



TO: Planning Commission Chair and Members

SUBMITTED BY: Peter Imhof, Planning and Environmental Review Director

PREPARED BY: Christina McGuire, Associate Planner
Mary Chang, Supervising Planner

SUBJECT: Appeal of Design Review Board (DRB) Preliminary and Final Approval for Parking Lot Lighting at the Church of Jesus Christ of Latter-day Saints; 478 Cambridge Drive; APN 069-560-031; Case Nos. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Open a public hearing to take verbal and written testimony; and
2. After considering the evidence presented during the public hearing, adopt Resolution No. 25-__ entitled "A Resolution of the Planning Commission of the City of Goleta, California, 1) Denying the appeals of the Design Review Board Preliminary and Final Design Approval for the Church of Jesus Christ of Latter-Day Saints Parking Lot Lighting based on the findings of Section 17.58.080; and 2) adopting the Notice of Exemption on a 3.31-acre site located at 478 Cambridge Drive known as APN 069-560-031; Case Nos. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP" (Attachment 1).

APPLICANT

Excel Construction Services, Inc.
1950 Raymer Ave.
Fullerton, CA 92833

PROPERTY OWNERS

The Church of Jesus Christ of Latter-Day Saints
12160 Valley View Street
Garden Grove, CA 62845

APPELLANT 1

Kalia Rork
24-0003-APP

APPELLANT 2

Geoff Jones
24-0004-APP

JURISDICTION AND STANDARD OF REVIEW

The project requires a Zoning Clearance and, per GMC 17.58.040, DRB approval. Where the DRB's decision is appealed, the Planning Commission has review authority per Goleta Municipal Code (GMC) 17.52.120(A)(3). Pursuant to GMC 17.52.120(A)(6), "[a]ppeals shall be heard de novo." *De novo* is a Latin term used to describe the standard of review in a subsequent Review Authority's hearing of a project, often on appeal, where a decision is made without prejudice or deference to any previous decision and as if the project were being reviewed for the first time. This means that the Planning Commission must be able to make the required findings for approval for a Preliminary Design Review Approval as outlined in GMC 17.58.080.

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.

The existing light poles were installed without permits. The City initiated a Code Compliance case against the property and the corrective action is to obtain City permits for the lights, with which this applicant has complied by submitting the DRB application.

The project is to replace seven (7) existing and un-permitted parking lot lights with new LED heads that meet California Title 24 Building Energy Efficiency Standards, with the new LED heads to have photocells, motion sensors making it so the lights will turn on when motion happens near the lights, shrouds, a timer, and a switch to be able to override the power to them as well as operating from dusk to dawn only. The project includes changing the existing seven (7) light poles from the existing 20' height to 14' in height.

DISCUSSION

On December 10, 2024, the City's Design Review Board ("DRB") heard the project at a public hearing and found that the project met the City's Preliminary Design and Final Approval requirements. On December 18, 2024, the City received two timely appeals.

One appeal was filed by Kalia Rork and the other was filed by Geoff Jones. The appellants' reasons for the appeal are discussed below and their full appeal justifications are attached as Attachment 3 – Kalia Rork Appeal, and Attachment 4 – Geoff Jones Appeal.

PRELIMINARY DESIGN APPROVAL FINDINGS (GMC 17.58.080)

Based on PER staff's review of the proposed project and the DRB's action, staff concludes that the project meets the Preliminary Design Approval findings:

1. *The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

There is no change to the size, bulk, or scale of the Community Assembly building, as this project involves the parking lot lighting structures and the proposal includes reducing the height. No changes are proposed to the building; as such, the building will continue to be compatible with the neighborhood in terms of size, bulk and scale.

The City has adopted Parking Lot Lighting standards under GMC 17.35.050(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 not to cause glare or direct illumination onto adjacent properties or streets.

Parking lot and pole-mounted security lighting must not exceed the 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.

The project is located in an "R" zone and surrounded by a residential zone. The applicant is proposing to reduce the parking lot lighting poles from the existing 20' to 14' to be compliant with the City's standards for the maximum mounting height, which is 14'.

2. *Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.*

The site layout, orientation, and location of the site will be unchanged with this application. The parking lot will retain the same configuration and number of stalls. No changes in the number of parking spaces is proposed for the project. The project is not located in a special design district and is located more than 800 feet from the nearest mapped ESHA.

17.53.040(C) Light Trespass. To prevent light trespass or glare onto adjacent properties or protected ESHA, all lights must be directed downward, fully shielded, and fully cut off. The light level at property lines must not exceed 0.1 foot-candles and must be directed away from ESHAs.

The photometric plan shows little overlap in the parking lot lighting while also providing

lighting for safety in the parking lot. The photometric plan does not exceed 0.1 foot-candles at any of the property lines or spill into the adjacent residentially zoned properties.

3. *The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.*

The proposal enhances the appearance of the parking lot by bringing the light poles down to a height that meets Title 17 of the Municipal Code and keeping the light spill on the property as is required in Title 17 of the Municipal Code.

4. *There is harmony of material, color, and composition on all sides of structures.*

There is no change to the Community Assembly building and all of the lighting poles are the same material, color, and composition, with all seven light poles in harmony.

5. *Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.*

No new outdoor mechanical or electrical equipment is proposed.

6. *The site grading is minimized, and the finished topography will be appropriate for the site.*

No grading is proposed as part of the proposed project.

7. *Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.*

No change to the existing landscaping is proposed.

8. *The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.*

No new landscaping is proposed.

9. *All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.*

The new parking lot lighting is consistent with ordinances and guidelines and dark-sky compliant.

10. *The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.*

No new square footage is proposed as part of the project and the project will decrease the amount of light spill on the neighbors.

11. *The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).*

The project is not located in a special design district. The City has Architecture and Design Standards for Commercial Projects and the project meets those standards. The Architecture and Design Standards for Commercial Projects mention that exterior lighting shall be minimized so as to not cast light onto adjacent sites. The proposed plan shows no light cast onto adjacent sites.

DESIGN REVIEW BOARD HEARING

During the December 10, 2024 DRB hearing, there were four written public comments submitted in advance of the meeting, three raising concerns with the project and one in support of the project. During the hearing, there were four members of the public who spoke in support of the project, four members of the public raising concerns with the project and one member of the public, who suggested parking lot canopies with solar panels on top of the canopies and lighting underneath as an alternative solution.

The DRB heard the applicant presentation and remarks from members of the public and read written comments submitted to the Board (Attachment 7). The DRB members asked several questions of the applicant and the Community Assembly representative about operations of the Community Assembly in order to understand the requirements for the lights and the hours and days that the lights may be used. After consideration, the DRB approved the proposal and adopted the DRB Findings in GMC 17.58.080 (Attachment 2) and placed Conditions of Approval on the Preliminary and Final approval granted. The conditions were that the existing poles be shortened to between 12 and 14 feet; that the light controls be photocell on and off with a timer override and include digital controls; that the fixtures adjacent to the residential areas be equipped with motion sensors; that the chosen light fixture maximize shrouding; and that a post-construction evaluation be made by neighbors and any complaints be brought to the DRB for consideration. DRB Minutes are provided as Attachment 6.

Appeal by Kalia Rork (Attachment 3)

The appellant believes that the decision by the DRB is inconsistent with specific zoning requirements, inconsistent with specific design requirements, and an error or abuse of discretion on the part of the Review Authority had occurred. The appellant has requested that the Planning Commission grant the appeal and overturn the DRB approval and has suggested that no exterior lighting should be allowed, but if any is allowed, that such lighting should consist of downward-facing pathway lights not to exceed 3 feet in height. Another alternative suggested by the appellant is to require that the flood lights in the entire parking lot not exceed 3000 lumens. And lastly, the appellant suggests that the lighting be required to be turned off every night as soon as the church is not being used, but no later than 9:30 PM and not turned on again until 6:00 am, only while the back parking lot is being used. Additionally, the appellant

requests that the lights are not on all night from dusk to dawn and to use accurate photometric studies for any newly submitted plans.

The appellant lists the factors below to support her appeal. Staff responses to these factors are provided on a point-by-point basis.

Appeal Reason #1:

The plans as submitted by the applicant have several significant errors that significantly change the light pattern/photometrics that the DRB relied upon to give their approval.

Response:

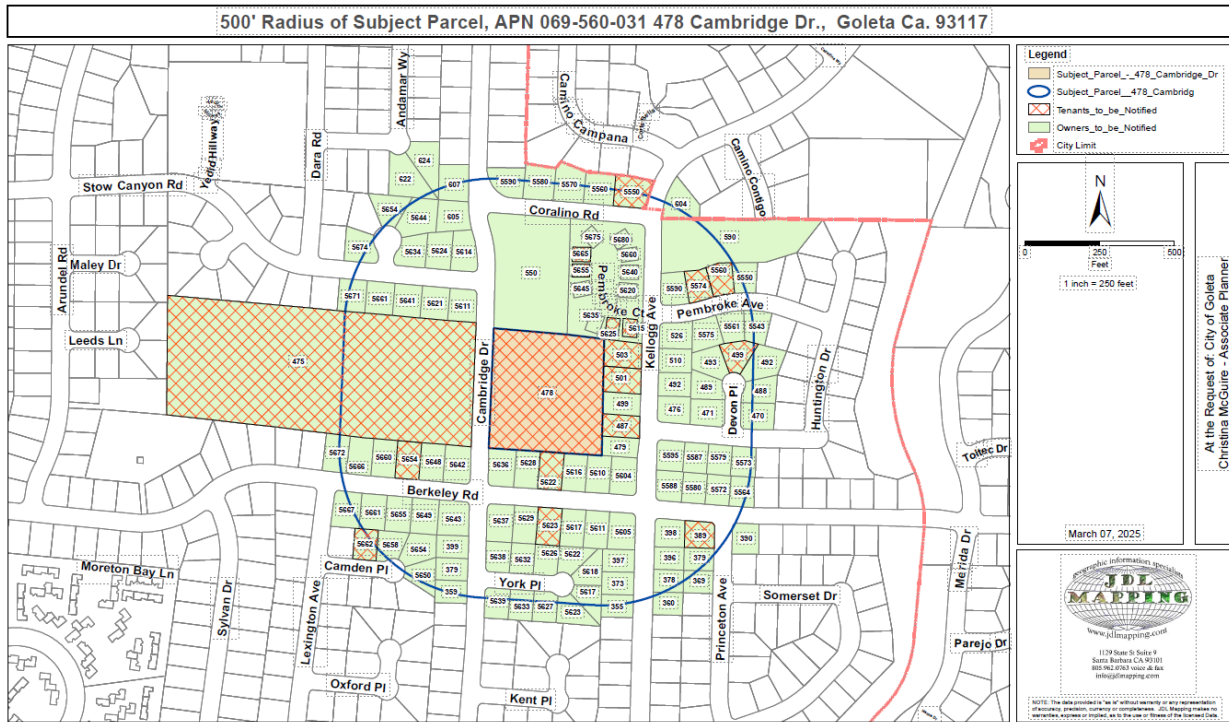
The submitted plans were prepared by Excel Construction Services, which holds both a current B and C-10 (electrician's license) and is responsible for the accuracy of the plans. When the building permit is applied for, the contractor's license will have to be appropriate for the work involved. For this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

Appeal Reason #2:

Failure to properly notify neighbors adjoining the property.

Response:

Projects that are reviewed by the DRB have noticing requirements per GMC 17.52.050, which requires a newspaper notice, mailed notice to owners and tenants within a 500-foot buffer, and an on-site posted sign with a notice. The project was noticed in the Santa Barbara Independent twice on October 31, 2024 for the November 12th DRB meeting, and again on November 27th for the December 10th DRB meeting. The item was not heard at the November 12th DRB meeting due to lack of quorum. Mailed notices were mailed twice, once on October 30th and again on November 26th. The on-site yellow posting sign was placed on the site on October 24th. Kalia Rork was not on the distribution list due to the previous owner at that address being mailed the notice. While it is unfortunate that Ms. Rork did not receive a mailed notice, Ms. Rork provided written comment in advance of the DRB meeting, so she was aware of the project and participated by submitting comments. It is reasonable to believe that she was aware of the December 10 meeting. The mailed notice was sent to 133 owners and tenants for the DRB hearings. The 500-foot radius map is shown with notices that were sent to owners and tenants for this Planning Commission meeting on April 14, 2025, which includes 137 notices.



Appeal Reason #3:

The design is inconsistent with the specific design requirements set forth in 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 the 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.

Response:

While the appellant has emphasized the word "minimum" in this appeal point, it is difficult to quantify the word "minimum." DRB recognized this problem and put many Conditions of Approval on the project in order to minimize impacts of the lighting at the site. Additionally, the lowering of the light poles from 20 feet to 14 feet in height meets this ordinance requirement.

Appeal Reason #4:

DRB did not consider the entirety of the design review requirements for section 17.35.040(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.

Response:

DRB members spent a lot of time reviewing the plans and asking questions. While there is a typo on the plans that says the lights will be on from “dawn to dusk,” this error has been corrected by the applicant. The plans now state the lights will be on from “dusk to dawn” and that the lighting will not be on during daylight hours. The DRB did consider photocells for the lights and placed a Condition of Approval that the light controls be photocell-controlled, so that the lights will not be on during daylight hours, will have an on-and-off switch with a timer override, and will include digital controls. Additionally, with the lights on motion sensors, the lights will be activated in the evenings only when motion is present near the affected light poles.

Appeal Reason #5:

The plans as approved by the DRB do not comply with Section 17.35.040(C) Light Trespass.

Response:

The plans were prepared by a drafter with Excel Construction, Inc. (Applicant), whose company holds an electrical license. A licensed contractor would be responsible for construction of the lighting and the plans would need to meet Building Code standards for electrical work. The plans show that the lights meet this requirement and the light level at the property lines will not exceed 0.1 foot-candles. Further, this section of the ordinance states that lights must be turned off during daylight hours and during any hours when the structure is not in use and specifies outdoor lighting requirements for motion sensors, which the proposed project will meet. The proposed lights will be on a motion sensor, so they will only be activated as needed by visitors to the Community Assembly.

Appeal Reason #6:

The proposed project violates GMC Section 17.58.080 as discussed in the Design Review Findings Attachment A, specifically: (GMC SECTION 17.58.080)

Response:

The DRB adopted findings at its December 10, 2024 hearing. The findings can be independently made by the Planning Commission (see above).

Appeal Reason #7: The proposed lights violate the standard set forth in Architectural and Design Standards for Commercial Projects, adopted by the City on April 7, 2003.

- II. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas
- IID. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.

Response:

Architectural Design Standards are guidelines and not regulations that necessarily must be adhered to. The DRB did consider these guidelines and ultimately imposed Conditions of Approval on the project to require that the lights be screened facing residences abutting the parking lot and to require motion detection devices so the lights would only be activated when necessary.

Appeal by Geoff Jones (Attachment 4)

The appellant asserts that the decision by the DRB to approve the project with specific design requirements set forth within Chapter 17 of the GMC Section 17.52.1202(D)(3)(b)(ii) did not happen. The appellant lists the factors below to support these claims as well as to recommend alternate lighting. Responses to these factors are provided on a point-by-point basis below.

Appeal Reasons #1:

17.35.050(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.

Response:

The appellant has emphasized that the City's ordinance requires the minimum lighting necessary. The applicant has agreed to the Conditions of Approval placed on the project by the DRB to include timers, motion detection, shrouds and has clarified on the plans that lighting will only be on from dusk to dawn.

Appeal Reason #2:

17.35.040(b)(1) 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.

Response:

The plans contained a typo, which unfortunately was missed by staff. The plans state that the lighting will be on "from dawn to dusk," but the typo has been corrected to say from "dusk to dawn" on the plans.

Appeal Reason #3:

Appellant has provided cut sheets with alternate lighting with lower lumens for the applicant to consider. See Attachment 4 for cut sheets.

Response:

There is no specific lumen requirement in the GMC.

ENVIRONMENTAL REVIEW NOTICE OF EXEMPTION:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Facilities maintenance of the parking lot lighting. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines Section 15300.2(a), Location. Class 11 is qualified by consideration of where the project is to be located. The project is not located in and does not have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The alterations to the existing parking lot for the Community Assembly would not impact an environmental resource and are being done for safety purposes. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project, as the addition of parking lot lighting on an approved Community Assembly parking lot is not unusual and will provide safety for the people using the Community Assembly. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential to cause a substantial adverse change in the significance of a historical resource as it only involves alteration to an existing parking lot. Additionally, the project's site does not contain any identified significant cultural resources and will not have ground disturbance as the lighting poles are already installed.

PUBLIC NOTICE

Public notice of the hearing was published on April 3, 2025 in the Santa Barbara Independent and sent to property owners and tenants within 500 feet of the property on April 2, 2025. Additionally, the site was posted with on-site signage on March 31, 2025. As of the release of the staff report, no comments have been received by staff other than the ones previously received in advance of the DRB meeting.

CONCLUSION & STAFF RECOMMENDATION

The project is consistent with the adopted Parking Lot Lighting and Light Trespass standards in the Municipal Code as well as the Architecture and Design Standards for Commercial Projects Guidelines, which states that exterior lighting shall be minimized so as to not cast light onto adjacent sites.

For the reasons outlined in this staff report and the attached Resolution, staff recommends that the Planning Commission find that the project meets the Preliminary and Final Design Approval findings of GMC 17.58.080 and uphold the DRB approval subject to the Conditions of Approval the DRB placed on the project. The applicant has provided updated plans incorporating the DRBs Conditions of Approval on the project and the plans are attached as Attachment 5.

ALTERNATIVES

If the Planning Commission does not support staff's recommendation, then it may:

1. Grant the appeal on the grounds that the findings of Section 17.58.080 cannot be made, thereby overturning the Design Review Board's Preliminary and Final Design Approval and denying the proposed changes;
2. Approve in part and deny in part, making findings for the proposed project based on the findings in Section 17.58.080, subject to any additional conditions of approval required;
3. Continue the item for additional information or discussion.

APPEAL PROCESS

The Planning Commission's decision can be appealed to the City Council within ten calendar days of the action in accordance with Section 17.52.0120 of the Goleta Municipal Code.

LEGAL REVIEW BY: Winnie Cai, Assistant City Attorney

APPROVED BY: Peter Imhof, Planning and Environmental Review Director

ATTACHMENTS:

1. Resolution No. 25-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, 1) Denying the appeals of the Design Review Board Preliminary and Final Design Approval for the Church of Jesus Christ of Latter-Day Saints Parking Lot Lighting based on the findings of Section 17.58.080; and 2) adopting the Notice of Exemption on a 3.31-acre site located at 478 Cambridge Drive known as APN 069-560-031; Case Nos. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APPTeh p"

Exhibit A: CEQA Notice of Exemption

2. DRB Findings GMC 17.58.080
3. Kalia Rork Appeal
4. Geoff Jones Appeal
5. Project Plans incorporating DRB Conditions of Approval
6. DRB Minutes from December 10, 2024
7. Written public comments submitted for the December 10, 2024 hearing
8. Architectural Standards - Commercial Projects
9. Staff Presentation
10. Letter from Facilities Manager representing ownership

ATTACHMENT 1

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, 1) DENYING THE APPEALS OF THE DESIGN REVIEW BOARD PRELIMINARY AND FINAL DESIGN APPROVAL FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS PARKING LOT LIGHTING BASED ON THE FINDINGS OF SECTION 17.58.080; AND 2) ADOPTING THE NOTICE OF EXEMPTION ON A 3.31-ACRE SITE LOCATED AT 478 CAMBRIDGE DRIVE KNOWN AS APN 069-560-031; CASE NOS. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP”

RESOLUTION NO. 25-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, 1) DENYING THE APPEALS OF THE DESIGN REVIEW BOARD PRELIMINARY AND FINAL DESIGN APPROVAL FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS PARKING LOT LIGHTING BASED ON THE FINDINGS OF SECTION 17.58.080 AND 2) ADOPTING THE NOTICE OF EXEMPTION ON A 3.31-ACRE SITE LOCATED AT 478 CAMBRIDGE DRIVE KNOWN AS APN 069-560-031; CASE NOS. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP.

WHEREAS, the Goleta General Plan/Coastal Land Use Plan (General Plan) is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS, on August 6, 2024, Breana Rodriguez of Excel Construction Services, Inc. (Agent) submitted an application for Design Review Board review for the Community Assembly parking lot lighting project, involving the replacement of seven existing unpermitted lights with seven permanent lights, (Project) at Assessor's Parcel Number 069-560-031 (Site) on behalf of The Church of Jesus Christ of Latter-Day Saints (property owner); and

WHEREAS, the Design Review Board conducted a duly noticed public hearing on December 10, 2024, at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the Design Review Board granted Preliminary and Final Approval with Conditions on December 10, 2024; and

WHEREAS, the Design Review Board Preliminary and Final Approval was timely appealed on December 18, 2024 separately by Kalia Rork and Geoff Jones; and

WHEREAS, the Planning Commission of the City of Goleta has considered appeals filed by Kalia Rork and Geoff Jones, in accordance with 17.52.120 of the Goleta Municipal Code 17.52.120; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the Appeals at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the Planning Commission finds, after due study, deliberation, and public hearing, to deny the appeals and uphold the approval granted by the Design Review Board on December 10, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, DENIES THE APPEALS AND UPHOLDS THE DESIGN REVIEW BOARD'S APPROVAL

SECTION 1: *Recitals:* The Planning Commission finds and declares that that the above recitals are true and correct

SECTION 2: *Factual Findings and Conclusions:* The Planning Commission makes the following findings for the project as follows:

A. The Preliminary Design Review findings in GMC section 17.58.080 can be made:

1. *The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

There is no change to the size, bulk, or scale of the Community Assembly building, as this project involves the parking lot lighting structures and the proposal includes reducing the height. No changes are proposed to the building; as such, the building will continue to be compatible with the neighborhood in terms of size, bulk and scale.

