



County of Santa Barbara Planning and Development

John Patton, Director

September 6, 2000

On Design Architects
Attn: Justin VanMullen
925 De La Vina Street
Santa Barbara, CA 93101

RE: Christ Lutheran Church Classroom, 65-CP-052 SC01
Substantial Conformity Determination
6595 Covington Way, APN 077-160-022

Dear Mr. VanMullen:

Planning and Development has reviewed your request for a substantial conformity determination to:

The applicant proposes to install a 960 square foot modular classroom at Christ Lutheran Church. The modular classroom would be permanent and would be located in the same general location as one of the classrooms approved under Phase II for Christ Lutheran Church. Parking would be provided by the existing 44-space parking lot. Two additional parking spaces would be provided by the applicant for the proposed classroom. The modular classroom would serve the existing congregation and staff and would accommodate a maximum of sixteen students and two instructors. The maximum height of the modular classroom would be 12 feet. No plumbing would be installed in the modular classroom. A minor amount of grading would be required to prepare the project site (less than 50 cubic yards). In order to screen the structure from Los Carneros Road and Covington Way, the applicant is proposing to landscape along the southern and western elevations of the proposed classroom. No vegetation or tree removal would be required. Access to the church would continue to be provided by a paved driveway off of Covington Way.

It has been **preliminarily** determined by Planning and Development that your request for substantial conformity to 65-CP-52 can be made based upon the information in the attached memorandum.

The applicant should be advised that this **preliminary** SCD approval is based on staff's evaluation of current conditions and policy and environmental issues. The proposed modification requires a **Land Use Permit** in order for this preliminary SCD approval to become final. At the time of approval of the LUP all of the required findings must be made.

PASTOR PAUL HOEFER
CHRIST LUTHERAN CHURCH
964-2267

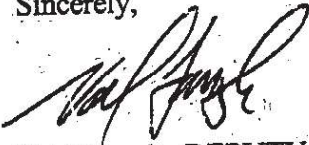
FRANK RENDA
805 451-3044 (CELL)

PRE SCHOOL MON - FRI
7:15 - 6:00 PM weekdays

MAX 15
1 TEACHER
1 AIDE

Please contact Shannon Werneke of my staff at 568-2010 with any questions regarding this letter.

Sincerely,



Noel Langle, DEPUTY DIRECTOR
For JOHN PATTON, DIRECTOR

Attachment: Memorandum dated September 6, 2000

cc: Christ Lutheran Church, Attn: Paul Hoefer, 6595 Covington Way, Goleta, CA 93117
Case File: 65-CP-052
Address File: 6595 Covington Way
Richard Corral
Accounting (cover letter only)
Josie Fisher
Lansing Duncan, Planning Commissioner, Third District

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**PLANNING AND DEVELOPMENT
MEMORANDUM**

TO: Noel Langle, Deputy Director
Zoning Administration Division

FROM: Shannon Werneke, Planner *SW*
Zoning Administration Division

DATE: September 6, 2000

RE: 65-CP-052 SC01, Christ Lutheran Church Classroom
APN 077-160-022, 6595 Covington Way
Recommendation for Finding of Substantial Conformity Determination

Background Information:

A Major Conditional Use Permit and Development Plan (65-CP-052) were approved for Christ Lutheran Church on May 19, 1965. The Conditional Use Permit and Development Plan were approved as the Planning Commission was able to make all required findings for the Conditional Use Permit and found the church to be consistent with all of the requirements of Ordinance 661.

The project consisted of two phases. Phase I consisted of the following:

- Construction of a church building (labeled as existing sanctuary on site plan submitted), a Sunday school building, and combination office-nursery building;
- Construction of 44 parking spaces; and
- Installation of landscaping around the Phase I area.

Phase II was proposed to consist of the following:

- Construction of a sanctuary;
- Three classrooms;
- An additional expansion area as depicted on the approved site plan;
- Construction of an additional 110 parking spaces;
- Landscaping around the new parking area; and
- New access driveway constructed off of Los Carneros Road.

