



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 013-19

### ZONING TEXT AMENDMENTS TO THE ZONING INFORMATION REPORT PROGRAM SEPTEMBER 5, 2019

#### RECOMMENDATION TO COUNCIL

The Planning Commission will review proposed zoning text amendments to the Zoning Information Report Program found in various sections of Titles 28 and 30 of the Municipal Code, specifically sections 28.87.220, 28.92.130, 30.200.040, 30.200.050, 30.205.120, and all of Chapter 30.285 and forward a recommendation on the proposed amendments to the City Council. The proposed changes will amend the Zoning Information Report Program to require only the disclosure of existing City Zoning and Building and Safety written records by the City to residential real estate buyers prior to the sale of the property.

Staff has determined that the ordinance amendment does not require further environmental review under provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, four people appeared to speak and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 29, 2019
2. Site Plans
3. Correspondence received:
  - a. Krista Pleiser, MPP, RCE for Thomas Schultheis, Santa Barbara Association of Realtors, Santa Barbara CA

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission recommends that City Council adopt the Zoning Ordinance Text Amendments related to the Zoning Information Report Program, with the following revisions.

1. Language should be consistent when referring to "paper copies" and "physical copies" of documents.
2. Correct the ordinance where strikethrough of 28.87.220.E is missing.
3. Strikeout the specific reference to "official building plans" in the definition of a Zoning Information Report, including subsections 28.87.220 B.4. and 30.285.020.
4. Incorporate the revisions presented by staff at the hearing, which in part, allow the disclosure of a ZIR to occur no later than seven days after entering into an agreement of sale.

This motion was passed and adopted on the 5th day of September, 2019 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Jordan)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Heidi Reidel \_\_\_\_\_ Date 9/5/19 \_\_\_\_\_  
Heidi Reidel, Commission Secretary

**PLEASE BE ADVISED:**

**THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.**