



TO: Goleta Design Review Board

SUBMITTED BY: Darryl Mimick, Supervising Planner

SUBJECT: 6595 Covington Way (APN 077-160-022) New Anthem Church Building and Associated Improvements Case Nos. Case No's 24-0004-CUP, 24-0010-DP; 24-0030-DRB; 24-0009-DP, 24-0002-SUB, & 24-0005-CUP

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to the applicant.

PROJECT DESCRIPTION:

This is a request for **Conceptual** review. On August 12, 2025, the applicant presented the proposed project to the Design Review Board (DRB) and received comments regarding size, bulk, and scale and the general aesthetics of the project. The DRB suggested reducing the size and height of the building and provided general comments regarding the aesthetics of the project. The applicant is returning to the DRB with revised plans, for conceptual site, building, and landscaping related comments for the subject project.

The applicant is requesting a (i) a Tentative Parcel Map (TPM) to subdivide Parcel 1 into two parcels; (ii) one Conditional Use Permit Amendment (CUP) (65-CP-52) to revise the boundary of the original CUP where Christ Lutheran Church (CLC) is located, (iii) one separate as-is Development Plan for the existing CLC building on new Parcel 1, (iv) one Minor Conditional Use Permit to allow a community assembly use (Anthem Church) in the RS-8 zone district, (v) one new Development Plan for the new Anthem Church Building and associated improvements, (vi) Design review by the City of Goleta Design Review Board, and (vii) Adjustments to the Zoning Ordinance. The General Plan Land Use Designation and Zoning Ordinance Designation is Single Family Residential (RS).

The applicant proposes to construct a new church and associated improvements for Anthem Chapel Goleta (AC) at 6595 Covington Way, which currently includes facilities for CLC that were entitled through a CUP in 1965. The proposed project description includes the following:

- Subdivision of 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 sanctuary, parking lot, and accessory structures.
 - Parcel 2 is proposed to 2.542 acres (gross) and support the Anthem (AC) facilities, described below.
- A new 2-story 20,125 SF (reduced from 22,038 SF) split building church (AC) with sanctuary/assembly area, classrooms, daycare/preschool, offices and associated uses.

The church and associated uses would operate in two buildings instead of one as previously proposed.

- Exterior patios, play yards and passive recreation areas.
- A 117-space parking lot including 7 ADA, 6 EV parking spaces, and 25 EV ready spaces.
- Short and long-term bicycle parking and charging stations.
- Restoration of on-site ESHA Monarch buffer area.
- New perimeter walls and fences.
- New trash enclosure.
- Modification of existing driveway apron and proposal of new driveway entrance on Los Carneros Road.
- Associated lighting and landscaping.

Additionally, as part of the proposal, the applicant is requesting Adjustments to the Zoning Ordinance, pursuant to Section 17.59.040, for the following:

Lot 1: Adjustments (CLC)

1. Request to provide less than a combination of 50% shading for the Heat Island Effect to 22%, pursuant to the Municipal Code Section 17.38.110(J).
2. Request relief to not providing charging for one required electric bicycle parking space, pursuant to the Municipal Code Section 17.38.090(C).
3. Request to have the existing modular classroom continue to extend 5 feet into the rear setback abutting new Lot 2 (Anthem).
4. Request relief from the requirement for a separate loading space, pursuant to Municipal Code Section 17.38.100(A).
5. Reduction to the number of parking spaces from 43 to 41, pursuant to Municipal Code Section 17.38.070.
6. Fewer than 1 tree/4 parking spaces, pursuant to Municipal Code Section 17.38.110(K). For 43 spaces, the project requires 11 trees, and the applicant is proposing a total of 10.

Lot 2: Adjustment and Request for Reduction (AC)

1. Request to reduce Monarch Butterfly ESHA from 100-feet to 50-feet, pursuant to Municipal Code Section 17.38.180(C2).
2. The applicant is no longer requesting an adjustment to building height. Staff are currently reviewing the proposed building height calculation to ensure accuracy per the zoning ordinance that a building height adjustment is not required.

Proposed building material for the church facades include but are not limited to troweled concrete, metal storefront windows, exterior glazing, board and batten siding, lap siding, and standing seam metal roofing. A portion of the building roofline will exceed the maximum height of the RS zoning district and an elevator at a total height of 33 feet. These elements are considered Projections Above Structures which are permitted as listed in Title 17 Chapter 17.24, Table 17.24.080.

Proposed landscaping for Parcel 2 includes new landscaping around the parameter of the new parcel, and within the proposed parking lot. The applicant is also proposing new areas for passive recreation and gathering (patio areas), and a fenced outdoor play yard for daycare and preschool uses at the southeast corner of the property. Within this area, the applicant is proposing plant materials consisting of native species with the intent to support butterfly foraging and the restoration of the Monarch buffer area. Exterior passive

recreation areas around the sanctuary would include pavers, grasses, benches, and patios. A concrete walkway would traverse the exterior of the sanctuary, flanked on the east and west sides by two (2) 1,500 SF wooden trellises with vines.

Regarding trees: All trees on the CLC site will remain, and 18 small to medium-sized non-native trees, primarily cinnamon camphora, on the proposed Lot 2 (Anthem) will be removed to accommodate grading and development of the proposed project. The subject trees are located on the north portion of the lot and are not located within ESHA buffers. The applicant proposes 14 new trees within the Monarch ESHA buffer area to enhance the habitat and provide additional shade, softening and screening. An addition, 49 trees are proposed within the parking for a total of 63 new trees as follows:

14 trees proposed within ESHA buffer:

- 12 California Sycamore Multi-Trunks
- 2 Coast Live Oaks

49 trees proposed in the parking lot:

- 30 Swan Hill Fruitless Olives
- 12 Australian Willows
- 5 Brisbane Boxes
- 2 Marina Strawberry Tree Standards

Anthem is proposing a 72-inch black chain-link fence to demark exterior property boundaries with CLC and Lake Carneros/Stow House to provide security, without obstructing views. Where adjacent to Lake Carneros/Stow House the applicant is proposing a 4' split rail fence to allow small animals to traverse. Additional fencing, not to exceed 6' high, will be provided around the pre-school/day care play area. A 3-foot-high stucco CMU retaining wall is proposed along the north property boundary between CLC and Anthem.

The project was filed by agent Steve Whelton, of Sussanne Elledge Planning and Permitting Services (SEPPS) on behalf of Lars Linton, agent for Christ Lutheran Church, the property owner.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As this item is for conceptual review only, no CEQA action is needed currently.

NEXT STEPS

Next steps include: (1) Project Review and CEQA Analysis; (2) Preliminary DRB recommendation; (3) Review and action by Planning Commission (4) a 10-day (Planning Commission) appeal period (5) Final DRB review if no appeal is received (6) Condition Clearance and issuance of Effectuating Zoning Clearance; and (7) Building Permits and construction.

ATTACHMENTS:

Attachment A- Revised Project Plans

Attachment B- Applicant's Project Description

ATTACHMENT A

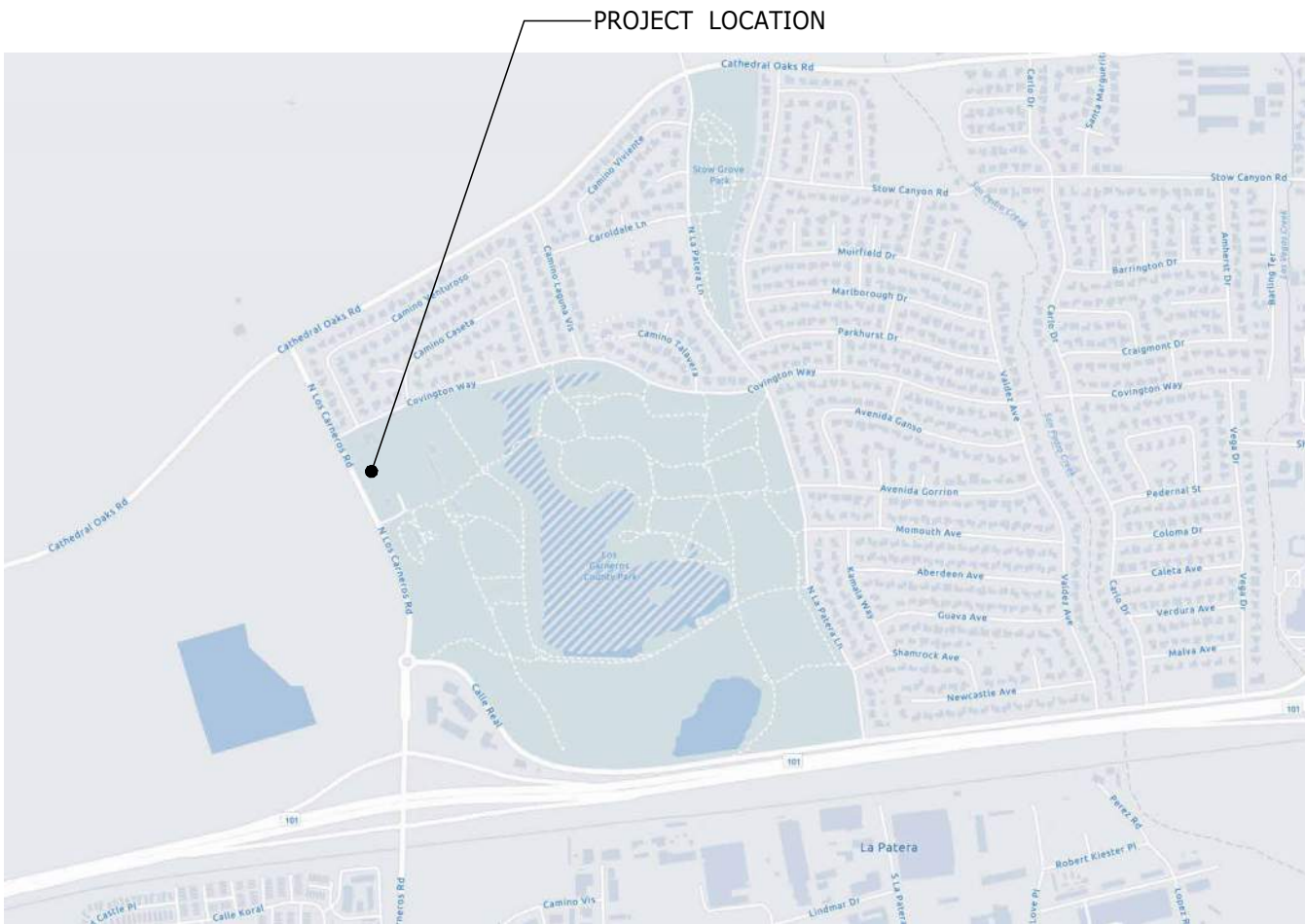
REVISED PROJECT PLANS

Anthem Chapel

Goleta, CA



VICINITY MAP



Additional Parking Statistics

Accessible Parking = 5 (5 min. for parking lots between 101-150 spaces)
Van Parking = 1 (1 min. for 5 accessible parking spaces)
EV Parking = 6 (6 min. for parking lots between 101-150 spaces)
EV Ready = 25 (25 min. for parking lots between 101-150 spaces)
Accessible EV: 1 Standard, 1 Van (1 standard and 1 van min. for facilities with 5-25 EVCS)
(CalGreen Calculation used for electrical vehicle parking; more stringent than Goleta ZO and takes precedence.)
Short Term Bicycle Parking = 12 (.1 * 117 = 11.7)
Short Term Bicycle Charging = 2 (1 charger per 10 spots)
Long Term Bicycle Parking = 3 (1 Space per 10 employee space; 28/10 = 2.8)
Long Term Bicycle Charging = 1 (1 charger per 10 spots)

