

## Public comments received via comment boards at NZO Open House

June 25, 2015

### **Industrial M-I Zone [Currently “M-1” Zone] (Workshop Display No.1):**

- Limits property owners’ ability to lease to uses that are no longer permitted.
- Concern with creating non-conforming properties that would be restricted to what they can do... [and the effect on] marketability.
- Marborg [Industries] has 16 sites. Most businesses require an office. The office headquarters is very important. Don’t want to become non-conforming. Need to be careful of unintended consequences.

### **Neighborhood Markets §28.32.330 (Workshop Display No. 2):**

- I encourage the City to allow more neighborhood markets in residential zones. Some Single Family Zones may be appropriate, too. Ok with limited food prep. Limited parking requirements - Ok with none.
- This is a great idea!

### **Home Occupation Standards §28.32.180 (Workshop Display No. 3):**

- Home occupation standards should have as a guiding principal whether or not clients or employees come to the home business. Those home occupations requiring clients or employees to come to the home should be prohibited in residential zones.
- Is this intended to regulate telecommuters? Would be opposed to any regulation on home businesses that do not generate additional car trips to the home.
- The language here is confusing “Occupations” struck me to mean “to occupy/where people are,” not “work at home.”
- I basically oppose any law, etc. that discourages telecommuting unless totally necessary. I think having employees come to a home is also not necessarily negative and deserves a gentle touch.

### **Mobile Food Vendors §28.32.260 (Workshop Display No. 4):**

- [Would like] more information on the on-street vending ordinance.
- Impacting local businesses when a retail vendor parks all day on the street blocking driveways, taking away business from shops.
- Can a mobile food vendor go to the same location 365 days a year? Unfair competition with local businesses.
- Can a mobile food vendor pay for parking in a city-owned parking lot and vend from that location?
- Why would we allow only food trucks? What about groceries or other products?
- How many trucks allowed on site? Can there be more than one truck per site per day all day long? Serial food trucks?
- Should there be a minimum parking lot size before parking can be eliminated, i.e. 20 spaces?

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### Automobile Service Stations §28.32.100 (Workshop Display No. 5):

- Yes – No CUP.
- Why require PSP in a commercial zone? We already have standards.
- Staff has tools to evaluate development standards – no need for public hearing.

### Community and Market Gardens §28.32.120 (Workshop Display No. 6):

- Due to limited land availability, [do] not [allow] in light industrial zones.
- What about aquaponics? Requires space only. Industrial areas might afford.
- I think you should support sales for community and market gardens. Ex. What about a pumpkin patch that provides funds for a community project? Why restrict this? Evaluate on a case by case basis.

### Other Comments (Workshop Display No. 7):

- One of my favorite places is a Florida town (Naples) that has much in common with S.B. Its residential sections (except for Mansions Row) are for the most part modest houses from the 40's and 50's, charming – if not occasionally a little run down, imparting a definite Florida mid-century feel. In recent years, however, self-consciousness has begun to set in. People identified in Naples all those now popular “community” features that rank at the top of what makes a great little city: intimate scale, everywhere a walk from a phenomenal downtown (redesigned by Andrés Duany) consequently the place has become so popular – and infused with so much new money – that the residential areas are beginning to change. People are buying up the modest 50's houses, immediately tearing them down (in spite of purchase prices well over \$1,000,000) building in their place bloated quasi mansions, building out to as close to the property lines as possible. I realize we have addressed this issue some years ago (leading to the SFO), but I want to assure that this new zoning ordinance will protect us from this phenomenon. It would be nice – in spite of regulations we already have in place – if this point could be prominently and emphatically made in the new zoning ordinance. – JR, Allied Neighborhoods Association.