



City of Santa Barbara
Planning Division

Memorandum

DATE: May 11, 2017

TO: Interested Parties

FROM: Danny Kato, Senior Planner *DK*
Marck Aguilar, Project Planner *MA*

SUBJECT: New Zoning Ordinance – Ordinance Committee Hearing

On May 31, 2017, the City Council Ordinance Committee will hold a hearing to make recommendations to City Council on the New Zoning Ordinance (NZO) and amendments to associated ordinances and plans. Staff's recommendation to the Ordinance Committee will be as follows:

RECOMMENDATION: That Ordinance Committee recommend adoption of the following items to the City Council:

- A. Amendments to Title 28 (Zoning Ordinance & Zoning Map), Title 29 (Airport Zoning Ordinance & Airport Zoning Map), Specific Plan 9-Veronica Meadows, Title 9 (Public Peace and Safety), Title 22 (Environmental Policy and Construction), Title 27 (Subdivisions), and related Titles of the Santa Barbara Municipal Code;
- B. Amendment to the General Plan Map to designate the Veronica Meadows Specific Plan Area A (APNs 047-010-064 and 047-010-065) as Parks/Open Space from Hillside Low Density Residential (Max 2 du/ac), and to designate APN 047-061-026 as Parks/Open Space from Hillside Low Density Residential (Max 3 du/ac) and Suburban Low Density Residential (Max 3 du/ac); and
- C. Amendment to the Certified Local Coastal Program for all proposed changes in the Coastal Zone.

EXECUTIVE SUMMARY:

The City Council initiated efforts to update the City's Zoning Ordinance in 2014. Since that time, staff, the City's consultant, the New Zoning Ordinance (NZO) Joint Committee and the Planning Commission have worked through a range of issues including formatting, organization, and changes to zoning standards. Although the Planning Commissioners were not unanimous on all aspects of the proposed changes, at its April 13, 2017 hearing, the Commission was unanimous in recommending that City Council adopt the New Zoning Ordinance and associated amendments.

DISCUSSION:

I. BACKGROUND

In 2014, the City Council initiated efforts to update the City's Zoning Ordinance, Title 28 of the Santa Barbara Municipal Code, without changing the City's nonresidential growth limits or the residential density limits that were established in the 2011 General Plan Update process.

In the spring and early summer of 2014, staff met with 10 focus groups, including the American Institute of Architects, Santa Barbara Association of Realtors, Allied Neighborhood Association, Citizens Planning Association, Mesa Architects, and the Chamber of Commerce, to inform them of the NZO effort, and to invite their input. Staff also reached out to the design review bodies [Architectural Board of Review (ABR), Historic Landmarks Commission (HLC), and the Single Family Design Board (SFDB)] to provide an overview of the NZO work effort and receive initial comments on zoning regulations that needed to be updated, clarified or simplified.

The City hired the firm Dyett and Bhatia to be the project consultant in October 2014, and formed the NZO Joint Committee to provide technical guidance to staff and the consultant. Committee members were Harwood "Bendy" White and Cathy Murillo of the City Council, and John Campanella, Sheila Lodge, Michael Jordan, and June Pujo (alternate) of the Planning Commission.

A. Objectives

The major objectives outlined at the beginning of the New Zoning Ordinance project were to have a new Zoning Ordinance that:

- Is consistent with, and implements, the General Plan;
- Is restructured, concise, and easier to understand;
- Is modern and reflects the City's current uses, practices, and development patterns; lists of allowed uses, standards, definitions, and graphics;
- Provides clear decision-making protocols and streamlined review processes, including some decision-making flexibility for staff and decision makers;
- Addresses nonconforming situations and brings them into compliance to the extent feasible; and
- Promotes adaptive reuse of properties.

