

**From:** [Deborah Lopez](#)  
**To:** [Liana Campos](#); [David Cutaia](#)  
**Subject:** FW: Land use change request for APN 073-440-026  
**Date:** Monday, September 25, 2017 5:37:23 PM

---

**From:** bruyere444@aol.com [mailto:bruyere444@aol.com]  
**Sent:** Monday, September 25, 2017 4:35 PM  
**To:** Deborah Lopez <dlopez@cityofgoleta.org>  
**Subject:** Land use change request for APN 073-440-026

Dear Mr Lopez and City Council;

I am writing this in support for the proposed General Plan amendment for the 4.32 acres at the southwest corner of **Santa Felicia and Storke Rd.** As the General Manager of Ice in Paradise (adjacent property) and speaking on behalf of our Board of Directors, we feel that the change is appropriate and will allow the owner of said property, to develop the property in a manner that will compliment the area. The current state of the lot in question is becoming a blight to the community and by changing the land use designation, they will then be able to submit a plan that will create commerce on that space while also serving the many people who frequent our facility as well as the adjacent marketplace and Girsch Park. Of course we would recommend that a traffic light be considered for that intersection as well.

Respectfully,

**Larry Bruyere**  
**General Manager**  
**Ice in Paradise**  
**(805) 879 1550**  
[Larry@iceinparadise.org](mailto:Larry@iceinparadise.org)

---

**From:** [Masseybarb@aol.com](mailto:Masseybarb@aol.com) [Masseybarb@aol.com]  
**Sent:** Sunday, October 01, 2017 1:52 PM  
**To:** Stuart Kasdin; Kyle Richards; Michael Bennett; Roger Aceves; Paula Perotte  
**Cc:** Deborah Lopez; [masseybarb@aol.com](mailto:masseybarb@aol.com)  
**Subject:** Initiation of a General Plan Amendment for 6975 Santa Felicia

Mayor and Council,

Goleta's most important document is our General Plan. I am again asking you to deny the initiation of a General Plan Amendment to rezone the property at 6975 Santa Felicia. This property is part of a Specific Plan and to change the zoning is piecemeal development. Attached are some of my reasons for asking you to deny this General Plan Amendment.

Thank you, Barbara

Consideration of Initiation of a General Plan Amendment for 6975 Santa Felicia

General Plan Amendments should only be approved for very exceptional and necessary projects. This project certainly doesn't qualify. There are even more reasons for denying this Amendment than the previous application.

The Specific Plan for the Marketplace designates the site for commercial recreation and transit facility use. There is no good reason to intensify the use of this site with a gas station located in the Santa Barbara Airport Approach Zone.

Five factors to be considered for the initiation of a General Plan Amendment. (Resolution No. 12-13)

1. The Amendment is not consistent with the Guiding Principles and Goals of the General Plan. This project is inconsistent with Goals 5, 9, and 10. Due to the serious traffic issues in the area it is inconsistent with Goals 5 and 9. Goal 10 is inconsistent because the proposed more intensive use is incompatible with the character and design of the neighborhood.
2. The changes will have a serious effect on the community and the General Plan. The more intensive use is not consistent with this area. Elimination of the Community Commercial allows heavy commercial uses with increased traffic, noise, odor, hazardous materials, and lighting. The zone change would prohibit the very uses that the Specific Plan requires, was designed for, and that are appropriate for the area. The proposal to rezone the site would be a significant and negative increase in impacts to the area. The request is for the property to be split into two parcels with the eastern parcel zoned C-I, Highway Commercial or C-G, General Commercial and the western parcel designated as Open Space/ Active Recreation for which the zoning is REC. The REC zoning sounds good but permits uses such as RV parks, shooting ranges, sanitary facilities, and Onshore oil operations. These are more intensive uses than C-C, C-I, or C-G. The eastern parcel would be changed to C-I or C-G which doesn't allow recreation services. They agreed to the zoning as part of acquiring permission to develop and that zoning should be retained.
3. There is no public benefit because the proposed uses are not ones that are needed in the area. The County and developers created a Specific Plan to carefully control what would and wouldn't be permitted as part of the Camino Real Marketplace. It was and still is appropriate to regulate the intensity of use for the development.
4. One public service that is not available is adequate transportation infrastructure. Traffic is already awful and a gas station with cheap gas and a car wash will pull more traffic from out of the area into this heavily impacted location. The traffic mitigations in place have not solved the problems and more projects are about to open with an increase of traffic. The Storke/Hollister intersection currently has traffic backing up on southbound Storke to the top of the 101 overcrossing during non peak hours.

The property could and should be used for a transit center by moving the current center to the Santa Felicia location. That location would allow a park and ride lot for the transit center away from the heavy traffic at the Marketplace. This would allow the current location to be converted to a left turn only lane into the Marketplace and eliminate the problem of cars blocking Hollister. Cars waiting to turn left into the Marketplace are currently backing up across the Storke/Hollister intersection.

