



# City of Santa Barbara California

## NOTICE OF PUBLIC HEARINGS OF THE PLANNING COMMISSION

SPECIAL MEETINGS  
THURSDAY, MARCH 2, 2017 AND  
THURSDAY, MARCH 9, 2017

PLEASE NOTE TIME: 4:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF COMMUNITY DEVELOPMENT DEPARTMENT FOR NEW ZONING ORDINANCE AND RELATED CHANGES TO ZONING MAP, AIRPORT ZONING MAP, RENAMING OF AIRPORT COMMERCIAL RECREATION ZONE, TENTATIVE MAP APPROVAL DURATION, AND RELATED TITLES OF THE SANTA BARBARA MUNICIPAL CODE (MST2016-00550)**

The New Zoning Ordinance (NZO) proposes updates and new formatting for the Zoning Ordinance, which is contained in Title 28 of the City's Municipal Code. The Zoning Ordinance establishes the zone classifications, permitted uses in the various zones, development standards and regulations, and the development review process for individual lots Citywide. Although the bulk of the changes consist of reformatting and modernizing language, a number of changes to zoning regulations are proposed, including but not limited to: zone names and districts, allowed land uses, number of stories in a building, building separation, setbacks, open yards, parking, fences and hedges and other aspects of property use, configuration and review processes.

Other Santa Barbara Municipal Code changes related to Title 28 updates include:

Specific Plan 9 (SP9) Veronica Meadows, rezone of Area A to Park and Recreation Zone (PR) and classify as Open Space;

Chapter 9.16, Noise, to reflect new land use classifications and replacement of Community Noise Equivalent Level (CNEL) with A-weighted decibels (dBA) for mechanical equipment;

Chapter 22.22 Historic Structures, Chapter 22.68 Architectural Board of Review, and Chapter 22.69 Single Family Design Board, to reflect new design review body authority;

Chapter 27.07 Tentative Maps, extending the initial approval duration from 24 months to three years;

Title 29 Airport Zoning, C-R Commercial Recreation Zone name and designation change to A-C-R Airport Commercial Recreation Zone and update references to new Coastal Overlay Zone designation CZ; and

Update of references to Title 28 in other Titles within the Santa Barbara Municipal Code

The purpose of the hearings is for the Planning Commission to make recommendations to the City Council regarding the adoption of the New Zoning Ordinance changes in Titles 27, 28 and 29.

Open Houses: Two open houses will be held, so that interested parties may get more information on any topic of interest in the New Zoning Ordinance:

Saturday, February 18, 2017

Faulkner Gallery

Santa Barbara Public Library, Main Branch

10:00am – 1:00pm

Thursday, February 23, 2017

Faulkner Gallery

Santa Barbara Public Library, Main Branch

11:00am – 2:00pm

For more information on this project, please refer to the NZO website: [www.SantaBarbaraCA.gov/NZO](http://www.SantaBarbaraCA.gov/NZO).

The discretionary applications required for this project are:

1. Amendment to Zoning Ordinance, Zoning Map, Airport Zoning Ordinance, Airport Zoning Map, Specific Plan 9, Title 9, Title 22, Title 27, and related Titles of the Santa Barbara Municipal Code (SBMC § 28.92.020); and
2. Amendment to the Certified Local Coastal Program Implementation Ordinances (SBMC § 28.44.250.D).

The Environmental Analyst has determined that the New Zoning Ordinance and Zoning Map amendments are implementing actions of the 2011 General Plan and within the scope of the Certified Final Program Environmental Impact Report (EIR) for the General Plan . An Addendum to the Certified Final General Plan Program EIR provides documentation of environmental analysis of the proposed Zoning Ordinance and Zoning Map amendments under California Environmental Quality Act (CEQA) provisions.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

**ADDITIONAL INFORMATION:** The scope of this project may be modified under further review. If you have any questions, contact Marck Aguilar, Project Planner at (805) 564-5470, extension 5399 or email [MAguilar@SantaBarbaraCA.gov](mailto:MAguilar@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [www.SantaBarbaraCA.gov/Calendar](http://www.SantaBarbaraCA.gov/Calendar) for closure dates). To receive notice of NZO public meetings, please register for eBulletins at the NZO website [www.SantaBarbaraCA.gov/NZO](http://www.SantaBarbaraCA.gov/NZO) under the “Get Involved” tab.

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

If you disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk’s Office within ten calendar days of the Planning Commission decision.

If you challenge the adoption of the proposed amendments or the environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator’s Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

\* **NOTE:** On Thursday, February 23, 2017, an Agenda with all items to be heard on Thursday, March 2, 2017 will be available at 630 Garden Street and at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). On Thursday, March 2, 2017, an Agenda with all items to be heard on Thursday, March 9, 2017 will be available at 630 Garden Street and at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.