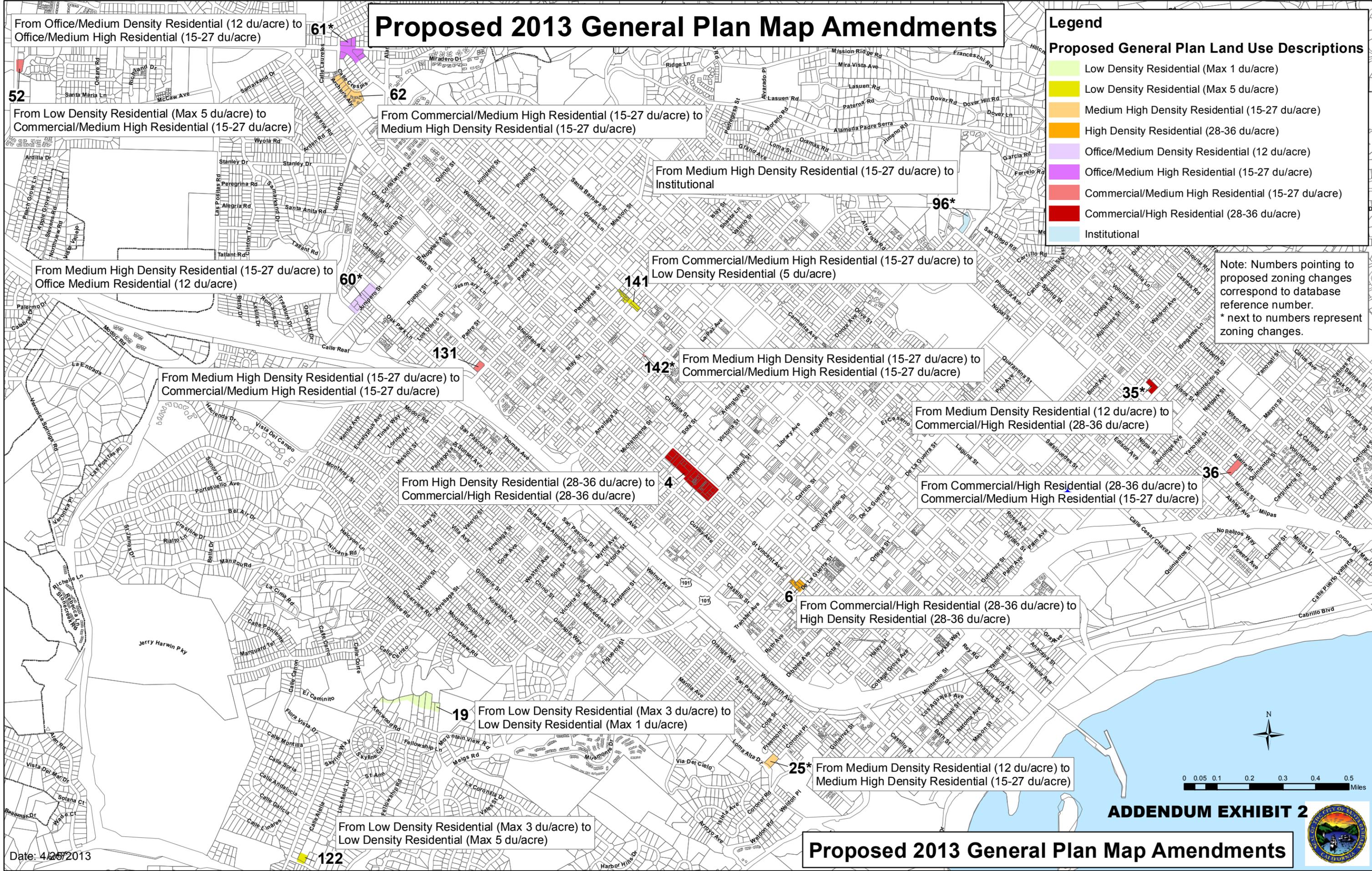
Proposed 2013 General Plan Map Amendments

Legend

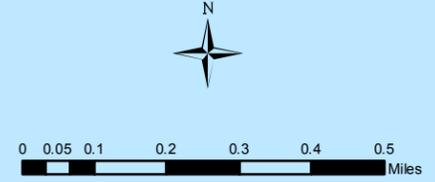
Proposed General Plan Land Use Descriptions

- Low Density Residential (Max 1 du/acre)
- Low Density Residential (Max 5 du/acre)
- Medium High Density Residential (15-27 du/acre)
- High Density Residential (28-36 du/acre)
- Office/Medium Density Residential (12 du/acre)
- Office/Medium High Residential (15-27 du/acre)
- Commercial/Medium High Residential (15-27 du/acre)
- Commercial/High Residential (28-36 du/acre)
- Institutional

Note: Numbers pointing to proposed zoning changes correspond to database reference number. * next to numbers represent zoning changes.



