



JOINT COMMITTEE MEETING NOTE
Staff Notes

Thursday, October 30, 2014

3:30 P.M.

COMMITTEE MEMBERS: HARWOOD "BENDY" WHITE, COUNCILMEMBER, *Chair*
BRUCE BARTLETT, COMMISSIONER
JOHN CAMPANELLA, COMMISSIONER
SHEILA LODGE, COMMISSIONER
CATHY MURILLO, MAYOR PRO TEMPORE
JUNE PUJO, COMMISSIONER, *Alternate*

STAFF: BEATRIZ GULARTE, PROJECT PLANNER
DANNY KATO, SENIOR PLANNER II

ATTENDANCE:

Members Present: John Campanella, Sheila Lodge, Cathy Murillo, and June Pujo
Members Absent: Bendy White and Bruce Bartlett
Staff Present: Beatriz Gularte, Danny Kato and Bettie Weiss.
Consultants: Martha Miller and Michael Dyett of Dyett and Bhatia

STAFF OVERVIEW:

- Staff explained that the purpose of the meeting is for staff and the new consultant to gather input from the committee members regarding their key project objectives as well as the possible challenges that may arise with the upcoming changes.

COMMITTEE'S COMMENTS:

Commissioner Lodge:

- Acknowledged that updating the Ordinance could be an attempt at not relying greatly on the Staff Hearing Officer for modifications so that some decisions could be decided on an administrative level without holding a hearing.

- Recognized that a goal of the New Zoning Ordinance project would be to have a document that is easier for the public to use.

Commissioner Pujo:

- She agreed with issues concerning scope creep, and suggested that the material not included in the Scope of Work be placed on a list and set aside for follow-up, and perhaps prioritized, so as not to interfere with the main objective or cause a shift in purpose throughout the process.
- Suggested the Ordinance be reviewed for matters that could logically be downshifted from the Staff Hearing Officer's review to the Community Development Director or designee.
- Recognizes the process as a challenge, requiring the reorganization all the information, and drafting language that is simple to understand, in addition to being searchable on the internet.
- Recommended staff stay focused on clarifying definitions, as well as adding them where necessary, to create easy access and clarity. Be careful of unintentional changes when revising a phrase.
- Understood that the New Zoning Ordinance could help create transparency to users in addition to reducing process times and costs with the proper understanding and training.
- Suggested that staff be aware of inadvertent changes caused by simply reversing a phrase or placing an article in a different section.
- Explained that once the Ordinance is adopted, it may not be perfectly workable, so staff should be given discretion and enough available time and effort to deal with the startup and new changes.
- Recommended there be less need for written and/or verbal interpretations for ordinances and that regulations should be codified in the ordinance. She preferred graphics be minimized, stating if regulations are clear graphics are unnecessary.

(The consultant explained that graphics they have created in other ordinances have worked well for interpreting and centralizing regulations, and that some graphics will be incorporated into the NZO)

- Requested that nonconformance items be eligible for administrative review, including the proposed items commonly requested from the focus groups.
- Asked how often we see construction of basements for useable space, and underground parking for non-commercial use.
- Expressed interest in finding out more information regarding solar usage and the creation of electric vehicle stations.
- Called for clarification on locations where parking would be allowed, perhaps to allow parking in driveways where safety would not be an issue.

- In addition to holding formal workshop forums, Commissioner Pujo suggested establishing a speaker's bureau to reach out to user groups periodically for feedback, specifically where a lot of questions could be answered without official meetings.
- She also recommended allowing user groups to test the ordinance before publishing to ensure comprehension, or operate a hotline for assistance once it had been adopted.

