

From: [Jennifer C](#)
To: [PER Meetings](#)
Subject: 4/14/25 Planning Commission agenda item - 478 Cambridge Drive
Date: Saturday, April 12, 2025 6:55:37 PM

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To whom it may concern,

I have been a local resident for more than 35 years and the quality of our local environment, for human as well as wildlife inhabitants, is important to me. A friend alerted me to the parking lot lights being proposed at the church on Cambridge Avenue and I would like to make a comment on that.

The appeals that neighbors are making against the glaring lights in the church parking lot are valid and make good points. In looking into this situation, it's clear that the light poles should not be on the very edge of that light diagram, and if the light diagram is for a 20-foot light, not a 14-foot one, then that should also be taken into account.

Overall, the lumens and "XL" version of the lights is way over the top for this residential area and this huge parking lot. Light pollution affects our environment, the migrating birds, wildlife, pollinators, trees, and our overall well being. It creates an unnecessarily stressful environment for all involved.

The church that wants to put these glaring lights in their parking lot has mentioned reasons that have not been substantiated, nor echoed by neighbors in the area. The people in the homes bordering the church parking lot would have to deal with the stress and glaring light source all the time, whereas those who actually run and attend the church will only be there in the daytime and only select hours after dark. The many residential neighbors should not have to bear this burden. Rather, the burden should be on the church to have light when they need it for specific activities and not burden neighboring homes when they don't. Everything from increased stress and decreased property values would be levied on the neighbors while the church carries no burden at all, they being the only ones who gain some convenience at a huge cost to others.

As a last comment, the city of Santa Barbara, as well as many municipalities across our country, talks a lot about conserving energy use. These lights being on at all hours is a huge waste of energy with an added burden to neighbors, and are not a solution to any proven problem.

I advocate that the city vote not to allow the church to install these lights.

Thank you for your consideration,

Jennifer Cox

From: [Jessie Altstatt](#)
To: [PER Meetings](#)
Cc: [Katie Maynard](#)
Subject: excessive lighting planned for parking lot at Church of Later Day Saints
Date: Sunday, April 13, 2025 9:03:58 PM
Attachments: [2021-02-05 SBAS Goleta street lighting letter.pdf](#)
[LEDStreetLightingMapBook.pdf](#)

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Dear City of Goleta Planning and Environmental Review staff and Commissioner Maynard,

I just learned this weekend about the appeal of proposed parking lot lighting for the Church of Later Day Saints on Cambridge Drive. International Dark Sky week is April 21-28 and I am currently in the process of asking the City to issue a Proclamation recognizing the City as upholding the Dark Sky values and principles.

Excessive light at night is a huge personal issue for me and has been for Santa Barbara Audubon Society, who works to protect area birds and their environment. Birds need dark skies especially during spring and fall migrations, where they travel at night. Our raptors that do such good work reducing rodents, need dark spaces to hunt in. We commented extensively on the City of Goleta's street lighting program in 2000 and 2022 (those letters available upon request), arguing to use the lowest wattage and K color new LED lights possible. We were extremely grateful that the City at that time reduced the color profile of the new street lamps to 2700K, and reduced the lamp wattage and lumens to be more appropriate and dark sky friendly.

Considering this residential neighborhood where the proposed project is located, I refer you to the 2021 LED Street Lighting MapBook Design overview report for the City of Goleta provided by Tanko Lighting, where the residential street lamps for this neighborhood were proposed to be 22 watts- providing 2,640 lumens each. Due to public comment, many of the new LED lamps installed were of LOWER output than in this initial Map book (I have attached only initial MapBook which guided the City's initial decision to decrease wattage and lumens when converting to LED lamps but note that this report does not include the final changes which reduced the wattage and lumens of many of the brighter lamps).

For example, new street lamps for the intersection of Fairview and Hollister, which is an extremely well-lit intersection, were initially proposed to be 98W which would provide 10,700 lumens. After public comment, these lamps were reduced to 84W and 8,500 lumens.

The project under Appeal has proposed to install seven lamps that are each 3000K (bright and blue in color), 200-400W, and a whopping **29,000 lumens**. **This is nearly 10 times as much wattage as a City street lamp in the same neighborhood, and more than 10 times the lumens of neighboring street lamps. 10 times!!**

I am totally aghast that the City is poised to approve the installation of 7 lamps in a lightly private parking lot, in the middle of a residential neighborhood, where each lamp is nearly **quadruple** the lumens used along Goleta's largest arteries such as the corner of Fairview and Hollister.

I cannot fathom what the need is to have such incredibly bright and intrusive lighting in this parking lot- and I am disappointed that staff are recommending that the Planning Commission permit these lamps even though they are completely out of character with the City's own street lighting in the same neighborhood.

Personally, I cannot imagine being a neighbor to this property, especially when the drawing and plans provided clearly show a different light distribution pattern than does the specified lamp lens to be used. The lamp manufacturer drawing showing the light distribution for the proposed lenses clearly shows that there will be light on all sides of the center/mount for the light- which will not result in the light distribution pattern as shown on the project plans. There is going to be egregious light trespass from these lamps and it is a travesty that this problem was not caught and corrected during the planning process.

It is not too late to do the right thing, for our dark skies, for the neighbors, and for our local wildlife who need a dark night environment. In the face of upcoming International Dark Sky Week, I would expect the City to do better especially when in keeping with their previous own decision about City-owned lighting.

Please require that the project use lamps of a much lower wattage and lumen output, and that are 2700K similar to the surrounding neighborhood street lighting.

Thank you.

Sincerely, Jessie

--

Jessica Altstatt
Chair, Conservation Science
Santa Barbara Audubon Society
<https://santabarbaraudubon.org/>

From: [Craig Steward](#)
To: [PER Meetings](#)
Subject: Appeal of DRB preliminary and final approval for parking lot lighting at the church of Jesus Christ of latter-day Saints 478 Cambridge Dr. APN 069-5 60-031 case numbers 24-0032 – DRB, 24-0052 – ZC, 24-0003 – APP, 24-0004 – APP
Date: Sunday, April 13, 2025 12:50:23 PM

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Dear Planning Commission Chair and Members

Thank you for caring about our community. As members of the Church of Jesus Christ of Latter-Day Saints on Cambridge Drive since 1974, we are concerned about disturbing adjacent residences and appreciate the detail of your review.

We are also concerned about having sufficient lighting at the entrances to the building to allow my handicapped wife to safely negotiate curbs and walkways in low light conditions. We frequent the building many times when others are not around.

Note also that the parking lot also serves as overflow parking for the adjacent elementary school, relieving the burden of adjacent neighborhood of much parking congestion during after hour school activities. Lighting for the safety of these seniors, adults, and children after dark is our concern as well.

Please consider our needs as you balance the needs of our surrounding neighbors and friends.

Thank you,
Craig & Maggie Steward
3939 Maricopa Dr
Cell: 805-698-2649
Sent from my iPhone

From: [Terre Lapman](#)
To: [PER Meetings](#)
Subject: Cambridge Drive new lighting at church
Date: Sunday, April 13, 2025 2:03:44 PM

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Dear Planning Commission,

I want you to consider NOT letting any more lighting in the parking area at 478 Cambridge Drive.

As Goleta has become more dense, there is too much light pollution encroaching into our environment.

In a lot of cases, keeping us from enjoying our homes and yards.

Please do not approve this request.

Thank you for your consideration.

Terre Lapman

From: mardanne@silcom.com
To: [PER Meetings](#)
Subject: Fw: Planning Commission Public Hearing 4/14/25 Agenda item B1
Date: Monday, April 14, 2025 10:41:30 AM

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Sent: Saturday, April 12, 2025 5:25 PM

To: PERmettings@cityofGoleta.org

Subject: Planning Commission Public Hearing 4/14/25 Agenda item B1

April 12, 2025

Jim Dannehower

Jim Dannehower Electric

5191 Rhoads Ave

Santa Barbara, CA 93111

Dear Commissioners,

I am a local licensed electrician that holds a C10 electrician's license with the state of California. I have been working in the Goleta and Santa Barbara area for 23 years.

I am writing to request that you approve Ms. Rork's appeal and deny the installation of this lighting in the parking lot at 478 Cambridge Drive.

The appeal states that there are several significant errors in the contractor's

plans. The City's response to that was to write:

"The submitted plans were prepared by Excel Construction Services, which holds both a current B and C-10 (electrician's license) and is responsible for the accuracy of the plans. When the building permit is applied for, the contractor's license will have to be appropriate for the work involved. For this project, that is likely an electrician's license, C-10." (page 6)

A C-10 licensee cannot design lighting plans. That can only be done by a lighting designer. A licensed electrician is not qualified to determine foot candles, glare, or light trespass from a lighting fixture. A contractor that does this is acting outside the scope of his qualifications. It is the City's responsibility to ensure that any submitted plans are correct.

Sincerely,

Jim Dannehower

CA C-10 License #806529

805-453-4897

jimdanne@gmail.com

From: [pnutdolly](#)
To: [PER Meetings](#)
Subject: Parking lot lights
Date: Monday, April 14, 2025 11:14:18 AM

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Hello,

My name is Stephanie Turner. I've lived in Goleta for 47 years. I've been a member of The Church of Jesus Christ of Latter-Day Saints for 39 years. I've attended the Cambridge location that entire time.

It is my understanding that when the Church attempted to switch to more energy efficient light bulbs last year, they were rejected by the city, and our parking lots have remainder dark ever since. This has been extremely difficult on my 70+ year old parents, whom also attend this location. Both of whom are disabled.

We appreciate any help in this matter you can provide and look forward to a resolution and a day when we can again have safe, well-lit parking lots again.

Thank you,

Stephanie Turner
805-618-8978

Sent from my Galaxy

From: [Allyson Mann](#)
To: [PER Meetings](#)
Subject: Lights in church parking lot
Date: Monday, April 14, 2025 10:53:32 AM

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Good morning,

I'm reaching out to make a request on behalf of my fellow Latter-Day-Saint church members here in Goleta.

Our church building on Cambridge Dr. hasn't been allowed to have lights in the parking lot at night. We hold many activities at our building at night for young and old. We've had several accidents with our older population in particular at night when trying to get to their cars in the dark.

We've also witnessed a few close calls with children almost being hit in the dark lot at night.

We try to be kind, respectful neighbors who uplift and enhance the community. My request is that we may have at least dim lights for the safety of our congregants and any others who may use our lot.

Thank you for your time and consideration.

Allyson Mann
member, Church of Jesus Christ of Latter-Day Saints, Goleta congregation

From: [Alexis Dorny](#)
To: [PER Meetings](#)
Subject: 478 Cambridge Dr parking lot lights
Date: Monday, April 14, 2025 11:34:37 AM

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I appreciate the time to address this concern. Many of the events and meetings at this address end after the sun has set and as a matter of safety, there needs to be lighting in the parking lot. I have experienced difficulty walking to my car as well as driving through the parking lot being aware that others are making their way to their cars all while being in near black out conditions. I want to be mindful of city regulations and be a good neighbor however, this comes down to a safety issue.