Some of the key considerations and objectives that guided the consultant and the City in the development of the NZO include:

- Consistency with those portions of the State Planning and Zoning Laws (Government Code §65800 et Seq.) that apply to charter cities;
- Development standards that are consistent with the General Plan goals, policies, and possible implementation actions;
- Balancing protection of neighborhoods, limited growth, and economic vitality/development;
- Ease of application, customer service, education, and understanding of City rules;
- Regulations that reflect the community's values;

- Development standards consistent with the anticipated update of the City's Local Coastal Land Use Program; and
- Consistency with Title 22 (Environmental Policy and Construction) chapters addressing Architectural Board of Review (ABR), Historic Landmarks Commission (HLC), Single Family Design Board (SFDB), and Title 27 Subdivision Ordinances.

B. Public Review of the New Zoning Ordinance

The NZO effort was divided into three Modules:

- Module 1: Use Regulations
- Module 2: Development Standards
- Module 3: Administration, Parking, and Temporary Uses

The NZO public process involved review of each module by the NZO Joint Committee, module revisions stemming from that review, followed later by a public open house and a hearing by the Planning Commission. New or revised provisions from staff, and direction from the NZO Joint Committee and the Planning Commission, suggestions from the public, including neighborhood groups and design review bodies, were considered and incorporated into the Ordinance Committee Draft New Zoning Ordinance.

A page on the City's website (<http://www.santabarbaraca.gov/NZO>) was created for this work effort in 2014 and has been regularly updated with draft documents for public review, notification of upcoming meetings, and a link for interested parties to provide comments on the Modules and request to receive updates and notices of new information or public meetings. Press releases and notifications via the City's Land Development Team and New Zoning Ordinance electronic notification (eBulletin) were also sent to alert interested parties when public documents were available for review.

In response to a request by a Single Family Design Board member at the Planning Commission meeting in October 2016, staff returned to the design review bodies in January 2017 with a summary of changes proposed by the NZO relevant to design review. Design review board comments were forwarded to the Commission in their staff report dated February 9, 2017.

Staff also met with the Allied Neighborhood Association and members of the American Institute of Architects, Santa Barbara Chapter in late 2016, to discuss some of the proposed changes. All comments received were considered and incorporated into the Draft New Zoning Ordinance as determined to be appropriate.

Staff held two open houses in February 2017 to answer questions and take comments from the public on the Draft New Zoning Ordinance, and the Planning Commission held three public hearings on the Draft NZO on March 2, March 9, and April 13, 2017.

Although the Planning Commissioners did not agree unanimously on all proposed changes to zoning regulations (see PC Minutes, Attachment 1), the Planning Commission was unanimous in its recommendation to the City Council to adopt the New Ordinance (see PC Resolution, Attachment 2).

Public comment received since the Planning Commission's last review at the April 13, 2017 hearing is included as Attachment 3.

II. SUMMARY OF OVERALL CHANGES

The Draft New Zoning Ordinance includes substantial organizational and formatting changes, with other changes to development standards. However, it does not propose any changes to the standards that control growth in the City: residential density, nonresidential growth limits, or building height.

The nature of the proposed changes range among the following:

- No change to content; primarily wording, formatting or location within the Ordinance;
- Content changed for ease of use, while maintaining the intent;
- Codifications of existing policies or administrative procedures; and
- New or changed content affecting development and administrative procedures.

The three NZO Draft Modules presented to the NZO Joint Committee and the Planning Commission included all proposed content and formatting changes; however, only major new or changed content was highlighted for discussion in the staff reports and during the public meetings for the Modules.

Due to the magnitude of changes and restructuring of the entire ordinance, it is not possible to present a legible document in an underline and ~~strikeout~~ format, as is usually done for Ordinance Amendments. Further, it is not feasible to develop documentation that shows how the wording changed, or the location of a specific provision in the current Zoning Ordinance and its corresponding location in the NZO.

A. *Organization of the NZO Document*

Generally, the current Zoning Ordinance is arranged with definitions at the beginning, followed by regulations for specific zones, regulations that affect the entire city, and lastly, regulations regarding processes. Various other zoning regulations are located in stand-alone chapters in no particular order, making the document unorganized and difficult to navigate. The organization of the NZO is more logical and should be easier to use and amend over time. It is structured into Divisions, as follows:

Division I:	Introductory Provisions
Division II:	Zone Regulations
Division III:	Citywide Regulations
Division IV:	Administration and Permits
Division V:	General Terms

1. Format

The current Zoning Ordinance is primarily text-based. In order to create a more readable document, the NZO organizes major development standards, land use regulations, and parking requirements into tables, which is helpful for comparison and quick reference. Unlike the current Zoning Ordinance, the NZO includes diagrams to demonstrate certain standards.

