



City of Santa Barbara California

PUBLIC NOTICE OF A COMMUNITY/PLANNING COMMISSION WORKSHOP FOR THE NEW ZONING ORDINANCE (NZO)

**WEDNESDAY, MARCH 18, 2015, 3:00 P.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET**

Community/Planning Commission Workshop. The purpose of the workshop is to present and receive Planning Commission and public input on the Issues and Options Report. An informal “open house” will follow at 5:00 p.m., where the community can view material and ask questions of planners and consultants.

This is the first of five Community Workshops being planned for 2015 to allow residents and decision-makers to review and comment on the City’s zoning regulations at key stages during the New Zoning Ordinance (NZO) planning process. Each workshop will be conducted in combination with the Planning Commission as study sessions with opportunity for an informal “open house” before or after the workshops.

Issues and Options Report. The City has released the first major document in the process to update the City’s Zoning Ordinance. The Issues and Options paper summarizes the project goals, discusses the major issues and General Plan direction for new zoning, distills the key choices, and presents the “big ideas” for consideration of a new zoning framework for Santa Barbara. The document is available on the project website, www.SantaBarbaraCA.gov/NZO.

NZO Effort. The NZO is an effort to update the City’s Zoning Ordinance (Title 28 of the City’s Municipal Code) that establishes the zone classifications, permitted uses in the various zones, development standards and regulations, and the development review process. The zoning regulations affect land use, design, parcel size, building heights, density, setbacks, parking, landscaping, fencing and other aspects of property development and use.

The City encourages the public to share their ideas about zoning regulations as the City strives to craft a New Zoning Ordinance that: is easier to use; is modern and reflective of the City’s current uses, practices, and development patterns; is clear in decision-making protocols with some streamlined review processes, where appropriate; addresses certain nonconforming situations and brings them into compliance to the extent feasible; and that promotes adaptive reuse of properties.

To Stay Informed About the NZO Process. The public is also encouraged to provide general comments during the NZO effort on the website created for this effort. The SB Public Outreach Program, Scope and Schedule, and other relevant information can be viewed at www.SantaBarbaraCA.gov/NZO under “Stay Informed” and click on “Reference Documents.” If you would like to be added to the email list for receipt of future notices on any upcoming public meetings for the NZO, please go to the website above, and follow the instructions to sign up for notifications. Public comments can also be provided on the website.

The project contact in the City Planning Division is Beatriz Gularte at BGularte@SantaBarbaraCA.gov.

Public Involvement. You are invited to attend. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the Planning Commission Secretary at (805) 564-5470, extension 4535, or by email at PCSecretary@SantaBarbaraCA.gov. 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:** The Issues and Options Report is currently available at www.SantaBarbaraCA.gov/NZO. On Thursday, March 12, 2015 an Agenda with all items to be heard on Wednesday, March 18, 2015, will be available at 630 Garden Street. Copies of all documents relating to agenda items will also be available for review at 630 Garden St. and posted online at <http://www.SantaBarbaraCA.gov/PC> on Thursday, March 12, 2015. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.

* Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.