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December 10, 2019 - Attached are all public comments received after the comment deadline regarding the "Orange is the New Green" Zoning Code Update that have been submitted to OC Development Services.

Dear Terry Cox,

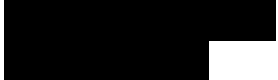
We do not need short term renters in our city/Anaheim and other OC cities. STRs take away housing from the people who want to live and work in OC, plus they take away from the neighborhood environment. Please join other cities and counties that have banded STRs from operating in their communities.

As far as have fruit vendors in the neighborhood, I am against that also. First of all, there are no handwashing facilities at the stands- the same vendor handles food and money? The lack of clean sanitation is the overwhelming reason I am against this. Is it fair to the brick based store to adhere to many of the regulations/sanitation laws and taxes/fees that they have to pay and a stand alone vendor doesn't?

Thank-you,

Michael A. Juarez, RN, PHN, MS

Clinical Case Manager/ CalOptima



## Giang, Steven

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**From:** Cox, Terry  
**Sent:** Tuesday, November 26, 2019 8:58 PM  
**To:** Chang, Joanna; Maldonado, Ruby  
**Subject:** Fwd: NO on Short Term Rentals

Sent from my iPhone

Begin forwarded message:

**From:** Cecile Eveland [REDACTED]  
**Date:** November 26, 2019 at 7:31:10 PM PST  
**To:** [terry.cox@ocpw.ocgov.com](mailto:terry.cox@ocpw.ocgov.com)  
**Subject:** NO on Short Term Rentals

Dear Mr. Cox,

I am an Anaheim resident who has been battling with City of Anaheim for the past six (6) years for allowing short term rentals in our neighborhood.

Our house has decreased in value, we have not been able to sell. Our dream home has become our living nightmare.

Please do not allow Short Term Rentals in any R1 Residentially zoned neighborhoods.

No one wants to live next door to a hotel or raise their family next to one. The noise, trash and parking is just the beginning of our problems.

Cecile Eveland  
20+ year Anaheim Resident, 50+ year Orange County Resident

## Giang, Steven

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**From:** Cox, Terry  
**Sent:** Tuesday, November 26, 2019 8:59 PM  
**To:** Chang, Joanna; Maldonado, Ruby  
**Subject:** Fwd: No on STRs

Sent from my iPhone

Begin forwarded message:

**From:** Cecile Eveland [REDACTED]  
**Date:** November 26, 2019 at 7:59:13 PM PST  
**To:** [terry.cox@ocpw.ocgov.com](mailto:terry.cox@ocpw.ocgov.com)  
**Subject:** No on STRs

Over 20 years ago, in pursuit of our American Dream, I sold my Disney stock to purchase our first home. We literally took every last penny we had. I still fondly remember walking through the door of our new home that Thanksgiving, with our two small children excited to be moving to Anaheim, the "Happiest Place on Earth," and what I believed, at the time, to be our final destination.

Move forward to July of 2013, when my husband and first noticed short term rentals illegally popping up into our neighborhoods, that American Dream quickly became our living nightmare. We no longer are able to enjoy our rights to the privacy and personal enjoyment of our own home. Our property rights have been violated, our civil rights have been violated and our human rights have been violated by a negligent ordinance that violates our own cities zoning.

To be clear, zoning laws do not violate property rights but rather they ensure that all property rights in a given area are equal and equally protected under the law. Should the property rights of your neighbor (or in this case, these investors) be permitted to change the character of our neighborhood? Should the property rights and financial gain of these investors be permitted to circumvent zoning? ABSOLUTELY NOT! It is not my responsibility to assist in their businesses by way of losses in tangible and intangible rights and values. As neighbors, we share in the losses to the quality of our neighborhoods, our communities and our quality of life. Do they share revenues? Of course not. Don't misunderstand me, I don't want their dirty money ... my values and integrity are not for sale.

When such guaranties exist on paper but are not respected in practice, there is opposition, legal action and social unrest.

We, as residents, have a right to freedom from interference with privacy, family and home. A right to equality. No one wants their primary residence to be next door to a short term rental.

STRS have pitted neighbor against neighbor and residents against tourists. We have been fighting this battle for over six years. Enough is enough. Property rights are vested only minus a nuisance and STRS are nuisances. So in honoring their supposed property rights, you have

violated ours! Your residents! In all due respect, residents need to come first and residents should be put FIRST!

