

From: [Ashley Nagaoka](#)
To: [PER Meetings](#)
Subject: Fwd: Anthem Chapel project on Los Carneros Road
Date: Tuesday, October 21, 2025 3:41:05 PM

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Hello,

I am writing regarding the Anthem Chapel project on Los Carneros Road. I am a neighbor, residing at 6570 Covington Way.

I previously wrote to the City of Goleta in August 2025, prior to the design board's first meeting regarding this project. See below for my original objection points related to this project.

Those points still stand, as it seems the only change the project has made is to reduce the size by ~3,000 sq ft. The project remains too large for our neighborhood space, there are not enough parking spaces which will therefore create a safety issue on Los Carneros Rd, and it is not okay to encroach into the Monarch habitat.

I oppose this project.

Thank you,

Ashley Nagaoka

----- Forwarded message -----

From: **Ashley Nagaoka** <ashleynagaoka@gmail.com>

Date: Mon, Aug 11, 2025 at 10:32 AM

Subject: Anthem Chapel project on Los Carneros Road

To: <planningmeetings@cityofgoleta.gov>

Hello,

My name is Ashley Nagaoka and I live at 6570 Covington Way. Please accept this email as my objection to the Anthem Chapel project on Los Carneros Road.

There are a multitude of reasons as to why the city of Goleta should not allow this project to move forward. First is safety. While the project states they are building an adequate number of parking spaces for the 500 person congregation, I do not believe this to be true. Currently at music at the ranch (stow house summer concert series) there is too much traffic which creates an unsafe environment on Los Carneros Rd. Repeatedly, there is backed up traffic and therefore cars trying to pass will actually drive into the oncoming traffic lane in order to bypass the backed up cars. Also, cars park on Los Carneros Rd which is not wide enough to accommodate parking plus moving vehicles. Additionally the overspill of cars park in the Covington neighborhood. Our driveway has been nearly blocked and/or there is low visibility to back out of our driveway due to the numerous cars parked along the street. These same safety concerns happened during the pandemic, when Anthem Chapel held their tent service at the same location as the proposed project. This suggests that once the church is built that the same things will occur. Also, once the church is built there will not be any parking for music at the ranch. So during summer all of those cars will only be able to park in the Covington neighborhood streets, adding to more congestion.

Secondly is the noise. Every summer Anthem Chapel holds their kids camp for one week, and

I've had to email them regarding the noise as they start the day before 8am with loud blaring music. I can't imagine what the noise will be like if they have multiple events every week, all year long.

Lastly is the aesthetic. The proposed building is quite large, exceeding the standard height limits. Due to its size, It also encroaches on the Monarch habitat. The Lake Los Carneros and Stow House environment is quiet and peaceful, full of natural wildlife. This building would be the largest thing in the area and take away from the natural surroundings that are so beautiful as is.

I do hope the city reconsiders this project. I am in no way against the church or their desire to have a dedicated space. I am in opposition of that space being here in Los Carneros Rd.

Thank you for your consideration.

Ashley Nagaoka

360-961-9111

Sent from my iPhone

From: [Kelly Soifer](#)
To: [PER Meetings](#)
Cc: [Kerri Maxwell](#)
Subject: Anthem Chapel Project: NO
Date: Tuesday, October 21, 2025 5:03:02 PM

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Dear Friends,

I am writing to register my emphatic "no" to the approval of this project. I live in the Turnpike "Noleta" neighborhood and consider myself a Goleta resident. I frequent the area of Lake Los Carneros regularly for recreation, and deeply appreciate the local historic significance of Stow House and the surrounding property.

I am aware of the footprint this church project will have in that I have followed this church over the years and heard of its use of loud music frequently for revivals, Vacation Bible Schools, special holiday events, etc. As a result, the city of Goleta will be negatively impacted by their noise, parking, traffic and environmental degradation as a result of this expansion.