The City has adopted Parking Lot Lighting standards under GMC 17.35.050(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 not to cause glare or direct illumination onto adjacent properties or streets.

Parking lot and pole-mounted security lighting must not exceed the 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.

The project is located in an "R" zone and surrounded by a residential zone. The applicant is proposing to reduce the parking lot lighting poles from the existing 20' to 14' to be compliant with the City's standards for the maximum mounting height, which is 14'.

2. *Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.*

The site layout, orientation, and location of the site will be unchanged with this application. The parking lot will retain the same configuration and number of stalls. No changes in the number of parking spaces is proposed for the project. The project is not located in a special design district and is located more than 800 feet from the

nearest mapped ESHA.

17.53.040(C) Light Trespass. To prevent light trespass or glare onto adjacent properties or protected ESHA, all lights must be directed downward, fully shielded, and fully cut off. The light level at property lines must not exceed 0.1 foot-candles and must be directed away from ESHAs.

The photometric plan shows little overlap in the parking lot lighting while also providing lighting for safety in the parking lot. The photometric plan does not exceed 0.1 foot-candles at any of the property lines or spill into the adjacent residentially zoned properties.

3. *The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.*

The proposal enhances the appearance of the parking lot by bringing the light poles down to a height that meets Title 17 of the Municipal Code and keeping the light spill on the property as is required in Title 17 of the Municipal Code.

4. *There is harmony of material, color, and composition on all sides of structures.*

There is no change to the Community Assembly building and all of the lighting poles are the same material, color, and composition, with all seven light poles in harmony.

5. *Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.*

No new outdoor mechanical or electrical equipment is proposed.

6. *The site grading is minimized, and the finished topography will be appropriate for the site.*

No grading is proposed as part of the proposed project.

7. *Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.*

No change to the existing landscaping is proposed.

8. *The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.*

No new landscaping is proposed.

9. *All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.*

The new parking lot lighting is consistent with ordinances and guidelines and dark-sky compliant.

10. *The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.*

No new square footage is proposed as part of the project and the project will decrease the amount of light spill on the neighbors.

11. *The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).*

The project is not located in a special design district. The City has Architecture and Design Standards for Commercial Projects and the project meets those standards. The Architecture and Design Standards for Commercial Projects mention that exterior lighting shall be minimized so as to not cast light onto adjacent sites. The proposed plan shows no light cast onto adjacent sites.

SECTION 3: Actions. The Planning Commission takes the following actions:

- A. Denies Kalia Rork and Geoff Jones' appeals of the Design Review Board's Preliminary and Final Design Approval with Conditions of the Project;
- B. Upholds the Design Review Board's Preliminary and Final Design Approval with Conditions of the Project;
- C. Finds that the proposed Project is exempt from the California Environmental Quality as outlined in the proposed Notice of Exemption (NOE) provided as Exhibit A and adopt the NOE.
- D. Directs staff to direct the applicant to file the Notice of Exemption (NOE) (Exhibit A) within five (5) business days after the Council action

SECTION 4: Reliance on Record. Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Appeals. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: *Limitations.* The Planning Commission's analysis and evaluation of the Appeals are based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the Appeals is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 6: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 7: This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 8: The City Clerk is directed to mail a copy of this Resolution to the Appellants and to any other person requesting a copy.

SECTION 9: This Resolution will become effective immediately upon adoption.

SECTION 10: The City Clerk will certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ___ day of ___ 20__.

JENNIFER FULLERTON
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 25-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the ____ day of _____, 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 1 Exhibit A

Notice of Exemption

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Suite B
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive,
Goleta, CA 93117



Subject: Filing of Notice of Exemption

Project Title:

478 Cambridge Drive parking lot lighting alterations
Case No. 24-0032-DRB, 24-0052-ZC

Project Applicant:

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

Project Location (Address and APN):

478 Cambridge Drive
Goleta, CA 93117
County of Santa Barbara
APN: 069-560-031

Description of Nature, Purpose and Beneficiaries of Project:

Proposal to replace seven (7) existing and un-permitted parking lot lights with new LED heads that meet the California Title 24 Building Energy Efficiency Standards. The proposal includes changes to the seven (7) existing light poles from existing 20' lowered to 14' in height.

The purpose of the project is to provide improvements to the existing parking lot. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

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

Exempt Status:

☒ Categorical Exemption: § 15301 (a) (exterior alterations)

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.), and the City’s Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Facilities maintenance of the parking lot lighting. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines Section 15300.2(a), Location. Class 11 is qualified by consideration of where the project is to be located. The project is not located in and does not have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The alterations to the existing parking lot for the Community Assembly would not impact an environmental resource and are being done for safety purposes. Section 15300.2(b)’s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)’s exception does not apply because there are no “unusual circumstances” that apply to the project, as the addition of parking lot lighting on an approved Community Assembly parking lot is not unusual and will provide safety for the people using the Community Assembly. Section 15300.2(d)’s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)’s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)’s exception does not apply because the project has no potential to cause a substantial adverse change in the significance of a historical resource as it only involves alteration to an existing parking lot. Additionally, the project’s site does not contain any identified significant cultural resources and will not have ground disturbance as the lighting poles are already installed.

City of Goleta Contact Person, Telephone Number, and Email:

Christina McGuire, Associate Planner
805-961-7566; cmcguire@cityofgoleta.org

Signature

Title

Date

If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐Yes ☐No

Date received for filing at OPR:

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT 2

Design Review Board Findings

Attachment 2
DRB Findings and California Environmental Quality Finding
478 Cambridge Drive parking lot lighting
Case Nos. 24-0032-DRB, 24-0052-ZC

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. *The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

There is no change to the size, bulk, or scale of the Community Assembly building, as this project involves the parking lot lighting structures and the proposal includes reducing the height. No changes are proposed to the building; as such, the building will continue to be compatible with the neighborhood in terms of size, bulk and scale.

The City has adopted Parking Lot Lighting standards under GMC 17.35.050(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 not to cause glare or direct illumination onto adjacent properties or streets.

Parking lot and pole-mounted security lighting must not exceed the 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.

The project is located in an "R" zone and surrounded by a residential zone. The applicant is proposing to reduce the parking lot lighting poles from the existing 20' to 14' to be compliant with the City's standards for the maximum mounting height, which is 14'.

2. *Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.*

The site layout, orientation, and location of the site will be unchanged with this application. The parking lot will retain the same configuration and number of stalls. No changes in the number of parking spaces is proposed for the project. The project is not located in a special design district and is located more than 800 feet from the nearest mapped ESHA.

17.53.040(C) Light Trespass. To prevent light trespass or glare onto adjacent properties or protected ESHA, all lights must be directed downward, fully shielded, and fully cut off. The light level at property lines must not exceed 0.1 foot-candles and must be directed away from ESHAs.

The photometric plan shows little overlap in the parking lot lighting while also providing lighting for safety in the parking lot. The photometric plan does not exceed 0.1 foot-candles at any of the property lines or spill into the adjacent residentially zoned properties.

3. *The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.*

The proposal enhances the appearance of the parking lot by bringing the light poles down to a height that meets Title 17 of the Municipal Code and keeping the light spill on the property as is required in Title 17 of the Municipal Code.

4. *There is harmony of material, color, and composition on all sides of structures.*

There is no change to the Community Assembly building and all of the lighting poles are the same material, color, and composition, with all seven light poles in harmony.

5. *Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.*

No new outdoor mechanical or electrical equipment is proposed.

6. *The site grading is minimized, and the finished topography will be appropriate for the site.*

No grading is proposed as part of the proposed project.

7. *Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.*

No change to the existing landscaping is proposed.

8. *The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.*

No new landscaping is proposed.

9. *All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.*

The new parking lot lighting is consistent with ordinances and guidelines and dark-sky compliant.

10. *The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.*

No new square footage is proposed as part of the project and the project will decrease the amount of light spill on the neighbors.

11. *The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).*

The project is not located in a special design district. The City has Architecture and Design Standards for Commercial Projects and the project meets those standards. The Architecture and Design Standards for Commercial Projects mention that exterior lighting shall be minimized so as to not cast light onto adjacent sites. The proposed plan shows no light cast onto adjacent sites.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Facilities maintenance of the parking lot lighting. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines Section 15300.2(a), Location. Class 11 is qualified by consideration of where the project is to be located. The project is not located in and does not have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The alterations to the existing parking lot for the Community Assembly would not impact an environmental resource and are being done for safety purposes. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project, as the addition of parking lot lighting on an approved Community Assembly parking lot is not unusual and will provide safety for the people using the Community Assembly. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential to cause a substantial adverse change in the significance of a historical resource as it only involves alteration to an existing parking lot. Additionally, the project's site does not contain any identified significant cultural resources and will not have ground disturbance as the lighting poles are already installed.

ATTACHMENT 3

Appeal Submitted by Kalia Rork- 24-0003-AP

ATTACHMENT 3



PLANNING APPEAL

Planning and Environmental Review
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7543 Fax: (805) 961-7551

In accordance with the provisions of the Appeal Procedures of Section 17.52.120 of the Goleta Municipal Code (GMC)), I hereby appeal the decision made on 12/10/2024 by the (circle one):

PER Director	Zoning Administrator	Design Board	Review	Planning Commission
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The decision regarding Case No(s): 24-0032-DRB, 24-0052-ZC was (circle one):

Inconsistent with a specific zoning requirement or development standards set forth within Chapter 17 of the Goleta Municipal Code, the General Plan, or other applicable law (GMC Section 17.52.120(D)(3)(b)(i))	Inconsistent with a specific design requirement set forth within Chapter 17 of the Goleta Municipal Code or the General Plan (GMC Section 17.52.120(D)(3)(b)(ii))	An error or abuse of discretion on the part of the Review Authority occurred or that the decision is not supported by evidence presented for consideration (GMC Section 17.52.120(D)(3)(b)(iii))
--	---	--

The specific grounds of the appeal are provided as follows (justification for appeal can be provided on an attached sheet(s) of paper) and the requested action:

Please see attached ¹³~~12~~ page document.

I request that the following action be taken (Can be provided on an attached sheet of paper):

See attached 13 page document

Primary Contact information			
APPELLANT NAME			
<i>Kalia Fork</i>			
MAILING ADDRESS		PHONE	
[REDACTED]		[REDACTED]	
CITY	STATE	ZIP	EMAIL
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
OTHER INTERESTED PARTY			
DESCRIPTION OF INTERESTED PARTY			
COMPANY NAME		CONTACT PERSON	
MAILING ADDRESS		PHONE	
CITY	STATE	ZIP	EMAIL

Kalia Fork
(Signature of Appellant)

12-18-24
(Date)

(Signature of Appellant)

(Date)

Primary Contact Information			
APPELANT NAME			
Kalia Rork			
MAILING ADDRESS		PHONE	
[REDACTED]		[REDACTED]	
CITY	STATE	ZIP	EMAIL
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
OTHER INTERESTED PARTY			
DESCRIPTION OF INTERESTED PARTY			
COMPANY NAME		CONTACT PERSON	
MAILING ADDRESS		PHONE	
CITY	STATE	ZIP	EMAIL




(Signature of Appellant)
 (Date)

(Signature of Appellant)
 (Date)

PLANNING APPEAL

Submitted by Kalia Rork

12/18/2024

**478 Cambridge Drive (APN 069-560-031)
Community Assembly Parking Lot Lighting
24-0032-DRB/24-0052-ZC**

Requested action:

1) Deny the approval of the project that was made at the December 10, 2024, Design Review Board meeting.

2-A) Best option: Require that the applicant not install any exterior flood lights (pole lights) and remove those that are currently there, and if applicant wishes to install lighting, they submit plans with only downward-facing pathway lights not to exceed 3 feet in height.

2-B) Alternate option: Require that the flood light in the south east corner be removed entirely AND require that all other pole lights in the entire parking lot do not exceed 3,000 lumens.

3) Correct errors in the plans and staff report, including:

-- Require lighting to be turned off every night as soon as the church is not being used, but no later than 9:30pm, and not turned on again until 6:00am, and again, only if that back parking lot is being used. 17.35.040 (b)(1)

-- Require that the lights are NOT on all night from dusk to dawn (note error on plans that says "dawn to dusk" meaning they'd be on all DAY). 17.35.040 (b)(1)

-- Use accurate photometric studies for any new submitted plans.

Grounds for appeal:

Grounds for appeal – ERROR OR ABUSE OF DISCRETION ON THE PART OF THE REVIEW AUTHORITY occurred or that the decision is not supported by evidence presented for consideration (GMC Section 17.52.120(D)(3)(b)(iii).

1) The plans as submitted by the applicant have several significant errors that significantly change the light patterns / photometrics that the DRB relied upon to give their approval.

• The plans incorrectly located all the light patterns in all sections of the plans that show light patterns (pages 6, 8, and 9 of the plans). Particularly, the photometric study on page 9 of how the proposed flood lights will impact neighboring properties using foot candles is significantly incorrect. The applicant placed all the light patterns in the wrong place. On page 9, the light poles are noted by red circles with an arrow. The light manufacturer, Westgate, confirmed that the light pole location in the photometric study is nearer to the center of the shaded area, not at one end. If you look at the SE corner (closest to my house) on page 9, you will see the actual light pole in the photograph (in the planter) that shows up as a slight diagonal line next to the red-and-white North arrow. The placement of the pole light on the plans is incorrect, but more importantly, the photometric yellow shading should be nearly centered on that pole. In **Attachment A**, I capture a portion of the plans and have moved the yellow light shading closer to its proper location for this one corner (but all shading on the plans is incorrectly located per the light manufacturer).

- The photometric study used in the plans appears to be based on a 20-foot light, not a 14-foot light as proposed, therefore all the foot-candle measurements are likely too low. The foot candles will be significantly brighter because the bulb is not as high (using the inverse square law). I will endeavor to provide correct photometrics from the light manufacturer before the hearing.
- Also on page 9 of the plans, the applicant shows a black-and-white diagram of the photometrics in the right column below the schedule and above the statistics. That small notation near the center says "T4M MH:20" although it is illegible on the plans. That notation refers to the location of the lens in the photometric diagram. Please see **Attachment B** for an enlargement of this diagram that is legible. The light's lens is near the "7.7" foot-candle notation per the manufacturer's specifications, and you can see that the 7.7 notation on the plans is *not* where the applicant put the light pole (red dot). The light pole is supposed to be close to this 7.7 fc notation. The manufacturer confirmed that the light will be strongest for this downward-facing lens directly under the light, and weaker the further you go from the light source. See manufacturer's specifications as **Attachment C**.
- Because of these errors, the proposed lights will greatly exceed the maximum of 0.1 foot-candles at the property line required of section 17.35.040 (C). All photometric light patterns would have to be corrected and when they are, the foot candles at the property lines will be multiple times greater than allowed.

The light level at property lines must not exceed 0.1 foot-candles and must be directed away from ESHAs.

2) Failure to properly notify neighbors adjoining the property:

- I did not receive a written notice of this hearing. I also did not receive a written notice for the DRB hearing in *November* when this was first on the agenda. At the November meeting, this item was continued due to lack of a quorum. If it had not been continued, I would not have known about the application. I recently heard about it from a neighbor. Associate Planner Ms. McGuire told me on the phone that the notice was sent to a person named Walter Reid. That prior owner lived here 5.5 years ago. Then in an email, she corrected that and said the notice was sent to me. I have never missed mail in 5.5 years of living here, and it is unlikely that the only two pieces of mail that I missed in all that time were both from the City regarding this proposed lighting plan.
- I spoke with a neighbor who adjoins the church lot, and they did not get a mailed notice either (while they did get a notice for the new home being built on another parcel nearby).

Grounds for appeal – ZONING AND DESIGN REQUIREMENTS (GMC Section 17.52.120(D)(3)(b)(i) and (ii):

3) The design is inconsistent with the specific design requirements set forth in: § 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.

- The applicant's proposal is excessive given this minimum lighting requirement. To truly minimize the lighting, the applicant should install ground-level lighting, reduce the brightness/lumens, reduce

the number of poles, and/or restrict illumination to only a portion of the lot where visitors park in the evenings or early mornings, away from homes.

- Additionally, other churches nearby do not have nearly this much lighting. Please see **Attachment D** for a list of churches, their addresses, and a description of each's parking lot lighting. All those churches have evening meetings and events and fewer adjoining residences.

- Board member Degasis noted at the hearing that the parking lot lights at Cottage Hospital were approximately 2 foot candles at their brightest spot and much less bright than the applicant's proposed lights. She questioned why the applicant's lights need to be so bright. I visited the Cottage Hospital parking lot at night, and those lights are way too bright to be in a residential neighborhood. The proposed lights at the church will be 3 to 4 times *brighter* than the hospital lights, according to DRB member Degasis. I invite commissioners to also go to the hospital parking lot and imagine their back yard 20 feet away from the base of a flood light pole that is brighter than those hospital parking lot lights. Even if the lens has full cutoff, because of the angle, these types of lights will directly impact my property (see reason #5 below). I have purchased a digital light meter that reads fc and lux, and I am happy to meet any commissioner to measure light output.

The proposed lights *will* cause glare and direct illumination onto my property because of the angle, even if shrouded, so are therefore in direct conflict with this requirement.

- In addition to directly affecting neighboring properties, the lighting plan is incompatible with the neighborhood. It's a peaceful, dark neighborhood at night. Flood lighting isn't consistent with the character of the area.

- At the hearing, the DRB members noted that the applicant *should* consult the neighbors if the installed lights cause glare. I talked to a land-use planner who advised me that the City cannot compel the applicant to meet with the neighbors nor compel them to incorporate neighbor suggestions after the fact. And the idea that the applicant will make modifications to an approved plan after it's built is not realistic. It will not be enforceable unless it's specifically and clearly outlined in the project approval and adjustments will be *required*, not just suggested.

4) DRB did not consider the entirety of the design review requirements for section 17.35.040 (B): Timing Controls.

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.

- This design requirement states that the lights are required to be off when the structure is not in use. The applicant proposed the lights be on all night, whether or not the structure is being used, and their proposal as such was approved by the DRB. This violates this ordinance.

- The Applicant's calendar online is password restricted, so I can't see the church's schedule. The applicant's claim (at the Dec 10, 2024, DRB hearing) that the structure is used as late as 10:30 pm during the evening to meet with a family as large as 8, does not require that the parking lot be lit up approximately 375 feet away from the entrance to the church. The main entrance to the church is on Cambridge Drive, furthest from the proposed SE flood light (which I have requested be removed). The parking lot has approximately 235 spaces, plus there is parking on the street.

- The motion at the DRB hearing does not require the lights be turned off when the church is not in use. Additionally, if a dozen or so people are at the church, the lighting on the church itself as well as the street lights in front of the church are sufficient to light 20 or 30 parking spaces and provide

visibility and safety. See **Attachment E** for photos of the church on a recent evening at about 10:15pm lit by streetlights and lights mounted on the building. Having flood lights on the entire 2.75 acres of parking lot for a meeting of a few people is wasteful, damaging to the environment and birds, and disturbs the neighbors. I have lived here for 5.5 years, *and I have never seen a church-goer park anywhere in or near the back of the parking lot any time of day.* See **Attachment F** for a photo of a typical Sunday morning during the service and the number of cars in the south side of the lot.

- The applicant's comments at the DRB hearing that the lights *can be* controlled remotely and overridden by a timer are just comments. They do not compel the applicant to comply nor specify what the timing should be. The applicant previously told the City's code enforcement officer Mr. Torres that they could not control the parking lots from this location, so it seems important that any permitting approval ensure the lights can be controlled from the subject location.
- The plans as submitted state: "Operation: GC to ensure operation is between dawn to dusk" which means they would be on during daylight hours and is in violation of this design standard that requires all lighting be "turned off during daylight hours." I assume this is a typo, but having this typo overlooked in three revisions does not bode well for the accuracy of the rest of the plans.

5) The plans as approved by the DRB do not comply with section 17.35.040 (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 BUG rating for light fixtures can be used to determine glare. This rating for the proposed lights is B3-U0-G3 as shown on page 10 of the plans.

B – backlight; U – uplight; G – glare. The rating scale is from 0 to 5, so a rating of 3 for backlight and glare is high.