Respectfully, I ask that you uphold existing zoning and ban STRs from all residentially zoned neighborhoods immediately. Uphold zoning.

Thank you.

## Giang, Steven

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**From:** Cecile Eveland [REDACTED]  
**Sent:** Tuesday, November 26, 2019 7:35 PM  
**To:** Zoning Code Team  
**Subject:** NO on Short Term Rentals

Please keep them out of our R1 Residentially Zoned neighborhoods. I didn't buy my home to live next door to a hotel or raise a family.

I have lived next to one for over six (6) years and it has turned our dream home into a living nightmare and decreased our property value to the point that we cannot sell our home because NO ONE wants to live next door to a hotel. There are parking problems, noise, trash and transient traffic that brings problems and puts our safety at risk daily.

## Giang, Steven

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**From:** Katie Cawelti [REDACTED]  
**Sent:** Wednesday, November 27, 2019 11:10 AM  
**To:** Vuong, Richard; Chang, Joanna  
**Cc:** Zeshaan Younus  
**Subject:** Occupancy Language - STR

**Importance:** High

Hey Richard and Joanna,

After discussing our end, I just wanted to reiterate this language suggestion for your efforts:


f) (5) The maximum overnight occupancy of the short-term rental shall be limited to two (2) persons [ages 12 and over] per bedroom plus two (2) additional persons within the short-term rental.

Please let me know if you have any questions. Thank you so much!

My best AND Happy Thanksgiving,

**Katie Cawelti**





**FOOTHILL COMMUNITIES ASSOCIATION**  
*Serving the Entire Unincorporated North Tustin Area*  
Post Office Box 261 • Tustin, California 92781

December 7, 2019

Commissioners  
Orange County Planning Commission  
County of Orange, California

Re: Zoning Code Amendment CA 16-01, "Orange is the New Green"

Dear Commissioners:

The Foothill Communities Association (FCA) represents the North Tustin area with about 10,000 residences. We would like to acknowledge and thank staff for its work on this comprehensive amendment. Staff has been responsive to our comments and in most cases receptive to our suggestions. North Tustin is by far the largest residential area that will be affected by this amendment.

FCA continues to have the following concern:

1. Seasonal Product and Temporary Outdoor Sales: The proposed wording in the third and final draft of the amendment adds "similar seasonal product sales" (*Temporary Christmas tree, Halloween pumpkin, and similar seasonal product sales facility shall be permitted in any agricultural, commercial, or industrial district or in similar areas of planned communities and specific plans, unless otherwise prohibited, and on all church sites and school sites and on vacant residential property abutting arterial highways subject to the following requirements* [Sec. 7-9-117.8]). The added language ("similar seasonal product sales") is ambiguous and may lead to abuse of the original concept of allowing temporary sales for Halloween and Christmas sales. The original language of "Christmas and Halloween" is preferred.

FCA also has the following comments:

1. Farmers' Market: This use has been expanded in the final draft of the Zoning Amendment to allow it in all residential districts in North Tustin with a Use Permit. Even with restricted frequency, such use would be disruptive in residential neighborhoods. Parking, in particular, will be a problem in residential neighborhoods. We ask that the use be removed from all residential neighborhoods. For North Tustin residents there are existing farmers' markets available nearby in non-residential areas of the cities of Tustin and Orange.



2. Short-Term Rentals: There have been instances of short-term rentals having extremely negative impacts on North Tustin neighborhoods. These rentals have disrupted previously quiet areas with frequent, large, and loud gatherings. At a minimum, FCA supports a permitting process through which a permit can be revoked if a short-term rental impacts the surrounding residents' quality of life with noise or excessive street parking. Additionally, a cap for the number of people allowed in each short-term rental may eliminate its use as a "party destination."
  
3. Sober Living Home: FCA supports Option B: *There shall be one thousand (1,000) feet of separation (as measured from property lines) between any two (2) Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined.*

Thank you for your consideration of our comments.

