



Agenda Item C.1
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: August 11, 2026

TO: Goleta Design Review Board

FROM: Travis Lee, Associate Planner

SUBJECT: Chevron Automatic Carwash
6895 Hollister Ave; APN 073-100-024
Case Nos. 24-0012-DPAM & 24-0041-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Recommend that the Planning Commission adopt Design Review and California Environmental Act Findings provided as Attachment A;
2. Recommend that the Planning Commission adopt CEQA Categorical Exemption Section 15303(e) as provided in Attachment B; and
3. Recommend Conceptual and Preliminary review approval to the Planning Commission (or approval with conditions).

If the findings cannot be made to recommend approval at this meeting, the DRB can recommend denial based on which finding(s) that they cannot make, or continue the item to provide an opportunity for the applicant to address DRB comments for redesign.

PROJECT DESCRIPTION:

This is a request for **Conceptual/Preliminary Review** recommendation. The applicant requests a Development Plan Amendment (DPAM) to the previously approved Development Plan 85-DP-24. The site development approved under case 85-DP-24 includes a gas station with 8 fuel pumps, a convenience store, and 3 parking spaces. The proposed DPAM is to add a 680 square foot 16-2" tall automatic carwash building with an attached 58 square foot equipment room, a new light pole, abandonment of the northwestern driveway, addition of a 15' long x10' high soundwall, and new landscaping. Three additional bicycle parking spaces are proposed. No grading is proposed and no trees are proposed for removal. Access to the site would continue to be provided by one driveway onto Storke Road and one driveway onto Hollister Avenue.

No new square footage is proposed to the existing convenience store building.

The subject property has a Zoning and General Plan Land Use designation of Intersection Commercial (CI), is located in the Inland Zone, and is subject to the Goleta Commercial Architecture and Design standards. The project does not include a request for adjustments or modifications, and no development is proposed within 100 feet of an Environmentally Sensitive Habitat Area (ESHA). The project was filed by Alicia Ley, of

Michael Pauls Associates, for Sancino Oil Corporation, property owner.

BACKGROUND:

This proposal has been reviewed by the DRB twice since March of 2026. At the first meeting held on March 10, 2026, DRB had various comments pertaining to landscaping materials, the proposed carwash canopy, and the proposed placement of the carwash building in relationship to impacts on neighboring uses. As part of the Conceptual review comments, the DRB suggested the applicant consider alternative locations. The members of the public who attended expressed concerns regarding noise, odor, and traffic issues.

On April 14, 2026, the DRB reviewed the proposal a second time to review the changes the applicant had made in response to the comments provided at the March 10th meeting. The changes included:

- reducing the height of the carwash from 18'-1.5" to 16'-2";
- providing additional landscape screening between the carwash and the adjacent two-story commercial building along the southern property line;
- adding doors to the entrance and exit of the carwash to reduce noise; and
- relocating the clarifier further away from the southern commercial building.

After reviewing the revisions at the April 14, 2026, DRB continued to have concerns regarding the placement of the carwash building, and its impact on neighboring uses. .

The agenda materials along with the videos and minutes from the March 10, 2026 and April 14, 2026 meetings can be accessed here: <https://www.cityofgoleta.org/meetings-agendas>.

In response to the continuing compatibility comments provided on April 14, 2026, , the applicant has submitted a revised the landscaping plan. The landscape plans includes: 1) five (5) 36" box size Dr. Hurd Manzanita trees (*Arctostaphylos* x 'Dr. Hurd') on the southern property line; 2) four (4) 10' trunk height Guadalupe Palm trees (*Brahea edulis*) on the property lines; 3) five (5) 24" box size Tonto Crape Myrtle trees (*Lagerstroemia indica* x *fauriei* 'Tonto') on the north, east, and west property lines; 4), three (3) 36" box size New Zealand Christmas trees (*Metrosideros excelsa*) on the eastern property line; 5), three (3) 36" box size Soft Leaf yucca shrubs (*Yucca recurvifolia*) around the proposed carwash; and 6) four (4) 1-gal Boston Ivy vines (*Parthenocissus tricuspidate*).

The proposed groundcover includes 503 sf of Big Red Kangaroo Paw (*Anigozanthos* x 'Big Red'), 268 sf of Myers Asparagus Fern (*Asparagus densiflorus* 'Myers'), 806 sf of Oregon Grape (*Berberis aquifolium*), 284 sf of Bearberry Cotoneaster (*Cotoneaster dammeri*), 308 sf of Baby Bliss Spreading Flax Lily (*Dianella revoluta* 'Baby Bliss'), 501 sf of Lucky Stripe Mat Rush (*Lomandra hystrix* 'LMV200'), and 393 sf of Bird of Paradise (*Strelitzia reginae*).

All the proposed landscaping complies with the Water Efficient Landscaping Ordinance requirements. The location of the carwash building remains in the same location as shown in previous submittals.

DISCUSSION:

The proposed carwash is consistent with all setbacks, building height (25' maximum), and 5% minimum landscaping threshold development standards for the CI zoning designation.

The proposed 15' x 10' concrete sound wall is placed near the exit of the proposed drive through carwash to reduce the noise of the blowers to the southern property line.

The Goleta Architecture and Design Standards for Commercial Projects apply to commercial and industrial development and include standards relating to site layout, project design, landscaping, and transportation access.

Proposed exterior lighting includes 3 downfacing lights on the new drive through carwash and a new light pole at the southwestern driveway. According to the photometric plan, the light levels do not exceed 0.1 foot-candles at the property lines as required by 17.35.040.C.

The required actions associated with the proposed changes include Design Review (Chapter 17.58) and a Development Plan Amendment (Section 17.52.100(C)). Once a recommendation from the DRB is provided, then the next step will be scheduling the matter for consideration and action by the Planning Commission at a public hearing.

General Plan Policies

Several policies in the City's Visual and Historic Resources Element of the General Plan are applicable to the Project and are shared below for DRB consideration of the project.

VH 4.5 Retail Commercial Areas. [GP] The following standards shall be applicable to retail commercial development:

- a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
- b. Where appropriate, buildings should be sited at or near the front setback line to project a desirable architectural image contiguous to the street and to promote pedestrian access.
- c. Quality architectural design shall be maintained through the use of detailing and high quality, durable materials. Blank wall planes shall be avoided.
- d. Safe, convenient pedestrian and bicycle access shall be provided and encouraged via continuous sidewalks; bike lanes; and sufficient, secure, and protected bicycle parking. Landscaping should be used where possible to buffer pedestrians and cyclists from traffic. Where feasible, other pedestrian amenities such as outdoor seating shall be provided.

- e. Commercial displays, outdoor dining, and outdoor shopping cart storage shall not encroach into pedestrian accessways.
- f. Shopping cart returns should be conveniently located and screened.
- g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.
- h. Landscaping, including canopy trees, shall be used extensively to unify the structural development, reinforce the pedestrian scale, minimize heat and glare from pavement, and break up expanses of parking.
- i. Shared vehicular access shall be considered to minimize the number of driveways and curb cuts.
- j. Where appropriate, parking lots should be located behind, beside, or beneath buildings to minimize visibility. Where buildings do not screen parking, landscaping, berms, or low walls shall be used to screen cars from adjacent roadways and other developments.
- k. Parking lots should provide adequate space for maneuverability and safety. Angled parking spaces are encouraged rather than 90- degree parking stalls to increase visibility for drivers and pedestrians.
- l. Loading areas and recycling and trash facilities shall be easily accessed and shall be screened from view with landscaping, fencing, or walls. Adjacent uses shall be considered when such areas are sited.
- m. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.

VH 4.9 Landscape Design. [GP] Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards:

- a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged.
- b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City.
- c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species.
- d. The use of invasive plants shall be prohibited.
- e. Landscaping shall be incorporated into the design to soften building masses, reinforce pedestrian scale, and provide screening along public streets and offstreet parking areas.

VH 4.12 Lighting. [GP] Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply:

- a. Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to

- minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes.
- b. Direct upward light emission shall be avoided to protect views of the night sky.
- c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.

Further, since the subject parcel is located on Hollister Avenue, which is a designated scenic corridor, Policy VH 2.3 applies:

Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate:

- a. Incorporate natural features in design.
- b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable.
- c. Minimize vegetation removal.
- d. Limit the height and size of structures.
- e. Cluster building sites and structures.
- f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.
- g. Preserve historical structures or sites.
- h. Plant and preserve trees.
- i. Minimize use of signage.
- j. Provide site-specific visual assessments, including use of story poles.
- k. Provide a similar level of architectural detail on all elevations visible from scenic corridors.
- l. Place existing overhead utilities and all new utilities underground.
- m. Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.

NEXT STEPS:

If the DRB grants the applicant's request, the next steps include: (1) Planning Commission review and action on the CEQA determination, the land use entitlement, and design review component at a hearing; (2) a 10-day appeal period following the Planning Commission action; If approved then: (3) Final DRB review; (4) ministerial issuance of a Zoning Clearance to effectuate the DPAM; and (5) Building Permit issuance/construction.

If the DRB action is appealed and the appeal is upheld, DRB's action will be rescinded and the DRB process will start over.

ATTACHMENTS:

Attachment A - Findings of Approval

Attachment B –Project Plans

Attachment C – Architecture and Design Standards for Commercial Projects

ATTACHMENT A

FINDINGS OF APPROVAL

**Design Review Findings for Development
Chevron Carwash
Case No. 24-0012-DP, 24-0041-DRB**

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The subject parcel is located at the intersection of Storke and Hollister and is currently developed with a gas station adjacent to a shopping center. The proposed drive through carwash is consistent with the setbacks and 25' height limit of the CI zone district and has a similar size, bulk, and scale with the existing convenience store on site.

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The existing convenience store serving the gas station would remain in place while the proposed drive through carwash would be located close to the rear property line to allow for circulation. The proposed drive through carwash would have a similar color scheme to the convenience store. The layout, orientation, and location of the existing and proposed buildings are in an appropriate and harmonious relationship with one another and the property. Signage is not part of this review.

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The proposed drive through carwash is harmonious with the existing building's architecture as it matches the existing color scheme and has a similar architectural style.

4. There is harmony of material, color, and composition on all sides of structures.

The proposed drive through carwash has design characteristics that are uniform on all sides of the structure and is similar to the style of the existing convenience store.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

No outdoor mechanical or electrical equipment is proposed.

6. The site grading is minimized, and the finished topography will be appropriate for the site.

No grading is proposed on the relatively flat site.

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

The proposed landscaping includes a mix of trees, shrubs and ground cover in various sizes and species as noted in the staff report. The purpose of the landscaping is to buffer and screen the car wash and improve the overall look at the gas station facility and provides the required amount of landscaping required. No specimen or protected trees are proposed for removal.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

The new landscaping will provide screening along the north, south, east, and west perimeter of the property and install groundcover in the location of the abandoned driveway. The existing irrigation system will ensure the new landscaping is maintained for the future.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

Proposed exterior lighting includes 3 downfacing lights on the new drive through carwash and a new light pole at the southwestern driveway. The proposed exterior lighting fixtures are fully shielded/hooded and direct all light downward. According to the photometric plan, the light levels do not exceed 0.1 foot-candles at the property lines as required by 17.35.040.C.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The proposed project is in a commercial neighborhood with single and two-story development nearby. The project conforms to the required CI zone development standards including 25' height limit, and 10' front, 5' side, 10' rear setbacks.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

The City of Goleta Zoning Ordinance and the City of Goleta Architecture and Design Standards for Commercial Projects document, adopted on April 7, 2003,

are applicable for this project. The project conforms to the applicable standards related to building colors and materials as identified in the document.

ATTACHMENT B

PROJECT PLANS

PROJECT DATA

PRESENT USE:
GASOLINE STATION & CONVENIENCE STORE

PROPOSED USE:
GAS STATION,CONVENIENCE STORE &
NEW AUTOMATIC CARWASH

LEGAL DESCRIPTION:
RO DOS PUEBLOS MAP 7 POR LT 6

ASSESSOR'S PARCEL NO:
073-100-024

ZONING:
C-1

LAND USE:
HIGHWAY-RELATED

OCCUPANCY CLASS:
B-2/B-1

FIRE SPRINKLERS:
NO

LAND AREA:	22,215.00	SQ FT	0.51 ACRES
LANDSCAPE AREA:	2,100.00	SQ FT	9.5% OF LOT
PAVED AREA:	18,325.00	SQ FT	82.5% OF LOT
BUILDING AREA	1,790.00	SQ FT	8% OF LOT

BUILDING S.F.	
(E) CANOPY:	4,320 S.F.
(E) FOOD MART	900 S.F.
PROPOSED CAR WASH:	680 S.F.
(N) EQUIPMENT ROOM:	58 S.F.
TOTAL:	5,958 S.F.

PARKING ANALYSIS:			
BUILDING	AREA	RATIO	REQ'D SPACES

(E) FOOD STORE	900
(N) CARWASH	680
(N) EQUIPMENT ROOM	58

1,638	1/500	4
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PARKING PROVIDED

IN PARKING LOT	INCLUDING	TOTAL
2 INCLUDING 1 ACCESSIBLE	3 BICYCLE RACKS	5

NO. EXISTING STANDARD: 0
NO. EXISTING ADA PARKING : 2 (1 TO BE REMOVED)
NO. NEW STANDARD: 1
NEW BICYCLE RACK: 3

LANDSCAPE:
EXISTING: 1967 S.F.
PROVIDED: 2100 S.F.



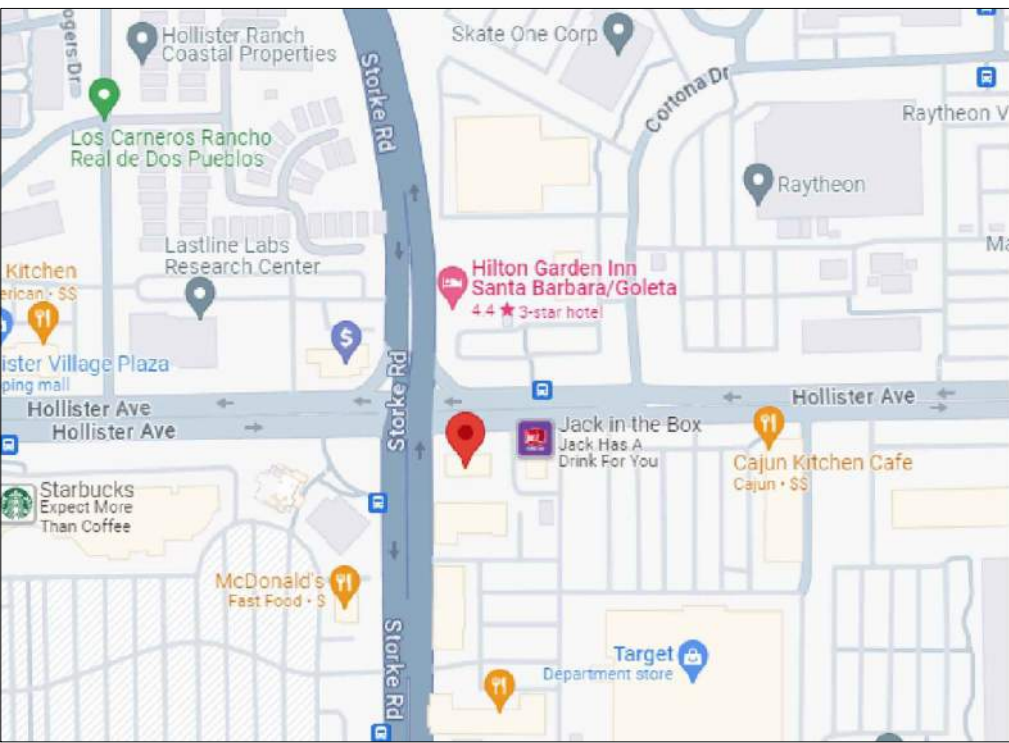
VIEW FROM CARWASH ENTRANCE



VIEW FROM CARWASH EXIT

PROPOSED NEW CARWASH
AT EXISTING GAS STATION
Sancino Oil Corporation
Chevron Station

ADDRESS:
6895 HOLLISTER AVE., GOLETA CA 93117



VICINITY MAP:
NOT TO SCALE

SHEET INDEX :

ARCHITECTURAL

- A1 COVER SHEET
- A1.1 SURVEY
- A2 EXISTING SITE PLAN
- A3 PROPOSED SITE PLAN
- A4 PROPOSED FLOOR PLAN
- A5 PROPOSED ROOF PLAN
- A6.0 ELEVATIONS
- A6.1 PROPOSED COLORED ELEVATIONS
- A6.2 PROPOSED COLORED ELEVATIONS
- A6.3 SECTIONS
- A6.4 EXISTING STORE ELEVATIONS
- A6.5 3D RENDERINGS
- A6.6 3D RENDERINGS
- A6.7 MATERIAL BOARD
- A6.8 SPECIFICATIONS

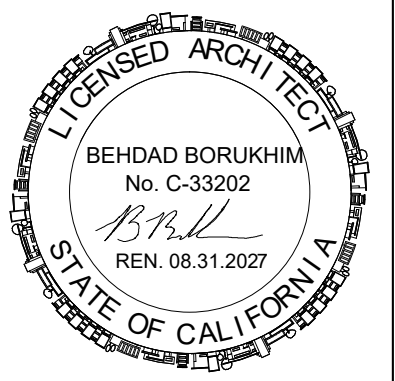
LANDSCAPE

- C LANDSCAPE COVER SHEET
- LP1 PLANTING PLAN
- LPD.1 PLANTING DETAILS
- LI.1 IRRIGATION PLAN
- LID.1 IRRIGATION DETAILS
- LLC.1 IRRIGATION LEGEND & CALCS
- LHZ.1 HYDROZONE PLAN
- LS.1 LANDSCAPE SPECIFICATIONS
- LS.2 LANDSCAPE SPECIFICATIONS

REVISION	DATE	BY

HEDVAT DESIGN
BUILD INC.