Thank you for your time and consideration,
Alexis Dorny

LAW OFFICE OF MARC CHYTILO, APC

A PROFESSIONAL CORPORATION

ENVIRONMENTAL LAW

April 14, 2025

Ms. Jennifer Fullerton, Chair By Email to: PERmeetings@cityofgoleta.org
City of Goleta Planning Commission
130 Cremona Drive
Goleta, California 93117

RE: Appeal of DRB approval of Parking Lot Lighting at 478 Cambridge Drive

Chair Fullerton and Members of the Planning Commission:

This office represents appellant Kalia Rork in the appeal of the Design Review Board's approval of proposed lighting in the parking lot at 478 Cambridge Road.

SUMMARY OF APPEAL

Zoning Ordinance and General Plan Requirements

Generally, the Lighting Ordinance, Chapter 17.35, requires controls on outdoor lighting to "protect against direct glare, excessive lighting, and light trespass. In addition, this chapter aims to preserve the community's character and enhance the ability to view the nighttime sky." § 17.35.010. Lighting for parking lots by residential areas "must be compatible with and not directly or purposefully illuminate or unintentionally spill into nearby residential uses." Timing controls, including timers and motion sensors must extinguish lights when the building is not in use and turn off lighting not more than 10 minutes after activation. Light trespass or glare must not exceed 0.1 footcandles at the property line. Parking lot lighting "must be designed to provide the minimum lighting necessary . . . and not cause glare or direct illumination into adjacent properties." See Exhibit A for Lighting Ordinance and General Plan Policies.

Lighting Plan Discrepancies and Photometric Plan Inadequacies

The Lighting Ordinance directs that a Lighting Plan contain the location of each existing and proposed outdoor light fixture, which must also be shown on the landscape plan "to demonstrate the coordination of fixtures and tree plantings." GMC § 17.35.060.A.1. The Lighting Plan must include a photometric grid showing foot-candle readings every 10 feet within the property or site, and 10 feet beyond the project's property lines. GMC § 17.35.060.B.3. The applicant is responsible for the adequacy and accuracy of all submittals. GMC § 17.52.020.C.

The Applicant's Site Plans (Demo Site Plan A001a and Proposed Lighting Site Plan A002, at PC packet pages 60 and 62) show the location of the existing light poles and fixtures while the Photometric Plan (A003, packet page 63) locates these poles and fixtures in different locations. See Exhibit C, which overlays the site plan and photometric plan. The inaccurate Photometric

Plan has most of the project's light poles in the wrong location, with the largest error associated with the pole closest to Appellant Rork. Since the project description calls for replacing the existing poles in the same location with no change in wiring, the photometric grid must be based on an accurate location of the existing poles. The Lighting Plan's Photometric Plan relies on these wrong locations to calculate the project's illumination, misstating the impact and rendering the Lighting Plan wholly defective.

This error hides the project's impact on surrounding and adjoining properties. If the Photometric Plan had used the Site Plan's locations, it would have shown extensive light trespass into Ms. Rork's backyard. See Exhibit C.

State-mandated Backlight, Uplight and Glare (BUG) Factors Are Ignored

Project plans incorporate state Backlight, Uplight and Glare (BUG) standards by reference. See Exhibit D. These State Lighting pollution standards require that less bright lights (rated for BUG 1/BUG 2 aka B1 or B2) be used near a property line. See Table 5.106.8[N] in the project's plans, Exhibit D. If the lighting fixture is less than 7 feet from the property line, a fixture with a BUG rating of B0 is required, regardless if the area is categorized as LZ 1 or LZ 2. Light fixtures 8-14 feet from the property line must have a BUG rating of B1 in the LZ 1 zone and B2 in LZ 2 zone. Light fixtures 14-28 feet from the property line must have a BUG rating of B2 in LZ 1 and B3 in LZ 2.

The project lacks accurate, surveyed locations for the light poles and fixtures, and is not in compliance with state light pollution standards for setback from property lines.

Lighting Basics

The power of a light fixture is measured in watts, and the resulting illumination intensity is measured in foot-candles. The taller the pole, defined as the Mounting Height (MH), the broader the light footprint, while the intensity is reduced.

Fixtures are assigned BUG ratings, based on their backlight, uplighting and glare characteristics. Acceptable levels of intensity are adjusted for the "Lighting Zone" (LZ) the project is in. The project site qualifies as a LZ 1 zone, with single family zoning, no commercial or mixed use.

The temperature of 3000K generates the warmest color, which is appropriate for the site.

Dark Sky fixtures are required by the Lighting Ordinance. Dark Sky fixtures must be fully shielded and have full cutoff, and are certified as Dark Sky Compliant by the International Dark-Sky Association, at www.darksky.org. The project's fixtures are not full cutoff, and are not certified by the International Dark-Sky Association.

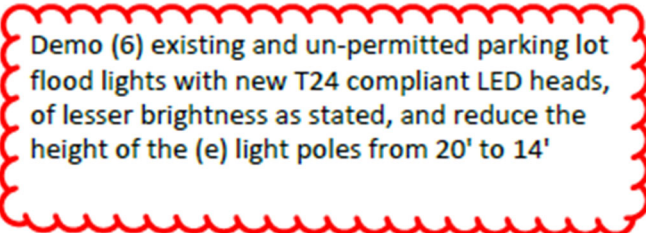
Project Lighting

The Project proposes 200 watt lights (using the Westgate LFXMAX-LG-200-300W-MCTP-PSR, 200-300 watt), which were chosen probably because the first photometric study assumed the then-existing 20' tall poles would be used. The Lighting Ordinance limits parking lot pole heights to 14', and the project proposes 14' poles.¹ Revised applicant-supplied lighting plans appeared to retain the 200 watt intensity for the 14 foot poles. Note the lighting study refers to "MH", which is the Mounting Height. 3000K is the correct temperature and color.

But 200 watts is too much for this application, especially with 14' poles. Exhibit B is the manufacturer's fixture recommendations and lighting study for a comparable parking lot. Westgate, the manufacturer, recommended using smaller fixtures, set at not more than 150 watts, for a comparable parking lot. See Exhibit B, Lighting Study from Westgate.

The Project Was Expanded **After** DRB's Approval

The DRB considered a 6 light project presented to them as follows:



Demo (6) existing and un-permitted parking lot flood lights with new T24 compliant LED heads, of lesser brightness as stated, and reduce the height of the (e) light poles from 20' to 14'

DBR Plans Attachment C, Page G001, General Information. See also Demo Site Plan A001a; Proposed Site Lighting Plan A002; Photometric Study A003.

The DRB Staff Report States:

PROJECT DESCRIPTION:

This is a request for a **Conceptual/Preliminary/Final** Review to replace six (6) existing and un-permitted parking lot lights with new LED heads that meet the California Title 24 Building Energy Efficiency Standards and reduce the five (5) existing light poles from 20' to 14' in height and one light on the Southeast corner is proposed to be reduced to 8' in height.

The project was filed by agent, Breana Rodriguez of Excel Construction Services, Inc. on behalf of The Church of Jesus Christ of Latter-Day Saints, Property Owner.

¹ The 8' pole approved by the DRB appears to have been removed from the project.

The Project before your Planning Commission is different. The Plans before your Planning Commission add 7 lights

Replace (7) existing and un-permitted parking lot flood lights with new T24 compliant LED heads, of lesser brightness as stated, and reduce the height of the (e) light poles to 14' per city of Goleta ordinance 17.35.050. New light heads to have photo cells, motion sensors, shrouds and a timer be able to override the power to them.

Planning Commission Plans Attachment 5, Pages 55-63, G001, General Information. See also Demo Site Plan A001a; Proposed Site Lighting Plan A002; Photometric Study A003. The Planning Commission version of the Plans add the seventh pole without explanation. There is no mention of this substantial change in the Staff Report to the Planning Commission, and instead, the Staff Report misrepresents this issue to your Commission:

APPLICANT REQUEST/PROJECT DESCRIPTION

The project is located on a 3.31-acre parcel developed with an approximately 24,600-square foot Community Assembly located in the Residential Single (RS) zone district. The Community Assembly is approved and operating under a Conditional Use Permit approved by the County of Santa Barbara prior to the City's incorporation.

The applicant requested Conceptual, Preliminary, and Final Review at the DRB hearing on a project to replace seven (7) existing parking lot lights with new LED heads that meet the California Title 24 Building Energy Efficiency Standards.

Planning Commission Staff Report, page 2.

There is no explanation in the Planning Commission Staff Report what happened with the 8 foot pole, but based on a subsequent staff email, attached as Exhibit C, it appears to no longer be a part of the project.

While the Planning Commission's review is de novo, it is (or should be) highly unusual and inappropriate for a project description to be expanded by staff and/or the applicant during a third-party appeal. If the applicant was dissatisfied with the approved project, they are entitled to appeal it. It is unfair for the City to allow an applicant to penalize a neighborhood because a project was appealed. Retribution against appeals should not be allowed, and **the Planning Commission should deny the project as revised, give direction to the applicant to comply with the applicable ordinance standards and use the minimum lighting necessary for the**

parking lots, and direct the DRB to review the revised project. Appellants' appeal fees should be refunded.

Standard of Review and Allowable Decisions

The Planning Commission, as Review Authority, may modify materials and impose additional conditions necessary to meet zoning ordinance and General Plan requirements. GMC § 17.58.090. Your Planning Commission's hearing is de novo, and the Commission may affirm, reverse or modify the decision by the DRB. GMC § 17.52.120.D. 5 & 6.

What Went Wrong?

By the applicant's admission, an out-of-area contractor was hired that ignored zoning and permit requirements by installing non-compliant lighting that immediately caused a nuisance to the surrounding residences. See Pages 96-96 of the 4/14/25 Hearing Packet. The same contractor then submitted clearly inaccurate plans and proposed the use of excessively bright lighting fixtures for this setting. The Lighting Plan required by the zoning ordinance is inaccurate and misleading. In particular, the photometric study fails to accurately assess the lighting spillover, glare, and the over-brightness that the proposed fixtures and settings will cause. While the applicant's proposal to use timers, photocells and motion sensors (Page 125, 4/14/25 Hearing Packet) is a step forward, the lights proposed remain too powerful for the proposed application and the photometric grid remains inaccurate.

A contributing factor is the landowner's reliance on a distant General Contractor to submit a technical lighting plan and accurate project plans. The plans were prepared as attachments to a contract for performance of work, not for a land use permitting process. The lack of a local, qualified land use consultant has placed a considerable burden on the neighbors, appellants, and decisionmakers.

The Design Review Board Erred

The Design Review Board (DRB) was asked to approve all three levels of review in one meeting – Conceptual, Preliminary and Final. Multiple levels of review are allowable only “when appropriate for the project, all required information is submitted, and the project is properly noticed and agendized for such multiple levels of approval.” GMC § 17.58.070.A.

As acknowledged by the Staff Report, Ms. Rork was not given proper notice of the hearing. For this reason alone, multiple approvals were and are not appropriate. Additionally, the defective Lighting Plan and Photometric Study precluded and precludes granting multiple approvals at the April 14 hearing.

The submittals by the Applicant fall short of final working drawings, and thus it was error to grant any form of review, including final approval. With the Planning Commission sitting as the

DRB, you should overturn all approvals, give conceptual direction to the applicant to address each of these issues and resubmit revised plans and a Lighting Study that is accurate and complies with the requirement that the minimum amount of lighting be proposed at this location for future conceptual and preliminary review. Final design approval must not be approved until accurate, detailed working drawings are submitted after conceptual and preliminary review.

