

**Response to Public Comment: City Council NZO Adoption Hearing of January 21, 2020**

<b>Public Comment</b>	<b>Staff Response</b>
<p>Ben Calo, Hanson Aggregates.</p> <ol style="list-style-type: none"> <li>1) Commented on Hanson Aggregates, a 60 year old ready mix concrete plant located at 50 S. Kellogg Avenue and reported he submitted a letter to the City Council on January 3, 2020 requesting the City Council include language that would allow the longstanding business to modernize and remain in business for many more years.</li> <li>2) The letter suggested language that would allow for the replacement of structures and equipment that are non-conforming as to the height as long as there is no increase to the height, size, or capacity, and that the City revert to the height limit of 35 feet as in the current Zoning Code, and allow for equipment to extend beyond 45 feet which would allow flexibility for future modifications.</li> <li>3) Requested they be provided with the exact pathway and language as they are trying to keep their business in place that has stood for decades. Mr. Calo noted Hansen Aggregates is the only Union concrete plant in the County.</li> </ol>	<ol style="list-style-type: none"> <li>1) See responses below.</li> <li>2) Height standards for all zone districts were derived from the City's General Plan. Further, any deviation to the 35 maximum height allowance in the IG (General Industrial) district would require either a stand-alone Modification or an adjustment to the maximum height limitation through a new Development Plan.</li> <li>3) Staff provided input on this project through a Planner Consultation as well as through follow-on emails and conversations on the telephone with the owner, as well as their agent and attorney.</li> </ol>
<p>Ginger Anderson, Stantec.</p> <ol style="list-style-type: none"> <li>1) Suggested extending the vesting and sunset dates in the New Zoning Ordinance and noted the dates should start at certification or adoption and then move out three to five years.</li> <li>2) Commented on the Streamside Protection Areas and recommended simple language and that the management plan is warranted.</li> <li>3) Pointed out that there is County ordinance language regarding equipment that is specific to this Hanson Aggregates site and that the language would be a simple carryover.</li> <li>4) Spoke in support of Hansen Aggregates' request to replace equipment on their facility. Ms. Anderson pointed out that because Hansen Aggregates is not repairing and maintaining but replacing, the facility is not protected under the legal non-conforming definitions anymore and suggested the City consider the language that was put into the County's ordinance for this specific facility in order to let a long standing business continue on the site that it's been located at for decades. Ms. Anderson pointed out the equipment is more modern and better for the environment.</li> </ol>	<ol style="list-style-type: none"> <li>1) 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, including minor clarifying edits. No further direction was provided on January 21, 2020.</li> <li>2) SPA buffer reduction language was 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.</li> <li>3) Height standards for all zone districts were derived from the City's General Plan, not existing County regulations. Pursuant to the General Plan, deviations from the maximum height standards must be reviewed and addressed on a project-specific basis.</li> <li>4) See response above.</li> </ol>
<p>Jason Chapman.</p> <ol style="list-style-type: none"> <li>1) Expressed support of the parking credit in Old Town Goleta and the in lieu fee, and provided the scenario that if you were to build Old Town with the current parking requirements it wouldn't be possible.</li> <li>2) Pointed out that the lack of surface parking makes Old Town more walkable and accessible.</li> <li>3) Questioned the increase to parking spaces for one bedroom/studio apartments, noting that this type of housing is important for the workforce and is being built in places that are amenable for walking, biking and taking transit and this should be encouraged as a way to meet housing goals. Mr. Chapman pointed out that the space needed for two parking spaces is the equivalent of the space needed for one studio apartment. Concluded that we need to plan for transit, walking and biking, and if we build for parking, walking or driving that's what people are going to do and recommended the City Council consider reducing the studio and one bedroom parking minimums.</li> </ol>	<ol style="list-style-type: none"> <li>1) No response required.</li> <li>2) No response required.</li> <li>3) Parking requirements were increased by Planning Commission during the recommendation hearings. Parking requirements were also an item flagged by staff for further Council consideration (see the December 17, 2019 Key Topics and Other Items Worksheet). City Council did not direct staff to revise the proposed parking requirements.</li> </ol>

