



SEPPS Land Use Consulting

Policy Consistency Analysis

Land Use Element

Religious and Public Assembly uses are allowed with a minor Conditional Use Permit on RS-zoned parcels. The subject property currently supports the Christ Lutheran Church. The proposed Anthem Church will be located as far as feasible from neighboring residential uses while still respecting and enhancing adjacent ESHA buffers.

LU 1.7 – The project will restore and enhance an existing ESHA buffer that is currently used as gravel parking area.

LU 1.8 - The size bulk and scale is reasonable for the large lot on which it will be located and the maximum height is consistent with other nearby structures including the Stow house. The Anthem Sanctuary will be located over 300' from the nearest residences. As shown in the plans, important viewsheds and scenic vistas will not be substantially impaired.

LU 1.9 – The proposed sanctuary uses an appropriate architecture in the Goleta agricultural vernacular. Please see the accompanying renderings. The project will also be reviewed by the Design Review Board.

Open Space Element

The subject site is not within the Coastal Zone nor open space or public park area. A Phase 1 archaeological resources analysis was completed on the project which indicates that there is a low chance of impacts to prehistoric or cultural resources.

Conservation Element

As detailed in the project description and biological analysis, the subject site includes a prescribed buffer for Monarch Butterfly Habitat located on the adjacent Stow Park property. The ESHA and buffer areas currently include the Stow House, Historical Society, Fire Station #13 and public parking lots and roads. A portion of the buffer extends onto the subject property where it is currently used as a gravel parking area.

CE 1.3 – A site specific Biological Assessment has been performed by Storrer Environmental and is included with the application.

CE 4.0 - The accompanying application includes a Monarch Protection Plan which specifies measures to protect and enhance ESHA on the adjacent property. This

includes a substantial restoration and enhancement of the buffer on the subject property. No structures will be located within the buffer. The area between 51-100' of the updated mapped ESHA will be used for passive recreation. The area between 0 and 50' buffer will be fenced and is not proposed for any activity. The existing graveled area will be restored with native grasses, plants, shrubs and trees including oaks and sycamores and monarch appropriate foraging plants. The proposed trees will provide improved wind protection and stormwater will continue to be directed to proposed basin so that the hydrology will remain consistent. Please see the biological assessment and Monarch Protection Plan for additional information. Per CE 4.6, a count of monarchs show that the roosting site is currently essentially inactive minimal to zero butterflies observed in recent years.

Safety Element

The subject site is not located within an area of substantial hazard risk, nor does it introduce new significant hazards. As required by the City, a site specific hazard analysis has been prepared and accompanies the application.

Visual and Historic Resources Element

The proposed sanctuary will be located on a large lot that is flanked by a substantial number of trees and other buildings (CLC and Stow Park). The architecture has been chosen to be in character with the Goleta agricultural vernacular. The applicant team has engaged professional historians to evaluate the proposed structure to ensure that it will not detract from adjacent historic resources.

The proposed sanctuary will not obscure existing views of Lake Los Carneros and will not detract from public vistas.



Looking SE from Covington and Los Carneros

The architectural plans include renderings and images taken from several locations to demonstrate this point. As can be seen below, the proposed sanctuary will fit positively within the existing and proposed natural landscape.



Rendered view looking East from Los Carneros Road



Rendered view looking South from Covington Way.

Transportation Element

The applicant engaged a professional transportation engineering firm, ATE, to analyze potential impacts on VMT and local roads and intersections as well as parking and circulation. The proposed project will conform with City standards for parking and circulation. The property is surrounded by sidewalk, curb and gutter and connected to the stormwater system. No changes or impacts are expected to an existing bike lane

on Los Carneros Road. By providing day care and school service that will likely serve the surrounding neighborhood, the project will also have some beneficial impacts on adjacent peak hour traffic.

The parking lot design was prepared in coordination between DMHA, Arcadia Studios, Flowers & Associates civil engineering and Associated Transportation Engineers (ATE) to ensure that the project is consistent with City of Goleta development standards and policies for the creation of parking lots. The project is specifically consistent with TE 9.5 by providing clearly delineated parking spaces with adequate room for ingress and egress, suitable drive aisle widths and geometries that were double checked using software specifically designed for this purpose.

A dedicated pedestrian walkway has been provided from the street to the entry of the sanctuary. Finally, the landscaping design by Arcadia was specifically prepared with the idea of softening views of the parking lot and strengthening and beautifying the main entry to the parking lot.

Public Facilities Element – Not Applicable

Noise Element

The applicant has provided a detailed noise study prepared by 45dB. The report includes an analysis of expected operations within the sanctuary including occasional special events that will be held in the exterior of the sanctuary and which may include amplified sound. With the proposed operating times and recommended mitigations as suggested in NE 6.3 and NE 7.5, the proposed operations are not expected to have significant audio impact on adjacent properties.

Housing Element

The applicant intends to be consistent with the housing element with respect to HE 2.2 (Linkage of Housing and Jobs) through a combination of the elements suggested in that policy. The applicant also intends to request a reduction in the fees associated with the provision of day care, as a community benefit.