Phase I of the project has been completed; however, due to a lack of funding, Phase II has not been completed.

Proposed Change:

The applicant is currently proposing the installation of a 960 square foot modular classroom. The modular classroom would be permanent and would be located in the same general location as one of the classrooms approved under Phase II for Christ Lutheran Church. Parking would be provided by the existing 44-space parking lot. Two additional parking spaces would be provided by the applicant for the proposed classroom. The modular classroom would serve the existing congregation and staff and would accommodate a maximum of sixteen students and two instructors. The maximum height of the modular classroom would be 12 feet. No plumbing would be installed in the modular classroom. A minor amount of grading would be required to prepare the project site (less than 50 cubic yards). In order to screen the structure from Los Carneros Road and Covington Way, the applicant is proposing to landscape along the southern and western elevations of the proposed classroom. No vegetation or tree removal would be required. Access to the church would continue to be provided by a paved driveway off of Covington Way.

I have reviewed the above-referenced changes to 65-CP-052, as depicted on the attached site plan. I recommend that you find these changes to be in substantial conformity with the approved Conditional Use Permit and Development Plan based upon the following evaluation of the proposed changes according to the criteria outlined in Appendix B of Article III:

- a. *Does not conflict with project conditions of approval and/or final map conditions.*

The Christ Lutheran Church was originally approved under 65-CP-052 on May 19, 1965.

The proposed modular classroom would not conflict with the approved conditions for 65-CP-052. The proposed classroom was approved as part of Phase II of the Conditional Use Permit (CUP). The proposed project would not increase the number of staff or congregation on the project site. The project would be subject to all of the original conditions. The proposed project would be consistent with Condition #4 of the CUP as the new modular classroom would be located no closer than 20 feet to the right-of-way line of any street. The proposed project would be consistent with Condition #5 as a portion of the concrete masonry wall has been constructed for the Phase 1 development along the eastern property line (abutting parking lot). Additionally, the proposed project would be consistent with Condition #7 as landscaping is proposed around the proposed classroom which substantially conforms to what was originally approved. Therefore, the proposed project would not conflict with any of the conditions of project approval.

- b. *Does not result in health and safety impacts.*

The proposed modular classroom would not result in any health or safety impacts. The use of the Church would remain the same. The project would not result in additional congregation or staff and thus would not generate additional levels of traffic. On site parking is consistent with the number of spaces originally required under Phase I for Christ Lutheran Church. As required under Article III, two additional spaces would be provided on-site for the proposed classroom. The project would not require the use of hazardous materials, nor generate smoke or odors.

- c. *That the project facilities, operating procedures, environmental impacts, safety impacts, and the project's compliance with policies are substantially the same as those considered in the previous permit issued by the County.*

The proposed project would not result in any significant environmental or safety impacts. The proposed placement of the modular classroom would not require significant site alteration, nor the removal of any native vegetation or trees. The project would not increase the number of congregation or staff on the project site. The project would not require any water or sanitary services as a bathroom would not be located in the classroom. As no new congregation or staff would result for the proposed changes, the project would not generate any additional traffic. The proposed project would not conflict with any policies as previously analyzed and would not create any significant impacts to the surrounding neighborhood.

- d. *That the changes proposed can be effectuated through existing permit conditions.*

As indicted above in section (a), the proposed project would not conflict with any of the conditions of project approval. The proposed development would not require additional conditions to assure consistency with applicable policies or zoning requirements and can be effectuated under the original conditions of approval.

- e. *That the impacts and changes do not alter the findings that the benefits of the project outweigh the significant unavoidable environmental effects made in connection with the original project.*

The original project did not result in any significant environmental impacts that require such a finding, nor would the proposed development.