Commissioner Campanella:

- Liked the idea of the overarching goal to help implement the General Plan which in turn helps set the guidelines for the overall purpose of the Ordinance.
- Explained that by referencing clear General Plan implementation items, the public is informed and it keeps the focus on the General Plan goals being carried out.
- Requested that staff include the history behind an original ordinance to protect the intent during modernization.
- Suggested that staff pay attention not only to the changes necessary for the present, but to also look at the changes of the future, especially in the areas of mixed and multi-family use since they're frequent in occurrence.
- Discovered that parking would be a key item regarding the new Zoning Ordinance while interacting with the Downtown Parking Committee. He questioned the options for additional parking and how much flexibility would be given regarding parking requirements going forward compared to what's in place now given the changes and uses in the future. He recommended including a provision to allow offsite parking for residential units in multi-family and mixed use developments.
- Requested there be uniform definitions throughout the different ordinances to create consistency for all users.
- Reiterated that it would be a courtesy to respond to focus groups regarding their interests, and it would be useful to provide examples with illustrations to help clarify revisions before finalization.

Mayor Pro Tempore Murrillo:

- Proposed conducting a media outreach for public knowledge to create interest and participation.

Consultant's and Staff's Overview:

- The process is expected to take two years consisting of two phases. The first phase, which they're conducting now, will include the diagnosis and the technical analyses of present issues and the required changes. They will present different options and approaches upon receiving feedback and

develop a new framework for restructuring the Zoning Ordinance. The consultants will then draft preliminary language and regulations and present them in modules at future community/Planning Commission workshops. The consultants will incorporate feedback received into a draft Zoning Ordinance that will be available for comment and review by the Planning Commission and adoption by Council.

- Consultants offered their availability for a phone meeting with Bendy White to discuss his key objectives and possible project challenges.
- The Community/Planning Commission workshops could include an Open House to allow the public to ask general questions before the workshop that would immediately follow.
- Consider that the full Council could attend when the modules are being considered and that Joint Committee members would also keep the Council informed when reporting on their committees.

PUBLIC COMMENT:

Joe Rution, Allied

- Mentioned that his impression is that the Zoning Ordinance we are accustomed to was designed for mid-century developments, however, those designs are being applied to 1920-century neighborhoods and just not compatible.
- He would like the ordinance to be mindful of the older neighborhoods in keeping with the preservation of the existing character; designating areas that would not need to comply with the changes.
- He's hopeful that the updates to the ordinance will create fewer modifications for setback issues.

Ellen Bildsten, Architect:

- Requested that the New Zoning Ordinance website be played up, using it as a tool to generate sufficient notice to the public for involvement with the process.
- She was pleased that parking standards were a consideration, stating that with public transportation, there should be better measures.
- She suggested there be ways to attain denser housing, utilizing more land in an effective manner.

Krista Pleiser, Santa Barbara Association of Realtors

- Reiterated how helpful the question and answer meetings were for the public, stating that it gives the public an opportunity to receive more input as well as provide more commentary.

- Suggested a comparative document for the sections being updated in order to recognize the differences between the old and new language and at least, a reference that could pin-point the changes that were being made.
- Referenced the alterations involving parking standards as significant especially concerning driveway space and would like to see changes in the setbacks pre-1975.
- Stated that the issues involving ZIRs regarding the definitions should be a consideration along the process.
- When implementing the New Zoning Ordinance, Krista recommended that the users who are involved in current matters dealing with ordinance issues be notified if the changes apply to their projects.

Craig Minus, Towbes Group

- Inquired how the changes to the ordinance would be clarified to the public throughout the process given that users would need to evaluate the effect of the modifications as well as understand the new language.

CLOSING COMMENTS:

- The consultants proposed that when an ordinance was adopted, a provision be attached to state the course of the changes that may or may not take effect on any given project either approved or in the process.
- Commissioner Pujo pointed out that need to be clear about which projects in the process the new regulations would apply to, particularly the smaller projects. She, along with Commissioner Campanella, would like staff to consider an effective date later than 30 days, and to consider projects in the process at time of ordinance adoption.
- Staff is excited to move forward with the process and will continue to keep the committee members updated throughout the process.