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA, 90210
TEL: (310) 383-0612



SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Cover Sheet Title

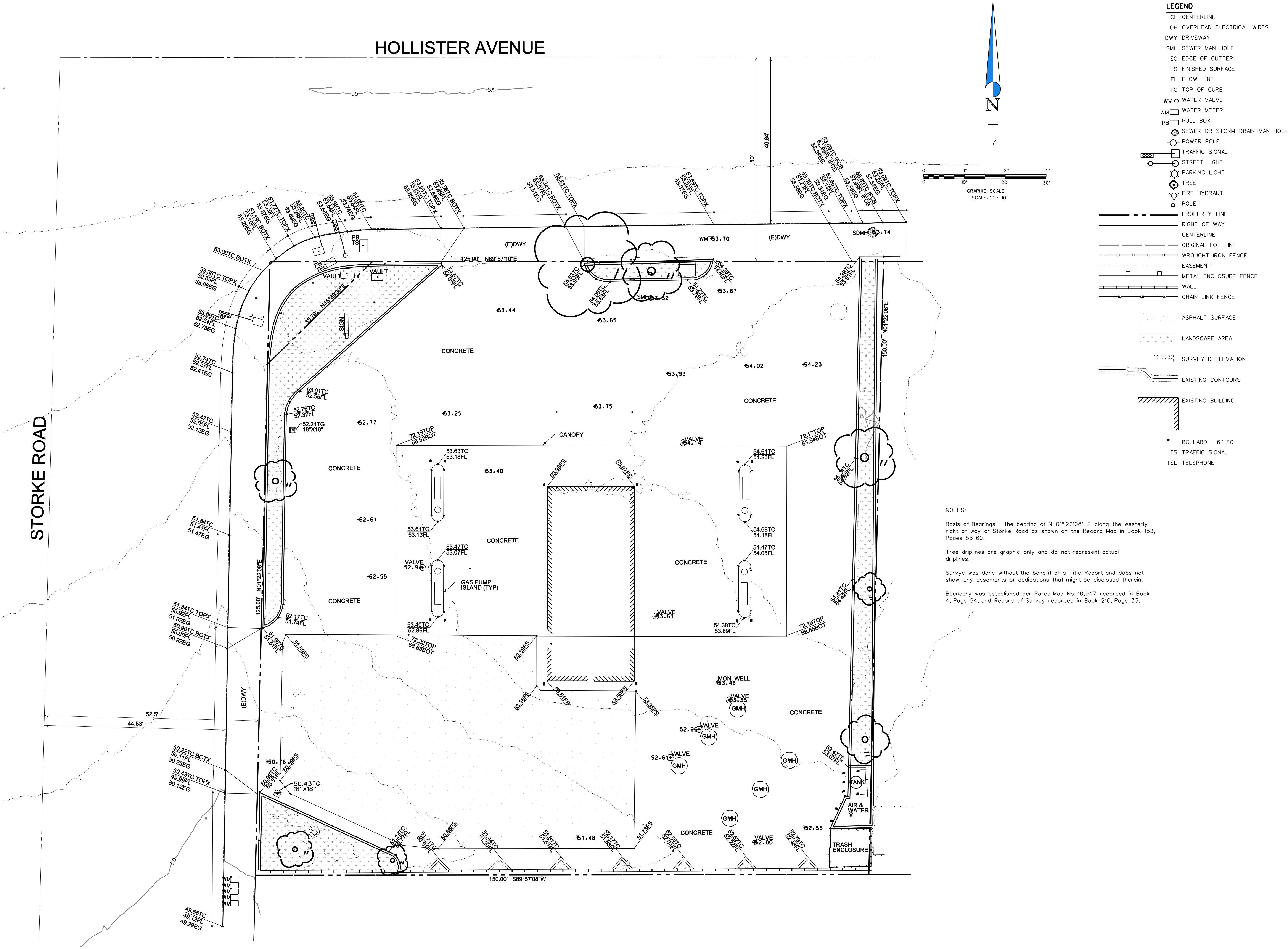
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Layout ID

A1

HOLLISTER AVENUE

STORKE ROAD



NOTES:

Basis of Bearings - the bearing of N 01°22'08" E along the westerly right-of-way of Storke Road as shown on the Record Map in Book 183, Pages 55-60.

Tree driplines are graphic only and do not represent actual driplines.

Survey was done without the benefit of a Title Report and does not show any easements or dedications that might be disclosed therein.

Boundary was established per Parcel Map No. 10,947 recorded in Book 4, Page 94, and Record of Survey recorded in Book 210, Page 33.

- LEGEND**
- CL CENTERLINE
 - OH OVERHEAD ELECTRICAL WIRES
 - DWY DRIVEWAY
 - SMH SEWER MAN HOLE
 - EG EDGE OF GUTTER
 - FS FINISHED SURFACE
 - FL FLOW LINE
 - TC TOP OF CURB
 - WV ○ WATER VALVE
 - WM □ WATER METER
 - PB □ PULL BOX
 - SEWER OR STORM DRAIN MAN HOLE
 - POWER POLE
 - TRAFFIC SIGNAL
 - STREET LIGHT
 - PARKING LIGHT
 - TREE
 - FIRE HYDRANT
 - POLE
 - PROPERTY LINE
 - RIGHT OF WAY
 - CENTERLINE
 - ORIGINAL LOT LINE
 - WROUGHT IRON FENCE
 - EASEMENT
 - METAL ENCLOSURE FENCE
 - WALL
 - CHAIN LINK FENCE
 - ASPHALT SURFACE
 - LANDSCAPE AREA
 - 120.32 SURVEYED ELEVATION
 - EXISTING CONTOURS
 - EXISTING BUILDING
 - BOLLARD - 6" SQ
 - TS TRAFFIC SIGNAL
 - TEL TELEPHONE

**TOPOGRAPHIC
SURVEY**

ADDRESS

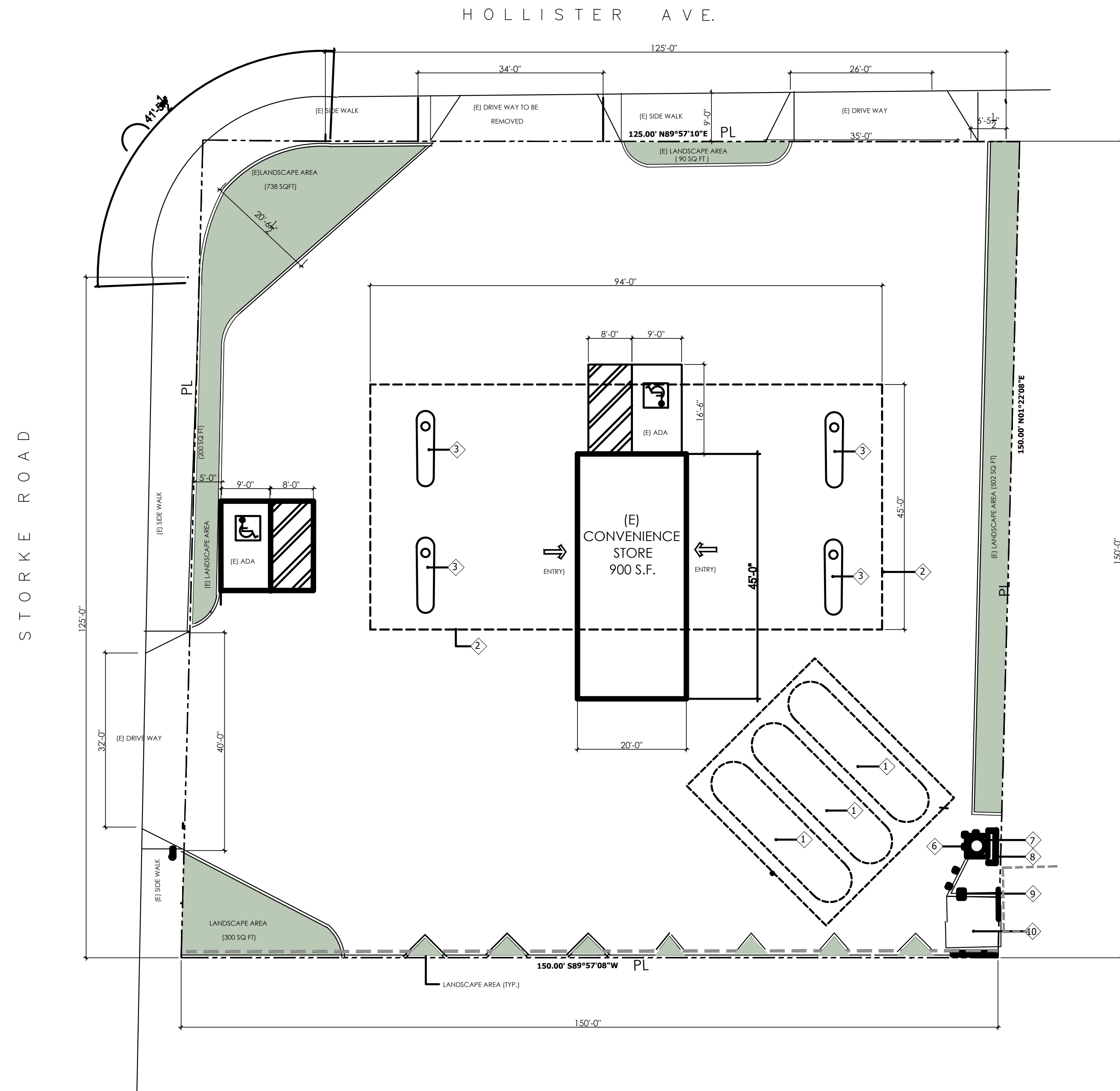
6895 HOLLISTER AVE.
GOLETA, CA 93117
ASSESSOR PARCEL NO.
073-100-024

PREPARED FOR
BENNY NATANZI

LEGAL DESCRIPTION
Parcel A of Parcel Map No. 10,947
recorded in Book 4, Page 94

Survey Date:
DECEMBER 19, 2025





LEGEND:

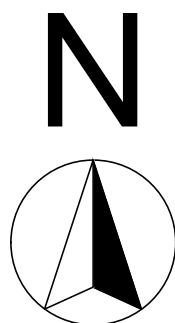
- 1 (E) UNDER GROUND GAS TANK TYP.
- 2 (E) CANOPY OVER HEAD
- 3 (E) TYPICAL PUMP ISLAND.
- 4 (N) LIGHT POLE TO MATCH EXISTING
- 5 6" (E) SEPARATION CURB. S-PARKING STANDARD
- 6 (E) BOLLARD
- 7 (E) HEALEY TANK
- 8 (E) FIRE WALL
- 9 (E) AIR/WATER
- 10 (E) TRASH ENCLOSURE

FUEL DELIVERY TRUCK IS 24 HOURS.

A2

EXISTING SITE PLAN

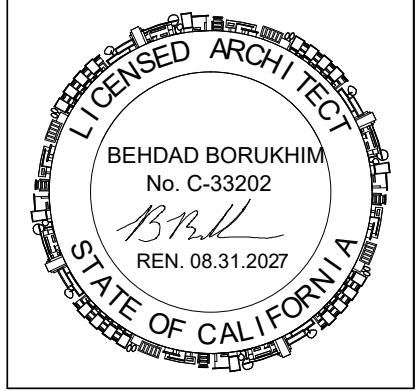
1/32" = 1'-0"



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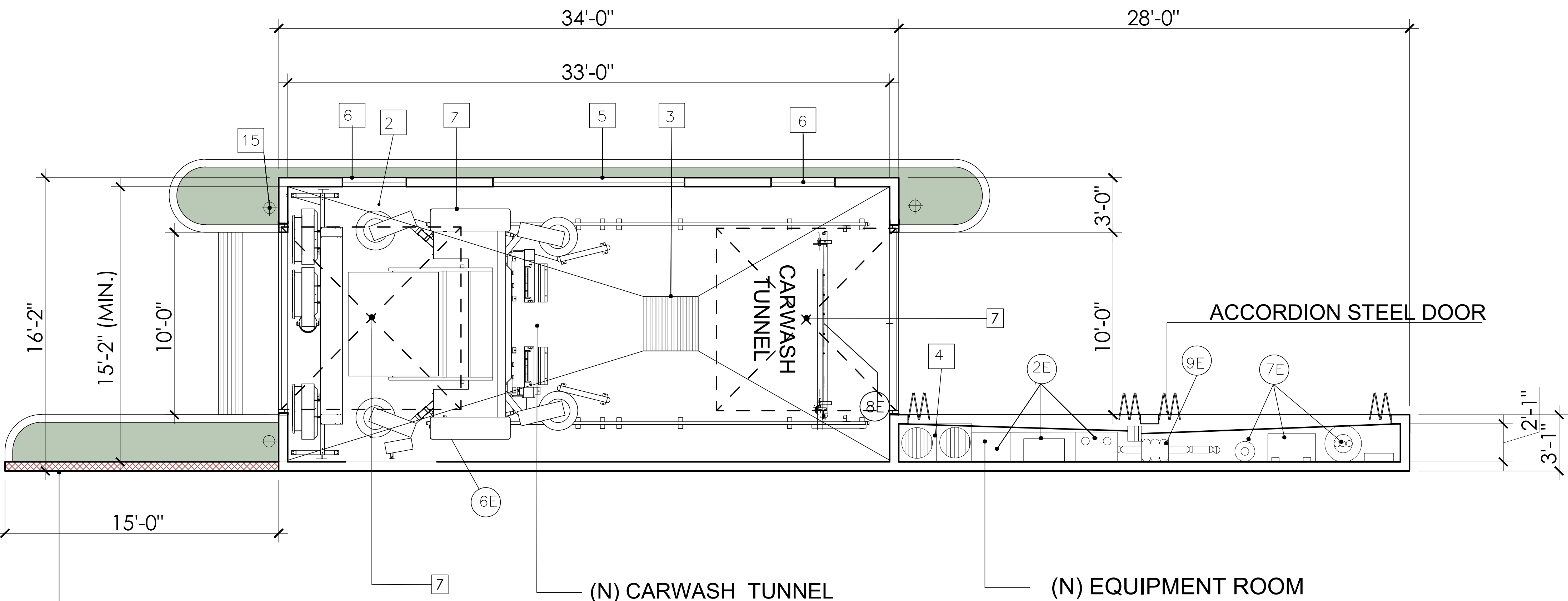


SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
EXISTING SITE PLAN

Scale: 1/32" = 1'-0", 1/16" = 1'-0"
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A2

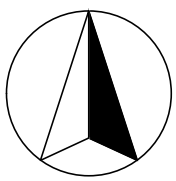


15'x10' SOUND CONCRETE
WALL BARRIER AT THE
TUNNEL EXIT PURSUANT TO
THE ACOUSTICAL STUDY

(N) CARWASH TUNNEL

(N) EQUIPMENT ROOM

N



A4

PROPOSED FLOOR PLAN

1/8" = 1'-0"

SHEET NOTES

- 1 -AUTOMATIC CAR WASH EQUIPMENT
- 2 -FLOOR SLOPE IN BAY IS $\frac{1}{8}$ " PER FOOT.
EXCESSIVE SLOPE MAY
AFFECT OPERATION OF THE MACHINE,
CONTRACTOR TO COORDINATE W/R/CO.
- 3 -CAST IRON GRATE
- 4 -A/C UNITS
- 5 -FIXED 10'-6"W X 4'-6"H TEMPERED GLASS
IN ALUMINUM STORE FRONT FRAME.
COLOR TO MATCH STORE FRONT ON
THE EXISTING BUILDING.
- 6 -FIXED 3'-6"W X 4'-6"H TEMPERED (FROSTED)
GLASS IN ALUMINUM STORE FRONT
FRAME. COLOR TO MATCH STORE FRONT
ON THE EXISTING SNACK SHOP..
- 7 -POLYCARBONATE ROLL-UP DOOR
SPIRAL PV (Full Vision) by RYTEC

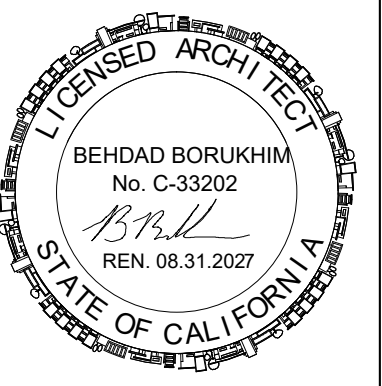
EQUIPMENT LIST

- 1E -BAY BOX
- 2E -RECLAIM UNIT (ENVIRONMENTALIST II)
- 3E -ENVI R/O.
- 4E -E-STOP/COMMUNICATION BOX.
- 5E -BAY SWITCH.
- 6E -STOP AND GO LIGHT.
- 7E -CHEMICAL PUMP BENCHES.
- 8E -UNDERCAR.
- 9E -ABOVE GROUND STRAINER BASKET.