PROJECT DIRECTORY

ARCHITECT:

DMHA Architecture & Interiors
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

J. Michael Holliday FAIA
Ph: 805.966.7777
michael@dmhaa.com

CODE COMPLIANCE

Governing agency:

City of Goleta
130 Cremona Drive
Goleta, CA 93101

Applicable codes:

All work & material shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes.

- California Building Code, 2022 Edition (CBC)
- California Electrical Code, 2022 Edition (CEC)
- California Mechanical Code, 2022 Edition (CMC)
- California Plumbing Code, 2022 Edition (CPC)
- California Energy Code, 2022 Edition (CEC)
- California Fire Code, 2022 Edition (CFC)
- California Green Building Standards Code, 2022 Edition
- ADA Standards For Accessible Design, 2010 Edition
- Best Management Practices
- ASCE 24-14
- FEMA Technical Bulletins & Applicable FEMA Publications

Parking Calculations

Component	Size	Rate	Parking Required	Spaces Provided
Weekday(a)				
Day Care Center	55 Students	1 Space/10 Students 1 Loading Space/10 Students	6 Spaces 6 Spaces 12 Spaces	117 Spaces
Pre-School	55 Students	1 Space/10 Students 1 Loading Space/10 Students	6 Spaces 6 Spaces 12 Spaces	
Church Admin	1,191 SF Office	1 Space/300 SF	4 Spaces	
Weekday Total			28 Spaces	
Weekend(a)				
Sanctuary (Assembly Area)	5,624 SF	1 Space/50 SF	110 Spaces	117 Spaces

(a) Separate calculations completed for weekdays and weekends.

PROJECT SCOPE

Project Scope Includes:

- Proposed lot split of APN 077-160-022 into 2 new parcels. (E) Buildings and (E) parking that makes up the Christ Lutheran Church complex to remain on new 0.881 acre parcel.
- On (N) 2.542 acre parcel, project proposes (N) church building, (N) parking lot, and associated site development.
 - (N) 117 car parking lot. 5 accessible (1 Van). 6 Electrical Vehicle charging spots (2 accessible, 1 van accessible). (N) driveways, parking lot lighting, and loading zone.
 - (N) Sitework and grading for Tier IV Stormwater Management Plan. (N) Retention areas, drainage culvert, and site wall.
 - (N) Landscaping across (N) parcel, required trees for parking lot shading and screening. Rehabilitation of area of site within 50' ESHA buffer with native plantings to support mapped Monarch Roosting Site. (N) Patio and playards behind building, fencing, and site walkways.
 - 1st Floor
 - Church sanctuary, stage, green room, audio and video control rooms
 - Main church 'paseo', reception area, cafe and small support kitchen
 - Daycare and preschool
 - Kid's workshop areas
 - Fellowship hall
 - Restrooms and storage
 - 2nd Floor
 - Circulation balcony
 - Kid's and teenagers worship areas
 - Offices and conference room
 - Restrooms and storage

FLOOR AREA (CITY OF GOLETA)

FIRST FLOOR	7250 SF
SANCTUARY BUILDING	6519 SF
SECOND FLOOR	6356 SF
	20125 SF

*City of Goleta Area calculated per Zoning Ordinance 17.03.070

FLOOR AREA (GROSS)

FIRST FLOOR	7590 SF
SECOND FLOOR	6628 SF
SANCTUARY BUILDING	6763 SF
	20981 SF

LANDSCAPE ARCHITECT:

Arcadia Studio Landscape Architecture
202 East Cota Street
Santa Barbara, CA 93101

Kalie Grubb, ASLA
Ph: 805.962.9055
kgrubb@arcadiastudio.com

PROJECT INFORMATION

Owner:

Anthem Chapel Goleta

A.P.N.#	Original Parcel 077-160-022, Proposed Parcel TBD
Zoning designation	RS-8 / Single Family
General plan designation	Single Family
Proposed use	Church sanctuary, classrooms, offices and nursery Sanctuary: 11,884 SF (53.2%) Nursery: 1,934 SF (8.6%) Classrooms: 7,268 (32.5%) Offices: 1,222 SF (5.4%) Total: 22,308
High fire	No
Fire sprinklers required	Yes
Flood hazard	Zone X (Minimal Flood Hazard)
Construction type	V-B
Occupancy group	A-3/B/E
Lot size	Original Parcel 149,105 S.F. (3.423 ACRES) Proposed CLC Parcel: 38,360 S.F. (0.881 ACRES) Proposed Project Parcel 110,745 S.F. (2.542 ACRES)
Required setbacks	Front = 20' Rear Yard = 25' Street Sided = 10' Interior Side = 10' Note: All lot widths exceed 100', therefore all interior side setbacks are to be the maximum 10'
Maximum height limit	25'
Grading	Cut= 4,200 Import = 0 Fill = 560 Export = 3,640
SWMP compliance	(E) Impermeable surface = 1,300 SF New or replaced impermeable surface = 49,400 SF
Number of parking spaces	Indicate tier = IV Required = 110 Proposed = 125

SHEET INDEX

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G021	DRB MEMBER COMMENTS
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G032	INSPIRATIONAL IMAGERY
G033	INSPIRATIONAL IMAGERY
G034	INSPIRATIONAL IMAGERY

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LP-1	PLANTING ZONES & PLAN

SITE

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AS102	CONCEPT SITE PLAN

ARCHITECTURAL

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A203	CONCEPT BUILDING ELEVATION NORTH
A901	CONCEPTUAL RENDERING

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Lot 1 Parking Statistics

Total Spaces = 43 (170 Occupants @ 1 Space per 4 Occupants)
Accessible Parking = 2 (2 min. for parking lots between 26-50 spaces)
Van Parking = 1 (1 min. for 5 accessible parking spaces)
EV Parking: Proposed scope is limited to restriping and resurfacing and does not trigger CGBSC Requirements
Short Term Bicycle Parking = 13 (.1 * 43 = 4.3)
Short Term Bicycle Charging = Proposed scope is limited to restriping and resurfacing and does not trigger CGBSC Requirements
Long Term Bicycl Parking = 0 (1 Space per 10 employee spaces, min. 10 employees)
Long Term Bicycle Charging = N/A

PLANNING & LAND USE CONSULTANT:

SEPPS Land Use Consulting
1625 State Street, Suite 1
Santa Barbara, CA 93101

Steve Welton
Ph: 805.966.2758 ext. 111
steve@sepps.com



(E) TENT SANCTUARY
NOT TO SCALE **04**



VIEW FROM LOS CARNEROS
NOT TO SCALE **02**



CORNER OF LOS CARNEROS AND COVINGTON
NOT TO SCALE **03**



SITE CONTEXT
NOT TO SCALE **01**

03/14/2025 9:14:23 AM Autodesk Docs://6955 Covington Road 2142292 - 6955 Covington Road 141

DRB Member Feedback Notes

Cecilia Brown

- Project is too large for the site, storypoles made the building feel very large
 - Suggests scaling down the building, understands that there is not much wiggle room with plate heights
- Concerned about parking overflow, has had personal experience with church overflow issues
 - Does not want to see any variances on Zoning Ordinance
 - No reduction in the ESHA buffer and no uses within the 100'
- Does not want neighborhood to be impacted by the project, focused on parking
 - Essentially doesn't believe the parking calculations will be accurate and the overflow will impact the community

Dennis Whelan

- Storypoles made building feel very large, although he doesn't think overwhelmingly so, but agrees with Cecilia that making it smaller would make it sit better in the context
- Appreciates siting of building at back of site
- Compact and efficient plan
- Recommends rendering looking from Covington should be through parking lot
- North Elevation does not have a relationship to the other elevations
- Encourages architect to look at the mid-century and modern churches of Goleta for precedent, not agrarian vernacular
- Does not like the 'built over time' look of the church, sees churches as monumental buildings and it should have a unique expression
 - Does not think it is possible to even really do a compatible building
- Likes the Paseo and how it opens up to nature, thinks statement could be stronger
- Sanctuary should be expressive of a spiritual concept, felt the tent was more expressive
- Does not like the sloped parapets

Jonathan Eymann

- Acknowledges challenge of program and site, can scale be slightly reduced?
- Believes community should be more accepting of churches and avoid NIMBYism
 - If regulations don't allow for churches, he says the point of this committee is to allow some flexibility to achieve community goals
- Recommends establishing agreement with Lutheran church to share parking

Tamesha Schumacher

- Does not get an inspired feeling from the plan, it does not give her a strong sense of spirituality
- Reminds her more of a school or a shopping center, recommends re-evaluating overall design
- Thinks design will not look as good in the future
- Concerned about building in ESHA buffer, a truly spiritual place would respect the wildlife
- Recommends staggering services with Lutherans and having traffic director on Sundays

Scott Branch

- Thinks the parking lot improvements will be much better than what is there now
- Thinks the ESHA improvements are much better than what is there now, likes the renderings of the ESHA
- Does not think it feels like a church
 - Massing is good, but missed opportunity to look more like a church
- Thinks the square footage ask is significant, suggests possibly reducing some size
- Rhythm of typical church in neighborhood is broken up by large parking lot
- Recommends studying building at front of site, possibly splitting into two buildings with the Paseo in the center to reduce perceived mass
- Storypoles felt big, but not a hard no on the height limit
- How can the project be done without the adjustments
 - Missed opportunity to make something more monumental and church-like



