



SEPPS Land Use Consulting

Anthem Chapel of Goleta
Justification of Required Findings
Development Plan, CUP and Subdivision

Section 17.59.030 Required Findings (DEVELOPMENT PLAN)

A. The project is consistent with the General Plan.

The proposed project is consistent with the purpose and intent of the Single-Family Residential designation in the General Plan and fills an important need in the community. Public Assembly uses are permitted with a minor Conditional Use permit in both the General Plan and Zoning Ordinance. A review of the policies in the General Plan as discussed within the application indicates that the project as proposed is consistent with the intent and development standards contained in the General Plan. Where the General Plan has specific policies related to job/housing linkages, project construction and implementation, appropriate conditions can be imposed to ensure consistency. See accompanying General Plan policy consistency analysis.

B. The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.

Lot 1: The existing Christ Lutheran Church will be sited on a 0.881-acre lot which is more than adequate to support the existing Church and related parking.

Lot 2: The proposed church can be accommodated within the proposed 2.542 acres including the sanctuary, trash enclosures parking and passive outdoor recreation area. Due to the large size of the parcel, the sanctuary is able to be sited over 300' from neighboring residences. The proposed sanctuary is 22,038 SF. In the RS-8 zone, this sized property is enough and to support 13-14 single family lots. Assuming modest 2,500 SF residences on 13 lots results in an expected development of 32,500 SF if the site was developed with residences. Thus, the development is not overly dense for the property.

The large lot also will accommodate landscaping to adequately soften and screen the proposed development and a large enough sanctuary to support the congregation and day care facilities.

In terms of location, the site is easily accessible from Los Carneros Road directly from US-101 and will not overburden adjacent streets with undue traffic. Further, the day care component and sanctuary will likely draw many families from the surrounding neighborhood.

C. Any significant environmental impacts are mitigated to the maximum extent feasible.

Although a formal environment review has not occurred, significant impacts to the environment from development of the proposed project are not expected to occur with the implementation of the various project design features proposed by the applicant's professional team (e.g., as with regards to noise, biology, traffic or cultural resources). The accompanying reports from the professional consultant team include recommended measures that will be incorporated into the project such that there will be no significant impacts on the environment. Further, the project as contemplates provides a substantial improvement to Monarch ESHA buffer that will result in a net improvement.

Short-term air quality impacts from construction or long-term air quality impacts from the traffic generated are not expected to be of significance in relation to overall baseline conditions.

With regards to the visual environment, the project development, particularly the sanctuary was located to minimize impacts on views. The sanctuary design was chosen to emulate an agrarian style that hearkens to the history of Goleta.

D. The project will not conflict with any easements required for public access through, or public use of a portion of the property.

The project does not conflict with easements for public access. There are no public access easements through the property.

17.59.040 Adjustments to Development Standards (DEVELOPMENT PLAN)

A. The adjustment is justified and consistent with the intent of applicable General Plan policies.

Lot 1: The proposed modular classroom building is proposed to be partially within the rear setback, abutting the proposed new church. The location of this structure within the rear setback will not be detrimental to either use, nor to the surrounding neighborhood and would facilitate better spacing of uses on Lot 1.

Lot 2: The proposed height adjustment is consistent with the intent of the General Plan policies. The modification is for only a portion of the structure and will serve the architecture and functional needs for the sanctuary and day care. Only a portion of the building will exceed the

height limit, and there are other structures in the vicinity that exceed 25' in height, e.g. at Stowe Grove Park. Further, this portion of the sanctuary is over 300' from any residences and views from the residences to the north will be screened and softened by existing and proposed landscaping and the Christ Lutheran Church. The project will also be reviewed by the Design Review Board. See accompanying General Plan policy consistency analysis.

B. Resolution Required. Any deviation from a height or lot coverage standard must be reviewed and approved by Resolution by the Planning Commission. (Ord. 20-03 § 6)

Noted.