2. Zone Name and Designation Changes

The NZO proposes to change the name and designation of most zone districts to reflect the zone titles in a more consistent and intuitive manner. For instance, all residential zones begin with the letter, “R,” commercial zones begin with the letter “C,” coastal-oriented zones begin with the letters “CO”, and all manufacturing zones start with the letter, “M.” Specific Plan designations are proposed to be expanded to give the reader an indication of the name of the Specific Plan. For example, the SP-4 Specific Plan becomes the SP4-RA (Rancho Arroyo) Specific Plan. For a complete list of current and proposed zone names and designations, see Attachment 4.

3. Zone Mergers and Minor Map Amendments

There are currently three Limited/Restricted Commercial zones with similar allowed land uses and development standards; the NZO proposes to combine those into a single zone as shown below:

Current Zone Name	Number of Affected Lots	NZO Proposed Zone Name
C-P, Restricted Commercial	186	C-R, Commercial Restricted
C-L, Limited Commercial	3 (2 split zoned C-L/C-P)	
C-1, Limited Commercial	165 (Coast Village Road and Foothill Triangle)	

While there are minor differences between the allowed uses within the existing C-P, C-L and C-1 zones, the merge into one zone retains the purpose of the zones to provide for neighborhood-serving commercial uses. All of the uses currently allowed in the C-P, C-L and C-1 zones would continue to be allowed uses in the new C-R Zone. However, since the NZO proposes a new use classification titled, “Community Assembly,” non-religious organizations (e.g., clubs and lodges) would require a Conditional Use Permit in the C-R Zone the same as religious organizations (e.g., churches).

4. Changes to Other Titles of the Santa Barbara Municipal Code Resulting from the New Zoning Ordinance.

Airport Zoning Ordinance (Title 29)

As discussed above, the NZO proposes to combine the existing C-P, C-L and C-1 Zones into the new C-R (Commercial Restricted) Zone. Because the Airport Zoning Ordinance (Title 29) already contains a “C-R” (Commercial Recreation) Zone, to eliminate confusion and for consistency with the other airport zones, the NZO proposes to change the designation of the Airport C-R Zone to A-C-R (Airport Commercial Recreation) Zone.

The NZO also proposes to change the designations of two zones in Title 28 that also appear in Title 29: S-D-3 (Coastal Overlay Zone) is proposed to become CZ (Coastal Zone), and SP-6 (Airport Industrial Area Specific Plan) is proposed to become SP6-AI (Airport Industrial Area Specific Plan). Staff is also proposing an amendment to Title 29 to change these zone designations. No zoning provisions are proposed to be changed in the A-C-R or the SP6-AI zones. The Airport Commission supported the proposed changes.

Subdivision Validity Periods (SBMC Title 27)

The Planning Commission supported changing the approval time limits for projects such as Modifications, Conditional Use Permit and Tentative Subdivision Maps from two years to three years. The approval time limit for Tentative Subdivision Maps is contained in Title 27 (Subdivision) therefore, the NZO proposes an amendment to Title 27 to change the approval time limit for Tentative Subdivision Maps to three years.

Design Review Regulations (SBMC Ch.22.22, Ch.22.68, and Ch.22.69)

Some of the changes proposed by the NZO include certain improvements that require review by the Design Review bodies (Historic Landmarks Commission, the Architectural Board of Review and the Single Family Design Board). Changes include review of the following: accessory buildings greater than 500 sq. ft. in size, applications that require Minor Zoning Exception by the Design Review bodies, porches, screening, alternative open yard designs, outdoor sales and display. The NZO proposes to amend the relevant sections in Title 22 related to design review authority of these items.