I worked as a pastor and leader in churches for over 30 years. There is a famous quote that is pertinent to this conversation: ***"The Church is the only society that exists for the benefit of those who are not its members."*** (William Temple) It is my belief that Anthem must put the needs of their Goleta neighbors above their preferences for their own facility. I worked for a church here in town for 15 years that functioned like Anthem in that it was a "mobile church," one that had to set up and take down each week. I am fully aware of how tiring that can be. But again, for the sake of the community, I think it is best if they continue to rent from Goleta Valley junior high rather than build their own facility.

Thank you for your attention to my concerns and to this matter overall.

--

Kelly Soifer

Santa Barbara, CA
(805) 876-4361
"Dona nobis pacem"

From: [Dale Gehr](#)
To: [PER Meetings](#)
Subject: October 28th Design Review Board Meeting - Anthem Chapel
Date: Thursday, October 23, 2025 3:31:45 PM

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Members of the City of Goleta Design Review Board,

Prior to the upcoming October 28th meeting regarding the Anthem Chapel building plans review I would respectfully suggest you drive by Goleta Valley Junior High School at around 10 AM to witness personally the number of vehicles parked in the school parking lot, in the Charter School parking lot as well as on Stow Canyon and Amhurst streets.

Remember, during the previous meeting for Anthem, Board member, Tamesha Schumacher, asked if the church membership was approximately 500. The answer given from the Anthem representative was "they have a little less than 300 members". A simple count of the vehicles in both parking lots and on the usually empty street will make that number seem extremely understated. I believe they need to give accurate information supported by verifiable documentation. The proposed building will not support what appears to be a very large membership and the proposed parking which was 125 spaces but now reduced to 117 is nowhere near enough to support their use without filling Stow House parking and heavily spilling into the adjoining neighborhood.

Please see with your own eyes that the sheer volume of people and vehicles simply will not fit into their planned area.

Thank you for your consideration,

Dale Gehr

From: ssmaxwell@comcast.net
To: [PER Meetings](#)
Subject: Public Comment - Opposition to Anthem Chapel Project (APN 077-160-022)
Date: Thursday, October 23, 2025 9:32:43 PM

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

Dear Design Review Board Members,

I am writing to publicly state my ongoing opposition to the proposed Anthem Chapel Project at 6595 Covington Way. This item is currently on the agenda for the DRB meeting scheduled for October 28.

I first want to acknowledge that some effort has been made by the applicant to respond to feedback from the DRB at the previous meeting in August. The architecture is more attractive (though somewhat boring), the facility looks more like a church, and the building height has been reduced to within code requirements. That said, this development is still extremely problematic for the Los Carneros neighborhood.

Inadequate parking for Anthem's congregation, as well as traffic congestion through the neighborhood have been ongoing issues when Anthem has had events and services at the site in the past. While the adjustments to the plans following the previous meeting have slightly reduced the square footage of the buildings, they have also actually DECREASED the number of parking spaces in the plan. City code may require only 110 spaces, and 117 are planned, but that is far less than needed for a congregation that overflows the parking lot every Sunday at their current location, GVJH. This month, counts of cars at GVJH during services have consistently been over 300 vehicles. I believe that their current congregation membership is at least 500 members, but more likely closer to 1000. Even spreading out their services over three sessions, as proposed, would still leave a shortage of parking spaces in their lot, inevitably leading to overspill into the neighborhood – blocking driveways and impairing safe passage out of side streets onto Los Carneros and Covington.

The changes in the plans have also changed the location of the proposed second driveway entrance to the property on Los Carneros. The new location is closer to the existing driveway in back of the fire station. Having two entrances so close to one another on Los Carneros seems extremely unsafe. There is no dedicated turn lane off of Los Carneros onto the property. When the Anthem lot has been used for parking for Music at the Ranch, congestion was a huge issue on Los Carneros. Impatient drivers get

tired of waiting on cars pulling in and go around into oncoming traffic. Bike riders have no where to go to get out of the way of turning vehicles. It's a dangerous situation.

The overflow parking in the neighborhood and traffic congestion on the major arteries of Los Carneros and Covington Way would also greatly impact the safety of our neighborhood in the event of an evacuation, or for response times for emergency vehicles. With the recent designation of parts of our neighborhood as Very High Fire Risk areas, it is more important than ever that the streets remain as open as possible in the event of a disaster.