Section 17.52.070 Required Findings (COMMON PROCEDURES)

1. There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.

Lot 1: The property is currently served by public services and the proposed project will not alter that fact. An intent to serve letter has been provided by the GWD for the shared use existing water allocation.

Lot 2: The project has received Intent to Serve letters from the Goleta Water and Goleta West Sanitary Districts. It is located within a developed transportation infrastructure and is already adequately served by fire and police. The proposed project will not substantially alter their ability to provide service. The property has legal access from Los Carneros Road.

2. The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved.

The proposed project will conform with Title 17 with the approval of two (2) adjustments.

Lot 1: An existing modular classroom building on the Christ Lutheran Church lot will be located partially within the rear yard, abutting Anthem Church.

Lot 2: Secondly, the applicant is requesting a height adjustment to allow a portion of the proposed sanctuary to exceed the 25' height limit. A portion of the sanctuary will reach 31' in height, while much of the building will be at or below the height limit.

In addition, the applicant is requesting a Monarch ESHA buffer reduction pursuant to Section 17.30.180.C.2 of the Goleta Municipal Code as described within the project description and within the biological report.

3. The proposed development is located on a legally created lot.

The parcel was approved for development with a CUP and development plan by the County of Santa Barbara in 1965 which included a review for partial validity. In any event, the

project also includes a Parcel Map which will be recorded and will result in two (2) legal parcels.

4. The development is within the project definition of an adopted or certified CEQA document or is statutorily exempt from CEQA.

The project has not yet undergone review pursuant to the California Environmental Quality Act. However, the City of Goleta will be the Lead Agency in preparing the environmental document associated with the project.

Section 17.57.050 Required Findings (CONDITIONAL USE PERMIT)

A. The use as proposed is consistent with the General Plan.

The proposed project is consistent with the purpose and intent of the Single Family Residential designation in the General Plan and fills an important need in the community. Public Assembly uses are permitted with a minor Conditional Use permit in both the General Plan and Zoning Ordinance. A review of the policies in the General Plan as discussed within the application indicates that the project as proposed is consistent with the intent and development standards contained in the General Plan. Where the General Plan has specific policies related to job/housing linkages, project construction and implementation, appropriate conditions can be imposed to ensure consistency.

B. The use will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.

The proposed sanctuary will not produce any goods, smoke, vibrations or chemicals that will be injurious to the general welfare. Temporary impacts from construction related to dust and noise will be mitigated through standard construction best management practices. Services and amplified noise will be contained indoors with the few exceptions identified in the project description for special events. In those instances, care will be taken to ensure that noise will not exceed the threshold for impacting the neighborhood through a combination of limitations on the time of day, specificity on the orientation of speakers and volume control.

66474 Tentative or Parcel Map; Grounds for Denial A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. **The proposed parcels are consistent with the City General Plan including with regards to minimize size and dimensions. See accompany consistency analysis.**

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans. **The proposed sanctuary use, as a public assembly, primary**

school and day care uses are consistent with and will be an important part of the community. They are consistent with the intent and policies of the General Plan as described in the accompanying consistency analysis. The existing church use is already a permitted use with a conditional use permit and development plan.

(c) That the site is not physically suitable for the type of development. **The parcel site is generally flat and very suitable for the proposed uses.**

(d) That the site is not physically suitable for the proposed density of development. **The proposed sanctuary will occupy only about 21% of the property and will be less dense than what could be developed with residential uses. Lot 1 is suitable for the existing development including structures and parking.**

(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. **The proposed sanctuary will not cause substantial environmental damage and in fact will significantly restore a degraded gravel ESHA buffer.**

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems. **The proposed subdivision will not cause serious health problems. The proposed uses are not linked to health issues in the community.**

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. **The proposed subdivision will not conflict with easements for the public at large. Utility easements for Anthem Chapel and Christ Lutheran Church will be identified with the appropriate utilities and Districts.**