Anthem Chapel Goleta

6595 Covington Way
Goleta, CA 93117

PROJECT #: 21C292

[illegible]

G031

DRB MEMBER COMMENTS



Columbus, IN
Architect: Eero Saarinen
1964



Las Vegas, NV
Architect: Paul Williams
1963



Edina, MN
Architect: Ralph Rapson
1959



Zilwaukee, MI
Architects: Morris and Wesolek
1967

[illegible]

INSPIRATIONAL IMAGERY

Wayfarers Chapel

Rancho Palos Verde, CA

Architect: Lloyd Wright (son of Frank Lloyd Wright)

1950

**Anthem Chapel
Goleta**

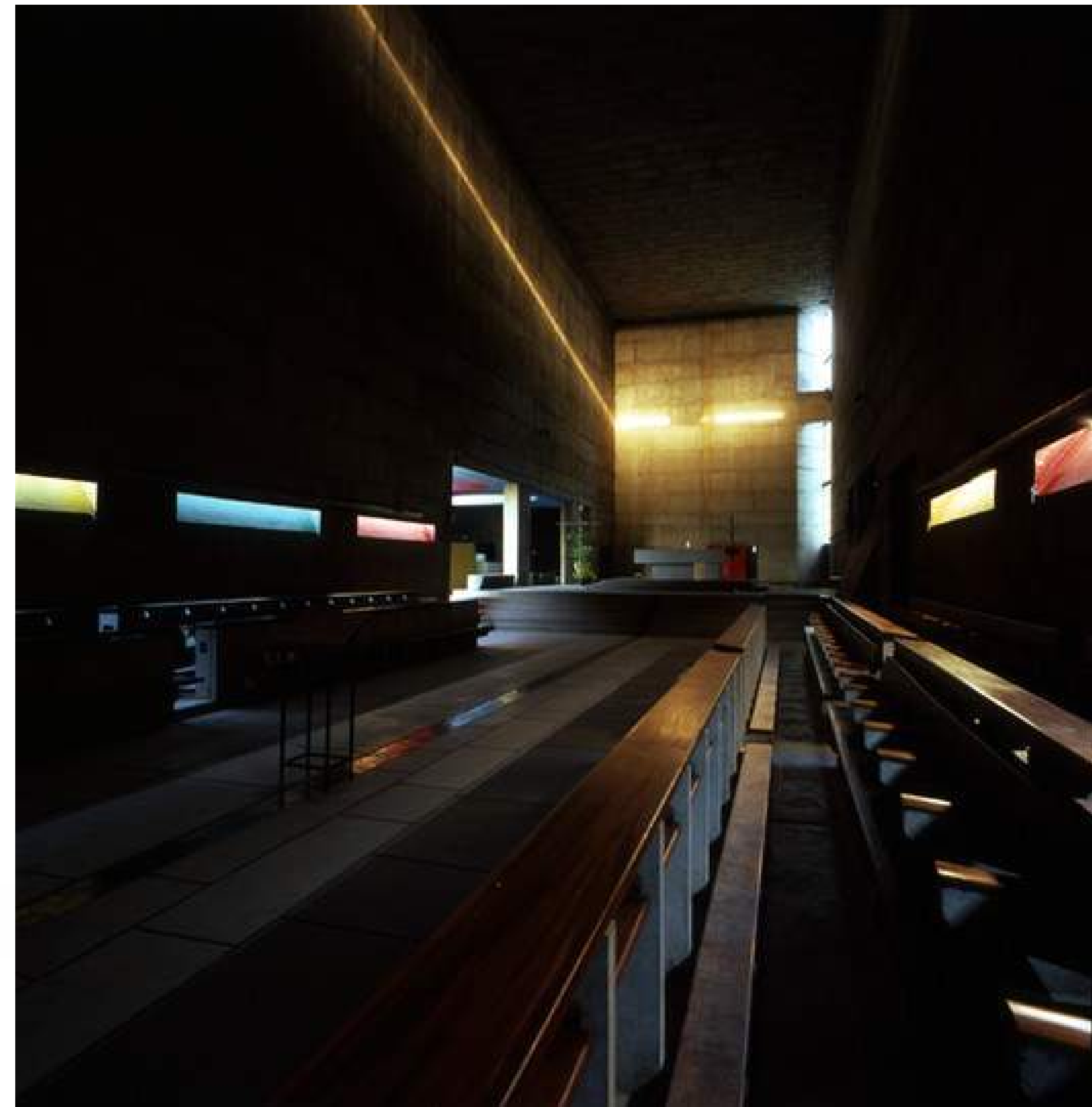
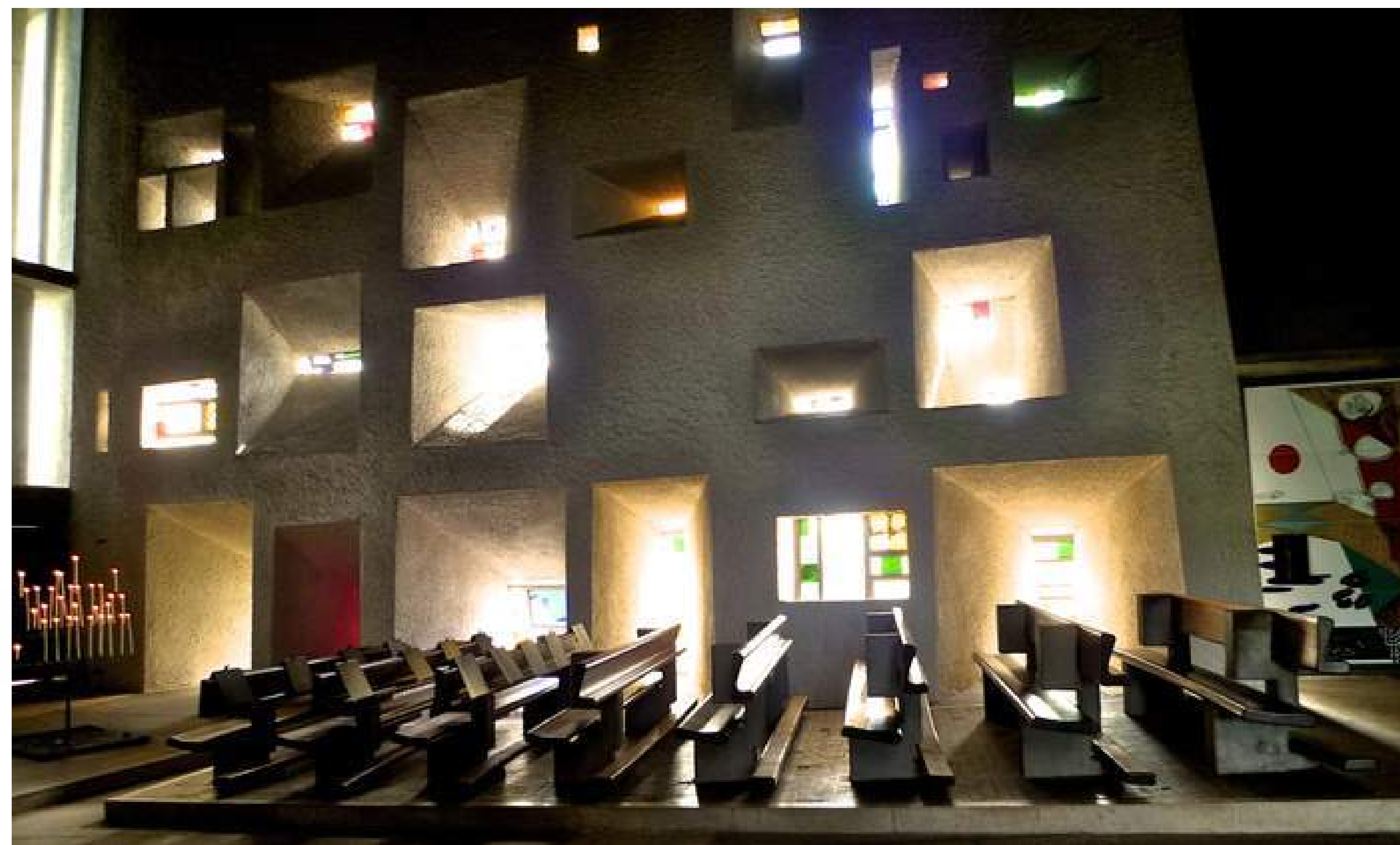
6595 Covington Way
Goleta, CA 93117

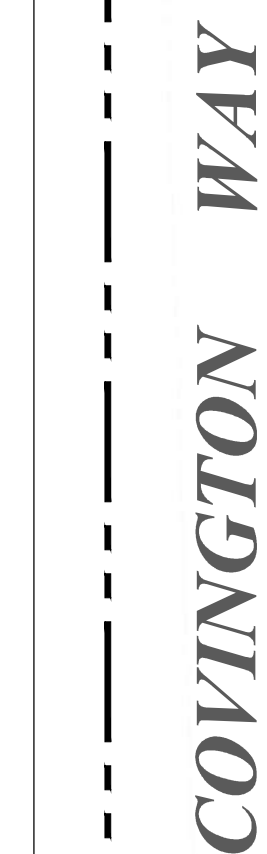
PROJECT #: 21C292

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G033

INSPIRATIONAL IMAGERY

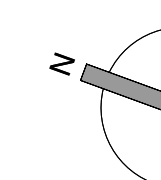




#	Description	Material / Finish
1	(N) Preschool play yard	
2	(N) 4'H play yard fence	
3	(N) Perimeter fence	Black vinyl chain link
4	(N) Native buffer	Per Planting Plan
5	(N) ESHA remediation in 50' buffer zone	
6	(N) Outdoor seating	
7	(N) Stone paving	Pattern to be determined
8	(N) Mown meadow with grasspave2	Per Planting Plan
9	(N) Angelus pavers, vehicular, permeable	Holland 80mm 6"x12". Basketweave pattern, Section per Civil Engineer. Color sample to be approved by Landscape Architect
10	(N) Cross	Per Architect
11	(N) Iron gate	
12	(N) Concrete walk	Top cast no.5 natural color concrete. Sample to be approved by Landscape Architect
13	(N) Asphalt	Solar reflective index greater than 29
14	(N) 4'H Split rail fence	
15	(N) Focal point tree	
16	(N) Small seating area	Gravel paving
17	(N) Gathering space	Gravel paving, gravelpave2, and steel header
18	(N) Sunken seating area	Stone bench, concrete steps in mown meadow
19	(N) Overhead shade cover	