I also want to point out one important area of feedback from the DRB and the public that the applicant did not address or attempt to change in the plans – their request for an adjustment to the ESHA buffer zone from 100' to 50'. The 100' buffer zone was established as the best practice for protecting the monarch butterflies and other vital wildlife in the area. Though Anthem has beautiful concept drawings showing “mitigation” of the buffer zone to “improve” it, that is not the intention of a buffer zone. It is a wildlife area – period. Encroachment could take the form of people walking through the area, but the buffer zone is also meant to protect it from encroachment due to noise and light. The plans currently show the area between 51' and 100' being landscaped for passive recreation, and for outdoor space for the proposed daycare and preschool. Of note – there are planned entrance gates from this “passive” recreation area into the 50' buffer zone. Encroachment seems planned and likely. Anthem has been a historically terrible steward of this vital ESHA zone, placing tents, parking vehicles, and leaving trash in the area. There is no reason to think they will take better care of the area in the future. The 100' buffer zone MUST be kept and enforced.

Please consider all of the above as you consider this proposal. I look forward to hearing your feedback at the meeting on October 28.

Respectfully,

Kerri Maxwell

From: [Nomo Nagaoka](#)
To: [PER Meetings](#)
Subject: Public Comment – Opposition to Anthem Chapel Project (Design Review Board Meeting, Oct. 28)
Date: Thursday, October 23, 2025 7:51:36 PM

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

Dear Design Review Board Members,

I am writing to express my ongoing concerns regarding the proposed Anthem Chapel Project, scheduled for review at the October 28 Design Review Board meeting.

While I appreciate that the applicant has made some adjustments—such as reducing the building's height and total square footage—the most significant issues remain unresolved. The proposed development would still create serious traffic and safety impacts on Los Carneros Road and surrounding neighborhoods, particularly without dedicated turn lanes or adequate parking. With only 125 parking spaces planned, overflow parking on nearby residential streets appears inevitable.

I am also deeply concerned about the continued request to reduce the ESHA buffer zone from 100 feet to 50 feet. This sensitive habitat area provides critical protection for monarch butterflies, raptors, and other wildlife from light and noise pollution. Any reduction in this buffer would diminish the integrity of the habitat and the broader Lake Los Carneros ecosystem.

Additionally, the projected frequency of church and youth events, preschool and daycare operations, and evening gatherings would result in near-constant use of the site. These activities would amplify noise, traffic, and lighting impacts on the surrounding community and nearby public spaces such as Stow House and the Old Goleta Depot.

I respectfully urge the Design Review Board to take these issues into full consideration.

Thank you for your time and commitment to preserving the safety and environmental integrity of our community.

Sincerely,
Noboru Nagaoka
Resident near Lake Los Carneros

From: [Barbara Rose McCaffrey](#)
To: [PER Meetings](#)
Subject: Anthem Chapel
Date: Sunday, October 26, 2025 5:44:34 PM

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

I am writing to contest the plans for the construction of Anthem CHAPEL's huge construction plans.

I have lived on Camino Venturoso for 40 years. Anthem construction would significantly and permanently alter and impact our peaceful established Lake Los Carneros family neighborhood.

It has and would continue to impact the Monarch butterfly population which is already decreased and the natural habitat around the lake by causing noise, lighting, amplified music, trucks and vans coming and going, chairs, canopy traffic, parking, pollution, parking at the curbs that have been happening before, during and after COVID guidelines. This construction concept at this site is totally inappropriate and impinges on our neighbors, easy access to Stow House activities, and the beauty, peace and quiet of the lake property itself.

Anthem will increase traffic during already congested business 9-5 hours and weekends, especially when cars go to and from to taxi children to La Patera School and Dos Pueblo High School that is already affected by long lines of traffic.

I ask the city and county staff who are elected for all citizens of Goleta to rise to the safety and environmental obligations that they pledged to uphold.

