

GENERAL PLAN CONSISTENCY DISCUSSION - ANTHEM PROJECT

General Plan Policy	Policy/Summary	Applicant Response
LU 1.7	New Development and Protection of Environmental Resources. [GP/CP] Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent with the standards set forth in the Conservation Element and the City’s Zoning Code.	The proposed project will be consistent with the General Plan and Zoning code with respect to the adjacent Monarch ESHA and Raptor nests. The project plans include extensive improvements and restoration to the degraded ESHA bufferm including the planting of trees to protect monarch nesting sites from wind along with groundcover conducive to pollinator health. A Monarch Habitat Protection Plan has also been prepared and the project will include tree nesting surveys to ensure that construction activities do not affect raptors and other birds.
LU 1.8	New Development and Neighborhood Compatibility. [GP/CP] Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.	The proposed church will use high quality design and materials and a western agrarian style that is complimentary to the local vernacular architecture of Stow Grove Park, the surrounding ranch style homes, and the historic agricultural setting; utilizing materials and finishes that are familiar to the Goleta Valley. No public viewsheds will be impaired by the proposed project. The project has been purposefully sited in the rear half of the lot to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The building footprint has been appropriately sized for a 2.542 acre lot to allow for generous open areas and landscaping
LU 1.9	Quality Design in the Built Environment. [GP/CP] The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals shall include coordinated site planning, circulation, and design. Public and/or common open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale.	As shown in the accompanying plans and visual simulations, the project will use high quality design and architecture to integrate the proposed church into the environment. The proposed project design presents a refined and contemporary adaptation of the architecture of agricultural buildings of the west, featuring characteristic design motifs expressed with a sense of scale and material pallette in dialog with its unique surroundings. The project architects, civil and traffic engineers have developed a parking andcirculation plan that balances smooth vehicular operation with protected pedestrian access and has no frontage on Covington Way. The project includes outdoor recreation spaces to the rear of the property, away from residential uses.
CE 1.3 - Site Specific Studies and Unmapped ESHAs	Site-Specific Studies and Unmapped ESHAs. [GP/CP] Any area not designated on the ESHA map in Figure 4-1 that meets the ESHA criteria for the resources specified in CE 1.1 shall be granted the same protections as if the area was shown on the map. Proposals for development on sites where ESHAs are shown on the map or where there is probable cause to believe that ESHAs may exist shall be required to provide the City with a site-specific biological study that includes the following information: a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads. b. A vegetation map that identifies species that may be indicators of ESHAs. c. A soils map that delineates hydric and nonhydric soils, if applicable. d. A census of animal species that indicates the potential existence of ESHAs. e. A detailed map that shows the conclusions regarding the boundary, precise location and extent, or current status of the ESHA based on substantial evidence provided in the biological studies.	The applicant has provided a biological resources evaluation including an ESHA boundary determination based on field surveys. These have been incorporated into the project including an ESHA buffers. Figure 4-1 should be updated with this information in the next GPA Amendment cycle.
CE 4.1: Definition of Habitat Area	Definition of Habitat Area. [GP/CP] The monarch butterfly is recognized as a California and Goleta special resource. Although the species is not threatened with extinction, its autumnal and winter aggregation sites, or roosts, are especially vulnerable to disturbance. Sites that provide the key elements essential for successful monarch butterfly aggregation areas and are locations where monarchs have been historically present shall be considered ESHAs. These elements include stands of eucalyptus or other suitable trees that offer shelter from strong winds and storms, provide a microclimate with adequate sunlight, are situated near a source of water or moisture, and that provide a source of nectar to nourish the butterflies.	The proposed project respects the Monarch ESHA area and will include a 50' buffer from the edge of the ESH. All project elements will be over 100' from known nesting locatiuons. The applicant has prepared a Monarch Preservation Plan that accompanies the project request. The plan includes restoration of the degraded ESHA buffer which is currently mostly bare gravel.