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Sheet Title
PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0", 1/8" = 1'-0"
1'-0" = 1'-0"
Drawn by: ADP

Layout ID

A4

LEGEND:

- 1

NEW CLASS-A FIRE RETARDENT BUILT UP ROOF BY AVMLARR # 25430.
- 2

CAST IRON GRATE
- 3

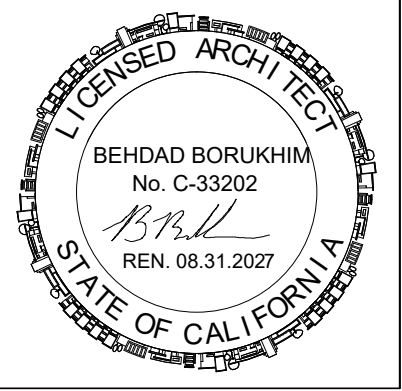
ROOF DRAIN, DISCHARGE TO APPROVED STORM WATER RECEPTOR
- 4

ROOF OVERFLOW DRAIN, DISCHARGE AT HIGH ELEVATION

REVISION	DATE	BY

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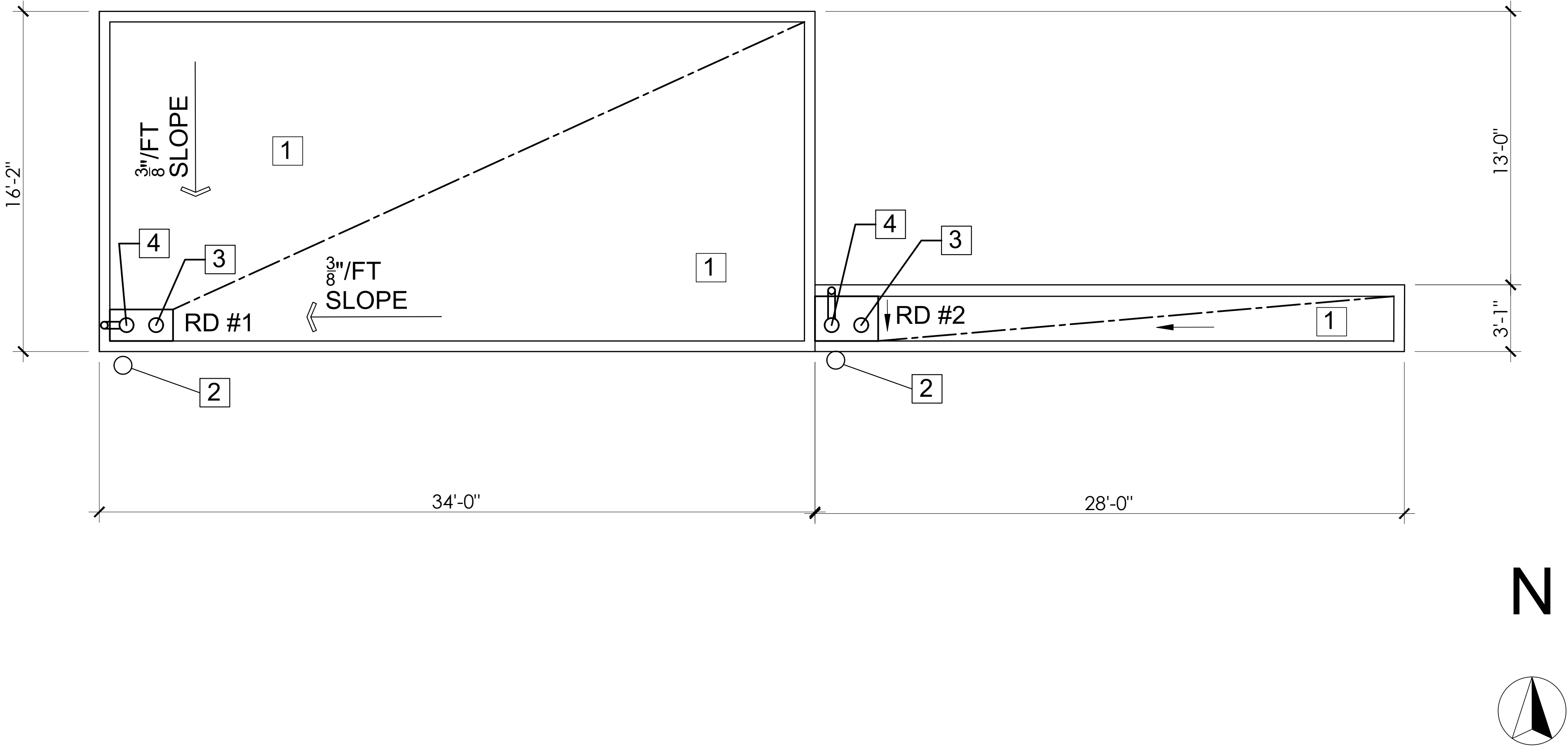


SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
PROPOSED ROOF PLAN

Scale: **1/8" = 1'-0"**
Drawn by : **ADP**

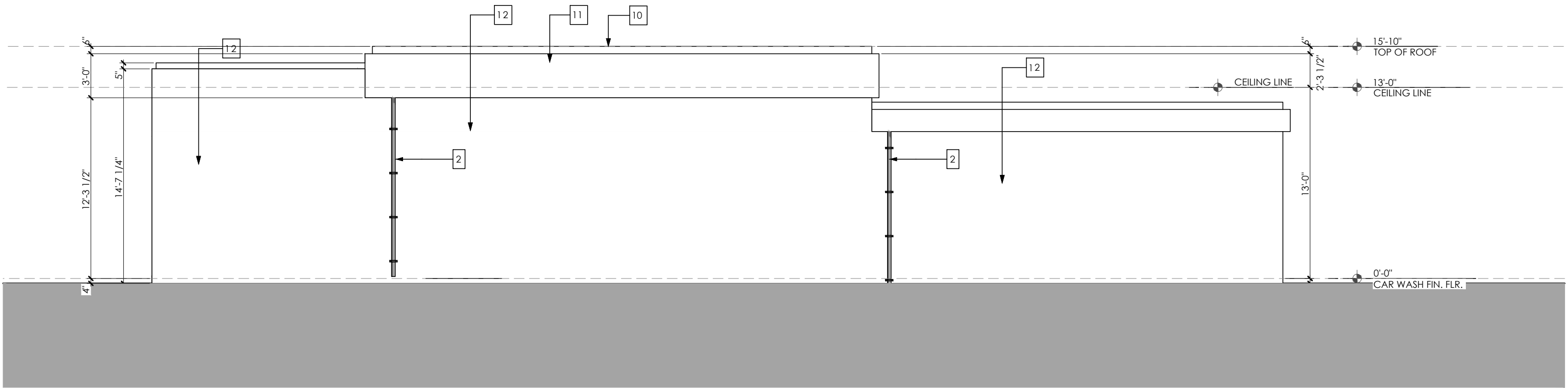
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A5



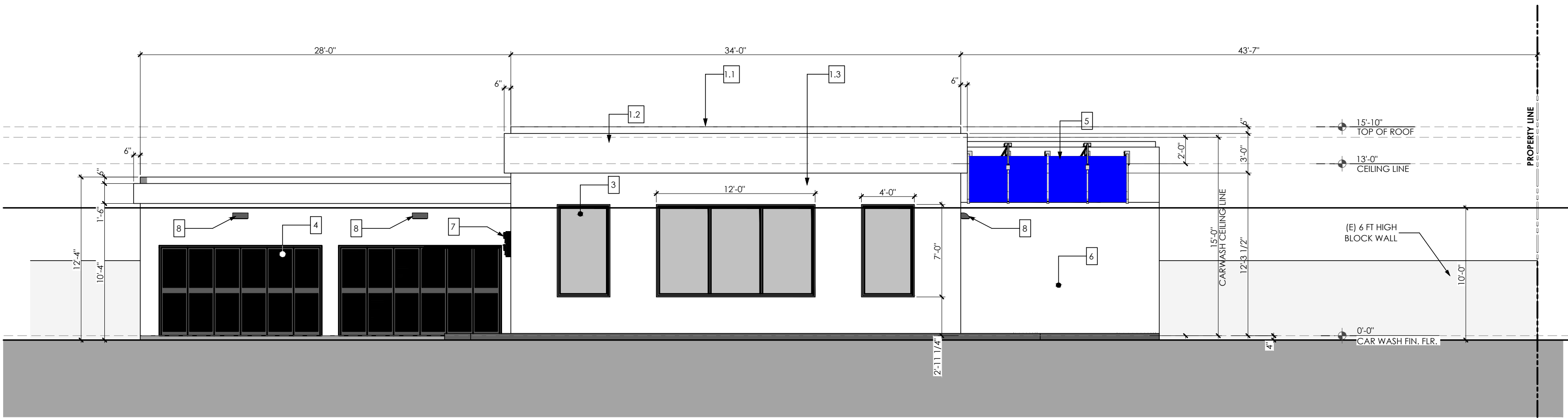
A5

PROPOSED ROOF PLAN

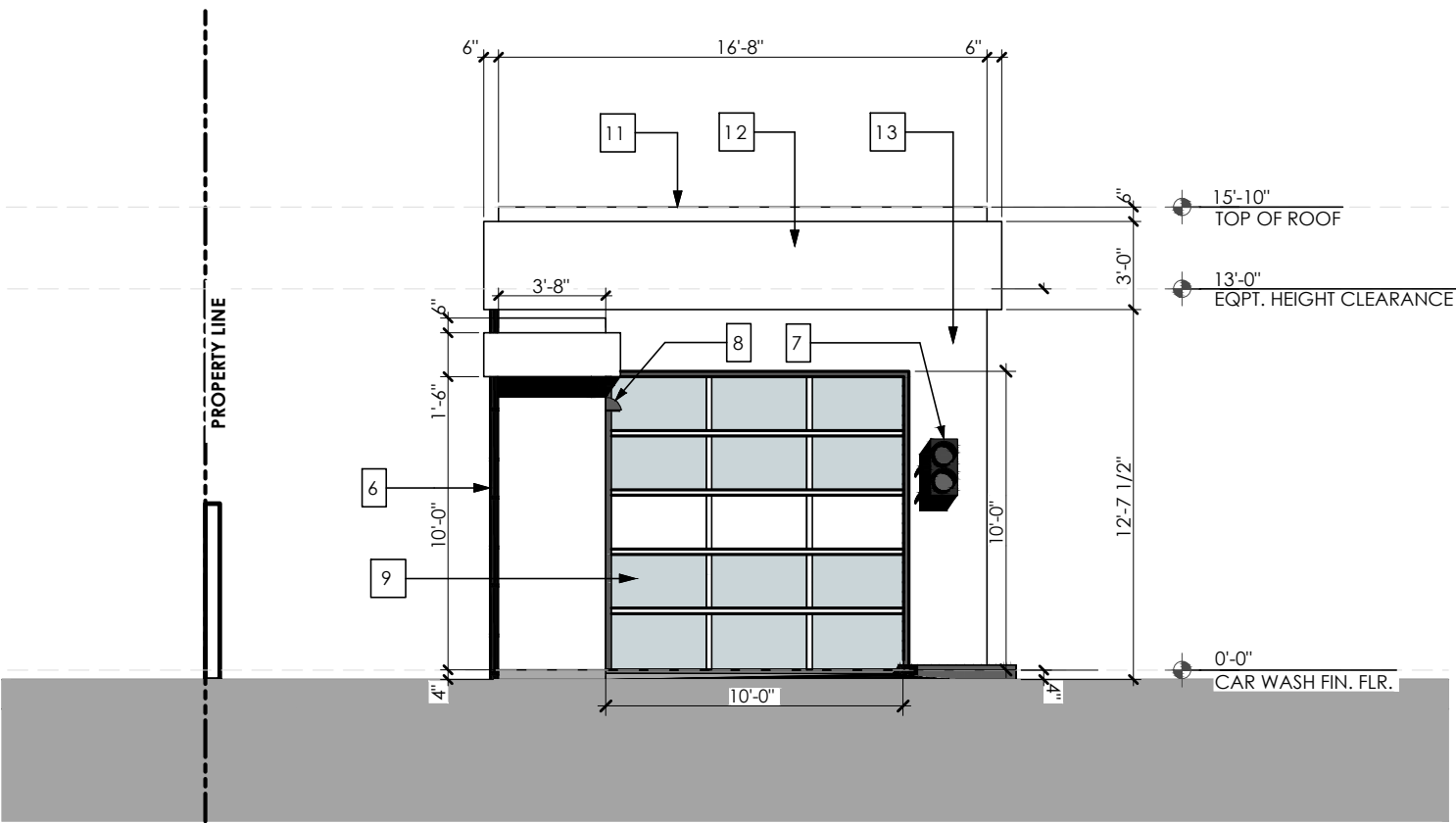
1/8" = 1'-0"



