



**City of Santa Barbara**  
Airport Department

DATE: February 22, 2017  
TO: Airport Commission  
FROM: Hazel Johns, Airport Director  
SUBJECT: Airport Zoning Ordinance Technical Revisions

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**RECOMMENDATION:**

That Airport Commission receive and comment on the Draft Revised Airport Zoning Ordinance.

**DISCUSSION:**

Background

Land use zones of the City of Santa Barbara are regulated by two ordinances, The Zoning Ordinance (SBMC Title 28) and the Airport Zoning Ordinance (Title 29). In January 2014 the Community Development Department began preparation of a New Zoning Ordinance (NZO) to replace Title 28 in order to remove outdated content, remove ambiguity, and organize regulations into a more intuitively.

In January 2017 as final preparation of the Draft New Zoning Ordinance was underway, staff became aware of two conflicts the NZO presented to Title 29: 1) Reverences to Title 28 in Title 29 would no longer refer to the correct sections, and 2) the establishment of the Commercial Restricted Zone (C-R) would create a redundant zone map identifier to the Commercial Recreational (C-R) Zone in Title 29.

Technical Revisions

To address these concerns without disrupting the NZO review process, Airport Planning Staff prepared a technical revision that would change all references to Title 28 to reflect the proposed organization in the Draft NZO and would rename the Commercial Recreational Zone (C-R) as the Airport Commercial Recreational Zone (A-C-R). This revision would have no effect on land use regulation as all of the allowed uses and restrictions would remain the same. This change would make the C-R in Title 29 consistent with other development-oriented zones in Title 29: Airport Facilities Zone (A-F), Airport Commercial Zone (A-C), and Airport Industrial Zones (A-I-1 and A-I-2).

### Next Steps

The Community Development Department is hosting a public open house on Thursday, February 23, 2017 from 10-1 at the Faulkner Gallery of the Santa Barbara Central Library. The NZO will be the subject of two Planning Commission hearings (Thursday, March 2, 2017 4-9pm and Thursday, March 9, 4-9pm). Following Planning Commission's recommendations the NZO will be presented to Ordinance Committee in April with adoption by City Council anticipated in Summer 2017.

**PREPARED BY:** Andrew Bermond, Project Planner

**ATTACHMENTS:** 1. Draft Revised Airport Zoning Ordinance