



20 December 2024

City of Goleta
Planning & Environmental Services
Attn: Darryl Mimick

Subject: **Anthem Chapel – 6595 Covington Way – New Sanctuary
Case #s 24-0002-SUB; 24-0004-CUP, 24-0010-DP, 24-0009-DP, 24-0005-CUP,
and 24-0030-DRB**

Dear Mr. Mimick:

Thank for you for your letter of September 20, 2024. Accompanying this letter is a full package of plans and information to address the items in your letter. Below, I have detailed our response to each item in your letter, in the order in which they appeared in your letter.

Project Description

Please note the following edits (highlighted) based on your letter:

- 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 (31') is proposed **for a portion of the building** 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.

Please note that we are also requiring PC approval of four (4) Adjustments as follows on Lot 1

Rear Yard: An existing modular classroom will extend 5' into the rear setback abutting the Anthem Lot. CLC would prefer to keep the modular in this location. The only impact will be on the Anthem Parcel.

Parking Lot:

- **Fewer than 1 tree/4 parking spaces.** For 43 spaces, the project requires 11 trees (rounded up). However, the parking lot abuts a solid CMU wall on the east side, limiting the number of trees that can be provided. In addition to the three existing trees, the applicant is proposing 7 more for a total of 10.
 - **Separate Loading Space.** There is no room for a dedicated loading space. However, over the past ~50 years, trucks have parked during the week within the existing parking aisle for unloading/loading.
 - **Number of Parking Spaces.** Christ Lutheran Church (CLC) has an aging parish and they have striped their lot to provide wider spaces to accommodate some elderly drivers. They have also added additional ADA spaces above the required amount. As a result, the parking lot has 41 spaces, rather than the 43 required by the code. The submitted plans show a restriped lot accommodating 43 spaces, but we would like to request an adjustment to forgo the restriping and allow the Church to maintain the current striping configuration. The parish has decreased in size over the years and they do not use their full parking lot. Please also see letter from the CLC parish.
1. The applicant is requesting a buffer reduction from 100 to 50' as allowed under 17.30.180.C.2 of the Municipal Code. The request is detailed in the biological report previously submitted and prepared by Storrer Environmental. See page 26 of the report for a summary of the reasoning by the applicant. Even with the requested buffer reduction, development for the church will be more than 134' from trees supporting roosting.
 2. The requested information on ESHA and Monarch roosting is shown on Sheet A101.
 3. There is no intention to share parking lots. The existing lots meet the projected demand.
 4. No special equipment is proposed.
 5. See Sheet 103 for Fire access diagram. County Fire had no comments for application completeness.
 6. Please see Sheet LC-1. No Oak trees are proposed to be removed.
 7. Drainage and stormwater reports From Flowers & Associates are included within the resubmittal package.
 8. A Stormwater Control Plan from Flowers & Associates is included in the resubmittal package.
 9. A required transformer is proposed near the southern property boundary and will be screened with landscaping. See Sheet AS102
 10. No hazardous materials are proposed to be stored onsite except common cleaning products.

11. Lighting cut sheets are provided in a PDF document accompanying this letter and are keyed to the photometric plan LT-1.0.
12. Please see letter report from David Stone dated 10/24/24 addressing the potential for paleontological impacts.
13. As discussed with SEPPS, a geology report is not required as there are no special hazards on this property. A soils report was previously submitted.
14. Written justifications for each lot have been provided as an attachment.
15. As noted at the beginning of this letter, the applicant is requesting adjustments for Lot 1 as follows:
 - a. Allow a slight reduction in the tree ratio on the existing parking lot due to the constrained configuration of the existing lot.
 - b. Allow a required loading space to be provided within the parking drive aisle, as has been the case since the project was constructed. There is no feasible place to locate a loading space.
 - c. A 5' reduction in the rear setback for a portion of an existing classroom structure. This structure abuts the Anthem property which is the only property affected.
 - d. A request to maintain the current striping as noted above.
 - e. Lot 1 otherwise complies with Chapter 17. Please see accompany compliance spreadsheet and the Chapter 17 development standard checklist.
16. Written justifications have been provided as an attachment.
17. A justification for the height adjustment was provided with the project description initially submitted, on page 3.
18. Landscape plans have been provided for each lot, including WELO calculations.
19. Room schedules are shown on Sheets A101 and A102. Additional parking calculations are shown on the title sheet and can be also found within the Parking and Traffic analysis from ATE.
20. Lot 1 stats can be found on Sheet AS102 including heights for each building.
21. Lot 1 trash enclosure is on the west side of the sanctuary and can be found on Sheet AS102.
22. Revised setbacks are shown on Sheet AS102.
23. Acknowledged and shown on Sheet AS102.
24. Interior setbacks are shown as noted.
25. EV parking stats are shown on the cover sheet and depicted on AS102.
26. See room calculations and cover sheet for stats.
27. See Sheet A103 for a concept roof plan which also depicts the mechanical equipment.
28. See section lines on Sheet A103 and sections on A301 showing that equipment will not be visible.
29. The 6' height adjustment request is depicted on the plans. Other adjustment requests are documented within this letter.
30. Square footages by use are provided in the calculations on the title sheet. Room by room calculations are provided in the plans.
31. Noted and the plans and statistics reflect this requirement.

32. As discussed at our site visit, the applicant would like to present the landscaping as proposed to DRB as a superior design alternative.
33. See Sheets AS102 which documents the required dimensions for drive aisle widths, thus meeting turning requirements.
34. See Sheet AS102 for bike charging location.
35. An additional pedestrian path has been added, per request. See Sheet A102.
36. See Sheet LC-1 and layout legend for fence calls outs and materials. Additional details on fences will be included further in the design review process. The wall is shown in elevations. Vision clearance triangles are shown and planting within those zones are designed to meet max height requirements.
37. This is an elevator tower. Please see note on A201.
38. Buffer reduction requested as noted previously.
39. Justifications are supplied within the updated biological assessment for a buffer reduction.
40. A historic resources study from Post Hazeltine Associates accompanies this letter.
41. Please see accompanying policy consistency analysis on these items.
42. A revised traffic study has been provided as requested. Stormwater information has been provided as requested. A Facilities Operation and Maintenance Plan can be provided following project approval.
43. Advisory noted.
44. Fire had no comments for application completeness.
45. A letter will be provided for a Beneficial Project determination.
46. Noted. This zone does not appear to have any impact on the proposed project.
47. Noted.
48. Noted.

Sincerely,

SEPPS Land Use Consulting

A handwritten signature in black ink, appearing to read "Steve Welton", written in a cursive style.

Steve Welton
Principal Planner