

**Planning Commission Workshop on the New Zoning Ordinance, February 27<sup>5</sup>, 2019**

Under the Land Use Element, I have found no mention of a zoning issue that is very important to the residents of Goleta. That issue is LU 7.5 which requires a vote of the citizens of Goleta before agricultural land of ten acres or more can be rezoned. This was important enough that 72% of the voters supported the initiative. *It should be listed on page 4 of key issues guidelines and the Zoning Ordinances.*

Page 2, General Plan Policy LU 1.8 Private views should be considered during review.

Page 5, General Plan Policy LU-IA-1 It would make the ordinance simpler and might better protect the residents if the entire Zoning Ordinance was the same for both Inland and Coastal areas.

Page 9, General Plan Policy CE 1.3 The site-specific biological study should have up to date added. 17.30.030B should read "an up to date site-specific biological study must be prepared."

Page 14, General Plan Policy VH 3 I don't remember seeing the wording "pedestrian-scale" used in the scope of Design Review. It should definitely be added.

Page 16, General Plan Policy TE 2 Reducing parking does nothing to reduce traffic or pollution but does cause problems. Cars have to drive around hunting for parking spaces and they take up valuable parking spaces on the street, thereby making a problem for people coming to the businesses. Reducing onsite parking isn't a valid incentive that will help the problem but it will increase the parking problem for everyone else.

General Plan Policy TE 9 There will be an increased need for parking when you combine the current shortage in most areas and the ever-increasing population. This will only cause more cars to be driving around looking for parking creating more congestion and pollution along with stress and hostility.

Page 17, General Plan Policy TE 13 Inadequate transportation infrastructure and failure to maintain current infrastructure continues will get worse partly due to inadequate in-lieu fees. Roads were not being adequately maintained when we became a City and currently the roads are in worse shape. Part of the problem may be that a fair amount of money is being spent on excessive bicycle infrastructure.

General Plan Policy TE 1A-5 The General Plan expected that RDA money, which no longer exists, would supplement in-lieu fees which are inadequate. There isn't even an assessment district. This is all wishful thinking.

Page 18, General Plan Policy PF3.9 and 6 The finding of adequate infrastructure and services is always made although it is currently inadequate and additional development will only make it a more serious problem. Western Goleta has had substandard fire protection for many years and this will continue until Fire Station 10 is constructed.

General Plan Policy HE 1.5 The City should adopt regulations to discourage the conversion of housing to nonresidential uses.

*Barbara Massey 2/24/19*