



November 21, 2019 - Attached are all public comments received regarding the Draft Codified Ordinance Update.

Giang, Steven

From: John Rutledge [REDACTED]
Sent: Thursday, November 14, 2019 12:32 PM
To: Chang, Joanna; Cox, Terry
Subject: Comment to Codified Ordinance Division 13 - Property Maintenance

Hello -

As 46-year Orange County homeowners, we would like to express our opposition to any ordinance which permits the parking or storage of motorhomes, trailers or RV's on residential driveways. Such practice is growing in our North Tustin neighborhood, and it is a significant visual blight and a negative factor in real estate values.

Thank you for your consideration of our comments.

John & Karen Rutledge
[REDACTED]

Giang, Steven

From: Bill or Jan Wilson [REDACTED]
Sent: Thursday, November 14, 2019 4:04 PM
To: Chang, Joanna
Subject: Comment to Codified Ordinance Division 13-Property Maintenance

Joanna Chang,

I oppose RVs being parked or stored on driveways for the following reasons:

- RVs are a blight on the neighborhood.
- Property owners could, and do, rent out their driveways to other people to store their RVs.
- RV parking on driveways cuts off parking access to the garage, so that cars normally parked in garages are instead parked on streets adding to the blight and congestion.
- RVs sometimes park right up to the edge of the street blocking visibility to oncoming traffic.
- If RVs are allowed at least there should be a limit on the size of the RV.

Thank you.

Bill & Jan Wilson, [REDACTED]

Sent from [Mail](#) for Windows 10



November 15, 2019
OC Development Services/Planning
Via email: OCZoningCode@ocpw.ocgov.com

Re: Comments on the Codified Ordinance Division 13 - Property Maintenance

The Foothills Communities Association (“FCA”), representing a membership of over 5,000 residents in the unincorporated North Tustin area, hereby submits the comments following below regarding the proposed amendment to the Codified Ordinance Division 13 - Property Maintenance (“Code”). These comments are directed at the proposed changes to subparagraph c (“Subparagraph c”) of Table 3-13-6(c) of the Code. Subparagraph c appears in the far-left column of the Table 3-13-6(c).

The amendment would add the words “recreation [sic] vehicle,” to Subparagraph c, so that Subparagraph c would then read as follows:

“c. The exception to subparagraphs a. and b. above is that a vehicle or recreation [sic] vehicle may be stored or parked on a paved driveway connecting a garage or carport with a public or private street.” (Underlining added)

The FCA’s comments are as follows:

1. The Code, per Subsection c, currently permits recreational vehicles (“RVs”) to be stored or parked only behind screened areas that are not within the required building setback of residential properties. The Code prohibits RV storage or parking anywhere else on residential properties. This is a reasonable rule, and is followed by cities neighboring North Tustin, including the City of Tustin.
2. Subparagraph c, as amended, would not restrict or limit the storage and parking of RVs on driveways in any manner whatsoever. As a result, property owners could permanently store or park RVs on their driveways in any manner they desire, including:
 - a. Property owners could store or park multiple RVs on their driveways.
 - b. RVs could be parked or stored right up to the sidewalk or curb blocking the view of oncoming pedestrian or vehicular traffic. Orange County cities that do allow RV storage and parking, require that RVs be parked no closer than specified distances from the street or curb.

- c. Property owners could rent out their driveways for storage of RVs owned by others. Other Orange County cities that allow RV storage and parking require that the RVs be registered to the property owners.
- d. RVs could be parked in any configuration. Orange County cities that allow RV storage and parking require that RVs be parked perpendicular to the adjoining street. Under the amendment, RVs could, for example, be parked parallel to the street.
- e. RVs on driveways could be of any length. Orange County cities that allow RV storage and parking have limitations on the RV's length.

3. North Tustin is by far the largest residentially zoned area in unincorporated Orange County, and as such would be the most impacted community by the amendment to Subparagraph c.

4. The FCA recently conducted a poll of its members about whether they are in favor of proposed amendment, which would not impose limitations or restrictions. 474 out of FCA's over 5,000 members responded, with 83% saying they were opposed to the amendment. The social media website NextDoor recently conducted an almost identical poll in the North Tustin area, and 79% opposed the amendment.

5. There is no definition of "driveway." Accordingly, property owners could pave driveways multiple times wider than the garage, and park multiple RVs and vehicles there.

6. Allowing RV storage on driveways would block vehicular access to garages. As a result, use of the garages for parking would be limited or totally eliminated, resulting in even more vehicles being parked on streets.

7. The County has not surveyed property owners in the affected communities to determine what they want. The draft of the amendment to Subparagraph c wasn't created until around October 2018. This was well after the conclusion of all the "road shows" that were conducted for the Orange is the New Green, so the amendment to Subparagraph c was not discussed.

8. As a practical matter, there was no public notice of the amendment to the Code. The draft of the amendment is buried in the Orange is the New Green website, and there is no mention anywhere of the pending amendment. Few North Tustin residents are aware of the proposed amendment due to lack of notice, and lack of transparency by the County.

