

**SUBMISSION TO:** *Plan Santa Barbara*  
**RE:** Draft General Plan Revision

### **Zoning Modifications**

The subject of the granting of zoning “modifications has been the subject of considerable controversy in recent years.

The “modification” is provision or device unique to our zoning ordinance. It was created, presumably, to address anomalies resulting from a residential downzoning that was done several decades ago, but has been used to address instances ranging beyond those situations that inspired its adoption within the ordinance. The regular granting of modifications became controversial because of the degree of discretion allowed for their granting and the absence of clear criteria to govern that discretion.

It would seem reasonable for the General Plan amendments to address serious and/or controversial shortcomings within the key land use regulatory apparatus the City uses to implement the Plan. The subject of modifications would seem to be a perfect candidate.

Respectfully Submitted,

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