



New Zoning Ordinance (NZO)

Planning Commission
April 17, 2014

Overview

- ◆ Purpose of Meeting
- ◆ Project Description
- ◆ Considerations/Objectives
- ◆ Background
- ◆ Scope Highlights
- ◆ Public Involvement
- ◆ Next Steps

Purpose of Meeting

- ◆ Review draft Scope of Work for Request for Proposal
 - Exhibit A to report – Areas identified for changes that will be reviewed through a public process
 - Any additional standards/processes to be included?
 - Standards discussed/decided over next 2 years with NZO Joint Committee and public process

Project Description

- ◆ New Zoning Ordinance (NZO), Title 28
 - Establishes zone classifications, permitted uses, development standards and permitting process
 - Restructure, simplify, user friendly
 - Modern and current (uses, definitions, standards, graphics, tables, etc.)
 - Clear decision making process
 - Flexibility in administering the code
 - Align with historic interpretations
 - Address nonconforming situations

Considerations/Objectives

- ◆ Carry out General Plan direction
- ◆ Balance protecting neighborhoods, limited growth, and economic vitality
- ◆ Simplify understanding of rules for all
- ◆ Reflect the community's desires
- ◆ Coordinate with update of LCP
- ◆ Subsequent phases to follow

Background

- ◆ First Zoning Ordinance adopted in 1957
- ◆ 1974 adopted current structure
- ◆ 1975 –
 - Increased lot sizes for A-1, A-2, E-1, E-2, and E-3 zoned single family lots
 - Rezoned many single family lots “downzone”
 - Adopted larger lot size requirements for R-2, R-3, and R-4 lots
 - Slope Density
- ◆ Many other amendments over the years

Background

- ◆ Unintended consequences of amendments
 - many nonconforming buildings and lots (setbacks, parking, lot area, etc.)
- ◆ Frequent modification requests
- ◆ Frustration on the part of users, applicants

Scope Highlights

◆ Update

- Definitions
- Uses
- Yards and setbacks
- Standards for nonconforming properties
- Allowed encroachments
- Define additional administrative authority
- Accessory structures/garage standards
- Explore combining some zone classifications
- Evaluate parking standards

Scope Highlights

- ◆ Not included (partial list, see Staff Report)
 - Form Based Codes
 - Vacation Rentals
 - Changes to Residential Densities
 - Growth Management Plan Ordinance
 - Condominium Conversion Ordinance
 - Inclusionary Housing Ordinance
 - Design Overlays
 - Floor Area Ratios
 - Transfer of Existing Development Rights
 - Illegal Dwelling Units
 - Sign Ordinance
 - Neighborhood Preservation Ordinance

Public Involvement

- ◆ Broad public process
- ◆ Consultant assistance to best define public process and timeline
- ◆ Public forums
- ◆ Focus groups
- ◆ NZO Joint Committee

Public Involvement

◆ NZO Joint Committee

— Council

- Bendy White
- Cathy Murillo

— Planning Commission

- Bruce Bartlett
- John Campanella
- Sheila Lodge
- June Pujo (alternate)

Public Involvement

◆ Focus Group Outreach

- SB Association of Realtors May 5
- Neighborhood Advisory Council May 14
- AIA May 29
- SB Contractors Association June 10
- Milpas Community Association June (date TBD)

Public Involvement

Public outreach including:

- Website - www.SantaBarbaraCA.gov/NZO
 - Comments received
- Notices and display ads
- Press releases and Channel 18
- Perhaps social media?
- Consultant recommendations for public input

Next Steps

Focus Groups May/June

NZO Joint Meeting Refine Scope May 28

RFP Issued June 30

Consultant Contract at Council Sept. 2014

NZO and Public Process 2015

Draft Document Spring 2016

Public/CC and PC Review of Draft Summer 2016

Final Document Fall 2016

Questions for Discussion

- ◆ Does Exhibit A cover the areas identified for changes that will be reviewed through a public process?
- ◆ Any additional standards/processes to be included?

- ◆ Back up slides

Other Cities

<u>City</u>	<u>Time</u>	<u>Completed</u>
◆ Goleta		underway
◆ Santa Monica		underway
◆ Merced		underway
◆ Malibu	2 years	2012
◆ Duarte	<2 years	2010
◆ Newport Beach	18 months	2010
◆ Morro Bay	2.5 years	2005
◆ Glendale*	3 years	2006
◆ San Pablo	2 years	2002
◆ Pasadena	3 years	2002

Single Family Lot Requirements

A-1	43,000 s.f.
A-2	25,000 s.f.
E-1	15,000 s.f.
E-2	10,000 s.f.
E-3	7,500 s.f.
R-1	6,000 s.f.

Slope Density

Applies to SF and R-2 lots

10% to 20% 1.5 times

20% to 30% 2 times

>30% 3 times

EFFECTS OF 1975 REZONING- SETBACK STANDARDS

Neighborhood	Pre-1975 Zoning	Current Zoning	Pre-1975 Front Setback	Current Front Setback	Pre-1975 Interior Setback	Current Interior Setback
East & West Mesa	R-1	E-3	15/20'	20'	5'	6'
Required Lot Area	6,000 s.f.	7,500 s.f.				
Alta Mesa (Area 1)	E-2	E-1	25'	30'	8'	10'
Required Lot Area	10,000 s.f.	15,000 s.f.				
Alta Mesa (Area 2)	E-3	E-1	20'	30'	6'	10'
Required Lot Area	7,500 s.f.	15,000 s.f.				