The staff report only mentions in passing the very important fact that the site is within the Airport Approach Zone. A gas station in this location is a disaster waiting to happen.

The General Plan Amendment should be denied for the following reasons. The project isn't consistent with the Guiding Principles and Goals, has serious impacts on the community and the General Plan, provides no public benefits, adequate traffic mitigation is not available, and there is no valid reason for the Amendment. Please do not approve this initiation of the General Plan Amendment for 6975 Santa Felicia.

Barbara

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

From: **Marian Shapiro** <[marianshapiro@cox.net](mailto:marianshapiro@cox.net)>

Date: Sat, Sep 30, 2017 at 7:49 AM

Subject: Rezoning for gas station at Phelps & Store

To:

Dear Council Members,

Regarding the request to initiate rezoning:

Our General Plan was carefully constructed by a broad coalition of experts and city planners (with time given for community input) to protect the environment and the residents of Goleta from projects that could hurt the quality of life for those who live here, while possibly benefitting a business or developer. Please consider that

1. We have plenty of other gas stations.
2. We certainly DON'T need more traffic at this congested intersection (Phelps and Storke).
3. Finally, there would be ZERO guarantee that the gas would be cheaper you rezoned to allow a gas station.

So what is the benefit of rezoning? Why lower the standards that have been carefully set out to protect Goleta?

We urge you NOT to initiate rezoning at this time.

Marian & Martin Shapiro

[249 Savona Ave.](#)

[Goleta, CA 93117](#)

[805-968-0478](#)

**From:** "Betsy R. Cramer" <[brcramer@cox.net](mailto:brcramer@cox.net)>

**Date:** October 2, 2017 at 9:31:15 AM PDT

**To:** Stuart Kasdin <[skasdin@cityofgoleta.org](mailto:skasdin@cityofgoleta.org)>, Kyle Richards  
<[krichards@cityofgoleta.org](mailto:krichards@cityofgoleta.org)>, Michael Bennett <[mbennett@cityofgoleta.org](mailto:mbennett@cityofgoleta.org)>,  
Roger Aceves <[raceves@cityofgoleta.org](mailto:raceves@cityofgoleta.org)>, Paula Perotte  
<[pperotte@cityofgoleta.org](mailto:pperotte@cityofgoleta.org)>

**Cc:** Deborah Lopez <[dlopez@cityofgoleta.org](mailto:dlopez@cityofgoleta.org)>

**Subject:** **proposed General Plan Amendment for 6975 Santa Felicia**

Dear Mayor Perotte and Goleta City Council members,  
Citizens Planning Association opposes the proposed General Plan Amendment.  
Please see our attached letter.

Thank you for your consideration,

Betsy R. Cramer  
president of CPA



October 2, 2017

Re: 6975 Santa Felicia Drive, Case #17-052-GPA

Dear Mayor Perotte and Goleta City Council Members:

For more than 55 years, the Citizens Planning Association has studied land use issues in Santa Barbara County, actively participating in crafting land use designations and zoning ordinances. Many of our members participated in the development of Goleta's General Plan.

Citizens Planning Association opposes the proposed change of the Santa Felicia Drive/Storke Road land use designation from Community Commercial (C-C) to General Commercial (C-G) or Highway Commercial (C-1), eastern portion, and Open Space - Active Recreation (OS-AR), the western portion.

The apparent purpose of this change, eastern section, is to allow another gas station near the Marketplace in an often already vehicle-congested area. Traffic there on Storke is frequently difficult and is worsening with the nearby UCSB student housing. To draw more vehicles with the promise of cheap gas is not a "public benefit" within the usual meaning of the term and as used in Goleta's community plan. For the western section, "limited to only recreational uses," says the staff report, a nature preserve or open space and Passive Recreation, possible options, could be welcomed. However, there are other less attractive options and there is no way of knowing what, exactly, is intended and also how those uses would impact the ice skating facility.

We recognize that the General Plan is, as it states, a "living document to be revised as necessary to respond to changing conditions and community values." That the already present gas stations in that area charge high prices does not fit that requirement. And the "changing conditions" seem to be clearly increased traffic due to the expansion of housing further along Storke Road, along with the Hollister Village and the completion of the Hilton Garden Hotel. The uses possible, if not proposed, would aggravate traffic snarls.

Nor would such a zoning change satisfy three of the five factors required for an amendment:

(1) It's not consistent with the guiding principles of, for instance, Goleta's Vision: The Good Land, "...that seeks sustainability by not sacrificing tomorrow's resources for today's needs".

(2) A gas station there, if allowed by the zoning designation, would likely have a material effect on the area, with increased congestion and negative effects on air quality.

(3) There would be no additional benefit by this designation change and a new gas station. There are other gas stations within Goleta that charge lower prices, east, along Hollister and also on Fairview. There's no guarantee whatsoever that the prices at this station, if built, would be low.

For those reasons, as well as noting that it would be at best unwise to locate a gas station under the flight path to the airport within the airport Approach Zone, CPA opposes this proposed land use designation change.