Date: 4/26/2013



ADDENDUM EXHIBIT 2

Proposed 2013 General Plan Map Amendments



Addendum to Certified Final Environmental Impact Report
For the Plan Santa Barbara General Plan Update

Addendum Exhibit 3

Description of 2013 Amendments with General Plan Map and Zoning Map Changes

The following summarizes 2013 changes to the land use designations of the General Plan Map adopted in December 2011 and evaluated in the Certified Final Environmental Impact Report approved by City Council on December 1, 2011. The descriptions here are depicted on a map provided as Exhibit 2 to this Addendum.

Map #	General Location	Existing Zone	2013 Zone Amendments	Existing 2011 General Plan Land Use Designation	2013 General Plan Land Use Amended Designation	Description of Change
4	1200-1300 Block of De La Vina, between Victoria and Anapamu St. (33 parcels)	C-2, Commercial	C-2, Commercial	High Density Residential (28-36 du/ac) ¹	Commercial/High Residential (28-36 du/ac)	Existing zone classification is Commercial and existing land uses along De La Vina are commercial. Amending General Plan Map designation to reflect existing commercial zoning and land uses. Permitted residential density would remain the same - High Density (28-36 du/ac).
6	200 Block of W. De La Guerra, between De La Vina and Bath St. (7 parcels)	R-3, Multiple Family	R-3, Multiple Family	Commercial/High Residential (28-36 du/ac)	High Density Residential (28-36 du/c)	Existing zone classification is residential and existing land uses are residential. Amending General Plan Map to reflect existing zoning and land uses. Permitted residential density would remain the same – High Density (28-36 du/ac).
19	1300-1400 Block Kenwood Rd. (8 parcels)	E-1/A-1, One Family	E-1/A-1, One Family	Low Density Residential (Max 3 du/ac)	Low Density Residential (Max 3 du/ac) & Low Density Residential (Max 1 du/ac)	Existing zone and land use is single family. Maintain split zone. Amending General Plan to follow zone boundaries. Parcels will have split zone and split General Plan land use designations.
25	640 Coronel Pl. (1 parcel)	A-1/R-2, One Family and Two-Family	R-3, Multiple-Family	Medium Density Residential (12 du/ac)	Medium High Density Residential (15-27 du/ac)	Address split zone. A-1 portion is a steep hillside backing up to Loma Alta. The R-2 portion is the only R-2 area surrounded by R-3 and R-4 multi-family zoning. Amending General Plan consistent with recommended multi-family zone classification of the area.
35	915 E Gutierrez St. (1 parcel)	C-2/R-2, Commercial and Two-Family	C-2, Commercial	Medium Density Residential (12 du/ac)	Commercial/High Residential (28-36 du/ac)	Existing Commercial land uses. Clean up to address split zone. Rezoning R-2, Two family portion of lot to C-2, Commercial. Recommend amending General Plan to Commercial/High Residential consistent with the commercial land use and the C-2, Commercial zoning.

¹ Du/ac refers to residential density in dwelling units per acre.