The uplight rating on these lights is 0 (meaning no light goes upward past the horizontal plane of the light), but the backlight and glare are definitely too high and do not meet zoning requirements. The zoning requirements provide for "full cutoff." A BUG rating for backlight and glare of 3 will likely not meet the full-cutoff or glare requirements.

According to the IESNA:

- Full cutoff—The **luminous intensity** (in **candelas**) at or above an angle of 90° above nadir is zero, and the luminous intensity (in candelas) at or above a vertical angle of 80° above nadir does not numerically exceed 10% of the **luminous flux** (in **lumens**) of the lamp or lamps in the luminaire.

Fully shielded means there is no uplight from the fixture, so this doesn't apply to the neighbors who have single-story homes and will experience back light and glare from the proposed lights.

- The lumens per light is way too high. A typical school football stadium light is 50,000 lumens, and the proposed lights are 3/5 of that or 29,000 (almost 30,000) lumens. This is important because the full cutoff (neighboring glare) numbers are *calculated from the original lumens of the light.* And 10% of that is 2,900 lumens which is considered "very bright." So even if the 29,000 lumens proposed lights have full cut off, that will still allow very bright light on neighboring properties.

How many lumens is considered very bright? ^

If the aim is to light larger areas, such as a construction site, lumens in the range of 1,000 to 3,000 may be necessary. Not too long ago, a 100-lumen flashlight was considered sufficiently bright for military and law enforcement use.

 LedsUniverse

- While the lights may be shrouded, because of the angle to my property and backyard, the light will still trespass and glare into my backyard and house (and other residences). A sight line into the center of my backyard from a 14' light, for example, will be less than an 80° angle.

6) The proposed project violates GMC Section 17.58.080 as discussed in the Design Review Findings Attachment A, specifically: (GMC SECTION 17.58.080)

Quoted from the “Findings” report:

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

It is not compliant as discussed above.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The proposal of 29,000 lumens per light on 14-foot poles will be brighter than a stadium with 50,000 lumens on 50-foot poles (because light decreases by the square of the distance).

7) The proposed lights violate the standards set forth in: Architectural and Design Standards for Commercial Projects adopted by the City on April 7, 2003

II. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas.

This doesn't respect or enhance my property; it significantly reduces property values. Having a brightly lit parking lot adjacent to a property will decrease the value by 15-20% or more, and will make the house harder to sell.

II. D. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.

The proposed lighting is not screened and does cast glare onto my property. See comments above.

A final note:

The purpose of the lighting ordinance and design requirements are to ensure quiet enjoyment for residents, preserve property values, and protect the environment. I absolutely want to be free of light trespass for my health, well-being, and to protect my largest asset. But I also care about the little birds that roost in the trees here at night (lights will disturb that); I care about the owls (which I hear almost every night now that the church lights have been off); and I care about the rest of the wildlife that call this area home and will be harmed by unnecessary artificial lighting at night. While I appreciate the dark-sky requirements that help migrating birds, there are many other critters, including insects, that will be disturbed by the bright parking lights as proposed. Thank you for your consideration.

Attachment A for #1 above:

Multiple errors on placement of photometrics and foot candles on submitted plans

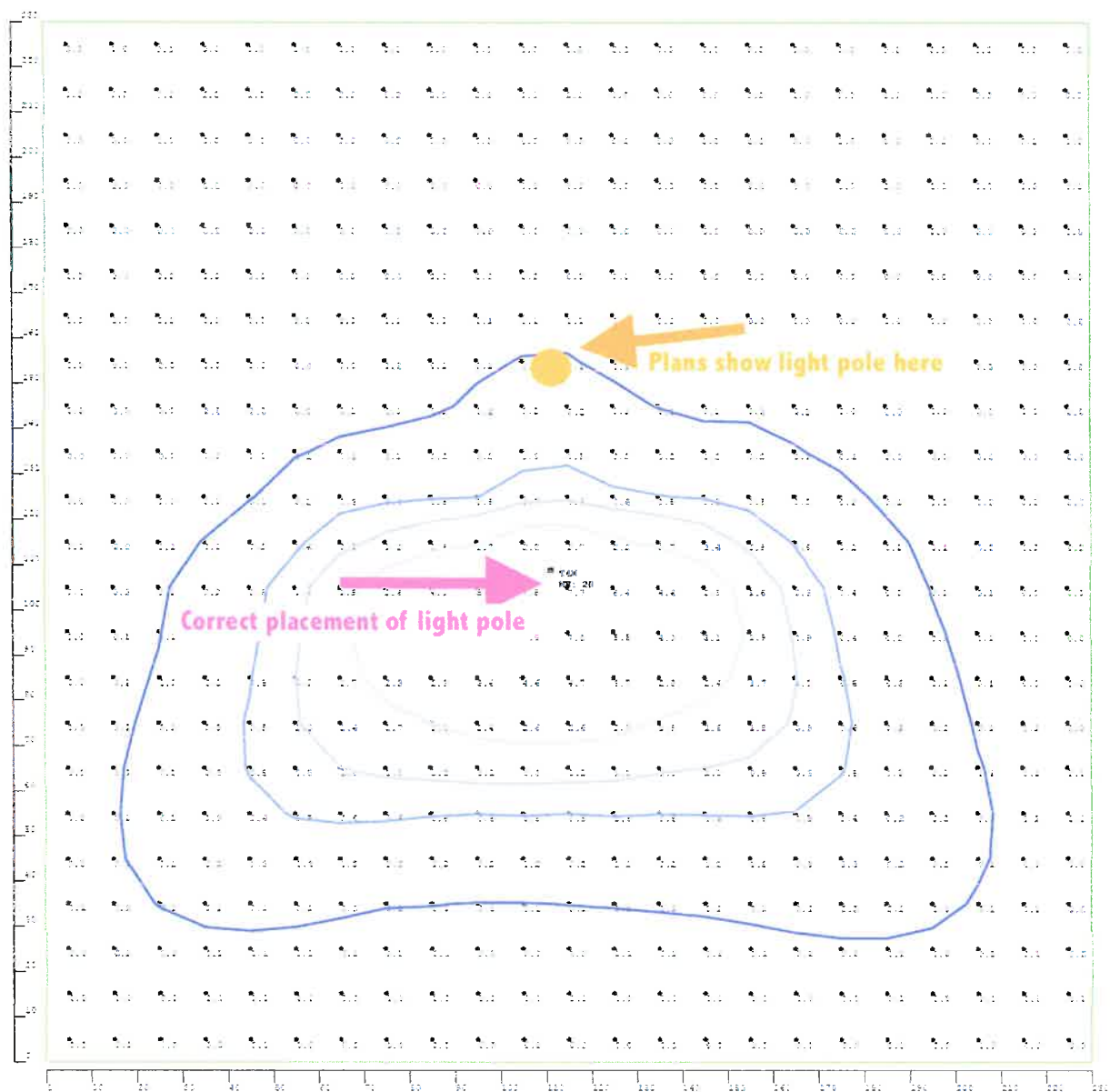
Section of page 9 of plans as submitted; photometrics (yellow shading) are incorrect:



Photometrics (yellow shading) should be radiating from near the center of the light pole (per the light manufacturer), where I drew in the stars, but the applicant put the photometric shading in the wrong place. I moved one to its approximate correct location in the SE corner as an example here;



Attachment B for #1 above:
Enlargement of photometric, showing placement of light pole is incorrect in the plans:



Attachment C for #1 above:

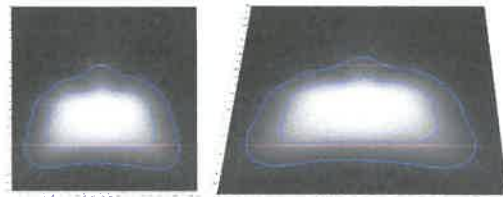
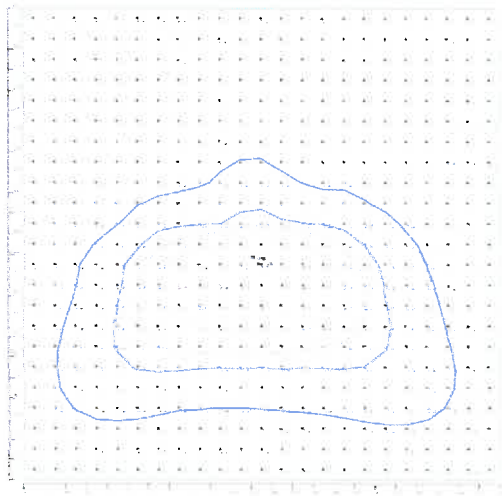
Manufacturer's specifications sheet for the proposed light and lens.

Westgate Model LFXMAX-XL

Lens: T4M

These specifications are just an example and show a different height pole, but do show the correct location of the light pole within the photometric diagram. See Attachment B for an enlargement of the diagram. Project proposes T4M lens.

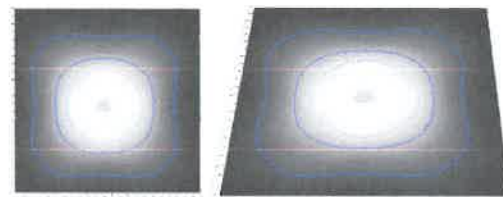
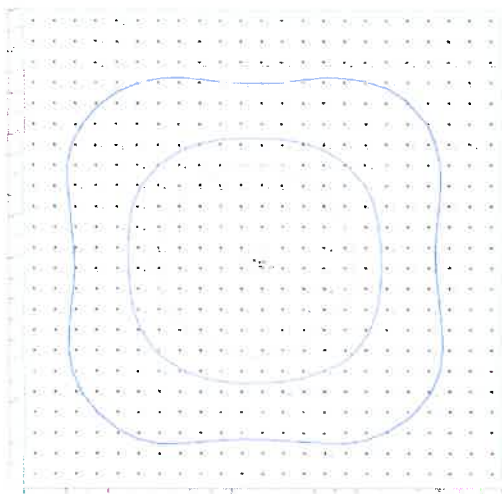
Type Lenses:



LFXMAX-XL-LENS-T4M

LFXMAX-XL Type T4M Lens

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



LFXMAX-XL-LENS-T5M

LFXMAX-XL Type T5M Lens

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

WESTGATE

6

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Attachment D (for #3 above):

Proposed lighting is inconsistent with the neighborhood and does not comply with minimum lighting necessary requirement.

- List of nearby churches and their lighting:

— Christian Science Church at 480 N. Fairview has ZERO lights in its parking lot. It has residences on 2 sides for a total of 8 residences that share the lot line. Three of these adjoin the back of the parking lot (like I do with the LDS church), and there are no lights there.

— The Goleta Presbyterian Church at 6067 Shirrell Way has ZERO lights in its parking lot. It has some lights on the building, but there are no residences on that side. This church has 5 residences that adjoin the property, but they are on the opposite side of the church, and there is no lighting on that side.

— The Cambridge Drive Community Church at 550 Cambridge Drive is right next door to the Church of Latter Day Saints and has NO lights at all in its parking lot. It has 4 adjoining residences. It has one security light on its building, but that side of the building does not adjoin any residences.

— The Live Oak Unitarian Universalist Church at 820 N Fairview has 3 adjoining residences, but they are set back significantly from the parking lot, AND there are NO lights in that lot. There are 2 pole lights on the north side, but they were not on at the time of my inspection at 10:00pm and there are no residences on that side, which adjoins another church.

— The Kingdom Hall of Jehovah's Witnesses Church at 840 N Fairview is next door to the Live Oak Church and does have pole lights in its parking lot, but there are NO residential homes on any side of it. (Note: those lights were *not* on when I drove by that night).

— The Good Shephard Lutheran Church at 380 N. Fairview has about 10 residences along one side, and several condos on the other side. This church has *only one* pole light in its very large parking lot, and that one light is right at Fairview Avenue and significant distance from any homes.

- The applicant (Church of Latter-Day Saints) has 12 residential lots that adjoin its parking lot and is proposing to light up the entire lot. This is excessive, unnecessary, and not consistent with the neighborhood.

Attachment E for #4 above:

Photos of the Church parking area and street with all parking lot lights OFF

Taken at approximately 10:15pm on 12/14/2024, showing the street lights directly in front of the church (no flood lights on in the parking lot; all parking lots off):



And from the parking lot closest to the church entrance showing light on building itself *with no parking lot lights on:*



Attachment F for #4 above:
Typical Sunday morning parking during service (shot from SE corner).



ATTACHMENT 4

Appeal submitted by Geoff Jones – 24-0004-AP

ATTACHMENT 4



PLANNING APPEAL

Planning and Environmental Review
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7543 Fax: (805) 961-7551

In accordance with the provisions of the Appeal Procedures of Section 17.52.120 of the Goleta Municipal Code (GMC)), I hereby appeal the decision made on 10 DEC 2024 by the (circle one):

PER Director	Zoning Administrator	Design Board	Review	Planning Commission
--------------	----------------------	--------------	--------	---------------------

The decision regarding Case No(s): 24-0032-DRB
was (circle one):

Inconsistent with a specific zoning requirement or development standards set forth within Chapter 17 of the Goleta Municipal Code, the General Plan, or other applicable law (GMC Section 17.52.120(D)(3)(b)(i))	Inconsistent with a specific design requirement set forth within Chapter 17 of the Goleta Municipal Code or the General Plan (GMC Section 17.52.120(D)(3)(b)(ii))	An error or abuse of discretion on the part of the Review Authority occurred or that the decision is not supported by evidence presented for consideration (GMC Section 17.52.120(D)(3)(b)(iii))
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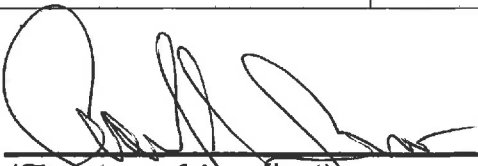
The specific grounds of the appeal are provided as follows (justification for appeal can be provided on an attached sheet(s) of paper) and the requested action:

SEE ATTACHMENTS 1, 2, 3 AND 4

I request that the following action be taken (Can be provided on an attached sheet of paper):

SEE ATTACHMENT # 1

Primary Contact Information				
APPELLANT NAME				
MAILING ADDRESS				PHONE
CITY	STATE	ZIP	EMAIL	
OTHER INTERESTED PARTY				
DESCRIPTION OF INTERESTED PARTY				
COMPANY NAME				CONTACT PERSON
MAILING ADDRESS				PHONE
CITY	STATE	ZIP	EMAIL	


(Signature of Appellant)

2024
18 DEC 2024 12/18/24
(Date)

(Signature of Appellant)

(Date)

Primary Contact Information				
APPELLANT NAME				
GEOFF JONES				
MAILING ADDRESS			PHONE	
[REDACTED]			[REDACTED]	
CITY	STATE	ZIP	EMAIL	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	
OTHER INTERESTED PARTY				
DESCRIPTION OF INTERESTED PARTY				
COMPANY NAME			CONTACT PERSON	
[REDACTED]			[REDACTED]	
MAILING ADDRESS			PHONE	
[REDACTED]			[REDACTED]	
CITY	STATE	ZIP	EMAIL	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	


 (Signature of Appellant)

18 DEC 2024
 (Date)

N
 (Signature of Appellant)

A
 (Date)

Planning Appeal Attachment 1

Case No. 24-0032-DRB

The specific grounds of the appeal are provided as follows:

The proposed design submitted for review is inconsistent with the requirements in Goleta Code §17.35.050 (C) which states that "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."

The proposed lighting is excessively bright for the location (a maximum of 43,500 lumens per bulb per the manufacturer) and is inconsistent with other lighting used for similar purposes within the general vicinity of the project (e.g. the parking lot lighting at Kellogg School across the street from the proposed project). The proposed lighting is also significantly brighter than the lighting previously used at this site. Additionally, the lighting is significantly brighter than the lighting utilized for street lamps in the vicinity (providing lighting for adequate vision, comfort and safety). By comparison a typical street lamp in a residential area uses between 3900 and 6750 lumen bulb. (See attachments 2 and 3 for reference). By selecting such a high output bulb this project CANNOT do anything to dim the output without replacing it with another unit. (note that the unit chosen in the spec sheet utilizes the lowest wattage for the unit (200 watts) the bulb CANNOT be dimmed lower than 29000 lumens, see attachment #4 for reference).

Furthermore the proposed design submitted for review is inconsistent with the Goleta Code §17.35.040 with respect to operation of the lights "from dusk until dawn". Subsection (b)(1) states "Outdoor lighting must be turned off during daylight hours and during any hours when the structure is not in use." Since the structure is not typically utilized after 10:00pm the light must be programmed to be shut off after that time or whenever the structure is not in use.

It is requested that the current design plan for case number 24-0032-DRB be rejected and returned to the applicant for further consideration of the applicable ordinances regarding the minimum lighting required for their application.

STL3 SERIES OUTDOOR LIGHTING

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

STL3-30W-30K
STL3-30W-50K



Selection:



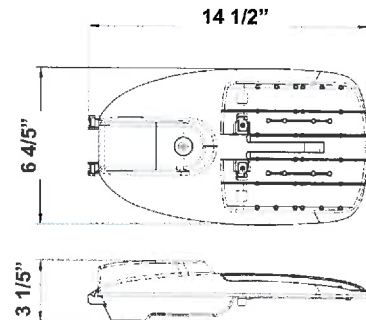
This outdoor lighting is ideal for general site lighting, street, roadway, alleys, loading docks, doorway, pathway, and parking areas

Customer Name: _____

Project Name: _____

Note: _____

Type: _____



14 1/2"(L) x 6 4/5"(W) x 3 1/5"(H)

Features

- Light Grey Finish
- With NEMA twist-lock Photocell Socket (Shorting Cap included)
- 7-Year Warranty
- Outdoor Light

Technical Specifications

Electrical:

- Voltage: 120-277V; 60Hz AC
- Power Factor: >0.95
- Wattage: 30W
- Efficacy: 130 LPW

Mechanical:

- Die-cast Aluminum with Powder Coat Finish (Light Grey)
- Cord Type: 40" SJTW 18/3 AWG Cable
- With 1-31/32" Diameter Pole Entry with Adapter Bracket Inside for Smaller Pole Diameters
- Maximum Ambient Temperature: 104°F
- Rated life: 50,000 hrs
- Wet Location
- IP Rating: IP65

Lighting:

- Lens Type: Optical TYPE III Lens, High Light Transmittance PC, Anti-UV and Flame Resistant
- Dimming: 0-10 Dimming
- Driver Located in Isolated Compartment for Improved Thermal Management
- Total Lumens: 3900LM
- Color Temperatures: 3000K/5000K
- Color Rendering Index: CRI ≥ 70

Applications:

- Ideal for general site lighting, street, roadway, alleys, loading docks, doorway, pathway and parking areas

Other Models:

• 50W | 6500LM | STL3-50W-30K • 80W | 10800LM | STL3-80W-30K • 100W | 13500LM | STL3-100W-30K • 150W | 21000LM | STL3-150W-30K • 200W | 27000LM | STL3-200W-30K
• 50W | 6500LM | STL3-50W-50K • 80W | 10800LM | STL3-80W-50K • 100W | 13500LM | STL3-100W-50K • 150W | 21000LM | STL3-150W-50K • 200W | 27000LM | STL3-200W-50K



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www.westgatemfg.com | www.westgatecontrols.co



STL3 SERIES OUTDOOR LIGHTING

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

STL3-50W-30K
STL3-50W-50K



Selection:



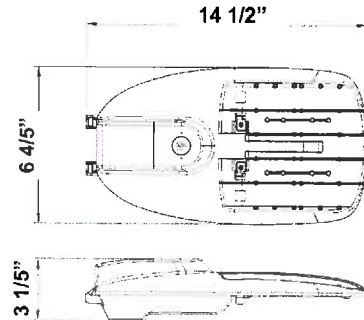
This outdoor lighting is ideal for general site lighting, street, roadway, alleys, loading docks, doorway, pathway, and parking areas

Customer Name: _____

Project Name: _____

Note: _____

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14 1/2"(L) x 6 4/5"(W) x 3 1/5"(H)

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- Light Grey Finish
- With NEMA twist-lock Photocell Socket (Shorting Cap included)
- 7-Year Warranty
- Outdoor Light

Technical Specifications

Electrical:

- Voltage: 120-277V; 60Hz AC
- Power Factor: >0.95
- Wattage: 50W
- Efficacy: 140 LPW

Mechanical:

- Die-cast Aluminum with Powder Coat Finish (Light Grey)
- Cord Type: 40" SJTW 18/3 AWG Cable
- With 1-31/32" Diameter Pole Entry with Adapter Bracket Inside for Smaller Pole Diameters
- Maximum Ambient Temperature: 104°F
- Rated life: 50,000 hrs
- Wet Location
- IP Rating: IP65

Lighting:

- Lens Type: Optical TYPE III Lens, High Light Transmittance PC, Anti-UV and Flame Resistant
- Dimming: 0-10 Dimming
- Driver Located in Isolated Compartment for Improved Thermal Management
- Total Lumens: 6500LM
- Color Temperatures: 3000K/5000K
- Color Rendering Index: CRI ≥ 70

Applications:

- Ideal for general site lighting, street, roadway, alleys, loading docks, doorway, pathway and parking areas

Other Models:

• 30W | 3900LM | STL3-30W-30K • 80W | 10800LM | STL3-80W-30K • 100W | 13500LM | STL3-100W-30K • 150W | 21000LM | STL3-150W-30K • 200W | 27000LM | STL3-200W-30K
• 30W | 3900LM | STL3-30W-50K • 80W | 10800LM | STL3-80W-50K • 100W | 13500LM | STL3-100W-50K • 150W | 21000LM | STL3-150W-50K • 200W | 27000LM | STL3-200W-50K



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



LFXMAX SERIES Outdoor Lighting

LFXMAX-XL-200-300W-MCTP-PSR

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

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

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

Customer Name: _____

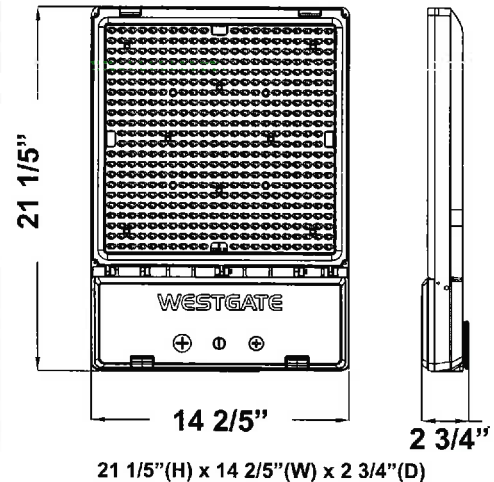
Project Name: _____

Note: _____

Type: _____



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.



