



City of Santa Barbara California

PLANNING COMMISSION MEMORANDUM

DATE: March 2, 2015
AGENDA DATE: March 18, 2015
PROJECT: New Zoning Ordinance (NZO)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4556
Beatriz Gularte, Project Planner

INTRODUCTION

On March 18, 2015, Martha Miller of Dyett and Bhatia, consultant for the NZO project, will be presenting the [Issues and Options Paper](#) prepared for the initial NZO effort. This paper gives a general overview of zoning, summarizes the principal findings and conclusions of the initial review of the City's Zoning Ordinance, and recommends a number of ways that the current code can be improved. You can view the document with the link above or via the PDF¹ attached. We highly encourage you to read it in anticipation of the meeting.

PURPOSE OF COMMUNITY/PLANNING COMMISSION WORKSHOP

This meeting will be the first of five Community Workshop-type meetings proposed to be held in conjunction with the Planning Commission through February of next year. It is an opportunity to present community members and the Planning Commission with the issues and options identified by the Consultant Team and to gather the community's and Planning Commission comments and feedback on preliminary recommendations.

Staff and the consultant recommend that the meeting of March 18 be structured similar to a Planning Commission meeting, except with a more informal public question and answer period to provide the public more opportunity to ask questions of the consultant and staff directly.

All of the comments received will help inform the "Modules" that will be discussed with the community and Planning Commission at later dates (see next steps below). Following the Community/PC Workshop being held in the David Gebhard Public Meeting Room at 630 Garden Street, staff will host an informal Open House at 5:00 p.m. in the lobby for any follow up questions regarding zoning or the NZO process.

¹ A printed copy can be provided upon request.

NZO JOINT COMMITTEE REVIEW

The Issues and Options Paper was presented and discussed with the NZO Joint Committee on Monday, February, 23, 2015. The Committee was supportive of the needed improvements for restructuring and updating the code, as well as the selection of broad issues covered in the document. The notes taken at the meeting will be forward to the Planning Commission before the March 18 meeting.

NEXT STEPS

The first Module (Module #1) dealing with draft regulations for **land uses** is anticipated to be discussed with the NZO Joint Committee in May 2015. Subsequently, the draft recommendations prepared for Module #1 will be presented to the public and commissioners at the next Community/Planning Commission Workshop, anticipated in late June, to obtain feedback.

REFERENCE DOCUMENTS

The SB Public Outreach Program, Scope and Schedule, Zoning Standards to be Considered in the NZO Effort, and other relevant information can also be viewed at www.SantaBarbaraCA.gov/NZO under “Stay Informed” and click on “Reference Documents.” The Community/Planning Commission Workshop topics can be found on page 3 of the Public Outreach Program.