<u>TREES TO BE REMOVED</u>			
<u>SYMBOL</u>	<u>CODE</u>	<u>SPECIES</u>	<u>QTY.</u>
	MAG	<i>Magnolia grandiflora</i>	1
	ELM	<i>Ulmus parvifolia</i>	1
	CAM	<i>Cinnamomum camphora</i>	15
	PLM	<i>Phoenix canariensis</i>	1
	Lot 1:		
	ARU	<i>Arucaria heterophylla</i>	1
	PLM	<i>Phoenix canariensis</i>	2

FENCING LEGEND		
SYMBOL	HEIGHT	MATERIAL
	6'	Black vinyl chain link
	4'	Wood, split rail fence
	4'	Black vinyl chain link



0 8 16 3

Scale:
1/16" = 1'-0"



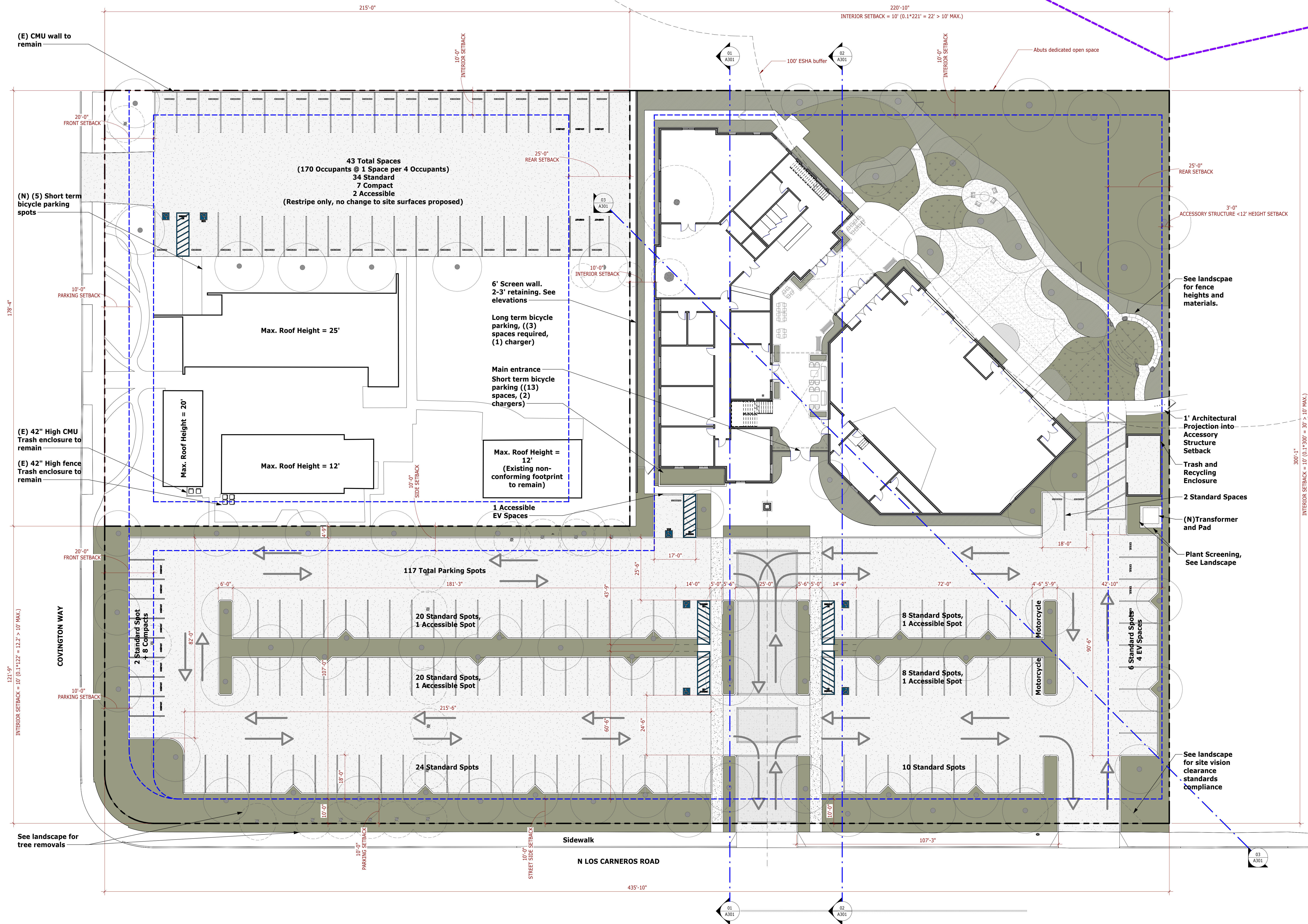
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Submitted to: DMHA
Submitted by: DMHA

Lot 1 (CLC) Site Statistics

Gross Lot Area:	38,360 S.F. (0.881 ACRES)
Net Lot Area:	38,360 S.F. (0.881 ACRES)
Building Area (Habitible + Non-Habitible):	5,698 S.F.
Landscape Area:	14,978 S.F.
Hardscape Area:	17,684 S.F.

NOTE: Turning and backup radiuses are determined by providing drive aisle widths in compliance w/Zoning Ordinance 17.38.110. All drive aisle widths are shown on the plan.

FIGURE CE 4-1
BOUNDARY





Anthem Chapel Goleta
CONCEPT FIRST FLOOR PLAN

10/13/2025

1/8" = 1'-0"

A101

16



Anthem Chapel Goleta
CONCEPT SECOND FLOOR PLAN

10/13/2025

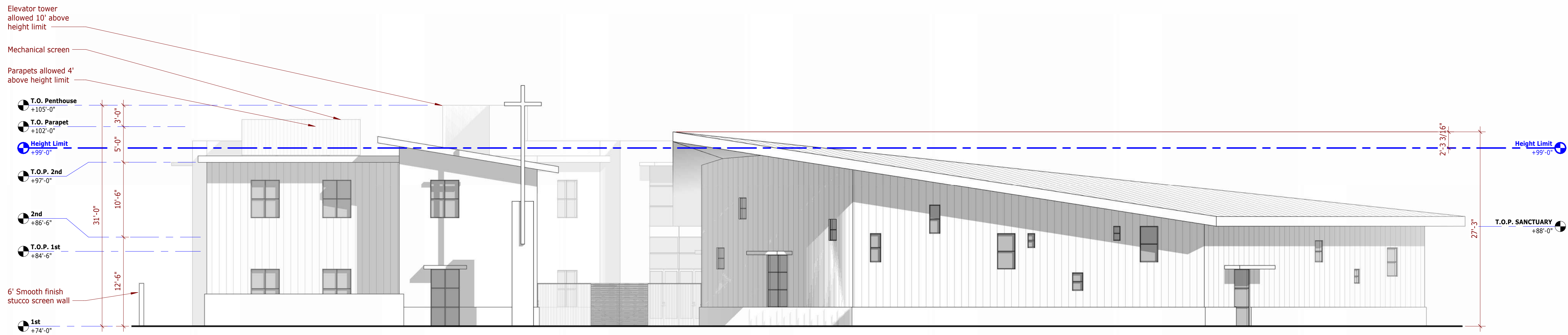
1/8" = 1'-0"

A102

EXTERIOR MATERIAL SCHEDULE				
Description	Mark	Color	Manufacturer	Comments
Troweled Concrete Wall Base	CW01	Muddy Gray	Sherwin Williams	Veneer
Storefront Door	ED01	Medium Bronze	Arcadia	Anodized Aluminum
Exterior Metal Roll-up Door	ED02	Medium Bronze	TBD	Anodized Aluminum
Exterior Door	ED03	Medium Bronze	TBD	Anodized Aluminum
Exterior Storefront Frame	EF01	Medium Bronze	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Metal Panel Siding	MP02	Rustic Red	MBCI	FW-120
Smooth Trowel Stucco	PL01	White	TBD	
Standing Seam Metal Roofing	SS01	White	MBCI	Lokseam
Wood Clad Column	WC01	Yankee Barn	Sherwin Williams	Barn Wood Look



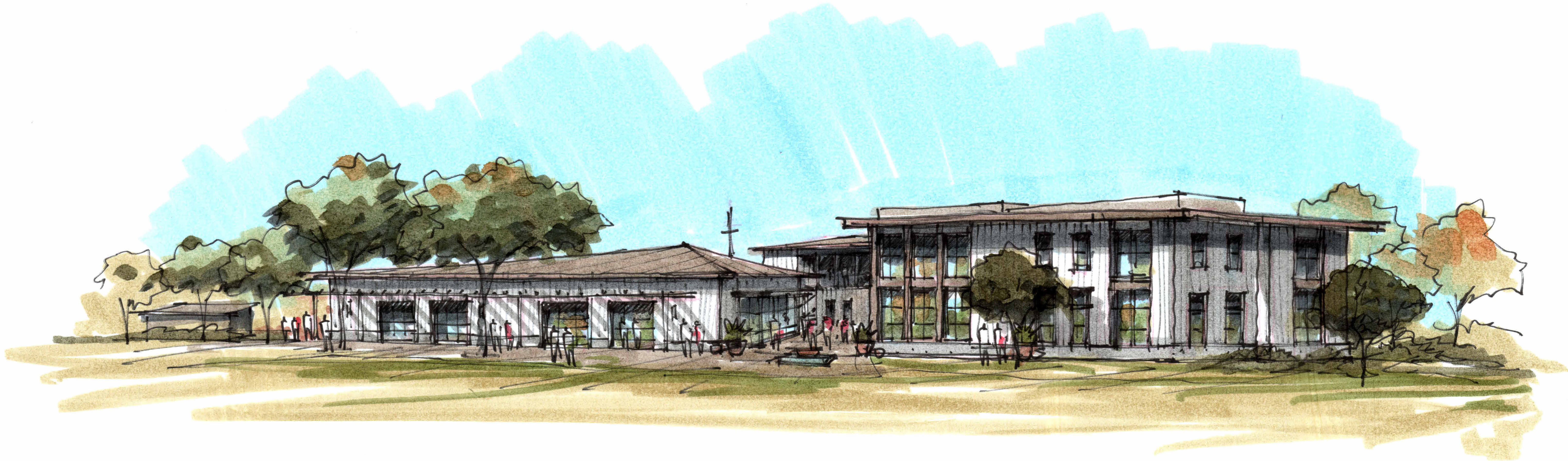
CONCEPT ELEVATION WEST 02
1/8" = 1'-0"