9. Cities surrounding North Tustin, including Villa Park, Orange and Tustin, either have severe restrictions on RV storage and parking on driveways, or prohibit it altogether. The proposed amendment to Subparagraph c would make North Tustin inconsistent with the neighboring cities.

Thank you for your consideration of our comments.

Sincerely,

Richard Nelson, President
Foothill Communities Association

Giang, Steven

From: Andrea Palmer [REDACTED]
Sent: Monday, November 18, 2019 11:53 AM
To: Chang, Joanna; Cox, Terry; Zoning Code Team
Subject: Comment to Codified Ordinance Division 13-Property Maintenance

Importance: High

Dear Orange County Government Representatives,

As concerned Orange County residents of over 30 years, my husband and I would like to go on record as to why we oppose RV's being parked and/or stored on residential driveways.

1. Safety issues such as inadequate sight distances from driveways and intersections place pedestrians, bicyclists and motorists at risk.
2. Health concerns resulting from illegal dumping of sewage/gray water or chemical effluents into storm drains.
3. Visual blight impacting property values.
4. Substantial reduction of available street parking for other residents as the RV homeowner displaces regular vehicles from their driveway to accommodate the parking of the RV on their driveway.

It is my understanding that the current Code prohibits RV parking/storage on driveways, and that in many instances the Code Enforcement and County Counsel does not enforce that Code.

Additionally, results of a recent poll conducted by the FCA show that 83% of 474 responders opposed the amendment. There was a similar result in a poll conducted by NextDoor where 79% of responders also opposed the amendment.

We implore you to consider that the majority of your taxpaying constituents are NOT in favor of amending the current Code and would rather, respectfully, insist the existing Code be enforced equally and fairly among all Orange County residents.

Sincerely,

Andrea and James Palmer
[REDACTED]

Giang, Steven

From: Roger Sprigg [REDACTED]
Sent: Monday, November 18, 2019 2:15 PM
To: Zoning Code Team; Chang, Joanna; Cox, Terry
Cc: Wagner, Donald [HOA]; Campbell, Tara [HOA]
Subject: Comments on the Codified Ordinance Division 13 - Property Maintenance
Attachments: Roger Sprigg Comments - Codified Ordinance Division 13 - Property Maintenance.docx

To whom it may concern:

Please find the attached Word document containing my comments on the Codified Ordinance Division 13 - Property Maintenance. Please let me know if you have any questions or problems opening the document.

Roger Sprigg
[REDACTED]

Giang, Steven

From: Chris Hardy [REDACTED]
Sent: Monday, November 18, 2019 3:07 PM
To: Chang, Joanna; Cox, Terry; Zoning Code Team
Subject: Comment to Codified Ordinance Division 13-Property Maintenance

We are writing in opposition to the proposed amendment to the referenced ordinance that would expressly allow parking and storage of RVs on residential driveways within unincorporated neighborhoods in the County of Orange. We have lived in our home within such a neighborhood in the North Tustin area for the past 41 years. Such an amendment, if adopted (especially without any restrictions or limitations), has the potential to do great harm to the attractive appearance, character and safety of our neighborhood, which are the cherished characteristics that attracted us to this neighborhood in the first place. Such unrestricted and unenforced storage and related maintenance activities that will undoubtedly ensue if this amendment is enacted, are contrary to and in conflict with the primary use for detached single family homes according our SFR zoning.

Residential driveways were made to allow automobile ingress and egress to and from residential garages onto public streets. Parking of such large, and perhaps numerous, vehicles in a single residential driveway would result in land use and safety concerns that are incompatible with single family residential land use:

- overcrowded street parking
- safety/visibility hazards due to blockage of vision to and from a public right-of-way

Storage, repair and maintenance of large motor homes, boats and similar vehicles or equipment should be confined to storage yards, which is why there are such facilities within convenient proximity to residential neighborhoods. What next in your amended ordinance, backhoes, tractors and bulldozers?

Finally, it is our opinion that adoption of the proposed amendment to permit such unprecedented uses not permitted in other similar residential neighborhoods in Orange County will have an adverse impact on property values, and could potentially be considered an act of inverse condemnation on the part of the County.

Please reconsider this ill conceived action.

Christopher N. Hardy
Barbara T. Hardy

[REDACTED]

Giang, Steven

From: Ken Smith [REDACTED]
Sent: Monday, November 18, 2019 3:21 PM
To: Chang, Joanna
Subject: Opposition to RV's stored in residential communities

RV's should not be allowed for storage in residential communities.

- 1) they become unsightly & dirty.
- 2) Residential properties were not designed to be storage lots for recreational vehicles..
- 3) San Clemente allows RV storage but it must be stored behind the front of the house. This is a good alternative.
- 4) I didn't but my single family home to live in the middle of a RV Park.
- 5) The list goes on.....

Ken & Merlyn Smith
[REDACTED]