

Dear members of the Board of Supervisors,

I lease the property at 4289 State St. which is proposed for rezone to mixed-use as part of the Eastern Goleta Community Plan update. I am very concerned of 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 uses allowed under the existing commercial zone and therefore render my (property/business) "legal non-conforming" and therefore preclude any future expansion or structural improvements to my premises (and/or severely limit the types of tenants I may lease to in the future). My business has been operating in this location since approximately 2007, and the proposed rezone could 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/tenants 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 types of the commercial business located in the upper State St. corridor provide important services to the community and should be allowed to remain indefinitely.

Thank you for your consideration of this important matter.

Sincerely,

Sonia Hayward, Owner
Victorian Vogue & The Costume Shop

addressees for email:

SupervisorCarbajal@sbcbos1.org
jwolf@sbcbos2.org
dfarr@countyofsb.org
peter.adam@countyofsb.org
steve.lavagnino@countyofsb.org
allen@co.santa-barbara.ca.us

Dear members of the Board of Supervisors,

I lease the property at 4281 State St. which is proposed for rezone to mixed-use as part of the Eastern Goleta Community Plan update. I am very concerned of 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 uses allowed under the existing commercial zone and therefore render my (property/business) "legal non-conforming" and therefore preclude any future expansion or structural improvements to my premises (and/or severely limit the types of tenants I may lease to in the future). My business has been operating in this location since approximately 2004, and the proposed rezone could 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/tenants 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 types of the commercial business located in the upper State St. corridor provide important services to the community and should be allowed to remain indefinitely.

Thank you for your consideration of this important matter.

Sincerely,



Goodman Reed Motorcars

addressees for email:

SupervisorCarbajal@sbcbos1.org
jwolf@sbcbos2.org
dfarr@countyofsb.org
peter.adam@countyofsb.org
steve.lavagnino@countyofsb.org
allen@co.santa-barbara.ca.us

Dear members of the Board of Supervisors,

I lease the property at 4287 State St. which is proposed for rezone to mixed-use as part of the Eastern Goleta Community Plan update. I am very concerned of 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 uses allowed under the existing commercial zone and therefore render my (property/business) "legal non-conforming" and therefore preclude any future expansion or structural improvements to my premises (and/or severely limit the types of tenants I may lease to in the future). My business has been operating in this location since approximately 2002, and the proposed rezone could 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/tenants 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 types of the commercial business located in the upper State St. corridor provide important services to the community and should be allowed to remain indefinitely.

Thank you for your consideration of this important matter.

Sincerely,


Santa Barbara Lampshades

addressees for email:

SupervisorCarbajal@sbcbos1.org
jwolf@sbcbos2.org
dfarr@countyofsb.org
peter.adam@countyofsb.org
steve.lavagnino@countyofsb.org
allen@co.santa-barbara.ca.us

Dear members of the Board of Supervisors,

I own the property at 4283 State St. which is proposed for rezone to mixed-use as part of the Eastern Goleta Community Plan update. I am very concerned of 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 uses allowed under the existing commercial zone and therefore render my (property/business) "legal non-conforming" and therefore preclude any future expansion or structural improvements to my premises (and/or severely limit the types of tenants I may lease to in the future). My business has been operating in this location since 1972, and the proposed rezone could 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/tenants 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 types of the commercial business located in the upper State St. corridor provide important services to the community and should be allowed to remain indefinitely.

Thank you for your consideration of this important matter.

Sincerely,


Kenneth & Judith Mastinick

addressees for email:

SupervisorCarbajal@sbcbos1.org
jwolf@sbcbos2.org
dfarr@countyofsb.org
peter.adam@countyofsb.org
steve.lavagnino@countyofsb.org
allen@co.santa-barbara.ca.us

Dear members of the Board of Supervisors,


I own property at 4241-4263 State St. which is proposed for rezone to mixed-use as part of the Eastern Goleta Community Plan update. I am very concerned of 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 (property/business) "legal non-conforming" and therefore preclude any future expansion or structural improvements to my premises (and/or severely limit the types of tenants I may lease to in the future). My business has been operating in this location since 1965, and the proposed rezone could 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/tenants) 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 types of the commercial business located in the upper State St. corridor provide important services to the community and should be allowed to remain indefinitely.

Thank you for your consideration of this important matter.

Sincerely,


Rogers & Marilyn Harder, Property Owners

addressees for email:

SupervisorCarbajal@sbcbos1.org
jwolf@sbcbos2.org
dfarr@countyofsb.org
peter.adam@countyofsb.org
steve.lavagnino@countyofsb.org
allen@co.santa-barbara.ca.us

Lenzi, Chelsea

Subject: FW: Concerns regarding Eastern Goleta Community Plan Update: Proposed Mixed-Use Rezone

From: Brian C Manzo [<mailto:brian@sproutingsprocket.com>]

Sent: Monday, October 19, 2015 6:28 PM

To: Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Allen, Michael (COB)

Subject: Concerns regarding Eastern Goleta Community Plan Update: Proposed Mixed-Use Rezone

Dear members of the Board of Supervisors,

I lease property at 4281 State Street, which is proposed for rezone to mixed-use as part of the Eastern Goleta Community Plan update. I am very concerned of the effect the rezone will have on my business. I just recently learned that the proposed amended mixed-use zone would prohibit many of the commercial uses allowed under the existing commercial zone and therefore render my business “legal non-conforming” and therefore preclude any future expansion or structural improvements to my premises. My business has been operating in this location since August 15, 2014, 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 types of the commercial business located in the upper State St. corridor provide important services to the community and should be allowed to remain indefinitely.

Thank you for your consideration of this important matter.

