

NZO Recommendation Hearing – Planning Commission Feedback Table

Issue	Robert Miller	Bill Shelor	Jennifer Smith	Ed Fuller	Katie Maynard
1. Vesting Section 17.01.040(E)	9/9 In application review process. 9/23 Supports sunset of 2021.	9/9 Add sunset provision. 9/23 Not present.	9/9 Add sunset provision. 9/23 Supports sunset of 2021.	9/9 Add sunset provision. Wanted change from 9/20 to 12/20 for vesting. 9/23 Not in support of 2021 sunset. Believes that it should be longer.	9/9 Add time limit for vesting. 9/23 Supports sunset of 2021.
2. Day Care Section 17.41.110 & .130	9/9 Okay with changes. Does not expect objection to errata. 9/23 Supports as written.	9/9 Not sure of new language. Too much incentive in mods. 9/23 Not present.	9/9 Defer to Council. Okay with mods and errata. 9/23 Supports as written.	9/9 Likes consolidated language, not sure of 5% modification. 9/23 Supports as written.	9/9 Concerned with IG. Does not anticipate other concerns with the errata. 9/23 Supports as written.
3. Residential Care Section 17.41.210	9/9 Could clarify the language on supportive and transitional housing and target population. 9/23 Supports Maynard comments.	9/9 Agree with Fuller. Could allow with a CUP, concerned with clustering 9/23 Not present.	9/23 Supports staff language.	9/9 Okay as written. 9/23 Okay with Maynard language with the requirement for a CUP.	9/9 Large senior care, 6-14, or max 10, with a CUP in RS 9/23 Supports allowing in RS and RP with a CUP with GPA (wherever needed).
4. Transitional Standards Section 17.10.030(B)	9/9 Good with staff language.	9/9 Good with staff language.	9/9 Good with staff language.	9/9 Good with staff language.	9/9 Good with staff language.
5. Open Space Section 17.05.050(B)	9/9 Good with staff language.	9/9 Good with staff language.	9/9 Maybe further refine definition.	9/9 Good with staff language.	9/9 Add clarification on private (not unusable landscape area or fully enclosed spaces).
6. Fences and Hedges Section 17.24.090	9/9 No specific direction given.	9/9 No specific direction given.	9/9 Okay with NZO	9/9 Okay with NZO	9/9 Okay with NZO. Wants fee low for fence ZC.
7. Visual Resource Protection Chapter 17.26	9/9 No specific direction given.	9/9 No specific direction given.	9/9 Inconsistency re: “appropriate”. Glad to see new language.	9/9 No specific direction given.	9/9 Add stream and ocean call outs. Add examples of views to protect.

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8. Environmentally Sensitive Habitat Chapter 17.30	<p>9/9 Need to come back. Need a more effective process for determining “feasibility.” Use UCC language.</p> <p>9/23 Supports EDC language & GPA if needed.</p> <p>Supports adding back in lagoon and woodland buffers.</p> <p>10/7 Agrees with Maynard. Add all exemptions from GP back in subsection.</p>	<p>9/9 Original CE 2.2 represent will of the community. Wants to revisit CE 2.2 through GPA.</p> <p>9/23 Not present.</p> <p>10/7 Agrees with Maynard. Add all exemptions from GP back in subsection.</p>	<p>9/9 Needs to come back next meeting. Within current language of CE 2.2, EDC comments compelling. CCC will be addressing our regulations and will find them inadequate.</p> <p>9/23 Supports EDC language & GPA. Supports adding back in lagoon and woodland buffers from a policy perspective.</p> <p>10/7 Agrees with Maynard and does not support Fuller’s recommendation. Add all exemptions from GP back in subsection.</p>	<p>9/9 No specific direction given.</p> <p>9/23 Supports staff recommendation and does not believe the EDC suggested language provides any clarity or effective standards.</p> <p>10/7 Add all exemptions from GP back into subsection. Wished to edit the Takings language to have it discuss “least intrusion or reduction of the buffer.”