

# **Petition Opposing Conditional Use Permit for High-Occupancy Assembly at 6595 Covington Way (Anthem Chapel)**

**Signed by a Resident of the Lake Los Carneros Neighborhood**

To Whom It May Concern:

I, the undersigned resident of the Lake Los Carneros neighborhood of Goleta, **respectfully and unequivocally oppose the application for a Conditional Use Permit (CUP) at 6595 Covington Way.**

I understand that the property is currently in the planning process for a 18,000 square foot sanctuary designed to accommodate 500 people, and that a subdivision application has been filed to split the current lot, creating a 1-acre parcel for Christ Lutheran Church (the current owner/occupant of the entire parcel), and a 2-acre parcel for Anthem Chapel.

The proposed high occupancy assembly use is fundamentally incompatible with the established residential character, environmental sensitivity, and safety concerns of the Lake Los Carneros neighborhood, (identified by Cal Fire as a Very High Fire Risk Zone). Approval would directly conflict with the City's General Plan Policies, Noise Element, Visual and Historic Resources Element, ESHA requirements, and Parking Regulations.

I urge the Planning Commission and City Council to protect the health, safety, and welfare of our community by entering this petition in the official public record and denying any Conditional Use Permit associated with this application.

Respectfully submitted,

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

Ronald R. Avias

Street Address: \_\_\_\_\_

6513 Camino Venturoso

Date: \_\_\_\_\_

July 15, 2025

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Respectfully submitted,

Signature: \_\_\_\_\_

*Aggie T. Arias*

Printed Name: \_\_\_\_\_

*Aggie T. Arias*

Street Address: \_\_\_\_\_

*6513 Camino Venturoso, Goleta 93117*

Date: \_\_\_\_\_

*July 15, 2025*

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Respectfully submitted,

Signature: William K. Medlyn

Printed Name: William K. Medlyn

Street Address: 6422 Covington Way

Date: 07/18/2025

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I urge the Planning Commission and City Council to protect the health, safety, and welfare of our community by entering this petition in the official public record and denying any Conditional Use Permit associated with this application.

Respectfully submitted,

Signature: Suzanne Medlyn

Printed Name: Suzanne Medlyn

Street Address: 6422 Covington Way, Goleta

Date: 07/21/2025

**Petition Opposing Conditional Use Permit for High-Occupancy  
Assembly at 6595 Covington Way (Anthem Chapel)**

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Respectfully submitted,

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

Chelsea Mumm

Street Address: \_\_\_\_\_

6220 Parkhurst Dr Goleta CA 93117

Date: \_\_\_\_\_

7/21/25

**Petition Opposing Conditional Use Permit for High-Occupancy  
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I urge the Planning Commission and City Council to protect the health, safety, and welfare of our community by entering this petition in the official public record and denying any Conditional Use Permit associated with this application.

Respectfully submitted,

Signature: Catherine Stinner Bartsch

Printed Name: Catherine Stinner Bartsch

Street Address: 6416 Covington Way Goleta, CA 93117

Date: 07 - 29 - 2025

# **Petition Opposing Conditional Use Permit for High-Occupancy Assembly at 6595 Covington Way (Anthem Chapel)**

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I urge the Planning Commission and City Council to protect the health, safety, and welfare of our community by entering this petition in the official public record and denying any Conditional Use Permit associated with this application.

Respectfully submitted,

Signature:  

Printed Name: James Bartsch

Street Address: 6416 Covington Way Goleta CA 93117 United States

Date: 7/29/25

**From:** [Terry Hurt](#)  
**To:** [PER Meetings](#)  
**Cc:** [Paula Perotte](#); [Luz Reyes-Martin](#); [James Kyriaco](#); [Jennifer Smith](#); [Stuart Kasdin](#); [Jennifer Fullerton](#); [Katie Maynard](#); [Anne Miller](#); [Cary Penniman](#); [Rita Serotkin](#); [Cam Audras](#); [Mary Chang](#); [Molly Cunningham](#); [Angeline Foshay](#); [Brian Hiefield](#); [Peter Imhof](#); [Paul Izquierdo](#); [Travis Lee](#); [cmcquire@cityofgoleta.org](#); [Sean McLaughlin](#); [Darryl Mimick](#); [Luisa Negrete](#); [Andy Newkirk](#); [Lisa Prasse](#); [Anne Wells](#); [Pastor Brooks Schramm](#); [office@christlutherangoleta.org](#)  
**Subject:** Anthem Chapel proposed development initial comments  
**Date:** Saturday, August 2, 2025 3:28:55 PM  
**Attachments:** [IMG\\_6663.jpeg](#)

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To the Design Review Board, Planning Staff, and City Officials,

I am writing in regards to the proposed Anthem Chapel project on Covington Way/Los Carneros Road. The neighborhood cannot reasonably handle the traffic, parking and noise impacts that this project would cause. The City should purchase this property instead.

There is already an event center next door to the proposed project: the Stow House. The Stow House has been hosting large events for decades. Adding a mega-church development right next to the Stow House would cause major parking and traffic issues that cannot be mitigated. The cumulative effect on impacts to street parking would be unacceptable.

Here are some factors to consider:

The Stow House has relied for 60 years on parking in the lot where the Anthem Chapel project would be built. The Lutheran Church has generously allowed parking there for Stow House events for that long. The City should step in to make this needed parking permanent.

The Lutheran Church has also generously allowed the Muslim Community Center to park there, as that building was approved and built without its own adequate parking.

When the Stow House has large events, such as the summer Tuesday night concert series, the overflow parking extends deep into the neighborhood. The photo are attached to this email shows just a fraction of the parking that overflowed way down Covington Way just last Tuesday night.

The existing City parking lot that is currently shared by the Stow House, the Fire Station, the Railroad Museum, and visitors to the Los Carneros Lake property in general, is woefully small and inadequate already. Taking away the extra parking that has historically occurred on the Lutheran property will further exacerbate this lack of adequate parking.

Additionally, the Fire Station may undergo a renovation and expansion in coming years, and they may reclaim part of that small parking lot for their own needs. This would obviously further exacerbate the lack of parking.

The City has considered purchasing the lot in question before, and should now follow through on that wise plan instead of allowing the Anthem project to go forward. The Lutheran Church is only asking for 2 million dollars for the lot, which seems like a bargain. In a recent meeting that concerned residents had with the Lutheran Church leadership, they expressed willingness to do the right thing for the community and their legacy and sell to the City. There would be additional development costs associated with making the lot conform to parking code, but it would be very worth it for the City to do so. Let's not miss out on this opportunity before it's too late. Purchasing the property by the City makes sense on many levels. It is adjacent to existing City property. It is needed for parking just to maintain historical amounts. Some in the community have proposed enhanced parking with trees and perhaps a small nature center. It could be enhanced in ways that make sense with the existing needs of all who will use that parking.

Residents in the neighborhood are overwhelmingly, and adamantly, opposed to the Anthem proposed project. During the Covid era, Anthem had a large tent there for their many events during that period. The lack of parking was a huge problem in the neighborhood. Participants of Anthem events also blocked driveways and parked in front of fire hydrants. There were hundreds of cars overflowing into the neighborhood. Additionally, their events were LOUD. They had amplified music, and they refused to turn the volume down despite repeated requests from many impacted neighbors. There is no good will or trust left because of this history, and Anthem has proved themselves to be less than desirable neighbors because of these past events.



The proposed layout of the Anthem building poses additional problems and conflicts of use for the Stow House and Lake property. The main problem is that the building as proposed would direct all of the sound from their large loud events directly towards the Stow House. This would be an unacceptable impact for visitors to the Stow House and Lake properties who just want to enjoy visiting without being forced to listen to Anthem noise. The shape of the proposed Anthem building would direct and amplify their noise like a megaphone.

They are also asking to build higher than the 25 foot City limit. This should be denied because there is no reasonable justification for it.