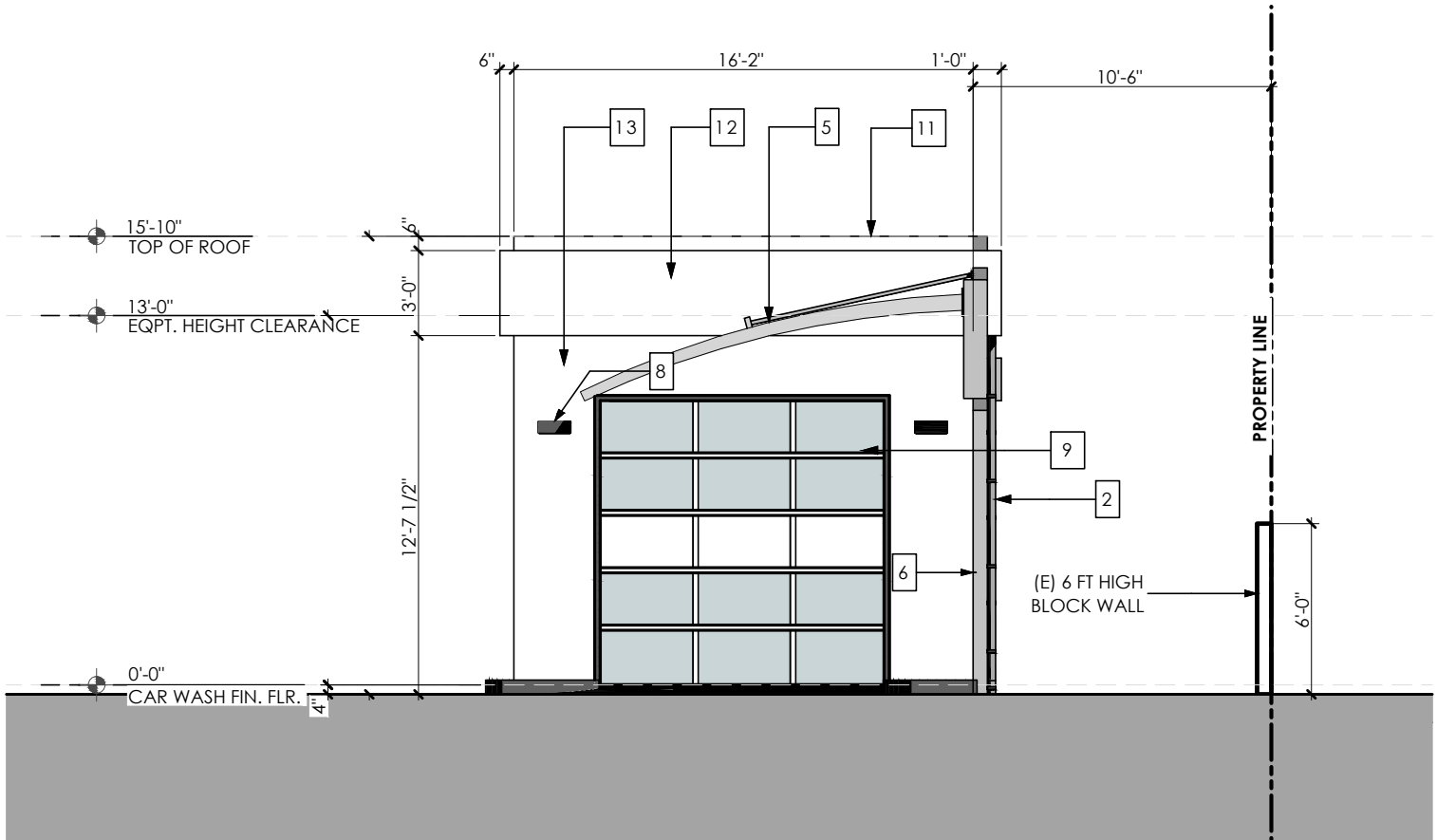
CARWASH SOUTH ELEVATION 3/32" = 1'-0"



CARWASH NORTH ELEVATION 3/32" = 1'-0"



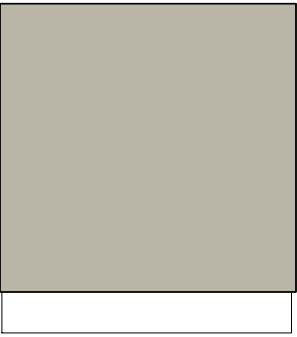
CARWASH EAST ELEVATION 3/32" = 1'-0"



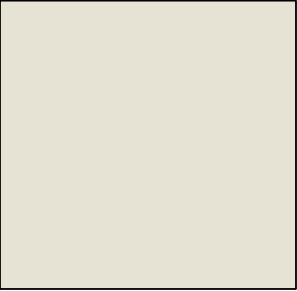
CARWASH WEST ELEVATION 3/32" = 1'-0"

SHEET NOTES

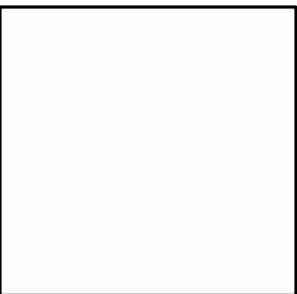
- 1 SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)
- 2 NEW DOWNPOUT
- 3 NEW FIXED TEMPERED SOUNDPROOF WINDOW FINIS TO MATCH EXISTING FOOD MART
- 4 NEW BI-FOLD STEEL LOUVER DOOR ANODIZED MATCH DE6322 BLACK LEAD BY DUNN EDWARDS
- 5 NEW 3.18mm ALUMINUM CANOPY PANEL PAINTED BLUE (TO MATCH CHEVRON PANTON BLUE COLOR CODE 2935 C) - BY MD ACOUSTICS
- 6 NEW CONCRETE SOUNDWALL BARRIER BY MD ACOUSTICS
- 7 ENTRY SIGNAL LIGHT FIXTURE BY KLEEN-RITE CORP.
- 8 70 WATT LED CUTOFF WALL FIXTURE BY TSS CARWASH CORP.
- 9 NEW 10' WIDE x 10' HIGH POLYCARBONATE ROLL-UP DOOR SPIRAL FV (Full Vision) by RYTEC



DE6242 WELLS GRAY BY DUNN EDWARDS



DE6219 CRYSTAL HAZE BY DUNN EDWARDS



DEW379 IGLOO BY DUNN EDWARDS



LED CUTOFF WALL LIGHT FIXTURE

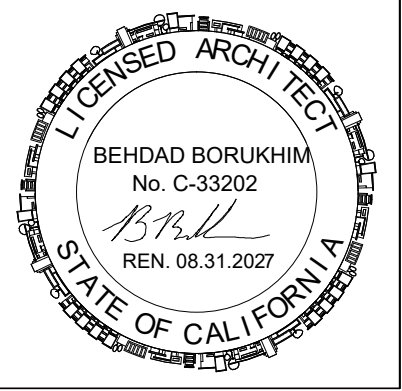


RED & GREEN LIGHT TRAFFIC LIGHT FIXTURE BY KLEEN-RITE CORP

REVISION	DATE	BY

HEDVAT DESIGN
BUILD INC.

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA, 90210
TEL: (310) 383-0612

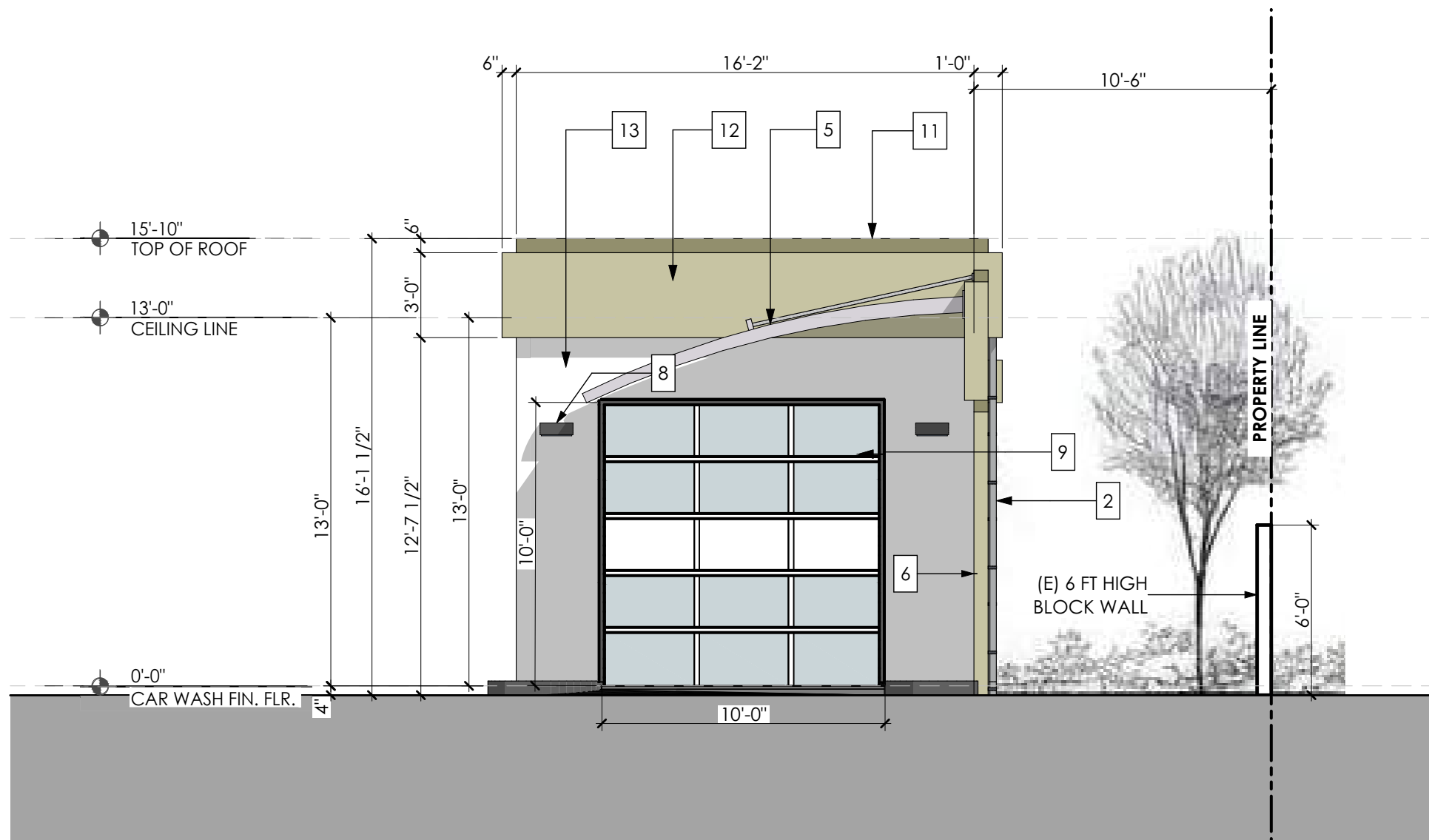


SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
ELEVATIONS

Scale: 3/32" = 1'-0"
Drawn by : ADP

Layout ID
A6.0



E-01 CARWASH WEST ELEVATION 3/32" = 1'-0"

14 DE6322 BLACK LEAD BY DUNN EDWARDS

15 CHEVERON PANTONE BLUE COLOR CODE 2935 C

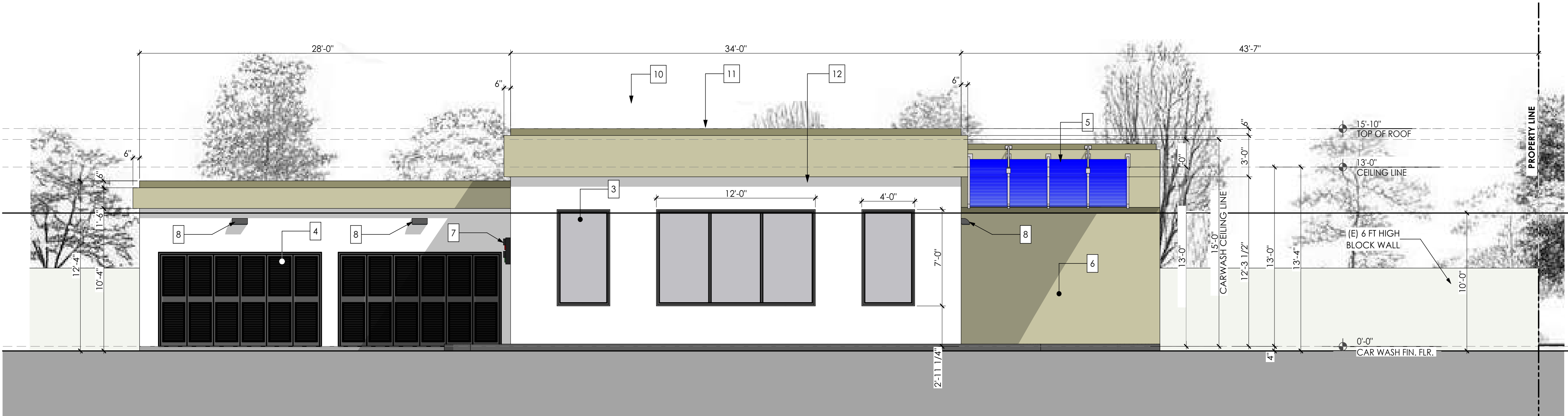
11 DE6242 WELLS GRAY BY DUNN EDWARDS

12 DE6219 CRYSTAL HAZE BY DUNN EDWARDS

13 DEW379 IGLOO BY DUNN EDWARDS

Chevron Corporation Blue Color
Hex: #0050AA / RGB: 0, 80, 170
www.brandscolorcode.com/chevron-corporation

- ELEVATION LEGEND:**
- SMOOTH STUCCO WALL PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)
 - NEW DOWNSPOUT-PAINTED TO MATCH DE6322 BLACK LEAD BY DUNN EDWARDS
 - NEW FIXED TEMPERED SOUNDPROOF WINDOW TO MATCH CONVENIENCE STORE
 - NEW BI-FOLD STEEL LOUVER DOOR ANODIZED TO MATCH DE6322 BLACK LEAD BY DUNN EDWARDS
 - NEW 3.18mm ALUMINUM CANOPY PANEL ANODIZED BLUE TO MATCH CHEVRON PANTON BLUE COLOR CODE 2935 C - BY MD ACOUSTICS
 - NEW CONCRETE SOUND WALL BARRIER BY MD ACOUSTICS
 - ENTRY SIGNAL LIGHT FIXTURE BY KLEEN-RITE CORP.
 - 70 WATT LED CUTOFF WALL FIXTURE BY TSS CARWASH CORP.
 - NEW 10' WIDE x 10' HIGH POLYCARBONATE ROLL-UP DOOR SPIRAL FV (Full Vision) by RYTEC

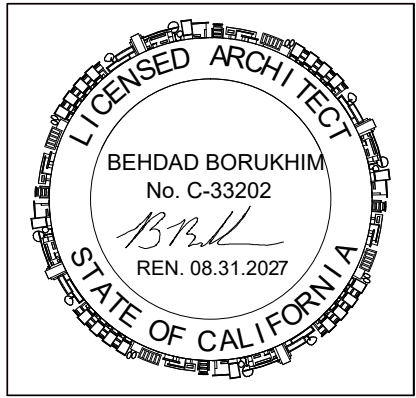


E-02 CARWASH NORTH ELEVATION 3/32" = 1'-0"

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GOLETA, CA 93117

Sheet Title
**PROPOSED COLORED
ELEVATIONS**

Scale: 3/32" = 1'-0", 1:2.50,
1:2.79, 1:3.18
Drawn by: ADP

Layout ID
A6.1



E-03 CARWASH EAST ELEVATION 3/32" = 1'-0"

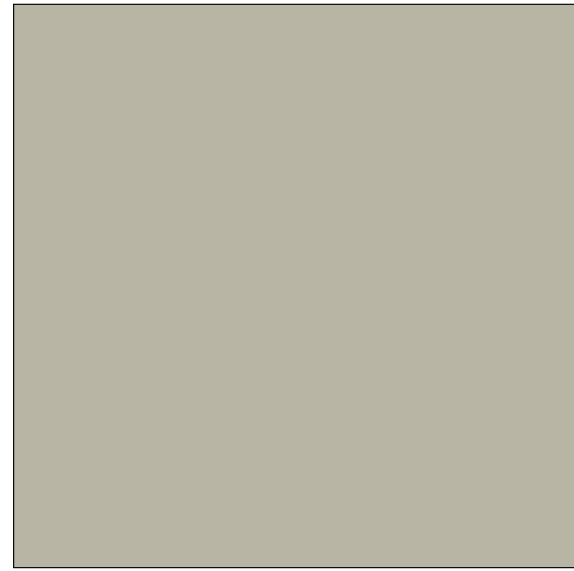


14 DE6322 BLACK LEAD BY DUNN EDWARDS

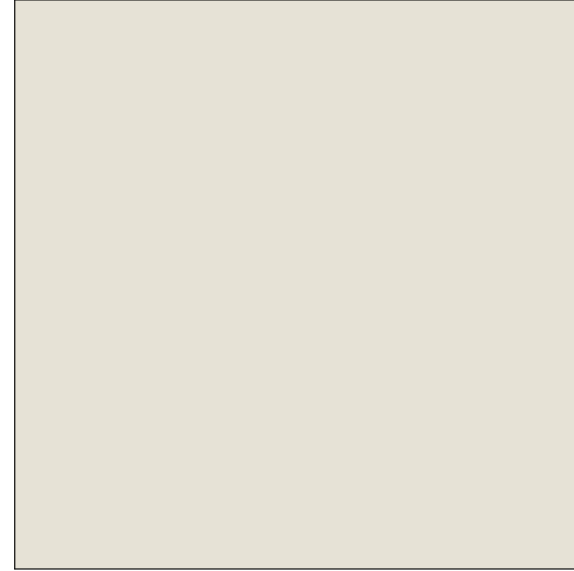


Chevron Corporation Blue Color
Hex: #0050AA / RGB: 0, 80, 170
www.brandscolorcode.com/chevron-corporation