21 1/5" (H) x 14 2/5" (W) x 2 3/4" (D)

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: 200W/250W/300W
- 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
- Die-cast Aluminum Housing with Powder Coat Finish (Dark Bronze)
- Cord Type: 6' SJTW 18/3 AWG cable
- 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

Lighting:

- Dimming: 0~10V Dimmable
- Optic Lens Type: III
- Cord Type: 6' SJTW 18/3 AWG cable
- Total Lumens: 43500LM 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

Other Models:

- 150W | 21400LM | LFXMAX-LG-70-150W-MCTP-PSR



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



ATTACHMENT 5

Project Plans

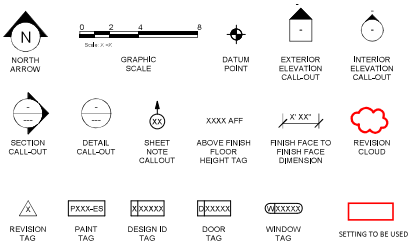
ABBREVIATIONS

AC	AIR CONDITIONING
ACT	ACoustical CEILING TILE
ADJ	ADJUSTABLE
APF	ABOVE FINISHED FLOOR
AMP	AMPERE
ARCH	ARCHITECT
BDH	BACK OF HOUSE
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
CTR	CENTER
CX	COMMISSIONING
COM	COMMISSIONING AGENT
DEG	DEGREE
DET	DETAIL
DIA	DIAMETER
DN	DOWN
DN	DOWN
EA	EACH
EL	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FFAE	FURNITURE, FIXTURE, AND EQUIPMENT
FLR	FLOOR
FOH	FRONT OF HOUSE
FOIC	FURNISHED BY OWNER
FOIC	INSTALLED BY CONTRACTOR
FOIC	FURNISHED BY OWNER
FOIC	INSTALLED BY OWNER
FT	FOOT/FEET
G	GROUND
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALLBOARD
HC	HOLLOW CORE
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ID.	INSIDE DIAMETER
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LL	LANDLORD
LV	LOW VOLTAGE
MAX	MAXIMUM
MEP	MECHANICAL ELECTRICAL AND PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
O.D.	OUTSIDE DIAMETER
PLC	PLACE
R	RADIUS
REF	REFERENCE
REQD	REQUIRED
REV	REVISION
RND	ROUND
SC	SOLID CORE
SF	SQUARE FEET
SHT	SHEET
SM	SIMILAR
SPEC	SPECIFICATION
SO	SQUARE
TEMP	TEMPORARY
TYP	TYPICAL
UC	UNDER COUNTER
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD

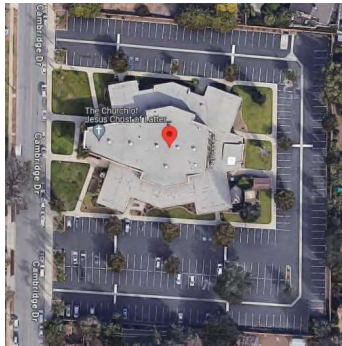
RESPONSIBILITY LEGEND

GC	GENERAL CONTRACTOR
LL	LANDLORD

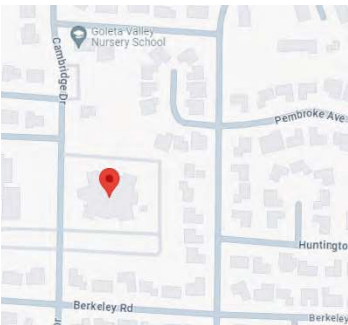
ARCHITECTURAL SYMBOL LEGEND



AERIAL MAP



VICINITY PLAN



PROJECT CONTACTS

MAILING ADDRESS	478 Cambridge Dr. Goleta, CA 93117
LANDLORD CONTACT INFORMATION	Alex Simms Bishop arsimms@gmail.com
FACILITY MANAGER	Eric Andreasen Facilities Manager 805-558-5410 (cell) 866-651-9298 (Emergency 24/7) eandreasen@churchofjesuschrist.org
DRAFTER	Filip Sammak 1950 Raymer Ave. Fullerton CA 92833 Filip.Sammak@excelconstruction.biz 714-588-4100
GENERAL CONTRACTOR	Excel Construction Services Inc. 1950 Raymer Ave. Fullerton CA 92833 Projects@ExcelConstruction.biz Office # 714-680-9200 Fax # 714-680-9800

SCOPE OF WORK

Take corrective actions in order to address (2) code enforcement violations associated with City of Goleta code enforcement, case #2024-2128, respectively violations:

- *CBC 105.1
- *GMC 17.01.040 A.5. (17.35.040, 17.35.060)
- *MC 17.01.040 A.5. (17.35.040 C.).

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.

GENERAL NOTES

- The drawings and project manual together constitute the contract documents for construction. All general requirements are to be met and all materials, finishes, and systems are to be installed and perform per specifications unless otherwise noted.
- General contractor shall visit the site, review the building shell drawings as submitted by the landlord or the LDS Church, and become familiar with the site conditions prior to construction.
- General contractor shall consult with the LDS Church construction manager to resolve any changes, omissions, or plan discrepancies prior to construction.
- All work shall comply with local, county, state, and federal codes and ordinances.
- General contractor shall verify the location of all utilities.
- General contractor to verify all dimensions, including clearances required by other trades, and notify the LDS Church construction manager of any discrepancies prior to proceeding with the work.
- The general contractor is responsible for obtaining permits for fire protection, plumbing, mechanical, and electrical systems prior to installation.
- General contractor shall retain one set of permit plans on-site to document all changes made during construction. Record drawings shall be issued to the owner at project close-out.
- General contractor is responsible for coordinating delivery of materials from the LDS Church contracted third-party logistics services and vendor direct shipments.
- Responsibility for supply and delivery of materials and equipment is identified in the drawing schedule sheets under the column labeled 'Responsibility'.
- To 'install' shall mean to provide all fasteners, miscellaneous hardware, blocking, electrical connections, plumbing connections, and other items required for a complete and operational installation, unless otherwise noted.
- All item substitutions must be approved by the LDS Church construction manager

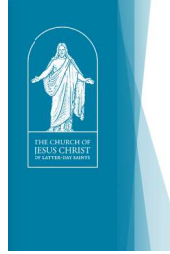
SITE INFORMATION

CODE AUTHORITIES:	
BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE
FIRE CODE:	2022 CALIFORNIA FIRE CODE
HEALTH CODE:	CALIFORNIA RETAIL FOOD CODE
ACCESSIBILITY CODE:	2022 CALIFORNIA BUILDING CODE & ADA
ZONING:	
PARCEL NUMBER:	069-560-031
PERMITTED TYPE OF USE:	Church
SPIRINKLERED:	N
LEASABLE AREA:	24,600 SF
LOT SIZE:	3.31 AC
CONSTRUCTION TYPE:	V-B
PROPOSED USE:	Church
OCCUPANCY:	A-3

INDEX OF SHEETS

LEGEND: X = SHEET ISSUED
R = SHEET ISSUED FOR REFERENCE AND COORDINATION ONLY
(SEE TITLE BLOCK FOR REVISION ISSUE DATE(S))

SHEET	SHEET TITLE
G001	GENERAL INFORMATION
G002	ACCESSIBILITY NOTES
G003	ACCESSIBILITY NOTES
G004	CALGREEN NOTES
G005	CALGREEN NOTES
G006	CALGREEN NOTES
A001a	DEMO SITE PLAN
A001b	SITE PHOTOS
A002	SITE LIGHTING PLAN
A003	LIGHTING SCHEDULE



478 Cambridge Dr.
Goleta, CA. 93117



PROJECT NAME:
The Church of Jesus Christ of
Latter-day Saints - Goleta, CA

PROJECT ADDRESS:
478 Cambridge Dr. Goleta, CA. 93117

PROJECT #: 102106
ISSUE DATE: 7-25-24
DESIGN MANAGER: F.S.
PRODUCTION DESIGNER:
CHECKED BY:

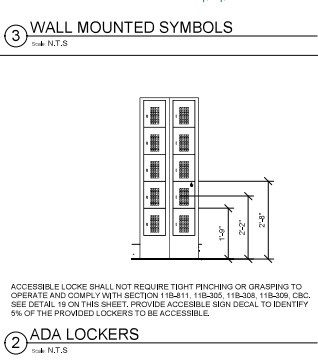
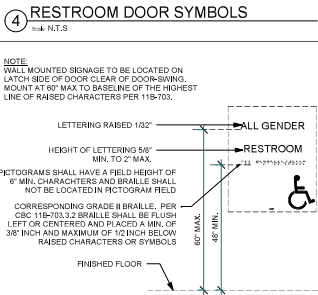
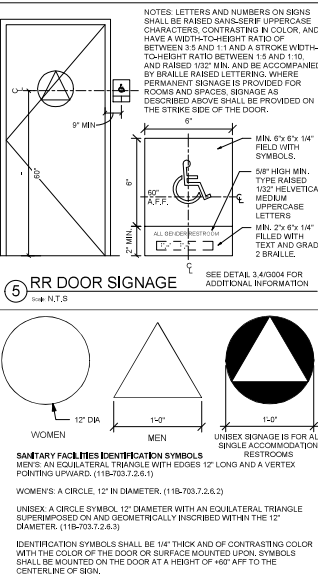
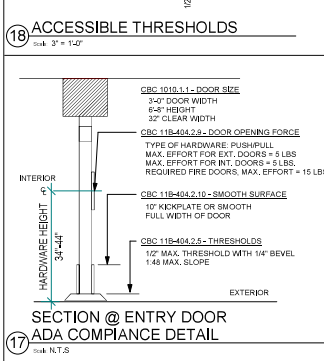
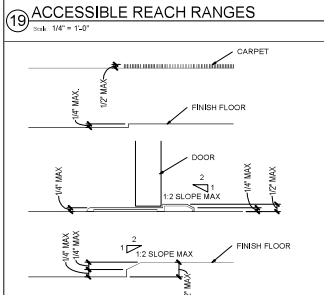
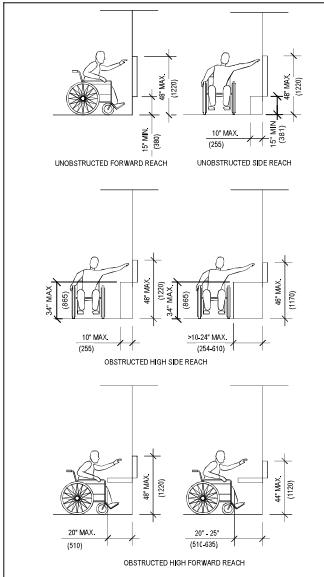
Revision Schedule			
Rev	Date	By	Description
1	12-22-24		Revised to 7' light poles per city of Goleta ordinance 17.35.050
2	12-27-24		Implementations per DRB and revised the scope description.

SHEET TITLE:
GENERAL INFORMATION

SCALE: AS SHOWN

SHEET NUMBER:

G001



CODE REQUIREMENTS (CBC)

ACCESSIBLE ROUTES

118-208.2.1 SITE ARRIVAL POINTS: AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE BUS STOP OR RAIL STATION AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.

118-208.2.2 WITHIN A SITE, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

118-208.2.4 SPACES AND ELEMENTS, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH UNLESS EXEMPTED BY SECTION 118-208.2.3 EXCEPTIONS 1 THROUGH 7.

118-208.2.5 RESTAURANTS, CAFETERIAS, BANQUET FACILITIES AND BARS, IN RESTAURANTS, CAFETERIAS, BANQUET FACILITIES, BARS, AND SIMILAR FACILITIES, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL FUNCTIONAL AREAS, INCLUDING RAISED OR SUNKEN AREAS, AND OUTDOOR AREAS.

118-208.2.6 EMPLOYEE WORK AREAS, COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL COMPLY WITH SECTION 118-400.2.

118-402.2 COMPONENTS, ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:2; DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS, ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF DIVISION 4.

FLOOR OR GROUND SPACES

118-302 FLOOR OR GROUND SURFACES

118-302.1 GENERAL, FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SUBSESTANT AND SHALL COMPLY WITH SECTION 118-302.

118-302 CHANGES IN LEVEL

118-302.1 GENERAL, WHEN CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH SECTION 118-302.

118-302.2 VERTICAL CHANGES IN LEVEL, OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.

118-302.3 BEVELED CHANGES IN LEVEL, BETWEEN 3 INCH (76.2 MM) AND 27 INCHES (686 MM) ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1 INCH (25.4 MM) IN DEPTH FOR EACH 6 INCHES (152 MM) IN HEIGHT.

118-302.4 TURNING SPACE

118-302.4.1 CIRCULAR SPACE, THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1524 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 118-306.

118-302.4.2 T-SHAPED SPACE, THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH (1524 MM) SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES (914 MM) WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (609 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 118-306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

118-306.7 MANEUVERING CLEARANCE, WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 118-306.1 AND 118-306.2.

118-306.7.1 FORWARD APPROACH, ALCOVES SHALL BE 36 INCHES (914 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (609 MM).

118-306.7.2 PARALLEL APPROACH, ALCOVES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES (381 MM).

118-308 CLEAR FLOOR OR GROUND SPACE

118-308.2 FLOOR OR GROUND SURFACES, FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH SECTION 118-302.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

118-308.3 SIZE, THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES (762 MM) MINIMUM BY 48 INCHES (1219 MM) MINIMUM.

118-308.4 KNEE AND TOE CLEARANCE, UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 118-306.

118-308.5 POSITION, UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

118-308.6 APPROACH, ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND SPACE.

118-308.7 MANEUVERING CLEARANCE, WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 118-306.1 AND 118-306.2.

118-308.7.1 FORWARD APPROACH, ALCOVES SHALL BE 36 INCHES (914 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (609 MM).

118-308.7.2 PARALLEL APPROACH, ALCOVES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES (381 MM).

118-308 KNEE AND TOE CLEARANCE

118-308.1 GENERAL, WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE, THE SPACE SHALL COMPLY WITH SECTION 118-306. ADDITIONAL SPACE SHALL NOT BE PROVIDED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE.

118-308.2 TOE CLEARANCE,

118-308.2.1 GENERAL, SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 8 INCHES (203 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH SECTION 118-308.2.

ACCESSIBILITY NOTES

FLOOR OR GROUND SPACES (CONT.)

118-308.2.2 MAXIMUM DEPTH, TOE CLEARANCE SHALL EXTEND 20 INCHES (508 MM) MAXIMUM UNDER AN ELEMENT.

118-308.3.1 MINIMUM REQUIRED DEPTH, WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES (432 MM) MINIMUM UNDER THE ELEMENT.

118-308.2.4 ADDITIONAL CLEARANCE, SPACE EXTENDING GREATER THAN 6 INCHES (152 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 8 INCHES (203 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

118-308.3.1.2 WIDTH, TOE CLEARANCE SHALL BE 30 INCHES (762 MM) WIDE MINIMUM.

118-308.3 KNEE CLEARANCE

118-308.3.1 GENERAL, SPACE UNDER AN ELEMENT BETWEEN 8 INCHES (203 MM) AND 27 INCHES (686 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH SECTION 118-308.3.

118-308.3.2 MAXIMUM DEPTH, KNEE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT AT 9 INCHES (229 MM) ABOVE THE FINISH FLOOR OR GROUND.

118-308.3.1 MINIMUM REQUIRED DEPTH, WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 17 INCHES (432 MM) DEEP MINIMUM AT 8 INCHES (203 MM) ABOVE THE FINISH FLOOR OR GROUND, AND 8 INCHES (203 MM) DEEP MINIMUM AT 27 INCHES (686 MM) ABOVE THE FINISH FLOOR OR GROUND.

118-308.3.4 CLEARANCE REDUCTION, BETWEEN 3 INCHES (76.2 MM) AND 27 INCHES (686 MM) ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1 INCH (25.4 MM) IN DEPTH FOR EACH 6 INCHES (152 MM) IN HEIGHT.

118-308.3.5 WIDTH, KNEE CLEARANCE SHALL BE 30 INCHES (762 MM) WIDE MINIMUM.

REACH RANGES

118-308 REACH RANGES

118-308.1.1 ELECTRICAL SWITCHES, CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 118-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

118-308.1.2 ELECTRICAL RECEPTACLE OUTLETS, ELECTRICAL RECEPTACLE OUTLETS OR BRANCH OUTLETS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 118-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

118-308.2.2 OBSTRUCTED HIGH REACH, WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (508 MM) MAXIMUM, WHERE THE REACH DEPTH EXCEEDS 20 INCHES (508 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1118 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM.

118-308.3 SIDE REACH,

118-308.3.1 UNOBSTRUCTED, WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES (863 MM) MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES (609 MM) MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM FOR A REACH DEPTH OF 10 INCHES (254 MM) MAXIMUM, WHERE THE REACH DEPTH EXCEEDS 10 INCHES (254 MM), THE HIGH SIDE REACH SHALL BE 46 INCHES (1168 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (609 MM) MAXIMUM.

118-309 OPERABLE PARTS

118-309.1 GENERAL, OPERABLE PARTS SHALL COMPLY WITH SECTION 118-309.

118-309.2 CLEAR FLOOR SPACE, A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 118-308 SHALL BE PROVIDED.

118-309.3 HEIGHT, OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 118-309.

118-309.4 OPERATION, OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

DOORS AND DOORWAYS

118-404.2 MANUAL DOORS, DOORWAYS, AND MANUAL GATES, MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 118-404.2.

118-404.2.3 DOUBLE-LEAF DOORS AND GATES, AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 118-404.2.3 AND 118-404.2.4.

118-404.2.4 CLEAR WIDTH, DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90 DEGREES, CLEAR OPENINGS MORE THAN 24 INCHES (609 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO OBSTRUCTIONS TO THE CLEAR OPENING. CLEAR OPENING WIDTH LOWER THAN 34 INCHES (863 MM) ABOVE THE FINISH FLOOR OR GROUND, PROJECTIONS INTO THE CLEAR OPENING WITHIN BETWEEN 34 INCHES (863 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

ACCESSIBILITY NOTES (CONT.)

DOORS AND DOORWAYS (CONT.)		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY BEYOND LATCH SIDE UNLESS NOTED
FROM FRONT	PULL	60 INCHES (1524 MM)	18 INCHES (457 MM)
FROM FRONT	PUSH	48 INCHES (1219 MM)	0 INCHES (0 MM)
FROM HINGE SIDE	PULL	60 INCHES (1524 MM)	36 INCHES (914 MM)
FROM HINGE SIDE	PUSH	44 INCHES (1118 MM)	22 INCHES (559 MM)
FROM LATCH SIDE	PULL	60 INCHES (1524 MM)	24 INCHES (609 MM)
FROM LATCH SIDE	PUSH	44 INCHES (1118 MM)	24 INCHES (609 MM)

ADD 12 INCHES (305 MM) IF CLOSER AND LATCH ARE PROVIDED.
 ADD 1 INCHES (25.4 MM) IF CLOSER AND LATCH ARE PROVIDED BEYOND HINGE SIDE.
 ADD 1 INCHES (25.4 MM) IF CLOSER IS PROVIDED.
 ADD 1 INCHES (25.4 MM) AT EXTERIOR SIDE OF EXTERIOR DOORS.

118-404.2.4 MANEUVERING CLEARANCES, MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 118-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

118-404.2.5 SWINGING DOORS AND GATES, SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 118-404.2.4.1.

