



VIA ELECTRONIC MAIL

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Robert Nisbet

September 20, 2024

Suzanne Elledge Planning & Permitting Services, Inc.
Attention: Steve Welton
1625 State Street, Suite 1
Santa Barbara, CA 93101

RE: Notice of Application Incompleteness
Anthem New Church and Associated Improvements
Case Numbers: 24-0002-SUB, 24-0004-CUP, 24-0010-DP,
24-0009-DP, 24-0005-CUP, and 24-0030-DRB
Located at 6595 Covington Way (APN 077-160-022)

Dear Mr. Welton:

The City received your application for a Tentative Parcel Map (TPM) to create 2 lots; anew Development Plan with a 6' height adjustment and Conditional Use Permit with design review for development on Lot 2 for the purpose of constructing a new church; and a Development Plan Amendment and Conditional Use Permit Amendment associated with the existing development on Lot 1. We have reviewed your application based upon the submitted project description listed below and have determined that your application is incomplete, and that additional information is required to accurately assess the proposed project's consistency with applicable regulations.

Project Description

This request is to construct a new church for Anthem Chapel Goleta (AC). The property at 6595 Covington Avenue currently includes facilities for Christ Lutheran Church (CLC) that were permitted through a Conditional Use Permit in 1965 (65-CP-52). The proposed scope includes the following:

- *Subdivide the existing 3.423-acre lot into two (2) parcels. Parcel 1 is proposed to be 0.881 acres and contain the existing CLC*

facilities including the existing sanctuary building, parking lot, and accessory structures.

- *Parcel 2 is proposed to be 2.542 acres (gross) and support the AC facilities.*
- *The new AC facility includes:*
 - *Construction of a new 2-story 22,038 SF (NET) church with classrooms and daycare/preschool. The new church proposes a 500- seat sanctuary. A 6' height adjustment is proposed (31') in order to locate the equipment on the roof and minimize the footprint on the property,*
 - *Construction of exterior patios, play yards, and passive recreation areas.*
 - *Construction of a 125-space parking lot including 6 ADA and 6 EV parking spaces.*
- *Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence.*
- *Construct new 6' high max walls and fences to delineate exterior boundaries and create a waste storage area.*
- *Modify existing driveway and construct a new driveway on Los Carneros Road.*

The attachments to this letter provide advisories to be aware of along with as well as incomplete/missing items from City Departments and outside agencies.

Once a complete application and adequate project plans have been submitted have been received and reviewed, processing of the project will begin.

Please be advised that if we do not receive the information requested above within 60 days of the date of this letter we will send a notice offering a final 30 days in which to submit the information. If we do not receive the information by the end of those 30 days, we will close the case.

If you have questions or would like a follow-up meeting to discuss information in this letter, please contact me at 961-7572. Thank you.

Sincerely,



Darryl Mimick
Senior Planner, Current Planning Division

Attachments: Attachment 1: Incomplete/Advisory Items
Attachment 2: Public Works Memorandum
Attachment 3: Environmental Health Comments

cc: Lisa Prasse, Current Planning Manager
Kathy Allen, Supervising Senior Planner

Incomplete Letter 24-0002-SUB, 24-0004-CUP, 24-0010-DP,
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New Anthem Church
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Chris Olmstead, Fire Captain,
Mark Schleich, Contract Principal Engineer

Case File

ATTACHMENT 1
Anthem New Church and Associated Improvements
Case Numbers: 24-0002-SUB, 24-0004-CUP, 24-0010-DP,
24-0009-DP, 24-0005-CUP, and 24-0030-DRB
Incomplete Items

INCOMPLETE ITEMS:

General Application Items for All Permit Types:

