

May 19, 1965

SANTA BARBARA COUNTY
CONDITIONAL USE PERMIT
Case # 65-CP-52

CHRIST LUTHERAN CHURCH

This permit is issued pursuant to the provisions of Article XI of Ordinance No. 661 of the County of Santa Barbara and is subject to the following conditions and limitations. Failure to comply with any of the conditions herein stated shall be cause for revocation of this permit, in addition to any other penalties provided by law.

Said permit shall be null and void and automatically revoked if:

- 1) Within one year after the granting of such permit, construction of the buildings or structures authorized by the permit has not been commenced or, if no buildings or structures are involved, the use has not been established; or
- 2) A use permitted under a Conditional Permit issued subsequent to the effective date of this section is discontinued for a period of more than one year

I. A church and day school, Portion of Parcel No. 77-160-19, shall be permitted in accordance with the application of Christ Lutheran Church, Case # 65-CP-52, on property located on the southeasterly corner of Covington Way and Los Carneros Road and known as 6505 Covington Way, Goleta, subject to the following conditions:

- 1) Road Department letter of May 5, 1965, as follows:
 - a) Construction of County-standard concrete driveway and concrete sidewalks along the church frontage on Covington Way.
 - b) Complete construction of concrete curb and gutter (approximately 45 feet) on Covington Way.
 - c) Dedication to the County of Santa Barbara, at no cost to the County, of one-half width of an 84 foot road right of way along the westerly church boundary line to provide for the southerly extension of Los Carneros Road.
 - d) When requested by the County Road Commissioner, the applicant shall construct County-standard concrete curbs, gutters, sidewalks and driveway along the church frontage on Los Carneros Road.
 - e) Conditions 1, 2 and 3 shall be completed prior to occupancy of any building within the proposed project.
- 2) Fire Department memorandum of May 5, 1965, as follows:
 - a) One (1) fire hydrant will be required approximately 400 feet south of Covington Way on Los Carneros Road when Los Carneros Road is improved.

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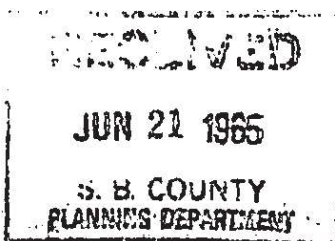
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3) Health Department memorandum of May 4, 1965, as follows:

- a) Development shall be served by public sewers as part of Isla Vista Sanitary District system.
 - b) Development shall be served by public water supply as part of Coleta County Water District system.
 - c) If proposed "Day School" is to include food preparation and serving, applicant shall comply with County Ordinance # 528 and all applicable State Laws and Local Regulations. Applicant should contact the County Health Department for detailed information.
- 4) No building or structure shall be located closer than 20 feet to the right of way line of any street (plans show 15 feet minimum setback).
- 5) A concrete masonry wall not less than six feet in height shall be constructed along the easterly and southerly property lines to minimize the effect of the parking lot area on adjacent property. This condition may be waived on that area not covered under Phase #1 until such time as the balance of the parking area is developed.
- 6) Future buildings and structures accessory to the church use shall be subject to review and approval by the Planning Commission but without the requirements of a public hearing.
- 7) An adequate landscaping plan shall be filed for approval by the Planning Department prior to the issuance of a building permit. The requirements of the plan for the area other than encompassed by Phase #1 may be waived until such time as application is made for building permits for future structures and buildings.

II. The undersigned hereby certifies that the above conditions and limitations are acceptable and that the proposed activity will be conducted in accordance wherewith and that he is authorized to sign this permit in behalf of the applicant. Please sign two (2) copies and return to the Santa Barbara County Planning Department.

The American Lutheran Church,
NAME Division of American Missions,
ADDRESS by William J. Hansen,
Regional Director,
May 31, 1965



Date of Report: May 3, 1965

STAFF REPORT
for
SANTA BARBARA COUNTY PLANNING COMMISSION
Meeting of: May 19, 1965

This Staff Report was prepared prior to any hearings and is based on factual data and communications available as of the date of writing, and on a technical analysis of those data. Additional facts submitted subsequent to the date of this report, or at the hearing, may modify the recommendation.

