



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO PROPERTY OWNERS WITHIN 300 FEET

THURSDAY, APRIL 13, 2017
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF THE COMMUNITY DEVELOPMENT DEPARTMENT FOR NEW ZONING ORDINANCE AND RELATED CHANGES TO ZONING MAP, AIRPORT ZONING AND MAP, AND RELATED TITLES OF THE SANTA BARBARA MUNICIPAL CODE, AND GENERAL PLAN MAP AND LOCAL COASTAL PROGRAM AMENDMENTS TO DESIGNATE A PORTION OF THE VERONICA MEADOWS SPECIFIC PLAN AND ADJOINING LOT AS PARKS/OPEN SPACE (MST2016-00550)

The Draft New Zoning Ordinance (NZO) proposes updates and new formatting for the Zoning Ordinance, which is Title 28 of the City's Municipal Code. The Zoning Ordinance establishes the zone classifications, permitted uses in each zone, development standards and regulations, and the development review process for the City. Development standards related to growth, such as residential density, and amount of nonresidential growth allowed remain unchanged. The majority of the proposed changes consist of reformatting and modernizing language, and clarifying existing regulations; however, a number of changes to zone classifications, permitted uses in each zone, development standards, and regulations are proposed, including, but not limited to:

Zone Classification/District and General Plan Changes: Revising the names and classifications of most zones in Title 28 and several in Title 29 (Airport) to be more descriptive of the allowed uses. Combining three existing commercial zones (C-P, C-L and C-1) into one zone (C-R). Area A of the Veronica Meadows Specific Plan and an adjoining lot are proposed to be rezoned to P-R (Park and Recreation) with a park designation of Open Space, and the General Plan Map designation changed to Parks/Open Space.

Allowed Land Uses: Narrowing the range of allowed uses in the M-1 (Light Manufacturing) zone; allowing neighborhood markets; updating home occupation standards; allowing mobile food vendors on private property; and expanding temporary use regulations.

Development Standards: Changing standards including the number of stories in a building, building separation, setbacks, open yards, allowed encroachments into setbacks and open yard, size of accessory buildings/garages, fences and hedges, nonconforming buildings and uses, and other aspects of property use and configuration.

Parking: Standardizing nonresidential parking requirements, including food service uses, changes to parking for change of use, parking for expansions, bike parking, and parking reduction for small residential units.

For more information on this project, please refer to the NZO website: SantaBarbaraCA.gov/NZO.

The legislative actions required include:

1. General Plan Map Amendment to designate the Veronica Meadows Specific Plan Area A (APN 047-010-064 and 047-010-065) as Parks/Open Space from Hillside Low Density Residential (Max 2 du/ac), and to designate APN 047-061-026 as Parks/Open Space from Hillside Low Density Residential (Max 3 du/ac) and Suburban Low Density Residential (Max 3 du/ac);
2. Amendment to the Certified Local Coastal Program for all proposed changes in the Coastal Zone; and
3. Amendments to Title 28 (Zoning Ordinance & Zoning Map), Title 29 (Airport Zoning Ordinance & Airport Zoning Map), Specific Plan 9-Veronica Meadows, Title 9 (Public Peace and Safety), Title 22 (Environmental Policy and Construction), Title 27 (Subdivisions), and related Titles of the Santa Barbara Municipal Code (SBMC §28.92.020).

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

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. 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. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates). To receive notice of NZO public meetings, please register for eBulletins at the NZO website, SantaBarbaraCA.gov/NZO, under the "Get Involved" tab.

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

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, April 6, 2017, an Agenda with all items to be heard on Thursday, April 13, 2017 will be available at 630 Garden Street and at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.