Map #	General Location	Existing Zone	2013 Zone Amendments	Existing 2011 General Plan Land Use Designation	2013 General Plan Land Use Amended Designation	Description of Change
36	22 N. Milpas St. (1 parcel)	C-P, Restricted Commercial	C-P, Restricted Commercial	Commercial/High Residential (28-36 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	General Plan Map clean up. C-P zoned properties citywide have a General Plan land use designation of Commercial/Medium High Residential. Existing land use is commercial.
52	23 Hitchcock Way (1 parcel)	C-P/SD-2, Restricted Commercial, Special District	C-P/SD-2, Restricted Commercial, Special District	Low Density Residential (Max 5 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	General Plan Map clean up. C-P zoned properties citywide have a General Plan land use designation of Commercial/Medium High Residential. Existing land use is commercial.
60	500 Block Junipero (6 parcels)	R-3, Multiple Family	C-O, Medical Office	Medium High Density Residential (15-27 du/ac)	Office/Medium Density Residential (12 du/ac)	PC initiated General Plan Amendment and rezone to C-O, July 12, 2012. Amendment would allow less residential density and would allow medical office uses per C-O, Medical Office zone classification. 5 parcels are currently in residential use and one in commercial use.
61	1 W. Calle Crespis and 2900 Block of State St. (5 parcels)	R-O, SD-2, Restricted Office, Special District Calle Crespis, R-4, Multiple Family	R-O, SD-2 Restricted Office, Special District	Office/Medium Density Residential (12 du/ac)	Office/Medium High Residential (15-27 du/ac)	General Plan Map clean up. This area should be Office/Medium High Residential consistent with residential density of 15-27 du/ac allowed in R-O zones.
62	100 Block Calle Crespis (18 parcels)	R-4/SD-2, Multiple Family, Special District	R-4/SD-2, Multiple Family, Special District	Commercial/Medium High Residential (15-27 du/ac)	Medium High Density Residential (15-27 du/ac)	This area is all residential land uses. Amend General Plan consistent with zoning classification and residential land uses.
96	1130 N. Milpas St. (1 parcel)	E-1/R-3, One Family and Multiple Family	R-3, Multiple Family	Medium High Density Residential (15-27 du/ac)	Institutional	Santa Barbara Bowl property. PC initiated rezone and General Plan Map amendment on Nov. 1, 2012.
122	2323 Red Rose Way (1 parcel)	E-3/E-1, One Family	E-3/E-1, One Family	Low Density Residential (Max 3 du/ac)	Low Density Residential (Max 3 du/ac) & Low Density Residential (Max 5 du/ac)	This is a single family parcel with a split zone. Recommendation is to maintain the split zone. General Plan Map amendment for land use designation to follow zone boundary.
131	412 W. Mission (1 parcel)	C-P, Restricted Commercial	C-P, Restricted Commercial	Medium High Density Residential (15-27 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	Existing land use is commercial gas station. Existing zone classification is commercial. General Plan Map amendment consistent with existing zoning and land use. C-P zoned properties citywide have a General Plan land use designation of Commercial/Medium High Residential.
141	11-15 E. Islay (9 parcels)	R-1, One Family	R-1, One Family	Commercial/Medium High Residential (15-27 du/ac)	Low Density Residential (Max 5 du/ac)	Existing zone classification is single family and existing land uses are residential. General Plan Map amendment consistent with existing zoning and land uses. The 5 du/ac General Plan land use designation is appropriate with the R-1 zone.

Map #	General Location	Existing Zone	2013 Zone Amendments	Existing General Plan Land Use Designation	2011 General Plan Land Use Designation	2013 General Plan Land Use Amended Designation	Description of Change
142	1601 State St. (1 parcel)	R-4/C-2, Multiple Family, Commercial	C-2, Commercial	Medium High Density Residential (15-27 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	Address split zone. Recommend rezone of back portion of this hotel parcel (El Prado) from R-4 to C-2. General Plan Map Amendment to follow adjusted zone boundary and existing land use.

Addendum Exhibit 3

General Plan Land Use Designations and Associated Zoning Classifications

General Plan Designation	Density Allowed	Zoning Classification	AUD Incentive Program Allowed
Hillside			
Low Density Residential	Max. 1 du/acre	A-1	No
Low Density Residential	Max 2 du/acre	A-2	No
Low Density Residential	Max 3 du/acre	E-1	No
Sub-Urban			
Low Density Residential	Max. 3 du/acre	E-1	
Low Density Residential	Max. 5 du/acre	E-2, E-3, R-1	
Medium Density Residential	12 du/acre	R-2	No
Office Low Impact Research and Dev.	3 du/acre	E-1 ¹ /C-X and R-2/C-X-4.0 ²	No
General Urban³			
Medium High Density Residential	15-27 du/acre	R-3/R-4	Yes
High Density Residential	28-36 du/acre	R-3/R-4 ⁴	Yes
Hotel/Medium High Residential	15-27 du/acre	R-4	Yes
Ocean Related Commercial/Medium High Residential	15-27 du/acre	HRC-1, HRC-2, OC, OM-1/S-P-2 ⁵	Only in HRC-2 and O-C where residential allowed
Office/Medium Density Residential	12 du/acre	C-O	No
Office/Medium High Residential	15-27 du/acre	R-O	Yes
Office/High Residential	28-36 du/acre	R-O	Yes
Commercial/Medium High Residential	15-27 du/acre	C-2, E-3/P-D ⁶ , PD, C-M, C-P, R-O, C-L, C-1, HRC-2 ⁷	C-2, R-O, C-1, C-M, C-P, C-L, HRC-2 Yes E-3, No
Commercial/High Residential	28-36 du/acre	C-2, C-M, E-3/P-D ⁸ ,	C-2, C-M – Yes E-3/P-D, No
Commercial Industrial/Medium High Residential	15-27 du/acre	C-M	Yes
Industrial	N/A	M-1	No
Ocean Related Industrial	N/A	OM-1	No

¹ KEYT

² Riviera Park

³ The commercial zones throughout the City allow residential uses where allowed per The Zoning Ordinance.

⁴ The Variable Density Ordinance is being temporarily amended to include two density tiers, Medium High and High, as reflected on the General Plan Map.

⁵ This OM-1 is a very small parcel w/specific plan.

⁶ Auto dealership area.

⁷ Small area at Los Patos Way where variable density is currently allowed.

⁸ Auto dealership area.