



General Plan Policy Consistency and Title 17 Development Standard Worksheet

Planning and Environmental Review
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General Plan Policy Consistency and Title 17 Development Standard Checklist Worksheet

Below are key development standards from the City's General Plan and Title 17 of the Goleta Municipal Code. Please indicate whether the proposed project meets these standards by providing the requested information and circling "Yes" or "No" (or in some cases "N/A") for each section. This worksheet will be verified by staff as part of the incomplete/project review process. If your project does not comply with the required Development Standards, you will be directed to either revise your project to comply and/or seek a modification or adjustment.

Property Address: 6595 Covington Way - Lot 1 Christ Lutheran Church

Zoning District: Residential (RS-8)

	Compliance (Applicant to Circle One)	PER Staff Verification /Review (State either acceptable or list the deficiency)
Title 17 Consistency <u>Note:</u> Unless otherwise noted, the Title 17 Consistency questions below refer to the following tables in the Goleta Municipal code, as applicable: • Residential: Table 17.07.030 • Commercial: Table 17.08.030 • Office: Table 17.09.030 • Industrial: Table 17.10.030 • Public/Quasi Public: Table 17.11.030 • Open Space and Agricultural: Table 17.12.030		

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Front Setback – Please list the proposed front setback dimension here: <u>23'</u> Does your project meet the required front setback for the property as stated in the applicable Table for the Zoning District?	☒ Yes No N/A	
Interior Side Setback – Please list the proposed interior setback dimensions here (include the cardinal direction based on building orientation i.e. eastside, westside, northside, southside): <u>11'</u> Does your project meet the required interior side setback for the property as stated in the applicable Table for the Zoning District?	☒ Yes No N/A	
Street Side Setback – Please list the proposed street side setback dimension here: _____ Does your project meet the required street side setback for the property as stated in the applicable Table for the Zoning District?	Yes No ☒ N/A	
Rear Setback – Please list the proposed rear setback dimension here: _____ Does your project meet the required rear setback for the property as stated in the applicable Table for the Zoning District?	Yes ☒ No N/A	
Maximum Building Height – Please list the proposed maximum building height here: <u>25' existing building</u> Does your project not exceed the maximum height standards for the property as stated in the applicable Table for the Zoning District?	☒ Yes No N/A	

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Building Height Projections – Please list the type of project and the height of any proposed projections above the maximum building height here: <u>Existing Church/Community Assembly - 25' existing height</u> Does your project proposed meet the requirements of Section 17.24.080 (if proposed)?	☒ Yes No N/A	
Dwelling Unit Density – Please list the proposed residential density of the project: <u>N/A</u> Does your project meet the required minimum and maximum residential density (as applicable) as stated in the appropriate Table for the Zoning District?	Yes No ☒ N/A	
Maximum Floor Area (only applicable to RS zoned parcels). Please list the maximum floor area of the project: _____. Note: if there are multiple lots, provide the proposed maximum floor area for each lot on a separate sheet). Does your project exceed the maximum allowable floor area as stated in Table 17.07.040?	Yes No ☒ N/A	
Minimum Lot Area – Please list the lot area of the parcel(s)/site(s): <u>38,360 SF</u> Does your project meet the minimum lot area as stated in the applicable Table for the Zoning District?	☒ Yes No N/A	
Minimum Lot Width – Please list the lot width of the parcel(s)/site(s): <u>178'</u> Does your project meet the minimum lot width as stated in the applicable Table for the Zoning District?	☒ Yes No N/A	

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Maximum Lot Coverage – Please list the lot coverage for the project: <u>N/A in RS Zone</u> Does your project meet the maximum lot coverage standard as stated in the applicable Table for the Zoning District?	Yes No ☒ N/A	
Open Space (RM, RP, and RH districts) – Please list the amount of common open space _____ and restricted open space _____. Does your project meet the requirements of open space as stated in either Section 17.07.050 or 17.07.060 for the applicable Zoning District?	Yes No ☒ N/A	
Transitional Standards (RM, RP, and RH districts) – Please state how project is meeting this requirement _____. Does your project meet the transitional standard requirements as stated in Section 17.07.050 or 17.07.060 for the applicable Zoning District?	Yes No ☒ N/A	
Minimum Common Open Space and Landscaping (Commercial/ Office/Industrial/Public- Quasi Public Districts)- Please state the amount of open space/landscaping that is provided with this project: 38% Does your project meet the requirements of open space/landscape requirements as stated applicable Table for the Zoning District? (Refer to the tables provided at the beginning of this document.)	Yes No ☒ N/A	

