

September 30, 2019

Attn: Anne Wells
City of Goleta
130 Cremona Drive
Goleta, CA 93117

Re: 907 S. Kellogg
Goleta, CA 93117
APN # 071-190-035-00

Dear Anne,

SyWest Development represents the property owner of 907 S. Kellogg in Goleta, CA. We have reviewed the ***Underline-Strikethrough Comparing the Public Hearing Draft NZO to the January 2019 Revised Draft NZO*** document which became available in August 2019, and we have several concerns on the proposed changes that would negatively affect our property. We ask that you please consider the following and that we have an opportunity to review this information together before the next Public Hearing:

Page II-28 - Table 17.10.020: Land Use Regulations – Industrial Districts.

Vehicle Storage: Vehicle Storage was a Permitted Use in the Jan 2019 Draft ZO, but has since been removed altogether, and would no longer be allowed in Industrial Districts. We request that Vehicle Storage be added back into Table 17.10.020 as a Permitted Use in Industrial Districts and we would like to understand why its removal is being proposed.

Clinics: Clinics were a Conditional Use in the Jan 2019 Draft ZO, but has since been removed in the Public Hearing Draft ZO. If Hospitals and Skilled Nursing Facilities are allowed with a Conditional Use, why would a Clinic not be allowed at all? We request that Clinics be added back into Table 17.10.020 as a Permitted Use in Industrial Districts.

Page IV-11 - Section 17.24.100 Grading and Grubbing

A. Permit Requirements

The Grubbing and Grading thresholds that require Zoning Clearance or a Land Use Permit have been tightened in the Public Hearing Draft NZO from within 100 feet to now within 300 feet of a sensitive habitat or protected resource. We ask that these thresholds be reverted back to the Jan 2019 Draft ZO and we would like to understand why this change is being proposed.

Page IV-51 - 17.30.80 (D) Allowable Uses within SPAs. (Streamside Protection Areas)

The Jan 2019 Draft NZO allowed the maintenance of existing roads, driveways, utilities, structures, and drainage improvements as an Allowable Use. The Public Hearing Draft NZO deletes these uses. Our sole point of access to our property is our main driveway which is located within the SPA and the deletion of the subject text land locks our property and acts as a public taking of private property. Please revise this portion of the NZO so that the text included in the Jan 2009 Draft NZO remains.

As you are aware, we have an application on file with the City of Goleta that has been Deemed Complete for the proposed development of a new industrial complex on our property. We have been working with the City of Goleta for multiple years now on the revisions to the Zoning Ordinance and we are alarmed at the multiple last minutes changes that were made in August 2019 immediately prior to the start of the Public Hearing process. We remain very concerned about the negative impact these recent additional proposed zoning changes will have on our property and on our ability to redevelop our property, help improve the surrounding area and bring commerce and employment opportunities to the City of Goleta.

We look forward to your response to our comments and any questions that you may have.

Respectfully,



Tracy LaTray
Development Manager

CC: Robert Atkinson
SVP, Development