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CITY OF GUADALUPE
City Clerk or Deputy Clerk

October 8, 2018

Mayor Lizalde and Council Members
City Hall, Council Chambers
918 Obispo St, Guadalupe, CA 93434

Re: Tuesday, October 9, 2018 Guadalupe City Council Regular Meeting Agenda Item 10f: Second reading of Ordinance No. 2018-476, to consider amendments to Title 12 of the Guadalupe Municipal Code (Zoning Ordinance)...

Dear Mayor Lizalde and Council Members:

The Grower-Shipper Association of Santa Barbara and San Luis Obispo Counties respectfully requests that you postpone the consideration of Item 10f regarding the proposed Title 12 Zoning Ordinance Amendments to a date uncertain and to direct Staff to conduct stakeholder outreach on the need for the amendments and potential solutions to the issues of concern before the Council takes further action.

We have actively engaged on this issue and we remain an interested party. We are concerned with the lack of notice to affected parties and ability to participate in these important proceedings. Of particular concern are the proposed amendments regarding the revisions to the Conditional Uses in the R-2 and R-3 zones regarding group dwellings, along with the changes to the General Industrial General Standards. We are concerned that the proposed amendments would negatively impact residents and businesses in Guadalupe and urge the City Council to better understand the impacts of the contemplated actions to avoid unintended consequences to families and businesses living and working in Guadalupe.

The State of California, including the Central Coast, has experienced tremendous challenges regarding the availability and affordability of housing, including impacts to farmworkers and employers providing housing for agricultural employees; for these reasons many jurisdictions have moved towards increased, rather than decreased, housing density parameters. We oppose the City Council adopting arbitrary square footage limitations, which could unfairly and illegally target a particular group of occupants, and are concerned with the broader impacts of these actions on the City and surrounding jurisdictions. We also question whether this action is exempt from CEQA because of the associated impact from such policies.

Furthermore, we are concerned with the impact of the proposed changes to the General Industrial General Standards. By definition, "The purpose of the G-I district is to provide a district that permits agricultural processing or support industries and other general industrial uses in conformance with the land use element of the General Plan." (Title 18, Chapter 18.44 G-I, §18.44.010 Purpose of district). We recognize the need to balance multiple land use objectives but are concerned with the prioritization of public views over industrial functionality and would like the opportunity to work with City stakeholders to better understand the on-the-ground impacts of the proposed changes regarding screening, storage, trash receptacles, and HVAC for working businesses operating in industrial zoning designations in the City.

Thank you for deferring this decision until appropriate stakeholder outreach can be conducted.

Sincerely,

Claire Wineman, President