

05/06/2019

SUBJECT: RV Storage in residential areas in Goleta

To the following:

Planning Commission: Ed Fuller, Katie Maynard, Robert Miller, Bill Shelor and Jennifer Smith

Design Review Board: Scott Branch, Erin Carroll, Karis Clinton, Jennifer Fullerton, Craig Shallanberger, Dennis Whelan and Alfred Smith

City Council: Paula Perotte, Kyle Richards, Roger Aceves, **Stuart Kasdin** and James Kyriaco

Planning Department: Peter Imhof, Anne Wells, Andy Newkirk and J. Ritterback

I am again writing regarding the proposed zoning for RV parking and storage in Goleta. My objections to RV parking within setbacks and front yards have previously been expressed. Setbacks were created to provide space between homes for distance, privacy, airflow and a feeling of openness. We have lived in our 60 year old home on a small lot for 40 years, which was certainly not designed with RV storage in mind, let alone considering the size of RV's today.

I had also previously stated that we were owners of a 33 foot 5th wheel trailer which we purchased in the Fall of 2005 and owned until November 2018, which was ALWAYS stored off site, the last 3 years at Lake Cachuma's storage facility. We never parked it on the street unless loading or unloading for a trip, and only during allowable hours and obtained a permit from the City to do so after the parking ordinance went into effect a few years ago requiring this, which I am sure is documented in City records under our name. When we purchased our RV we never intended to park it on our property and understood that this would greatly impact the aesthetics of our neighborhood as well as the small amount of setback space we currently have between our homes.

Additionally, an individual who I will not name unless requested to do so, stated in a recent letter to the City, based on false information he received, that our RV was stored on the street, which was completely false. Any neighbor on our street could attest to this that this information was false.

I would also like you to consider the following in your decision making process:

Since the new zoning proposal would allow RV's to be parked within setbacks, both side and front, as well as front yards, it would also allow Tiny Homes on Wheels to be parked there as well. Tiny Homes on Wheels (3 examples attached) qualify as

RV's, are towable, therefore can be used for trips, meet size standards, are registered through the DMV, and do not require permitting. This would allow individuals to use them as extra buildings on property, obscure the wheels with shrubbery so they look like a house or cabin, not have to go through a permit process or planning department review for building, and pay no fees to the city. This would allow individuals to have an additional building (or buildings) on their property without having to go through any permitting. This also opens the door for individuals who do not own RV's to request other uses for setbacks as well.

As I asked when speaking before the Planning Commission on April 8, 2019, will individuals who do not live in the city of Goleta be able to park them on property of homes in Goleta? Is there a limit on the amount of RV's that can be stored on property in Goleta?

This proposed ordinance affects all of us, not just the RV owners who are not the majority of Goleta residents. Because individuals got together as a special interest group to voice their concerns regarding changing the already existing and UNINFORCED ordinance does not mean they are the majority of home owners in Goleta who want this change.

When speaking before the Planning Commission on April 8, 2019, I read the City of Santa Barbara's current ordinance and there was a little laughter. I find that even though we live in Goleta, we are part of Santa Barbara and I would like to see the beauty of our neighborhoods remain unchanged and not become overburdened storage yards. The City of Santa Barbara's ordinance states as follows as of 4/8/2019:

"OUTDOOR STORAGE: No portion of any front yard or any setback, required open yard or front porch shall be used for storage or parking of motor vehicles, trailers, airplanes, boats, parts of any of the foregoing appliances, loose rubbish or garbage, junk, tents, building materials, compost pile or any similar item for a period of 48 hours or more consecutive hours except as provided below:

Storage established as a permitted use with a permit or approval provided in this Title.

Construction materials for use on the same premises may be stored during the time that a valid permit is in effect for construction on the premises."

Therefore, I am urging you to keep the current codified ordinance maintained and "ACTIVELY" enforce it rather than to relax the standard and rely on "COMPLAINT DRIVEN" enforcement which is not only ineffective, but pits neighbor against neighbor. Relaxing the standard grants additional property rights to some residents who are RV owners, but at the same time degrades the existing property rights currently applicable to the entire community.

Thank you for your consideration of my request.

Michele Fox
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