

April 8, 2019

Subject: Revised Draft New Zoning Ordinance (NZO).

Request to add RV Storage to Office (BP, OI) and Commercial (CC, CI, CG) Zoning Districts

This letter is to request that the City of Goleta add RV Storage to the allowed uses within the Office (BP, OI) and Commercial (CC, CI, CG) Zoning Districts.

There is an extreme shortage of RV storage parking locations in the City of Goleta and the surrounding area. While the City has adopted regulations to prevent parking of RVs and boats on City streets, the City has not provided any realistic opportunity for the development of RV storage lots within the City's Zoning Districts. By adding RV Storage to the allowed uses within the Office (BP, OI) and Commercial (CC, CI, CG) Zoning Districts, one or more RV storage lots can be established and City residents will be able to comply with the City's large vehicle parking regulations.

RV storage lots ("Vehicle Storage") are currently only allowed in the Service Industrial (IS) and General Industrial (IG) Base Zoning Districts in the Revised Draft New Zoning Ordinance. There are only a few parcels with IS and IG zoning, and these parcels are fully occupied with industrial uses that are intended for these zones. Limiting RV storage lots to these two industrial zones which are in high demand for intense high-impact industrial uses, ensures that no new RV storage lots will be established in the City. This will force RVs back onto City streets or onto the front and side yards of residential and commercial properties.

An RV storage lot is a very low impact land use. As RVs and boats are normally parked for days or weeks without use, RV storage lots create very little vehicle traffic or congestion. The only notable potential impact is a minor visual impact, and the current ordinance adequately addresses visual screening of RV parking. Therefore RV storage is compatible with Commercial and Office Districts which already provide for normal vehicle parking.

#### History of RV Parking in City

Prior to the adoption of the Large Vehicle and Trailer Parking Restrictions by the City, RVs, boats and large work trucks were allowed to be parked on the City streets. During the lengthy hearing process for the Large Vehicle parking regulations, the City council heard from many residents that there was inadequate RV storage in the City and the surrounding area to accommodate these large vehicles. The Council encouraged local businesses to develop additional vehicle storage lots within the City to accommodate those vehicles.

Unfortunately, due to zoning restrictions, no new vehicle storage lots have been established, and three of the largest vehicle storage lots have been forced to close due to zoning conflicts. The most recent example is the Vehicle Storage lot at 650 Ward Drive which was forced by the City to close due to zoning issues. Consequently, another 150 RVs and boats stored on that lot have been displaced onto City streets and residential property.

I have made repeated attempts to locate RV storage lots in Goleta, and to my knowledge there is now only one RV storage lot remaining in the City, and the survival of that single lot is also in question.

In conclusion:

(1) Over 300 RVs, boats, trailers and work trucks, displaced from closed RV storage lots in Goleta, are in need of vehicle storage locations within the City to enable compliance with the City's Large Vehicle parking regulations.

(2) As the current draft zoning ordinance restricts RV storage lots to just a few parcels zoned IS and IG, it is highly unlikely that any more RV storage lots will be developed in the City unless RV storage is allowed in additional Base Zoning Districts.

(3) RV storage is a very low impact land use, and is compatible with most other zoning districts.

(4) By adding RV storage as an allowed use to Office (BP, OI) and Commercial (CC, CI, CG) Zoning Districts, one or more RV storage lots can be established and City residents will be able to comply with the City's large vehicle parking restrictions.

Thank you for your consideration of this matter.

Sincerely,  
William Master  
472 Daytona Drive  
Goleta, CA 93117