- 1) It's unclear from the application if the applicant is requesting a change to the perimeters and location of CE Figure 4-1 with regards to Monarch Butterfly and/or Raptor Roosting Habitat. If so, please provide the request in the proposed project description and the cover sheet of the proposed project plans. Additionally, per CE 1.5, Corrections to Map of ESHAs, the submitted biology study will be peer reviewed by a City allocated biologist and the request for a change to CE Figure 4-1 will be reviewed by the Planning Commission and/or City Council with the associated project.
- 2) Regarding, sheet AS 101 of the project plans, as well as the ESHA buffer graphic in the Biology Study, please provide the location of the Monarch Butterfly and/or Raptor Roosting Habitat as depicted in CE Figure 4-1. Please submit a comparison of the proposed location and the depicted location in CE Figure 4-1. Please include the associated ESHA buffers as well.
- 3) Please clarify if the churches will be allowed to use the other's parking lots as overflow if needed. If that will be the case, then a Reciprocal Access/Parking Agreement, will be required as a condition of approval.
- 4) Please clarify whether the project proposes any combustion equipment such as boilers, industrial heaters, and/or emergency standby generators.
- 5) Please indicate on the site plan that fire truck access and circulation is available to all sides of the buildings and that it meets Santa Barbara County Fire Department requirements. Please contact Chris Olmstead from Santa Barbara County Fire Department.
- 6) Please provide the locations of all proposed removal of trees on all site plans including the removal of any oak trees on proposed Lots 1 or 2.
- 7) Please provide a Hydrology Study, providing information regarding the existing site condition and the proposed plan after construction.
- 8) Please provide a Stormwater Control Plan (SWCP) for Lot 2, providing information regarding the existing condition and the proposed plan after construction.

- 9) Please indicate how any above ground utilities will be screened for the new building.
- 10) Are any hazardous materials proposed to be on the site?
- 11) Please provide proposed lighting cut sheets.
- 12) Please provide a Paleontology Report given the significant amount of grading.
- 13) Please provide a Geology Report.

Project Plans and Zoning Standards

Tentative Parcel Map

- 14) Please provide written justifications to the Findings for the Tentative Parcel Map located at GMC §§ 16.04.010 et seq. and Government Code §§ 66473.1, 66473.5, 66474 and 66474.6 for each new proposed lot.

New Lot 1 (Development Plan Amendment and Conditional Use Permit Amendment)

- 15) The size and shape of proposed Lot 1 along with the existing development will need to conform to all applicable regulations of Title 17 of the Goleta Municipal Code including but limited to lot size and dimensions, setback regulations, landscaping regulations, placement of trash enclosures, parking requirements (number and size), bicycle parking etc. Please verify and denote on the site plan how the development on new Lot 1 complies with the applicable standards. If it does not, then the plans will need to be revised accordingly or other permits requested (i.e. adjustments/modifications).
- 16) Please provide a Written Justification Statement detailing how the proposed DPAM and CUPAM on proposed Lot 1 meets the findings of Sections 17.52.070 and 17.59.030 of the Goleta Municipal Code.
- 17) Please provide a Written Justification Statement for the height adjustment proposed for the AC building on Lot 2.
- 18) Please provide a Preliminary Landscape Plan for Lots 1 and 2 that provides sufficient information, species/size, tree/ parking ratio, shade/shadow requirements, location, existing grade, circumference, area of dripline, and species of existing and proposed trees on-site, and that has been designed to comply with the adopted Water Efficiency Landscape Ordinance (WELO) requirements as outlined in the Goleta Municipal Code.

- 19) Please provide the areas and the associated uses on the site and the corresponding parking ratios.
- 20) On the Lot 1 site plan, please provide a project statistics matrix with the following statistics in the current and proposed configuration:
- a) Lot area in gross and net acreage
 - b) Square footage of habitable and non-habitable structures (measured from outside of exterior wall to outside of exterior wall)
 - c) Coverage statistics: Building, landscape, porous paving, and hardscape (these should collectively add up to 100%)
 - d) Height of all of rooflines
- 21) Please note, each new Lot will need to have their own trash enclosure. Please depict the location, design, and size on proposed Lot 1.