The California Environmental Quality Act requires environmental review

CEQA establishes that projects which conflict with standards adopted for the protection of the environment can cause potentially significant impacts that must be examined. The CEQA exemption is not available. As recommended by Staff, the project triggers CEQA's environmental review process.

Project Approval Findings Are Not Supported By Evidence

Your Planning Commission must deny a project for which there is not substantial evidence to support the required finding specified in the zoning ordinance at GMC § 17.58.080.

1. FINDING: The project will NOT be compatible with the neighborhood.

The Staff Report fails to identify substantial evidence that the project will be compatible with the surrounding residential neighborhood.

The purpose of Goleta's residential zoning is to "Protect and enhance the character of well-established residential neighborhoods; [and] establish development and design standards to help create distinct and attractive residential neighborhoods and ensure that new residential development and the expansion of existing structures is compatible with the character of adjacent existing development." While the project is a church, it is located on residentially zoned lands, surrounded on 3 sides by residential uses. Tall bright area lighting is generally not compatible with residential uses, and can only be allowed when the applicant makes a convincing case. The applicant's case must be based on accurate information and competent technical analysis prepared by qualified professionals.

In this case, the site map and lighting plan are inconsistent with each other, and the actual location of the pole closest to appellant Rork will have much more severe impacts than shown in the applicant's photometric grid and study. The applicant's general contractor has no stated expertise in photometric modelling or even regulatory processes.

Further, the manufacturer of the lighting equipment has concluded the fixtures are more bright and powerful than necessary for the proposed application.

Finally, the applicant has not established that they need lighting to the very rear of their very large (and oversized) parking lot. Most services are in daytime, and the lot is never seen completely full. Nighttime activities are less intensive, and there is ample parking closer to the building entrance. Lighting is only reasonably needed in the western side of the parking lot and not to the property line of surrounding residences to the east. Most other Goleta churches have no parking lot lighting at all.

2. FINDING: The Site, structures, and lighting are NOT appropriate and NOT in a harmonious relationship to one another and the property.

The project proposes new, very bright and excessive lighting on a large parking lot associated with a religious institution in a residentially-zoned area surrounded by residences.

In this setting, harmony is achieved when the various elements of a design come together to create a pleasing and cohesive whole. In its simplest form, harmony is achieved when all the elements within a design share a common visual theme, such as scale, color, or texture. More complex harmony occurs when multiple design elements combine to create a sense of rhythm or balance. Ultimately, harmony creates a sense of visual order and structure that can make a design more pleasing and memorable. See Jeffrey Parker at <https://www.architecturemaker.com/what-is-harmony-in-architecture/>

The Lighting Ordinance and General Plan require that landscaping be included on Lighting Plans and be considered as lighting programs are developed for parking lots. The applicant's Lighting Plan lacks inclusion of trees and landscaping, and makes no effort at architectural harmony with the building's architecture and style of fixtures. The design was chosen by an out-of-town general contractor at the remote and unsupervised direction of an out-of-town facilities manager. There is no evidence of effort to create a harmonious relationship between the light fixtures, the lighting plan, the existing building and the surrounding neighborhood.

Staff refers to control of light trespass for this finding, but an inaccurate photometric study and plan cannot provide substantial evidence supporting this finding or that light trespass will not occur. Not only are the poles and lights analyzed from an incorrect position, but the lights are brighter than needed. There is no evidence that the fixtures are the minimum intensity needed for the application, as required by the General Plan.

3. FINDING: NO Harmonious relationship with existing adjacent development

As noted above, there is no evidence that the project proponents have sought to integrate with existing adjacent development. Staff's only proposed evidence is the fact that the applicant has reduced the height of illegal, unpermitted and non-compliant lighting.

4. FINDING: NO Harmonious material, color and composition

While the project is limited to a set of parking lot lights, there is no evidence of a relationship with existing lighting on the building or in the area.

5. FINDING: Outdoor electrical equipment is NOT well integrated in the total design and is NOT screened from public view to the maximum extent practicable

Surprisingly, staff has contended that a project to install outdoor lighting for a large parking lot to replace unpermitted and unreviewed lighting does not involve new outdoor electrical equipment. As with Findings 6 & 7, the applicant has presented no evidence of consideration of landscape screening or any type of integration with the site's total design. Such evidence could have reviewed the lighting fixtures on the church, and a view analysis of the views of the poles and their lighting footprint from the public street and school across the street. Landscaping on the street or by the poles could screen problematic views, but this issue was not considered.

7. FINDINGS: Adequate landscaping is provided and 8. The plant materials are appropriate to the project and the environment.

Despite Lighting Ordinance and General Plan requirements and references to the use of landscaping in parking lot lighting projects, no landscaping was taken into consideration or included as part of the project.

9. FINDING: All exterior lighting is NOT well designed, appropriate in size and location, and dark sky compliant.

As described in the appeal documents and the above, the project is not well-designed, in fact the design is seriously flawed. The manufacturer recommends different light fixtures with lower wattage, and the photometric grid is based on incorrect pole locations. There is no evidence regarding Dark Sky Compliance, and the Westgate fixtures proposed are not on the list of accepted Dark-Sky lights. See <https://darksky.org/>. As shown in the Appeal photographs, past lighting has not been appropriate in size and location, and the same General Contractor that installed the non-compliant fixtures is proposing to simply replace the fixtures without adequate assessment, review, and demonstration of dark sky compliance.

10. FINDING: the project will NOT respect the privacy of neighbors or be considerate of private views.

These appeals were filed due to the applicant's lack of consideration of the privacy of the neighbors, and has continued to fail to provide a qualified analysis that demonstrates the project

will respect privacy and views of neighbors. Advancing inaccurate site plans and photometric analysis does not evidence consideration for the needs and interests of neighbors.

Staff offers as evidence to support this finding that the project will decrease the amount of light spill on the neighbors. Merely decreasing the intensity of a nuisance that impacts neighbors' privacy and views does not constitute respect. Neighbors' interests are respected when privacy and views are preserved and protected. There is substantial evidence this is not the case.

11. FINDING: The proposed development is NOT consistent with the design standards contained in the Lighting Ordinance or the Architecture and Design Standards

As noted above, the Lighting Ordinance contains General and Supplemental Requirements such as allowing only the minimum necessary lighting of parking lots and avoiding glare and illumination of adjacent properties. Further, the 2003 Architecture and Design Standards for Commercial Projects is included by staff in the 4/14/25 hearing packet, at pages 101-105, inferring their applicability. These Standards also require minimization of glare and casting light onto adjacent sites.

In conclusion, there is little to no competent evidence to support these findings, and an abundance of substantial evidence to the contrary. No reasonable person could weigh this evidence and find there is substantial evidence to support each of these findings, and your Planning Commission thus cannot approve this project as presented.

Requested Actions

Because there is no credible evidence to support the findings necessary for project approval, and substantial evidence establishing the errors in the analysis and showing the project's significant impacts to the neighborhood, **Appellants request that the Planning Commission deny the project with instructions to resubmit a revised project with an accurate photometric study and revised, lower wattage fixtures, including full cutoff shielding, that are sized appropriately for the site and application, and are conditioned to illuminate only: 1) when dusk or dark; 2) the building is occupied; and 3) the individual lighting fixture is activated by a motion sensor, and turn off promptly. Project lights must not cause adverse impact to the surrounding residences.**

Alternatively, and in the interest of reaching a final approval at your hearing, Appellant could support a revised project description as follows:

1. Eliminate the three poles on the east side entirely (since they are not shown accurately on the project plans and photometric study, will introduce lighting into adjacent residential areas, and light areas that are not needed for parking to serve the building's nighttime activities)

2. Substitute with the less bright Westgate LFXMAX-LG-70-150W-MCTP-PSR fixtures to minimum lighting needed, focused to only illuminate the parking area
3. Condition all parking lot lighting to be operable only when the building is occupied, only during nighttime (dusk or dark) hours, and be motion activated to turn individual lights on only when needed, with prompt shut off.

Appellants and the neighbors recognize the applicant's desire for some level of lighting in parts of its parking lot, but as demonstrated by the majority of other churches in Goleta, that lighting can truly be minimal and provide illumination on the west end, near the entrance, be strictly conditioned and not intrude into the easterly neighbor's quiet evening enjoyment of their backyards.

Respectfully Submitted,

LAW OFFICE OF MARC CHYTILO, APC



By: Marc Chytilo
For Appellant Kalia Rork

Exhibits

- Exhibit A: Goleta Lighting Ordinance and General Plan Excerpts
- Exhibit B: Westgate photometric report and recommended fixture for comparable parking lot, 4/8/2025
- Exhibit C: Discrepancy in Pole/light locations: Applicant's Photometric Plan versus Site Plans
- Exhibit D: Project Plan Excerpts Incorporating State Light Pollution Standards

Exhibit A

Goleta Lighting Ordinance and General Plan Excerpts

I. The City's Lighting Ordinance Requires Protection of Adjacent Residential Properties from Light Impacts

The requirements for lighting projects are found in the zoning ordinance's Chapter 17.35, Lighting. Generally, the Lighting Ordinance requires controls on outdoor lighting to "protect against direct glare, excessive lighting, and light trespass. In addition, this chapter aims to preserve the community's character and enhance the ability to view the nighttime sky." § 17.35.010, Purpose.

§ 17.35.040. General Requirements.

Outdoor lighting must be designed to be an integral part of the built environment, reflecting a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of the community. Lighting for commercial installations adjacent to or near residential uses must be compatible with and not directly or purposely illuminate or unintentionally spill into nearby residential uses.

- A. **Design of Fixtures.** Fixtures must be appropriate to the style and scale of the architecture it is illuminating.
- B. **Timing Controls.**
 - 1. Outdoor lighting must be turned off during daylight hours and during any hours when the structure is not in use. Photocells or photocontrols must be used to automatically extinguish all outdoor lighting when sufficient daylight is available.
 - 2. Outdoor lighting that is not otherwise exempt from this chapter may utilize automated control systems such as **motion sensors** in non-residential development. However, when an automated control system is utilized, the timer switches must be programmed to keep any lights on for no more than 10 minutes after activation.
- C. **Light Trespass.** To prevent light trespass or glare onto adjacent properties or protected ESHA, all lights must be directed downward, **fully shielded, and full cutoff**. The light level at property lines must not exceed 0.1 foot-candles and must be directed away from ESHAs.

§ 17.35.050. Supplemental Requirements.

- C. **Parking Lot Lighting.** Parking lot lighting must be designed to provide the **minimum lighting necessary** to ensure adequate vision, comfort and safety in parking areas and to **not cause glare or direct illumination onto adjacent properties** or streets.
 - 1. Parking lot and pole-mounted security lighting must not exceed maximum mounting height of 14 feet to the top of the fixture including any base within 100 feet of an "R" Zone District. In all other areas, parking and security lighting must not exceed a maximum height of 20 feet. The Review Authority may allow light fixtures to exceed 20 feet in height in large parking lots that may require higher and fewer poles for aesthetic reasons, and to better accomplish lighting uniformity.

§ 17.35.060. Lighting Plans.

An outdoor lighting plan must be submitted with the permit application whenever exterior lighting is proposed or required as a part of any development not otherwise specifically listed as exempt from the requirement of this chapter, pursuant to Section 17.35.020, Lighting—Applicability.