118-404.2.7 DOOR AND GATE HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS OF DOORS AND GATES SHALL COMPLY WITH SECTION 118-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (863 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

118-404.2.10 DOOR AND GATE SURFACES, SWINGING DOOR AND GATE SURFACES WITHIN 90 INCHES (2286 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KEYS PLATES SHALL BE CAPPED.

RAMPS

118-405.2 SLOPE, RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

118-405.4 FLOOR OR GROUND SURFACES, FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 118-302. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

118-405.4.3 CLEAR WIDTH, THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (1219 MM) MINIMUM.

118-405.4.6 RISE, THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (762 MM) MAXIMUM.

118-405.7 LANDINGS, RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 118-405.7.

CURB RAMPS

118-406.2 PERPENDICULAR CURB RAMPS, PERPENDICULAR CURB RAMPS SHALL COMPLY WITH SECTIONS 118-406.2 AND 118-406.5.

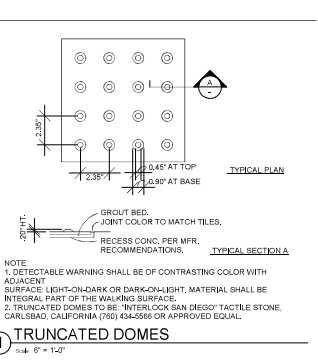
118-406.2.1 SLOPE, RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

118-406.2.2 SIDES OF CURB RAMPS, WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

118-406.2.3 SLOPE, THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

118-406.2.3 TURNING SPACE, A TURNING SPACE 48 INCHES (1219 MM) MINIMUM BY 48 INCHES (1219 MM) MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

118-406.5 COMMON REQUIREMENTS, CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 118-406.5.



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

478 Cambridge Dr.
Goleta, CA. 93117

EXCEL Construction Services, Inc.

PROJECT NAME: The Church of Jesus Christ of Latter-day Saints - Goleta, CA

PROJECT ADDRESS: 478 Cambridge Dr. Goleta, CA. 93117

PROJECT # 102106

ISSUE DATE 7-25-24

DESIGN MANAGER F.S.

PRODUCTION DESIGNER

CHECKED BY

MOD PROJECT #

MOD PROJ. MANAGER

MOD PROJ. SPECIALIST

Revision Schedule

Rev	Date	By	Description

SHEET TITLE: ACCESSIBILITY NOTES

SCALE AS SHOWN

SHEET NUMBER: G002

© ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END

Cambridge Dr. center lane

Cambridge Dr.



KEYED NOTES

1. Area not in contract.
2. Property lines
3. Existing light pole footings to remain in place. GC to reduce the pole heights to 14' per city code 17.35.050.
4. Demo (7) (e) light pole heads as noted.
5. (E) accessible path of travel to/from accessible parking. Refer to A001b for details.
6. Accessible isle width minimum 4'

GENERAL NOTES

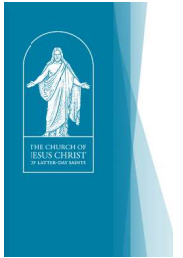
1. Site wiring is existing and remains in place.
2. Orientation of light pattern distribution is approximate, to be VIF by electrical contractor to minimize or eliminate light pollution outside the annotated property lines.
3. Electrical contractor is responsible for site investigation prior to start of work to reveal full scope of work.
4. The electrical contractor is responsible for confirming all voltage requirements on all equipment and providing buck-boost transformers if needed for proper operation of the equipment.
5. For additional information, refer to site photos on sheet A001c

LEGEND

- Approximate existing light distribution pattern
- Areas not in contract
- (E) ADA stalls



Scale 1:20



478 Cambridge Dr.
Goleta, CA. 93117



PROJECT NAME:
The Church of Jesus Christ of
Latter-Day Saints - Goleta, CA
PROJECT ADDRESS:
478 Cambridge Dr. Goleta, CA. 93117

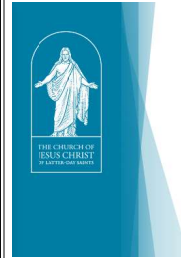
PROJECT #: 102106
ISSUE DATE: 7-25-24
DESIGN MANAGER: F.S.
PRODUCTION DESIGNER:
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description
1	12-9-24		Revised to demo of 7 roof lights

SHEET TITLE:
DEMO SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
A001a



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Goleta, CA. 93117



PROJECT NAME:
**The Church of Jesus Christ of
Latter-Day Saints - Goleta, CA**

PROJECT ADDRESS:
478 Cambridge Dr. Goleta, CA. 93117

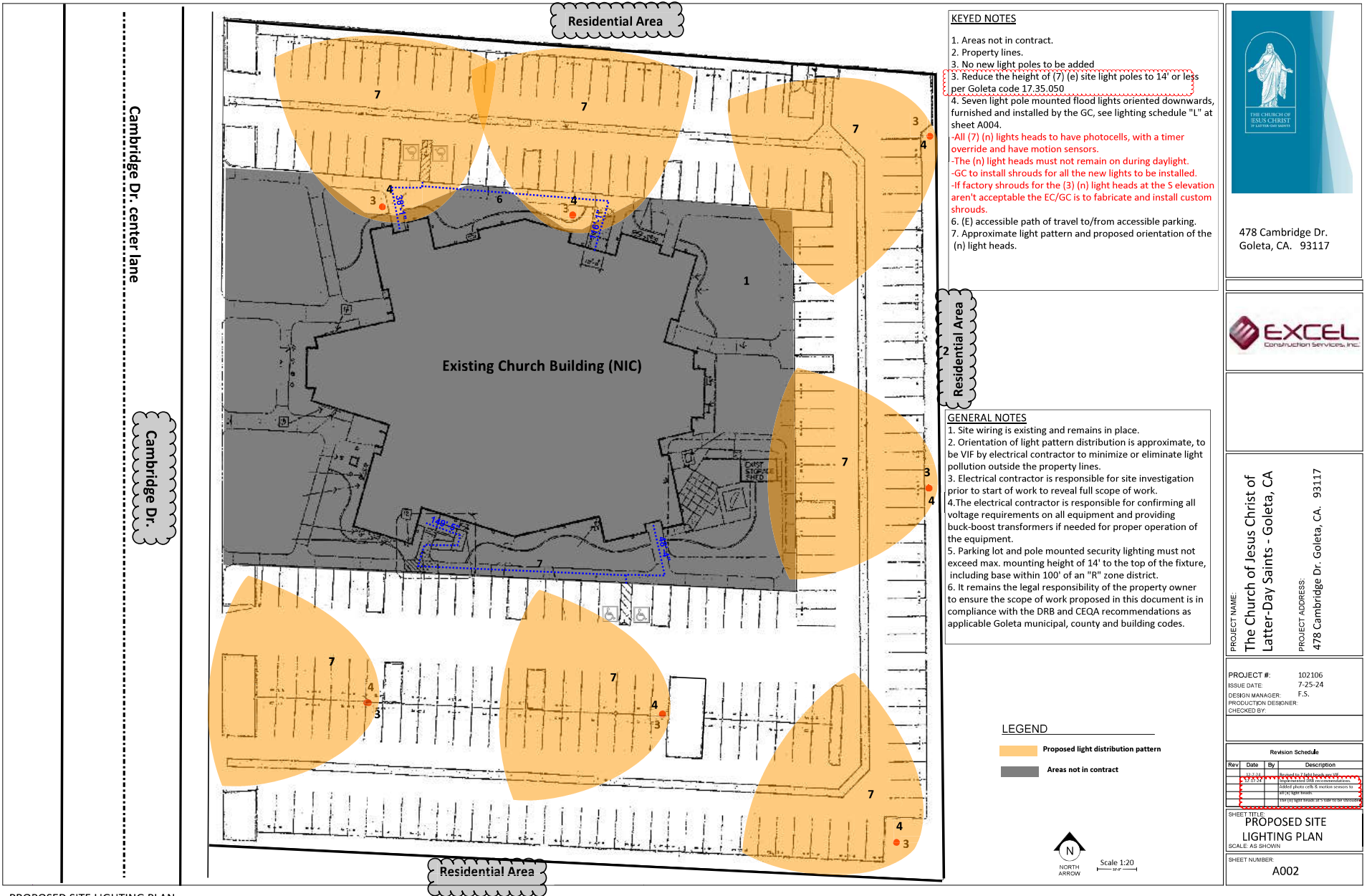
PROJECT #: 102106
ISSUE DATE: 7-25-24
DESIGN MANAGER: F.S.
PRODUCTION DESIGNER:
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SITE PHOTOS

SCALE: AS SHOWN

SHEET NUMBER:
A001b

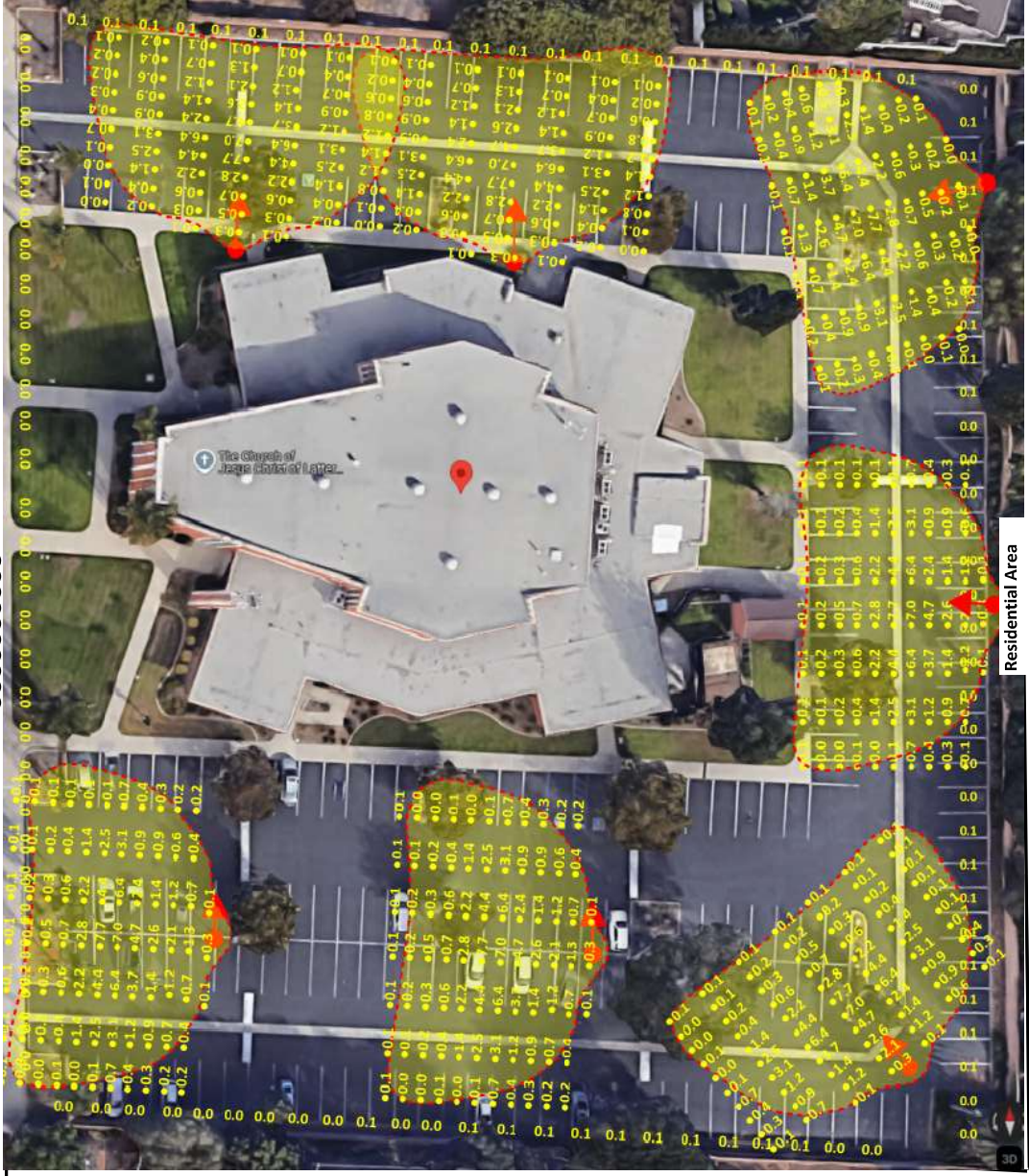


PROPOSED SITE LIGHTING PLAN

Residential Area

Cambridge Dr. center lane

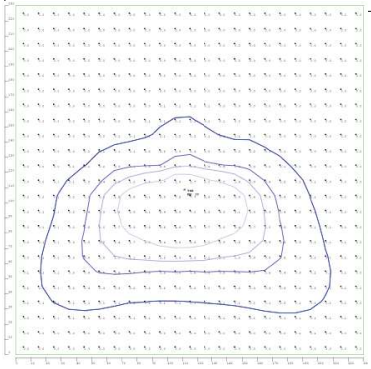
Cambridge Dr.



Residential Area

Schedule

Security light symbol
Orientation
Label L1
Light head manufacturer Westgate
Model # LFXMAX-XL-LENS-T4M
of lamps/pole 1
Lumens per lamp 29,000 (max)
Light temp. 3000 K
Light cross factor 1
Wattage To be set in field to 200W
Lens T4
Total new fixtures count 7
Height above ground 14'
All new lights to be mounted facing downwards



Statistics

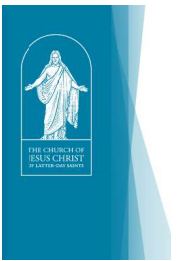
Avg	Max	Min	Max/Min	Avg/Min
1.8 fc	6.2 fc	1.0 fc	6.2:1	1.8:1

Existing Timing devices

Intermatic 20-Amp 24-Hour SPST 1-Circuit Digital Time Switch DT101.
Operation: GC to ensure continuous operation is limited to between dusk to dawn
Location: VIF by contractor.



Scale 1:20



478 Cambridge Dr.
Goleta, CA. 93117



PROJECT NAME:
The Church of Jesus Christ of Latter-Day Saints - Goleta, CA
PROJECT ADDRESS:
478 Cambridge Dr. Goleta, CA. 93117

PROJECT #:
102106
ISSUE DATE:
7-25-24
DESIGN MANAGER:
F.S.
PRODUCTION DESIGNER:
CHECKED BY:

Revision Schedule				
Rev	Date	By	Description	
1	10-3-24		revised photometrics	
2	12-2-24		revised to 7 light heads	

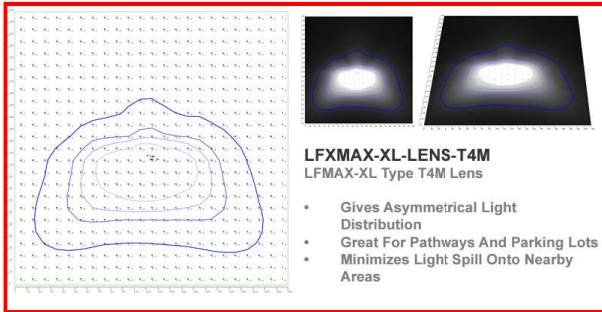
SHEET TITLE:
ELECTRICAL SITE
PHOTOMETRICS PLAN
SCALE: AS SHOWN
SHEET NUMBER:
A003

LIGHTING SCHEDULE "L"

Note: values in red to be used / set in field.

COUNT	DESCRIPTION	FURNISHED BY	INSTALLED BY	BULB LED	COMMENTS
7	<p>Pole mounted outdoor flood lights</p> <p>Brand: Westgate</p> <p>Model: LFXMAX XL</p> <p>OUTPUT: Adjustable, 200W, 250W, 300W.</p> <p>COLOR SPECTRUM: Adjustable, 3000K, 4000K, 5000K</p> <p>LIGHT DISTRIBUTION LENS TYPE: T4M</p> <p>SHROUDED: YES, GC/EC to install shrouds on all the fixtures.</p> <p>LIGHT DISTRIBUTION PATTERN: Refer to below.</p> <p>PHOTOCELL: YES</p> <p>MOTION SENSOR: YES</p> <p>BUG RATING: B3-U0-G3</p>	GC	GC	LED	<p>1. OUTPUT to be set at 200W in field by the GC/EC at time of installation.</p> <p>2. COLOR SPECTRUM to be set at 3000K in field by the GC/EC at time of installation.</p> <p>3. GC to install shrouds for all the lights installed.</p> <p>4. REFER TO ADDITIONAL DETAILS ON THIS PAGE FOR ADDITIONAL SPECIFICATIONS. Areas in red indicate specs used.</p> <p>5. Parking lot and pole mounted security lighting must not exceed max. mounting height of 14' to the top of the fixture, including base within 100' of an "R" zone district.</p> <p>6. EC/GC to ensure the timer is able to override the photo cells.</p>

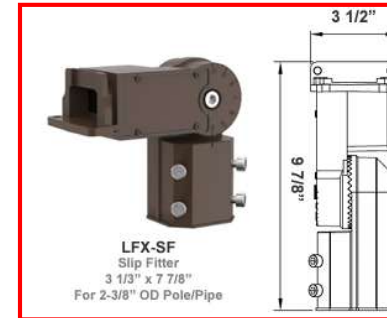
LIGHT DISTRIBUTION LENS



PROPOSED FIXTURE DIMENSIONS



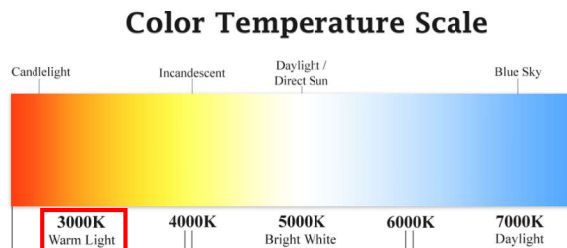
PROPOSED MOUNTING ARM



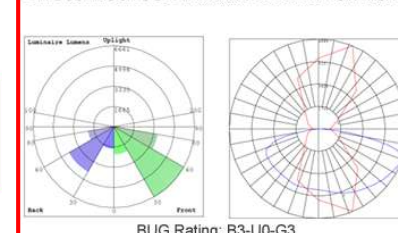
LIGHT DISTRIBUTION PATTERN



PROPOSED COLOR SPECTRUM



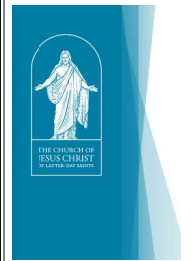
Photometrics: LFXMAX-XL-200-300W-MCTP-PSR



SHROUD DETAILS



LIGHT DISTRIBUTION LENS



478 Cambridge Dr.
Goleta, CA. 93117



PROJECT NAME:
The Church of Jesus Christ of
Latter-day Saints - Goleta, CA

PROJECT ADDRESS:
478 Cambridge Dr. Goleta, CA. 93117

PROJECT #:
102106

ISSUE DATE:
7-25-24

DESIGN MANAGER:
F.S.

PRODUCTION DESIGNER:
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description
01	07-24		Clarified light specs
02	07-24		Implemented DIM notes

SHEET TITLE:
LIGHTING SCHEDULE

SCALE: AS SHOWN

SHEET NUMBER:
A004

ATTACHMENT 6

DRB Minutes December 10, 2024

ATTACHMENT 6

MINUTES – APPROVED



DESIGN REVIEW BOARD MEETING

Tuesday, December 10, 2024

3:00 P.M.

City Hall – Council Chambers
130 Cremona Drive, Suite B,
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair
Dennis Whelan (Architect) Vice-Chair
James van Order (Design Professional)
Martha Degasis (Landscape Professional)

Cecilia Brown (At Large Member)
Jonathan Eymann (At Large Member)
James King (At Large Member)
Karis Clinton (Alternate)

Mary Chang, Secretary
Deborah S. Lopez, City Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Branch called the meeting to order at 3:00 P.M., followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, King, and van Order
Board Members absent: None
Staff present: Mary Chang, Supervising Planner, Christina McGuire, Associate Planner, and Blake Markum, Public Records Specialist

PUBLIC FORUM

None

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AMENDMENTS OR ADJUSTMENTS TO AGENDA

Mary Chang, Supervising Planner, reported that item B.1 - 5387 Overpass Road (APN 071-220-035), Caliber Collision Signage and California Environmental Quality Act Notice of Exemption, Case Nos. 24-0037-DRB; 24-0048-ZC - will be continued to the Design Review Board meeting of January 28, 2025.

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 5387 Overpass Road (APN 071-220-035), Caliber Collision Signage and California Environmental Quality Act Notice of Exemption, Case Nos. 24-0037-DRB; 24-0048-ZC

Continued to January 28, 2025, Design Review Board Meeting.

B.1 Continued Item

MOTION: Vice Chair Whelan/Member van Order to continue item B.1 5387 Overpass Road (APN 071-220-035), Caliber Collision Signage and California Environmental Quality Act Notice of Exemption, Case Nos. 24-0037-DRB; 24-0048-ZC to the January 28, 2025, Design Review Board Meeting.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, King, and van Order. Noes: None. Absent: None.