Sincerely,

Richard Nelson, President  
FOOTHILL COMMUNITIES ASSOCIATION  
rnelson@fcahome.org  
714-730-7810

CC:  
Sharon Gilliam, Clerk, OC Planning Commission  
Donald Wagner, Orange County Supervisor  
Ruby Maldonado, OC Public Works

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December 10, 2019

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OC Development Services/Planning  
Attn: Joanna Chang  
601 N. Ross St.  
Santa Ana, CA 92702.

Subject: Comments on the Proposed Revisions to the Orange County Zoning Code

Dear Commissioners,

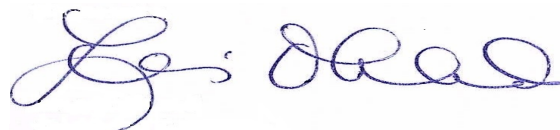
Thank you for the opportunity to review the Draft Orange County Zoning Code Update and provide our comments. The East Orange County Water District provides retail water service to the Panorama Heights area and retail sewer service to the Orange, North Tustin, Panorama Heights, Lemon Heights and Cowan Heights areas within the unincorporated area of Regional Council Area 17.

We have reviewed the County's prior versions of the revised code and agreed with the November 2018 CEQA Initial Study/Negative Declaration's assessment of No Impact. However, with the State Legislature's adoption of AB 68, AB 881, AB 587, AB 671 and SB 13 and the substantial changes to the Accessory Dwelling Unit (ADU) and Mixed Use requirements now included in the revised Code, we must note for the record that these new laws will have a significant affect on water and wastewater facilities.

Our 2015 Water and 2018 Wastewater Master Plans were built on different assumptions including available resources, regulation, density, and future growth. The new zoning code update and legislation will trigger water and wastewater utility master plan updates and the need for upgrades and expansion of the current buried and above ground infrastructure. At this time, it is unclear whether developer fees or ratepayer fees will fund these infrastructure improvements.

Again, we appreciate this opportunity to provide these comments for the record. If you have any questions, please do not hesitate to contact me at (714) 538-5815.

Sincerely,



Lisa Ohlund  
General Manager

c: Board of Directors, East Orange County Water District

## Giang, Steven

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**From:** Gilliam, Sharon  
**Sent:** Wednesday, December 11, 2019 9:25 AM  
**Cc:** Cataldi, Colby; Walsh, Nicole [COCO]; Vuong, Richard; Kurnow, Brian; Chang, Joanna; Maldonado, Ruby; Giang, Steven  
**Subject:** FW: Today's Meeting - Planning Commission

Good Morning,  
Comment letter received this morning.

Thank You,  
Sharon Gilliam  
Secretary to Colby Cataldi  
Deputy Director, OC Public Works| Manager of Development Services  
601 N. Ross Street, Santa Ana, CA 92701  
(714) 667-9658



**From:** Brian Harrington  
**Sent:** Wednesday, December 11, 2019 7:41 AM  
**To:** Gilliam, Sharon  
**Subject:** Re: Today's Meeting

Dear Sharon and Planning Commission,

My name is Brian Harrington and I would like to reiterate a few of my thoughts on the record for you all that I shared with [terry.cox@ocpw.ocgov.com](mailto:terry.cox@ocpw.ocgov.com) and [oczoningcode@ocpw.ocgov.com](mailto:oczoningcode@ocpw.ocgov.com).

Please reconsider the over-regulation approach you are taking to short-term rentals. Please do not side with angry NIMBY's that hate anyone else who is able to enjoy life in their own property.

I'm a millennial Anaheim resident currently renting off Orangewood street and my wife and I have started looking for a house to buy in Anaheim. A major way we will be able to afford to live in a larger home in Orange County is if we diversify our income with things like AirBnb and rental income from a portion of our house. These are our rights. It's absolutely crazy to me to learn that the County would even think about not allowing us to make money with our own property. Is it going to be illegal to drive Uber next month? Is it going to be illegal to walk dogs after work next month? Seriously, it's crazy that we even have to talk about this.

Please block out the noise of a loud minority today of angry NIMBY opinions and do the right thing for all the regular people at work right now that couldn't make this meeting. Do the right thing for private property rights. Do the right thing for the American Dream, stop creating arbitrary rules of what people can do with their own house.

Appreciate you listening,

Brian Harrington

[REDACTED]

Anaheim, CA [REDACTED]

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Brian Harrington

[REDACTED]