CE 4.4: Protection of Monarch ESHAs	Protection of Monarch Butterfly ESHAs. [GP/CP] Monarch butterfly ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within these ESHAs or their buffer areas. The following standards shall apply: a. No development, except as otherwise allowed by this policy, shall be allowed within monarch butterfly ESHAs or ESHA buffers. b. Since the specific locations of aggregation sites may vary from one year to the next, the focus of protection shall be the entire grove of trees rather than individual trees that are the location of the roost. c. Removal of vegetation within monarch ESHAs shall be prohibited, except for minor pruning of trees or removal of dead trees and debris that are a threat to public safety. d. Public accessways are considered resource-dependent uses and may be located within a monarch ESHA or its buffer; however, such accessways shall be sited to avoid or minimize impacts to aggregation sites. e. Interpretative signage is allowed within a monarch ESHA or its buffer, but shall be designed to be visually unobtrusive. f. Butterfly research, including tree disturbance or other invasive methods, may be allowed subject to City approval of a permit.	The project does not propose new development within the buffer. The project includes a request for a 50' ESHA buffer as explained within the Biological Assessment from Storrer Environmental. A Monarch Preservation Plan has been prepared and would be implemented as part of the project.
CE 4.5: Buffers Adjacent to monarch ESHAs	Buffers Adjacent to Monarch Butterfly ESHAs. [GP/CP] A buffer of a sufficient size to ensure the biological integrity and preservation of the monarch butterfly habitat, including aggregation sites and the surrounding grove of trees, shall be required. Buffers shall not be less than 100 feet around existing and historic roost sites as measured from the outer extent of the tree canopy. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion. The buffer may be reduced to 50 feet in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as along narrow windrows. Grading and other activities that could alter the surface hydrology that sustains the groves of trees are prohibited within or adjacent to the buffer area.	The applicant is requesting a 50' ESHA buffer. The proposed project will ensure the biological integrity and preservation of monarch habitat. The existing ESHA buffer is entirely degraded and will be restored with native landscaping and butterfly foraging plant species. All proposed structural development is more than 100' from the edge of the tree canopy associated with Site 72 and 186' from the monarch roosting area in the center of the grove. Site 72 is buffered by adjacent coast live oak, fig and ornamental trees and the restored 50' buffer will add additional transitional habitat and protection.
CE 4.6: Standards Applicable to New Development Adjacent to Monarch ESHAs	Standards Applicable to New Development Adjacent to Monarch ESHAs. [GP/CP] The following standards shall apply to consideration of proposals for new development adjacent to monarch ESHAs or ESHA buffers: a. A site-specific biological study, prepared by an expert approved by the City who is qualified by virtue of education and experience in the study of monarch butterflies, shall be required to be submitted by the project proponent. b. The study shall include preparation of a Monarch Butterfly Habitat Protection Plan, which at a minimum shall include: 1) the mapped location of the cluster of trees where monarchs are known, or have been known, to roost in both autumnal and over-wintering aggregations; 2) an estimate of the size of the population within the colony; 3) the mapped extent of the entire habitat area; and 4) the boundaries of the buffer zone around the habitat area. c. A temporary fence shall be installed along the outer boundary of the buffer zone prior to and during any grading and construction activities on the site. d. If an active roost or aggregation is present on the project site, any construction grading, or other development within 200 feet of the active roost, shall be prohibited between October 1 and March 1.	The project includes a Monarch Protection Plan as described in the policy.
CE 13.2 (Energy) Project will be subject to the City's Reach Code	Energy Efficiency in Existing and New Commercial and Industrial Development. [GP] The following measures shall be employed to reduce energy consumption in existing and new commercial and industrial buildings: a. Reduction of energy consumption in existing buildings through improved design and management of heating, ventilation, air conditioning systems, and lighting is encouraged. Master metering is discouraged, and conversions to metering for individual tenant spaces shall be promoted where feasible. b. The City shall enforce the state's residential energy conservation building standards set forth in Title 24 through its plan check and building permit issuance processes. c. The City shall encourage nonresidential buildings to be designed in a manner that is appropriate for local climate conditions, taking into account natural light and ventilation, placement of landscaping, and use of integrated energy systems. This encompasses concepts such as cogeneration, waste heat systems, and other similar technologies.	The project proposes to comply with all requirements of the latest version of the California Building Standards Code, incorporating high efficiency lighting, envelope design, mechanical systems, and plumbing systems. Passive design solutions have been incorporated in the building architecture as well to promote energy efficiency.