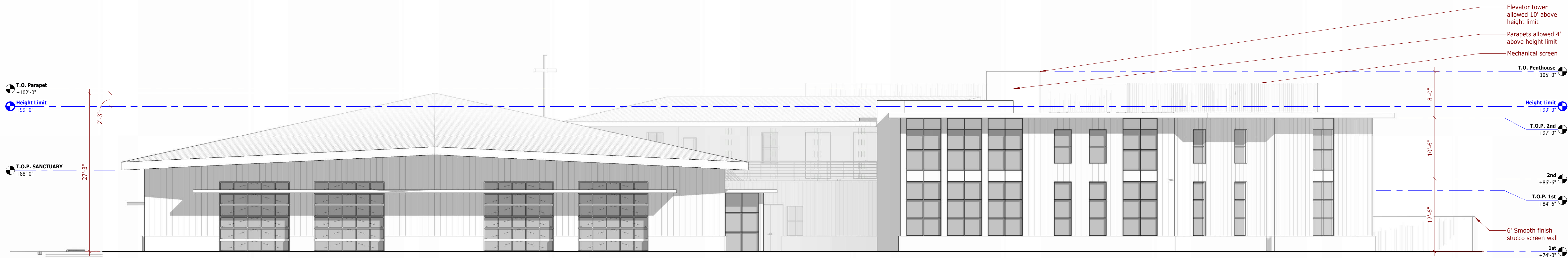
WEST ELEVATION 01
1/8" = 1'-0"

10/13/2025 2:50:36 PM C:\Users\DMHA\OneDrive\Documents\Anthem Chapel Goleta\10-13-2025 16555 Anthem Chapel Goleta - 01B
DMHA ARCHITECTURE, INC.
10000 15th Avenue, Suite 100
San Diego, CA 92161-1000

EXTERIOR MATERIAL SCHEDULE				
Description	Mark	Color	Manufacturer	Comments
Troweled Concrete Wall Base	CW01	Muddy Gray	Sherwin Williams	Veneer
Storefront Door	ED01	Medium Bronze	Arcadia	Anodized Aluminum
Exterior Metal Roll-up Door	ED02	Medium Bronze	TBD	Anodized Aluminum
Exterior Door	ED03	Medium Bronze	TBD	Anodized Aluminum
Exterior Storefront Frame	EF01	Medium Bronze	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Metal Panel Siding	MP02	Rustic Red	MBCI	FW-120
Smooth Trowel Stucco	PL01	White	TBD	
Standing Seam Metal Roofing	SS01	White	MBCI	Lokseam
Wood Clad Column	WC01	Yankee Barn	Sherwin Williams	Barn Wood Look



CONCEPT ELEVATION SOUTHEAST 02
1/8" = 1'-0"

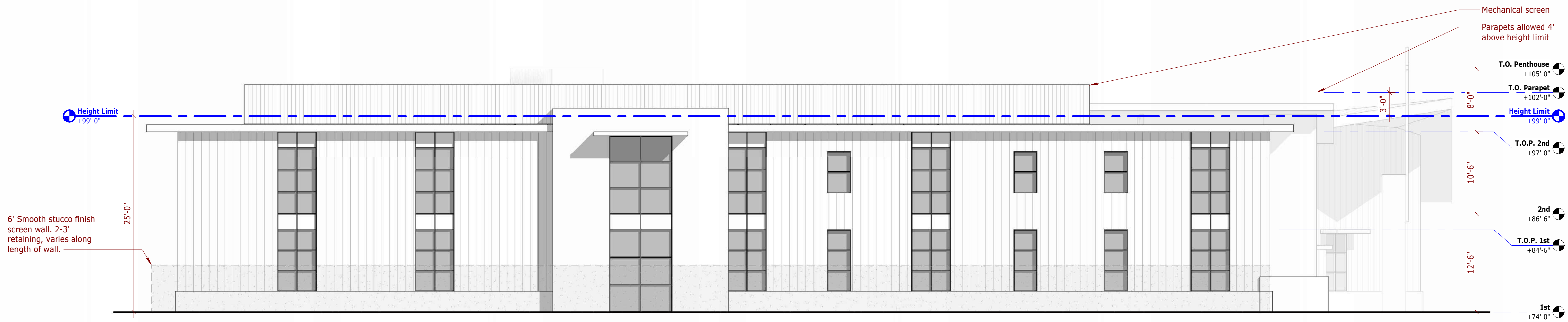


SOUTHEAST ELEVATION 01
1/8" = 1'-0"

10/13/2025 6:53:48 PM: Anthem Chapel Goleta - Conception Road 21C292 - 6595 Conception Road - 01B
Submitted to: DMHA
Submitted by: DMHA

EXTERIOR MATERIAL SCHEDULE				
Description	Mark	Color	Manufacturer	Comments
Troweled Concrete Wall Base	CW01	Muddy Gray	Sherwin Williams	Veneer
Storefront Door	ED01	Medium Bronze	Arcaida	Anodized Aluminum
Exterior Metal Roll-up Door	ED02	Medium Bronze	TBD	Anodized Aluminum
Exterior Door	ED03	Medium Bronze	TBD	Anodized Aluminum
Exterior Storefront Frame	EF01	Medium Bronze	Arcaida	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Metal Panel Siding	MP02	Rich Red	TBD	FW-120
Smooth Trowel Stucco	PL01	White	MBCI	
Standing Seam Metal Roofing	SR01	White	MBCI	Lokseam
Wood Clad Column	WC01	Yankee Barn	Sherwin Williams	Barn Wood Look

CONCEPT ELEVATION NORTH **02**
1/8" = 1'-0"



NORTH ELEVATION **01**
1/8" = 1'-0"

ATTACHMENT B

REVISED PROJECT DESCRIPTION



ANTHEM CHAPEL GOLETA PROJECT DESCRIPTION

**6595 COVINGTON WAY
APN 077-160-022**

**Parcel Map
Development Plan and Amendment
Minor CUP and Amendment
Voluntary Merger
Objective Design Standard Design Review**

Updated:
15 October 2025

Prepared for:
City of Goleta Planning & Environmental Review
130 Cremona Drive
Goleta, CA 93117

Prepared By:
SEPPS Land Use Consulting
Steve Welton, Principal Planner
1625 State Street, Suite 1
Santa Barbara, CA 93101
(805) 966-2758 X111
steve@sepps.com

1.0 Project Request

On behalf of the applicant, we are pleased to present this request to construct a new church for Anthem Chapel Goleta (AC). The property at 6595 Covington currently includes facilities for Christ Lutheran Church (CLC) that were permitted through a Conditional Use Permit 1965. 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 sanctuary, parking lot and accessory structures as detailed later in this project description.
 - Parcel 1 is proposed to 2.542 acres (gross) and support the AC facilities, as further described below.
- Construct a new 2-story 20,125 SF church with classrooms and daycare.
- Exterior patios, play yards and passive recreation areas.
- Construct a 117-space parking lot including 5 ADA and 5 EV parking spaces and 25 EV ready spaces. Also 2 motorcycle parking spaces.
- Short and long-term bicycle parking and charging.
- Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence.
- 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.

The new church is proposed to include a sanctuary with seating for up to 500 persons, offices and facilities for a pre-school, day care and youth groups that would serve the congregation and surrounding neighborhood.

Entitlement for the project will require the following:

- Parcel Map to subdivide the 3.423-acre property into two (2) parcels pursuant to the Subdivision Map Act and Goleta Municipal Code.
- Amendment to the Conditional Use Permit (65-CP-52) and Development Plan for CLC to revise the boundary of that CUP and clarify the entitlement.
- Minor CUP to allow an assembly use in the RS-8 zone per the Goleta Municipal Code.
- Development Plan for the new sanctuary and ancillary improvements.
- Land Use Permit for the proposed development
- Design review by Goleta DRB.

In addition, the applicant will need to obtain a Road Encroachment Permit for work within the ROW to develop the driveway access points and bring utilities to the property.

Because the Development Plan includes development that exceeds 10,000 SF in size, the Plan and the other applications related to the Anthem Chapel will be reviewed by the Planning Commission.

An **Adjustment** is requested on Lot 2 to allow a portion of the proposed sanctuary to exceed the height limit to accommodate a stand-alone cross element. The Goleta municipal code allows such elements to be 20% higher than the normal height limit (25'). Thus the height limit for the cross is 30'. The proposed cross is approximately 33' as proposed and to be discussed the Goleta Design Review Board.



The architectural team has completed a study of nearby public buildings at Stow Park, the Train Depot and a recently approved mosque for comparison and the proposed developed compares favorably. As well, the sanctuary has been intentionally set back to the SW corner of the project, well over 300' from the nearest residences on Covington Way and over 200' from Los Carneros way. The proposed sanctuary will not significantly impact public views as can be seen in renderings simulating it within the existing context on Sheets A903 and A904.

On Lot 1 with the existing church, the applicant is requesting the following adjustments:

- Request to provide less than a combination of 50% shading for the Heat Island Effect pursuant to the Municipal Code. This is an existing parking lot and there are limited ways to provide additional shading. As shown on sheet LP-2, the plans include seven (7) new trees to increase shading. However, there are no islands in the existing lot and so the new trees are located on the perimeter. Adding islands would reduce parking and the lot has existed in this configuration for 50 years. The result of adding additional trees is to improve the shading to 22% of the paved area.
- The applicant is requesting relief to providing charging for an electric bicycle. There is no infrastructure in the nearby area to bring power to the short-term bicycle parking without a significant cost.
- An existing modular classroom will extend 5' into the rear setback abutting the Anthem Lot. Christ Lutheran would prefer to keep the modular in this location. The only impact will be on the Anthem Chapel parcel.
- 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.

- Relief from the requirement for a separate loading space. There is no room for a dedicated loading space. However, over the past ~50 years, trucks have parked within the existing parking aisle during the week 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 their 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.