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Limitation on Curb Cuts and Maximum Employment Intensity (Commercial/Office/Industrial Districts) - Please state the number of curb cuts: One (E) Does your project meet the requirements of curb cuts? (Refer to the tables provided at the beginning of this document.) ☒ Yes No N/A In the IS zone, does your project meet the maximum intensity of employment limitations? Yes No N/A		
Have you reviewed the Landscaping provisions found in Chapter 17.34 of the Goleta Municipal Code and as applicable, your project has been designed to comply with these requirements, including the provision of a Landscape Plan that is consistent with 17.34.060 (if required by Section 17.34.020)? Adjustments requested for tree ratio, heat island and loading	☒ Yes No N/A	
If your project includes new or replacement of exterior light fixtures, have you reviewed the Lighting provisions found in Chapter 17.35 of the Goleta Municipal Code and as applicable, submitted a lighting plan that is designed to comply with these requirements?	Yes No ☒ N/A	
If your proposal includes a subdivision, have you review Section 17.32.070 of the Goleta Municipal Code and as applicable, your project has been designed to comply with these requirements?	☒ Yes No N/A	

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Number of Vehicle Parking Spaces – Please list the proposed and required number of spaces below: N/A - existing parking lot a) standard size parking spaces: <u>41</u> Type text here Proposed, <u>43</u> Required b) compact parking space: _____ Proposed, <u>none</u> Required c) ADA compliant parking spaces: <u>2</u> Proposed, <u>2</u> Required d) EV charging stations: <u>None</u> Proposed, _____ Required e) any other: <u>Type text here</u> Does your project meet the minimum number of vehicular parking spaces as required in Section 17.38.040 as well as Sub-section G (Electric Vehicle Charging Stations) from 17.38.110? N/A	Please state Yes/No/NA for each standard: a. <u>No- restripe</u> b. <u>Yes</u> c. <u>Yes</u> d. <u>N/A</u> e. <u>N/A</u>	

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Location Vehicle Parking Spaces – For all <u>required</u> vehicle parking spaces, please identify how many would be located: a) On-site: <u>43</u> b) Off-site (within 200 feet via pedestrian path of travel): <u>None</u> c) Off-site (greater than 200 feet but within 500 feet via pedestrian path of travel): <u>None</u> d) Off-site (greater than 500 feet via pedestrian path of travel): <u>N/A</u> Note: if any required parking is proposed to be located off-site, attach a figure showing the pedestrian path of travel to the furthest required parking space. Does your project meet the requirements for the location of required vehicle parking as required in Section 17.38.070? Yes	Please state Yes/No/NA for each standard: a. <u>Yes</u> b. <u>N/A</u> c. <u>N/A</u> d. <u>N/A</u>	

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Bicycle Parking Spaces – Please list the proposed and required number of: a) Short-term bicycle parking spaces: <u> 5 </u> Proposed, <u> 5 </u> Required b) Long-term bicycle parking spaces (including lockers): <u> 0 </u> Proposed, <u> 0 </u> Required c) Bicycle charging outlets: <u> 0 </u> Proposed, <u> 0 </u> Required d) any other: _____ Does your project meet the minimum number of bicycle parking spaces, as well as location and any other application requirements, as required in Section 17.38.090? Yes	☒ Yes No N/A	

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Parking Area Heat Island Reduction – Please review Subsection J (Heat Island Reduction) of Section 17.38.110, the definition of “Parking Area” from 17.73.020, and provide the following information <u>for any new or modified parking areas</u>: a) Total parking area (square feet): _____ b) Required heat island reduction area (50% of parking area): _____ c) Proposed parking area to be shaded via vegetation (e.g., trees): _____ d) Proposed parking area to be shaded via structures (e.g., carports) that is not already shaded by vegetation: _____ e) Proposed parking area to consist of light-colored materials (with a Solar Reflectance Index of at least 29) that is not shaded under “c” or “d” above: _____ f) Sum of “c,” “d,” and “e”: _____ Do <u>any new or modified parking areas</u> of your project meet the requirements for Parking Area Heat Island Reduction as required in Subsection J (Heat Island Reduction) of Section 17.38.110, and do the project plans demonstrate this consistent with the above? No new or modified parking areas except as required by City	Yes No N/A	