CE 13.3 (Energy) Project will be subject to the City's Reach Code	Use of Renewable Energy Sources. [GP] For new projects, the City encourages the incorporation of renewable energy sources. Consideration shall be given to incorporation of renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. The following considerations shall apply: a. Solar access shall be protected in accordance with the state Solar Rights Act (AB 2473). South wall and rooftop access should be achievable in low-density residential areas, while rooftop access should be possible in other areas. b. New development shall not impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative. c. Alternative energy sources are encouraged, provided that the technology does not contribute to noise, visual, air quality, or other potential impacts on nearby uses and neighborhoods.	The project will comply with the current California Energy Code requirements for solar energy generation and storage, providing electricity for the building and electric vehicle charging stations.
VH 1.1	Scenic Resources. [GP/CP] An essential aspect of Goleta's character is derived from the various scenic resources within and around the city. Views of these resources from public and private areas contribute to the overall attractiveness of the city and the quality of life enjoyed by its residents, visitors, and workforce. The City shall support the protection and preservation of the following scenic resources: a. The open waters of the Pacific Ocean/Santa Barbara Channel, with the Channel Islands visible in the distance. b. Goleta's Pacific shoreline, including beaches, dunes, lagoons, coastal bluffs, and open costal mesas. c. Goleta and Devereux Sloughs. d. Creeks and the vegetation associated with their riparian corridors. e. Agricultural areas, including orchards, lands in vegetable or other crop production, and fallow agricultural lands. f. Lake Los Carneros and the surrounding woodlands. g. Prominent natural landforms, such as the foothills and the Santa Ynez	The proposed sanctuary will not have a significant impact on scenic resources as demonstrated in the project design documents. The sanctuary location is adjacent to a number of tall trees that will serve as a background for the agrarian architecture. The total onsite development is appropriate for the large lot size, leaving most of the site open. The proposed restoration of the ESHA buffer will add additional oaks and sycamores to the existing wooded backdrop. Foothill views from public locations will not be significantly altered, as shown in the design drawings and realistic renderings. The project will also be subject to design review by the DRB.
VH 2	Policy VH 2: Local Scenic Corridors [GP] Objective: To protect and enhance the visual character and public views within and from Goleta's scenic corridors and locations from which scenic vistas can be enjoyed.	The project will enhance this area of the City by developing what is currently a graveled lot with handsome architecture, landscaping and a restored ESHA buffer as demonstrated in the project design documents.
VH 2.1	Designated Scenic Corridors. [GP] The Scenic Resources Map in Figure 6-1 identifies corridors that pass through, or provide visual access to, areas of high scenic value. These corridors, or segments of corridors, include but are not limited to the following: a. US-101. b. Cathedral Oaks Road. c. Hollister Avenue. d. Los Carneros Road. e. Fairview Avenue. f. Calle Real	See above.
VH 2.2	Preservation of Scenic Corridors. [GP] The aesthetic qualities of scenic corridors shall be preserved through retention of the general character of significant natural features; views of the ocean, foothills, and mountainous areas; and open space associated with recreational and agricultural areas including orchards, prominent vegetation, and historic structures. If landscaping is used to add visual interest or for screening, care should be taken to prevent a wall-like appearance. Bridges, culverts, drainage ditches and other roadway ancillary elements should be appropriately designed; side slopes and earthen berms adjacent to roadways should be natural in appearance.	The proposed architecture was selected to be consistent with the Goleta's agrarian history and will complement nearby buildings at Stow Park and the farmland to the west. The proposed landscaping will soften the proposed parking lot and accentuate the architecture, without blocking views from the public.