</p>	<p>9/9 Needs to come back. Lots of previous comments. Not a good grasp of how this will address response to comments. Need more details. Why can county adopt CCC language and not us? More direction from staff on “feasibility.” Need more work. Restoration/research activities. Wetland “could” rather than “should” restore. GPA for 4:1 mitigation ratio. Information on what is feasible needs to be clear.</p> <p>9/23 Supports EDC language & GPA. Doesn’t want to move forward without EDC language. Add back in lagoon and woodlands setbacks.</p> <p>10/7 Add all exemptions from GP back in subsection. Supports EDC language as proposed in Attachment to Errata. Thinks EDC language is consistent with GP and would not need a GPA.</p>
9. Lighting Plans Section 17.35.060	<p>9/9 Supports comments.</p> <p>10/7 Supports Errata recommended edits.</p>	<p>9/9 Supports comments. Need cumulative budget for the project.</p> <p>10/7 Supports Errata recommended edits.</p>	<p>9/9 Support Cecilia’s comments. Uplighting reference inconsistent.</p> <p>10/7 Supports Errata recommended edits.</p>	<p>9/9 Leave some to DRB.</p> <p>10/7 Supports Errata recommended edits.</p>	<p>9/9 .010 (modify purpose); .060(A)(2) add “shielded”; Exempt RS from lighting plans; Add lumens per Cecilia’s comments; .030, VH 1.3(e) inconsistency.</p> <p>10/7 Supports Errata recommended edits.</p>
10. Existing Development Chapter 17.36	<p>9/9 No specific direction given.</p>	<p>9/9 No specific direction given.</p>	<p>9/9 No specific direction given.</p>	<p>9/9 Exemption a good move.</p>	<p>9/9 Good with staff language.</p>

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11. Parking Standards Chapter 17.38	9/23 Add 10% EV for vehicles and bikes; increase 1 space to 2 spaces for studio and 1 BR; add back in Old Town parking reductions 10/7 Supports an edit to ratio to 1:4, but not 1:3.	9/23 Not present. 10/7 Supports an edit to ratio to 1:3.	9/23 Add 10% EV for vehicle; require EV in all residential; add back in Old Town parking reductions; would also like some TDM items cited for Review Authority to consider (as a non-exclusive factor) in 17.38.050(c). Okay with staff's proposed parking standards. 10/7 Supports an edit to ratio to 1:3.	9/23 Add 10% EV for vehicles and bikes; increase 1 space for 1BRd to 2 spaces; require EV in all residential; add back in Old Town parking reductions; increase guest parking from 1:5 to 1:2 for multi-bed units. 10/7 Supports an edit to ratio to 1:3.	9/23 Add 10% EV for vehicles, require in all residential; provide charging for electric bikes; increase 1 space per bedroom to 2 spaces; add back in Old Town parking reduction from previous use (redevelopment) Support Fuller and Miller increase request. 10/7 Supports an edit to ratio to 1:3.
12. Trailers/RVs Parking Section 17.38.080	9/23 Does not agree with NZO as written, but understands that there is a larger issue with a shortage of storage lot options.	9/23 Not present.	9/23 Supports as written.	9/23 Supports as written.	9/23 Supports as written.
13. Height Section 17.03.090	9/23 Supports as written.	9/23 Not present.	9/23 Supports as written.	9/23 Supports as written.	9/23 Supports as written.
14. Cannabis Section 17.41.090	9/23 Supports as written.	9/23 Not present.	9/23 Supports as written.	9/23 Supports as written.	9/23 Supports as written.
15. Mobile Vendors Section 17.41.180	9/23 Supports as written.	9/23 Not present.	9/23 Supports as written.	9/23 Asked that there be an exemption for non-profits.	9/23 Supported consideration of exemption for non-profits. Also asked that Time Limits in subsection (E)(4)(b) be reconsidered.
