



## City of Santa Barbara

### New Zoning Ordinance (NZO) Open Houses

February 18 and 23, 2017

Public Comments (written)

#### February 18, 2017

- Allow more flexibility for outdoor seating location. – (no name)
- May need more flexibility on 20'x20' open yard dimensions (example: 16'x24', 18'x22'?)  
– D. Thompson
- Encroachments into public utility easement should be removed.
- If parking is behind the house, it should be OK as long as it is screened.
- Track changes version?  
-J. Byrne
- I know this gathering is not addressing AirBnB but, the people who own and live in a home should be able to rent out a room that they do not want a full time person living in, so really it is not being taken off the market from the rental pool because they would never want a full time tenant. – (no name)
- Solar panel rights
- Garage use
- Street lights ("cobra heads")
- Electric vehicle (EV) charging locations
- Power drops prohibited
- Power at De la Guerra Plaza
- Pedestrian use of ocean bikeway – make a priority to separate
- EV parking convenient for people without cars including variance in parkway
- Allow minor power drops from overhead
- Work on bike infrastructure
- Make it easier to do the right thing.  
- E. Schwartz

## NZO Open Houses, Public Comments (cont.)

- Some concerns regarding neighborhood market:
  - Recommend a minimum of 1,000 – 1,500 feet [required] between markets;
  - Do not like the idea of markets allowed to prepare food. Perhaps reduce food area to 25% of total square footage;
  - I'd rather that they do not allow outdoor seating. It', more competition for restaurants, cafes, bakeries in regards to ambiance and appeal.- (no name)
  
- Question whether [the NZO can include a provision to prevent employers from] prohibiting employees from parking in parking lot/spaces. – (no name)
  
- Performance standards fueling stations: Public Notice Requirements, NZO 28.58.070. Notice should include all tenants (similar to the new requirement to notice tenants for story poles).
- Parking 1/125 demand in Santa Barbara per Transportation meets demand. In support of this for business/food service.
- Hotel Conversions: Condition of the hotel conversion for all (single or multi-units):
  1. Not operate unit until permitted
  2. Not operate any other unit on the property as an illegal "hotel/short term rental (STR)"
  3. Not advertise any illegal "hotel/STR" on the propertyOr license will be denied or revoked. No license/conversions allowed in City for 5 years.  
- (no name)
  
- Tenant Displacement modified to be included in all hotel conversions (single) without a permit required. Consider tying Tenant Displacement Assistance Ordinance to hotel conversions and the past affordability of the unit (i.e. low/moderate) and prohibit conversions of residential units to hotels (single/multi) if low/moderate income earners have lived in the unit in the last 5 years or the rents collected were considered affordable. – (no name)

### **February 23, 2017**

- Can the images on the poster boards be put on the website? – L. Scott
  
- Street widening setbacks: "Hollister Avenue" is [now] "State Street" [p. III-28]?  
– (no name)