In 2007, a stated goal of the Neighborhood Preservation Ordinance update was to make larger homes more sustainable. In response, the City established a Green Building Standard for large residences, which required all new residences over 4,000 square feet or any construction project that proposes an addition over 500 square feet to either meet a “two star” designation under the Santa Barbara Contractors Association Built Green program or achieve equivalent standards. That two star designation standard was raised to three stars in 2010. Since that time the City has adopted various standards from the California Green Building Standards Code (CALGreen Code) that have required all new construction to meet similar sustainable construction practices and energy efficiency standards in similar categories as the Built Green Program. Architects have indicated that they think these two programs are equivalent, and the mandatory compliance checklists are redundant, and have requested that the City’s Built Green standard no longer be required. Planning staff agrees, and the Built Green requirement is being removed from Title 22.

Noise (SBMC Ch.9.16)

The City’s Noise Ordinance requires that noise from mechanical equipment not exceed sixty A-weighted decibels using the Community Noise Equivalent Level (60 dB(A) CNEL). The primary purpose of the CNEL is to evaluate exposure of people to constant sources of noise over time, including aircraft, train, and freeway traffic noise, and is a daily average calculated by giving noise generated in the evening and night more weight in the calculation. Staff reviewed an analysis that determined that 53dB(A) is equivalent to 60dB(A) CNEL (i.e., a constant noise level of 53dB(A) for 24 hours calculates to 60 dB(A) CNEL).

The NZO proposes to amend SBMC §9.16.070.D to change the maximum noise level of mechanical equipment from 60 dB(A) CNEL to 53dB(A) to reflect actual sound levels at the time it occurs, rather than a daily average. This change would facilitate staff review of equipment specifications which are typically provided in dB(A) and would make that standard consistent with others in the Noise Ordinance.

Municipal Code References to Title 28

References to Title 28 that exist in other titles of the Santa Barbara Municipal Code will be updated to reflect the new citations, minor wording changes to match NZO terms, and any typographical or related errors are proposed to be corrected.

5. Future Changes to the New Zoning Ordinance

Prior to the City Council hearings, the provisions in the NZO will be renumbered in two ways:

- a. Rather than replacing existing Title 28, the New Zoning Ordinance will be placed into a new Title 30 of the Municipal Code, for two reasons:
 - (1) It will be easier to differentiate between new Municipal Code sections and old code sections if they have different Section (Title) numbers. For example, if a document refers to Title 28, the reader would know it was a pre-NZO code section; if a document refers to Title 30, the reader would know that it is a post-NZO code section; and
 - (2) The NZO will not go into effect in the Coastal Zone until it has been certified by the California Coastal Commission as a Local Coastal Program Amendment. Until that time, the current zoning ordinance will remain in effect in the Coastal Zone. Placing the NZO into a new Title 30 would allow a differentiation between the zoning standards that are operative in the inland areas (Title 30 - NZO) from those that are operative in the Coastal Zone (Title 28 would be temporarily renamed “Coastal Zoning Ordinance”).
- b. The NZO’s chapter numbers will be spaced in increments of at least 5. Currently, the chapters in the NZO are in alphabetical order and are numbered consecutively. For instance, in the Ordinance Committee Draft NZO, Chapter 28.44 Inclusionary Housing, is followed directly by Chapter 28.45, Nonconforming Structures, Site Development, and Uses. Consecutive numbering does not allow for the insertion of future ordinances in alphabetical order; therefore, the NZO chapters will be renumbered so that the two chapters described above would be 28.50 and 28.55. The other chapters of the new Title 30 will be numbered accordingly.

III. Major Topics Discussed by Planning Commission

While the majority of the changes proposed in the NZO are formatting and organizational changes, the Planning Commission discussed several major topics in their review of the three Modules, and at their hearings in March and April 2017 (see Attachment 5), including: reducing the types of allowed uses in the M-I Manufacturing Industrial (currently M-1 Light Industrial) Zone, new allowances for neighborhood markets, treatment of nonconforming structures and uses, parking, and Minor Zoning Exceptions granted by the Design Review Bodes. The following topics are highlighted for the Ordinance Committee.