16. Design Review Section 17.58.060	9/23 Supports as written.	9/23 Not present.	9/23 Supports as written.	9/23 Supports as written.	9/23 Supports as written.
17. Development Plans Section 17.59.010	9/23 Supports as written.	9/23 Not present.	9/23 Supports as written.	9/23 Supports as written, but a bit hesitant on PER staff being able to review and approve SFDs and up to 4-plex development.	9/23 Supports as written.
18. Modifications Section 17.62.020	9/23 Supports as written with Zoning Administrator as the Review Authority, but increase 3-foot side setback to 5 feet.	9/23 Not present.	9/23 Supports as written with Zoning Administrator as the Review Authority, but increase 3-foot side setback to 5 feet.	9/23 Supports as written with Zoning Administrator as the Review Authority, but increase 3-foot side setback to 5 feet.	9/23 Supports as written with Zoning Administrator as the Review Authority, but increase 3-foot side setback to 5 feet.
19. Development Impact Fees Chapter 17.70	9/23 Supports as written.	9/23 Not present.	9/23 Supports as written.	9/23 Supports as written.	9/23 Supports as written.
20. City Facilities Section 17.01.030 & .040	9/23 Does NOT supports NZO exemption for City facilities.	9/23 Not present.	9/23 Does NOT supports NZO exemption for City facilities unless preempted by law. Supports existing practice.	9/23 Agrees with Smith.	9/23 Does NOT supports NZO exemption for City facilities.

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ADDITIONAL ISSUES RAISED DURING ADOPTION HEARINGS					
Cultural Resources Chapter 17.43	10/7 Supports staff's recommendation to remove Chapter's text and wait for Historic Preservation Ordinance adoption.	10/7 Supports staff's recommendation to remove Chapter's text and wait for Historic Preservation Ordinance adoption.	10/7 Supports staff's recommendation to remove Chapter's text and wait for Historic Preservation Ordinance adoption.	10/7 Supports staff's recommendation to remove Chapter's text and wait for Historic Preservation Ordinance adoption.	10/7 Agrees that there needs to be more consultation with Native groups. Supports recommendation from staff to remove Chapter's text and wait for Historic Preservation Ordinance adoption.
Chapter 17.28 – Question about rental inclusionary.	10/7 No action required.	10/7 No action required.	10/7 No action required.	10/7 No action required.	10/7 No action required.
17.28.050(D)(3)(b)(vi) – Question about why this was deleted. [RE: Inclusionary Hierarchy and Findings]	10/7 Supports staff's recommended edits.	10/7 Supports staff's recommended edits.	10/7 No response.	10/7 Supports staff's recommended edits.	10/7 No response.
17.28.110 – What is "Good cause"?	10/7 Supports adding sunset clause to "good cause" delay of two years, plus another two year extension on top of that, for a total delay not to exceed four years.	10/7 Supports adding sunset clause to "good cause" delay of two years, plus another two year extension on top of that, for a total delay not to exceed four years.	10/7 Does not support adding sunset clause to "good cause."	10/7 Supports adding sunset clause to "good cause" delay of two years, plus another two year extension on top of that, for a total delay not to exceed four years.	10/7 Supports adding sunset clause to "good cause" delay of two years, plus another two year extension on top of that, for a total delay not to exceed four years.
17.28.010, .070, and .080 – CAO recommended edits.	10/7 Supports Errata recommended edits.	10/7 Supports Errata recommended edits.	10/7 Supported keeping in subsections 17.28.070(C) [Changes in Title] and 17.28.080(C) [Foreclosure].	10/7 Supports Errata recommended edits.	10/7 Supported keeping in subsections 17.28.070(C) [Changes in Title] and 17.28.080(C) [Foreclosure].
17.52.050 – Story poles	10/7 Supports Fuller's recommended edit.	10/7 Supports Fuller's recommended edit.	10/7 Supports Fuller's recommended edit.	10/7 Made motion to require story poles for any new structure over 20 feet in height, except for single-unit dwellings and using the new height methodology of the NZO.	10/7 Supports Fuller's recommended edit.