Anthem Church Building (New Lot 2)- Development Plan/Conditional Use Permit

- 22) Please label the setbacks on the plans and setback matrix as the following:
- a) Front Setback
 - b) Street Side Setback
 - c) Interior Side Setback
 - d) Rear Setback or Rear Setback Abutting Open Space
- 23) Due to the L shaped area of the new Lot 2, the City foresees the setbacks as follows:
- a) Front Setback- PL on Covington Way
 - b) Street Sided Setback- PL adjacent to Los Carneros
 - c) Interior Side- PL adjacent to CLC
 - d) Interior Side- PL adjacent to City owned Lake Los Carneros Park/Stow House Park
 - e) Rear Yard Setback- south PL
- 24) Please note interior setbacks are 10% of the lot width of the lot, with a minimum of 5 feet and a maximum of 10 feet. Please calculate as follows and show on the plans.
- 25) On the cover sheet of the plans, please add the number of EV charging stations, the number of electric bicycle charging stations, and the number long and short-term bicycle parking locations to the Parking Calculations table. Additionally, please depict all the locations on the site plan.
- 26) Regarding the proposed floor area, please note on the cover sheet how you calculated the floor area that is labelled the "City of Goleta."
- 27) Please submit a roof-top mechanical equipment plan.

- 28) Please provide a sightline visually communicating that the proposed roof top mechanical equipment are not visible from adjacent buildings/lots, as well as the public-right-of-way since Los Carneros is a scenic corridor and has scenic views to the north and south. Please refer to General Plan Figure 6-1 and the Visual and Historic Resources Element.
- 29) Please note on the plans, what adjustments the applicant is proposing. Staff understand that a 6' height adjustment is proposed for the new church building.
- 30) Please identify the square footage as well as the percentages of all uses within the proposed building.
- 31) Please note, per Section 17.03.070 of the Zoning Ordinance, a multi-story building that has covered or enclosed stairways, stairwells, or elevator shafts, the total horizontal area of such features is counted only once at the floor level of their greatest area of horizontal extent. This allocated floor must also be counted towards parking demand calculations. Please revise accordingly.
- 32) Per Section 17.38.110K(3) of the Goleta Municipal Code, landscaped areas must be well-distributed throughout the parking area. Please provide additional landscape islands between parking spaces in the parking lot.
- 33) Please provide turning and back-up radiuses within the proposed parking lot for trucks and cars.
- 34) Section 17.38.110G of the Goleta Zoning Ordinance requires electric Bicycle Charging stations. Please indicate where the electric Bicycle Charging stations will be located in the required quantity.
- 35) Please adhere to Section 17.38.110(M)3, Pedestrian Access, where possible, and consider an additional pedestrian pathway to the proposed church from the parking lot.
- 36) Please provide the following information regarding all proposed walls/fences on the site/architectural plans:
- a) Associated heights and materials.
 - b) Observation of vision clearance standards as outlined in Section 17.24.210.
 - c) Elevations including the dimensions of the perimeter wall including its proposed colors and materials.
- 37) Please provide dimensions of the proposed chimney on the elevations. Please adhere to Section 17.24.080 Exceptions to Height Limits.
- 38) Per the ESHA site plan, it appears that pavers are proposed within the ESHA buffer. Unfortunately, this is not allowed based on Section 17.30.040 of the Goleta

Municipal Code which indicates that no new development is allowed with ESHA buffers. Please see Section 17.30.040 and 17.30.180 and make site plan revisions as needed to comply with the applicable ESHA and ESHA buffers provisions.

- 39) Please provide justifications to Section 17.30.050 of the Goleta Municipal Code regarding development standards adjacent to ESHA.

General Plan Land Use Consistency

- 40) Consistent with VH 5.7, New Construction, please provide a Historic Resource Study given the proximity to identified historic resources. The study should examine and comment on the aesthetic compatibility of the proposed development to the historic resources in terms of scale, materials, and characteristics. The proposed project may be referred to the Historic Preservation Commission for input given the proximity to the historic structures/sites.