VH 2.3	Development Projects Along Scenic Corridors. [GP] Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate: a. Incorporate natural features in design. b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable. c. Minimize vegetation removal. d. Limit the height and size of structures. e. Cluster building sites and structures. f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. g. Preserve historical structures or sites. h. Plant and preserve trees. i. Minimize use of signage. j. Provide site-specific visual assessments, including use of story poles. k. Provide a similar level of architectural detail on all elevations visible from scenic corridors. l. Place existing overhead utilities and all new utilities underground. m. Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.	The proposed design will cluster all development within the sanctuary building, leaving most of the site open. The existing site is undeveloped with mainly gravel and non-natives plants and weeds. Proposed parcel 2 is roughly 2.5 acres and the proposed ~22,000 SF sanctuary is less than what could be developed on the site if it were subdivided per the RS-8 zoning and developed with modest size homes. The height of the building is appropriate for the stature of the structure and to allow a 2 story-portion that will support ancillary uses including the proposed day care and nursery school. The building has been designed to maintain the a similar level of architectural appeal on all sides of the building visible from Los Carneros Road, the adjacent City Parking Lot, and even looking at it through the grove of trees from the Stow House property. Existing overhead utilities will be located underground. Signage will be consistent with the Goleta MC and approved separately through the DRB process. The landscaping palette will add a number of high quality native trees (oaks and sycamores) and significantly improved and maintained landscaping throughout the project.
VH 4.11	Parking Lots. [GP] Parking lots shall be adequately designed and landscaped. The following standards shall apply (see related Policy TE 9): a. Adequate parking requirements shall be established for all zone districts and conditionally permitted uses. b. Adequate parking space dimensions and aisle widths shall be established. c. Angled parking spaces are encouraged in order to maximize visibility for drivers and pedestrians. Retail parking lot design that includes 90-degree parking spaces is discouraged. d. Pedestrian circulation shall be adequate, clearly delineated, and integrated with internal vehicle circulation to allow for safe and convenient pedestrian links from parking areas to building entrances. Planting strips should be used between traffic zones and sidewalks wherever possible. e. Retail parking lots shall provide for adequate shopping cart storage that is adequately screened. f. Parking lot landscaping shall provide for adequate visual relief, screening, and shade. Adequate tree density shall be established and shall include approximately one tree for every four parking spaces. Deciduous trees in parking lots are discouraged due to the visual effects of loss of canopy. g. Parking lot lighting shall be considered relative to the selection and location of parking lot trees and their height at maturity. h. Shared parking arrangements are encouraged where neighboring uses have different peak use periods. i. Permeable parking surfaces and grass-incorporated paving systems are encouraged to reduce stormwater runoff. Water quality protection measures such as storm drain filters should be used to minimize pollutants that would result in	The parking lots have been carefully designed with the landscape architect, architect, civil engineer and traffic engineer to provide a high quality plan that meets with development standards in the policy as well as being aesthetically pleasing. Protected pedestrian walkways have been provided to allow user access to either side of the parking lot and to the public way without requiring said users to cross the main driveways. The plans will be reviewed by the City DRB.
TE 9.5 Parking Lot Design	Parking Lot Design. [GP] Design standards applicable to retail, commercial, business parks, and parking lots are set forth in the Visual and Historic Resources Element Subpolicies VH 4.5, 4.7, and 4.11. In addition, the following standards and criteria shall apply to parking lots of three or more spaces: a. Parking lot design shall provide that all individual spaces are clearly delineated and have easy ingress and egress by vehicles. b. Proposals that include compact parking spaces shall be subject to discretionary approval by the City, and the number of compact parking spaces shall not exceed 20 percent of the total; parking spaces for oversized vehicles shall be included when appropriate. c. Access driveways and aisles shall have adequate geometrics, and the layout shall be clear, functional, and well organized. d. Pedestrian walkways between the parking area and the street, main entrance, and transit stops should be protected by landscaped or other buffers to the extent feasible. e. The visual impact of large expanses of parking lots shall be reduced by appropriate response to the design standards set forth in the Visual and Historic Resources Element’s Policy VH 4.	See above. Project proposes (8) compact spots, which is approximately 6% of the total of (126) spots and well below the 20% recommended maximum.

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