2.0 Project Setting and History

2.1 Site Setting



View from SW corner of proposed parking lot looking NE towards Chris Lutheran Church (Google)

The project site is located at 6595 Covington Way, within an RS-8 zone, with a Land Use designation of Single Family. The property is comprised of 3.423 gross acres of primarily flat land currently developed with facilities to support Christ Lutheran Church as well as temporary tents and parking to support some Anthem Chapel functions. The property is bounded by Covington Way and residential development to the north, Los Carneros Road and farm land to the west. On the south, the property is bordered by Fire Station 14 and Stow Park facilities including the Goleta Valley Historic Society, the Stow House and the Goleta Train Depot. To the east there is open space and support facilities for Stow Park Grove.

2.2 Property Permit History

The property was originally located within unincorporated County of Santa Barbara, prior to Goleta's incorporation as a City in 2002. The Church was permitted with a Conditional Use Permit and Development Plan under Ordinance 661 which preceded the current Land Use and Development Code in Santa Barbara County. At that time, the zoning for the property was designated as DR-10 (Design Residential).

May 19, 1965

SANTA BARBARA COUNTY
CONDITIONAL USE PERMIT
Case # 65-CP-52

CHRIST LUTHERAN CHURCH

This permit is issued pursuant to the provisions of Article XI of Ordinance No. 661 of the County of Santa Barbara and is subject to the following conditions and limitations. Failure to comply with any of the conditions herein stated shall be cause for revocation of this permit, in addition to any other penalties provided by law.

Said permit shall be null and void and automatically revoked if:

- 1) Within one year after the granting of such permit, construction of the buildings or structures authorized by the permit has not been commenced or, if no buildings or structures are involved, the use has not been established; or
 - 2) A use permitted under a Conditional Permit issued subsequent to the effective date of this section is discontinued for a period of more than one year
- I. A church and day school, Portion of Parcel No. 77-160-19, shall be permitted in accordance with the application of Christ Lutheran Church, Case # 65-CP-52, on property located on the southeasterly corner of Covington Way and Los Carneros Road and known as 6505 Covington Way, Goleta, subject to the following conditions:

Portion of 65-CP-52 for Christ Lutheran Church – Source: Goleta Planning Archives

The County approved a phase approach for the Conditional Use Permit and Development Plan. Phase 1, which has been completed, included a 2,550 SF church with day school, a 44-space parking lot, a 900 SF fellowship hall, and a 610 SF office/nursery. Phase 2 was to include a new sanctuary, 3 classrooms and a 110-space parking lot as well as a new access driveway from Los Carneros. A portion of phase 2, a 960 SF modular classroom, was installed in 2000 following an SCD and Land Use Rider.

The project consisted of two phases. Phase I consisted of the following:

- Construction of a church building (labeled as existing sanctuary on site plan submitted), a Sunday school building, and combination office-nursery building;
- Construction of 44 parking spaces; and
- Installation of landscaping around the Phase I area.

Phase II was proposed to consist of the following:

- Construction of a sanctuary;
- Three classrooms;
- An additional expansion area as depicted on the approved site plan;
- Construction of an additional 110 parking spaces;
- Landscaping around the new parking area; and
- New access driveway constructed off of Los Carneros Road.

Source: 2000 SCD Memorandum from SBC P&D - Goleta Archives

Of particular interest, the sanctuary, classrooms and parking lot proposed by Anthem Chapel are similar to those approved for phase 2 of the 1965 CUP and DP. A full entitlement history has been provided as Attachment "A".

3.0 Project Description

The primary intent of this project is to create a new, stand-alone parcel for the development of a church and associated youth classrooms, pre-school and daycare facilities for Anthem Chapel. The facilities will provide support for Anthem Chapel's congregation as well as daycare and nursery school opportunities for the surrounding neighborhood and Goleta residents. In order to effectuate this goal, the applicant is proposing a Tentative Parcel Map (TPM) to divide the lots, a new Minor CUP¹ and Development Plan for the Anthem Church facilities and an Amendment to the CUP and DP for Christ Lutheran Church to reflect the new property boundaries. A further discussion of these processes is provided in the sections that follow.

3.1 Tentative Parcel Map

The subject parcel totals 3.423 gross acres (3.001 net) and is zoned RS-8 which requires a minimum parcel size of 8,000 SF per lot and a minimum lot width of 75'. The parcel is proposed to be divided as follows:

Parcel	Gross Acreage	Net Acreage
1 (Christ Lutheran)	0.881	0.881
2 (Anthem)	2.542	2.120
Total	3.423	3.001

¹ Community Assembly uses such as churches are allowed in the RS-8 zone district subject to a Minor Conditional Use Permit (MU).

The proposed lot areas and widths for the subject parcels will thus easily meet the criteria set by the Chapter 17 of the City MC for new parcels in the RS-8 zone.

Chapter 16 (Subdivisions) of the Municipal Code encourages preservation of natural features on the site of a subdivision. The primary natural features on the site are in the SE quadrant of the parcel where the applicant proposes to enhance and restore a degraded buffer for Monarch Butterfly ESHA. No other sensitive or natural resources, water courses or scenic, historic points are located on the site.

A copy of the TPM has also been sent to utility providers (e.g. water, sewer, electric, telephone, internet, gas). Easements will be provided as necessary as part of the Final Map processing, if the TPM is approved.

Finding

The required finding for the City pursuant to Section 16.18.040.b of the Municipal code is that, *“the urban lot split would not have a specific, adverse impact, as defined in California [Government Code](#) Section 65589.5(d)(2), on either public health and safety or on the physical environment or, if there is such an impact, there is a feasible method to satisfactorily mitigate or avoid the specific adverse impact.”*

This document describes the proposed project and provides a summary of the project specific reports (e.g. biological, archaeological, acoustic, traffic) that the applicant has obtained in order that show that the project either will not have a specific adverse impact on the physical environment or that any such impacts can be mitigated or avoided. Further, the project will not be injurious to public health or safety as will be demonstrated through compatibility with the Municipal Code and through the CEQA and design review process. The project is ideally located adjacent to open space and Stow Park and another church and the proposed structure will be over 300' from the nearest residence.

3.2 Church Sanctuary Design Features

A single story 6,519 SF sanctuary and a 2-story 13,606 SF education, fellowship and administration building are proposed on Lot 2 of the TPM. The structure will include a 500-seat sanctuary, administrative offices, kitchen/café and restrooms. It will also include classrooms for Sunday school, youth programs and a pre-school/daycare area for up to a combined 110 children, as further described in the operations section of this document.

As shown in the accompanying floor plans, the first floor includes the main sanctuary and supporting areas (i.e. green room storage, video rooms, storage) as well as a reception area, day care and pre-school facilities, restrooms, a café and fellowship area. The second-floor plan includes dedicated classroom space for Sunday school and youth groups as well as church administration spaces and restrooms. The floors are connected by elevator and stairs.

The structure is designed by Michael Holliday of DMHA to emulate an agrarian style in the Goleta vernacular (e.g., lemon packing) intended to be compatible with the adjacent developments within Stow Park and the surrounding neighborhood, open space and farms.

3.3 Landscaping, Trees, and Fencing

The proposed lot that Anthem wishes to construct the church (Lot 2) is currently undeveloped and primarily covered with non-native grasses and dirt or gravel. A landscape plan has been prepared by Kalie Grubb of Arcadia Design. The plan proposes landscaping around the perimeter of the property, and, per City standards, within the parking lot to provide screening and softening of views of the church and vehicles.

The southeast corner of the property includes new areas for passive recreation and gathering (e.g. patios) as well as a fenced outdoor play yard for the daycare and pre-school. Proposed plant materials in this area will include native species that will support butterfly foraging and restore and enhance an existing disturbed buffer for a Monarch Butterfly roosting area within Stow Park. Exterior passive recreation areas around the sanctuary will include pavers, grasses, benches, and patios. A concrete walk-way will traverse the exterior of the sanctuary, flanked on the east and west sides by two (2) ~1,500 SF wooden trellises with vines. A further discussion of the plantings in the ESHA buffer is provided in the Environmental Considerations section.

Trees

All trees on the Christ Lutheran Church site will remain. Eighteen (18) small to medium-sized non-native trees, primarily cinnamon camphora, on the proposed Anthem lot will be removed in order to accommodate grading and development of the proposed project (see Sheet LC-1 indicated with a red "X"). These trees are on the north portion of the lot and are not located within ESHA buffers.

Fourteen (14) new trees are proposed within the ESHA buffer areas to enhance the habitat and provide additional shade, softening and screening. These trees are shown in the proposed plant palette and include two 48" box oak trees and twelve 36" box sycamores. An additional 39 trees are proposed within the parking lot as described on Sheet LP-1 and shown below, for a total of 53 new trees.

PARKING LOT TREES				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AM	<i>Arbutus x 'Marina'</i>	Marina Strawberry Tree Standard	15 gal	2
GP	<i>Geijera parviflora</i>	Australian Willow	15 gal	7
LC	<i>Lophostemon confertus</i>	Brisbane Box	36" Box	5
OS	<i>Olea europaea 'Swan Hill'</i>	Swan Hill Fruitless Olive	15 gal	25

WELO/Water Use

Total landscaped area will be 24,422 SF on the Anthem property. WELO calculations have been prepared by Arcadia to show consistency with State law in this regard and can be found on Sheet LI-1. As shown, the water is well below the WELO threshold. Water calculations for proposed water use were also provided to Goleta Water District as part of a water demand analysis for the existing CLC and proposed Anthem properties.

Shade Study

A parking lot shading study has been prepared by Arcadia (see Sheet LP-2) of the drawings. The proposed parking lot area comprises 44,987 SF. The heat island effect will be mitigated by a combination of canopy trees (19,204 SF) and light-colored paving (4,641 SF), providing a total of 23,645 SF and exceeding the 50% shading requirement.

Gates and Fencing

No gates are proposed. A 72" black chain-link fence is proposed to demark exterior property boundaries with CLC and Stow Park and to the north in order to provide security, without obstructing views. Where adjacent to Stow Grove Park, a 4' split rail fence is proposed and will allow small animals to easily traverse. Additional fencing, not to exceed 6' high, will be provided around the pre-school/day care play area in compliance with State law. A 3' max high stucco CMU retaining wall is proposed along the north property boundary between CLC and Anthem, as indicated on Sheet CD-1 of the civil drawings.

3.4 Parking

The church will be supported by a 117-space parking lot including required ADA and EV parking and two (2) 25' wide driveway ingress/egress points which will facilitate orderly arrivals and departures during church services. The parking area will be screened with landscaping per the requirements of MC 17.38.110.L

Community Assembly structures require 1 parking space per 50 SF of the sanctuary (assembly area). The main sanctuary is 4,617 SF with an estimated seating capacity of 500 persons, corresponding to a requirement for 110 spaces. The parking demand for the church use will far outstrip that of other uses of the property and church services will not overlap with childcare, preschool or any other uses. As a result, the proposed parking will be more than adequate to support peak demands. Please also see the parking analysis from Associate Transportation Engineers (ATE).

