

Response to Public Comment: City Council NZO Adoption Hearing of December 17, 2019

Public Comment	Staff Response
<p>Tara Messing, EDC and UCC.</p> <ol style="list-style-type: none"> 1) Advocated for inclusion of SPA buffer reduction procedures. 2) Urged City staff to coordinate with Coastal Commission staff and return to City Council for amendments prior to formal submittal of a Local Coastal Program certification application. 	<ol style="list-style-type: none"> 1) SPA buffer reduction language discussed at length at the December 3, 2019 hearing. Council provided direction to staff to include the City Attorney’s Office proposed language for Section 17.30.070 without the inclusion of subsection E, which included definitions. See Errata Sheet for more information. 2) Staff intends to informally consult with Coastal Commission staff after the adoption of the NZO but prior to the City’s formal submittal of a Local Coastal Program application.
<p>George Relles.</p> <ol style="list-style-type: none"> 1) Requested the addition of two items for further discussion: Substantial Conformity Determinations (SCDs) and Non-Commercial Speech Sign Allowances (commercial vs. residential sign size). 2) Agreed with the Public Engagement Commission regarding mailed notice. 3) Expressed support for an annual postcard opt-in mailing. 4) Expressed concern for removing noticing requirements from the NZO and singling this item out. 5) Requested clarification as to whether you could opt for the NZO if vested. 6) Supported a sunset clause for vesting under the existing zoning ordinances as proposed. 7) Expressed concern about average height calculations and the impact of mechanical equipment on roofs. 	<ol style="list-style-type: none"> 1) Both items are included in the Key Topics and Other Items Worksheet for the January 21, 2020 continued public hearing (items B.15 and B.17 respectively). 2) On December 17, 2019, Council directed staff to add a provision, as subsection 17.52.050(C)(1)(c), to allow for newspaper notice in-lieu of mailed notice for large mailings. See Errata Sheet for more information. 3) Staff will consider this approach as part of the broader public outreach plan. 4) This item is treated differently because of an existing parallel process currently underway to develop a comprehensive vision for outreach. 5) Staff will discuss changes to projects processed under the existing zoning ordinances in the future at the January 21, 2020 hearing. 6) On December 17, 2019, Council expressed support for the vesting language as proposed with the inclusion of the definition of “Entitlement”. See Errata Sheet for more information. 7) Averaging not used for height calculations in the NZO and height calculations include mechanical equipment (see subsection 17.03.090(B)). Allowed projections are specifically listed in Section 17.24.070.
<p>Barbara Massey.</p> <ol style="list-style-type: none"> 1) Noted there is no Tree Ordinance. Criticized staff for not working for the public or the City Council. 2) Noted that many people do not have computers and do not get a newspaper but still want to know about big projects and identified previous projects where members of the public were not aware of the projects. 	<ol style="list-style-type: none"> 1) On December 17, 2019, Council expressed a desire to prioritize a Tree Protection Ordinance. This will be further discussed during the annual work program process. 2) On December 17, 2019, Council directed staff to add a provision, as subsection 17.52.050(C)(1)(c), to allow for newspaper notice in-lieu of mailed notice for large mailings. See Errata Sheet for more information.
<p>April Reid.</p> <ol style="list-style-type: none"> 1) Requested that Council not reduce the parking requirements for multi-unit development and noted the guest parking proposed for the Kenwood development. 2) Expressed concern for the parking reduction for senior and income-restricted housing developments. 3) Supported a sunset clause for vesting under the existing zoning ordinances, noting the importance of imposing current City values found in the NZO and the water moratorium. 	<ol style="list-style-type: none"> 1) On December 17, 2019, Council expressed support for the parking standards as proposed. 2) See response above. 3) On December 17, 2019, Council expressed support for the vesting language as proposed with the inclusion of the definition of “Entitlement”. See Errata Sheet for more information.
<p>Joanna Kaufman, COAST.</p> <ol style="list-style-type: none"> 1) Expressed opposition to high parking minimums and associated externalities. 2) Noted the role parking plays in overall carbon emissions. 3) Supported measures to reduce parking minimums, particularly outside the discretionary review process (including for car share, extra bicycle parking, and transit proximity). 4) Requested a standard of one parking space per studio and one-bedroom housing unit. 	<ol style="list-style-type: none"> 1) On December 17, 2019, Council expressed support for the parking standards as proposed. 2) The NZO does include measures to address carbon emission from transportation, including the requirements for bicycle parking and EV charging stations. 3) On December 17, 2019, Council expressed support for the parking standards as proposed. 4) See response above.