

NZO #48

4/18/19

Subject: RV Storage in Residential Areas in the City of Goleta

To: **Planning Commission:** Ed Fuller; Katie Maynard; Robert Miller; Bill Shelor; Jennifer Smith

Design Review Board: Scott Branch; Erin Carroll; Karis Clinton; Jennifer Fullerton; Craig Shallenberger; Dennis Whelan; Alfred Smith

City Council: Paula Perotte; Kyle Richards; Roger Aceves; Stuart Kasdin; James Kyriaco

Planning Department: Peter Imhof; Anne Wells; Andy Newkirk; J. Ritterbeck



I'm writing you regarding the proposed zoning for RV parking and storage. I realize that this is a contentious subject that has been on the table for more than 3 years and that several members of the Commission, Board and Council have left and new members have now been seated.

The issues regarding this subject have not changed:

1. Tract lots are small and were not intended for the parking of an RV on the property. The vast majority of Goleta's residential parcels are not the larger ranchette type properties, which would more readily accommodate the parking of an RV without having as much of a negative impact on the neighbors or the neighborhood. Have you ever gone to a new tract that a developer had for sale and the model homes had an RV in the front yard or where the developer put a 40' long, 13' tall, 8' wide RV at the property line between two houses to show you how nice it looks or how the RV enhances the neighborhood?
2. Setbacks were created to avoid clutter and congestion and to provide space and openness between homes, provide air flow circulation, access for utility and emergency responders and to provide view corridors for the residents.
3. Goleta has a Design Review Board. What is the point of having a DRB that works to approve a great looking neighborhood compatible house, remodel or addition, only to have, at the completion of the project 1 or more RV's in the front, back and/or side yards including the setbacks? The proposed zoning change seems inconsistent with what the DRB is trying to accomplish.

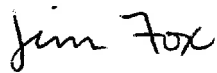
4. When people buy houses they know that they are subject to and protected by zoning ordinances. That is how "property rights" are created and maintained. One of those ordinances on the books for many years (most likely decades) and still currently on the books and was in effect in Goleta last week, last month, last year and today is the ordinance that addresses RV storage. A large issue is that the ordinance was not enforced. "Complaint driven enforcement" of the ordinance wasn't and isn't the solution, it is the problem. People thought or think that it is their "property right" or that they are "entitled" to park/store RV's **anywhere** on their property, when in fact in many cases it is a zoning violation, it just wasn't reported or enforced.
5. The majority of Goleta residents (the silent majority) do not have an RV at their home, yet ALL of Goleta's residents will be affected by your decision.

Before this portion of the ordinance is finalized and sent to City Council, I encourage you to drive and take a field trip through all of the Goleta neighborhoods to see how RV's are being stored, see if they are in compliance with the current ordinance now in effect and then project the effects of a relaxation of the ordinance. It might make you ask yourselves if that is what you want for Goleta.

I hope that your decision is based on what is best for all of Goleta and not on which group is more vocal.

My position is that the current codified ordinance that is now in place regarding this issue should be maintained and enforced for the benefit of ALL of Goleta residents.

Thank You,



Jim Fox