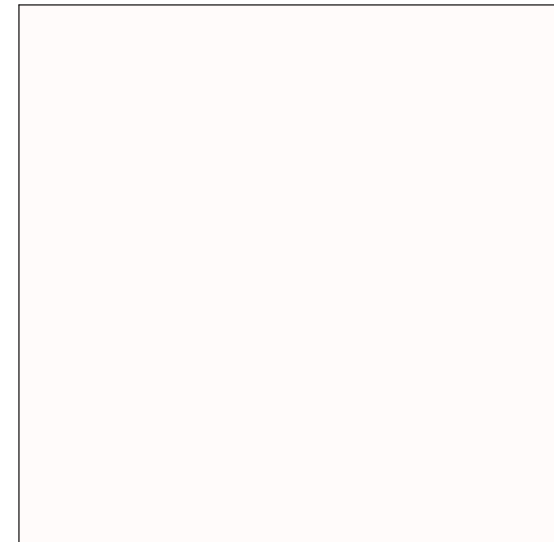
15 CHEVRON PANTONE BLUE COLOR CODE 2935 C



11 DE6242 WELLS GRAY BY DUNN EDWARDS

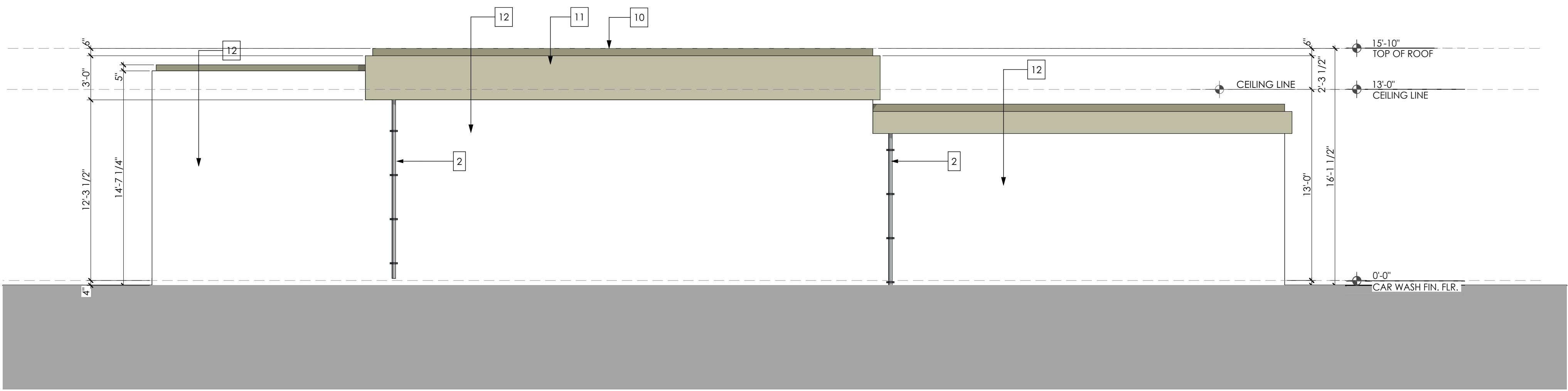


12 DE6219 CRYSTAL HAZE BY DUNN EDWARDS



13 DEW379 IGLOO BY DUNN EDWARDS

- ELEVATION LEGEND:**
- 1 SMOOTH STUCCO WALL PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)
 - 2 NEW DOWNSPOUT-PAINTED TO MATCH DE6322 BLACK LEAD BY DUNN EDWARDS
 - 3 NEW FIXED TEMPERED SOUNDPROOF WINDOW TO MATCH CONVENIENCE STORE
 - 4 NEW BI-FOLD STEEL LOUVER DOOR ANODIZED TO MATCH DE6322 BLACK LEAD BY DUNN EDWARDS
 - 5 NEW 3.18mm ALUMINUM CANOPY PANEL ANODIZED BLUE TO MATCH CHEVRON PANTON BLUE COLOR CODE 2935 C - BY MD ACOUSTICS
 - 6 NEW CONCRETE SOUND WALL BARRIER BY MD ACOUSTICS
 - 7 ENTRY SIGNAL LIGHT FIXTURE BY KLEEN-RITE CORP.
 - 8 70 WATT LED CUTOFF WALL FIXTURE BY TSS CARWASH CORP.
 - 9 NEW 10' WIDE x 10' HIGH POLYCARBONATE ROLL-UP DOOR SPIRAL FV (Full Vision) by RYTEC

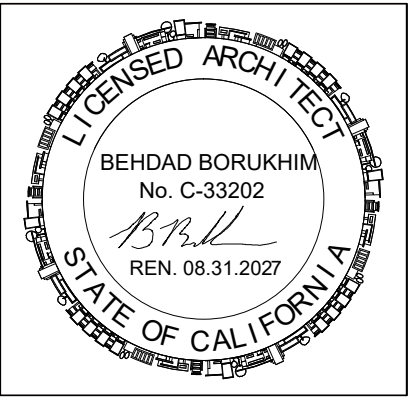


E-04 CAR WASH SOUTH ELEVATION 3/32" = 1'-0"

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CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title

PROPOSED COLORED ELEVATIONS

Scale: 1' = 1'-0", 3/32" = 1'-0", 1:1-12, 1:1-27, 1:2-50, 1:2-78, 1:3-18

Drawn by: ADP

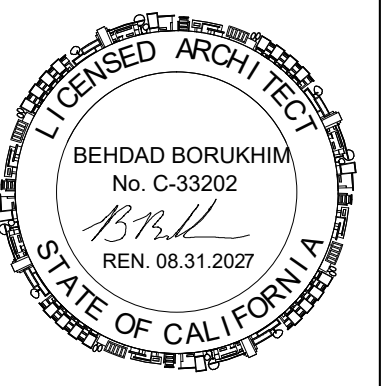
Layout ID

A6.2

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BUILD INC.

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CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

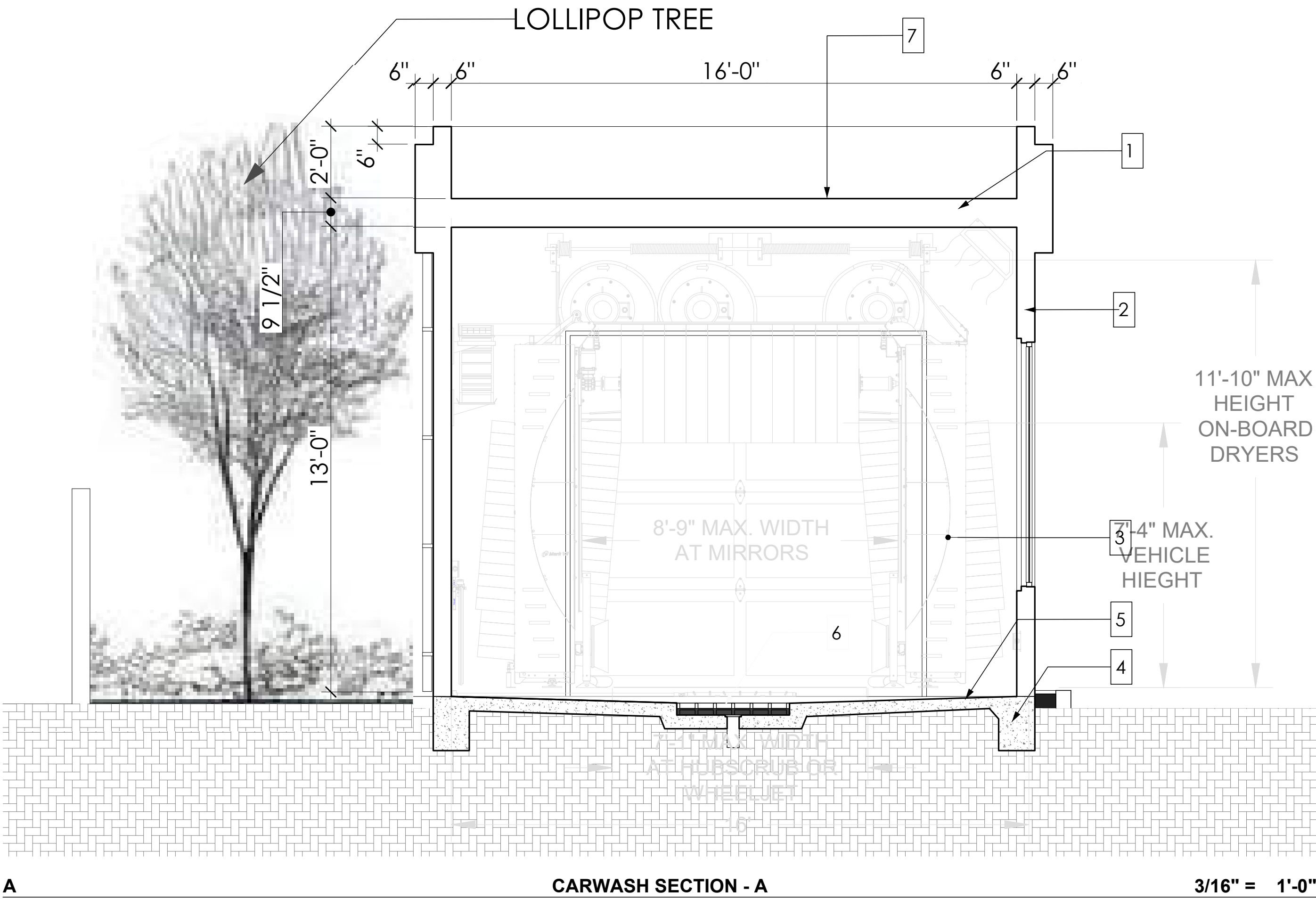
SECTIONS

Scale: 3/16" = 1'-0"

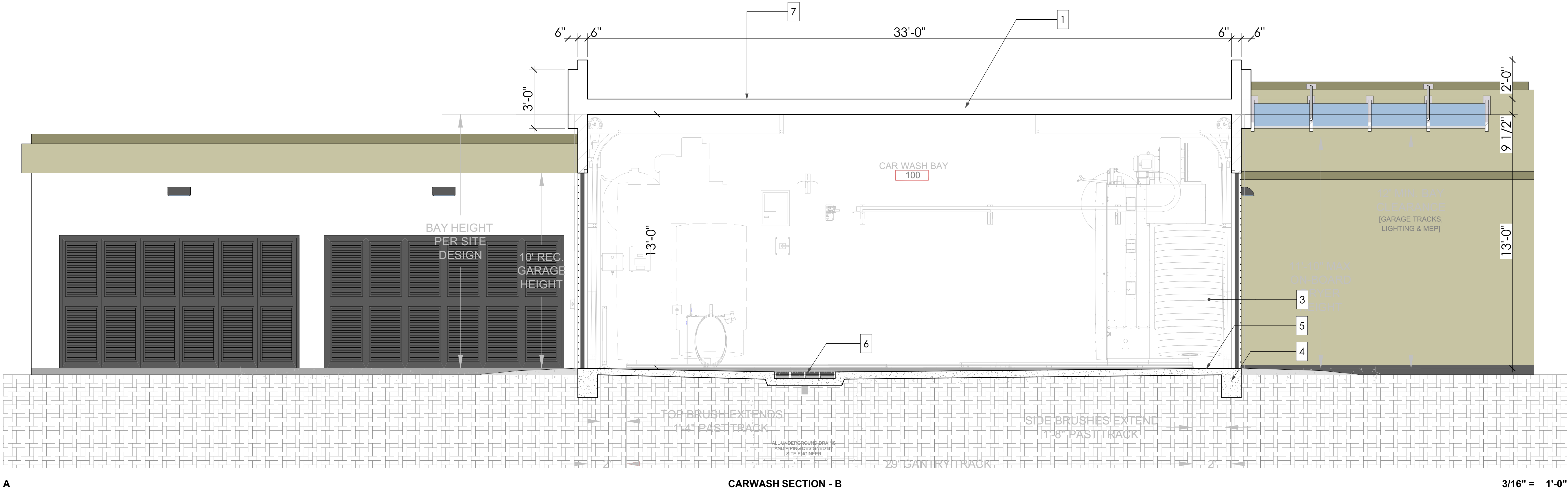
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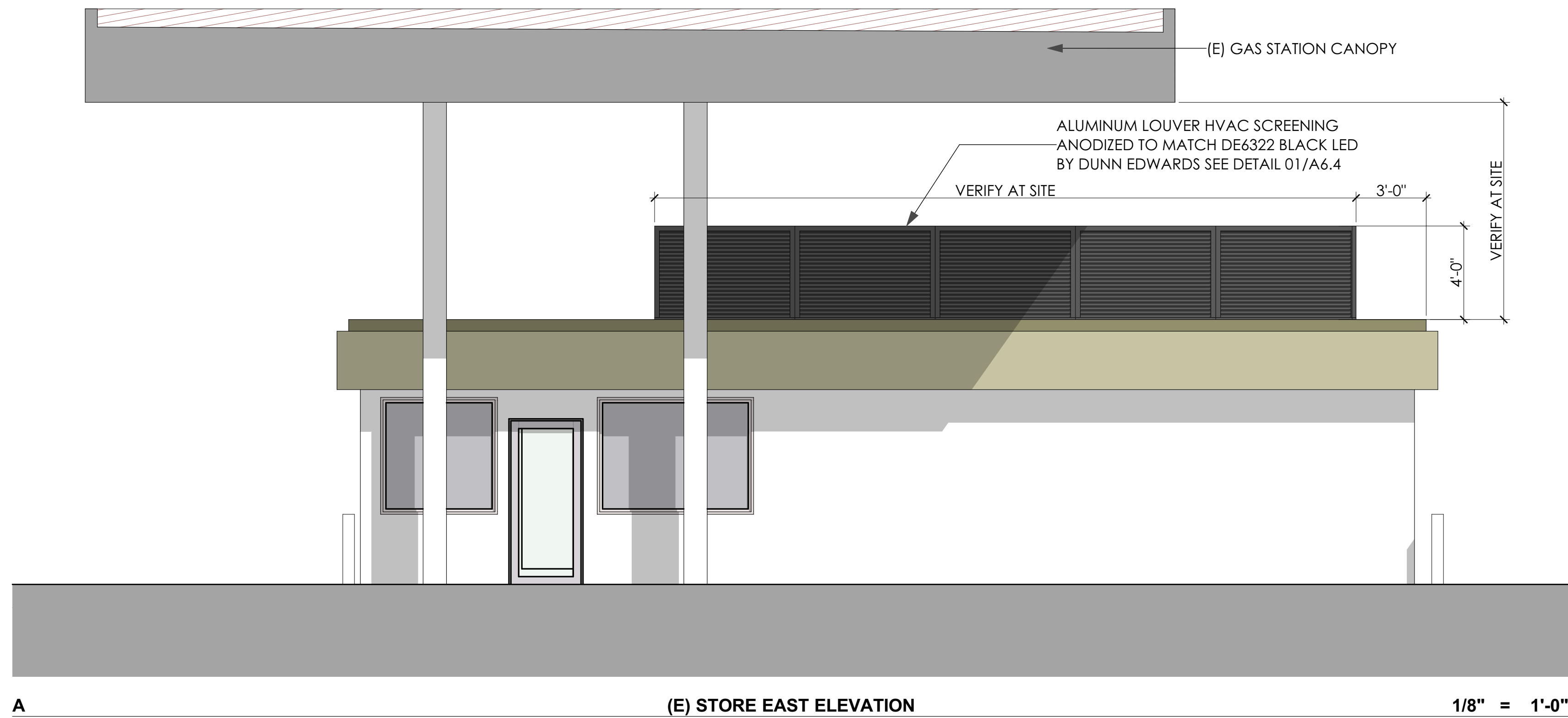
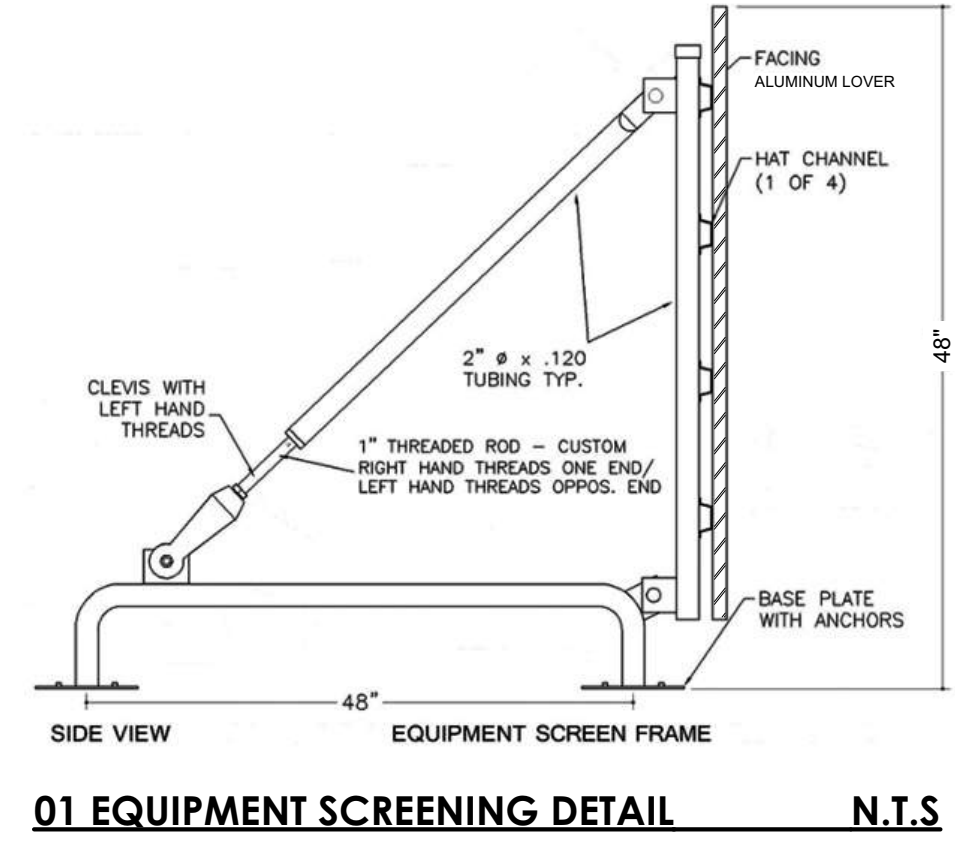
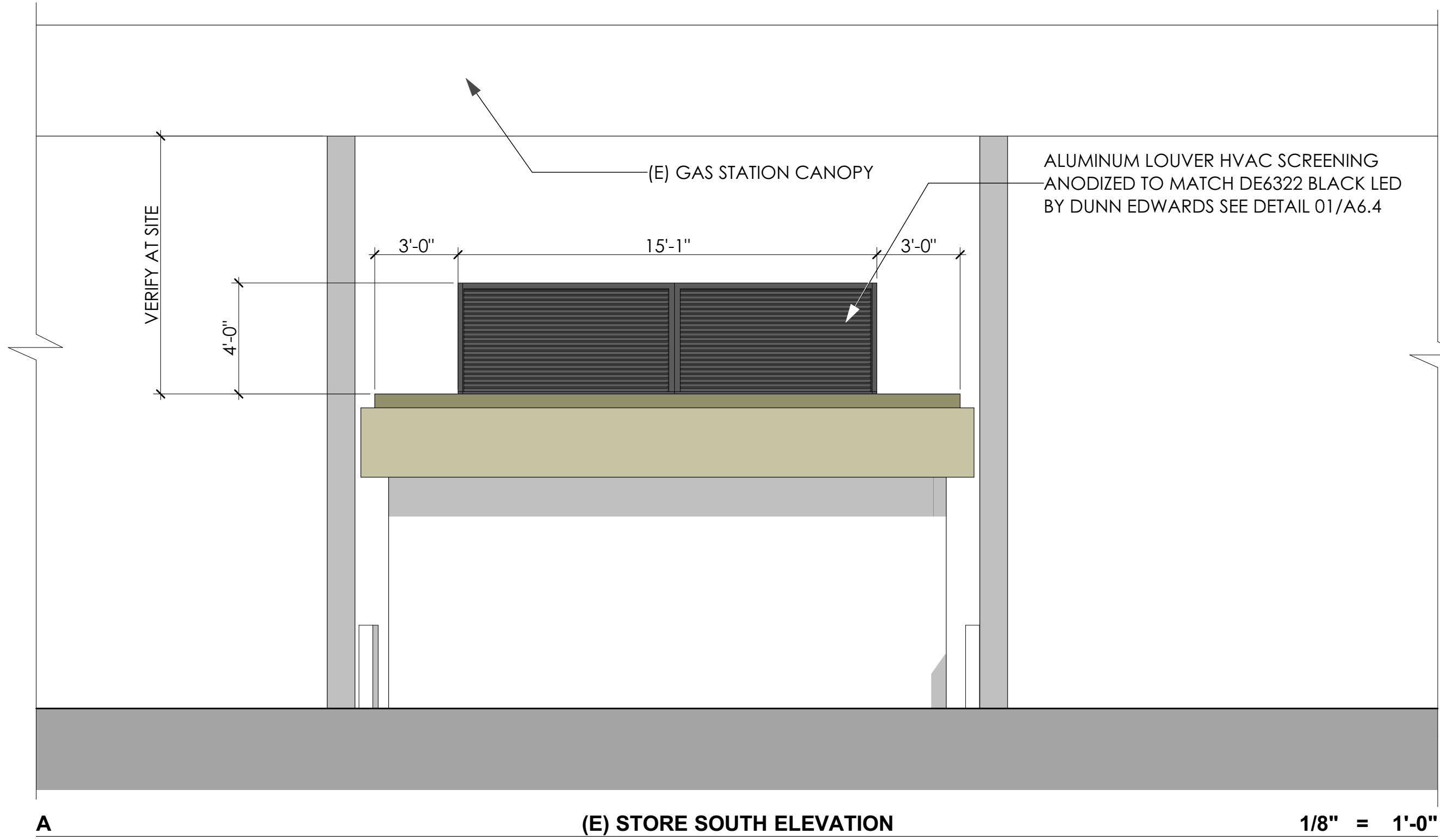
Layout ID

