

Planning Commission Workshop on the New Zoning Ordinance, March 21, 2019

ESHA 17.30 A minimum for all ESHA buffers should be 50 feet and no lower.

17.30.030 The trigger for a Biological Study should be within 300 feet of an ESHA.

17.30.030 B. should read “an up to date site-specific biological study must be prepared.” Too often the studies were done five or more years previously.

17.30.040 D. Special care should be taken to not pick a site that has sensitive habitat or a mitigation site itself.

17.30.040 F. The performance securities should be in the amount of 150% of the estimated cost of mitigations, cost estimates are always far too low to cover the actual costs. Mitigation costs can be high and there needs to be sufficient money available to complete the mitigation.

17.30.050 J. The new fencing regulations are good. If homeowners are concerned about animals getting in their yards, they can fence their yards.

17.30.070 B.1. Just because the General Plan permits reduction of Streamside Protection Areas to 25 feet that doesn't mean that is what the public wants now. This was lowered to 25 feet in the General Plan by the developer bought City Council. A lower limit of 50 feet should be required for this buffer. This is the limit for many other ESHA's.

17.30.140 B. Coastal Bluff, Coastal Sage Scrub, and Chaparral ESHA should have a minimum buffer of 50 feet.

17.30.150 Native Oak Woodlands and Savannas should have a buffer of not less than 50 feet.

Minimum buffer should be 50 feet everywhere in all ESHAs.

17.30.180 B.3. Minor pruning should be the only exception to the prohibition of the removal of vegetation.

17.30.180 C.2 This buffer shouldn't be reduced for any reason. The buffer should never be less than 100 feet.

This should include the General Plan requirement for a survey by an expert and preparation of a plan to protect the specific site. This is General Plan CE 4.6 a. and b.

17.30.190 C.1. The wording “when feasible” should be removed. This severely weakens the protection.

17.30.190 C.2. The wording “to the extent feasible” should be removed. This severely weakens the protection.

17.24.100 A.1. There should be no exemptions for these grading and grubbing activities. A Conditional Use Permit should be required within and adjacent to ESHAs.

Open Space 17.03.140 It is important to have these requirements on Open Space.

17.07.050 Please don't rename Open Space "Amenity Space". People understand what open space is but amenity means different things to different people. The new regulations are good. The use of the term methodology doesn't seem to be the right word.

Height 17.03.100 This exception to the height limit should not be allowed. Heights need to be kept to a minimum to protect views and maintain a more open feeling.

17.24.080 The new height exceptions will help prevent view obstructions. A three foot addition in height shouldn't be given for a 4:12 roof pitch.

17.24.080 Table Chimneys should be limited to the minimum height required by the California Building Code. The section of the Table on Chimneys through domes should be limited to a 10% increase.

17.62.020 All height modifications should require Planning Commission or City Council hearing. There should only be up to a 10% increase in the height permitted. It is important that the height in all Residential zones be limited to 25 feet with chimneys limited to the minimum height required by the California Building Code for chimneys. Hopefully this will not exceed 25 feet.

17.62.020 B.1. The wording "Up to 50% of the maximum of height of structures" should be removed.

Fences 17.24.090 A.1.a. Front and Streetside Setbacks should be reduced to four feet or less.

17.24.090 A.b. For more than six feet a Conditional Use Permit should be required.

17.24.090 B. These limitations on materials are excellent. 17.24.090 B. 4. The inclusion of hedges should be the same as the rest.

Vision Clearance 17.24.090 D. doesn't give any standard and defers to 17.24.210 which has no standards. The current Zoning Ordinance should be used if you don't have anything better.

17.24.210 There should be clearly stated standards. Staff should work with Public Works and place specific visibility standards in this document. This document shouldn't go to Council for approval without these standards.

Outdoor Storage 17.24.130 There should be a time limit on temporary storage of construction materials. If a project is delayed for years or it is part of a property that will have to get approval in the future, the storage should be screened from public view. An example is the wood and junk behind a chain link fence at the Southwest corner of Storke and Santa Felicia.

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