- A. **General Requirements.** A required **Lighting Plan** must be depicted on a separate plan sheet and at a minimum must contain the following information:
1. The location of each existing and proposed outdoor light fixture within the development area. **This information must be shown on the landscape plan to demonstrate coordination of fixtures and tree plantings.** The location of light fixtures and **landscaping on adjacent properties** and on the street right-of-way that effect lighting/landscaping on the project is also necessary;
 2. Lighting manufacturer-supplied specifications (“cut sheets”) that include photographs and manufacturer model number(s) of the fixtures, indicating the certified “cut off characteristics” of each fixture proposed;
 3. Lamp source type (e.g., bulb type, lumen output, wattage, etc.);
 4. Mounting height for each luminaire and depiction of the direction each fixture is aimed;
 5. Total lumens and light temperature for each fixture, and total square footage of areas to be illuminated; and
 6. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
- B. **Additional Requirements.** A project that is subject to an approved lighting plan shall be subject to the following additional requirements:
3. Non-Single Unit Dwellings. For all development except single unit dwellings, the applicant must provide photometric diagrams and data, color rendering index of all lamps, and computer generated photometric grid showing foot-candle readings every 10 feet within the property or site **and 10 feet beyond the property lines**. The grid should also indicate maximum and minimum uniformity for each specific use area.

II. The General Plan Requires Use of the Minimum Lighting of Parking Lots

The General Plan’s Visual Resources Element requires Lighting Plans include imposes additional requirements

VH 4.11 Parking Lots. [GP] Parking lots shall be adequately designed and landscaped. The following standards shall apply:

- g. Parking lot **lighting shall be considered relative to the selection and location of parking lot trees** and their height at maturity.

VH 4.12 Lighting. [GP] Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to **prevent over-lighting, energy waste, glare, light trespass, and sky glow**. The following standards shall apply:

- a. Outdoor lighting shall be the **minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have**

full cut off lights to minimize visibility from public viewing areas and **prevent light pollution into residential areas** or other sensitive uses such as wildlife habitats or migration routes.

- b. Direct upward light emission shall be avoided to protect views of the night sky.
- c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.



Westgate MFG Inc
2462 E.28th St.
Vernon, CA 90058
www.westgatemfg.com




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Jacksonville, FL 32202

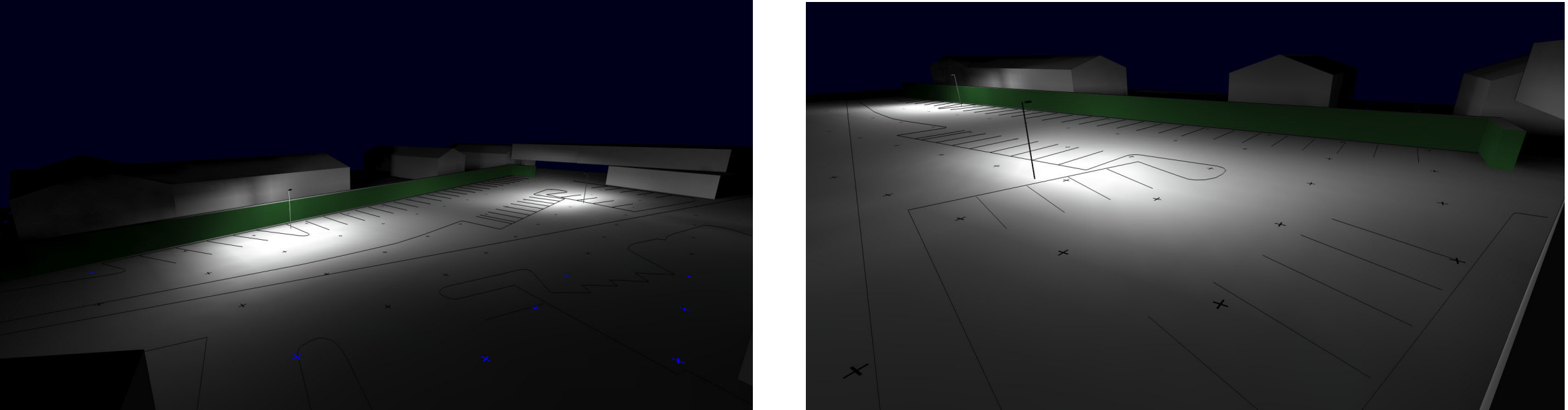
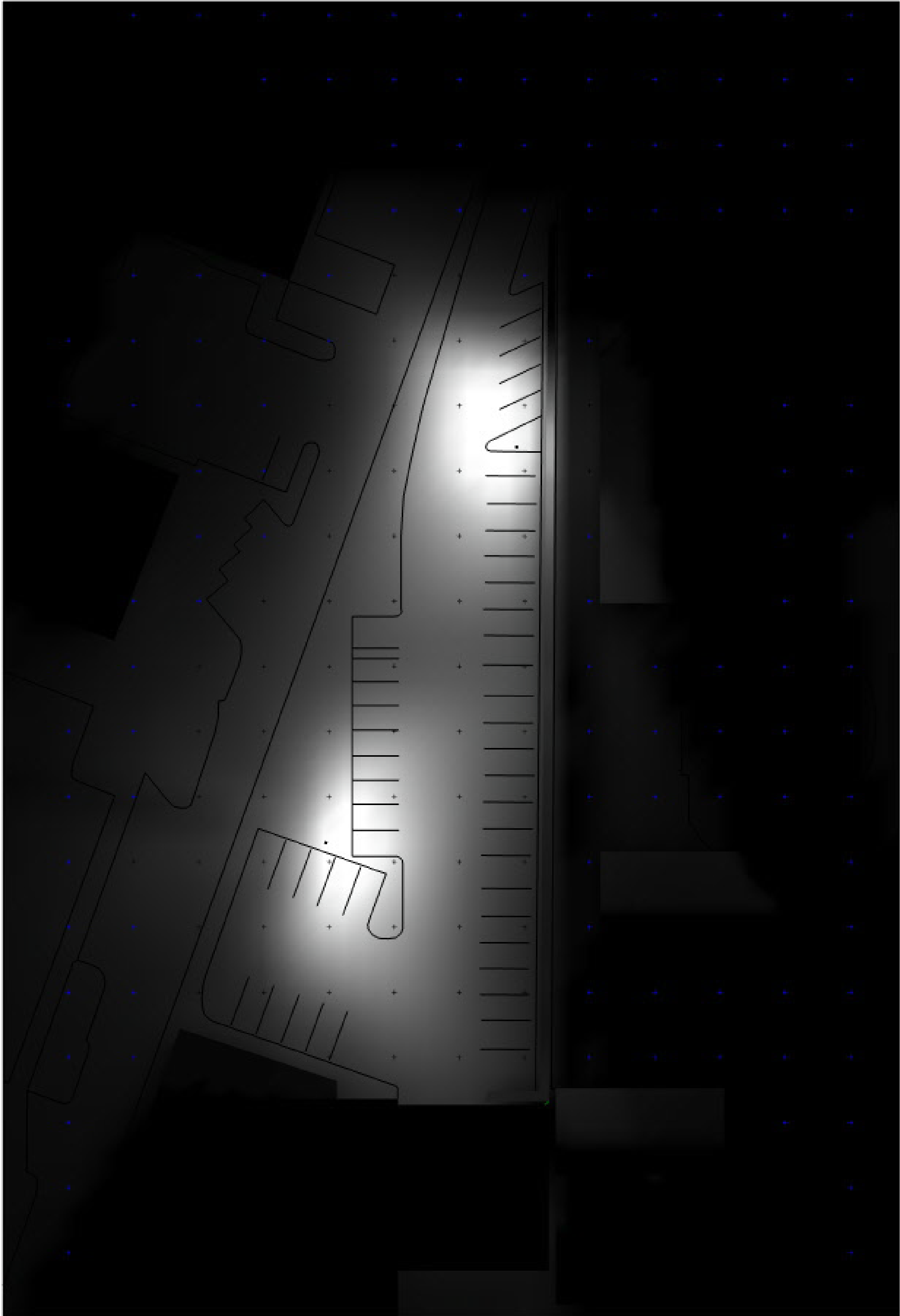
PHOTOMETRIC NOTES:

1. This photometric report adheres to industry-standard practices, utilizing IES photometric files supplied by the product manufacturer.
2. Lighting fixture options outlined in this report are projections of product output and may differ from on-site performance due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations.
3. Input data used to generate the attached calculations such as room dimensions, reflectances and architectural elements, may significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
4. Reflectance is set to default values of 80-50-20, unless otherwise requested.
5. Luminaire Schedule provides a summary of selected lighting fixture types.
6. Luminaire Location Summary details the specified luminaire locations, listing groups as single entities with the insertion point indicated as the location. The Z-axis is adjusted to 'Mounting Height', labeled as MH 7. Furnishings, HVAC, stairs, slopes, structural elements, and other obstructions are omitted in these calculation results.
8. Calculation Summary outlines the metrics for calculation points. These points are positioned at 0'-0" A.F.F. (Above Finished Floor) in 20' intervals.

Notes:

Luminaire Schedule						
Symbol	Qty	Catalog Number	Watts	Lumens	Manufacturer	LLF
	2	LFXMAX-LG-70-150W T4M	150	21750	WESTGATE	0.850

Calculation Summary						
Project Title	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot_Full Site	Fc	0.46	10.9	0.0	N.A.	N.A.
Parking Area Calc	Fc	1.87	10.9	0.1	18.70	109.00



LFXMAX SERIES Outdoor Lighting

LFXMAX-LG-70-150W-MCTP-PSR

LFXMAX SPEC SERIES MAXIMUM-FEATURE AREA/FLOOD LIGHT, SENSOR & PHOTOCELL READY

MCTP Multi Color Temperature & Multi Power/Wattage (Selectable)



the LFXMAX Flood Light by Westgate: compatible with all LFX mounts, featuring a rotatable lens for precise lighting, a selection of lens types, and adjustable wattage and CCT. Perfect for versatile, efficient lighting solutions.