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<p>April Reid.</p> <ol style="list-style-type: none"> <li>1) Commented that if parking is limited, it will not decrease cars people have, however it will take the problem and increases it into the community. Ms. Reid noted every household in her community has three or more cars. Mrs. Reid pointed out there was a compromise at the last City Council meeting that was sufficient which included buses and electric cars.</li> <li>2) Recommend a separate clause for Old Town Goleta for parking</li> <li>3) Recommended a sunset clause for vesting because we are still using old zoning ordinances.</li> </ol>	<ol style="list-style-type: none"> <li>1) Parking requirements were increased by the Planning Commission during the recommendation hearings. Parking requirements were also an item flagged by staff for Council consideration (see the December 17, 2019 Key Topics and Other Items Worksheet). City Council did not direct staff to revise the proposed parking requirements.</li> <li>2) There are two separate parking standards included for Old Town within the NZO.</li> <li>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, including minor clarifying edits. No further direction was provided on January 21, 2020.</li> </ol>
<p>Kevin Barthel.</p> <ol style="list-style-type: none"> <li>1) Spoke in opposition to staff's recommendation regarding outdoor storage in I-BP, noting that many businesses that have been in Goleta for decades will no longer be able to function under the Outdoor Storage ban in Business Parks.</li> <li>2) Spoke in opposition to the proposed ban on chain link fences.</li> </ol>	<ol style="list-style-type: none"> <li>1) The prohibition discussed is included in the General Plan. As such, the NZO is not creating a new prohibition, but rather restating an existing prohibition. Council directed staff to include the staff recommended additional language. This addition is reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> <li>2) Council directed staff to remove the chain-link fence prohibitions in the NZO. This change is reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> </ol>
<p>Gulcin Dagli.</p> <ol style="list-style-type: none"> <li>1) Spoke in support of staff's recommendation to limit hedge height. Ms. Dagli noted her two-story house is overwhelmed by her neighbor's hedges commenting that the hedges block their view, sunlight and is a source of dust.</li> </ol>	<ol style="list-style-type: none"> <li>1) Council supported staff's recommendation regarding hedge regulations, including an amortization provision for hedges violating the zoning standards. This change is reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> </ol>
<p>Connie Cornwell.</p> <ol style="list-style-type: none"> <li>1) Spoke on an unfriendly neighbor that will not maintain their hedges and expressed support for staff's recommendations on hedge height and amortization.</li> </ol>	<ol style="list-style-type: none"> <li>1) As stated above, Council supported staff's recommendation regarding hedge regulations, including an amortization provision for hedges violating the zoning standards. This change is reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> </ol>
<p>Dr. Ingeborg Cox.</p> <ol style="list-style-type: none"> <li>1) Noted many residents will have to undergo a lot of monetary expenditure to replace chain link fences which she noted are common in Goleta.</li> <li>2) Expressed concern with certain items and titles being altered or deleted.</li> </ol>	<ol style="list-style-type: none"> <li>1) Council directed staff to remove the chain-link fence prohibitions in the NZO. This change is reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> <li>2) Staff has carefully documented all citation changes and ensured that all cross-references in the NZO have been updated as needed.</li> </ol>
<p>Cecilia Brown.</p> <ol style="list-style-type: none"> <li>1) Noted chain link fences come in many shapes and sizes and suggested the City Council create a more defined definition of a chain link fence within the proposed New Zoning Ordinance.</li> <li>2) Warned that through a discretionary review process the Hansen Aggregate equipment replacement could go to the Planning Commission and they could deny it and would have to come back to the City Council on appeal.</li> <li>3) Spoke in support of staff recommendation regarding Substantial Conformity Determinations.</li> </ol>	<ol style="list-style-type: none"> <li>1) Council directed staff to remove the chain-link fence prohibitions in the NZO. This change is reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> <li>2) Depending on the specific details of the project, the Planning Commission may be the Review Authority for the proposed project.</li> <li>3) Council supported staff's recommendations regarding Substantial Conformity Determinations, making them noticed and appealable. These changes are reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> </ol>
<p>George Relles.</p> <ol style="list-style-type: none"> <li>1) Echoed Cecilia Brown's comments noting that "chain link fences" needs to be defined better as fences can come in many shapes, sizes and colors.</li> <li>2) Suggested that commercial, residential and agriculture be held to the same sign standards regarding non-commercial speech signage.</li> </ol>	<ol style="list-style-type: none"> <li>1) Council directed staff to remove the chain-link fence prohibitions in the NZO. This change is reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> <li>2) Council directed staff to ensure consistency between land use types regarding this sign exemption. The consolidation of this standard is reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.</li> </ol>

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Barbara Massey. 1) Spoke in support of staff recommendation regarding Substantial Conformity Determinations.	1) Council supported staff's recommendations regarding Substantial Conformity Determinations, making them noticed and appealable. These changes are reflected in the Errata Sheet and the NZO presented as part of the February 18, 2020 staff report.