A6.3



- SECTION LEGEND:**
- 1 ROOF STRUCTURE, SEE STRUCTURAL DRAWINGS
 - 2 6 X 8 X 16 CMU WALL
 - 3 CARWASH EQPT BY MARK VII
 - 4 FOOTING, SEE STRUCTURAL
 - 5 CONCRETE SLAB FLOOR, SEE STRUCTURAL
 - 6 COLLECTION PIT & GRATE
 - 7 CLASS - A FIRE RETARDANT BUILT UP ROOF BY AVM LARR#25430

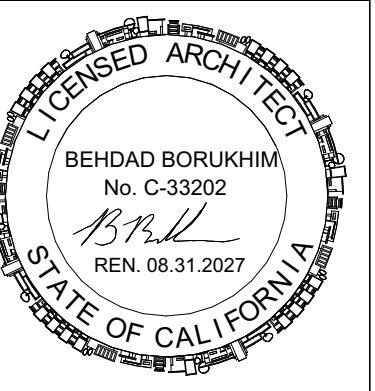




REVISION	DATE	BY

**HEDVAT DESIGN
BUILD INC.**

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CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title

**EXISTING STORE
ELEVATIONS**

Scale: 1" = 1'-0", 1:1.12,
1:1.27, 1/8" = 1'-0"
Drawn by : ADP

Layout ID

A6.4



01 3D RENDERING - 01

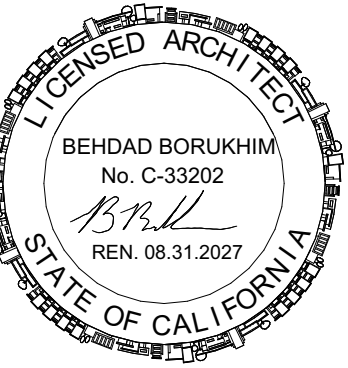


02 3D RENDERING - 02

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6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
3D RENDERINGS

Scale: 1:2.80, 1:2.78
Drawn by : ADP

Layout ID
A6.5



03 3D RENDERING - 03



05 3D RENDERING - 05



04 3D RENDERING - 04

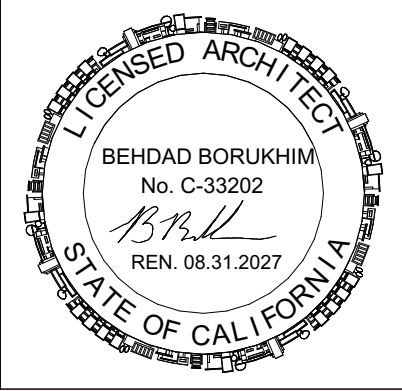


06 3D RENDERING - 06

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CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
3D RENDERINGS

Scale: **1:2.80, 1:2.78**
Drawn by : **ADP**

Layout ID
A6.6

SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)

DE6242 WELLS GRAY BY DUNN EDWARDS

SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)

DE6219 CRYSTAL HAZE BY DUNN EDWARDS

SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)

DEW379 IGLOO BY DUNN EDWARDS



01 CARWASH EXIT - 3D RENDERING



Chevron Corporation Blue Color
Hex: #0050AA / RGB: 0, 80, 170
www.frans-colorcode.com/chevron-colors

CHEVRON PANTONE BLUE COLOR CODE 2935 C

NEW 3.18mm ALUMINUM CANOPY PANEL PAINTED BLUE (TO MATCH CHEVRON PANTON BLUE COLOR CODE 2935 C) - BY MD ACOUSTICS



70 WATT LED CUTOFF WALL FIXTURES BY TSS CARWASH CORP.



NEW 10' WIDE x 10' HIGH POLYCARBONATE ROLL-UP SPIRAL PV (Full View) by RYTEC



70 WATT LED CUTOFF WALL FIXTURES BY TSS CARWASH CORP.

NEW BI-FOLD STEEL LOUVER DOOR ANODIZED MATCH DE6322 BLACK LEADBY DUNN EDWARDS



DE6322 BLACK LEAD BY DUNN EDWARDS



CARWASH ENTRANCE - 3D RENDERING

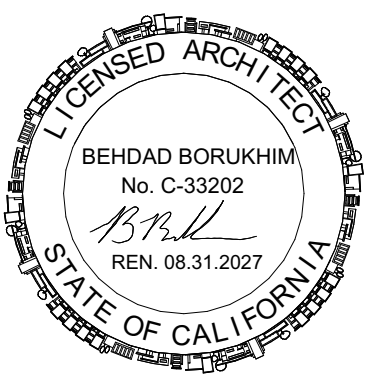


NEW ENTRY SIGNAL FIXTURES BY KLEEN-RITE CORP.

REVISION	DATE	BY

HEDVAT DESIGN
BUILD INC.

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA, 90210
TEL: (310) 383-0612



SANCINO OIL CORPORATION
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GOLETA, CA 93117

Sheet Title

MATERIAL BOARD

Scale:

Drawn by : ADP

Layout ID

A6.7



ENTRY SIGNAL LIGHT FIXTURES BY KLEEN-RITE

Technical Specifications
Amps: 1.2Voltage AC: 100-240

Product Description

Pedestal-Mount 2-Light Traffic Fixture

The TSS TR120L2P car wash fixture is made with high-impact plastic backed by sturdy but lightweight aluminum. This helpful traffic fixture boasts two bright LED light circles, with red/stop on top and green/go on the bottom. Fixture is mounted on a pedestal that can be installed in a variety of areas in or near your automatic car wash.

Dimensions: 11" W x 23" H x 4.50" D (fixture only)

Bright LED lights - 1 red, 1 green
7.75" diameter circles
3.75" sun shield
100-240 volt AC
1.2 amps
Pedestal mount
High-impact plastic with aluminum backing

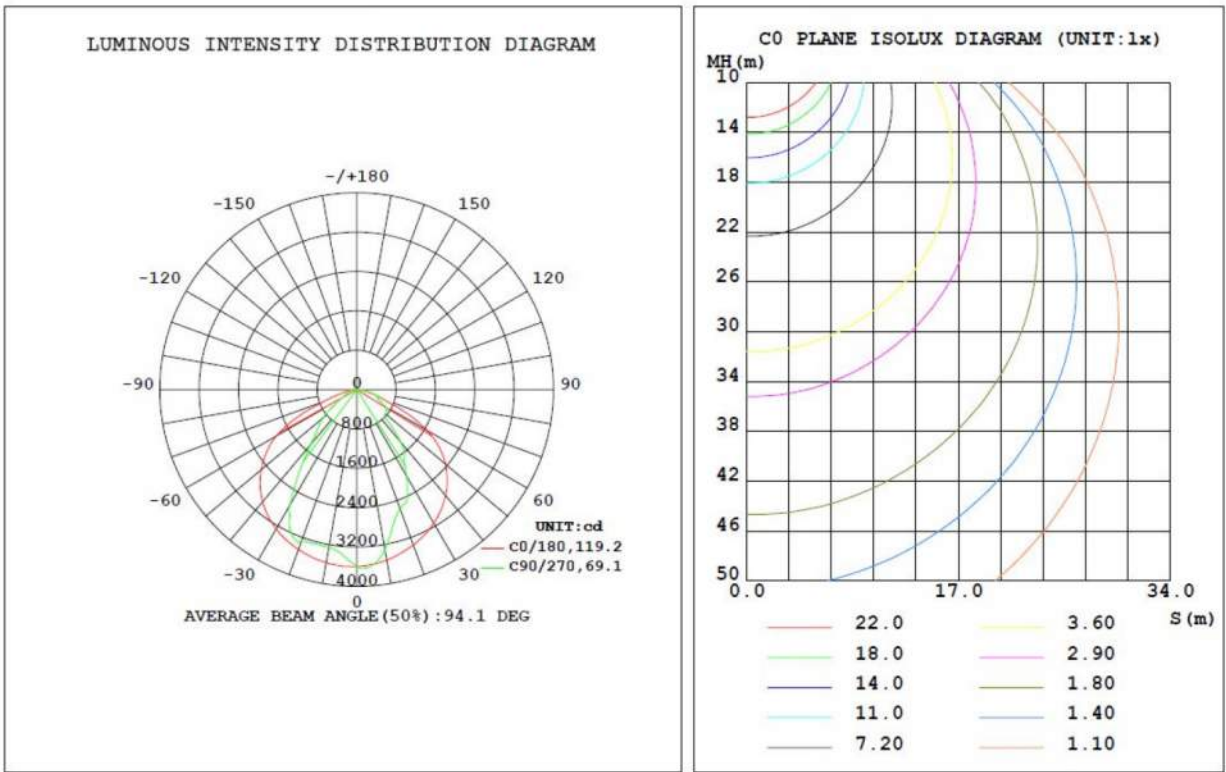
Technical Parameters

Type			
Power	70W	Lighting Angle	60°90°
Input Voltage	AC100-277V	LED Brightness Decay	<5%/6000 hrs
PF	>0.95	Working Life	>50000 hrs
Driver Efficiency	>90%	Working Temperature	-30 - +45℃
Luminous Flux	7200 Lm	Storage Temperature	-40 - +80℃
Color Temperature	3000K/4000K/5000K/6500K	Protection Level	Wet Location/IP65
CRI	Ra>80	Cable	Input Connect, No cable

Remark: "Z" may be D or W represented color,

"Y" may be "P12", "P27" or blank represented type of photoelectric Switches.

Light Distribution Curve (Clear Lens)



70W LED Full Cutoff Wall Pack

Product Pictures



- Lumileds LED, high luminous efficiency and long working life.
- High efficiency LED Driver, the wide range input voltage AC100-277V and AC200-480V.
- Cast aluminium cooling design better cooling, light quality, LED Tj < 85℃.
- Excellent Optics design, greatly improved the light utilization and evenness.
- Photocell Control Available (Option)



Product Applications

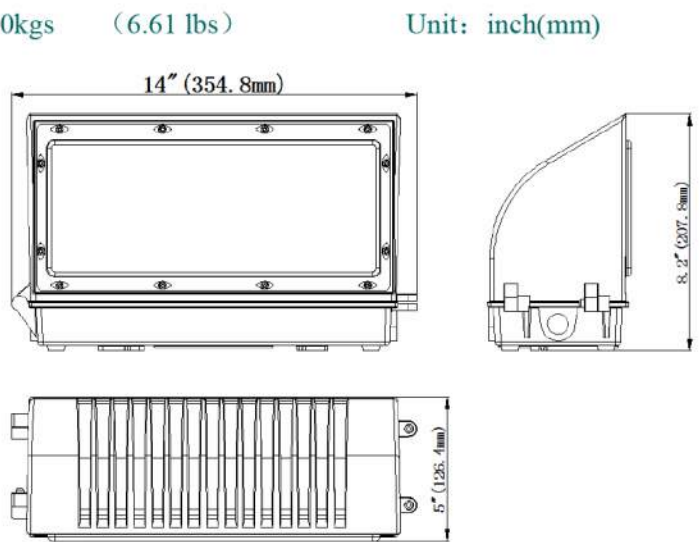
WSD LED FULL CUTOFF WALL PACK Lighting series can be widely used in indoor or outdoor lighting (Wet location)

Product Certifications



Structure Features

- Shell materials: Aluminum & PC.
- Finish: Dark Bronze.
- Net weight: 3.00kgs (6.61 lbs)



RYTEC RESOURCES

- Application Surveys and Analysis
- Authorized Installation and Service Providers
- Certified Service Training
- Custom Engineering of Door Systems
- Domestic and International Logistics
- Energy Performance Audits
- National Account Programs
- Return-on-Investment (ROI) Analysis

RytecParts.com Webstore provides an easy and convenient way to purchase additional parts and accessories to maintain the quality of your Rytec door. (Account authorization is required.)