Features

- DLC Premium & LED High-Lumen Flood lights
- Solid State Lighting Technology for Long Life
- No Maintenance Needed and High-Efficiency
- 7-Year Warranty
- Optic Lens Type: III
- Multi-Power - The Switch is On the Bottom of the Fixture

Technical Specifications

Electrical:

- Voltage: 120~277V AC/50~60 Hz
- Wattage: 70W/100W/150W
- Power Factor: >0.9
- Efficacy: 145 LPW

Mechanical:

- With Snap-on & Bolt Mounting Options for One- Person Installations. Select a Mounting Option (Sold Separately)
- LED: Lumileds Luxeon 2835 High Flux LED
- Cord Type: 6' SJTW 18/3 AWG cable
- Die-cast Aluminum Housing with Powder Coat Finish (Dark Bronze)
- 10KV Lightning Surge Protection
- Effective Projected Areas (EPA's) are: Front = 0.38 ft², Side = 0.30 ft², Face = 1.05 ft²
- Operating Temperature: -40°F to 104°F
- IP Rating: IP65, Suitable for Wet Locations
- 7-Year Warranty

Other Models:

- 145W | 43500LM | LFXMAX-XL-200-300W-MCTP-PSR

EXHIBIT B

WESTGATE

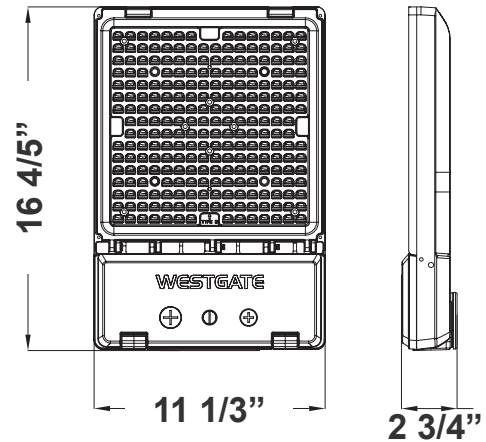
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

Customer Name: _____

Project Name: _____

Note: _____

Type: _____



16 4/5"(H) x 11 1/3"(W) x 2 3/4"(D)

Lighting:

- Dimming: 0~10V Dimmable
- Optic Lens Type: III
- Total Lumens: 21400LM Max.
- Color Temperature: 3000K/ 4000K/ 5000K
- Color Rendering Index: ≥ 80
- Beam Angle: 155°x75° Type III
- 70,000 Hours Rated Life

Applications:

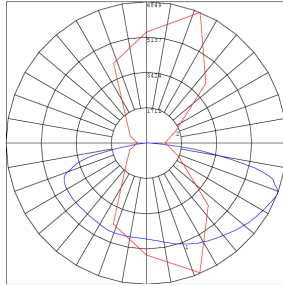
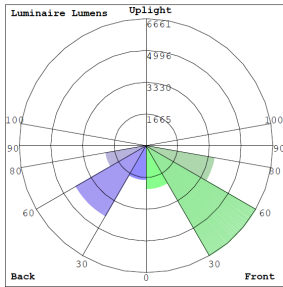
- Ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas.
- Replace existing HID flood lights/ wall packs



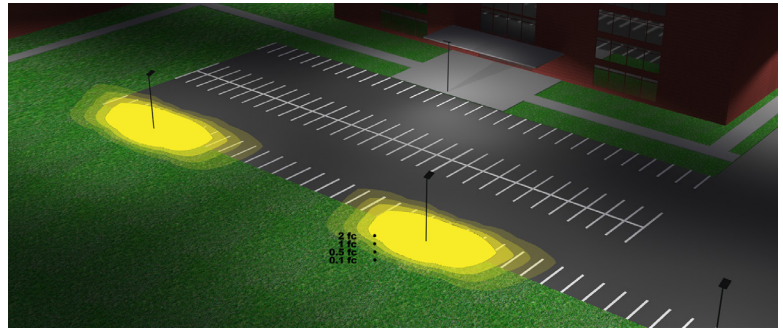
Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com |



WG-ZB-Y6-2Z

Photometrics: LFXMAX-LG-70-150W-MCTP-PSR

BUG Rating: B3-U0-G3



Area 55'x 100' Mounting Height: 20'

Other Views:

Side View



Front View



Back View

Performance Table: LFXMAX-LG-70-150W-MCTP-PSR

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LFXMAX-LG-70-150W-MCTP-PSR	70W	120~277V	10150LM	3000K 4000K 5000K	B3-U0-G3	145
	100W		14500LM			
	150W		21750LM			

Sample Ordering

Model SizeMin.Watt Max.Watt Color Temp. Feature

LFXMAX - LG - 70 - 150W - MCTP - PSR

Accessories Options

Blank = No Option for Accessories
WEC-3RC = Remote Control

Factory Installed Options

Blank = No Factory Installed Options
PC-TWIST = 120-227V Twist Lock Photocell
WEC-3PR-78-AJ-WH = PIR Bi-Level Motion Sensor
WEC-3PBT-78-AJ-WH = Smart Bluetooth PIR Bi-Level Motion Sensor, Req. Westgate Smart Phone APP

SENSOR AND REMOTE CONTROL OPTIONSWEC-3PR-78-AJ-WH
WEC-3PBT-78-AJ-WH

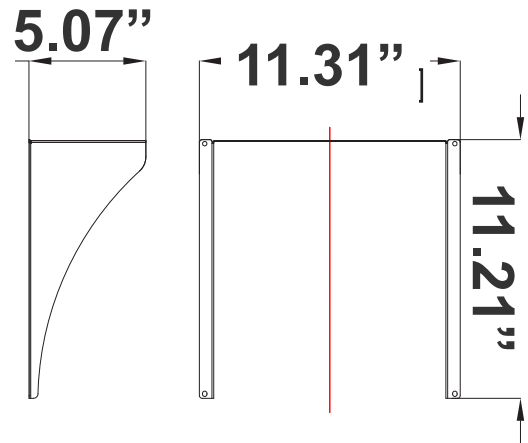
PC-TWIST

WEC-3RC
Remote control

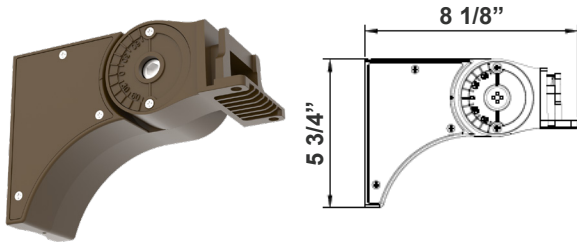
Shroud:



LFXMAX-LG-SHROUD-H
Reversible Shroud for 150W
11.31"(W) x 11.21"(H) x 5.07"(D)



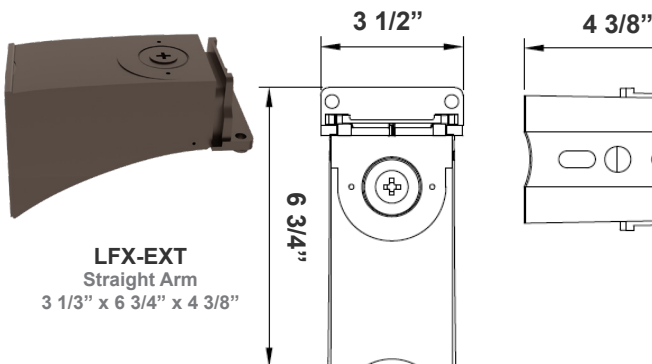
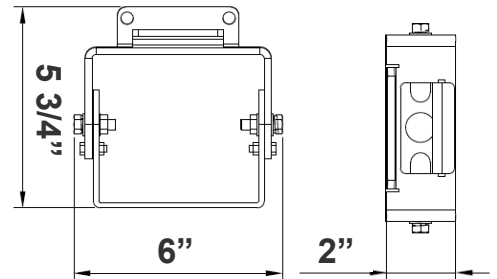
Mounting Options:



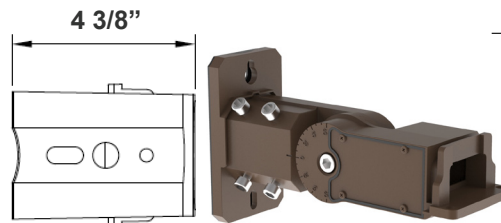
LFX-ASA
Adjustable Straight Arm
3 1/3" x 7 7/8"



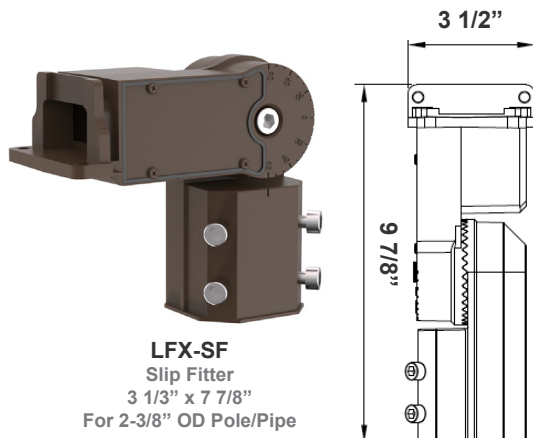
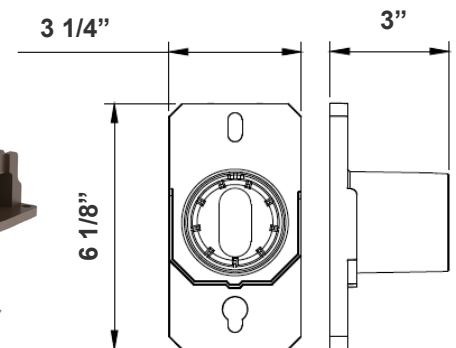
LFX-YK
Yoke
5 3/4" x 6" x 2"



LFX-EXT
Straight Arm
3 1/3" x 6 3/4" x 4 3/8"



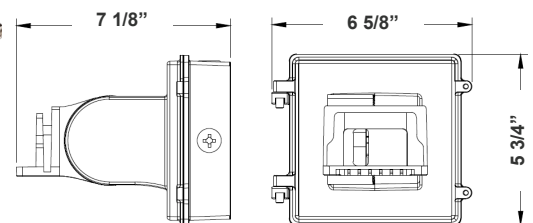
LFX-SF + LFX-PASF
Pole Adapter for Slip Fitter
6 1/8" x 3 1/4" x 3"



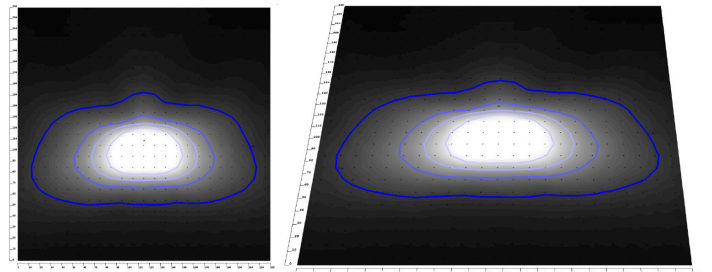
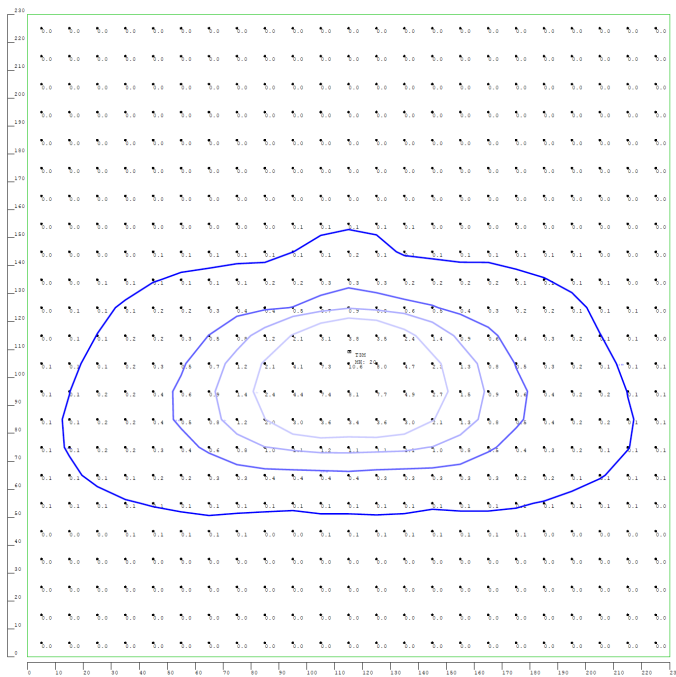
LFX-SF
Slip Fitter
3 1/3" x 7 7/8"
For 2-3/8" OD Pole/Pipe



LFX-AWB
Adjustable Wall Junction Box
7 1/8" x 6 5/8" x 5 3/4"