Anthem Chapel plans to grow and grow and grow. What and how would fire and medical emergency and unforeseen natural occurrences be equipped and handled?!

The enormity of the building and the extremely necessary parking are beyond common sense. Top that off with growing and specific needs of visitors, guests, musicians, elderly and disabled special needs, youth groups, offices, conference rooms, preschool, playground, etc.

It's like trying to pour two gallons of milk into a quart container.

Lastly I would like to ask what the impact and response would be from Anthem's administrative personnel and the Anthem members themselves if this development was constructed and active and present 24/7 in their neighborhoods.

Respectfully submitted,
Barbara Rose McCaffrey

From: [Gina McCaffrey](#)
To: [PER Meetings](#)
Subject: Comment: Anthem Church Project
Date: Monday, October 27, 2025 12:07:30 PM

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

Comment for Design Review Meeting, Oct 28
Conceptual Review: New Anthem Church Building, 6595 Covington Way

Hi Mr. Mimick,

Please record my comment for tomorrow's conceptual review.

My name is Gina and I live on Camino Venturoso, half a block from the project location, and I respectfully am against the project in its current scope.

This is a quiet residential area of mostly retired folks. This area was specifically selected by us neighbors for its special location. In addition to prioritizing quiet, the charming Lake Los Carneros is precious to us. The project encroaches on the peaceful enjoyment of walking around the lake and enjoying the wildlife. This Anthem Church project is going to fundamentally change our neighborhood and the lake property. Already in its nascency it is a major nuisance. The gatherings are so loud that I can not only clearly hear their music, but also make out the spoken words from inside my house! We can agree that when people play loud music or have loud conversations on their phone speakers in public, it's annoying. What makes it tolerable in public shared areas is the knowledge that we can at least return to our quiet private property. This Anthem Church project promises to bring noise straight to my home!

The increase in traffic, the people parking outside our house, the commotion...this lowers the value of our property and hurts our quality of life. It also means that, when the next emergency occurs, we'll be less safe evacuating. I'd like to emphatically voice against this project. Its scope is too large for this area.

Thank you for listening,
Gina

To Whom it May Concern:

10/06/2025

I have read several articles and have seen online postings voicing concerns and objections to the proposed church building at the corner of Covington Way and North Los Carneros Rd.

Most the issues raised have been debated publicly and most can be mitigated or minimized with proper planning (ie traffic).

A couple of thought exercises for those whose responsibility it is to approve or deny such projects and for those who object to the planned development:

1. Would our community as a whole benefit from this project or would the harm generated outweigh the benefits?

I submit that the community would overwhelmingly benefit from a church that espouses love for Christ and others and will be a good neighbor and will be a tremendous asset to our community.

2. In the event that the church project is denied, what would be the highest and best use of the vacant land?

Considering the State's housing mandates that are being imposed on local municipalities, the vacant site would be a prime target for rezoning to high-density residential. Current residential projects in the pipeline throughout the county do not require any provision for parking. The proposed church development does provide parking for the church as well as sharing parking with adjacent properties.

Sincerely, Rick Van Wickle (805) 252-5071

Opposition to Building Design Near Monarch Butterfly Los Carneros ESHA

Good afternoon, thank you for this opportunity to speak. My name is Christopher Jerde, and I am a resident of the community potentially impacted by this proposed development. I object to the proposed facility adjacent to the overwintering habitat of the monarch butterfly under California's Environmentally Sensitive Habitat Area (ESHA) protections. This building(s) as proposed, specifically the nave and main entrance that will directly face the monarch-roosting grove, poses three major threats: nighttime light intrusion, sound disturbance, and habitat encroachment. All of which have documented harmful impacts on monarchs (*Danaus plexippus*).

First, artificial light at night has been shown to disrupt monarchs' circadian rhythms and their navigational systems. Peer reviewed research found that light trespass triggered migratory flight behavior in monarchs during their resting period, essentially mis-signaling 'day' when it was night (Parlin et al. 2022, Burt et al. 2023). The result: butterflies prematurely become active, use up energy reserves they need for overwintering, and lose their ability to orient properly. In an overwintering ESHA zone, where monarchs cluster to conserve energy, this disruption can increase mortality risk from energy loss and predation.