Anthem is also requesting to reduce the Monarch butterfly ESHA buffer by 50 feet. This should be denied also. There is no justification for it, and will further degrade the ESHA. Monarchs are being considered for endangered species protection under federal law and must therefore be treated as endangered. Anthem has already encroached on the ESHA and on City property with some artificial turf that they carelessly placed there. They have not removed that encroachment yet.

Anthem is proposing to build 125 parking spaces, but this is not nearly enough to handle all of the numerous events that they will have there. Anthem congregations are big. Sometimes they rent the Dos Pueblos High School auditorium which has a capacity of 730 people because the other location at Goleta Valley Junior High that they use cannot handle their largest congregations. If Anthem grows any more, then we may be talking about 1000(?) attendees at a time. Even if they follow through on promises to split Sunday services into 3 events, the traffic and parking issues remain unacceptable to the neighborhood. At last Tuesday night's Stow House music event 360 signatures were gathered for a petition against the proposed development. Many more signatures have been gathered over the past 2 weeks, partly by going door to door in the neighborhood. The neighborhood overwhelmingly does not want this project to go forward.

Lastly, there are many residents in the neighborhood that would be very willing to fundraise to help the City purchase the property and develop the enhanced parking to help accommodate current needs. We would like the City to take the lead in this effort, but we are willing to create a partnership with the City to accomplish this. Let's not miss this opportunity again. Let's especially not double or triple the already existing issue of lack of parking by approving a mega-church development where it makes no sense and where the impacts would be unacceptable. I and many others hope that the design review board, planning staff, and elected officials take these issues seriously and come to the easy conclusion that this project must be denied. We can make the situation better if the City purchases it, instead of much worse if this giant flawed project gets approved.

Sincerely,

Terry Hurt, Lake Los Carneros North resident.



**From:** [ssmaxwell@cox.net](mailto:ssmaxwell@cox.net)  
**To:** [PER Meetings](#)  
**Subject:** 6595 Covington Way (APN 077-160-022) New Anthem Church Building and Associated Improvements  
**Date:** Sunday, August 10, 2025 3:05:50 PM

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

Dear Design Review Board,

Thank you for giving me the opportunity to share my concerns about this project. I understand that this first hearing is a Conceptual Review, and that the Design Review board will only offer comments and possibly request modifications of the project from the applicant. I further understand that the Design Review Board has a limited scope that they consider in offering this feedback. I believe the reasons for my objection to this entire project are relevant to the scope of the Design Review Board, but may also include aspects beyond the Design Review Board's jurisdiction. I believe it's important to bring up all my concerns so that they are in the public record.

I am a resident of the adjacent Lake Los Carneros neighborhood, and I respectfully and unequivocally oppose that application for a Conditional Use Permit (CUP) at 6595 Covington Way for the New Anthem Church building.

The unprecedented scale, disruptive intensity, potential for future growth, and frequency of proposed use are fundamentally incompatible with the residential character, physical infrastructure, safety, and environmental specifics of the Lake Los Carneros neighborhood.

The project is requesting eight adjustments to Zoning Ordinances. The most visibly obvious one is their request to raise the maximum allowed height of the building from 25 ft to 31 ft. Allowing this variance would make the building the most prominent in an area designated as a scenic view corridor, obstructing views of the Lake Los Carneros Preserve, and making the building visible from inside the preserve. Together with the proposed 20000 plus square footage of the entire complex, the taller height would be completely out of scale compared to the neighboring houses, which are all smaller than 3000 sq ft, and the nearby Railroad Museum and Stow House.

In addition, the proposed use of "New Agrarian" style architecture would not complement the existing styles of the surrounding houses, Christ Lutheran Church, fire station, or even Stow House and the Railroad Museum. While this style is purported to

be a nod to the historic packing warehouses and agricultural history of Goleta, it does not, in fact, fit in and would be grossly out of place next to the natural habitat of the Lake Los Carneros Preserve.

The site itself is not sufficient for the current and planned usage by Anthem Chapel. Parking constraints are very real. Currently, Anthem fills the parking lot at GVJH during services, with spillover onto Stow Canyon Road. A count of the vehicles during services at GVJH determined that there were 290 vehicles in the lot during services. Although their proposal of 125 total parking spaces may technically be enough for code, it is definitely not enough for Anthem's congregation. Spillover would be inevitable onto Covington, Camino Venturoso and Camino Caseta. Indeed, that was the case when Anthem hosted their services under the tent several years ago – and their congregation size has only continued to grow since then. In the past, neighbors had driveways blocked, fire hydrants were obstructed by cars, and sight lines for pulling out on to the streets were severely compromised, resulting in unsafe conditions. The site has no other areas where more parking could be added to alleviate these issues. Even splitting services up into multiple services would be unlikely to solve the problem of sufficient parking, and would also increase safety risks due to increased traffic from multiple services.

Another variance the project is requesting is to decrease the buffer zone in the ESHA habitat from 100 ft to 50 ft. This buffer zone is critical to the protection of monarch butterflies and nesting birds, including raptors. In a letter to the neighborhood, Anthem claims that they will simply be restoring and mitigating the buffer zone. If that is the case, why would they need to ask for a variance? Mitigation, followed by "passive recreational use", as Anthem proposes, is not protection of this critical environment. Anthem has previously intruded into the existing ESHA, storing equipment and having play areas within the boundaries. The city needs to hold firm on the buffer zones deemed critical by scientific research and specialists.

Of major concern to me as a resident is the increased risks to public safety that will be caused by this project. Parts of our neighborhood have recently been designated Very High Fire Risk Zones. As such, keeping the arterial and connector streets uncongested is critical for having evacuation options in the case of a wildfire or other emergency. Having the fire station nearby is a benefit to all, but that benefit will be negated if emergency vehicles are unable to pull out onto Los Carneros Road because of traffic back-ups, or work their way through neighboring streets because of too many improperly parked vehicles. The proposed addition of a second driveway into the parking lot would only exacerbate the issue, since Los Carneros is a two lane road with no dedicated turn

lanes. Anthem members drive from outside the immediate area to attend services, and there are no public transportation options nearby to help alleviate the anticipated traffic. I respectfully assert that the proposed high-occupancy use is incompatible with public safety in a high-risk fire zone.

It is my belief that the site could be better utilized in a manner that would have less of an impact on the surrounding neighborhood, the wildlife and enjoyment of Lake Los Carneros Preserve, and the public safety of all residents. Approval of this application as presented would jeopardize the safety, character, and environmental integrity of the Lake Los Carneros residential neighborhood.

Respectfully,

Kerri Maxwell

**From:** [Nicholas Norman](#)  
**To:** [Nicholas Norman](#)  
**Subject:** FW: Anthem Church Development, information  
**Date:** Monday, August 11, 2025 11:41:20 AM

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**From:** Allyson Biskner <[allysoncarp1@gmail.com](mailto:allysoncarp1@gmail.com)>  
**Sent:** Thursday, July 31, 2025 1:54 PM  
**To:** Darryl Mimick <[dmimick@cityofgoleta.gov](mailto:dmimick@cityofgoleta.gov)>  
**Subject:** Anthem Church Development, information

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

Hi Darryl

I am wondering if you can direct me to a report to provide more information on the Anthem Church Development Project.

Is there a proposal available to the public to get all the facts of the development?  
I walk regularly through the Stow Park and have seen some one sheet information postings, but would like to make an informed public comment to this within the open time period.

My concerns involve the size and scale of this development for the congregation size they have;  
Requesting an exception to height limits seems excessive;  
Details on lighting are important to be able to comment on due to wildlife and butterfly issues:  
The Church has had sound complaints before as well, hoping this would not increase  
Emergency access to and from Los Carneros is a concern to the neighborhood, especially with other residential uses being proposed nearby,

As you can see many issue I'd like to address coming from actual knowledge of the proposal.