Type Lenses:



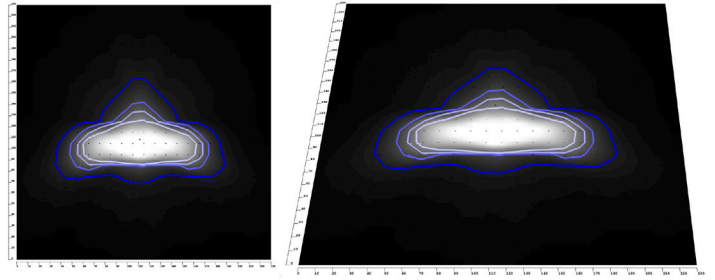
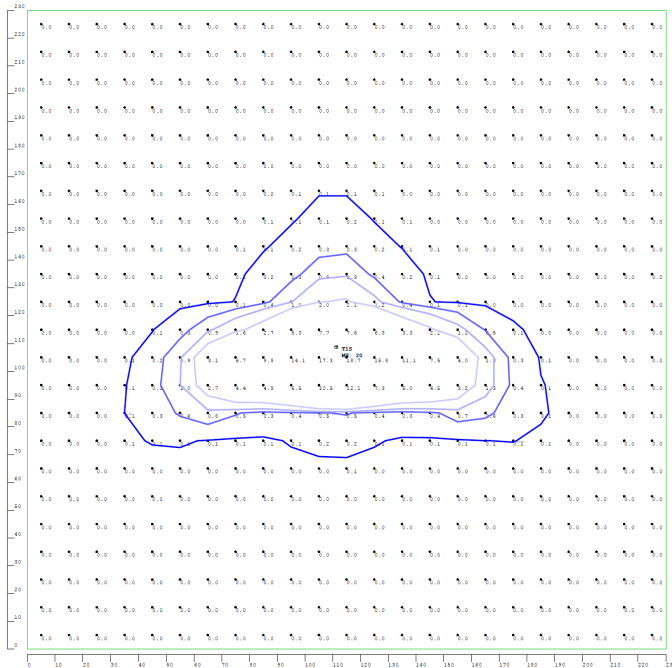
LFXMAX-LG-Lens-T3M

LFXMAX-LG Type T3M Lens

- Offers Even Wider Light Distribution
- Ideal For Lighting Streets And Roadways
- Provides Uniform Illumination
- Pre-Installed



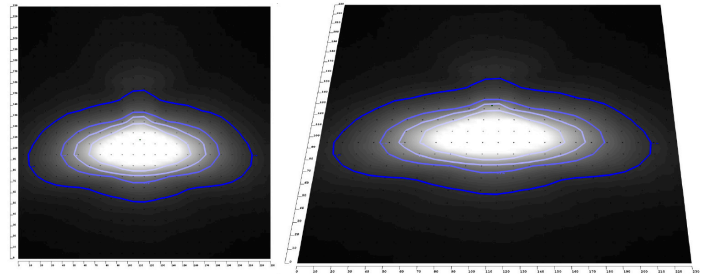
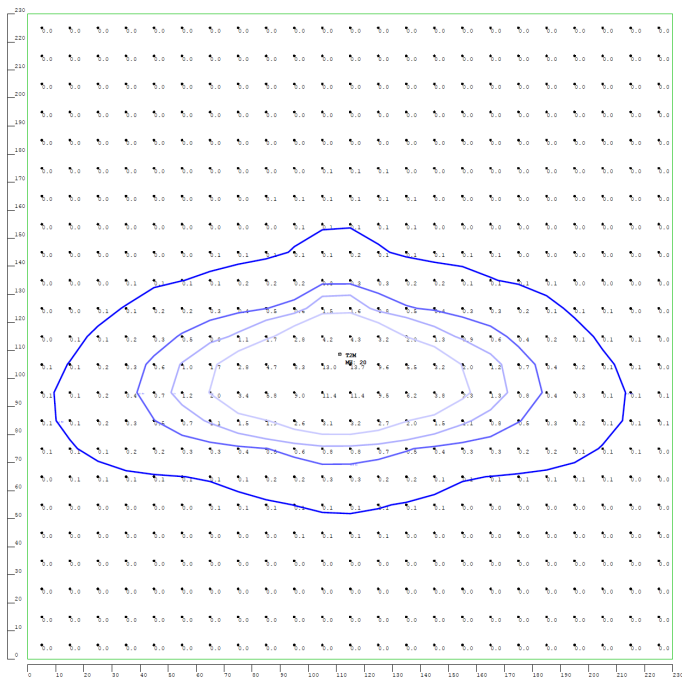
Type Lenses:



LFXMAX-LG-LENS-T1S

LFMAX-LG Type T1S Lens

- **Use It For Focused Lighting**
- **Great For Highlighting Specific Objects or Narrow Pathways**

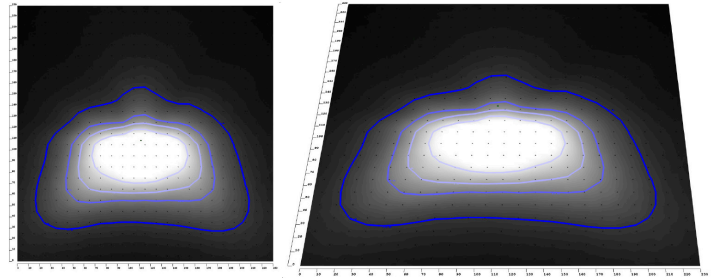
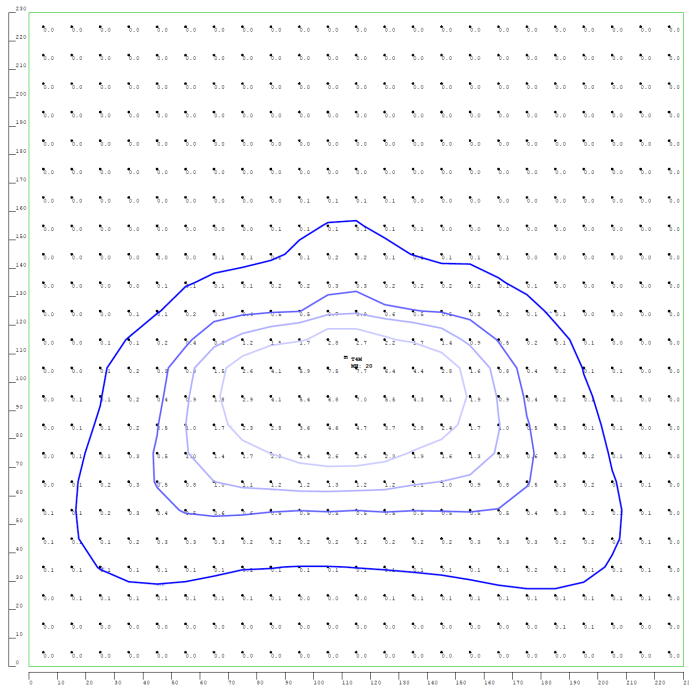


LFXMAX-LG-LENS-T2M

- Provides a broader beam of light.
- Suitable for general area lighting.
- Works well for walkways.

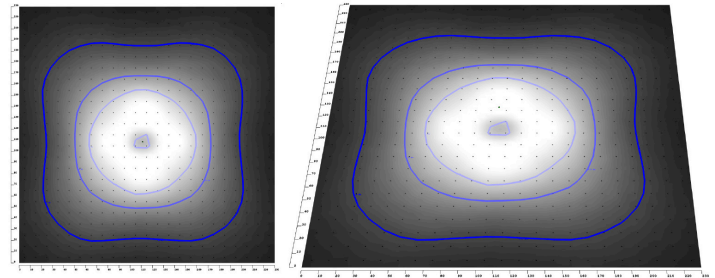
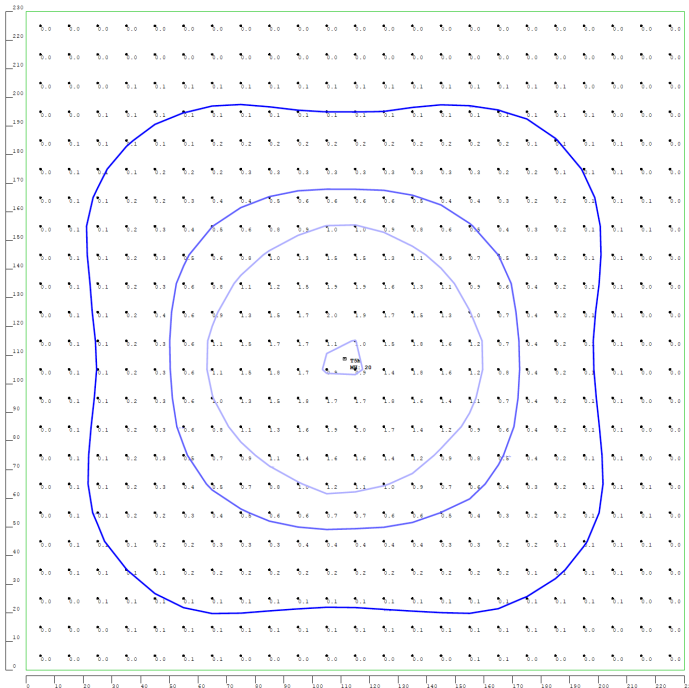


Type Lenses:



LFXMAX-LG-LENS-T4M LFMAX-LG Type T4M Lens

- Gives Asymmetrical Light Distribution
- Great For Pathways And Parking Lots
- Minimizes Light Spill Onto Nearby Areas

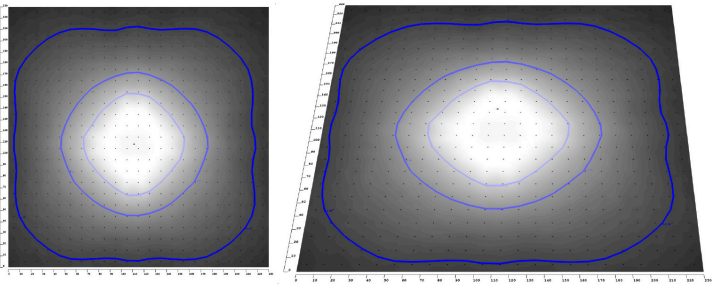
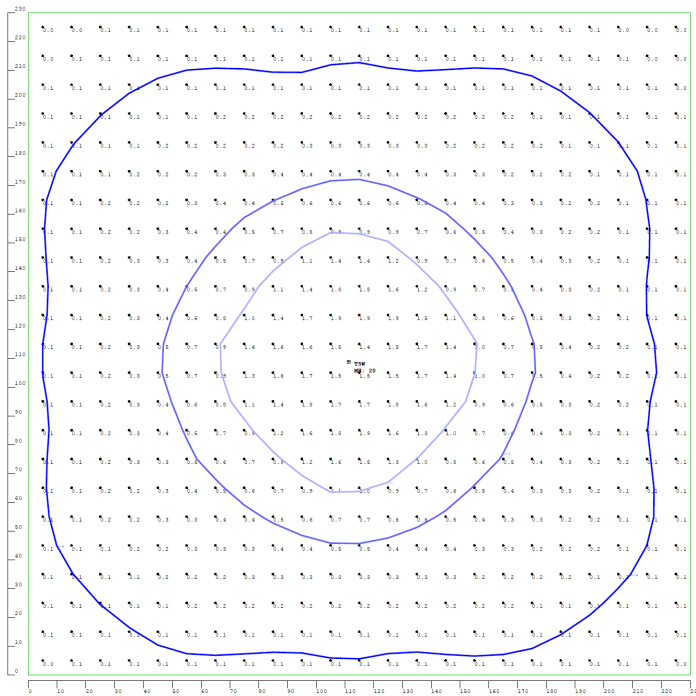