Sincerely,

Brian C. Manzo

Sprouting Sprocket Studio
brian@sproutingsprocket.com

STUDIO 805 308 4570
MOBILE 805 680 7275

www.sproutingsprocket.com

Instagram [@sproutingsprocketstudio](https://www.instagram.com/sproutingsprocketstudio)

Twitter [@sproutsprock](https://twitter.com/sproutsprock)

Lenzi, Chelsea

Subject: FW: Change of Zoning

From: Fitness Impact [<mailto:fitnessimpact@gmail.com>]

Sent: Tuesday, October 20, 2015 7:17 AM

To: Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Allen, Michael (COB)

Subject: Change of Zoning

Dear members of the Board of Supervisors,

I lease property at 4175 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 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 June 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,

Marianna Sarkisova, MS
owner/Fitness Impact
(805) 455-6016

Lenzi, Chelsea

From: Foutz, Colin <Colin.Foutz@tsocorp.com>
Sent: Monday, October 19, 2015 7:32 PM
To: sbcob
Cc: Foutz, Colin
Subject: Eastern Goleta Valley Community Plan - TSO #63202 USA gas station 4069 State Street, Santa Barbara - Public Hearing


To whom it may concern – I just spoke with Julie Harris in your office today around 430PM Monday October 19th. She informed me that this site is being re-zoned to a mixed use which does not permit a gas station to operate and we would have to operate as a non-conforming use if this passes. Tesoro recently entered into a long term lease to operate its business at this site and that lease contains rights to redevelop. As a business owner don't we have a right to be notified directly of changes like this so we have time to consider and discuss the impact of these changes? We would like to request a continuance of this item so that we can work with the City of Santa Barbara so that we can retain our rights to develop or redevelop our business during the course of our lease. Thank you.

****PLEASE NOTE NEW PHONE NUMBER BELOW****

Colin Foutz
Real Estate Consultant

5230 Las Virgenes Road, Suite 200
Calabasas, CA 91302
Office (562) 495-6951
EFax - (866) 917-4895

Email - Colin.Foutz@tsocorp.com

 Please consider the environment before printing this e-mail

"The terms of this proposal/communication are not considered to be contractual in nature and shall not be binding upon Tesoro unless specifically approved of in writing (non-electronic) by an officer of Tesoro, such writing/agreement to be fully executed by an authorized signatory of Tesoro."

Lenzi, Chelsea

From: David A Cleveland <cleveland@es.ucsb.edu>
Sent: Tuesday, October 20, 2015 7:40 AM
To: sbcob; Wolf, Janet
Subject: Support Alternative E

To: SBC Board of Supervisors

From: David Cleveland

Please support Alternative E today to protect our Goleta farmland.

Why is so important to conserve our local potential for food production? Our research at UCSB has shown that currently less than 5% of the produce consumed in Santa Barbara County is grown in the county, even though we grow nine times the amount consumed; almost all produce grown in our county is exported while we import 95%! This disconnect between production and consumption in our county is associated with high levels of food insecurity and malnutrition, negative environmental effects (due to greater transport, packaging and processing), and dependence on imports of food using increasingly scarce fossil fuels.

Other research has shown that it is the small urban and periurban farms such as those in the eastern Goleta Valley that are most likely to grow a variety of vegetables, fruits and other products, market directly to the community, and use organic and other environmentally sustainable production methods. Many of the farms in Goleta match these criteria.

These farms have the documented potential to contribute to improving the diets and nutrition of local residents, strengthening the economy by keeping money spent on food in our county, helping our county meet greenhouse gas emissions reduction targets, and reducing water pollution due to fertilizer and pesticide runoff.

They can also make important contributions to increasing our food security in a future that is sure to bring more volatile food prices, increasing oil and shipping costs, systemic food contamination, and breakdowns in transport networks due to natural and human-made disasters.

Thus, the agricultural areas of the Goleta Valley offers us the opportunity to develop food production integrated within an urban community in ways that could make Santa Barbara County a leader in defining possibilities for a future food system that is truly local and sustainable.

--

David A Cleveland, Professor
Environmental Studies Program
Affiliated faculty: Geography;
Ecology, Evolution & Marine Biology
University of California
Santa Barbara, CA 93106-4160

cleveland@es.ucsb.edu
<http://www.es.ucsb.edu/faculty/cleveland/>

tel: + 805.893.2968 (messages)

fax: + 805.893.8686

office: Environmental Studies 4019 (floor 4L, Bren Bldg)

Lenzi, Chelsea

From: Stephanie Ma <stephanie.ma@lifesci.ucsb.edu>
Sent: Tuesday, October 20, 2015 8:00 AM
To: sbcob
Subject: Please uphold Goleta chaparral as EHS

Dear Supervisor Wolf, Supervisor Adam, Supervisor Carbajal, Supervisor Farr, and Supervisor Lavagnino,

My name is Stephanie and I reside in Goleta, Ca.

I am writing to ask that you uphold the original vote by the Planning Commission to designate Goleta-area chaparral as Environmentally Sensitive Habitat.

Chaparral communities support many rare and endemic species only found in Santa Barbara County. They also provide ecosystem services such as erosion control and watershed protection that might otherwise require County funds to maintain. Furthermore, chaparral is already threatened by urban development and clear-cutting, which is even more reason to protect it today to help it persist into the future.

Please help protect this rare community for its intrinsic value, for the education and enjoyment of future generations, and for the health and resiliency of the chaparral communities themselves.

I appreciate your help and look forward to the decision this afternoon.

Thank you for your time and for considering my request.

Sincerely,

Stephanie Ma

--

Stephanie Ma
Dept. of Ecology, Evolution & Marine Biology
University of California, Santa Barbara
Santa Barbara, California 93106
email: stephanie.ma@lifesci.ucsb.edu
LinkedIn: samaeco