



VIA ELECTRONIC MAIL

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January 31, 2025

Suzanne Elledge Planning & Permitting Services, Inc.
Attention: Steve Welton
1625 State Street, Suite 1
Santa Barbara, CA 93101

RE: Notice of Application Incompleteness (2nd Letter)
Anthem New Church and Associated Improvements
Case Numbers: 24-0002-SUB, 24-0004-CUP, 24-0010-DP,
24-0009-DP, 24-0005-CUP, and 24-0030-DRB
Located at 6595 Covington Way (APN 077-160-022)

Dear Mr. Welton:

The City received your resubmittal for a Tentative Parcel Map (TPM) to create 2 lots; a new Development Plan with a 6' height adjustment and Conditional Use Permit with design review for development on Lot 2 for the purpose of constructing a new church; and a Development Plan Amendment and Conditional Use Permit Amendment associated with the existing development on Lot 1. We have reviewed your application based upon the submitted project description listed below and have determined that your application is incomplete, and that additional information is required to accurately assess the proposed project's consistency with applicable regulations.

Proposed Project Description

This request is to construct a new church for Anthem Chapel Goleta (AC). The property at 6595 Covington Avenue currently includes facilities for Christ Lutheran Church (CLC) that were permitted through a Conditional Use Permit in 1965 (65-CP-52). The proposed scope includes the following:

- *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.*

Proposed Adjustments to Lot 1 (CLC) for the following:

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. 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, an adjustment to forgo the restriping and allow the Church to maintain the current striping*

configuration is requested. The parish has decreased in size over the years and fewer parking have been needed.

The attachments to this letter provide advisories to be aware of along with incomplete/missing items requested by City Departments and outside agencies.

Once a complete application and adequate project plans have been submitted have been received and reviewed, the processing of the project will begin.

Please be advised that if we do not receive the information requested above within 60 days of the date of this letter we will send a notice offering a final 30 days in which to submit the information. If we do not receive the information by the end of those 30 days, we will close the case.

If you have questions or would like a follow-up meeting to discuss information in this letter, please contact me at 961-7572. Thank you.

Sincerely,

Darryl Mimick
Senior Planner, Current Planning Division

Attachments: Attachment 1: Incomplete/Advisory Items

cc: Lisa Prasse, Current Planning Manager
Kathy Allen, Supervising Senior Planner
Chris Olmstead, Fire Captain
Mark Schleich, Contract Principal Engineer

Case File

ATTACHMENT 1
Anthem New Church and Associated Improvements
Case Numbers: 24-0002-SUB, 24-0004-CUP, 24-0010-DP,
24-0009-DP, 24-0005-CUP, and 24-0030-DRB
Incomplete Items

INCOMPLETE ITEMS:

Project Plans and Zoning Standards

New Lot 1 (Development Plan Amendment and Conditional Use Permit Amendment)

- 1) As mentioned, please provide parking lot shade/shadow requirements pertaining to Section 17.38.110J, Heat Island Effect, of the Goleta Municipal Code, or propose an adjustment/justification in the project description.
- 2) Please provide long-term and short-term bicycle parking locations or an adjustment in the project description.

Anthem Church Building (New Lot 2)- Development Plan/Conditional Use Permit

- 3) As previously mentioned, sheets AS 101, and AS102 of the project plans, as well as the ESHA buffer graphic in the Biology Study, must depict the location of the Monarch Butterfly and Raptor Roosting Habitat as depicted in CE Figure 4-1. Please submit a comparison of the proposed location and the depicted location in CE Figure 4-1. Please include the associated ESHA buffers as well.
- 4) As mentioned, please provide parking lot shade/shadow requirements pertaining to Section 17.38.110J, Heat Island Effect, of the Goleta Municipal Code. If the applicant wishes to propose an adjustment/justification to this regulation, please include the adjustment in the project description.
- 5) The number of electric vehicle charging stations must be consistent with the City of Goleta EV Reach Code (Ordinance 24-04, Amending Chapter 15.2 Green Building Code). Please revise accordingly. Please see the link below:
<https://ecode360.com/GO4931/documents/Ordinances#category-752818177-year-2024>
- 6) Please provide landscaping around the entirety of the proposed trash enclosure and transformer.
- 7) Per Section 17.24.40 please move the trash enclosure and transformer a minimum of 5 feet from the property line.

Public Works Comments

- 8) Public Works comments will be received next week.

Advisories

- 9) The project site is within Santa Barbara Airport Safety Zone 6. The Santa Barbara Airport Land Use Compatibility Plan (ALUCP) states that community assembly is a compatible use category for this Safety Zone; however, there may be additional standards that apply. Separate action by the Airport Land Use Commission is not anticipated for this project, however a thorough review of the ALUCP is recommended. A link to the ALUCP can be found on the SBCAG's website: <https://www.sbcag.org/planning-programming/airport-land-use-commission/>
- 10) Please note, previously submitted studies will be peer reviewed.
- 11) Please attempt to provide your resubmittal within 60 days as incomplete applications that remain inactive cause inefficiencies in departmental operations and would eventually require case closure.
- a) Your resubmittal should include a response to this incomplete letter that addresses items on a point-by-point basis.

-End of Items-