The proposed parking lot includes concrete pedestrian paths of travel per the Municipal code to allow a safe path of travel for attendees to the church. Please see sheet LC-1 Note 12 of the landscape plans.

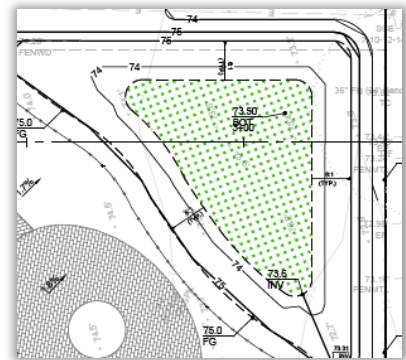
As a special note, CLC and Anthem Chapel have granted permission to the Goleta Valley Historical Society (GVHS) for occasional, scheduled events within Stow House Park, to use the subject property (dirt lot of Parcel 2), for additional parking needed to serve GVHS events. Special event parking has been granted only by permission. Anthem Chapel is not obligated to provide special event parking to GVHS, but intends to continue its "good-neighbor" sharing of its parking for GVHS special events as it has, at its own discretion, in the past.

3.5 Grading and Stormwater

Over proposed lot 2, approximately 4,200 cubic yards of cut and 560 cubic yards of fill are proposed, leaving a net export of 3,640 cubic yards without accounting for shrinkage. This grading is necessary to provide consistent drainage, safe paths of travel and to link the proposed sanctuary with the topography.

Cut and fill slopes will vary at select areas around the project site. The maximum cut and fill slope is 2:1. Retaining walls are a maximum of 3' between the sanctuary and the north property boundary.

Stormwater on the site currently runs to the SE and SW corners of the property. The design team is proposing an above-ground vegetated detention basin in the SE corner which is currently bare ground and gravel. This area is within the monarch habitat buffer, and will be planted with and surrounded by native vegetation that will provide monarch foraging and be a substantial enhancement of the current area which consists primarily of dirt and gravel. This basin also allows the site to preserve the natural flows to this area of the project site and the ESH on the adjacent property. The remainder of the stormwater will be detained under the existing parking lot within chambers and then directed to the adjacent stormwater system on Los Carneros.



3.6 Lighting

While most activities will conclude by sunset, there will be times that the sanctuary is occupied during the night hours. As well, safety and accent lighting is desirable. The exterior lighting design is in progress and will be presented at a future design review meeting. The intent is to select lighting that will be generally hooded and directed downward and that will not result in spill onto neighboring properties.

3.7 Public Improvements

The subject parcel is bounded with sidewalk, curb and gutter on the north and west side along Covington Way and N. Los Carneros Road, respectively. Bike lanes are located on either side of Los Carneros, where the parcel boundary extends to approximately the centerline.

After consultation with Associated Transportation Engineers and City Public Works, an existing driveway at the southwest corner of the property on Los Carneros is proposed to be widened to 25' to accommodate proposed two-way flows. An additional 25' wide driveway is proposed approximately 140' north along Los Carneros to facilitate ingress and egress before and after church services.

A new water meter will be located for Anthem Chapel in coordination with Goleta Water District. A new sewer lateral will connect to the existing main operated by Goleta West Sanitary District near the southwest corner of the property. An encroachment application will be filed with Public Works to review the proposed public improvement plans following project approval.

3.8 Christ Lutheran Church – CUP Amendment

As discussed previously, Christ Lutheran Church operates on a previously approved CUP and Development Plan. There are no proposed changes to CLC operations or the Development Plan with the exception of those required for conformance with Chapter 17 related to the parking lot and bicycle parking. The existing facilities are otherwise unchanged. The structures on the revised parcel will meet all required setbacks except that an existing modular classroom will be located partially within the required 25' rear setback. The applicant is requesting several adjustments from the Planning Commission to reflect the as-built nature of the existing church.

3.9 Municipal Code Development Regulations

The project is requesting that the Planning Commission approve a height adjustment for the proposed sanctuary as well as approve a setback adjustment to allow an existing accessory structure on the Anthem Parcel to be located within the rear setback. As explained within the biological report from Storrer Environmental and later in this document, the applicant is also requesting a 50' reduction to Monarch Butterfly ESHA Buffer (from 100' to 50') as outlined in Municipal Code 17.30.180.C.2.

Otherwise, the project is consistent with all Development Standards set forth in Chapter 17. A complete assessment of the Anthem project's compliance with Chapter 17 of the Municipal Code, is provided as a separate document that accompanies the application. However, in general:

- **Setbacks.**

- The proposed project as shown in the plans meets the required setbacks for the RS-8 zone including a 20' setback along Los Carneros and Covington Way. 10' interior structural setbacks are also provided. In the rear, the property abuts Stow Park, a permanently dedicated open space, and thus the required setback is 15'.
- Pursuant to Section 17.38.070, the parking has been located at least 10' from the public ROW. No parking setback is otherwise required under the ordinance.

- **Height.** The proposed education and administration building will be two stories, with a maximum height of 25', except for code permitted allowances for roof pitch, parapet and elevator doghouse. A proposed stand-alone cross element may need a Height Adjustment, if it exceeds 30'.
- **Fences.** All proposed fences and walls are 6' high or less and meet all vision clearance requirements.
- **Lot Coverage.** The RS-8 zone does not have a maximum lot coverage provision. The Maximum Floor Area restrictions of section 17.07.040 apply to single family dwellings and are not applicable to the proposed church.
- **Minimum Lot Width and Area.** Each parcel exceeds the minimum lot area and width.
- **Parking.** The proposed lot will meet the needs of Anthem Chapel without overparking and will serve as an asset to the community. Electric Vehicle charging, loading and ADA vehicle spaces have been provided as well as short and long-term bicycle spaces, per code.
- **Waste Areas.** A fenced and roofed waste and recycling area has been provided on the plan and will not be located within the front setback or visible from the public ROW.
- **Mechanical Equipment.** All Mechanical equipment will be located on the roof and screened shown in the accompanying plans.
- **Utilities.** All public utilities within the site will be located underground.

Conditional Use Permit and Development Plan

Churches are allowed within the RS-8 zone subject to a Minor Conditional Use Permit (CUP). The project is subject to a Development Plan and, because the project exceeds 10,000 SF, the decision-maker for the entire project is the Planning Commission. Findings for the CUP and Development Plan are provided separately with the application

Statistics

Most project statistics are provided on the coversheet of the architectural plans. Additional statistics can be found within the landscape, civil and architectural plans and are reproduced in this project description, where appropriate.

4.0 Anthem Operations

4.1 Operating Days and Hours

Church Services

Anthem Chapel religious services generally occur three (3) days per week. There are three (3) services on Sunday and one service held during weekday evening for a total of four (4) services per week.

- Sunday services typically occur between 8AM and 9PM

- Weekday evening services typically occur between 6PM and 9PM

Additional services are offered for Christmas, Easter and other special occasions. Clergy and other church personnel arrive earlier and stay later.

In addition to providing worship services, Anthem Chapel offers bible study and other services:

- Youth groups of between 50-100 children on Tuesday and Thursday evenings
- Weddings (around 26/year) with up to 300 people during the day
- Memorials (around 30/year) with up to 300 people
- Bible Study (daily) for around 75 people
- Office Staff will generally be onsite M-F between 7AM-6PM with additional employees and clergy during large services.

In order to preserve parking, weddings and memorials will be scheduled so as not to overlap school or other church services.

Pre-School and Day Care

Anthem Chapel is proposing to offer preschool and day care facilities for the congregation and the Goleta neighborhood. The preschool and daycare will each accept up to 55 children. The facilities would be open M-F at approximately these hours:

Day Care	8AM-5PM (some aftercare may be made available)
Preschool	9AM-1PM

A drop off and pick-up area would be provided at the west side of the church on weekday mornings and afternoons by coning off parking spaces in that area. School staff would facilitate drop-offs to ensure that the queuing area does not spill into Los Carneros.

A fenced yard (as required by law for day care facilities) is proposed south of the church to provide an outdoor play area for the children. Additional play areas will be made available inside the church.

4.2 Employees

Services and activities at Anthem Chapel are supported by its clergy, administrative staff and volunteers.

A table of estimated employees follows:

Use	Employees ²
Church	12 office and clergy
Day Care	12
Preschool	12 (part time)
Total	36

Additional staff and volunteers are employed for Sunday services and special events.

For alternative transportation, the church will offer bicycle parking and encourage carpooling. Bus stops are located nearby, just 500 feet north of the church at Cathedral Oaks and Los Carneros.

4.3 Special Events

In addition to standard services as discussed above, the church also may host some special events as described below. No exterior amplified noise is proposed or planned with these events at this time.

Fall Festival. This is a one-day event held during daylight hours with attendance of about 450 people and a peak attendance of 300. The event is indoors and outdoors and runs for about 3 hours, typically from around 5PM-8PM. This event includes activity booths and games and is open to the public and neighborhood.

Christmas Launch. This is also a one-day event with approximately 450 parishioners and members of the public expected over a 3-hour period, with peak attendance of 300 people. During the launch, a Christmas tree is lit and there are activity booths, games and music both inside and outside. This event typically takes place in the early evening from 6PM-9PM

All Church BBQ. This event is held after Sunday services for parishioners, approximately 10 times per year.

Vacation Bible School. This would be held for about 15 days during the summer for up to 400 children including parishioners and members of the public. Typical hours are 8AM-5PM. The school is held both inside and outside.

Conferences. Up to four (4) religious conferences may occur annually with approximately 300 people. Attendees would mostly be inside but would use the exterior passive

² when operating at full capacity

recreation areas for breaks, meals, and discussion groups. These typically take place on Friday evening or Saturday morning and run through Saturday evening.

The Fall Festival, Christmas Launch, vacation bible school and religious conferences would be scheduled so as not to overlap with other church services.

The proposed siting of the church was intentionally selected to be as far as possible (about 300') from residential uses while still allowing for a protected outdoor area for passive recreation. While most activities occur inside, the exterior recreation areas are provided on the south side of the church, so that the structure will provide a significant sound barrier for neighbors to the north. As mentioned previously, no exterior amplified noise is proposed at this time. In the event amplified noise is determined necessary for an event at some future date, the applicant would be required to file a separate application with the City for a temporary event permit, as required by code.