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Additional Parking Area Design and Development Standards – Review the following Sub-Sections of Section 17.38.110: A. Size of Parking Spaces. B. Parking Lot Configuration. C. Striping and Marking. D. Wheel Stops. E. Shopping Cart Storage. F. Parking Access. G. Surfacing. H. Perimeter Curbing. I. Landscaping. J. Screening. K. Circulation and Safety. L. Alternative Parking Area Designs. Indicate in the column to the right whether <u>any new or modified parking areas</u> included in your project meets the above requirements (“Yes” or “No”) from Section 17.38.110 or if the requirement is not applicable (“N/A”). No new or modified parking areas	Please state yes/no/na for each standard A. <u>Yes</u> B. <u>Yes</u> C. <u>Yes</u> D. <u>Yes</u> E. <u>N/A</u> F. <u>Yes</u> G. <u>Yes</u> H. <u>Yes</u> I. <u>No</u> Request for adjustment for tree ratio J. <u>Yes</u> K. <u>Yes</u> L. _____	

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Other, Potentially Applicable Parking Requirements – Review the following Sections: a) 17.38.030, General Provisions b) 17.38.050, Parking Reductions c) 17.38.060, Parking In-Lieu Fee d) 17.38.080, Trailers and Recreational Vehicle Parking/Storage e) 17.38.100, On-Site Loading Indicate in the column to the right whether your project meets each the above requirements (“Yes” or “No”) or if the requirement is not applicable (“N/A”).	Please state yes/no/na for each applicable standard: a) <u>N/A</u> b) <u>N/A</u> c) <u>N/A</u> d) <u>N/A</u> e) <u>No - request adjustment/mod to allow loading in parking aisle. No space for separate loading area and not needed,</u>	

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General Plan Policy Consistency ¹		
Is your proposal consistent with the General Plan Land Use Policies? Land Use Element Policies LU 1: Land Use Plan Map and General Policies LU 2: Residential Land Uses LU 3: Commercial Land Uses LU 4: Office and Industrial Uses LU 5: Public and Quasi-Public Land Uses LU 6: Park and Open Space Uses LU 7: Agriculture LU 8: Central Hollister Residential Development Area LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites) LU 10: Energy-Related On- and Off-Shore Uses LU 11: Nonresidential Growth Management LU 12: Land Use In Goleta's Environs If not, please list the policy(ies) with which the project may be incompatible:	☒ Yes ☐ No	

¹ The General Plan policies listed in the following Section are the primary policies found in each General Plan Chapter. However, that are numerous sub-policies that flow from the primary policies that are also applicable. Staff will review these sub-policies as well as the primary policies when determining if your project is consistent with the General Plan. The applicant is advised to review the entirety of the General Plan to make sure the project is not inconsistent with a particular policy or sub-policy. The General Plan can be accessed here: <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/general-plan>.

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Is your proposal consistent with the General Plan Open Space Policies? Open Space Element Policies OS 1: Lateral Shoreline Access OS 2: Vertical Access to the Shoreline OS 3: Coastal Access Routes, Parking, and Signage OS 4: Trails and Bikeways OS 5: Ellwood-Devereux Open Space Area OS 6: Public Park System Plan OS 7: Adoption of Open Space Plan Map OS 8: Protection of Native American and Paleontological Resources OS 9: Financing Public Parks, Open Space, and Recreation Facilities If not, please list the policy(ies) with which the project may be incompatible: Type text here	☒ Yes ☐ No	

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Is your proposal consistent with the General Plan Conservation Policies? Conservation Element Policies CE 1: ESHA Designations and Policy CE 2: Protection of Creeks and Riparian Areas CE 3: Protection of Wetlands CE 4: Protection of Monarch Butterfly Habitat Areas CE 5: Protection Of Other Terrestrial Habitat Areas CE 6: Protection of Marine Habitat Areas CE 7: Protection of Beach and Shoreline Habitats CE 8: Protection of Special-Status Species CE 9: Protection of Native Woodlands CE 10: Watershed Management and Water Quality CE 11: Preservation of Agricultural Lands CE 12: Protection of Air Quality CE 13: Energy Conservation CE 14: Preservation and Enhancement of Urban Forest CE 15: Water Conservation and Materials Recycling If not, please list the policy(ies) with which the project may be incompatible:	☒ Yes ☐ No	