- 41) The project will be analyzed for General Plan consistency, including but not limited to the following policies:

- a) General Plan Policy LU 1.7, 1.8, and 1.9.
- b) General Plan Policy CE1.3 Site-Specific Studies and Unmapped ESHAs.
- c) General Plan Policy CE 4: Protection of Monarch Butterfly Habitat Areas and Raptors.
- d) General Plan Policy CE 13.2 and 13.3 (Energy). Please be aware that the project will be subject to the City's Reach Code.
- e) General Plan Policy VH 1.1, VH 2, VH 4.11
- f) General Plan Policy Figure 9- Existing (2005) Noise Contours-Roadway. Please be aware that the project will be subject to this Noise Contour.
- g) General Plan Policy TE 9.5 Parking lot design.

Public Works Comments

- 42) See Attachment #2, Public Works memo dated September 17, 2024.

Environmental Health Comments

- 43) See Attachment #3, County Environmental Health memo dated September 12, 2024.

Fire Department

- 44) Fire Department comments have not been received to date. Once received by the City, the comments will be provided to the applicant.

Advisories

- 45) If the applicant intends to apply for a Beneficial Project, please provide that request and refer to Resolution 22-68 for more information.
- 46) The project site is within Santa Barbara Airport Safety Zone 6. The Santa Barbara Airport Land Use Compatibility Plan (ALUCP) states that community assembly is a compatible use category for this Safety Zone; however, there may be additional standards that apply. Separate action by the Airport Land Use Commission is not anticipated for this project, however a thorough review of the ALUCP is recommended. A link to the ALUCP can be found on the SBCAG's website: <https://www.sbcag.org/planning-programming/airport-land-use-commission/>
- 47) Please note, previously submitted studies will be peer reviewed and comments will be provided once received.
- 48) Please attempt to provide your resubmittal within 60 days as incomplete applications that remain inactive cause inefficiencies in departmental operations and would eventually require case closure.
- a) Your resubmittal should include a response to this incomplete letter that addresses items on a point-by-point basis.

-End of Items-



MEMORANDUM

DATE: September 16, 2024

TO: Darryl Mimick, Senior Planner

FROM: Mark Schleich, Contract Principal Engineer

CC: Kathy Allen, Supervising Senior Planner
Andrew Fuller, Senior Engineer

SUBJECT: Anthem Church Development 6595 Convington Way, Case Nos. 24-0002-SUB & 24-0004-CUP

The application submitted by the applicant is incomplete as described below.

Proposed Lot Split:

1. Please provide a current Title Report with links to exception documents or PDF's of the documents.
2. Please provide links to record maps used during the preparation of the plan.

Traffic Study:

1. Please review/revise the 25% pass-by factor for the church day-care and pre-school components. ITE data:
2. No other revisions are needed.

Provide a Drainage Study in accordance with the Santa Barbara County Flood Control Districts requirements

Stormwater Permit Requirements

Please provide the following Stormwater Permit information

1. All application materials for stormwater shall be submitted in compliance with the Phase II Small Municipal Separate Storm Sewer System (MS4) Permit (WATER QUALITY (WQ) ORDER 2013-0001-DWQ NPDES NO. CAS000004 as amended or superseded), the

Construction General Permit Central Coast Post-Construction Stormwater Requirements (PCRs) (Resolution R3-2013-0032 as amended or superseded). The schedule and content of submittals shall follow the City's Stormwater Requirements Summary and Checklist.