I. ITEM: Christ Lutheran Church - Goleta -- Case # 65-CP-52

Public hearing on the request of Christ Lutheran Church (65-CP-52) for a Conditional Use Permit under provisions of Article XI, Section 4 and the DR-10 District classification of Ordinance No. 661 permitting the construction and use of a church and day school, and for approval of a development plan, Portion of Parcel No. 77-160-19, generally located on the southeasterly corner of Covington Way and Los Carneros Road and known as 6505 Covington Way, Goleta.

II. AREA:

Approximately 300 feet of frontage on Covington Way, 436 feet on Los Carneros Road, with a net area of 3 acres.

III. PRESENT ZONING: DR-10

PROPOSED USE: Church, Day School,
and Allied Facilities

IV. LAND USE:

Subject property is undeveloped as is property to the east, south and west. Property to the north, across Covington Way, is under development as Tract #10,347.

V. GENERAL INFORMATION:

Because of the provisions of the DR District, the applicant is requesting approval of a Conditional Use Permit and of a development plan.

The proposed first phase consists of a church building, sunday school building, and combination office-nursery building. These proposed buildings generally face Covington Way and are to be located approximately midway between the east and west property lines.

Provisions for parking 44 cars are planned in connection with Phase 1. The area is served by an 18 foot wide driveway located at the northeast corner of the property. Future parking is indicated towards the south with a driveway from Los Carneros Road at the southwest corner

Staff Report
Christ Lutheran Church
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V. GENERAL INFORMATION: (continued)

The applicant has set forth the following information in support of the number of parking spaces; Proposed first phase (table form) church - 1,800 square feet. Assembly - 18; future sanctuary - seat 500 - 84; future expansion - 4,800 square feet assembly - 48; total car spaces required - 150.

The applicant submits the following to indicate the lot coverage of apparently both first phase and future construction. Building - 20% (30% Max.), parking - 40%; open - 40% (40% minimum).

VI. STAFF RECOMMENDATION:

Based upon facts available at time of writing this report and without benefit of information which may be disclosed at the meeting, the Staff recommends:

Staff recommends approval subject to the following conditions:

1. Other Department recommendations, if any.
2. No building or structure shall be located closer than 20 feet to the right of way line of any street (plans show 15 feet minimum setback).
3. A concrete masonry wall not less than six feet in height shall be constructed along the easterly and southerly property lines to minimize the effect of the parking lot area on adjacent property. This condition may be waived on that area not covered under phase #1 until such time as the balance of the parking area is developed.
4. Future buildings and structures accessory to the church use shall be subject to review and approval by the Planning Commission but without the requirements of a Public Hearing.
5. An adequate landscaping plan shall be filed for approval by the Planning Department prior to the issuance of a building permit. The requirements of the plan for the area other than encompassed by Phase 1 may be waived until such time as application is made for building permits for future structures and buildings.

(Note: The motion approving the Conditional Use Permit should also include approval of the Development Plan pursuant to the DR regulations.)

Date of Report: June 29, 1965

Item: C-13

STAFF REPORT
for
SANTA BARBARA COUNTY PLANNING COMMISSION
Meeting Of: July 7, 1965

- I. ITEM: Christ Lutheran Church Request, Goleta
- II. OWNER/APPLICANT: Christ Lutheran Church
- III. PRESENT ZONING: DR-10 PROPOSED USE: Temporary Church Identification Sign
- IV. PROCEDURE: None at present under Ordinance provisions.
- V. SPECIFIC REQUEST: Temporary, 15 square foot sign indicating future church use.
- VI. LOCATION AND LAND USE: Southeast corner of Covington Way and Los Carneros Road.
- VII. STAFF ANALYSIS:

Planning Commission recently approved the Conditional Use Permit (65-CP-52), but no reference is made to signs, temporary or permanent. However, Condition # 4 provides for Commission approval of future buildings and structures.

The Ordinance does not provide for signs indicating future use in Residential Districts. After construction has commenced, a temporary unlighted sign not to exceed 8 feet in area may be installed identifying the contractor, engineer or architect employed on the project.

One unlighted sign identifying the permitted occupation on the premises is permitted in Residential Districts. The maximum size for multiple dwellings, which are permitted in the DR-10 District, is twenty square feet.

Unless the County Counsel objects, it would appear the aforementioned Condition # 4 would allow the Commission to consider the request.

The request seems reasonable; and the proposed sign not out of keeping with future development of the subject property or detrimental to the surrounding area.

- VIII. STAFF RECOMMENDATION: Approval.