

From: donotreply@godaddy.com
To: Andy.Newkirk
Subject: goletazoning.com Public Comments: Form Submission
Date: Wednesday, May 08, 2019 11:36:31 AM

Name:

Heidi Jones, SEPPS, Inc.

Email:

Heidi@sepps.com

Subject:

Draft NZO Comments, cont....

Message:

Chapter 17.09 Land Use Regulations – Office Districts, Use Table The land use regulations table, specifically the Office Institutional uses section, does not allow any type of indoor warehousing and storage. There are existing, permitted, office uses within the OI zone district that also have an R&D and technology component (which is allowed in both the BP and OI zone districts). Those components often require some type of indoor warehousing and storage. We believe the table should be revised to add the p4 note which would allow some level of appropriate and associated indoor storage uses within the OI zone district “only if it is in association with a permitting use”. The recommend change remains consistent with the Office Institutional (OI) defined purpose and intent “to provide areas for existing and future office-based uses by implementing the Office and Institutional (I-OI) land use designation of the General Plan”. Further, the City’s General Plan OI general purpose is “intended to provide appropriate locations for a range of employment-creating economic activities, from those based on advanced technology to storage and warehousing, while seeking to minimize traffic congestion, visual, and other impacts on the surrounding residential areas.” Chapter 17.09 Land Use Regulations – Office Districts, Use Table The land use regulations table, specifically the uses section, allows residential facilities, assisted living uses with approval of a Conditional Use Permit (CUP). Senior Residential Living uses are completely omitted from the draft NZO. We suggest the City consider allowing both of these uses, or define a “Combined Independent/Assisted living facilities” use (without a CUP requirement) given the current zoning designation allows these types uses. The recommended change would remain consistent with the intent of the General Plan given assisted living residential uses are an allowed use in the I-OI General Plan designation. Chapter 17.55 Land Use Permits The draft NZO does not include a Time Limits section in the LUP chapter. We recommend the City define in detail a time limits section of this chapter. Chapter 17.57 Conditional Use Permits The draft NZO does not include a Time Limits section in the CUP chapter. We recommend the City define in detail a time limits section of this chapter. Chapter 17.59 Development Plans, Section 17.59.040 (Time Limit) The proposed time limits noted in the Development Plan chapter do not account for long-term master plan projects. For those projects that require a Development Plan approval, there are often long-term, comprehensive master plans associated with them (i.e. private educational or institutional uses) that are phased and built out over 15-30 years’ time. The time limits as noted do not discuss the approval vesting obtained with follow-up land use or coastal development permits that typically secure said approvals. We recommend the City define in greater detail the time limits section of this chapter. We thank you for the opportunity to participate in the public review of the draft NZO document.

This message was submitted from your website contact form:

<http://www.goletazoning.com/public-comments.html>

Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click [here](#) to get started.