2. A Stormwater Control Plan (SWCP) for Regulated Projects as required by Section E.12 of the MS4 Permit and Central Coast PCRs and following the County Stormwater Technical Guide.
 - a. If proposing phased occupancy, the SWCP must include a description and map depicting how each phase will meet design, water quality treatment, and runoff retention or Peak Management Controls in accordance with PCRs.
 - b. If applicable, the SWCP shall comply with City Guidance for Underground Infiltration Chambers.
 - c. City Stormwater Templates must be used as applicable.
 - d. The applicant and SWCP must also comply with all Permittee obligations under Central Coast PCRs and Sections E.9 through E.12 of the MS4 permit.
3. Stormwater Data Sheet Application if applicable per the City's Stormwater Requirements Summary and Checklist.
4. Erosion and Sediment Control Plan if applicable by the MS4 Permit, Central Coast PCRs, or the City's Stormwater Requirements Summary and Checklist.
5. Facilities Operation and Maintenance Plan if applicable by Central Coast PCRs and the City's Stormwater Requirements Summary and Checklist.
6. Drainage and Stormwater Facilities Agreement if applicable and in compliance with the MS4 Permit, Central Coast PCRs, or the City's Stormwater Requirements Summary and Checklist.
7. Stormwater Pollution Prevention Plan (SWPPP) if applicable and in compliance with the Construction Stormwater General Permit Order 2022-0057-DWQ as amended or superseded) and the City's Stormwater Requirements Summary and Checklist.

Also be advised that the following process steps will need to be completed during the development process:

Prior to Permit (LUP) Issuance

8. Final approved versions of items 1-5.
9. Signed Drainage and Stormwater Facilities Agreement (item 6)

Prior to issuance of Building or Grading Permits

10. Recordation of Drainage and Stormwater Facilities Agreement
11. Final approved version of the SWPPP

Upon Installation of Stormwater Treatment Systems

12. In those situations where underground systems are installed, the applicant must arrange for a site inspection with Environmental Services staff. Documentations as shown on the final approved plans

shall be provided to staff showing installation details including: photos, material specifications, survey data.

Prior to Building Division Final Clearance on Grading or Building Permits or Issuance of Certificate of Occupancy

13. An Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Environmental Services Division along with a set of PDF As-Built plans with the storm water measures installed. This certification attests that the engineer has verified all storm water control measures described in the SWCP and found them constructed per plans and stabilized in substantial conformance with the approved development plans. As-built surveys may be required. If the treatment systems are installed in phases, separate Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawing
14. Final Site inspection and approval by Environmental Services staff or delegate.

Post-Construction

15. Annual Maintenance Reports by October 31st of each year, submitted to environmentalservices@cityofgoleta.org.



**Development Review Committee
Transmittal**
Thursday, September 12, 2024, at 10:00AM (Virtual)

Planning and Environmental Review
130 Cremona Drive, Suite B, Goleta, CA 93117
www.cityofgoleta.org

Case No: 24-0002-SUB, 24-0009-DP, 24-0005-CUP, 24-0004-CUP, 24-0010-DP, & 24-0030-DP	Address: 6595 Covington Way
Project Name: Anthem Church	APN: 071-170-080
Case Planner: Darryl Mimick	Phone No.: 805-961-7572
E-Mail: dmimick@cityofgoleta.org	Transmittal Date: September 3, 2024

Project Description:

The applicant is requesting to construct a new church for Anthem Chapel Goleta. The property at 6595 Covington currently includes facilities for Christ Lutheran Church that were permitted through a Conditional Use Permit in 1965. The proposed scope includes the following:

- Subdivide the existing 3.423-acre lot into two (2) parcels.
 - Parcel 1 is proposed to be 0.881 acres and contain the existing Christ Lutheran Church facilities including the sanctuary, parking lot and accessory structures as detailed later in this project description.
 - Parcel 1 is proposed to 2.542 acres (gross) and support the Anthem Chapel Goleta facilities, as further described below.
- Construct a new 2-story 22,038 SF (NET) church with classrooms and daycare.
- Exterior patios, play yards and passive recreation areas.
- Construct a 125-space parking lot including 6 ADA and 6 EV parking spaces.
- Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence.
- New 6' high max walls and fences to delineate exterior boundaries and create a waste storage area.
- Modify existing driveway and construct a new driveway on Los Carneros Road.
- A proposed Adjustment to exceed to the maximum allowable building height from 25 feet to 31 feet.

The new church is proposed to include a sanctuary with seating for up to 500 persons, offices and facilities for a pre-school, day care and youth groups that would serve the congregation and surrounding neighborhood.