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Is your proposal consistent with the General Plan Safety Policies? Safety Element Policies SE 1: Safety in General SE 2: Bluff Erosion and Retreat SE 3: Beach Erosion and Shoreline Hazards SE 4: Seismic and Seismically Induced Hazards SE 5: Soil and Slope Stability Hazards SE 6: Flood Hazards SE 7: Urban and Wildland Fire Hazards SE 8: Oil and Gas Industry Hazards SE 9: Airport-Related Hazards. SE 10: Hazardous Materials and Facilities SE 11: Emergency Preparedness If not, please list the policy(ies) with which the project may be incompatible:	☒ Yes ☐ No	
Is your proposal consistent with the General Plan Visual and Historic Resources Policies? Visual and Historic Resources Element Policies VH 1: Scenic Views VH 2: Local Scenic Corridors VH 3: Community Character VH 4: Design Review VH 5: Historic Resources VH 6: Historical and Cultural Landscapes If not, please list the policy(ies) with which the project may be incompatible:	☒ Yes ☐ No	

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Is your proposal consistent with the General Plan Transportation Policies? Transportation Element Policies - TE 1: Integrated Multi-Modal Transportation System - TE 2: Transportation Demand Management - TE 3: Streets and Highways Plan and Standards - TE 4: Target Level of Service Standards - TE 5: Planned Street and Road Improvements - TE 6: Street Design and Streetscape Character - TE 7: Public Transit (Bus Transportation) - TE 8: Rail Transportation - TE 9: Parking - TE 10: Pedestrian Circulation - TE 11: Bikeways Plan - TE 12: Transportation Systems Management - TE 13: Mitigating Traffic Impacts of Development - TE 14: Financing Transportation Improvements - TE 15: Regional Transportation If not, please list the policy(ies) with which the project may be incompatible:	☒ Yes ☐ No	

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Is your proposal consistent with the General Plan Public Facilities Policies? Public Facilities Element Policies PF 1: Development of a Civic Center PF 2: Other Facilities of the City of Goleta PF 3: Public Safety Services and Facilities PF 4: Water and Sewer Facilities PF 5: School Facilities PF 6: Utilities PF 7: Coordinating Facilities and Services with Other Agencies PF 8: General Standards for Public Facilities PF 9: Coordination of Facilities with Future Development PF 10: Financing Public Facilities If not, please list the policy(ies) with which the project may be incompatible: N/A	Yes No	

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Is your proposal consistent with the General Plan Noise Policies? Noise Element Policies NE 1: Noise and Land Use Compatibility Standards NE 2: Traffic Noise Sources NE 3: Airport Noise NE 4: Railway Noise NE 5: Industrial and Other Point Sources NE 6: Single-Event and Nuisance Noise NE 7: Design Criteria to Attenuate Noise If not, please list the policy(ies) with which the project may be incompatible: Type text here	☒ Yes ☐ No	
Is your proposal consistent with the General Plan Housing Policies? Housing Element Policies HE 1: Maintain and Improve Existing Housing and Neighborhoods HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels HE 3: Fair Housing and Special Needs HE 4: Energy Conservation and Sustainable Development HE 5: Community Partnerships in Support of Local and Regional Housing Policies If not, please list the policy(ies) with which the project may be incompatible: Beneficial project request for fee reduction for housing	☒ Yes ☐ No	

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Special Noticing Requirements		
Press Release. Will the project add 10,000 sq. ft. or more of structural development to the site? List the amount of added structural development (all habitable areas): <u>22,038</u> If yes, then a Press Release is required to be issued at the time of public notice for the first conceptual review hearing by the Design Review Board (DRB). (Section 17.52.050 (C) (6) of the GMC)	☒ Yes ☐ No NA	
Story Poles. Consider Section 17.03.090 (rules for measuring height). Will any portion of the new development be 20' or taller? If yes, list the height of the tallest portion of the development or enter "N/A": <u>33' for elevator tower 31' for ridge line of some portion of the building</u> If yes, then be aware that story poles will be required to be installed at least 14 days prior to the first conceptual review hearing by the DRB and continually be up and maintained through the end of the appeal period. (Section 17.52.050 (C) (5) of the GMC) Note: This requirement is NOT applicable to Single Family Dwellings	☒ Yes ☐ No NA	
Drive Through. Does this project involve the addition of a drive through facility? If so, notice will need to be provided to blind, aged, and disabled community in accordance with Section 17.52.050 (C) (4) of the GMC.	Yes ☒ No NA	

SUBMITTED BY:

Steve Welton - SEPPS Land Use Consulting - Agent for Applicant/Owner

December 19, 2024

Name

Relationship to Project

Date

PROJECT PLANNER REVIEW:

Name

Title

Date

January 2021

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