LFXMAX-LG-LENS-T5M LFMAX-LG Type T5M Lens

- Provides A Very Wide And Even Spread Of Light
- Perfect For Large Open Spaces Like Sports Fields
- Ensures Comprehensive Coverage

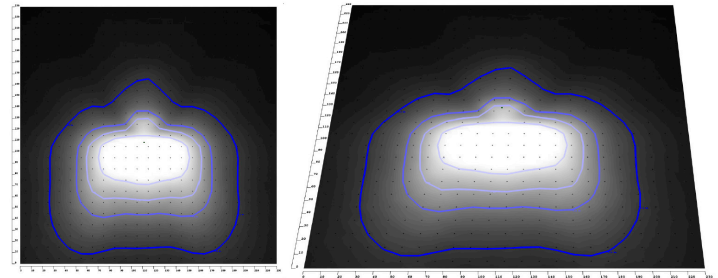
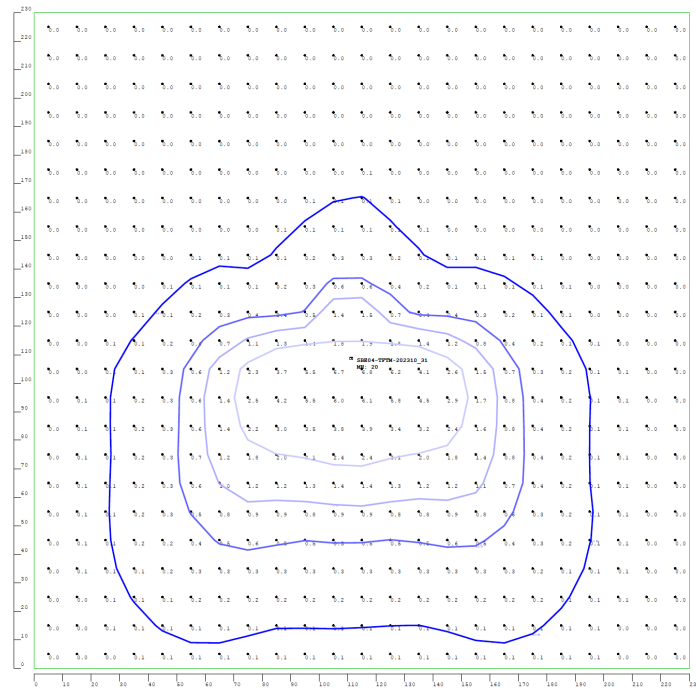


Type Lenses:



LFXMAX-LG-LENS-T5W LFMAX-LG Type T5W Lens

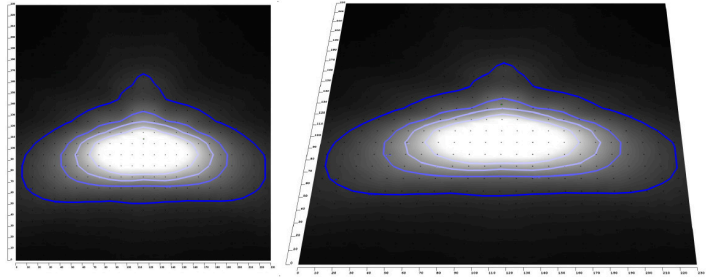
- Similar to T5M But Slightly Wider
- Use Where broader Coverage is Needed
- Suitable For Open Areas And Plazas



LFXMAX-LG-LENS-TFTM LFMAX-LG Type TFTM Lens

- Directs Light Forward For Specific Illumination
- Excellent For Architectural And Landscape Lighting
- Highlights Objects Or Features Effectively

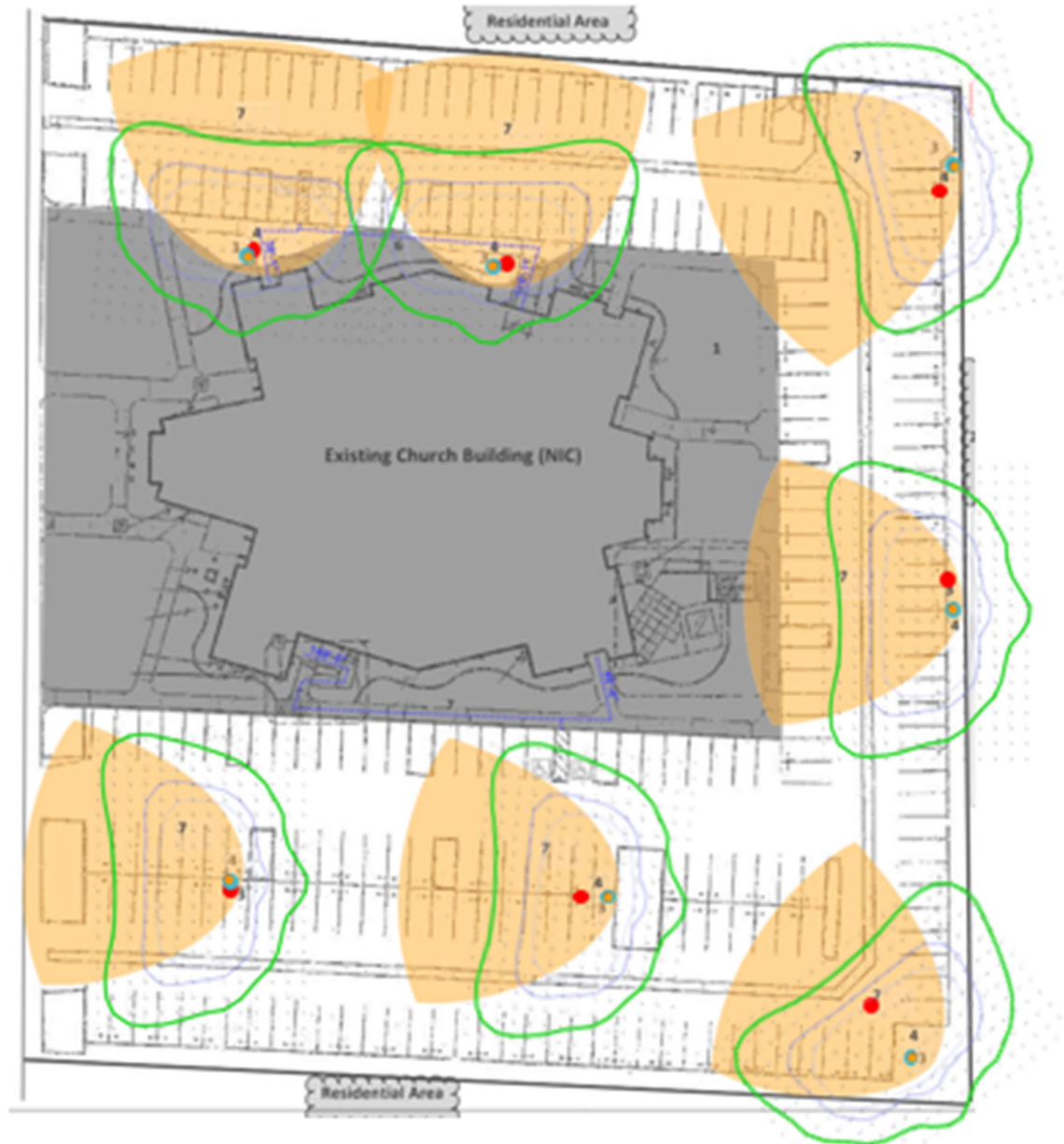




- **Sports Stadiums:** Long-range field illumination.
- **Outdoor Events:** Wide area coverage.
- **Security Lighting:** Enhanced distant visibility.
- **Architectural Lighting:** Highlighting tall structures.

Exhibit C

Discrepancy in Pole/light locations: Applicant's Photometric Plan (red dots and yellow shaded direct light footprint areas) versus Site Plans (Blue dots and green lines around direct light footprint)



- Pole Location per Photometric Study
- Pole Location per Site Plans
- Actual Light Distribution Pattern
With Light Fixture Positioned Correctly

Exhibit D

Light Pollution Requirements from Project Plan set, page 3. Incorporating State Light Pollution Standards

5.106.8 LIGHT POLLUTION REDUCTION. [N]. Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS ^{1,2}					
ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING³					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting ³	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	UR

Y = YES
 N/A = NOT APPLICABLE
 RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM ALLOWABLE GLARE RATING (G)					
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight

Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.

For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]

1. See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

From: [David Cutaia](#)
To: [David Cutaia](#)
Subject: FW: Lights outside our church
Date: Monday, April 14, 2025 1:49:54 PM

From: Chantel Hallerman <chantelhallerman@gmail.com>
Sent: Monday, April 14, 2025 12:50 PM
To: Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>
Subject: Lights outside our church

We have a lot of activities in the evenings that both the young and old participant in. We need lights to see to and from our cars. The elderly could easily fall and the children could get lost trying to find their way to their car. The Church of Jesus Christ of Latter-Day Saints provides parking for Kellogg Elementary school. We have allowed the school to put on non-profit performances in our building. Whenever we have any kind of event we invite the public. April 20th we will have a special Easter program, we have prepared invitations to encourage the public to join with us at 10 am April 20th, 2025. We beseech you to please allow us to have the necessary lighting in our parking lots for safety.

From: [David Cutaia](#)
To: [David Cutaia](#)
Subject: FW: Lighting for 478 Cambridge Drive, Goleta, CA 93117
Date: Monday, April 14, 2025 1:50:31 PM

From: Kristi Fletcher <kjfletch@gmail.com>
Sent: Monday, April 14, 2025 12:08 PM
To: Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>
Subject: Lighting for 478 Cambridge Drive, Goleta, CA 93117

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Luz Reyes-Martin,

I am a member of the Church of Jesus Christ of Latter-Day saints and attend services at 478 Cambridge Drive, Goleta, Ca 93117.

We have weekly night meetings and without lighting for our parking lot, I am in constant fear that I will run over young congregants. Just last Wednesday night, we were driving in the parking lot after dark and narrowly missed a young teen.

I have also seen many of our elderly members stumble without lighting. Several members are afraid to come at night so they are not able to participate in our night time services.

We truly want to find a solution that satisfies our needs and also is respectful of our neighbors. Just across the street at Kellogg Elementary School, they have lights on from dusk to dawn. That is all we are asking for.

We love our community and strive to be a benefit.

Please approve lighting in our parking lot.

Sincerely,

Kristi Fletcher

kjfletch@gmail.com

From: [David Cutaia](#)
To: [David Cutaia](#)
Subject: FW: 478 Cambridge Dr. Parking Lot lights
Date: Monday, April 14, 2025 1:50:09 PM

From: Lyndsi Stock <lyndsistock@gmail.com>
Sent: Monday, April 14, 2025 12:11 PM
To: Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>
Subject: 478 Cambridge Dr. Parking Lot lights

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Luz,

I'm writing in regards to the parking lot lights at my local church, The Church of Jesus Christ of Latter-day Saints on Cambridge Dr.

