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ZONING: PROJECT IN ENTITLEMENT PROCESS

Anne Wells  
City of Goleta Planning Manager  
130 Cremona Drive  
Goleta, CA 93117

Dear Anne,

The DRAFT Goleta Zoning Ordinance dated November 2015, section 17.01.040 "Applicability", Subsection E "Effect on Projects in the Entitlement Process" reads as follows, "Projects accepted for processing prior to the adoption of this Ordinance may continue to be processed with the previously adopted Title 17 or may utilize the provisions herein." This paragraph is missing from the REVISED DRAFT Goleta Zoning Ordinance dated January 2019.

I received a Notice of Application Completeness for Kenwood Village in 2010, long before either of the drafts mentioned above were created. I have already paid for complete architectural plans, numerous studies, a scoping document, and two EIRs all under the guidelines of the current zoning ordinance. It is possible, and highly likely, that the new zoning ordinance will be approved before my Kenwood Village project is approved by City Council.

It would be an unfair and unjust hardship for me to have to spend the money and time to redo my entire project under the guidelines of a very different zoning ordinance after having spent years perfecting it under the current ordinance.

I do not know how, when, or why this critical paragraph was removed from the current draft, but I implore you to reinstate it in the new zoning ordinance. This is absolutely critical to the processing of my Kenwood Village project. I look forward to your timely response.

Sincerely,

  
Ken Alker