B.2 478 Cambridge Drive (APN 069-560-031), Community Assembly Parking Lot Lighting and California Environmental Quality Act Notice of Exemption, Case Nos. 24-0032-DRB, 24-0052-ZC

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15301(a) Existing Facilities (Attachment B); and 3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

Staff Report

Att A - Findings

Att B - Notice of Exemption

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[Att C - Project Plans](#)

[Att D - Architectural Standards - Commercial Projects](#)

[Public Comment No.1](#)

[Public Comment No. 2](#)

[Public Comment No.3](#)

Member Brown and Member van Order recused themselves from hearing this item, and exited the meeting at 3:04 P.M.

No site visits and no ex parte discussions reported by Member King, Member Eymann, and Chair Branch. Site visits and no ex parte discussions reported by Member Degasis and Vice Chair Whelan.

Staff Speaker:
Christina McGuire, Associate Planner

Pedro Lopez, Excel Construction Services, and Alex Simms, Church of Jesus Christ of Latter-Day Saints, presented the plans on behalf of the applicant.

Public Speakers:
Richard Tate, Janice Tate, Morgan Gainer, and Peter Haws of the Church of Jesus Christ of Latter-Day Saints spoke in support of the project.

Kalia Rork, Michele Jones, and Geoff Jones raised concerns with the project.

Craig Lewis, Clean Coalition, spoke in support of solar parking canopies.

All public comments received posted online:
Michele Hantke-Jones, Geoff Jones, Kalia Rork, Eric Andreasen

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MOTION: Member Degasis moved, Seconded by Member Eymann, Member Degasis/Member Eymann to: 1. Adopt DRB and CEQA Findings provided as Attachment A; 2. Adopt CEQA Categorical Exemption Section 15301(a) Existing Facilities (Attachment B); and 3. Conduct Conceptual/Preliminary/Final review and approve with the conditions that the existing polls be shortened to between 12 and 14 feet, that the light controls be photocell on and off with a timer override and include digital controls, that the fixtures adjacent to the residential areas be equipped with motion sensors, that the chosen feature maximize shrouding, and that a post-construction evaluation be made by neighbors and any complaints be brought to the Design Review Board for consideration.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Degasis, Eymann, and King. Noes: None. Absent: None. Recused: Members Brown and van Order.

RECESS FROM 4:10 P.M. TO 4:14 P.M.

Member Brown and Member van Order returned to the meeting at 4:14 P.M.

C. ADVISORY REVIEW

C.1 Preapproved Accessory Dwelling Unit (ADU) Program

1. Conduct Review of submitted ADU projects and provide recommendations to Staff regarding the submittals for inclusion into the Preapproved ADU Program

[Staff Report - Preapproved ADU Program](#)

[Attachment A - Argishti Avetisyan, Designer Gather ADU Project Plans](#)

[Attachment B - Bonnie Sangster-Holland, Architect Project Plans](#)

[Attachment C - Adam Stickels, Contractor Project Plans](#)

Staff Speaker:
Christina McGuire, Associate Planner

Plans were presented by Argishti Avetisyan, gatherADU; Bonnie Sangster-Holland, BESHDA; and Adam Stickels, Adam Stickels Contractor.

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Public Speakers:

Kipp Young asked about the pre-approval process for additional dwelling units.

The Design Review Board received the presentation and provided feedback to the applicants.

D. ADMINISTRATIVE REVIEW

D.1 Administrative Review - 2025 Design Review Board Meeting Calendar

Review the 2025 Design Review Board Meeting Calendar.

Staff Report

Att 1 - DRB 2025 Calendar

Staff Speaker:

Mary Chang, Supervising Planner

Public Speakers:

None

MOTION: Member Degasis, Vice Chair Whelan/Member Degasis to approve the 2025 Design Review Board Meeting Calendar.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, King, and van Order. Noes: None. Absent: None.

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

F. ADJOURNMENT

ADJOURNED AT 5:30 P.M.

ATTACHMENT 7

Written public comments received
for the December 10, 2024 DRB Meeting

ATTACHMENT 7
Public Comments
December 10, 2024
DRB Meeting

Item B.2
Public Comment No.1

Hello Ms. Chang,

I am writing to submit my public comment on the DRB hearing for the following project:

Project Location: 478 Cambridge Drive (APN-069-560-031)

Project Name: Community Assembly Parking Lot Lighting

Case Nos.: 24-0032-DRB, 24-0052-ZC

I am totally opposed to granting approval to the proposed lights at 478 Cambridge Drive. I live on Berkeley Road and my property backs up to the parking lot of the church. Earlier this year when the lightbulbs were changed to the new LED lights, it was intolerable. They were so bright that we could literally see the glow of them from many blocks away. It was like living next to a stadium that never goes dark. We were planning on going to the church office to beg them to turn the lights off, but some neighbors must have beat us to it. It was such a relief when the lights were shut off. Our entire house was illuminated by those lights, including the inside. Sleeping was almost impossible. There is absolutely no reason to have that many lights, so bright, on all night long. All of our fences are only about 6 feet high, so even lowering the height of the poles to 14 feet won't help keep the light from shining into our homes. They caused so much disturbance to the peace in our own home. It felt like spotlights were shining on us all night long. They also cause so much light pollution that we couldn't even see the stars in our own backyard anymore. I would propose that if the church wants to illuminate their parking lot, they install post lights that are approximately 3 feet in height. Those would light up the parking lot for drivers, but not ruin the peace of all the neighbors. I am begging the DRB to NOT approve the 14 foot light poles with the LED bulbs.

Please contact me if you need any further information. Thank you.

Respectfully,

Michele Hantke-Jones

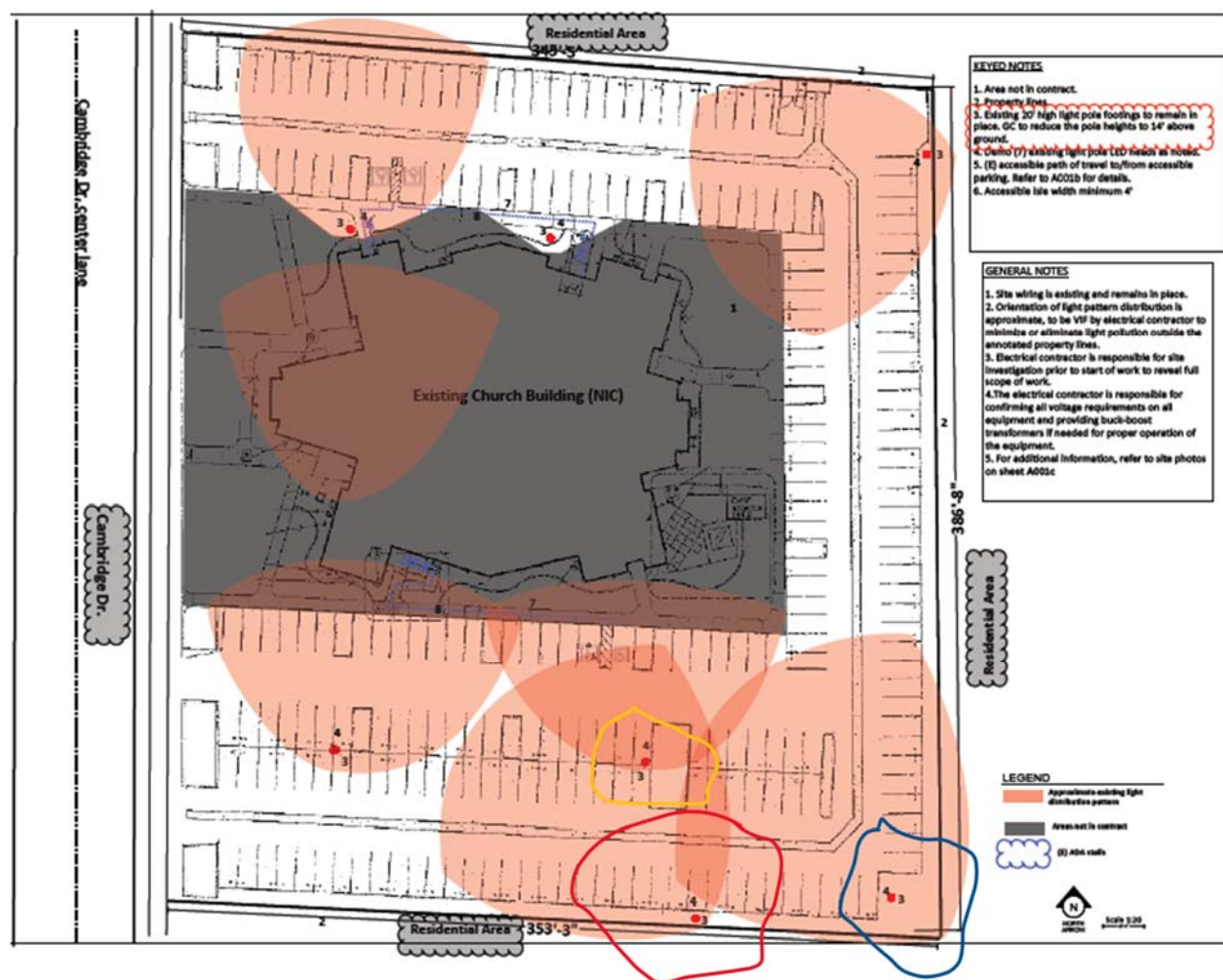
Ms. Chang,

I am writing to submit public comment on the DRB hearing for the following project:

Project location: 478 Cambridge Dr (APN-069-560-031)
Project Name: Community Assembly Parking Lot Lighting
Case Nos:24-0032-DRB, 24-0052-ZC

I am writing to oppose the approval of the proposed light installation at 478 Cambridge Dr (Community Assembly Parking Lot Lighting). After review of the proposal, I find several objectionable statements in the proposal.

To begin, the proposal on page 6 lists 7 “existing” light poles as identified on the map.



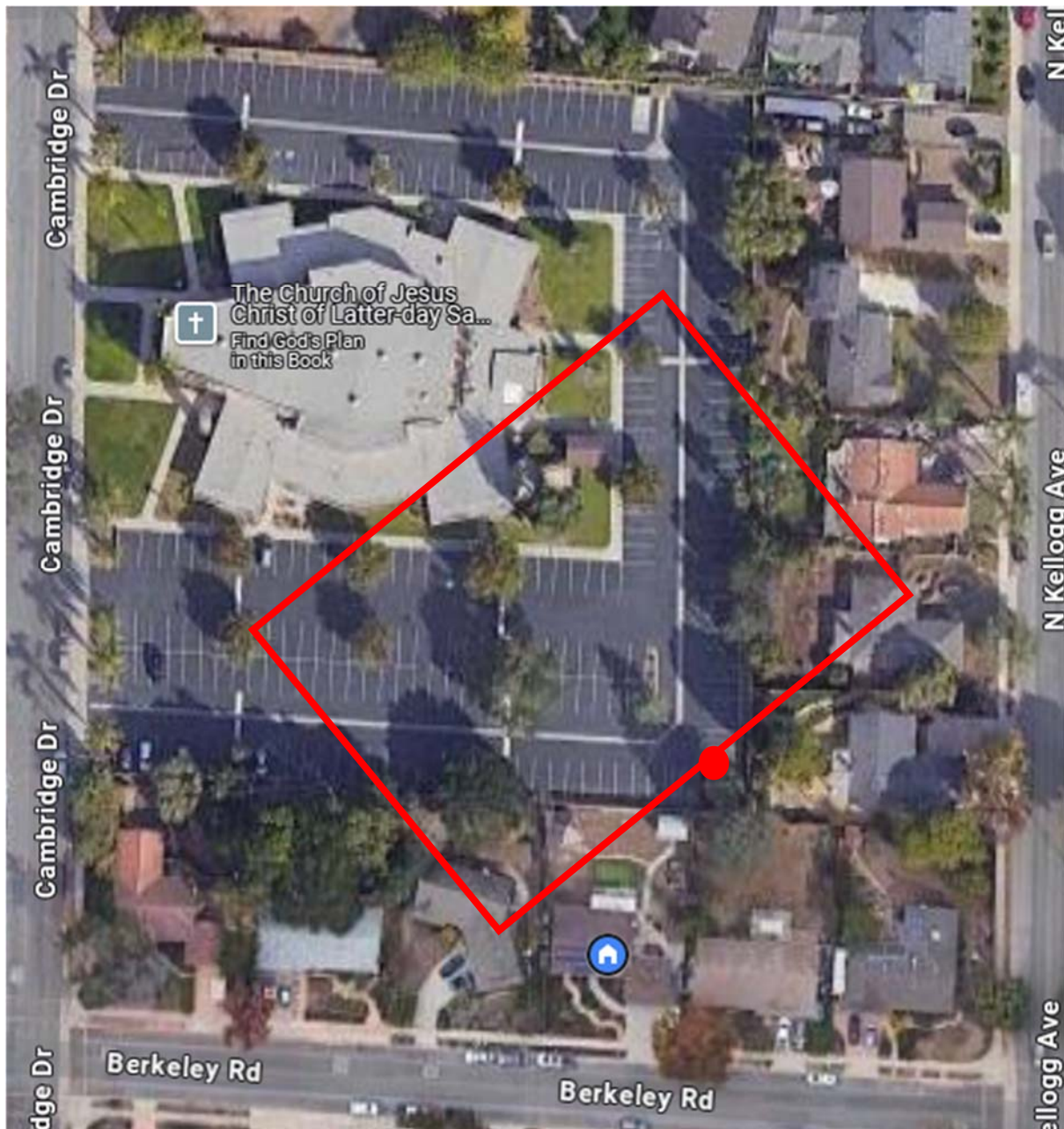
The area circled on the map in red claims to be an “existing” light pole where there actually isn’t one. I share the property line at this point and can assure you that there is no “existing” pole in this location. I certainly do NOT want one added there later. The only existing pole along this wall is the one circled in blue at the south east corner of the church property. The light pole circled in yellow does exist as shown in the photo below.



As you can see from this photograph taken 11/25/24 the only existing light poles on the south side of the property are marked in yellow and blue, corresponding to the map provided in the church proposal. According to the map on page 6, there is an “existing” light somewhere in the red area, but there isn’t one. The proposal submitted is materially inaccurate and it begs the question that if approved would the church follow up with adding a light at a later date and claim it was all part of their proposal? Since a light pole doesn’t exist now, there shouldn’t be an additional light allowed now or at a later date.

I am acutely familiar with the lighting unit atop the pole in the southeast corner (marked in blue) as it is at a 45° angle with respect to the south wall and the east wall of the church property. This light causes significant light pollution of my property and several of my neighbors’ properties, to the point that it completely illuminates my yard and the inside of my home. Given the angle of the placement of the light it is doubtful that the shroud proposed will be able to block out the light from my property. The current light fully illuminates the inside of my house and is a nuisance in a residential area. The lights used in the nearby Fairview Center (e.g. where the Miner’s hardware is located) are not anywhere near as intense and disruptive, and that is a commercially zoned area. I would also point out that Kellogg School, which is literally across Cambridge drive from the church, does not have or need this type of lighting. The lights that they do have are significantly less intense and are more appropriate for the residential neighborhood in which it resides.

Continuing to comment on the inaccuracy in the drawing on page 6, the “approximate existing light distribution pattern” is just not accurate at all. This **one** light in the SE corner of the church property fully illuminates the church building approximate 150’ away and as indicated in my “approximation” below. Due to the angle of the light placement, it bathes many of the adjacent residential homes in “stadium” Lighting, it is literally daylight from dusk till dawn when this light is on.



To put in perspective the specifications listed for EACH light is 29,000 lumens (see page 9 of the proposal). A typical residential streetlight is about 5,000 lumens (<https://www.heisolar.com/how-many-lumens-do-i-need-for-outdoor-lighting/>). Why do the proposed lights need to be almost 6 times brighter than a residential street light? The fact is they don’t need to be, there is a reason residential

street lights do not illuminate as brightly and the reason is that the brighter lighting is an unnecessary annoyance in a residential neighborhood.

While the proposal has provided the new “approximate” pattern for the proposed lighting, I still believe that the light pole in the south east corner of the property will have significant overlap on the adjacent properties (mine is highlighted on the map in red). Because of the angle that the light is placed the spread of the light, even though asymmetrical, would still likely significantly illuminate my yard and reduce my enjoyment of utilizing my backyard at night. Again, the intensity of the lights is really out of place in a residential setting.



I do not think that the proposal as submitted is appropriate for a residential neighborhood. I also do not think that the Community Assembly church has gone about implementing their plan through proper channels. Instead of reaching out to potentially impacted neighbors and asking for input on their proposal and helping their neighbors understand “why” they need to install this in a residential neighborhood they just went ahead without approval and are asking for forgiveness now. I do not feel that the DRB should allow the church to move forward on this process without utilizing the appropriate notices and getting community input. I believe the church should come up with something less intrusive that would not create an unnecessary nuisance for the community. I for one am curious as to the rationale for “needing” such intense lighting, especially in a residential neighborhood.

Respectfully,

Geoff Jones
5616 Berkeley Rd
Goleta, CA 93117
805-689-8914
geoffreysjones@yahoo.com

To whom it may concern,

Please consider this public comment for the agenda item:

Project Location: 478 Cambridge Drive (APN-069-560-031)

Project Name: Community Assembly Parking Lot Lighting

Case Nos.: 24-0032-DRB, 24-0052-ZC

I am STRONGLY OPPOSED to the proposed 14-foot light poles for the parking lot of the Church of Latter Day Saints at 478 Cambridge Drive (hereinafter “the church”).

In this letter, I will discuss:

- 1) the background leading to this request
- 2) details and specifics on how it affects my property
- 3) some specific comments on the staff report and plans from on the City website and November agenda item
- 4) the effects these lights will have on my property value, my well being, and my ability to enjoy my yard
- 5) the proposed lights are unnecessary and there is no precedent for them with other churches who adjoin residential properties in this neighborhood; they do not comply with **17.35.050(C) Parking Lot Lighting**.
- 6) some better alternatives that are consistent with other similar properties

1) Background:

I purchased this home at 479 N. Kellogg Ave 5 and a half years ago. It adjoins the church parking lot in the back right corner of the lot as you are facing the church.

At the time I purchased the home, the church parking lot had low-level parking lots lights on the existing poles that went on at dusk and off around 10 or 11:00pm every night (depending on daylight saving time). While not ideal, I knew this before I purchased the home, the lights went off at night, were not very bright, and I could enjoy the night sky after about 10 or 11pm without the lights. Approximately January 29, 2024, the church installed stadium-type lights that were extremely bright and lit up my entire back yard and most of my front yard. They were on all night. I logged a complaint with the City building department, who determined the church did not get permits for the lights, and that they were light trespassing on my property. The lights also illuminated inside my house. Officer Torres reached out to me about my complaint, investigated, contacted the church, and told them to turn off the lights. The church (according to him) refused to comply and said they had no way of turning off the lights and that could only be handled by the corporate office. Mr Torres was able to convince them, and the lights were turned off the evening of February 2, 2024, and have been off ever since (awaiting permitting and approval). See photos 2 through 7, which were taken around midnight on January 30 and February 1, 2024.

2) Details:

The wall at the back of the parking lot (adjoining my residence) is only about 5-feet tall on the church side; I measured it at 64". The proposed 14'-tall light pole in the back right corner of the property is just a few yards from my back yard and will shine into my yard and house, no matter if it is pointing downward or not (see photo 1). Since the wall is only five-feet, 4" tall,

having a similar LED light of 14 feet will not make much difference to the light trespassing into my yard. If anything, the proposed pole lights will be even more in my face. As I will note in this letter, the shielding is not sufficient, the timing from dusk to dawn (presumably) will be harmful to my well being, bring flying insects into my property, and also harm wild life and birds. There are at least 10 residential homes that will be affected by these parking lot lights (and 2 more that are kitty corner and only share a small portion of the lot lines). My house is where the star is on the map attached.

3) Comments on Staff Report dated 11/12/24 and on attachments to that report:

Staff Report:

On page 2 it says, “The proposed plan shows no light cast onto adjacent sites,” yet on page 6 of the project plans (the page with the red circle shading) it clearly shows part of the light going onto my lot (bottom right of page). And I will see the light and bulb unless it has a shield on all 3 sides of at least 2.5 feet. (The proposed shield is only a couple of inches). Furthermore, it says that the light pattern distribution is approximate. Who is to guarantee these lights don’t impact my property once they are installed because this is “approximate”? Once they are built, it will be very difficult to enforce against the light pollution.

page 2: "**17.35.050(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.”

The proposed plans violate this mandate. Pagoda lights, pathway lights, and wall-mounted lights would provide plenty of light in the parking lot, as I elaborate on in the "better alternatives" section of this letter, below. This code mandates that the church “provide the minimum lighting necessary” and these pole lights do not do that. There are several **much better alternatives.**

"17.53.040(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 proposed lights are not fully shielded and they will trespass onto the adjacent residential properties.