Could you please direct me...

thank you

--

**Allyson Biskner**

email: [allysoncarp1@gmail.com](mailto:allysoncarp1@gmail.com)

Cell: 805 452 4240

Home: 805 692-5229

**From:** [Nicholas Norman](#)  
**To:** [Nicholas Norman](#)  
**Subject:** FW: DRB and Church on Covington  
**Date:** Monday, August 11, 2025 11:41:06 AM

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-----Original Message-----

From: stella kovacs <stellakovacs@me.com>  
Sent: Thursday, July 31, 2025 1:42 PM  
To: Darryl Mimick <dmimick@cityofgoleta.gov>  
Cc: stella kovacs <stellakovacs@me.com>  
Subject: Re: DRB and Church on Covington

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

Reading objectively the 8 proposed changes on the 2 lots, my first thought was, if they can get away with not doing what seems like very reasonable things for most people who will actually be using the facilities, why can't others make at least half a dozen requests to cut corners?

At the minimum they need to fulfill their responsibilities to comply with current codes.

If they are truly unable to plant an 11th tree or consider a butterfly, they shouldn't be in the business of creating spiritual gathering spaces.

Sincerely,  
Stella Kovacs

stellakovacs@me.com

**From:** [Sylvia King](#)  
**To:** [Planning](#); [PER Meetings](#)  
**Cc:** [Darryl Mimick](#); [Luz Reyes-Martin](#); [Paula Perotte](#)  
**Subject:** Item E, Aug 12 DRB Hearing  
**Date:** Monday, August 11, 2025 11:20:32 AM

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

Regarding Item E, Anthem Chapel To the City of Goleta Design Review Board, My name is Sylvia King and I live across the street from Lake Los Carneros. I moved here so that my kids could go to the same junior high and high school that I did, and live within a few miles of my parents.

I oppose adding another church to our neighborhood. There are already 2 churches within about 1300 feet, all on Los Carneros Road. I propose to conduct a survey to determine the ratio of residents to churches and assess the cumulative impact of high-occupancy assembly uses in what should remain a low-density residential area.

Los Carneros Road is a main evacuation artery for a Very High Fire Hazard zone. If this building was allowed to progress, there would be the potential for a catastrophe if all 3 churches, Stow House, the Islamic Center and the new development poised to build along the roundabout were hosting events and there was a fire. I implore the Design Review Board and the City Planner to perform traffic studies on how we'd all evacuate at the same time, and not just for the present numbers, but account for growth. Event growth at Stow House and congregation size. Despite the open-seating sanctuary (which they suggest has a 500-person capacity) plus daycare and preschool operations, and multiple all-congregation events, no evacuation route analysis has been provided for this Very High Fire Hazard zone.

The 22,038 square foot building proposed in my neighborhood will tower over the existing churches. Directly to the North, it's about 100 feet away from the 1960s Christ Lutheran Church, and is under a quarter of the size. A bit more than 1000 feet to the South is the Islamic Center, and under a third of the size. The lot on Los Carneros Road simply does not fit a young, growing church's needs. They need space to grow. Splitting up services to two or three or four or 10, does not assuage the impact on the roads and noise of residents and community who visit the Lake Los Carneros nature preserve, Stow House and South Coast Railroad Museum and travel along the Scenic Corridor by car or bicycle.

A building of this size, which is over twice the size of the new Goleta train depot, not only eclipses in size and height all of the existing structures, but the proposed "agrarian" style of the building will introduce a new style of architectural design that by the sheer size and scale will transform the look and feel of the area. The closest example of that style is the



latest shopping center facade at Sprouts Market and Ace Hardware on Fairview. It will stick out like a huge strip mall, shoved into the ESHA and grossly misplaced next to a nature preserve. A 22,038 square foot building is not agrarian - it's mega-church scale, the same size as Sprouts, which has no place in a residential neighborhood.

The status quo for the community visitors to Lake Los Carneros and the surrounding venues is to park on dirt shoulders and neighboring streets surrounding the park, including the 2 acre Christ Lutheran Church dirt lot and the approximately 60 paved spots at Stow House, of which Fire Station 14's property line includes half. The neighborhood already absorbs the lack of parking, with hundreds of cars already spilling out onto the existing bike corridor onto Covington Way and into the side streets. Even if the church agrees, on a handshake deal or otherwise, to share their 125 stall lot with Stow House, Lake Los Carneros, and South Coast Railroad Museum visitors I don't see a break in their calendar to afford sharing.

Here's what tells the real story about their size and impact: Anthem currently rents Goleta Valley Junior High School's auditorium, which accommodates their 500+ member congregation, plus they rent additional classrooms for Sunday school. We counted 260 cars at GVJHS during their Sunday service, yet they want us to believe 125 parking spaces will be adequate for the same congregation in their own building. Even more telling, they admit in their own documents that they need to rent Dos Pueblos High School for special events.

At three Sunday services, Tuesday and Thursday evening services, Tuesday and Thursday youth groups, weekday preschool and daycare for 110 children, 26 weddings, 30 memorials, 10 annual barbecues, outdoor, amplified Fall Festival, 15 day summer Vacation Bible School, 4 annual conferences, what day or time is leftover for our existing venues to function? Do we expect Anthem Chapel to move their Tuesday evening service and youth groups to another day in order to accommodate the existing Tuesday's Music at the Ranch at Stow House? Being a praise church with amplified music, this project will firmly establish a precedent to allow two back-to-back competing event spaces, not only in a residential area but on a Nature Preserve. Since Anthem will own the parking lot, the community will suffer. What will happen to Sundays at the Ranch? The Fiddler's Fest? What about weddings at Stow House (where I got married)? Will this be a battle of the bands? Will Stow House have to cancel? What about the improvement plan for Lake Los Carneros, is it meant to bring in even more visitors who have no option but to park across from homes, expanding dirt shoulders, snaking into our streets? What about when there are multiple events at once? Will the bike corridor have to get re-routed due to traffic? Have studies been made for the impact for evacuation routes of a 1000 member-congregation in a Very High Fire Hazard zone? What about 4th of July? The long-standing events that the community have enjoyed for years will certainly be compromised if the church is allowed to move forward into this area. It would be a devastating loss to the public who have enjoyed the Stow House venue over many decades.

Additionally, the design of the building is shaped like a megaphone facing directly at the Stow House, about 300 feet from the caretaker's residence, and 100 feet from Fire Station 14's bunks, where people who protect us for a living sleep. They promise soundproof walls, so I question the roll-up doors instead of heavy, soundproof doors. Their own proposal includes "exterior patios, play yards and passive recreation areas" which completely contradicts any noise mitigation claims. My assumption is they want them open for congregation spillover, or just open to enjoy nature and let in the breeze. If and when those doors and windows open to the outdoors, they will be sharing their amplified music and BOOM-BOOM-BOOM bass with Lake Los Carneros residents, walkers, birders, families, Stow House event goers, Railroad Museum visitors, and the protected species within the preserve. Allowing the building of a praise church within an ESHA, on the border of a nature preserve and an existing event space, is simply negligent. The size and scale required to meet the congregation is consistent with a mega church, and sets a precedent that a church trumps the people. The number of events will forever change the legacy of the quiet, peaceful property that has served as a refuge to people, prioritizing and trampling its legacy with the volume of events planned.