A. *Parking Requirement for Food Service Uses*

In order to provide clear decision-making protocols and streamline the review process, the NZO proposes to simplify the parking requirements for food service uses (e.g., sit-down restaurants, fast-food restaurants, coffee shops, tasting rooms, bars, retail bakeries, delicatessens) from three different rates to one consolidated parking rate.

The current parking requirement for food service uses ranges from: 1 space/100 square feet (fast food); 1 space/250 square feet (retail); and the greater of either 1 space/250 square feet or

1 per 3 seats (restaurant). Staff proposes that a single parking rate be used for all food service uses in order to reduce uncertainty and subjectivity when evaluating the parking requirement of the food service use proposed.

This topic was discussed at the October 14, 2016 Planning Commission meeting regarding Module 3, at which two parking rate options were presented: 1/100 and 1/250. The “Parking Requirements for Food Service Uses” section of the Planning Commission Staff Report ([hyperlink here](#)) provides information on current parking requirements and a detailed discussion of the effects of the various options. While there was general agreement at the Planning Commission meeting for a single parking rate for food service uses, the Commission did not arrive at a recommendation on the rate at that meeting. The Planning Commission revisited the issue at their March 2, 2017 hearing, and the Commission discussed two options at length: 1 space/125 square feet and 1 space/250 square feet.

Generally, the higher ratios (such as 1/125) will place less of a burden on the on-street parking supply, and discourage food service uses in locations outside of the Central Business District (CBD) where all uses are parked at 1/500. The lower requirements (such as 1/250) will increase the burden on the on-street parking supply, and encourage food service uses in locations outside the CBD by removing parking as a regulatory barrier. There is no single rate that will satisfy both parking demand and allow food service uses the flexibility to relocate to new locations in existing commercial buildings. The Commission was asked to consider competing objectives and recommend an appropriate rate that reflects the community’s values.

The Planning Commission heard over 20 public comments on this subject at their March 2 and March 9, 2017 hearings, and after extensive discussion at those hearings in which this issue was the primary topic, the Commission recommended the 1 space/250 square foot parking ratio for food service uses, on a 5-1-1 vote (Lodge: No, Wiscomb: Absent).

B. Narrow the Range of Allowed Uses in the M-I Manufacturing Industrial (Currently M-1 Light Industrial) Zone

In order to preserve and encourage the long term integrity of light manufacturing uses (General Plan Policy LG8), the NZO proposes to reduce the types of uses that are allowed in the M-I Zone. As proposed, stand-alone office use would no longer be allowed in the M-I Zone; however, offices that are accessory to industrial uses would be allowed, and the land use classification entitled, “Public Works and Utilities,” which would include trash collectors and private utilities, explicitly reflects this allowance.

The topic of Accessory Uses in the M-I Manufacturing Industrial (currently M-1) Zone was discussed by the Planning Commission in Module 2. In response to NZO Joint Committee members’ comments, the NZO proposes limitations on the size of the area occupied by accessory uses, with the possibility of a Performance Standard Permit to offer some flexibility for larger sizes. Additionally, the retail portion of a Food Preparation use, Food and Beverage Sales, and Eating and Drinking Establishments is proposed to be allowed as Accessory Use. The Planning Commission agreed with these proposed provisions.

This topic was discussed by the Planning Commission on April 13, 2017, where the Commission recommended adoption of the reduced list of allowed uses in the M-I Zone with a 5-2 vote (Higgins, Schwartz).

For more information on this topic, please see Module 2, Planning Commission Staff Report, dated March 3, 2016, including Exhibits A and C of that Staff Report (NZO Joint Committee Staff Report and Meeting Notes) and the Planning Commission Staff Report Dated February 9, 2017.

C. Creation of New Parkland at Veronica Meadows Specific Plan Area A

The Veronica Meadows Specific Plan (currently SP-9) encompasses approximately 15 acres along and west of Las Positas Road, across from Elings Park. A proposal for a 25 unit residential development was previously approved on the land. As part of a joint partnership with the Trust for Public Lands, three lots, including Area A of the Veronica Meadows Specific Plan and an adjacent lot, are now under the City's stewardship. This land is currently vacant, and zoned and designated for residential use.

