



October 19, 2015

Dear members of the Board of Supervisors,

I lease property at 4181, 4183 and 4185 State Street which is proposed for rezone to mixed-use as part of the Eastern Goleta Community Plan update. I am very concerned about the effect the rezone will have on my (property/business). I just recently learned that the proposed amended mixed-use zone will prohibit many of the commercial uses allowed under the existing commercial zone, and therefore, render my business "legal non-conforming", which will preclude any future expansion or modifications to my premises.

My business has been operating in this location since April 1, 2013, and the proposed rezone would eventually force me to abandon my business. As you well know, the South Coast has very limited commercial properties for lease that could accommodate my business, and therefore, relocation simply is not an option.

I urge the Board to carefully consider the impact on local business the proposed rezone to mixed-use would have and not adopt the proposed ordinance amendment. A better alternative would be to leave the existing zone as is. Another alternative is to simply use the existing mixed-use zone designation which permits most, if not all, of the commercial uses that currently exist today. Doing so would still provide for residential housing but not at the detriment of existing business owners.

I believe the existing commercial businesses located in the upper State Street corridor provide important services to the community and should be allowed to remain indefinitely.

Thank you for your consideration of this important matter.

Sincerely,



Simon Hodson
Chief Executive Officer

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