

Testimony Lopez Village Plan, September 21, 2018
Rhea Miller, Lopez

Equinox greetings!

We are in dramatically changing times. What was true 4 years ago is not necessarily true, accurate or applicable today. The GMA is now over 25 years old and suburbia is no longer a planning goal for sustainable living. Your own Director of Emergency Services says that in his tour of California communities that were victims of flood and fire—the best planned, best coiffed, most tidy, attractive communities were the least resilient and least regenerative. Why? Because the working people could no longer live there. They were at least 2 hours away, so when the communities experienced emergencies, there was no one there to help.

We are at a turning point with this Village Plan. I ask you to make every effort to foster the ability of working people to live and work in the Village. Live/work space is essential. Strictly Residential Restricted (RR) zoning does not work for an active, resilient community. We need extensive neighborhood enterprise overlays to allow for live/work spaces in the Village beyond the bounds of a cottage enterprise. Five trips a day is not enough. People can have their shops downstairs and their living quarters upstairs or out back. We are desperate for trades people and business employees.

You can restrict noise/lights/ after 5 p.m. in a neighborhood enterprise overlay. You can restrict undesirable odors. But do not make a huge section of the Village Residential Restricted. I could not oppose it more and have since the beginning of the process, as have other members of the village planning committee.

Secondly, you do not need to add further restrictions to food trucks in the village. The recommendation from the Village planning committee was not accurately passed forward. It was never their intention to restrict food trucks. We love food trucks. They enable working people to work and eat at an affordable price.

Thank you for listening.