The NZO proposes to create new open space parkland by changing the Zoning, General Plan and Local Coastal Program land use designations of three lots at 1425 Las Positas Road: Santa Barbara County Assessor Parcel Numbers (APNs) 047-010-065, 047-010-064 and 047-061-026 as shown in Attachment 6. Area B (designated as Open Space) would remain unchanged, consistent with the current specific plan approval.

The Planning Commission and the Parks and Recreation Commission voted unanimously to recommend the creation of new parkland at the Veronica Meadows Specific Plan area in Las Positas Valley.

D. Mobile Food Vendors

Recent information in the media has mischaracterized the NZO's regulations for mobile food vendors and generated some confusion. Mobile food vending is not currently allowed on private property. The NZO proposes to allow mobile food vending on private property with certain limitations.

The Planning Commission supported the NZO's proposed allowances for mobile food vendors at their March 18, 2016 hearing on Module 2. Subsequently, in Module 3, staff presented a correction to the intended allowances. A provision that would allow some required parking spaces to be used by mobile food vendors had been inadvertently omitted. Mobile Food Vendor regulations are included in the Temporary Uses section of NZO, and an excerpt is attached as Attachment 7.

For more information on this topic, please see the PC Staff Report dated April 6, 2017.

E. Accessory Dwelling Units

In January 2017, new state law (Government Code Section 65852.2) made the City's Secondary Dwelling Unit (in single family zones) and Accessory Dwelling Unit (in R-2 zones) ordinances null and void. The new state law allows the City to adopt a new Accessory Dwelling Unit (ADU) ordinance that complies with state law.

On April 6, 2017, the City Council and the Planning Commission directed staff to prioritize adoption of an Accessory Dwelling Unit Ordinance. Staff will embark upon that ordinance process in the coming weeks, with the intent of adopting new regulations as soon as possible, and incorporating them into the Zoning Ordinance. In the interim, the NZO refers to State law.

For more information on this topic, please see the PC Staff Report dated April 6, 2017 and the memo dated April 11, 2017

IV. ORDINANCE COMMITTEE DIRECTION ON REVISIONS TO THE NEW ZONING ORDINANCE SINCE THE PLANNING COMMISSION DRAFT

The Ordinance Committee draft (May 2017) of the NZO shows all changes since the Planning Commission draft (February 2017). The changes can be categorized as follows:

- A. Clarifications, corrections, or inadvertent omissions (i.e., standards that are in the current Zoning Ordinance that were not included in the NZO);
- B. Insertion of telecommunications-related sections with current ordinance language that was shown with placeholders in the Planning Commission Draft of NZO;
- C. Direction from the Planning Commission that was previously discussed in staff reports or memos; and
- D. Responses to public or Planning Commission concerns voiced at the hearings on March 2, March 9 and April 13, 2017.

In addition to general input and direction from the Ordinance Committee on the draft NZO, staff is requesting input from the Ordinance Committee on the following topic:

Effect on Projects Currently in the Permitting Process

Staff anticipates that the New Zoning Ordinance would go into effect 30-60 days from the date of adoption, and that a majority of applicants would prefer to use the NZO standards, rather than the current Zoning Ordinance standards. These applicants would be able to do so after the effective date of the NZO.

However, some applicants with projects that are in-progress may prefer to use the existing zoning standards, either to avoid revising their plans or because the New Zoning Ordinance is more restrictive in certain areas. For example, the proposed limitation on the types of allowed uses in the M-I Manufacturing Industrial (currently M-1 Light Industrial) Zone, discussed above.

At the Planning Commission's April 13, 2017 hearing, the Planning Commission concurred (4-3 vote [Campanella, Schwartz, Higgins]) with staff's recommendation that any project which has received a building permit or a discretionary approval (including Project Design Approval by the Design Review bodies) prior to the effective date of the NZO may be allowed to continue to use the current Zoning Ordinance standards to finish the project. The recommended language would read as follows:

“Any structure for which a design review Project Design Approval or other discretionary land use approval has been granted, or Building Permit has been issued, may be completed and used in accordance with the plans, specifications and permits on which said approval was granted, provided construction is diligently pursued and the permits have not expired.”