Rytec Technical Support team experts provide live troubleshooting assistance via phone or email. Our Document Resource Center features online manuals, documents and additional product information. Visit Rytecdors.com for more information.

Rytec TEC (Technical Education Center) provides online training to eligible partners and includes courses ranging from basic to advanced and modules for both parameters and error codes. For more information, contact your regional sales manager or email TEC@rytecdors.com.

COMMITTED TO YOUR INDUSTRY

Through continuing education, professional development and trade show activity, Rytec supports and significantly contributes to a number of industries and professional associations.



QUALITY. PERFORMANCE. RELIABILITY.

Rytec doors offer our customers the highest value and day in, day out performance — and are supported by the knowledge and expertise of dedicated employees, authorized dealers and trained installers across North America. With over 150,000 doors in operation — many with millions of operating cycles — our doors provide energy savings, safety and security and require only minimal maintenance.

Unlike other companies in our industry, doors aren't a sideline for Rytec. They are exclusively our focus. We continue to expand our market leadership with over 40 years of experience producing high-performance doors.

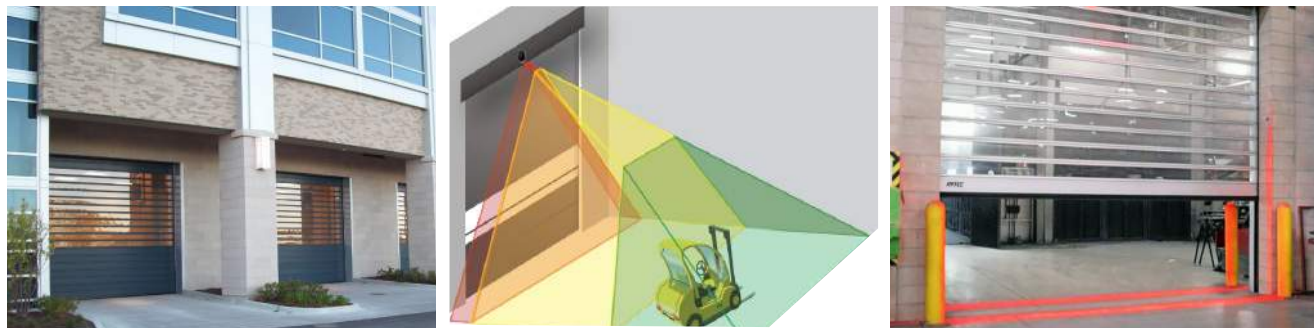
American Owned. American Made

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RytecDoors.com 888-808-RYTEC Rytec Info@Nucor.com P-262.677.9046 W223N16601 Cedar Parkway Jackson, WI 53037-0403



CUSTOMIZE RYTEC DOORS



Add-on Options

- Airlock/Interlocks
- Architectural Finishes
- BTA4 or M54 Remote Door Controller
- Covers, Hoods and Custom Awnings
- Fabric Weight and Color
- Heated and Unheated Blowers/Air Curtains
- High-Definition Wood Grain Finishes
- Humidistat Defrost
- Insulated Door Panels and Slats
- Lexan™ Vision Slats
- RAL and Custom Color Powder Coat Finish
- Screen Panels and Ventilation Slats
- Stainless Steel Components
- USDA/FDA/CFIA Compliant
- Voltage and Transformer
- Wind Rib/Panel Retention
- Windows and Vision Panels

Activation Options

- AARC® Activation & Access Remote Control
- Access/Key Cards
- Automated Facility Integration
- Automatic Vehicle Identification (AVI)
- Barcode
- Biometric/Bioscan
- Floor Induction Loops
- Heated and Unheated Pull Cords
- Motion Sensors
- Push Button/ Push Plate
- Radio Frequency Identification (RFID)
- Remote Open/Close/Stop Options
- Security System Integration
- SmartSurround® Detection & Alert System
- Touchless Wave Indicators
- Windshield/Vehicle Transponders
- Wireless Remote Control

Safety/Signaling Options

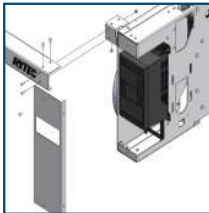
- Advanced® Light Curtain Safety System
- Audible Alert System
- Break-Away™ and Self-Repair
- Carbon Monoxide System Integration
- Countdown Clock
- Emergency Stop Push Buttons
- Hazardous Location Rated Electrical Components
- Padded Bottom Bar
- Pneumatic or Electric Safety Edges
- Pathwatch™ & Pathwatch™ II Safety Light System
- Power Failure Indicator
- Presence Detectors
- Reflective/Thru-Beam Photo Eyes
- Ry-Wi® Wireless System
- SmartSurround® Detection & Alert System
- Thru-Wall Brake Release
- Traffic Signals and Directional Signals
- Warning Lights, Horns and Strobes

SPIRAL® PRE-WIRED PACKAGE

The Rytec Spiral® Pre-Wired Premium Package provides the highest quality, factory tested and pre-assembled high-performance door available. It integrates the System 4 Controller mounted in the door's head assembly.

The remote compact BTA4 Controller mounting options include wall flush-mount or side column-mounted in certain door models.

Reduced wiring creates a cleaner look with less conduit, yet with the same technology and flexibility of the System 4.



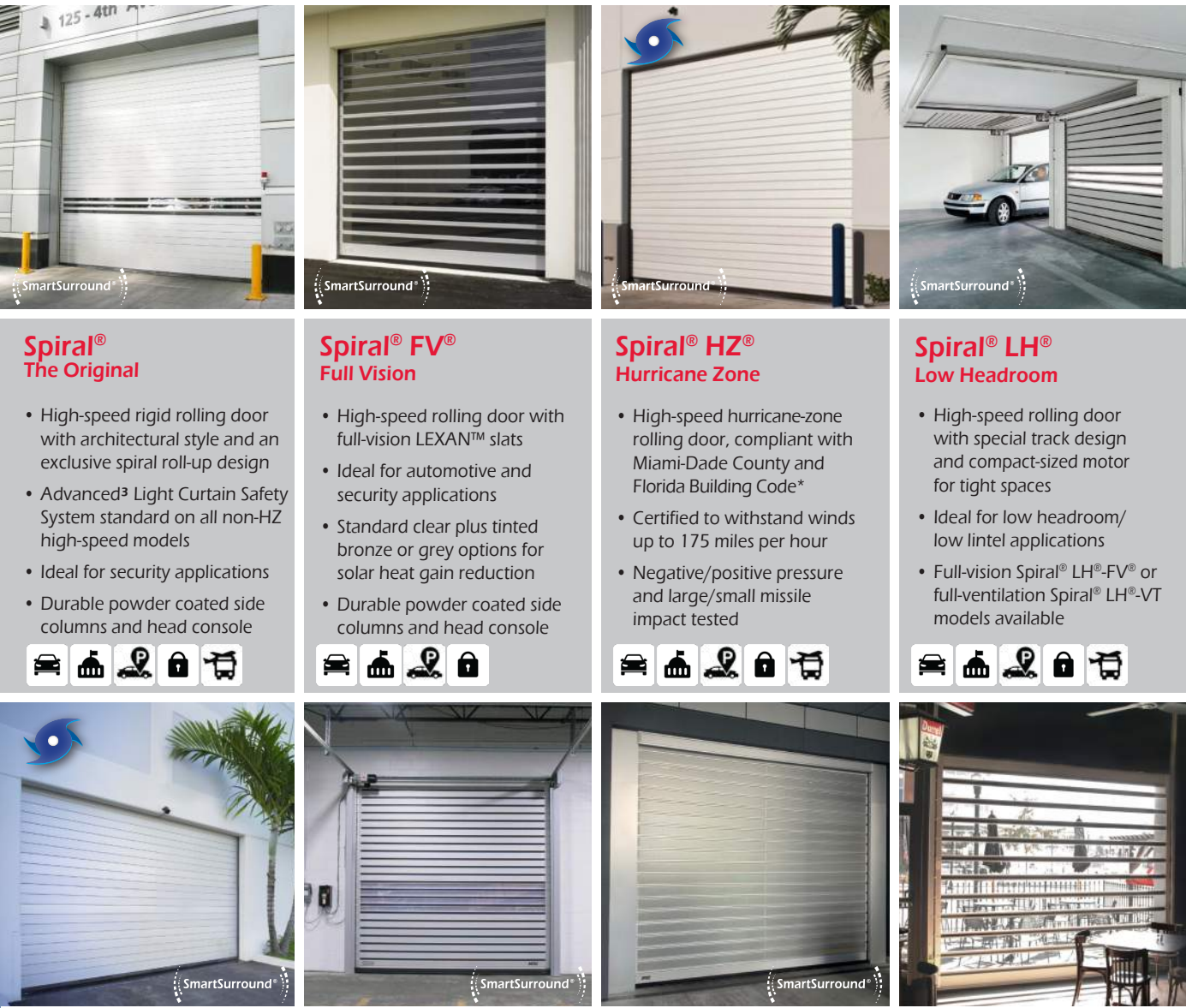
WHY LEXAN™ SLATS?

Rytec Lexan™ vision slats with Margard™ coating are shatter-proof and scratch-resistant polycarbonate that protects Spiral door vision panels. Increased strength to 30 times the impact strength of acrylics and 250 times that of glass.

This also protects vision slats from yellowing and hazing from the sun as well as graffiti, paint, adhesives, and other materials from easily sticking to the surface.

Lexan slats also allow light transfer and visibility from both sides, with translucent bronze and grey options available for reduced light and heat transmission.

SPIRAL® RIGID ROLLING DOORS



Spiral® The Original

- High-speed rigid rolling door with architectural style and an exclusive spiral roll-up design
- Advanced® Light Curtain Safety System standard on all non-HZ high-speed models
- Ideal for security applications
- Durable powder coated side columns and head console

Spiral® FV® Full Vision

- High-speed rolling door with full-vision LEXAN™ slats
- Ideal for automotive and security applications
- Standard clear plus tinted bronze or grey options for solar heat gain reduction
- Durable powder coated side columns and head console

Spiral® HZ® Hurricane Zone

- High-speed hurricane-zone rolling door, compliant with Miami-Dade County and Florida Building Code
- Certified to withstand winds up to 175 miles per hour
- Negative/positive pressure and large/small missile impact tested

Spiral® LH® Low Headroom

- High-speed rolling door with special track design and compact-sized motor for tight spaces
- Ideal for low headroom/low lintel applications
- Full-vision Spiral® LH®-FV® or full-ventilation Spiral® LH®-VT models available

Spiral® LH®-HZ® Low Headroom and Hurricane Zone

- High-speed hurricane-zone rolling door, compliant with Miami-Dade County and Florida Building Code
- Certified to withstand winds up to 175 miles per hour
- Ideal for low headroom/low lintel applications

Spiral® LP Low Profile

- High-speed rolling door with compact side columns and headroom clearance for tight spaces
- Ideal for commercial, parking, and residential applications
- Durable powder coated side columns and head console

Spiral® VT Ventilated

- High-speed ventilated rigid rolling door
- Ideal for parking garages
- Perforated, round-hole style slats for continuous air flow
- Durable powder coated side columns and head console

Spiral® VP Lower Speed, Lower Cycle

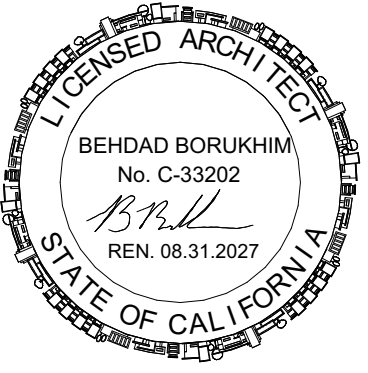
- High-performance door with aesthetic appeal
- Ideal for lower speed and lower cycle applications
- Direct drive and balanced models
- Standard lift, vertical lift or high lift configuration

*Notice of Acceptance (NOA) from Miami-Dade County, NOA No. 23-0920-05 and Florida Building Product Approval File FL20502-83

REVISION	DATE	BY

HEDVAT DESIGN BUILD INC.

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339. N. OAKHURST DR. #203
BEVERLY HILLS, CA, 90210
TEL: (310) 383-0612



SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title

SPECIFICATIONS

Scale:

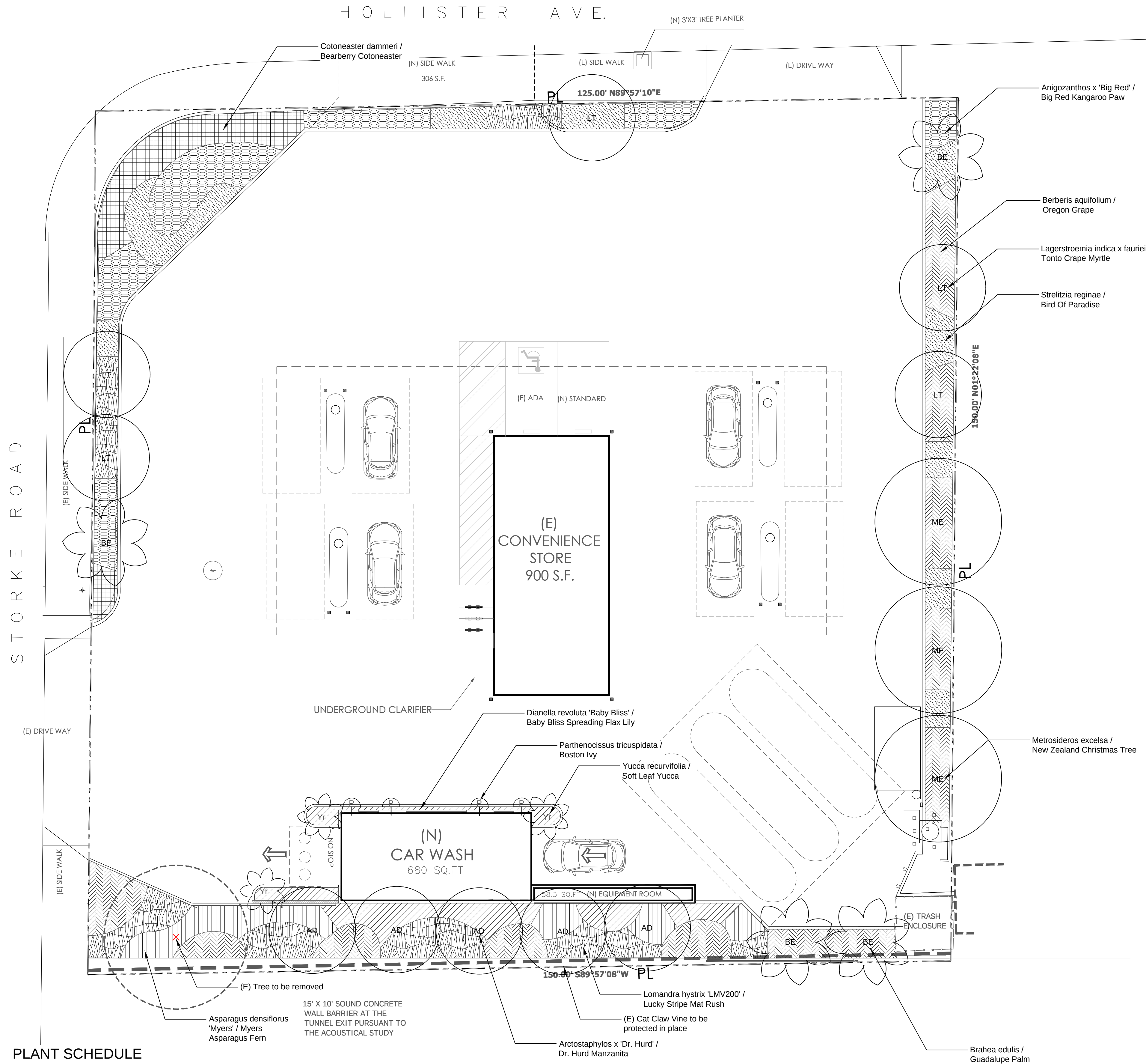
Drawn by: ADP

Layout ID

A6.8

LIGHT POST PHOTOMETRIC STUDY

Drawing Name: Z:\Shared\Projects\2026 Projects\26.045 Hollister Chevron\26.045 Cat\26.045 In Progress\8895 Hollister Chevron\8895 PL-1 Preliminary Landscape Plan.dwg Plot Date: 2026-07-13 9:06 AM