Att A - DRB Findings

"9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

The new parking lot lighting is consistent with ordinances and guidelines and dark-sky compliant.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site."

These two points are explicitly not true, as I have explained in this letter.

Att C - Project Plans

LIGHTS NEED TO GO OFF AT 10:00PM

From my limited experience reading the plans, on page 8 at the top, it says the “flood lights to have photo cells” — does this mean they will be on all night? At the very least, these new lights should go off at 10:00pm. No one uses the church after that time. On page 9 of this same document, it says: "Operation: GC to ensure operation is between dawn to dusk." Is this an error and they meant “dusk to dawn”? If so, that is completely unacceptable. None of the neighbors should have to deal with flood lights a few yards from our homes that are on all night. This is also bad for the birds, and it attracts many insects into my yard and home who are attracted to the light. It affects my sleep and my health. The previous church lights were *not* on all night.

TYPE OF LIGHT IS UNACCEPTABLE / SHROUD TOO SMALL:

On page 10 of the proposed plans, it shows a photo of the proposed light. That looks the same as the one in the photos below that turned my entire backyard, my house, and some of my front yard into a brightly lit stadium (see attached photos). The tiny shroud shown in the photo on the bottom left of that page (shroud details) will absolutely not shield any light from my property. The light will appear to be 3 to 3 feet above the wall, and the shroud needs to be about 2.5 feet if you permit these lights (but I hope you do not!).

PARKING LOT NOT USED / THIS EXTREME LIGHTING NOT NEEDED:

I have lived in this location for over 5 years, and no one has *ever* — ever — parked in the back of the parking lot — except illegal RVs staying over night. I have called the church manager when there are RVs parked there (they run their lights and often their generators all night), and usually they are gone the next day. The parking lot does not need to be lit up all night. It has never been anywhere near full, even on Sundays. The lot is most used on Sundays, and still, no one ever parks in the back of the lot. For evening seminars and such, there are never more than a dozen cars, and those can easily park at the front of the lot. In 5.5 years of living here I have never seen church-goers' cars park in the back of the lot.

Att D - Architectural Standards:

II (D) on page 3: “Existing lighting shall be screened to minimize glare and casting light onto adjacent sites.

In no world will these 14’ lights NOST cast light and glare onto my property with a 64” wall between the properties.

ALSO, please do not suggest the church increase the height of the wall as that would significantly impact the amount of sunlight in my yard in the winter, which would be detrimental to my plants and my well-being.

4) Effects on my property, health, well-being, and the environment:

I have mentioned some of the issues above. In summary, my health and well-being is affected by this light trespassing, it causes stress, and it affects my sleep. (I can provide a doctor's note to this affect if needed.)

The lights will attract insects into my property.

The lights will SIGNIFICANTLY DECREASE MY PROPERTY VALUE. As a licensed real estate agent for 23 years, I know that it would be nearly impossible to sell a home that had its backyard lit up like a stadium all night. I can provide an appraisal or market analysis if needed, but the estimated loss in value is about \$400,000 because of this proposed blight. It's worse than living next to a freeway.

5) Proposed pole lights unnecessary; other churches nearby have none:

The parking lot is rarely used. In 5.5 years of living here, I have *never* seen anyone going to church park in the back third of the parking lot. I drove by several other neighborhood churches at about 6:00pm on the evening of November 30, 2024 when it was completely dark.

— Christian Science Church at 480 N. Fairview has ZERO lights in its parking lot. It has residences on 2 sides.

— The Goleta Presbyterian Church at 6067 Shirrell Way has ZERO lights in its parking lot. It has residences only on one side, and that side is not the parking lot side.

— The Cambridge Drive Community Church at 550 Cambridge Drive is next door to the Church of Latter Day Saints and has no lights at all in its parking lot (although it has one very bright light on its building, which probably violates the dark sky ordinance).

— The Live Oak Unitarian Universalist Church at 820 N Fairview has 2 pole lights on the north side, but there are no homes surrounding it and that side adjoins another church.

— The Kingdom Hall of Jehovah's Witnesses Church is next door to the Live Oak Church and does have pole lights in its parking lot, but there are NO residential homes on any side of it. (Note: those lights were *not* on when I drove by that night).

6) Better alternatives: All of these should be programmed to go off at around 10:00pm

— Pathway lights or pagoda type lights less than 3-feet tall pointing down would be sufficient for this parking lot. The pagoda type lights at the Creekside Plaza in the City of Goleta (on Overpass Road) are a good example of lighting in a parking lot that is across the street from residential condos. This is widely used parking lot, and has no pole lights. It's sufficiently lit with just the pathway lights in the parking lot perimeter.

— Downward facing lights mounted on the wall would work well, too. The City has these types of lights on some of their other property (I've seen them on the bridges). These could be solar powered and would be on for a few hours at night. And because they would be mounted on the church side of the wall, would not impact the neighbors. I believe they are called "wall pack lights." They even make solar-powered ones (and they're not very expensive). These would have to be mounted low on the wall so as not to disturb the neighbors and be a warm light, if they are chosen. I'm not a planner or engineer, but something [like this solar wall light](#) seems like it would work, as long as it's mounted at least a foot below the top of the wall. (See screen shot at end of email if you can't access the link.)

A note on safety: Many other churches have NO lights in their parking lots, and as far as I know, none have safety issues. I am very sensitive to noise and disturbances, and there have been no instances in the church lot during the night other than the aforementioned RV parking (very rare now that the church is aware).

Lastly, the church and City should have notified the neighbors. The only reason I know about this hearing is because I happened to talk to a neighbor about it, and I looked it up on the city's website. When the church applies for more appropriate lighting, the neighbors should be notified.

In summary:

- the lights are very disturbing to me, disturb the natural rhythm of birds and wildlife, and affect my property value
- the lights are unnecessary
- there are much better alternatives if the church still wants lights
- any approved lights need to go off at a certain time at night and not be on all night

I am more than happy to discuss any of this with any member of the Board or staff. As you can see, it is super important to me. Thank you for your time. Please confirm receipt of this email and attached photos.

Sincerely,

Kalia Rork

kaliarork@me.com

805-689-0614

479 N. Kellogg Ave

Goleta resident

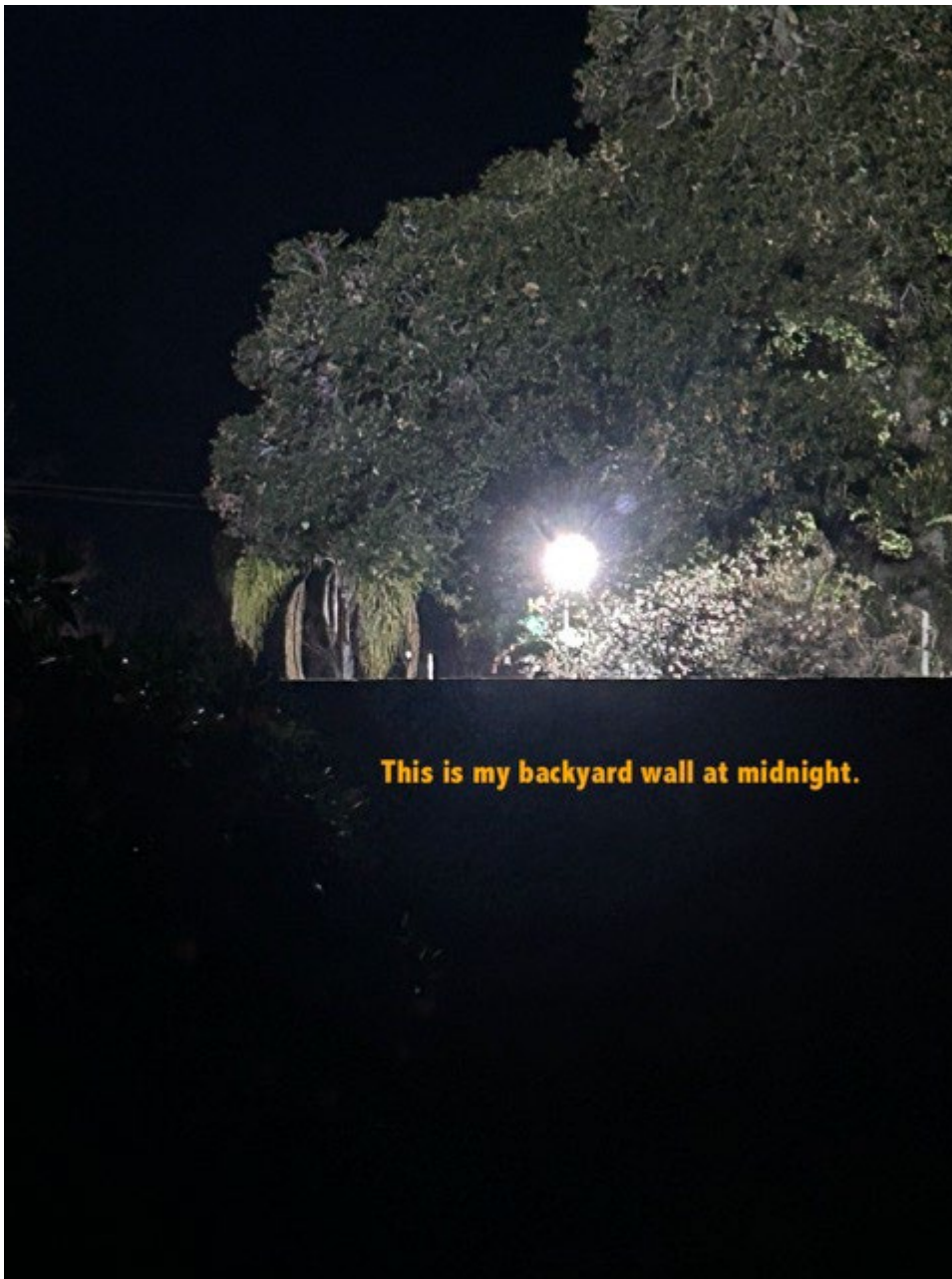
New photo taken 11/19/24. Note: the wall is 6' high on my side, but only 5'4" high on the church side.

A 14' light pole will shine directly into my backyard! There is NO need for a light in this back corner of the parking lot. A 2 or 3" shroud will not help!

Photo 1:



Photo 2: A zoomed in shot of the light — this is the light that is NOT next to my yard, but mid way into the parking lot. This is how a 14' light will look in my yard!



This is my backyard wall at midnight.

Begin forwarded message:

From: Kalia Rork <kaliarork@me.com>

Subject: light trespassing from 478 Cambridge Drive

Date: February 1, 2024 at 3:05:16 PM PST

To: Albert Torres <atorres@cityofgoleta.org>

Hi Mr. Torres,

Thank you for calling me back!

The Mormon Church lights on Cambridge Drive light up my backyard like a stadium, as we discussed.

Here are some photos from the past few nights as well as photos taken today of the lights themselves in the parking lot.

Thank you SO much for your help. This has been super stressful for me.

— Kalia

Kalia Rork

kaliarork@me.com

805-689-0614

479 N Kellogg Ave

Photo 3: This is my backyard just before midnight, with no lights on in my house or yard. This is mostly from the light closest to my back wall:



Photo 4: I believe this is the second light back, which shines directly in my face when I'm in the yard:



Photo 5: Another shot of my backyard at midnight, the moon had barely risen from the opposite direction, so this isn't from the moon:



Photo 6:



Photo 7: This is a shot from my FRONT yard, looking toward the backyard, with no lights on from my property. You can see how it's lit up like a football field, even from the vantage point of my front driveway.



Here’s a photo taken from their parking lot:



And here are some more shots of the unpermitted lights:



shining to my backyard:



Sample of wall light that would be preferable:

[↓ IES File](#)
[↓ LM79](#)
[↓ Instructions](#)
[Spec Sheet](#)
[EZ Layout](#)



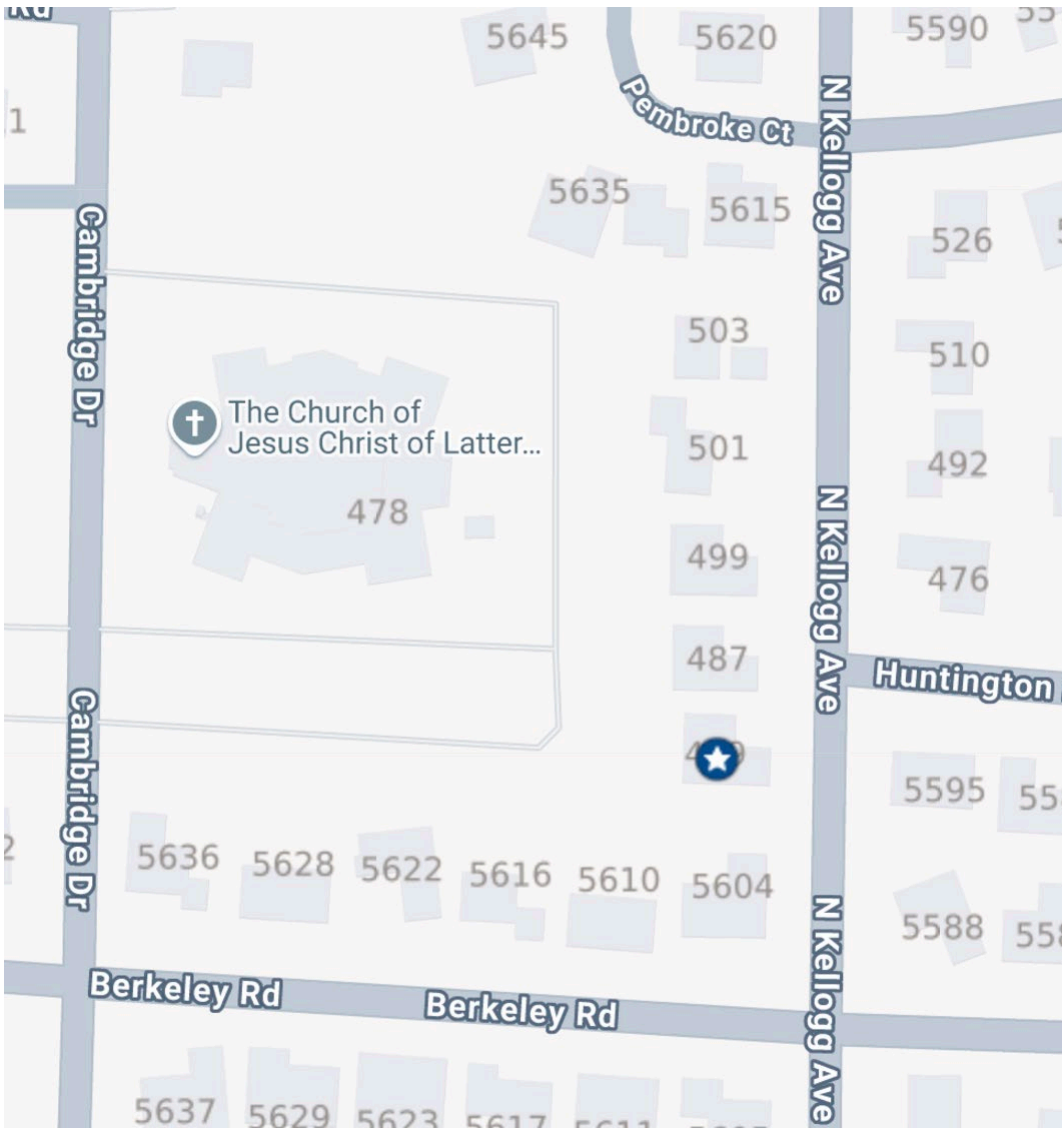
WPLED13DC

- Low voltage DC
- Ideal for solar applications
- Up to 85% more energy efficient
- No energy-loss from DC-AC inverter
- Enables off-grid, remote-area lighting
- 5-Year, No-Compromise Warranty

[View Technical Specs >](#)

[View Price & Availability](#)

Area map. My house has the star:



Ms. Mary Chang... I hope this email finds you well. I am sorry for the late email and hope that this will be entered into public comment for the pending agenda item at today's Design Review Board meeting.

I am the Facility Manager for The Church of Jesus Christ of Latter-day Saints. I manage 40+ properties for the church throughout San Luis Obispo County, Santa Barbara County, Ventura County, and Los Angeles County. This project has been a disappointment for all involved, and I am sorry that it has gotten to the point that it has. Historically, we operate similar to a homeowner where we contract with a licensed contractor to perform a variety of disciplines and upgrades/renovations to our facilities. This project started with reaching out to a contractor that has performed hundreds of work order requests for us over the years. We simply requested that we start the process for upgrading the parking lot lights at the subject property. Before we had time to discuss the scope of work and what was needed, they dispatched a technician, and the existing fixtures were removed, and new lights were installed. As we all know, they did not pull permits or follow the city guidelines for improvements to existing conditions.

Late January we were made aware of this issue, and on February 2nd, Albert Torres, a Code Compliance Office for the City of Goleta, reached out and informed us that we were in violation of several codes and that we were to cease using the lights indefinitely until the violations were resolved. Since that time, we have not turned on the parking lot lights for any reason. We have complied with this request.

We are not looking to get an exception from your regulations or game the system and get a slap on the wrist. We truly want to comply with the requirements of the city. And we desperately need to move this project forward to completion... even if that means that we need to adjust the current plan to comply with all city regulations. We need guidance to know what is possible and we are happy to stay within those boundaries. Our parishioners need to be safe while using our property, and the lack of light has created many unsafe moments in our parking lot over the last 10+ months.

In addition to the proposed plans, we are happy to assist with additional shrouds or deflectors to eliminate the light from trespassing into the neighboring properties. I have also reviewed several of the public comments that are in opposition to our project to provide lighting to the parking lot. In answer to one of the concerns... our parking lots are managed by Astrological Timers that are scheduled to start at 5:30pm every night and stop at 10:30pm every night. They then start again at 5:30am every morning and stop again at 8:30am every morning. Additionally, there is a Photocell to assist the timer... which means that even though the timer is set to turn on at 5:30pm every night, the parking lot lights will not illuminate until the daylight is dark enough to warrant their use... they may actually come on at 7:00pm.

I am happy to work with the city to accommodate any request within the guidelines of city regulations. I feel that it is unrealistic for the neighbors to expect that we cannot provide lighting to our parking lot. We agree that the original installation was unnecessary and lacked proper oversight and was not considerate of the neighboring properties, and I apologize for that. We hope to find a good solution for all parties moving forward.

If I can be of assistance to answer any questions you or the Design Review Board may have, please don't hesitate to reach out. Thank you for your time and consideration.

Eric Andreassen

Facilities Manager – Ventura CA FMG

The Church of Jesus Christ of Latter-Day Saints

805-558-5410 (cell)

866-651-9298 (Emergency 24/7)

eandreasen@churchofjesuschrist.org

ATTACHMENT 8

Architectural Standards – Commercial Projects

ATTACHMENT 8
ARCHITECTURAL STANDARDS

RESOLUTION NO. 03-20

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GOLETA, CALIFORNIA, ADOPTING ARCHITECTURE AND
DESIGN STANDARDS FOR COMMERCIAL PROJECTS**

WHEREAS, upon the incorporation of the City on February 1, 2002, and in accordance with Government Code section 65360, which provides that a newly incorporated city has at least 30 months to adopt a general plan, the City elected not to directly adopt the applicable portions of the Santa Barbara County General Plan, including the Goleta Community Plan previously adopted by the Santa Barbara County Board of Supervisors;

WHEREAS, Appendix B of the Goleta Community Plan set forth certain architecture and design standards for commercial projects within what is now the City limits;

WHEREAS, the City Design Review Board ("DRB") has reviewed the architecture and design standards set forth in Appendix B and has made a recommendation to the City Council that the City adopt a modified version of such standards so that the DRB and the City's Planning Agencies have some additional architecture and design guidelines when reviewing commercial projects prior to the City's adoption of a general plan;

WHEREAS, the City Council has reviewed the document entitled "CITY OF GOLETA ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS" recommended by the DRB and finds that the proposed standards contained therein, as amended by the City Council, are generally consistent with the general plan proposal being considered or studied by the City Council, and that such standards will enhance the ability of the DRB and the City's Planning Agencies to review commercial projects and ensure that such projects exemplify the best professional design practices, enhance the visual quality of the environment, benefit surrounding property values and make the most appropriate use of land within the City.

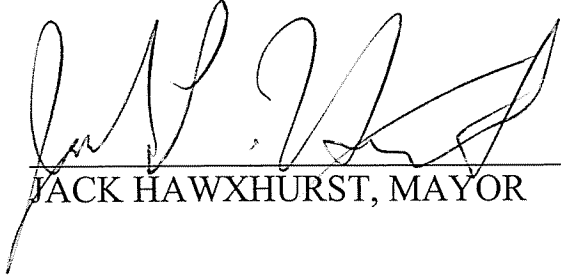
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The "City of Goleta Architecture and Design Standards for Commercial Projects" attached as Exhibit "A" to this resolution are hereby approved and adopted.