Parking for these events is expected to be accommodated on site. As described earlier, the church also maintains a by-permission relationship with GVHS (aka Stow House) to allow parking for special events.

5.0 Environmental Considerations

5.1 Public Views

The proposed sanctuary is located on a large lot at least 300' from the nearest residences and more than 200' from any public road. It will not obscure mountain views from public roads. The area around the sanctuary includes a number of tall trees that provide a pleasant backdrop for the architecture. The project will receive design review by the Design Review Board (DRB) as part of the City's review.

5.2 Air Quality and Greenhouse Gas Emissions

The proposed sanctuary is expected to have minimal long terms impacts on air quality during operations, not dissimilar to the baseline. Standard construction BMPs with regard to vehicles, soil movement, etc. are expected to apply and adequately address potential impacts, during development of the project. The project will be subject to standard construction-related conditions as imposed by APCD.

5.3 Biological Resources

A Biological Resources Assessment has been prepared by Jessica Peak and Storrer Environmental Services. The report identified potential resources including special status plant and wildlife species (including raptors) and Environmentally Sensitive Habitat Areas (ESHA).

The applicant proposes to implement mitigation measures to avoid significant impacts to biological resources including tree protection fencing, avoiding pesticides, watering during construction, construction limitations and additional measures for Monarch habitat protection and raptor nesting discussed below.

Monarch ESHA

As noted in the adjacent report, a Monarch overwintering site (Site 72) and historic raptors nests are located on the adjacent City-owned Stow Park site. The onsite contributing habitat was mapped by Storrer Environmental in coordination with the Xerxes Society. This corresponding ESHA is larger than what is currently mapped in CE Figure 4-1. Based on the updated ESHA, the a 100' ESHA buffer from the Monarch site would extend on to the subject property. As shown on Sheet AS101, this buffer also extends into the City Parking Lot, GV Historical Society, Stow House, Fire Station 13 and the Railroad Museum. Site 72 has not supported roosting butterflies for many years, but remains a possible future site.

The applicant is requesting a reduction in the ESHA buffer from 100' to 50' as allowed under the municipal code and the City General Plan as further explained in the biological report on page 26. As identified in the report and in the accompanying plans, the existing buffer area on the project site is currently used for parking and events and is composed of gravel and dirt. No structures are proposed within 100' of the ESHA. The applicant plans to the area between 51-100' of the revised ESHA boundary for passive recreation with permeable pavers and to plant native trees, grasses and plants. A 4' high wooden split rail fence is proposed at 50' from the ESHA to discourage human intrusion and provide further protection of the buffer. Within the 50' buffer, additional native pollinator species, trees (oaks and sycamores) and shrubs are proposed, totaling .22 acres of restorative plantings within the buffer and a total of 14 native trees (12 sycamores and 2 oaks). These resources will provide additional foraging for the Monarchs as well as wind protection for site 72. As discussed earlier in the report, a stormwater detention basin is also proposed in this area and will be planted and surrounded by the native plants and trees discussed above. Please see accompanying plans and rendering of this restored area in the project plans.

A Monarch Butterfly Protection Plan has also been prepared by Storrer and is included as an attachment to the Biological Resources Analysis. This plan includes additional overwintering surveys, environmental awareness training, protective fencing, monitoring and the aforementioned Habitat Enhancement.

Raptors

Historic raptor nests have been observed on the neighboring Stow Park property. In order to avoid impacts to raptor nesting (and other birds), the applicant is proposing pre-

construction surveys if construction is proposed during the bird nesting season (February 1st to August 31st).

5.4 Cultural Resources

A Phase 1 Archaeological Resources Report was prepared by David Stone and Stone Archaeological Consulting. A project site survey was performed over 3 days. No prehistoric or historic cultural resources were identified during the surveys. Combined with the accompanying research, Mr. Stone concluded that the likelihood of encountering culturally significant materials would be low and that the proposed projects impact on cultural resources is less than significant, with certain mitigation measures. The applicant proposes to incorporate the suggested mitigation measures including a Worker Environmental Awareness Program prepared by an archaeologist.

The report was sent to Chumash tribal representatives on May 28th and received feedback from a Northern Chumash representative requesting that the Coastal Band of the Chumash Nation should be contacted in the unlikely event that resources are encountered during construction.

5.5 Geology/Soils

There are no special geology or soils conditions on the property. The only mapped soil is Milpitas-Positas fine sandy loam, which is a moderately well drained soil. A soils report was obtained to assist the civil engineer in designing stormwater treatment and for foundation requirements.

5.6 Hydrology/Water Quality

Kelley Flowers and Associates has designed the stormwater system to be treated and detained on site in two locations 1) underneath the proposed parking lot in chambers 2) within an above ground detention and retention basin in the SE corner of the property as shown on the civil plans.

5.7 Land Use Planning and Policy Consistency

Please see the separate policy consistency analysis and findings documents that accompany the application.

5.8 Noise

The church, day care and pre-school uses will generally operate during daylight hours as discussed in the operations section. Outdoor uses will generally be located in the landscaped areas southeast of the church, which will allow the sanctuary to provide a noise barrier to residential properties to the north. No exterior amplified noise is proposed at this time. Interior music and amplified sound is used during services. In most times, the exterior doors are shut. However, on occasion the doors may be opened during services. These doors face southeast, away from residences. The applicant engaged 45dB

Acoustics to prepare a noise report and to analyze the impacts of the interior amplified noise when the doors are open. The report modeled three (3) services between what are concerned daylight hours for the purposes of noise evaluation i.e., 7AM-7PM. While music is typically just 30-40 minutes, the report conservatively estimates that amplified sound and music would occur for the full hour. The report demonstrates that the noise would be consistent with all policies and standards of the City of Goleta and would not significantly raise ambient noise levels.

5.9 Population/Housing

As discussed in the Operations section, the project is expected to generate roughly 12-18 new full-time equivalent jobs for the day care and preschool. Office staff and clergy are already employed by Anthem and aren't expected to increase as a result of this project. City of Goleta General Plan policy HE 2.2 (Linkage of Housing and Jobs) requires applicants to offset potential employee housing impacts. One method is via payment of impacts fees associated with the additional employment, as calculated by the City. The applicant will be requesting a reduction in fees due to the beneficial nature of providing day care and pre-school services.

5.10 Transportation/Traffic

A Traffic, Parking and VMT Study has been prepared by Scott Schell and Associated Traffic Engineers (ATE) to evaluate the potential transportation impacts.

5.10.1. Trip Generation and Circulation

A trip generation analysis was conducted based on the proposed project description including the church, day care and pre-school activities. A total 71 AM and 39 PM Peak Hour Trips (PHTs) and 428 week-day trips are forecast (note that the Pre-school will close at 1PM). Using these figures, a project distribution to neighboring streets and intersections was assigned. After analyzing the information, it is projected that the project will be consistent with City intersection standards.

ATE also studied the proposed driveway circulation and worked with the design team to optimize the layout of the parking lot and driveways. Level of Service analysis was done on the proposed two driveways, demonstrating that the driveways would operate in a manner consistent with City driveway and site distance standards.

5.10.2. Parking

The City of Goleta Municipal code was consulted in calculating the required parking for the various proposed uses. The weekend use for the church had the highest number of

required parking spaces, totaling 110. The proposed parking is 117 spaces, which satisfies the City's parking requirements.

5.11.3 Vehicle Miles Travelled (VMT)

Updates to the CEQA guidelines adopted in 2018 designate VMT as the appropriate measure of transportation impacts, from an environmental perspective. The City of Goleta correspondingly published a VMT thresholds study in 2020 to replace the LOS metric that was previously in place. In evaluating potential impacts from VMT, ATE analyzed the Church and School/Day Care uses separately, as recommended in the City Guidelines Manual. The projected church VMT was calculated using the City VMT calculator which resulted in a determination that the church use would have a less than significant impact. ATE determined that there is justification under City guidelines such that the school and day care uses may be screened out using criteria applicable to local serving uses which do not increase VMT. Based on the above evaluation, ATE concluded that the Project satisfies the City VMT criteria.

5.11 Utilities/Service Systems

Adequate utilities as well as police and fire protection are available to service the site and the proposed project will not put an undue burden on these services. All utilities will be brought in underground to the subject property.

5.10.1. Goleta Water District

The property is currently served by Goleta Water District. The applicant has filed an application for new water service to divide the existing water supply and purchase additional water to support the proposed development. A Preliminary Water Service Determination letter has been issued by the district and provided with the COG application to support the existing and proposed uses.

5.10.2. Goleta West Sanitary District

The property is located within the Goleta West Sanitary District boundaries. Preliminary information has been provided to GWSD and an Intent to Serve letter from the District is included with this application.

5.10.3. Santa Barbara County Fire Department

The applicant team met twice with County Fire to share progress plans and discuss fire department requirements. An existing fire hydrant near the SW corner of the property and just north of an existing driveway will be maintained, or relocated if directed by County Fire. The proposed structure will include fire sprinklers.

The project was designed to accommodate emergency vehicle access, including access to the rear of the sanctuary, as shown on the project plans. Plans will be routed to County Fire for their further review.

5.12 Waste and Recycling

Fenced and roofed waste and recycling facilities will be provided within enclosed areas meeting City of Goleta standards. The facilities are shown on the proposed plans.

A Solid Waste Management Plan to help reduce food waste generation will be prepared and submitted following the entitlement phase. During demolition and construction activities, the contractor and applicant will work with Marborg to achieve recyclable standards and minimize waste sent to landfills.

6.0 Project Benefits

The proposed project will provide substantial and significant benefits to the surrounding community and to the environment as detailed below.

- Meets the needs of hundreds of existing Anthem Chapel Goleta parishioners
- Provides a Community Child Care Facility – a community priority
- Offers a pre-school for local residents.
- Create new community assembly and meeting spaces.
- Opens up additional community parking opportunities for visitors at Stow Park
- Restore an unvegetated ESHA buffer with .22 acres of native plants, grasses and shrubs with Monarch foraging options and native trees which will provide an improved windbreak
- Improves on-site storm water detention and treatment.
- Complements Stow Park and the neighborhood with attractive architecture and landscaping of a primarily bare gravel lot.

7.0 Project Justification and Findings

Project justification documents, describing the project's consistency with required findings, have been prepared separately and included within the application package with the forms provided by the City of Goleta.