I personally think it's extremely dangerous to not have lights in the parking lot. On several occasions I have been there at night and have tripped, been met by an animal of some-kind that scared me, have seen an uptick in trash, and have seen drug paraphernalia on a couple occasions (2 needles, 4 small clear, plastic ziploc bags, 2 lighters, and empty Gatorade bottles). I have lived here & have gone to church in this building since I was born in 1981 and have never seen such stuff before.

For me, my biggest concern is the safety. We have a lot of elderly men and women that attend church on Sundays and come at night for various activities and functions. I personally have walked at least 20 of them to their car with my phone flashlight because they cannot see as well and have tripped before. Even I, in my 40's, have tripped at least a dozen times and have fallen once. For health (drug paraphernalia mentioned earlier) and safety reasons, there needs to be lights in the parking lot. It's gotten to the point where at least 6 older women will not come to activities and functions after dark and that's sad that they're not able to worship in the way they want because of the lack of light getting to and from their cars. We hold youth activities every Wednesday night too and the young girls (ages 11-18) are too scared to go outside by themselves. We want church to be a place where people feel safe. Walking to your car at night in the dark is very scary and unnerving.

I strongly urge the city to allow lights to be put in the parking lot at 478 Cambridge Dr. in Goleta, CA. For the reasons mentioned above.

Thank you for your time.

Lyndsi Stock

From: [A.T. Green](#)
To: [PER Meetings](#)
Subject: Lighting at 478 Cambridge, Goleta
Date: Monday, April 14, 2025 2:05:13 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We need night lighting at The Church Jesus Christ of Latter-day Saints at 478 Cambridge, Goleta. I'm 85 years old and when I leave the church after sundown it's completely dark. This is very dangerous for me and my wife, who is 80 year old and a stroke victim. The lights need only be on until meetings are over.

Thanks,

Austin T. Green and Afton V. Green

From: [Julene Watson](#)
To: [PER Meetings](#)
Subject: Lighting Permit for the Church of Jesus Christ of Latter-day Saints on Cambridge Drive in Goleta
Date: Monday, April 14, 2025 2:44:26 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to support the lighting permit for the Church of Jesus Christ of Latter-day Saints on Cambridge Drive.

My family and I have lived less than a 5-minute walk from this building for nearly 40 years, and have made the journey to our various meetings on foot many, many times, including young children. Our teen-age sons walked to their various scout and seminary meetings alone. And we did not worry about their safety because, at that time, the exterior of the building was well lit.

But, in recent years, the lights in the parking lot have been shut off, and it can be VERY dark coming early to set up for a meeting, or leaving late. As someone who has frequently walked past this building at night while exercising, I know that I have seen suspicious cars parked in the darkest back corners - - - sometimes for several consecutive days. And now, as I am getting older and finding it more difficult to get around, I seriously worry about the very real possibility of falling in the dark and doing serious damage to myself.

Having motion-activated lights in the parking lot would alleviate these fears, as well as addressing nearby residents' concerns for light pollution.

Please grant the Church the requested lighting permit.

Sincerely,

Julene Watson

5631 Kent Place

From: [David Cutaia](#)
To: [David Cutaia](#)
Subject: FW: Lights for The Church Of Jesus Christ of Latter-day Saints Parking Lot
Date: Monday, April 14, 2025 3:40:19 PM

From: Janice Tate <janiceltate@gmail.com>
Sent: Monday, April 14, 2025 3:16 PM
To: Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>
Subject: Lights for The Church Of Jesus Christ of Latter-day Saints Parking Lot

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, We have lived here for 42 years and have attended the LDS Church. For decades we have gone to activities at night and let our teenagers drive to youth activities at night feeling safe with the lighting in the parking lot. Now it is so pitch black that we don't feel safe for ourselves or our elderly or our teenagers. We would appreciate your understanding in helping us get the light we need to keep everyone safe. Thanks Janice Tate

From: [Carrie Jones](#)
To: [PER Meetings](#)
Subject: church lights
Date: Monday, April 14, 2025 3:54:19 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

My email is to express the concern I have about having no lights in our church parking lot. This is a safety hazard, and I worry about something happening to someone.

I am over the ladies in our church. We have several activities in the evenings when the ladies are coming to the church in the dark. Book Club, Quilt Club, and Writing group are monthly, and then we have other activities as well. It is so dark for the members, and I worry one will trip. Many have expressed their concern and it makes them nervous. I had one sister come to an activity, it was too dark to see the cars parked at the building, so she left and went to our other building down in Santa Barbara thinking it was there.

Previous to being over the ladies, I was over the young women. We have one particular young woman who has a few special needs, she likes to go out and wait for her parents to pick her up. There was one occasion that we could not find her because it was so dark. I would really hate for any of our members to get hurt or have anything happen to them because of something that can be corrected.

We also have Kellogg School use our parking lot when theirs is full. So when they have evening activities this could be very dangerous for the children going to and from their cars.

Other churches and businesses have lights, I see no reason why ours can't as long as we have the right lights.

Thanks for listening

Carrie Jones

Public Comment
Planning Commission
April 14, 2025

RE: 478 Cambridge Drive Parking Lot Lighting

Dear Planning Commissioners,

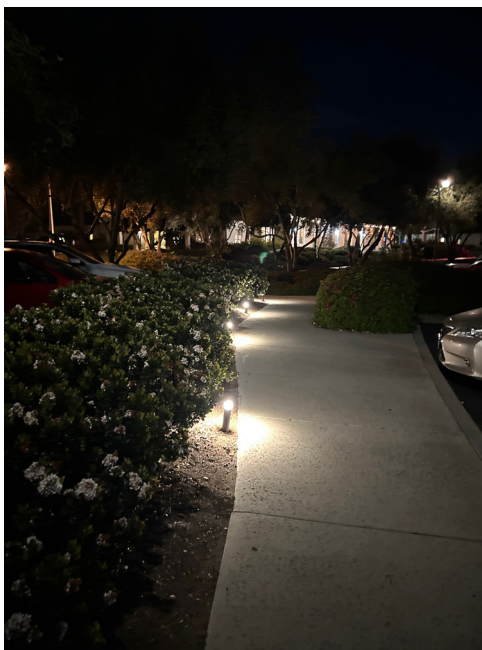
I am one of the appellants in the case before you Monday evening. Because my time to make my case before you is so short, and because there are so many points to make, I am writing an additional letter. My hope is that you can read this before the meeting.

In addition to the very important points that we will be making in the hearing and that are detailed in the letter from my attorney Marc Chytilo, I want to make some points about the applicant's letter dated March 25, 2025 and about the foot candles in various locations around Goleta.

I understand the concerns expressed by members of the church over the lack of lighting since the unpermitted lights were turned off. The question is not whether any lights are appropriate, but rather whether the lights proposed are too bright for the setting. Having taken an interest in community lighting issues, I visited other sites and was able to see that much less light is needed to provide for the parishioner's needs while significantly reducing the impact to surrounding homes and the community.

Maravilla Retirement Community

Maravilla is a retirement community that also has an assisted living building, and it's not too far from the church. I measured the light in their parking lots and car ports at around 9:30pm on Friday April 11. My light meter only measures to 0.1 fc, and the light at the base of their pole



**Meter readings
at Maravilla
retirement
community
parking lot.**

**Maravilla pathway
lights.**

lights measured at zero. That's right. An assisted living center only needs lights lower than 0.1 fc in the parking lot in front of the assisted living apartments. They have pathway lights that are only a couple of feet high that light up the walkways. I encourage you to go over there and take a look. The lighting is very well done and respectful of the residents.

Additionally, I measured the foot candles in the carports at Maravilla. Directly under the light for each parking space, the fc measured 1.0 at ground level. If you drive through there around the back of the residences to the carports, you will see that they are plenty well lit. They are ONLY 1.0 fc at the very brightest spot in the parking car ports! AND the carports are covered, which protects the dark sky and reduces glare. The church's plan (when corrected) calls for 15 fc – that is 15 TIMES GREATER than the retirement community a few blocks away. Those residents use that parking lot all day and all evening, not just occasionally like the church goes. This retirement community that is well-respected and has a years-long waiting list finds pathway lights and parking lot lights less than 0.1 fc to be sufficient.



Maravilla retirement community car ports. Meter reading is 1.0 fc at brightest spot.

Willow Creek Apartments

Near City Hall are a group of apartment buildings called Willow Creek. If you go over there at night, near the entrance is a leasing office and community building. This area appears to be very well lit as well. There is a street light pole near the entrance, which lights up the entire area. Directly under this light at its brightest point, the fc are 0.8. The handicap parking spots right in front measure at less than 0.1, and they are also well lit.

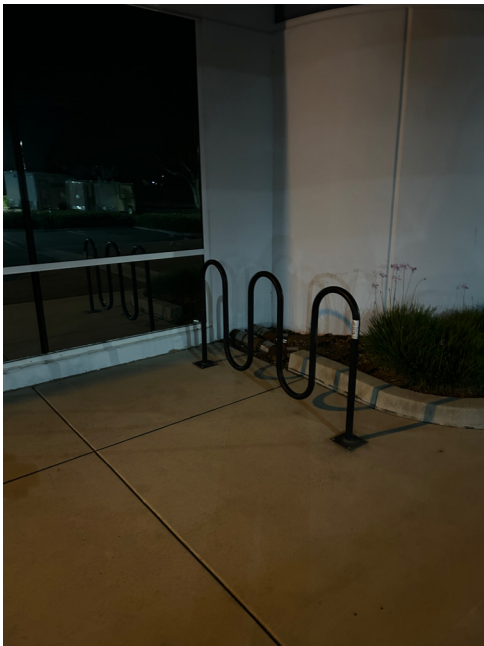
**Willow Creek
Apartments near
City Hall. Reading
at base of pole
light on left
measures 0.8 fc.**

**Reading at
handicap
parking out front
measures 0 fc.**



City Hall Bike Rack

The bike rack area near the entrance to the City hearing room where we will meet tonight measures 0.8 candle feet at its brightest spot. This, too, is not in a residential area, but is sufficient lighting to see quite well and navigate curbs, bike locks, and such.



**City Hall bike rack
measures 0.8 fc
nearest rack.**

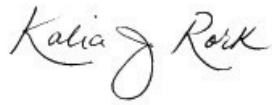
**A few feet away,
it measures less
than 0.1 fc.**

City-owned street lights

The City's own street lights are 2,900 lumens. The Cambridge drive parking lot proposes 29,000 lumens per lamp -- 10 times brighter -- and also more blue in color. The city street lights are *much* taller than 14 feet, so the effect of 29,000 lumens at 14 feet will be far greater than 10x the City's street lights.

I hope these examples give you reason to make the applicant go back to the drawing board and submit a plan much more in line with a residential neighborhood, perhaps something like the parking lot and pathway lights at Maravilla.

Thank you for your time,

A handwritten signature in black ink that reads "Kalia Rork". The signature is written in a cursive, flowing style.

Kalia Rork

From: [Hope Smithson](#)
To: [PER Meetings](#)
Subject: Parking Lot Lights
Date: Monday, April 14, 2025 5:01:52 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We need lights in our parking lot. Would you please help us with this?

The building is used almost every evening and it is very dark outside. It can be a little dangerous for the elderly people at our church.

You would help out so much if this can be done!

Thank you for your help,
Hope Sanchez