Thank you for this opportunity to provide comment.

Sincerely,

signed: Betsy R. Cramer, CPA president / for  
Mary Ellen Brooks, Executive Director





October 1, 2017

1125 Vereda del Ciervo  
Goleta, CA 93117

Mayor and Councilmembers  
City of Goleta  
130 Cremona Drive  
Goleta, CA. 93117

Tel: (805) 968-2921  
Fax: (805) 968-7147

RE: Case No. 17-052-GPA; Revised Request for Initiation of a General Plan Amendment

Dear Mayor and Councilmembers,

I have reviewed the staff report for Case No. 17-052-GPA and appreciate the thorough analysis presented by your staff. While I concur with the analysis, there are two additional facts that should be included in your consideration of the requested initiation.

The first fact is that the subject parcel is constrained by a 300' wide Airport Safety Corridor for Santa Barbara Municipal Airport Runway 7 as set forth in Policy SE 9.4 of the Goleta General Plan (Attachment 1). Attachment 2 shows the impact of the 300' safety corridor on the subject site. The only uses allowed within this area are open space, landscaping, roadways, and parking. As a consequence, any discussion of potential future uses on this site has to consider this particular planning constraint in addition to 25 persons/acre density limitation imposed by Policy SE 9.3 of the Goleta General Plan. While the land use designations of C-C, C-G, C-I and Open Space/Recreation may provide for the wide range of uses discussed in the staff report, many of them are simply not possible when viewed in the context of the 300' wide Airport Safety Corridor and the 25 persons/acre density limitation.

The second fact that I believe to be important is that the portion of the site to be changed from Commercial to Open Space/Recreation is adjacent to Girsh Park and Ice In Paradise. Not only would recreation on this site be consistent with the surrounding land uses, it would actually be an addition to and enhancement of the existing recreational complex. From a planning perspective, it is better to co-locate active recreational facilities rather than to scatter them throughout the community where each has to provide its own parking, restrooms, and maintenance services. Thank you for the chance to provide comments.

Sincerely,

A handwritten signature in blue ink that reads "Kimberly A. Schizas". The signature is fluid and cursive, with the first name being the most prominent.

Kimberly A. Schizas  
Project Planner/Partner

miles from the runway ends, any development or use that would result in densities exceeding 25 persons/acre shall be subject to a discretionary permit, such as a conditional use permit. Proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.

- \* **SE 9.4 Maintenance of an Airport Safety Corridor for Runway 7. [GP]** A minimum 300-foot-wide clear zone limited to open space, landscaping, roadways, and parking shall be maintained on the Camino Real Marketplace and the Cabrillo Business Park properties. This airport safety corridor shall be set along an extension of the Runway 7 centerline and shall be 150 feet on each side of the extended runway centerline. The airport safety corridor shall be shown on all development plans submitted to the City.
- SE 9.5 Limitations on Density. [GP]** The City shall establish and maintain standards in its zoning ordinance for density limitations for development near the Santa Barbara Municipal Airport. These standards should comply with the Santa Barbara County Airport Land Use Plan and should specify the density considered compatible in each zone. Proposed developments that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.
- SE 9.6 Limitations on Residential Development. [GP]** The City shall not allow new residential development within the clear zones associated with the Santa Barbara Airport runways. The City shall limit residential development beyond the clear zone but within the 1-mile zone of the runway ends to new single-family construction on existing recorded lots, and rebuilding and alteration projects that do not increase onsite residential density.
- SE 9.7 Real Estate Disclosure. [GP]** Any new residential development proposed in the Santa Barbara Municipal Airport's AIA, which is shown on ALUC maps and generally depicted in Figure 5-3, shall be subject to a condition of approval requiring recordation of a notice informing potential residents (whether the owner, lessee, or renter) that the subject property is within the AIA and is subject to noise and other potential hazards from low-altitude aircraft overflights.
- SE 9.8 Limitations on Hazardous Facilities. [GP]** Development that includes new hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials is prohibited within the clear zone and the approach zone, as generally depicted in Figure 5-3.

### **Policy SE 10: Hazardous Materials and Facilities [GP]**

**Objective:** *To minimize injuries, illnesses, loss of life and property, and economic and social disruption due to potential upsets associated with the storage, use, handling, and transport of hazardous materials, and to ensure proper oversight of hazardous waste sites within the city.*

- SE 10.1 Identification of Hazardous Materials Facilities. [GP]** The City shall work with Santa Barbara County Fire Department's Hazardous Materials Unit to maintain up-to-date lists and maps of facilities in Goleta that involve the storage, use, and/or transport of hazardous materials.

EXISTING SITE PLAN

DATE: 03/14/2013  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 APP. NO.: [blank]  
 SHEET 1 OF 1

**FUSCOE**  
 18100 N. 10th Ave., Suite 102  
 Phoenix, AZ 85021  
 Tel: 602.955.1100 Fax: 602.955.1101