- f. *Does not result in an increase of 1,000 sq. ft. or more than 10% of building coverage of new structures over total project approvals, whichever is less:*

The proposed project to place an approximately 960 square foot modular classroom on-site would not result in an increase of 1,000 sq. ft. or more than 10% of building coverage of new structures over total project approvals as three classrooms were previously approved as part of the original CUP (Phase II). The proposed classroom would be located in the same general location as one of the approved classrooms. Therefore, the building coverage would not be significantly affected.

- g. *Is clearly exempt from environmental review or was evaluated in the environmental review document prepared for the project and there are no new significant impacts related to the project change.*

The proposed project can clearly be found exempt from environmental review. The project site has adequate public services and the proposed project would not significantly impact those services. The project would not require significant site alteration, nor the removal of any native vegetation or specimen trees. The proposed classroom would not have any visual or aesthetic impacts to the surrounding area. The project would not add additional staff or congregation and thus would not produce additional traffic. On site parking is adequate for the existing uses. Two additional parking spaces would be provided for the proposed classroom.

- h. *Does not require the removal of specimen trees or impact areas defined in the project environmental document as sensitive or designated as areas prohibiting structures.*

The proposed modular classroom would not require the removal of any native vegetation or specimen trees and would not impact environmentally sensitive area.

- i. *Is consistent with Comprehensive and/or Coastal Plan policies and applicable zoning ordinances.*

The proposed addition and remodel would be consistent with all applicable policies of the Comprehensive Plan, including the Goleta Community Plan and all requirements of the Article III Zoning Ordinance. The project would not require a major amount of grading (less than 50 cubic yards) or significant site alteration. The project would not require the removal of any native vegetation or specimen trees and would not result in any visual or aesthetic impacts. The use and density of the site would not be impacted by the proposed project as no new uses or buildings are proposed (approved under the original CUP) and adequate public services remain available to the project site. The project would not generate additional traffic as the number of staff and congregation would not be increasing.

Pursuant to Article III, two additional parking spaces are proposed for the classroom. The proposed additions would not exceed the 35 foot height limitation of the Article III Zoning Ordinance and would be consistent with all required setbacks.

- j. *Does not result in more than 1500 cubic yards of net cut and/or fill (Article III and IV) or 50 cubic yards (Article II), and avoids slopes of 30% or greater (unless these impacts were addressed in the environmental assessment for the project and mitigation measures were imposed to mitigate said impacts and the proposal would not compromise the mitigation measures imposed or result in additional impacts).*

The proposed project would require less than 50 cubic yards of grading to prepare the project site for development and would be located in an area that is relatively flat.

- k. *Is located within the same general location as, and is topographically similar to, approved plans. The location shall not be moved more than 10% closer to a property line than the originally approved development.*

The proposed modular classroom would be located in the same general location as one of the three approved classrooms under 65-CP-052.

- l. *Does not result in an overall height which is greater than 10% above the approved height. The project must remain consistent with height requirements of the zoning district.*

The proposed modular classroom would have an average height of approximately 12 feet and would not be taller than any previously approved height for the project. The proposed project would also remain consistent with the height requirements of the 8-R-1 zone district under Article III.

- m. *Receives BAR approvals for landscaping and structures, if necessary.*

The proposed project does not require review by the Board of Architectural Review.

- n. *Does not result in intensification of use; e.g., no new employees, no increases in traffic, etc., if these were important to the previous environmental/policy analysis.*

As indicated in the project description, the proposed modular classroom would not result in an increase in staff or congregation. The use would not be intensified on-site as the classroom was approved as part of Phase II of the original CUP. Therefore, the proposed project would not result in an intensification of use and would not generate any additional traffic.

Christ Lutheran Church SCD
September 6, 2000
Page 6

- o. *Does not affect easements for trails, public access, or open space.*

The proposed project would not have any impacts on existing trails, public access or open space, as none are located on the site.

If you agree with my analysis, please sign the attached letter to the applicant indicating that the substantial conformity determination has been approved. Let me know if you want to discuss any issues prior to making a final determination.

Attachment: Site Plan