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<p>17.52.050 – Common Procedures for:</p> <ol style="list-style-type: none"> 1. Size of signs for project noticing on-site, 2. Noticing for 1,000 addresses, and 3. Spanish translation. 4. Press Release 	<p>10/7</p> <ol style="list-style-type: none"> 1. Supports Fuller’s motion for on-site signage size. 2. Agrees with Maynard motion to strike .050(C)(1)(c). 3. Does not agree with Maynard’s motion on Spanish noticing. 4. Agrees with Press Release requirement. 	<p>10/7</p> <ol style="list-style-type: none"> 1. Supports Fuller’s motion. 2. Agrees with Maynard motion to strike .050(C)(1)(c). 3. Agrees with Maynard on Spanish noticing, but believes the topic needs more input from the public engagement committee. 4. Agrees with Press Release requirement. 	<p>10/7</p> <ol style="list-style-type: none"> 1. Supports Fuller’s motion for on-site signage size. 2. Does not agree with striking .050(C)(1)(c). 3. Agrees with Maynard on Spanish noticing. 4. Agrees with Press Release requirement. 	<p>10/7</p> <ol style="list-style-type: none"> 1. Made motion to require that the on-site noticing sign be as large as the maximum allowable Freestanding Real Estate Sign allowed in the zone district, which would be 32 sq. ft. (for non-res) and at least 8 sq. ft. for residential. 2. Agrees with Maynard motion to strike .050(C)(1)(c). 3. Does not agree with Maynard’s motion on Spanish noticing. 4. Agrees with Press Release requirement. 	<p>10/7</p> <ol style="list-style-type: none"> 1. Supports Fuller’s motion for on-site signage size. 2. Made motion to strike subsection 17.52.050(C)(1)(c), which allows for alternative method for large mailings of over 1000. 3. Made motion to require that all City email and printed mailed notification material include both English and Spanish; and, on all Signage, there be directions in Spanish on how to get more information in Spanish on the project. 4. Made motion to require a project applicant to have a Press Release for all projects that are 10,000 sq. ft. or more in size when project is at the Conceptual level of DRB.
<p>17.42 – Telecommunications Facilities</p> <ol style="list-style-type: none"> 1. Private property 2. Side-by-side comparison 3. RF report peer review 	<p>10/7 Ok with staff’s recommended edits in Errata. Agrees that simulations should be required for all Telecom projects.</p>	<p>10/7 Ok with staff’s recommended edits in Errata. Agrees that simulations should be required for all Telecom projects.</p>	<p>10/7 Ok with staff’s recommended edits in Errata. Agrees that simulations should be required for all Telecom projects.</p>	<p>10/7 Ok with staff’s recommended edits in Errata. Agrees that simulations should be required for all Telecom projects.</p>	<p>10/7 Ok with staff’s recommended edits in Errata. Agrees that simulations should be required for all Telecom projects.</p>
<p>DOGGR Comment letter – City to consider that agency’s concerns Arredondo Comment</p>	<p>10/7 No response.</p>	<p>10/7 No response.</p>	<p>10/7 No response.</p>	<p>10/7 No response.</p>	<p>10/7 Staff addressed concerns.</p>
<p>17.24.090 – Fences and Hedges</p>	<p>10/7 Agrees with staff edits in Errata and also supports edit to text to clarify “six feet or less.”</p>	<p>10/7 Agrees with staff edits in Errata and also supports edit to text to clarify “six feet or less.”</p>	<p>10/7 Agrees with staff edits in Errata and also supports edit to text to clarify “six feet or less.”</p>	<p>10/7 Agrees with staff edits in Errata and also supports edit to text to clarify “six feet or less.”</p>	<p>10/7 Agrees with staff edits in Errata and also supports edit to text to clarify “six feet or less.”</p>