

5708 Hollister Avenue #234
Goleta, CA 93117



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<BY EMAIL>

Agenda Item C.4 – Council Meeting of July 15, 2025

Mayor Paula Perotte and City Council Members
City of Goleta
130 Cremona Drive
Goleta, CA 93117

Subject: Proposed General Plan Amendment and Zoning Map Ordinance Amendment for Property Located at 6483, 6485, 6487, 6489 Calle Real; Case Nos. 24-0005-GPA, 24-0007-ORD

Dear Mayor and Council Members,

This is to ask that you approve the General Plan and Ordinance amendments requested by Los Carneros Investments, LP contingent upon their granting of an access easement to the adjacent property owner at 6491 Calle Real (APN 077-160-040). The access easement would provide a right-of-way for the adjacent property owner to use the Los Carneros Investments, LP's existing road that intersects with Los Carneros Road. The property owners would negotiate the fair value of the new easement.

Please reference General Plan TE 3.3 Principal Arterials b. Access to Abutting Properties, item 4) which states "Where feasible, sharing driveways with adjoining properties is encouraged, with provision of reciprocal access easements."

This new easement would address a public safety issue relating to 6491 Calle Real that was previously brought to City Council and staff's attention. Reference for example TGC's letter to you dated October 14, 2024 (copy attached). The issue is the need for larger vehicles such as moving vans, delivery and trash collection trucks to have to back out onto Calle Real to exit the property (see photo attached).

City staff has made the determination that (on paper) there is enough room within the property parking lot as designed for these larger vehicles to be turned around before exiting onto Calle Real. Once the property is actually developed, public harm may result if this determination proves to be incorrect.

The better fix is to allow vehicular access from 6491 Calle Real to Los Carneros Road via the new easement that the City should direct Los Carneros Investments, LP to provide in approving their requested General Plan and Ordinance amendments. Thank you for your consideration to do this.

Sincerely,

Robert E. Wignot
Chair

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October 14, 2024

Mayor Paula Perotte and City Council Members
City of Goleta
130 Cremona Drive
Goleta, CA 93117

<BY EMAIL>

**Subject: Consideration of Initiation of a General Plan Amendment for 6483, 6485, 6487, 6489
Calle Real, known as APN 077-160-055, Case No. 24-0004-GPA
Agenda Item C.1 – Council Meeting of October 15, 2024**

Dear Mayor Perotte and Council Members,

The Goodland Coalition appreciates the opportunity to submit public comments on this subject.

In considering your decision on initiating the requested General Plan Amendment to change the land use designation for the listed Calle Real properties on APN 077-160-055 from Office & Institutional (I-IO) to Business Park (I-BP), it is requested that any change be conditioned on, but not limited to, the following:

1. That the newly allowable uses on this specific site **not include** Cannabis Cultivation, Cannabis Distribution or Cannabis Manufacturing. These uses are not compatible with the existing character of the surrounding neighborhood and are not suitable for this location.
2. That the Property Owner grant an access easement over the existing driveway, that exits from APN 077-160-055 onto Los Carneros Road, to the adjacent property owner at 6491 Calle Real. This easement will resolve the issue that presently exists at 6491 Calle Real, where at present large vehicles must enter and exit only onto Calle Real in immediate proximity to the Los Carneros roundabout, a traffic circulation issue that has been previously brought to your attention.

Thank you for your consideration of the above comments.

Sincerely,

Robert E. Wignot
Chair



6491 Calle Real – Arrow Denotes Sole Access Way from Calle Real