



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO REVIEW THE DRAFT SCOPE OF WORK FOR THE NEW ZONING ORDINANCE

**THURSDAY, APRIL 17, 2014
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS**

Planning Commission Public Hearing. The purpose of this hearing is for the Planning Commission to review the draft Scope of Work to be used in the hiring of a consultant to assist in the development of the New Zoning Ordinance (NZO). The public is welcome to comment on the draft Scope of Work for consultant services.

The City is updating its Zoning Ordinance, Title 28 of the Municipal Code that establishes the zone classifications and permitted uses, development standards, and the permitting process for development. 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's current Zoning Ordinance was first adopted in 1957, and has been amended many times over the years. At this time, a comprehensive update is needed to bring it up to date to reflect current uses and practices. It is expected that the work on the NZO will begin in the fall of this year and culminate in the adoption by the City Council in the fall of 2016.

Public Involvement. You are invited to attend this hearing. 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 Street; 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.

To Stay Informed About the NZO Process. The development of the NZO will include a broad public process over the next few years with opportunities for the public to provide input at public meetings. A website has been created for this effort and will become active on Monday, April 7, 2014. To view upcoming public meetings and informational reference materials or to sign up to be on the email list for future notices, please go to www.SantaBarbaraCA.gov/NZO after Monday, April 7. The public is also encouraged to provide general comments on the website during the NZO effort. The project contact in the City Planning Division is Beatriz Gularte at BGularte@SantaBarbaraCA.gov.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, April 10, 2014, an Agenda with all items to be heard on Thursday, April 17, 2014, 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, April 10, 2014. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive for the meeting at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

* 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.