The four commissioners who voted for the motion did so because these two thresholds (discretionary approval and permit issuance) are a specific point in time, easy for staff and the public to understand and apply, and have a well-defined expiration date. The three commissioners who voted against the motion were interested in an effective date that was earlier in the project review process, such as application completeness, to help applicants who may have incurred a great deal of time and expense to submit an application, only to find that they have to redesign their projects after the NZO goes into effect.

If directed by the Ordinance Committee, the ordinance language could be amended to allow applicants more time to process their discretionary applications before the NZO standards would take effect. In addition to the Planning Commission recommended language, staff proposes to allow discretionary projects (projects subject to approval from Planning Commission, Staff Hearing Officer, City Council, and design review bodies) that have been “deemed complete” prior to the effective date of the NZO, to use the current Zoning Ordinance standards. The amended language would read as follows:

“Any discretionary application that has been deemed complete, or any project for which a design review Project Design Approval or other discretionary land use approval has been granted, or any project for which a Building Permit has been issued, may be completed and used in accordance with the plans, specifications and permits on which said approval was granted, provided construction is diligently pursued and the permits have not expired.”

V. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the amendments proposed by the NZO are implementing actions of the 2011 General Plan and within the scope of the Certified Final Program Environmental Impact Report (EIR) for the General Plan. The Addendum to the Certified Final General Plan Program EIR provides documentation of environmental analysis of the proposed amendments under California Environmental Quality Act, and is on the NZO webpage, at this hyperlink: [Addendum to Final Plan Santa Barbara Environmental Impact Report](#) (the Addendum is Exhibit J of the hyperlinked document)

VI. NEXT STEPS

Following the Ordinance Committee hearing, staff anticipates the Ordinance Introduction hearing at City Council in July 2017. On the effective date, the NZO will take effect in those portions of the City that are located outside of the Coastal Zone.

After adoption by City Council, staff will submit a Local Coastal Program amendment to the California Coastal Commission (CCC) to make the NZO effective in the Coastal Zone. Until the CCC adopts the NZO, the current Zoning Ordinance will remain in effect in the Coastal Zone. Staff is currently working on a new Local Coastal Program Land Use Plan (LCP). To the extent possible, the provisions in the NZO match the policies contained in the draft LCP, given that both are draft documents. Any differences between the LCP and the NZO will be reconciled prior to the NZO submittal to the CCC, and this may require additional hearings before the Planning Commission, Ordinance Committee and City Council.

BUDGET/FINANCIAL INFORMATION:

The City Council allocated \$597,000 from the City’s Capital Improvement Program to the New Zoning Ordinance effort. The funds were used to hire additional Planning staff, provide additional Assistant City Attorney support, and to hire the consulting firm Dyett and Bhatia to process the NZO. The Planning Division’s proposed FY18-19 budget projects a slight decrease in revenue from Modification and Conditional Use Permit applications because of the proposed changes to various zoning standards.

SUSTAINABILITY IMPACT:

The NZO contains proposed standards that may have beneficial sustainability impacts. Allowing neighborhood markets in residential zones and establishing live-work standards may reduce automobile trips; allowing community and market gardens may increase the amount of local produce that is available to the citizens of Santa Barbara; clarifying rules on nonconforming buildings, uses and parking may increase the ability of existing buildings to be adaptively re-used; and allowing rain barrels and cisterns to encroach into setbacks may improve the quality and quantity of retained stormwater runoff and reduce impacts on the City's water supply.

ATTACHMENT(S):

1. Planning Commission Minutes of March 2, March 9, and April 13, 2017 hearings
2. Planning Commission Resolution 007-17
3. Public Comments (Received after April 13, 2017)
4. Current and Proposed Zone Designations
5. Summary of Major Topics
6. Veronica Meadows Parkland Designations
7. Mobile Food Vendor, NZO Excerpt
8. Applicable General Plan Policies
9. Zoning Standards to be Considered in the NZO Effort
10. Hyperlinks to Prior Documents
11. Ordinance Showing Changes to Santa Barbara Municipal Code
12. Draft New Zoning Ordinance – *Under Separate Cover*