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
AD	Arctostaphylos x 'Dr. Hurd'	Dr. Hurd Manzanita	36" Box	Low	5
BE	Brahea edulis	Guadalupe Palm	min. 10' trunk ht.	Very Low	4
LT	Lagerstroemia indica x fauriei 'Tonto'	Tonto Crape Myrtle	24" box	Low	5
ME	Metrosideros excelsa	New Zealand Christmas Tree	36" box	Low	3
SHRUBS					
Yr	Yucca recurvifolia	Soft Leaf Yucca	36" box	Low	3
VINES					
P	Parthenocissus tricuspidata	Boston Ivy	1 gal	Medium	4
SYMBOL					
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	QTY

GROUND COVERS

	Anigozanthos x 'Big Red'	Big Red Kangaroo Paw	5 gal	Low	42" o.c.	503 sf
	Asparagus densiflorus 'Myers'	Myers Asparagus Fern	1 gal	Low	48" o.c.	268 sf
	Berberis aquifolium	Oregon Grape	5 gal	Low	42" o.c.	806 sf
	Cotoneaster dammeri	Bearberry Cotoneaster	5 gal	Low	48" o.c.	284 sf
	Dianella revoluta 'Baby Bliss'	Baby Bliss Spreading Flax Lily	1 gal	Low	18" o.c.	308 sf
	Lomandra hystrix 'LMV200'	Lucky Stripe Mat Rush	1 gal	Low	48" o.c.	501 sf
	Strelitzia reginae	Bird Of Paradise	5 gal	Low	60" o.c.	393 sf

Water Efficient Landscape Worksheet

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

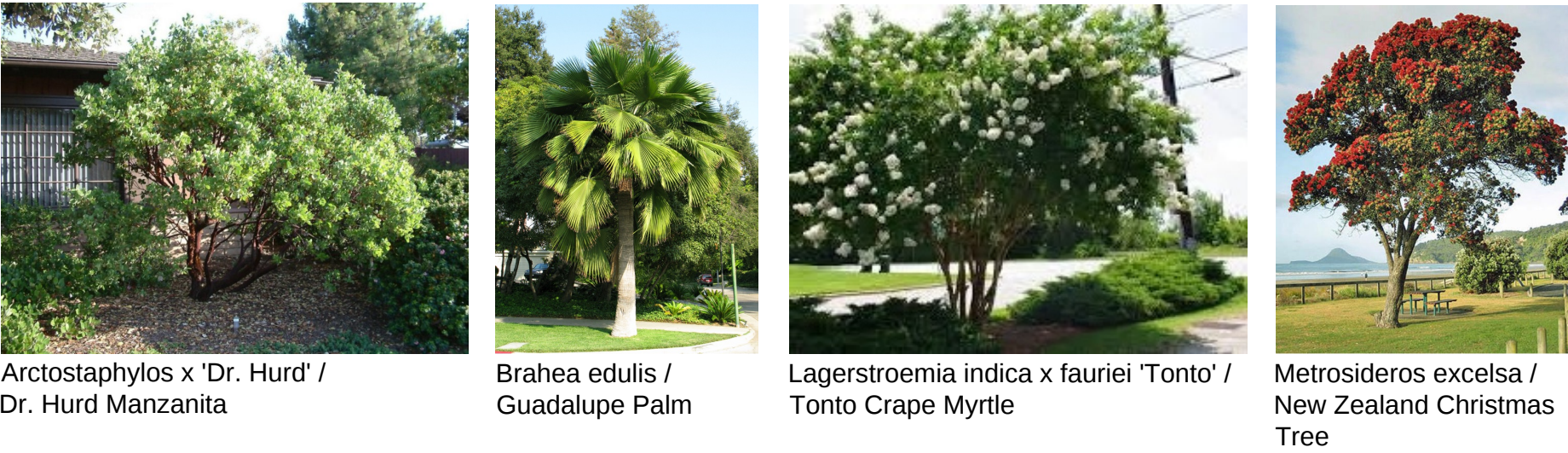
Site Information								
Project Name →		6895 Hollister Ave.						
Project Location →		Goleta, CA						
Site Type →		Commercial	Allowed ETAF:		0.45			
Annual Eto (inches/yr) →		52.5						
Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.3	Low	Drip	0.81	0.4	602	223	7,257
2	0.3	Low	Drip	0.81	0.4	545	202	6,570
3	0.3	Low	Drip	0.81	0.4	727	269	8,764
4	0.3	Low	Drip	0.81	0.4	242	90	2,917
5	0.3	Low	Drip	0.81	0.4	856	317	10,320
SUBTOTAL →						2,972	1,101	35,829
Special Landscape Areas								
							0	0
SUBTOTAL →						0	0	0
Estimated Total Water Use (ETWU) →								35,829
Maximum Allowed Water Allowance (MAWA) →								43,532

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	1,101	
Total Area	2,972	
Average ETAF	0.37	
All Landscape Areas		
Total ETAF x Area	1,101	
Total Area	2,972	
Sitewide ETAF	0.37	

Notes:	
*Calculator developed to meet code effective 05.09.2024	
*Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance	

CONCEPTUAL PLANT PALETTE

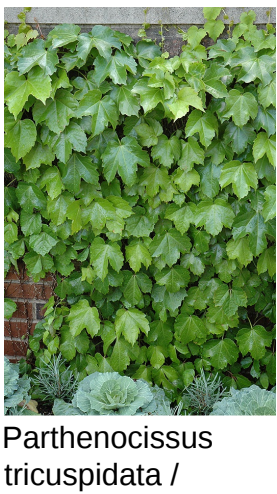
TREES



SHRUBS



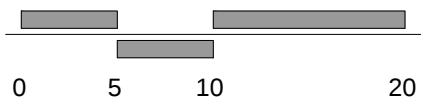
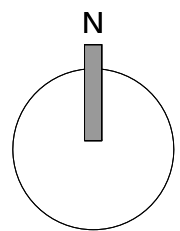
VINES



GROUNDCOVER



NOTE:
All existing plant materials, except Macfadyena unguis cat / Cat Claw Vine and _____ tree are to be removed from the site.



Scale:
1" = 10'



202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com



For inquiries regarding this plan contact
Bob Cunningham, ASLA at
(805) 962-9055 x 32 / bob@arcadiastudio.com

Revisions

CHEVRON
6895 Hollister Ave.
Goleta, CA
93117

PRELIMINARY LANDSCAPE PLAN

Issue
Issue

Date 07.13.2026	Job Number 26.045
Drawn By KK	Checked by BC
Sheet -	of # -

PL-1

ATTACHMENT C

GOLETA COMMERCIAL ARCHITECTURE AND DESIGN STANDARDS

RESOLUTION NO. 03-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS

WHEREAS, upon the incorporation of the City on February 1, 2002, and in accordance with Government Code section 65360, which provides that a newly incorporated city has at least 30 months to adopt a general plan, the City elected not to directly adopt the applicable portions of the Santa Barbara County General Plan, including the Goleta Community Plan previously adopted by the Santa Barbara County Board of Supervisors;

WHEREAS, Appendix B of the Goleta Community Plan set forth certain architecture and design standards for commercial projects within what is now the City limits;

WHEREAS, the City Design Review Board ("DRB") has reviewed the architecture and design standards set forth in Appendix B and has made a recommendation to the City Council that the City adopt a modified version of such standards so that the DRB and the City's Planning Agencies have some additional architecture and design guidelines when reviewing commercial projects prior to the City's adoption of a general plan;

WHEREAS, the City Council has reviewed the document entitled "CITY OF GOLETA ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS" recommended by the DRB and finds that the proposed standards contained therein, as amended by the City Council, are generally consistent with the general plan proposal being considered or studied by the City Council, and that such standards will enhance the ability of the DRB and the City's Planning Agencies to review commercial projects and ensure that such projects exemplify the best professional design practices, enhance the visual quality of the environment, benefit surrounding property values and make the most appropriate use of land within the City.

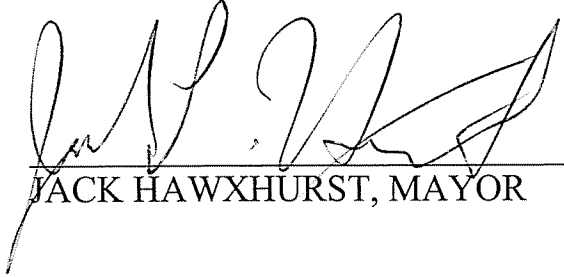
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The "City of Goleta Architecture and Design Standards for Commercial Projects" attached as Exhibit "A" to this resolution are hereby approved and adopted.

SECTION 2. To the extent that any inconsistency exists between these City of Goleta Architecture and Design Standards for Commercial Projects and the guidelines and standards set forth in the Goleta Old Town Heritage District Architecture and Design Guidelines (the "County Old Town Guidelines") previously adopted by the County of Santa Barbara, the County Old Town Guidelines shall control within Goleta Old Town.

SECTION 3. City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of April, 2003.



JACK HAWXHURST, MAYOR

ATTEST:



FREDERICK C. STOUDER
CITY CLERK

APPROVED AS TO FORM:



JULIE HAYWARD BIGGS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, FREDERICK C. STOUDER, City Clerk of the City of Goleta, do hereby certify that the foregoing Resolution No. 03-20 was duly adopted by the City Council of the City of Goleta at a regular meeting thereof, held on the 7th day of April, 2003, by the following vote:

AYES: COUNCILMEMBERS BLOIS, CONNELL, WALLIS,
 MAYOR PRO TEMPORE BROCK, MAYOR HAWXHURST

NOES: NONE

ABSENT: NONE



FREDERICK C. STOUDER
CITY CLERK

EXHIBIT A

CITY OF GOLETA

**ARCHITECTURE AND DESIGN STANDARDS
FOR COMMERCIAL PROJECTS**

Adopted as of April 7, 2003

I. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance the visual quality of the environment.

- A. The project shall include useable open space (appropriate to the project) which is designed and located appropriately for the proposed use.
 - 1. Useable open space can include view corridors, site recreation, employee lunch areas and natural vegetation areas.
- B. Site open space shall blend into adjacent natural areas. (Figure A: Example of poor landscaping transition.)
- C. Adequate setbacks from site structures (walls, paving and buildings) to environmentally sensitive areas shall be maintained.
- D. Site grading impacts shall be minimized.
 - 1. Cut and fill slopes should be contoured to blend in with the natural landform and feathered into adjacent grades. (Figure B: Example of a poorly executed cut and fill slope.)

II. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas.

- A. Overall building shapes and height shall be compatible to and in scale with existing structures on the same site and in the surrounding neighborhood.
 - 1. Where the proposed structure is taller than existing adjacent structures, the following techniques may be required to make the structure compatible.
 - a. Increase building setbacks;
 - b. Step back upper floors;
 - c. Utilize roof types which minimize building mass at the perimeter (hip and flat roofs);
 - d. Excavate the building into the site.
- B. There shall be a harmonious relationship with existing and adjoining developments, avoiding excessive variety and monotonous repetition, but promoting compatibility of styles.
- C. The privacy of existing adjacent residential areas shall be protected by carefully controlling window and balcony placement.

- D. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.
- E. Project design for industrial uses shall include screen walls and building placement to minimize the transfer of noise off site.
- F. Project design shall promote a smooth shift from offsite conditions different from those proposed (i.e., scale, zone, use, architectural context, etc.).
 - 1. Where possible, perimeter wall setbacks shall vary and the wall shall be broken visually by use of texture or material. (Figure C: Carports used as screen walls.)
- G. Project facilities such as loading docks, storage, utility, maintenance and trash storage areas shall be located in consideration of neighborhood uses, and screened where appropriate.

III. The project design shall facilitate alternate forms of transportation.

- A. Building setbacks shall be increased at the corner lots to promote pedestrian safety and good design.
- B. On larger projects with bus turnouts or pedestrian loading zones, such facilities shall be included with shelters designed to match project architecture. (Figure D: Bus stop shelter designed to match building architecture.)
- C. Pedestrian access from off-site shall be separated from automobiles where possible.
- D. Bicycle parking shall be accommodated in a safe, efficient manner and located to blend with the proposed project.

IV. Automobile access (on and off-site) and parking shall be safe and subordinate to other land and building forms.

- A. Every effort shall be made to screen parking areas with existing or proposed structures. (Figure E: Parking located behind building).
- B. Where screening of parking areas by building configuration is not possible, landscaping, grade changes, berms, low walls, and landscaping strips shall be used to screen parking structures and cars from adjacent roadways and residential developments.
- C. Landscaping should screen parking lots to minimize their expansiveness and reduce the effects of heat and glare from pavement; combine trees, shrubs and ground cover in islands; incorporate canopy trees at the perimeter and in island or finger planters with a maximum of eight parking spaces (or such greater number

as the applicable decision-maker may determine) between each tree; and use various paving textures which are compatible with the proposed or existing structure(s).

D. Putting utility lines under ground shall be encouraged on all projects.

V. Adequate landscaping shall be integrated into the project design to enhance the natural environment.

- A. Landscaping and landscape areas shall be maximized and balanced throughout the site, relate to the building size and the context of the neighborhood, and be appropriate to the site. Landscaping shall generally consist of live plant material (e.g., rock and bark may be used as a weed control measure and larger rocks may be used as a design element).
- B. Where existing vegetation must be removed, the area should be re-vegetated to adequately mitigate the visual impact created by the removal of the established vegetation. Preservation of existing specimen trees is paramount.
- C. Drought tolerant and water conserving plants shall be used in the majority of the landscaping, except in areas of active recreation. Drought tolerant native plant species (with plants native to southern Santa Barbara County) or non-native plants if necessary to protect significant habitat value shall be required in environmentally sensitive areas.
- E. Landscaping should protect and enhance public views. Appropriate landscaping on hillsides and ridgelines must also be considered.
- F. Landscaping should screen out undesirable views (e.g., freeway from adjacent developments, parking lots, blank building and wall sites and mechanical equipment and other utility structures), but it is not a substitute for good architectural design.
- G. Plantings (e.g., citrus, avocado and walnut trees) that reflect the rich horticultural heritage of the Goleta Valley are encouraged as an accent but should be balanced with the need for skyline trees to preserve Goleta's character and other considerations described elsewhere in this document.
- H. Landscaping shall be installed in such a manner so that at maturity it will provide adequate distances for vehicle and pedestrian line-of-sight at entrance and exit curbs. It should not interfere with traffic control devices, public lighting, or circulation patterns. Similar consideration shall also be given to ensure that trees are planted at an adequate distance from utility poles, overhead wires, sewer lines and any other structure where tree roots or limbs could cause damage. Landscaping litter (e.g., palm fronds, fruit, etc.) shall be considered in any installation that affects vehicular or pedestrian traffic.

- I. Landscaping plans shall show all above and below ground obstructions (e.g., utility poles, street lights, sewer lines) that may affect plant placement and installation limitations.

VI. Building design shall be encouraged which enhances and protects the visual quality of the Goleta area.

- A. There shall be a harmony of materials and consistency in style and design on all sides of a structure.
 1. Materials, detailing, color and proportions shall be appropriate to the style of the building.
 2. There shall be adequate variety and interest given to all sides of a building yet allowing for flexibility in design for various building functions. Possible techniques to add interest include modulation of walls, wainscot or cornice molding, texture or patterns in building materials, niches for planters or seats and decorative vents and grilles.
- B. Building signage, site work and mechanical/electrical equipment shall be well integrated in the design concept and screened from public view to the maximum extent practicable. (Figure F: Unscreened meters detract from this otherwise attractive building.)
 1. The DRB may require additional site sections and photographs (including aerial photographs) to ensure adequate mechanical screening from adjacent areas of higher elevation.

VII. Passive solar design is encouraged.

- A. The use of certain passive design features (south facing glass, thermal storage, shading and lightshelf devices) may require that the literal requirement for consistency on all sides of a structure be viewed with sufficient latitude.
- B. Landscaping and other screening devices may be required when reflective materials cause glare to adjacent properties.