This building must be scrutinized like a business, school, and event space, with 36 staff members, daily preschool and daycare pick ups and drop-offs, 5 weekly services, and year-round events of 300+ people at a time, that would impact the subdivision and Lake Los Carneros on a daily basis. Surveys must be made for future impacts of the bike lane, the roundabout, emergency evacuation routes, noise next to the ESHA, school pick up and drop offs during rush hour. I implore the Design Review Board to listen to the public response to this proposal and force the City of Goleta to take a step back and look at the future of the Lake Los Carneros Nature Preserve plan as a whole and also commit to providing adequate parking. Hosting events for the public is a wonderful tradition that the community relies on, and it's short-sighted to rely on the Christ Lutheran Church to provide unlimited free parking. The Fire Station lot should also be assessed, as it includes 30 of the 60 existing parking spaces at Stow House. We counted 135 cars on Covington Way and the interior streets during events with about 104 in the dirt lot during a recent Tuesday Music at the Ranch performance. If Anthem Chapel has Tuesday Youth Groups and Evening Service as they plan, what does this mean for the neighborhood? At Sunday Service we counted 260 cars inside the Goleta Valley Junior High School, where they currently rent the auditorium for their 500+ member congregation and classrooms for Sunday school. They also admit they need to rent Dos Pueblos High School for larger special events because the Junior High is not big enough. Parking and attendance surveys MUST be made before green-lighting the build, before improvements are made to the nature preserve and any attempts to draw in more visitors. We love everything about the current status quo, but permanent, up to code parking and traffic patterns must be prioritized for the public to continue to enjoy the spaces and grow with it.

The project also reveals concerning resource impacts - they're requesting 1.0 AFY water allocation when the current church uses only 0.3 AFY, a 300% increase that strains neighborhood water resources. This dramatic increase, combined with the mega-church scale, shows this isn't about serving the existing community but about massive expansion that our infrastructure cannot support.

Many code violations over the years with no action to protect the residents created a precedent of lost trust with the city and with the Anthem Chapel leadership. The temporary event tents put up during Covid stayed up years past the 12-month permit, including its placement and proximity to the city property line and ESHA buffer. We made a call last week about the gravel and astroturf which was placed inside the ESHA years ago during Covid, and noticed a feeble attempt to remove some of it, but not all. A proper site restoration within an ESHA would include removing all the astroturf and gravel and returning the ground to its natural state. Now their current proposal shows they want to plant trees and install split-rail fencing WITHIN the ESHA buffer zone, which may not be legally permissible. They've demonstrated they don't understand or respect ESHA boundaries.

They only care because there is a hearing coming up, with a loud community outcry, and are begging for forgiveness so that they will learn (this time) to be a good neighbor. Fortunately for us, they have shown their true colors and disdain for the property line, the nature preserve, and the residents before they build their mega church. Last week they mailed out flyers to the immediate neighborhood "debunking" our fears with thinly veiled threats and promises. But they burned their bridges and used the lack of city enforcement to their advantage, turned a deaf ear to their congregation parking in front of fire hydrants, blocking driveways and corners, and amplified music. The pastors were unable to create a bridge between the neighbors and their congregation, who routinely flipped us off and whose teenagers terrorized a street after an evening Youth Group. I personally called Pastors Lars and Nate and implored for them to turn down the bass, which began at 7am for Sunday practice, and resumed for two morning services and again in the evening. During Covid when our nerves were splintered and my dad was dying, I explained to them that I couldn't find peace within the walls of my house due to the BOOM-BOOM-BOOM of the bass reverberating within my windows. We invited Pastors Lars and Nate to our home to listen during a service. They explained that the collective needs of the congregation were greater than mine. They set a precedent of NOT being a good neighbor, and we are all wary.

I respectfully request the Design Review Board require independent studies before any approval: traffic and evacuation analysis for the Very High Fire Hazard zone, comprehensive noise impact analysis including cumulative effects with Stow House events, realistic parking calculations based on actual expected attendance rather than minimum code requirements, verification of ESHA buffer compliance, and community notification

protocols for all outdoor amplified events. The current proposal lacks these critical assessments and should not proceed without them.

This isn't about opposing faith - it's about preserving the character of our neighborhood, protecting our natural resources, ensuring public safety, and maintaining the balance that has allowed multiple community venues to coexist peacefully for decades. A mega-church of this scale will irreversibly alter that balance and set a dangerous precedent for inappropriate development in residential and environmentally sensitive areas.

Thank you for your time, Sylvia King (805) 588-0560 [sylvia.ellen.king@gmail.com](mailto:sylvia.ellen.king@gmail.com)

**From:** [Dale Gehr](#)  
**To:** [Planning](#); [PER Meetings](#); [Darryl Mimick](#); [Luz Reyes-Martin](#); [Paula Perotte](#)  
**Subject:** Anthem Chapel Proposed Construction 6595 Covington Way  
**Date:** Monday, August 11, 2025 1:40:19 PM

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

Design Review Board Members,

I am opposed to the proposed Christ Lutheran Church lot split and Anthem Chapel construction on the site located at 6595 Covington Way, Goleta.

The project is far too large in size and scope for the lot and would result in a multitude of issues including but not limited to:

- 1) Not conforming to the Los Carneros Scenic Drive designation as listed by the city of Goleta
- 2) The building would encroach into the 100 foot ESHA buffer as designated by the City of Goleta
- 3) The building would be higher than legally permitted by the City of Goleta
- 4) Great increase in traffic affecting exit routes in an area designated by the state of California as a High Risk for fire area.
- 5) Considerable increase in noise resulting from multiple services using highly amplified music
- 6) Addition disruptions to the peace and serenity of the surrounding areas due to proposed daycare,  
preschool, weddings, bar-b-ques, summer camp as well as other daily uses listed by Anthem

I have lived in Goleta and Santa Barbara most of my life and loved growing up here. I am fortunate in that I was able to choose to retire across the street from Christ Lutheran Church. Now I'm unsure what the rest of my time will be like, especially if Anthem is able to go forward with a project that will certainly disrupt my life and those in the surrounding area.

If you Google "What is the best neighborhood in Goleta, CA, Google responds - **"Lake Los Carneros North** is a peaceful and family friendly neighborhood in Goleta, USA. Known for its beautiful lake and clean parks, Nextdoor Neighbors love the area for its quiet, safe environment and walkability."

I am certain that will change with the addition of a Megachurch right next door to Stow House, The Old Goleta Railroad Depot and the fantastic Lake Los Carneros park.

Sunday, August 10th I walked my dog past Goleta Valley Junior High School at 10:30AM. The entire parking lot was full. The parking lot for the charter school next door was completely filled and there were over 30 cars parked on Stow Canyon by people attending Anthem service. There were over 300 cars in total.

When Anthem Church was holding service on the lot where they propose to build, they completely filled the dirt parking area, Stow House parking lot and cars were parked on Covington Way all the way past the trail going into Stow Ranch as well as on Camino

Venturoso and Camino Caseta. Anthem goes parked in front of fire hydrants, partially blocking driveways and even on corners blocking the handicap ramps.

With 125 parking spaces planned for the new construction, the safety of children and adults on bicycles as they ride the streets in the vicinity during Anthem service is seriously compromised and certainly a recipe for an unfortunate accident.

I was raised in the Lutheran faith and am saddened that Christ Lutheran Church will be totally overwhelmed by being surrounded by Anthem's daily as well as Sunday operations. Christ Lutheran was approached by Anthem during the Covid outbreak and graciously allowed Anthem to erect a tent for their services. Christ Lutheran Church is now, unfortunately, suffering from diminished congregation size and as such has become in need of funds to continue. I believe that Anthem is taking advantage of this situation in order to push Christ Lutheran out of the site they have occupied for over 60 years. Christ Lutheran helps the community by providing overnight parking in a safe, secure area for people that are homeless and living in their vehicles. Additionally they help by providing space for a neighborhood group that makes meals for the homeless. Anthem does not and is not planning any of this.

