

**From:** [Andy Newkirk](#)  
**To:** [Andy Newkirk \(anewkirk@cityofgoleta.org\)](mailto:anewkirk@cityofgoleta.org)  
**Subject:** FW: Comments for 4-23-19 Planning Commission Workshop  
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**From:** Michael Leu <[mal@silcom.com](mailto:mal@silcom.com)>  
**Sent:** Sunday, April 21, 2019 1:39 PM  
**To:** Wendy Winkler <[wwinkler@cityofgoleta.org](mailto:wwinkler@cityofgoleta.org)>  
**Subject:** Comments for 4-23-19 Planning Commission Workshop

It was disappointing and, frankly, even a bit disheartening to watch some portions of the video of the 4/8/19 Planning Commission proceedings. It gives the appearance that some commission members are of a mindset that all the meetings, evidence, discussion, and analysis conducted over the past year on the subject of RV parking and storage are of no import to the decision process on this matter.

The following are the facts and conclusions, not speculations, that were fully discussed and documented during past actions on this topic and underlie the most recent draft zoning proposal.

- Contrary to some unsupported speculation at the 4/8/19 workshop, RV storage on private property has been going on in the current manner for longer than the city of Goleta has existed, and there have been few, if any, complaints. Updating the zoning ordinance is an admirable goal. Creating major new hardships for ordinary citizens in order to resolve complaints and problems that are minor or don't even exist is not. Nor should the many be penalized in an attempt to thwart individualized abuse of a right by a very few.
- A large number of Goleta citizens own RV's or trailers, and recreating with them is an affordable plus to quality of life for many. There simply are no RV storage lots or available spaces in the area in and around Goleta, and current city policies virtually prohibit them in every practical sense. Merely thinking about changing some of those policies at some time in the future does not solve the problem, and implementing restrictive zoning without a solution already in place is fundamentally unfair.
- RV and trailer parking on the streets, except for very limited loading and unloading activities, was eliminated through an ordinance a few years ago.
- There are very limited storage opportunities anywhere within 35 or 40 miles of Goleta. The added cost and burden on the environment for four additional trips between Goleta and some distant lot simply to prepare for and return from a short family vacation is hard to justify and, with the RV or trailer located outside the immediate area, its utility as an element of a family's disaster preparedness (another major goal of the city) is destroyed.
- The size, geometry, and layout of a large majority of residential lots in Goleta renders them unusable for RV and trailer storage if strict side or front setback prohibitions are imposed. This would effectively prohibit the vast majority of property owners from parking them on their properties, while possibly favoring a few affluent owners with oversize lots.
- If RV's and trailers cannot be stored on residential properties or nearby, the only practical alternative for owners will be to (try to) sell them. This will deprive Goleta citizens of an affordable vacation and recreation source and of a potentially significant disaster response tool. Additionally, if the only answer is to sell, then there will be no market to purchase them, because otherwise potential local buyers will be facing the same issue. Thus, those owners lose quality of life and are also faced with significant forced financial losses.

I encourage those new commission members who are not familiar with that history and the data and rationale supporting it to make the effort to become so. The potential ramifications of overly restrictive regulation are significant. The most recent proposed draft zoning ordinance does not

solve all of the world's problems, but it is a reasonable compromise that addresses and considers virtually all of the myriad issues that surround RV parking and storage, while avoiding the imposition of unnecessary hardships on anyone. The Planning Commission needs to show proper respect for all the information, reflection, and hard work that led to the staff's current draft proposal and approve it as presented. There is no need to reinvent the wheel when the current version best meets the real needs of the community. We would truly like Goleta to remain a good land in which to reside.

*Michael Leu*

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