<i>Agency/Department</i>	<i>Notified</i>	<i>Agency/Department</i>	<i>Notified</i>
Public Works	X	CalTrans	
Building and Safety	X	Fire Department	X
Advance Planning	X	Santa Barbara County Flood Control	X
Neighborhood Services	X	Santa Barbara County Surveyor	X
Metropolitan Transit District	X	Air Pollution Control District	X
Goleta Water District	X	Santa Barbara Airport	X
Goleta Sanitary District	X	SBCAG	X
Goleta West Sanitary District	X	Coastal Commission	
U.S. Fish and Wildlife	X	Regional Water Quality Control Board	X
CA Department of Fish and Game	X	Other: Southern CA Edison	X

EHS requires that the when the parcel map is recorded, it include a "Notice to Property Owner," for the newly created parcel(s), stating:
This lot was created without a guarentee of service for water and sewer, and future development may be delayed until such services become available.

Development Review Committee Response Form

Comments by Form Recipient

(Please check all that apply, and email-reply back to the case planner.)

Project Name: **Anthem Church**

Case Planner: Darryl Mimick

☐ No Comment.

☐ Not Applicable / No regulatory authority.

☐ Will attend meeting.

☐ Unable to attend meeting.

☐ Comments are attached.

Signature: _____ Date: _____

Dept/Agency/District: _____ Position: _____



**Development Review Committee
Transmittal**
Thursday, September 12, 2024, at 10:00AM (Virtual)

Planning and Environmental Review
130 Cremona Drive, Suite B, Goleta, CA 93117
www.cityofgoleta.org

Case No: 24-0008-DP AM, 24-0003-CUP AM	Address: 6864 Cortona Drive
Project Name: Goleta Energy Storage (BESS) AM	APN: 073-140-031 (formerly 073-140-27)
Case Planner: Kathy Allen	Phone No.: 805-961-7574
E-Mail: kallen@cityofgoleta.org	Transmittal Date: September 3, 2024

Project Description:

The applicant is requesting to amend their Development Plan and Conditional Use Permit for the Battery Energy Storage System (BESS) that is currently in operation (constructed in 2023/approved by the Planning Commission in 2021). The proposed scope includes the following:

- Install augmentation units to the existing, self-contained energy storage and management cabinets (Tesla Megapacks 2XL). The units would be installed on the existing concrete pads immediately adjacent to the existing Megapacks.
- The augmentation units measure 43" W X 71" D X 99" H.
- CEQA review is required, and the applicant has included the following studies:
 - Hazards Analysis and Risk Assessment
 - Operational Noise Prediction Update
- No new parking is required or proposed

<i>Agency/Department</i>	<i>Notified</i>	<i>Agency/Department</i>	<i>Notified</i>
Public Works	X	CalTrans	X
Building and Safety	X	Fire Department	X
Advance Planning	X	Santa Barbara County Flood Control	X
Neighborhood Services	X	Santa Barbara County Surveyor	
Metropolitan Transit District	X	Air Pollution Control District	X
Goleta Water District	X	Santa Barbara Airport	X
Goleta Sanitary District		SBCAG	X
Goleta West Sanitary District	X	Coastal Commission	
U.S. Fish and Wildlife	X	Regional Water Quality Control Board	X
CA Department of Fish and Game	X	Other: Southern CA Edison	X

The applicant shall update their CERS information for this facility, on the state website, and notify the Santa Barbara County Public Health Department Environmental Health Services CUPA.

Development Review Committee Response Form

Comments by Form Recipient

(Please check all that apply, and email-reply back to the case planner.)

Project Name: **Goleta Energy Storage BESS AM**

Case Planner: Kathy Allen

☐ No Comment.

☐ Not Applicable / No regulatory authority.

☐ Will attend meeting.

☐ Unable to attend meeting.

☐ Comments are attached.

Signature: _____ Date: _____

Dept/Agency/District: _____ Position: _____