SECTION 2. To the extent that any inconsistency exists between these City of Goleta Architecture and Design Standards for Commercial Projects and the guidelines and standards set forth in the Goleta Old Town Heritage District Architecture and Design Guidelines (the "County Old Town Guidelines") previously adopted by the County of Santa Barbara, the County Old Town Guidelines shall control within Goleta Old Town.

SECTION 3. City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of April, 2003.



JACK HAWXHURST, MAYOR

ATTEST:



FREDERICK C. STOUDER
CITY CLERK

APPROVED AS TO FORM:



JULIE HAYWARD BIGGS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, FREDERICK C. STOUDER, City Clerk of the City of Goleta, do hereby certify that the foregoing Resolution No. 03-20 was duly adopted by the City Council of the City of Goleta at a regular meeting thereof, held on the 7th day of April, 2003, by the following vote:

AYES: COUNCILMEMBERS BLOIS, CONNELL, WALLIS,
 MAYOR PRO TEMPORE BROCK, MAYOR HAWXHURST

NOES: NONE

ABSENT: NONE



FREDERICK C. STOUDER
CITY CLERK

EXHIBIT A

CITY OF GOLETA

**ARCHITECTURE AND DESIGN STANDARDS
FOR COMMERCIAL PROJECTS**

Adopted as of April 7, 2003

I. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance the visual quality of the environment.

- A. The project shall include useable open space (appropriate to the project) which is designed and located appropriately for the proposed use.
 - 1. Useable open space can include view corridors, site recreation, employee lunch areas and natural vegetation areas.
- B. Site open space shall blend into adjacent natural areas. (Figure A: Example of poor landscaping transition.)
- C. Adequate setbacks from site structures (walls, paving and buildings) to environmentally sensitive areas shall be maintained.
- D. Site grading impacts shall be minimized.
 - 1. Cut and fill slopes should be contoured to blend in with the natural landform and feathered into adjacent grades. (Figure B: Example of a poorly executed cut and fill slope.)

II. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas.

- A. Overall building shapes and height shall be compatible to and in scale with existing structures on the same site and in the surrounding neighborhood.
 - 1. Where the proposed structure is taller than existing adjacent structures, the following techniques may be required to make the structure compatible.
 - a. Increase building setbacks;
 - b. Step back upper floors;
 - c. Utilize roof types which minimize building mass at the perimeter (hip and flat roofs);
 - d. Excavate the building into the site.
- B. There shall be a harmonious relationship with existing and adjoining developments, avoiding excessive variety and monotonous repetition, but promoting compatibility of styles.
- C. The privacy of existing adjacent residential areas shall be protected by carefully controlling window and balcony placement.

- D. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.
- E. Project design for industrial uses shall include screen walls and building placement to minimize the transfer of noise off site.
- F. Project design shall promote a smooth shift from offsite conditions different from those proposed (i.e., scale, zone, use, architectural context, etc.).
 - 1. Where possible, perimeter wall setbacks shall vary and the wall shall be broken visually by use of texture or material. (Figure C: Carports used as screen walls.)
- G. Project facilities such as loading docks, storage, utility, maintenance and trash storage areas shall be located in consideration of neighborhood uses, and screened where appropriate.

III. The project design shall facilitate alternate forms of transportation.

- A. Building setbacks shall be increased at the corner lots to promote pedestrian safety and good design.
- B. On larger projects with bus turnouts or pedestrian loading zones, such facilities shall be included with shelters designed to match project architecture. (Figure D: Bus stop shelter designed to match building architecture.)
- C. Pedestrian access from off-site shall be separated from automobiles where possible.
- D. Bicycle parking shall be accommodated in a safe, efficient manner and located to blend with the proposed project.

IV. Automobile access (on and off-site) and parking shall be safe and subordinate to other land and building forms.

- A. Every effort shall be made to screen parking areas with existing or proposed structures. (Figure E: Parking located behind building).
- B. Where screening of parking areas by building configuration is not possible, landscaping, grade changes, berms, low walls, and landscaping strips shall be used to screen parking structures and cars from adjacent roadways and residential developments.
- C. Landscaping should screen parking lots to minimize their expansiveness and reduce the effects of heat and glare from pavement; combine trees, shrubs and ground cover in islands; incorporate canopy trees at the perimeter and in island or finger planters with a maximum of eight parking spaces (or such greater number

as the applicable decision-maker may determine) between each tree; and use various paving textures which are compatible with the proposed or existing structure(s).

D. Putting utility lines under ground shall be encouraged on all projects.

V. Adequate landscaping shall be integrated into the project design to enhance the natural environment.

- A. Landscaping and landscape areas shall be maximized and balanced throughout the site, relate to the building size and the context of the neighborhood, and be appropriate to the site. Landscaping shall generally consist of live plant material (e.g., rock and bark may be used as a weed control measure and larger rocks may be used as a design element).
- B. Where existing vegetation must be removed, the area should be re-vegetated to adequately mitigate the visual impact created by the removal of the established vegetation. Preservation of existing specimen trees is paramount.
- C. Drought tolerant and water conserving plants shall be used in the majority of the landscaping, except in areas of active recreation. Drought tolerant native plant species (with plants native to southern Santa Barbara County) or non-native plants if necessary to protect significant habitat value shall be required in environmentally sensitive areas.
- E. Landscaping should protect and enhance public views. Appropriate landscaping on hillsides and ridgelines must also be considered.
- F. Landscaping should screen out undesirable views (e.g., freeway from adjacent developments, parking lots, blank building and wall sites and mechanical equipment and other utility structures), but it is not a substitute for good architectural design.
- G. Plantings (e.g., citrus, avocado and walnut trees) that reflect the rich horticultural heritage of the Goleta Valley are encouraged as an accent but should be balanced with the need for skyline trees to preserve Goleta's character and other considerations described elsewhere in this document.
- H. Landscaping shall be installed in such a manner so that at maturity it will provide adequate distances for vehicle and pedestrian line-of-sight at entrance and exit curbs. It should not interfere with traffic control devices, public lighting, or circulation patterns. Similar consideration shall also be given to ensure that trees are planted at an adequate distance from utility poles, overhead wires, sewer lines and any other structure where tree roots or limbs could cause damage. Landscaping litter (e.g., palm fronds, fruit, etc.) shall be considered in any installation that affects vehicular or pedestrian traffic.

- I. Landscaping plans shall show all above and below ground obstructions (e.g., utility poles, street lights, sewer lines) that may affect plant placement and installation limitations.

VI. Building design shall be encouraged which enhances and protects the visual quality of the Goleta area.

- A. There shall be a harmony of materials and consistency in style and design on all sides of a structure.
 1. Materials, detailing, color and proportions shall be appropriate to the style of the building.
 2. There shall be adequate variety and interest given to all sides of a building yet allowing for flexibility in design for various building functions. Possible techniques to add interest include modulation of walls, wainscot or cornice molding, texture or patterns in building materials, niches for planters or seats and decorative vents and grilles.
- B. Building signage, site work and mechanical/electrical equipment shall be well integrated in the design concept and screened from public view to the maximum extent practicable. (Figure F: Unscreened meters detract from this otherwise attractive building.)
 1. The DRB may require additional site sections and photographs (including aerial photographs) to ensure adequate mechanical screening from adjacent areas of higher elevation.

VII. Passive solar design is encouraged.

- A. The use of certain passive design features (south facing glass, thermal storage, shading and lightshelf devices) may require that the literal requirement for consistency on all sides of a structure be viewed with sufficient latitude.
- B. Landscaping and other screening devices may be required when reflective materials cause glare to adjacent properties.

ATTACHMENT 9

Staff Presentation



Appeal of Design Review Board (DRB) Approval for Parking Lot Lighting at the Church of Jesus Christ of Latter-day Saints

478 Cambridge Drive

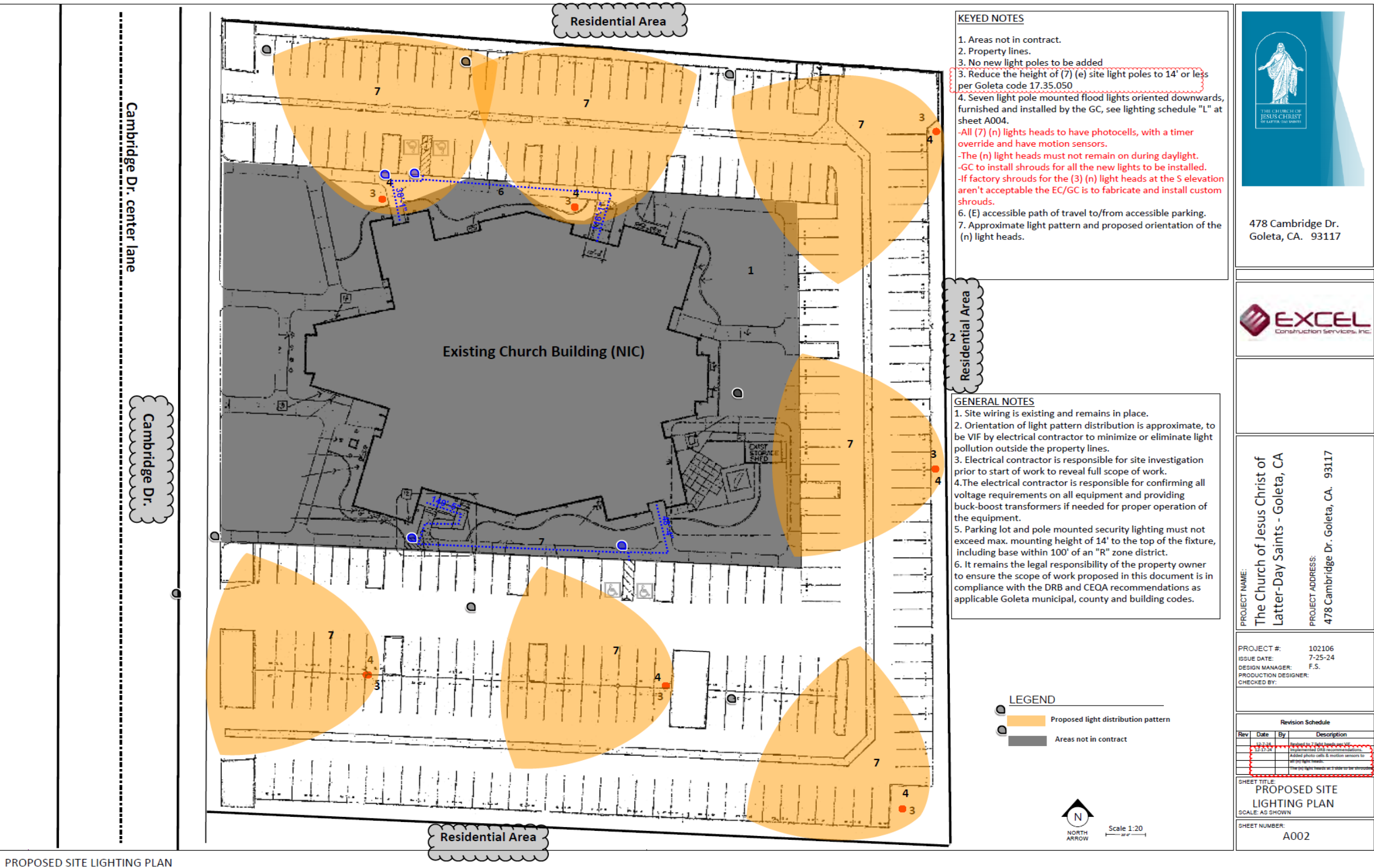
Case Nos. 24-0032-DRB, 24-0052-ZC,
24-0003-APP, 24-0004-APP

Planning Commission
April 14, 2025

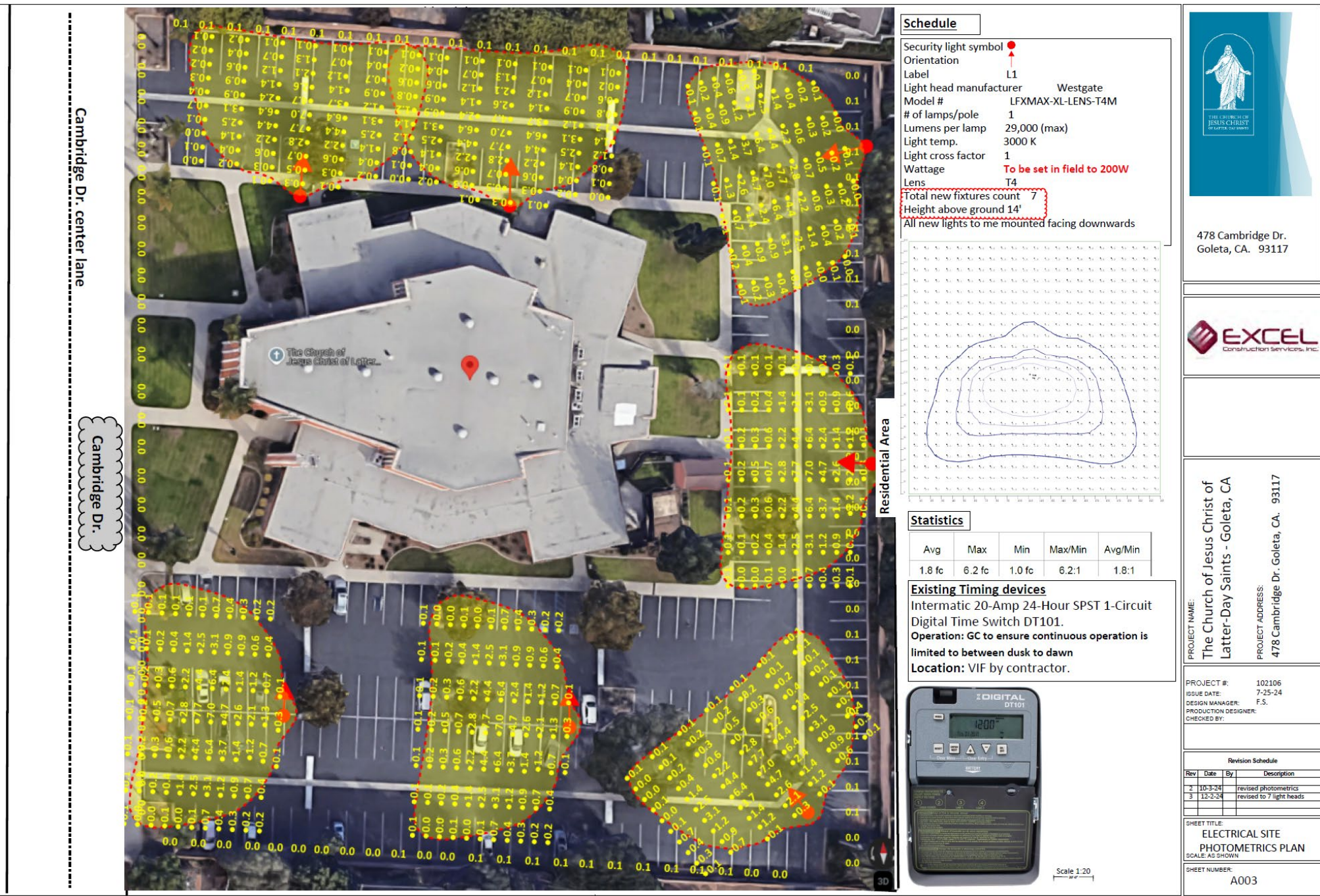
Subject Parcel



Proposed project – 14' in height light poles



Proposed project – photometric plan



5 112

Review Process

- Outstanding Code Compliance case for lighting without permits.
- DRB is the decision-making body for this project.
- DRB approved project on December 10, 2024, with multiple Conditions.
- During the 10-day appeal period, two appeals were filled.
- Planning Commission becomes the Review Authority on appeal and the hearing is de novo.



Standard for Review - DRB FINDINGS

17.58.080

- 1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*
- 2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.*



Standard for Review - DRB FINDINGS

17.58.080

- 3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.*
- 4. There is harmony of material, color, and composition on all sides of structures.*



Standard for Review - DRB FINDINGS

17.58.080

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

6. The site grading is minimized, and the finished topography will be appropriate for the site.



Standard for Review - DRB FINDINGS

17.58.080

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.



Standard for Review - DRB FINDINGS

17.58.080

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).



Lighting Standards in the Municipal Code

17.35.050(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...

The proposed light fixtures are at 14' in height which complies with this standard.

Lighting Standards in the Municipal Code

17.53.040(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.

The photometric plan does not exceed 0.1 foot-candles at any of the property lines nor spill into the adjacent residentially zoned properties.

Recommendation

Adopt the Resolution entitled:

A Resolution of the Planning Commission of the City of Goleta, California, 1) Denying the appeals of the Design Review Board Preliminary and Final Design Approval for the Church of Jesus Christ of Latter-Day Saints Parking Lot Lighting based on the findings of Section 17.58.080; and 2) adopting the Notice of Exemption on a 3.31-acre site located at 478 Cambridge Drive known as APN 069-560-031; Case Nos. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP

Questions?



ATTACHMENT 10

Letter from Facilities Manager

ATTACHMENT 10

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Ventura CA FM Group
Eric Andreasen
12160 Valley View Street
Garden Grove, CA 92845

25 March 2025

Re: LDS Church Property located at...
The Church of Jesus Christ of Latter-day Saints
478 Cambridge Drive
Goleta, CA 93117

Goleta City Council Member and/or Commissioner,

I am thankful to have this proposed project on the agenda and ready for your approval to provide lighting for our property/grounds once again.

In January of 2024 we engaged a contractor who had previously helped us with several projects at many of our sites throughout Ventura and Los Angeles Counties. The request was to simply improve and update the lighting to our parking lot since the existing fixtures were installed over 30 years ago. We trusted this contractor to follow the steps required of any electrician performing business in any jurisdiction. We trusted that they would contact the city to follow any/all permitting requirements for the proposed work. Unfortunately, they did not.

Soon after the work was completed it was obvious that we would need to make immediate adjustments and corrections to the work. At this point, we were still not aware that the contractor failed to pull the appropriate permits. Within days, we were contacted by an employee from the city stating that we would need to turn off all exterior lights until the violations could be resolved and the plan review and permitting process could be completed. We agreed, and we haven't operated our exterior lights since then.

The lack of lighting has been a major safety concern for our parishioners. This concern is amplified by our aging demographic of parishioners. Many have difficulty navigating the simplest of terrain, but to do that with virtually no light has been extremely dangerous.

During the December Design Review Board Meeting, this project was proposed and approved by the board with several conditions that they requested be implemented in the final installation. Soon after the board's approval, the city received several complaints or appeals to again reject the proposed project to provide lighting for our parking lot.

Our proposed plan is within the guidelines and regulations of the city's lighting requirements. We haven't requested anything that is beyond the approved specifications that the city allows for property owners. It is unjustified and punitive to expect that our property is not allowed to provide lighting and safety for our members and visitors.

Based on the Design Review Board's recommendations, and with consideration of the appeals from the surrounding neighbors, we have revised our proposed plan to include the following adjustments...

1. All light poles will be lowered to 14ft to comply with city requirements
2. Our parking lot will be operated by three controllers and overrides...
 - a. A main timer that will provide power to the light poles everyday turning on at 5:00pm and turning off at 10:30pm, then again for the early morning hours turning on at 6:00am and turning off at 8:00am. While the timer will run daily for those start/stop times, there will also be two additional accessories/interventions that will override the timer as needed. They are...
 - b. Photocells – these will not allow the lights to work until there is a lack of adequate exterior ambient light. Meaning, if the sunset is 6:45pm, the parking lot light poles will not operate until 6:45pm regardless of the start time at 5:00pm. This is also true of the morning hours, if the sunrise is 7:00am, the parking lot lights will turn off at 7:00am regardless of the 8:00am stop time.
 - c. Motion Sensors – to compromise with the neighbor's request to not have lights operating if there is nobody at the building or driving through the parking lot, we will be installing an additional override controller in the form of a motion sensor at each light pole. This will keep the lights off until there is movement in front of each pole. The motion sensor can be set to run for a measured amount of time for each use... we anticipate the motion sensor to allow the lights to operate for 3-5 minutes following the detection of motion. During the Design Review Board Meeting it was mentioned that this option

would be good to install for the light poles nearest the neighbor's homes, but we plan to install this feature to all light poles.

3. We will install the factory provided Shrouds to adjust the lighting and direction of each lamp/head. If light is trespassing back behind the fixture, we will also fabricate additional shrouds/shields as needed to eliminate all unnecessary light from spilling into the neighboring properties.

Based on our compliance with the city's request to not use the parking lot lights until this project could be properly reviewed, approved, permitted... and based on our willingness to work with the Design Review Board's recommendations as well as the requests from our neighbors to make adjustments to the previous proposed plan... we feel that we are aligned and justified in having this final plan approved and implemented as soon as possible.

Thank you for your time reviewing the proposed plan as well as your time and consideration as you have reviewed my letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Andreassen', with a stylized, flowing script.

Eric Andreassen

Facilities Manager, The Church of Jesus Christ of Latter-day Saints