Thank you for your time and consideration of my point of view,

Dale Gehr  
6597 Camino Venturoso

**From:** [Nicholas Norman](#)  
**To:** [Nicholas Norman](#)  
**Subject:** FW: Anthem Chapel Proposed Project Hearing August 12th  
**Date:** Monday, August 11, 2025 2:50:22 PM

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**From:** Cherryl Knudsen <[cherrylknudsen@gmail.com](mailto:cherrylknudsen@gmail.com)>  
**Sent:** Monday, August 11, 2025 1:28 PM  
**To:** Darryl Mimick <[dmimick@cityofgoleta.gov](mailto:dmimick@cityofgoleta.gov)>; Planning <[planningmeetings@cityofgoleta.gov](mailto:planningmeetings@cityofgoleta.gov)>  
**Subject:** Anthem Chapel Proposed Project Hearing August 12th

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To the Design Review Board of Goleta:

I have seen the renderings of the proposed project, and I am very impressed with the design and care that has been put into developing the field next to the Stow House property. As I understand it, the Anthem Chapel Church has developed a positive relationship with the Stow House Complex and has been very beneficial to them. The design of this church will complement the area as it is very aesthetically pleasing with a ranch style look blending into the Stow House property next to the proposed property.

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As I understand, Anthem Chapel does a lot of "good" in the Goodland as they contribute resources and time to helping the nearby community as well as the city of Goleta. They are involved in going out to areas and providing support such as feeding unhoused individuals, providing home cooked meals to college students, providing transportation where needed, providing financial gifts and meals to those in need, beautifying and cleaning the Goleta Valley Junior High School campus where they hold their Sunday services. This church is an asset that is much needed as they have a heart to provide for the community in so many ways.

I am thrilled that the field off of Los Caneros will be developed by Anthem Chapel - a project that focuses on serving the community,

Cherryl Knudsen

**From:** [Barbara Rose McCaffrey](#)  
**To:** [PER Meetings](#)  
**Subject:** Anthem building plans  
**Date:** Monday, August 11, 2025 3:28:12 PM

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Please do not allow Anthem to build on the land near Stow House. I have lived in the Los Carneros neighborhood for 37 years. This is a quiet and peaceful area and not compatible with a church of 500 attendants and their plan to grow. It will be an eyesore and in reality it is not an agricultural and vintage design like our beloved Stow House. It is claiming a lot of perks and special considerations that are not in keeping with the open land, nature, animals of Lake Los Carneros. It will be a blight that is ugly. It will cause more traffic and accidents along Los Carneros, 101 ramps and roundabout especially when people are racing to school drop-off and to work. Anthem makes promises that are nonsense. They already have numerous cars parking along the curb throughout the streets and have plans to grow their congregation. I would like the land to be used for more housing for the city of Goleta. Anthem can keep their services at Goleta Valley Junior High and youth groups at Jubilee Church grounds. They need a bigger place to make noise and traffic. Stow House is jammed when it's fiddler's convention and Christmas festivities. We don't need a growing church in the neighborhood. Anthem needs to build elsewhere.

Barbara Rose McCaffrey  
6562 Camino Venturoso  
Goleta, CA 93117  
80596443462

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## **Dear Covington Neighbors,**

### **A Message from Anthem Chapel**

As most of you know, Anthem Chapel is proposing a new church next to the existing Christ Lutheran Church at the corner of Los Carneros Rd. and Covington Way. There has been a lot of speculation about what our new church will be like. We hope to clarify some things with this letter.

### **Better Than Outdoor Church During Covid**

- During Covid, church was held under a tent at the property, which had limitations on what we could do to shield our amplified sound coming out of the tent.
- There were times when our dirt parking lot was insufficient and some parked on Covington Way and neighborhood streets.
- We had no real solution without an enclosed building and improved parking lot.

### **Allowed and Enforced by Minor Use Permit Design**

- Yes, this property is zoned Residential. Churches are allowed with a Minor Use Permit (MUP)
- Enforcement of specific activities is through the conditions of the City MUP.

### **The Real Size and Seating—5542 SF Sanctuary**

- The MUP includes a 5542-SF sanctuary for indoor church services (less for just seating) with a total of 500 seats. This is the maximum seating but rarely would reach full capacity.
- We determined it would be better to limit the size of the sanctuary and, if ever needed, offer additional services. That way, the number of people at church would fit the size of the church.
- No, the total 22,000 SF cannot, and will not, be used for church sanctuary seating.

- No, there are not 1800-2200 seats possible, or even the potential for this many. The sanctuary is only large enough for 500 seats. Most of the space is for classrooms, offices and common area.
- Two of our special events include broader public attendance and we will continue to use Stow Park and Dos Pueblos High School, not our church.
- Of note, this vacant lot area was originally approved for the expansion of Christ Lutheran Church.

## **Parking—125 On-site Parking Spaces**

- Yes, 125 parking spaces are provided, which meets and exceeds City requirements for on-site parking.
- Our parking lot will be essentially empty during the majority of week and used mostly on Sunday.
- We will have parking patrol staff for all our activities, as well as Stow House staff for their events.

## **Noise—No Meaningful Increase in Outdoor Noise**

- The church building has been carefully located and designed to shield church neighboring properties from amplified sound, particularly, away from Covington Way.
- Church services will be held indoors in order to meet the CNEL 65 dBA criteria/threshold.
- There will be no meaningful increase in noise levels at Covington Way during services.
- We “heard you” and have eliminated project-planned outdoor events that include amplified sound.

## **Traffic—Total New Los Carneros Traffic is Minimal**

- Yes, there are two driveways on Los Carneros because we chose not to use Covington Way.
- Total auto trips for church are mostly on Sunday morning when traffic volumes are low.
- Total added auto trips are still at traffic service levels required by the City of Goleta.
- The preschool/day care would add to weekday morning and mid-day traffic, but we hope this would also serve local families who would be travelling to similar facilities elsewhere.
- Los Carneros has substantial excess capacity for this project and future traffic from Goleta.

## **Fire and Emergencies—County Fire Review**

- Santa Barbara County Fire and the City of Goleta have reviewed our proposed plans at several stages and concluded we are consistent with traffic circulation and public safety requirements.
- Any project on this property would be reviewed in the same manner.

## **Stow House—Mutual Benefit for Good Neighbors**

- Anthem Chapel, and Christ Lutheran Church, have been good neighbors to Stow House for many years.
- We give specific permission for Stow House to use our lot for supervised parking during events.
- We also enjoy using Stow House public facilities for a few of our own special events.
- This is a mutually beneficial relationship, not an adverse one.
- We consulted a historian to ensure the design of our building would be consistent with the agrarian heritage of Stow Park and the orchard ranches in the region.
- Without our church parking lot, there will be no overflow parking lot for Stow House events.

## **ESHA Buffer—Protected and Restored**

- We know the ESHA in Stow Park is important to you. It is to us also, and we are contributing to make it better.
- Our property is only covered by the ESHA Buffer. The 50' and 100' buffers partially overlap a small part of our southeast corner, the dirt parking/storage area next to the public parking lot.
- We are not building any structures within that 100' buffer boundary.
- We are fully restoring the 50' buffer that will add to and enhance the actual biological resources.
- Careful design and restoration in the buffer has been recommended and supported by several biology specialists as an improvement to this edge of the ESHA.

## **Benefits of the Project—Some Important Things**

- Anthem Chapel currently provides church and youth services to over 300 people, kids, and families, mostly local Goleta residents, who need and want it.
- Anthem Chapel has historically given permission to Stow House to use our lot for their event parking. This will not be the case if a different project has to be developed on the site.
- Anthem Chapel will provide a much-needed preschool and daycare open to the public.
- Anthem Chapel will pay to restore 50' of the ESHA buffer and convert it from a dirt parking lot to a valuable extension of the ESHA.
- If not Anthem Chapel, there will be another project which could have greater impacts.

We want to acknowledge that a church on the edge of your neighborhood may cause some occasional disruption and minor inconvenience. However, we hope there is room for us and appreciation of the benefits that we want to offer back to the community.

Respectfully,

Anthem Chapel

**From:** [John O'Donovan](#)  
**To:** [planningmeetings@cityofgoleta.com](mailto:planningmeetings@cityofgoleta.com); [PER Meetings](#)  
**Subject:** NO to Anthem development on Covington way.  
**Date:** Monday, August 11, 2025 8:53:57 PM

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Hi Planners,

I am a homeowner on north La Patera. I would like to bring your attention to the very degraded state of Calle Real surface near La Patera. Every day I see vehicles traveling in the bike lane or over the center line to avoid the ruts. I have seen multiple accidents at the intersection as a result. For everyone's safety, we do not need an additional major venue in this area without massive infrastructure improvements, including provision of parking for existing venues such as stow house.