Second, noise-disturbance near overwintering sites is a growing concern. A study of monarch caterpillars exposed to simulated highway noise found elevated heart-rates (16–17% higher) indicating acute stress (Davis et al. 2018). Though the work was on larvae, it demonstrates the species' sensitivity to anthropogenic sound. For overwintering adults, which depend on stillness and low disturbance for survival, noise from late-night events, large patio gatherings, or amplified sound from the nave could trigger flight and deplete energy reserves critical for survival much like the impacts from light.

Because the proposed facility is designed for day and nighttime usage – including outdoor patio spill-out events, late evening gatherings, and has exterior lighting – it fails to buffer against these sensory disturbances. Allowing for an exception to ESHA buffer (i.e., a reduce buffer zone) will only increase this impact. Under the California Coastal Act, development that 'will significantly disrupt ESHA or buffer zones' must be avoided or conditionally mitigated. Given the strong evidence from repeated studies linking light and sound to monarch stress and displacement, this project as currently designed does not satisfy the requirement to avoid these adverse impacts.

I urge the design review board to take the following actions:

1. Request relocation of the nave and entrance so that it does not face the overwintering grove or create direct light and noise-spill into the ESHA.
2. Request strict lighting controls during the overwintering period (October–March)

which shield motion-sensitive and/or continuous lights with no uplighting toward the grove.

3. Limit or prohibit nighttime events during the overwintering season, especially those involving amplified sound or any outdoor activity near the ESHA buffer.
4. Ensure construction schedules avoid work during the overwintering season (when monarch clusters are most vulnerable) and restrict night-time construction near the ESHA zone (after 5 PM or before 8 AM).
5. Do not allow encroachment on the ESHA buffer zone. These zones were well thought out, justified, and enacted for a reason. They are considered the minimum. The Monarch Butterflies depend on space, quiet, and darkness. This encroachment represents a direct threat to the third threat, potential loss of overwinter habitat, to our iconic Monarch butterfly population (James 2024).
6. Ensure landscaping construction or maintenance within or adjacent to the ESHA, explicitly preclude use of neonicotinoid insecticides, a known stressor of Monarch butterflies (James 2024 and citations within).

Protecting this grove means protecting one of California's iconic natural phenomena – the monarch's overwintering habitats (Fisher et al. 2019). Once disrupted, these sites do not easily recover or often recover at all (Pelton et al. 2019). I urge you to uphold the enacted rules, guidance, and laws of the Coastal Act to safeguard this critical habitat from light and sound pollution and to prevent the demise of overwinter Monarch habitat. The city of Goleta has specific language in its code of ordinances that state,

Chapter 17.30.180. Protection of Monarch Butterfly ESHA.

*“All monarch butterfly ESHAs within the City **must** be protected against significant disruption of habitat values. Only those uses or development that are dependent upon and compatible with maintaining such sensitive habitat must be allowed within these ESHAs or their required buffers.”*

Furthermore,

Chapter 17.30.050 Development Standards.

*“All development **must** be designed and located to avoid disruption or degradation of habitat values. This standard requires that any project that has the potential to cause adverse impacts to an ESHA be redesigned, reduced in size, or relocated so as to avoid the impact or reduce the impact where complete avoidance is not possible.”*

I do not see any part of this proposed development, and specifically with the proposed design plans, as dependent upon and compatible with maintaining the monarch butterfly ESHA at Los Carneros Park or meeting the code of ordinances for the City of Goleta given the known impacts with light, sound, and habitat degradation of Monarch Butterflies.

Thank you.

Bibliography

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Pelton, Emma M., et al. "Western monarch population plummets: status, probable causes, and recommended conservation actions." *Frontiers in Ecology and Evolution* 7 (2019): 258.

Prepared remarks of Christopher L. Jerde, Ph. D. Quantitative Conservation Ecology