

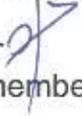


**City of Santa Barbara**  
Mayor and Council Office

**Memorandum**

**DATE:** July 17, 2013

**TO:** Jim Armstrong, City Administrator

**FROM:** Helene Schneider, Mayor   
Dale Francisco, Councilmember 

**SUBJECT:** Request to agendize an item regarding Zoning Information Reports (ZIRs).

Pursuant to Council Resolution No. 09-097 regarding the Conduct of City Council Meetings, we request that an item be placed on the Santa Barbara City Council Agenda regarding the requirement for Zoning Information Reports (ZIRs) at the time of sale of residential property.

This item meets the following criteria as explained below.

- A. A substantive outline or summary of the information that will be presented to the City Council;

There has been significant discussion between city staff and the Santa Barbara Association of Realtors (SBAOR) about amending the ZIR process. SBAOR believes that ZIRs have outlived their usefulness, that they should be optional rather than mandatory, and that legally required reports and tests are now so extensive that ZIRs are superfluous. City staff has discussed some benefits of the ZIR process and potential amendments that could expedite the process in certain situations. The Council should have a policy discussion on how or whether to change the ZIR process and/or make them optional.

- B. A concise statement of the specific action the City Council will be asked to take on the item;

That the Council give staff direction on the ZIR process and determine whether any amendments to the municipal code should be adopted, including the option of whether ZIRs should be optional rather than mandatory.

- C. A statement of the reasons why the requesting party believes it is appropriate and within the jurisdiction of the City Council to consider this subject matter and to take the requested action.

It is appropriate for the City Council to consider this matter because ZIRs are currently required under the Zoning Ordinance (28.87.220) in order to complete the sale of residential property within the City.

cc: Mayor and Councilmembers  
Steve Wiley, City Attorney