I am also concerned about noise from the current setup at that location. Additional noise will be absolutely unacceptable.

Kind regards,

John O'Donovan, PhD

8/4/2025 10:59:52
chelsea.mumm@gmail.com
Chelsea
Mumm
I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros
District 1 (Northeast/Fairview area)
<p>The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.</p> <p>Anthem is requesting a reduction in the Monarch Butterfly buffer from 100 feet to 50 feet in direct violation of municipal code., Granting this variance would establish a dangerous legal precedent enabling future developers to request similar ESHA buffer reductions., The request contradicts Goleta's environmental identity as a city that features the Monarch butterfly on its official logo., Reducing the buffer compromises the scientific foundation established to protect an endangered species during critical overwintering periods., Construction activities within the reduced buffer could cause butterflies to permanently abandon this historic roosting site., The variance undermines consistent enforcement of environmental regulations and prioritizes development over species protection.</p> <p>Inadequate parking spaces for the congregation size will force overflow parking onto residential streets, blocking emergency vehicle access., On-street parking will create dangerous sight line obstructions for neighborhood pedestrians and cyclists., Increased traffic congestion during services poses significant risks during emergency evacuations., The neighborhood has been designated a very high fire risk zone requiring unimpeded evacuation routes., Both Los Carneros and Covington serve as critical evacuation corridors that cannot accommodate additional traffic bottlenecks., Emergency response times could be compromised by vehicles parked along narrow residential streets., Traffic backup from the church has previously extended onto Los Carneros Road without a designated turn lane, violating California Vehicle Code 21804.</p> <p>Los Carneros Road is designated as a Scenic Corridor in the city General Plan, serving as a public vantage point for viewing scenic resources., The project would obstruct protected views of mountains and foothills from public areas, violating General Plan policy VH 1.4., Views of Lake Los Carneros and surrounding woodlands would be compromised, contradicting the city's commitment to preserve these scenic resources., The proposed 22,038 square foot structure would degrade the visual character of the designated scenic corridor., Visitors to Lake Los Carneros Natural and Historical Preserve would see the large structure from within the protected preserve area., The development conflicts with General Plan policy VH 2.3 requiring projects along scenic corridors to not degrade or obstruct views of scenic areas.</p>

8/4/2025 11:01:57

krisstin.joy@gmail.com

Kristin

Hall

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros, I am concerned about how this will affect the historical and cultural significance of the area where this building is proposed.

District 1 (Northeast/Fairview area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood.

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8/4/2025 12:20:16

tcfcheryl@gmail.com

Cheryl

Everett

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros, I volunteer at Stow House

District 1 (Northeast/Fairview area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/4/2025 19:31:49

bo.j.campbell@gmail.com

Bo

Campbell

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/5/2025 10:38:07

melissaLDT@gmail.com

Melissa

Veenstra

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros, I just bought a house because of the Lake

District 1 (Northeast/Fairview area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/5/2025 11:08:47

jbodenhamer@gmail.com

Jeremy

Bodenhamer

I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/5/2025 17:21:49

ashley.em.gerken@gmail.com

Ashley

Gerken

I live in the neighborhood

District 1 (Northeast/Fairview area)

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jdrewisch@gmail.com

Jacob

Drewisch

I attend Stow House events, I enjoy Lake Los Carneros, I have generations of family ties to Stow Ranch, the Stow House and Los Carneros

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8/5/2025 18:02:38

corymonroy@gmail.com

Cory

Monroy

I live in the neighborhood, I enjoy Lake Los Carneros

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8/5/2025 18:04:25

agvvasjutin@gmail.com

April

Wasjutin

I live in the neighborhood, I enjoy Lake Los Carneros

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8/5/2025 19:31:21

lisette.williford@gmail.com

Lisette

Severin

I attend Stow House events, I enjoy Lake Los Carneros

District 3 (Northwest/Winchester area)

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8/6/2025 2:51:11

surfermge@yahoo.com

Miles

Evans

I live in the neighborhood

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8/6/2025 9:23:50

jmaile54@gmail.com

Jonathan

Maile

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/7/2025 19:51:44

fredlock007@gmail.com

Fred

Wilms

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros, I was born in Goleta

District 1 (Northeast/Fairview area)

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8/9/2025 15:30:01

jlsalviolo11@gmail.com

Courtney

Salviolo

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

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8/10/2025 10:08:54

sbkrista@gmail.com

Krista

Mastres

I attend Stow House events, I enjoy Lake Los Carneros

District 3 (Northwest/Winchester area)

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8/10/2025 11:16:53

gschiferl@gmail.com

Glenn

Schiferl

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

The building size and scale are too large for the surrounding neighborhood.

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Views of Lake Los Carneros and surrounding woodlands would be compromised, contradicting the city's commitment to preserve these scenic resources.

8/10/2025 11:43:15

gina.c.mccaffrey@gmail.com

Gina

McCaffrey

I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/10/2025 11:50:40

TNSCHIFERL@GMAIL.COM

Thomas

Schiferl

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/10/2025 12:22:02

susan.schiferl@gmail.com

Susan

Schiferl Smith

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 2 (Southeast/Old Town area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/10/2025 12:33:16

shoshaggy@cox.net

Jarrold

Bradley

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/10/2025 13:31:05

alexmatsonsb@gmail.com

Alex

Matson

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/10/2025 14:15:24

alicianelson07@gmail.com

Alicia

Nelson

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 3 (Northwest/Winchester area)

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8/10/2025 18:09:06

ella.krueger@icloud.com

Ella

Krueger

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/10/2025 18:52:26

nexxii@gmail.com

Greg

Knudtson

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 3 (Northwest/Winchester area)

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8/10/2025 18:53:55

JJIMTHETHIRD@GMAIL.COM

James

Johnson

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 4 (Southwest/Ellwood area)

The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/10/2025 18:55:10

gregpepperdine@gmail.com

Greg

Knudsen

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 3 (Northwest/Winchester area)

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8/10/2025 19:47:33

nmnagaoka@gmail.com

Noboru

Nagaoka

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/10/2025 20:41:59

tomoko1tennis@gmail.com

Tomoko

Knudtson

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 3 (Northwest/Winchester area)

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8/10/2025 20:43:14

tomoko1tennis@gmail.com

Tomoko

Knudtson

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 3 (Northwest/Winchester area)

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8/10/2025 22:30:28

katiamcclain@gmail.com

Katia

McClain

I enjoy Lake Los Carneros

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8/10/2025 23:29:27

pegase1234@gmail.com

Christine M.

Thomas

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 2 (Southeast/Old Town area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/11/2025 8:29:33

jbarenegutierrez@gmail.com

Jessica

Barene-Gutierrez

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

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8/11/2025 9:02:54

kbonsen@earthlink.net

Katherine

Bonsen

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/11/2025 9:19:45

jbarene@aol.com

Jennifer

Barene

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

8/11/2025 12:03:19

biezamik@gmail.com

Mike

Bieza

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/11/2025 18:19:27

ngehr1@cox.net

Nancy

Gehr

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

District 1 (Northeast/Fairview area)

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8/11/2025 18:23:30

ngehr1@cox.net

Nancy

Gehr

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District 1 (Northeast/Fairview area)

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Anthem is requesting a reduction in the Monarch Butterfly buffer from 100 feet to 50 feet in direct violation of municipal code., Granting this variance would establish a dangerous legal precedent enabling future developers to request similar ESHA buffer reductions., The request contradicts Goleta's environmental identity as a city that features the Monarch butterfly on its official logo., Reducing the buffer compromises the scientific foundation established to protect an endangered species during critical overwintering periods., Construction activities within the reduced buffer could cause butterflies to permanently abandon this historic roosting site., The variance undermines consistent enforcement of environmental regulations and prioritizes development over species protection.

Inadequate parking spaces for the congregation size will force overflow parking onto residential streets, blocking emergency vehicle access., On-street parking will create dangerous sight line obstructions for neighborhood pedestrians and cyclists., Increased traffic congestion during services poses significant risks during emergency evacuations., The neighborhood has been designated a very high fire risk zone requiring unimpeded evacuation routes., Both Los Carneros and Covington serve as critical evacuation corridors that cannot accommodate additional traffic bottlenecks., Emergency response times could be compromised by vehicles parked along narrow residential streets., Traffic backup from the church has previously extended onto Los Carneros Road without a designated turn lane, violating California Vehicle Code 21804.

Los Carneros Road is designated as a Scenic Corridor in the city General Plan, serving as a public vantage point for viewing scenic resources., The project would obstruct protected views of mountains and foothills from public areas, violating General Plan policy VH 1.4., Views of Lake Los Carneros and surrounding woodlands would be compromised, contradicting the city's commitment to preserve these scenic resources., The proposed 22,038 square foot structure would degrade the visual character of the designated scenic corridor., Visitors to Lake Los Carneros Natural and Historical Preserve would see the large structure from within the protected preserve area., The development conflicts with General Plan policy VH 2.3 requiring projects along scenic corridors to not degrade or obstruct views of scenic areas.

8/11/2025 19:41:51
youngaaron11@gmail.com
Aaron
Young
I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

8/11/2025 20:41:16

jackmartinez1@yahoo.com

Jack

Martinez

I attend Stow House events, I live in the neighborhood, I enjoy Lake Los Carneros

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**Noise**

Optional message to  
the Design Review  
Board

Signed

I'd like to receive email  
updates about this  
project

Subject line for your  
email

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I oppose the build on 6595 Covington Way

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Don't let them build it!

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I have two young children and our neighborhood is filled with kids are their bikes. It scares me thinking about them on bikes when cars are parked along Covington.

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Kids on bikes oppose 6595 Covington Way too dangerous

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We must maintain safety corridors through residential areas for kids to safely to get to and from school and other activities. This development, its location and the volume of cars it will draw to Covington, a neighborhood street used heavily by local children and families, will jeopardize, yet another safe corridor in town. We must draw the line and maintain safe areas that are not overwhelmed by vehicles.

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I live right by the church. The parking and the noise are very disruptive to the neighborhood. The church goes fill our streets with their cars to a point where I can no longer park by my house which is very frustrating. The building is also way too big. That kind of building does not belong in a residential neighborhood but more of an industrial area with similar large structures.

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This development has no reason for this location. It will permanently and totally alter the historical and cultural nature of this area, with no contribution to the longstanding community. Rather than contribute to the space and place, this development will radically lower the bar of what is acceptable in this part of historical Goleta, a first domino that impacts this unique area when other alternatives exist. The increased traffic will worsen traffic, increasing the danger to community pedestrians and visitors using this narrow but overall adequate thoroughfare. The skyline and sense of space and place preserved in this area for generations (and generations) is at unnecessary risk for the development of an exclusive, insular and private structure that will not contribute to the neighborhood or wider community in any way that would be significantly different than that of it were built in a more suitable location.

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This is not conducive to the proposed area. It is offensive to the surrounding neighborhood and natural preserve.

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The activity level the church intends to conduct will result in large numbers of people and vehicles being in the area a lot of the time. This is a project which it seems should be re-routed to an already-crowded area, not allowed to continue in a before-uncrowded area.

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As a past Scoutmaster of Troop 105, I have insight as to the parking at this location for community events. We parked cars on that site for Stow House events for 25 years. When no building was on the location, and we were allowed to park on the additional area between that lot and the Covington access road from Stow House, we would fill all spaces allowing for exit access. We would then count the number of cars we had parked. We never exceeded 250 cars, on all that space. I find it unbelievable that, missing the back area, and placing a building that size, that 125 spaces remain. Especially if allowing for driving space, exit driveways, visibility requirements, and required parking lot curbing and vegetation. Additionally, community members would ignore direct verbal warnings, and park in the no parking areas along Los Carneros road. The backup at the entrance along Los Carneros would reach to Calle Real, despite a "lot full" sign and Scouts waving people towards Covington Way. Without regular valet parking help, there is no way regular events the size indicated could be held on that space.

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I'm voting an emphatic NO on the Anthem Project!

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Anthem members have previously been seen running around the neighborhood and banging on doors.

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Even parking in the field with their current setup, they have cars illegally parking along Los Carneros, putting bicycles and vehicles at risk and causing issues with emergency response, considering there is a fire dept next door. Furthermore, members have been seen running around the neighborhood, doorbell ditching, parking along Covington causing restricted views for other drivers, and generally being a nuisance with the noise and disrespectful behavior. The fact that they can't follow the current zoning laws and produce a reasonably sized building that fits into the neighborhood, speaks volumes more than their defensive words written in a recent letter to the neighbors. Rather than listen to people, they're trying to force their will on others arrogantly.

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In addition to the above mentioned concerns, I respectfully point out that estimates based on publicly available data show that residents of Goleta already have approximately 3X the statewide number of Christian churches per capita, and a lower overall percentage of residents identifying as Christian. I don't believe that there is a crisis of church availability for worshippers.

I response to the letter from Anthem to local residents, there is a veiled threat to discontinue the practice of providing overflow parking to attendees of Stow House events if the development plan is not approved, that I find offensive. The letter also alludes to voluntary, non-binding restrictions to future usage ("project planned outdoor events")-- I'm skeptical that these restrictions will be respected after a few years of operation.

The letter minimizes the morning and midday traffic and safety impact of operating a school for 110 children on Los Carneros. Los Carneros is the safest way to exit the surrounding neighborhood and it will be choked with cars during these times, creating headaches for commuters from the local area and those trying to use Cathedral Oaks to get to work. With both La Patera and Los Carneros blocked from fire and police access and workers blocked from free passage during normal commuting times, this project represents threats to the quality of life and safety of local residents.

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I urge you to consider the serious safety and congestion problems this project would create on Los Carneros Road and Covington Way. Even now, during events like "Music at the Ranch" and other Stow House gatherings, traffic routinely backs up to a standstill, creating hazardous conditions and delaying residents trying to get home. I have witnessed cars parked along Los Carneros, a road that is simply too narrow to accommodate roadside parking without endangering drivers. In those moments, I have felt unsafe navigating the area. If this level of congestion occurs only a few times a year, I can only imagine how much more dangerous and disruptive it will be with regular church services bringing large numbers of vehicles multiple times every week. This is not a matter of mere inconvenience—it is a matter of public safety.

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Sign me up

Proposed 6595 Covington Way Building Will Worsen Already Hazardous Road Conditions

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Too busy area

I, respectfully and unequivocally oppose the application for a Conditional Use Permit (CUP) at 6595 Covington Way

I oppose the build on 6595 Covington Way

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The cumulative noise from large weekly services, evening youth events, special activities, and increased traffic would fundamentally disrupt the quiet character of the residential neighborhood., Indoor venues do not eliminate noise impacts from large assemblies, amplified sound systems, vehicular activity, and congregation-related disturbances affecting nearby residents.

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The proposed development would infringe on community activities at Stow Grove because the church plans use of the building every weekday and on weekends. This would impact parking for community events. The noise and traffic are dangerous for wildlife and disturb their habitat, and a sensitive nature reserve is right across the street. It would degrade this community asset as well. This project needs to be sited in some other area of our community.

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This is excessive for our neighborhood and I don't feel like there are any benefits to our neighborhood or the city of Goleta. Additionally, I question how many people from Goleta actually attend Anthem or if they're coming from areas south thus impacting those of us who live in the area. We have plenty of churches already and it would completely change the vibe and NATURAL beauty of this area.

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Next thing you know, the church will be asking for parking lots on the Lake Los Carneros property, if this building is allowed and they vastly expand the number of people who want to attend events there.

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I completely object to this proposal of a building and parking lot at this site. The description is HUGE and its traffic will greatly affect the surrounding areas. Also what has happened to allowing for open space? Seems like anytime there is open space area there needs to be a building or parking lot placed on it. We all need to keep these open spaces for peace and tranquility of residents of Goleta and for anyone who would like to use this area. Everyone seems to make concessions for buildings and their size but what about making concessions for keeping open spaces open- - I feel the requested shorting of the buffer in the ESHA area of this proposed build should be made larger and not concede to allow requests for the building to be closer to the ESHA, protected area! Once this space is gone it is gone forever and someone needs to step up and take responsibility for protecting these areas and not continually adjusting for buildings. Who will this build serve? How many people will be served by allowing no build? Many more than this church can serve!!

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ABSOLUTELY INAPPROPRIATE PROJECT
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I oppose the build on 6595 Covington Way

**From:** [Nicholas Norman](#)  
**To:** [Nicholas Norman](#)  
**Subject:** FW: CLC proposal at 6595 Covington Way  
**Date:** Tuesday, August 12, 2025 9:08:15 AM

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**From:** Tiffany Goodall <[tiffers22@gmail.com](mailto:tiffers22@gmail.com)>  
**Sent:** Monday, August 11, 2025 4:29 PM  
**To:** Planning <[planningmeetings@cityofgoleta.gov](mailto:planningmeetings@cityofgoleta.gov)>; Darryl Mimick <[dmimick@cityofgoleta.gov](mailto:dmimick@cityofgoleta.gov)>  
**Subject:** CLC proposal at 6595 Covington Way

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

Hi Darryl and DRB Committee,

I am writing in full support of the Christ Lutheran Church (CLC) proposal at 6595 Covington Way Goleta.

This project will enhance the area, increasing safety through development of a lot that may otherwise become an attractive nuisance. Using this space for a church is an excellent use of the space that would otherwise be undesirable for housing or other developments given its proximity to the fire station. The church community that will come to the area will ensure the property is maintained and cared for as is typical for church properties. The revitalization of that street corner will bring new vitality to that area of our community. I often pass this corner on my way to Costco or other errands, this is a part of my neighborhood and I fully support and am excited to see this project move forward.

Tiffany Goodall  
6212 Avenida Gorrion, Goleta

**From:** [Nicholas Norman](#)  
**To:** [Nicholas Norman](#)  
**Subject:** FW: I oppose the build on 6595 Covington Way  
**Date:** Tuesday, August 12, 2025 10:40:11 AM

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**From:** [anthemchapelproject@gmail.com](mailto:anthemchapelproject@gmail.com)  
**Date:** August 12, 2025 at 7:45:28 AM PDT  
**To:** [planningmeetings@cityofgoleta.gov](mailto:planningmeetings@cityofgoleta.gov)  
**Subject:** I oppose the build on 6595 Covington Way

This comment was collected electronically on behalf of Jane Sevier, opposing the proposed Anthem Chapel development at 6595 Covington Way.

The following are my top concerns regarding architectural design, landscaping, lighting, and other design matters.

**Architecture:**

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood., The request to exceed the maximum height of our zoning district from 25 feet to 31 feet would make the building the most prominent in the area.

**ESHA Buffer:**

Anthem is requesting a reduction in the Monarch Butterfly buffer from 100 feet to 50 feet in direct violation of municipal code., Granting this variance would establish a dangerous legal precedent enabling future developers to request similar ESHA buffer reductions., The request contradicts Goleta's environmental identity as a city that features the Monarch butterfly on its official logo., Reducing the buffer compromises the scientific foundation established to protect an endangered species during critical overwintering periods., Construction activities within the reduced buffer could cause butterflies to permanently abandon this historic roosting site.

**Safety:**

Inadequate parking spaces for the congregation size will force overflow parking onto residential streets, blocking emergency vehicle access., On-street parking will create dangerous sight line obstructions for neighborhood pedestrians and cyclists., Increased traffic congestion during services poses

significant risks during emergency evacuations., The neighborhood has been designated a very high fire risk zone requiring unimpeded evacuation routes., Both Los Carneros and Covington serve as critical evacuation corridors that cannot accommodate additional traffic bottlenecks., Emergency response times could be compromised by vehicles parked along narrow residential streets., Traffic backup from the church has previously extended onto Los Carneros Road without a designated turn lane, violating California Vehicle Code 21804.

**Threats to Scenic and Visual Resources:**

Los Carneros Road is designated as a Scenic Corridor in the city General Plan, serving as a public vantage point for viewing scenic resources., The project would obstruct protected views of mountains and foothills from public areas, violating General Plan policy VH 1.4., Views of Lake Los Carneros and surrounding woodlands would be compromised, contradicting the city's commitment to preserve these scenic resources., The proposed 22,038 square foot structure would degrade the visual character of the designated scenic corridor., Visitors to Lake Los Carneros Natural and Historical Preserve would see the large structure from within the protected preserve area., The development conflicts with General Plan policy VH 2.3 requiring projects along scenic corridors to not degrade or obstruct views of scenic areas.

**Noise:**

Christ Lutheran Church is officially designated as a sensitive noise receptor in Table 9-1 of the General Plan, requiring special protection from excessive noise., The General Plan defines sensitive noise receptors as users "interrupted (rather than merely annoyed) by relatively low levels of noise" and specifically includes residential neighborhoods., Past Anthem gatherings have generated significant amplified noise that prompted formal complaints to both the church and the Sheriff's Department., The cumulative noise from large weekly services, evening youth events, special activities, and increased traffic would fundamentally disrupt the quiet character of the residential neighborhood., The project violates General Plan policy NE 1.1 requiring special attention to noise reduction for residential areas and sensitive noise receptors., Indoor venues do not eliminate noise impacts from large assemblies, amplified sound systems, vehicular activity, and congregation-related disturbances affecting nearby residents.



Personal Message:

I, respectfully and unequivocally oppose the application for a Conditional Use Permit (CUP) at 6595 Covington Way

Jane Sevier

[jane.sevier7@gmail.com](mailto:jane.sevier7@gmail.com)

District 1 (Northeast/Fairview area)

Signed on August 12, 2025 at 07:45AM

**From:** [Nicholas Norman](#)  
**To:** [Nicholas Norman](#)  
**Subject:** FW: I oppose the build on 6595 Covington Way  
**Date:** Tuesday, August 12, 2025 10:40:25 AM

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**From:** [anthemchapelproject@gmail.com](mailto:anthemchapelproject@gmail.com)  
**Date:** August 12, 2025 at 8:17:16 AM PDT  
**To:** [planningmeetings@cityofgoleta.gov](mailto:planningmeetings@cityofgoleta.gov)  
**Subject:** I oppose the build on 6595 Covington Way

This comment was collected electronically on behalf of Jacqueline Salgado, opposing the proposed Anthem Chapel development at 6595 Covington Way.

The following are my top concerns regarding architectural design, landscaping, lighting, and other design matters.

**Architecture:**

The design is not compatible with that of our neighborhood, Christ Lutheran Church, Stow House or the Goleta Depot, The building size and scale are too large for the surrounding neighborhood.

**ESHA Buffer:**

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**Safety:**

Inadequate parking spaces for the congregation size will force overflow parking onto residential streets, blocking emergency vehicle access., On-street parking will create dangerous sight line obstructions for neighborhood pedestrians and cyclists., Increased traffic congestion during services poses

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**Personal Message:**

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Jacqueline Salgado

[jacquelinebarene@gmail.com](mailto:jacquelinebarene@gmail.com)

District 1 (Northeast/Fairview area)

Signed on August 12, 2025 at 08:17AM