



Agenda Item B.1
PUBLIC HEARING
Meeting Date: August 10, 2026

TO: Planning Commissioners

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Lisa Prasse, Current Planning Manager
Darryl Mimick, Supervising Planner
Brian Hiefield, Senior Planner

SUBJECT: Continued Review of a new community assembly facility/campus for Anthem Chapel with adjustments, parking lot improvements to Christ Lutheran Church campus with adjustments, and adoption of Statutory CEQA Exemption for disapproval of a project at the property located at 6595 Covington Way;

RECOMMENDATION:

As directed on June 22, 2026, it is recommended that the Planning Commission:

1. After considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, denying the proposed Project for Anthem Chapel and adopting the Notice of Exemption for the development located on Lot 2 of Parcel Map 32,072 at 6595 Covington Way; APN 077-160-022; Case Nos. 24-0005-CUP, 24-0009-DP, and applicable portion of 24-0030-DRB" and
2. Adopt Planning Commission Resolution No. 26 - ____, "A Resolution of the Planning Commission of the City of Goleta, approving a Conditional Use Permit Amendment, and Development Plan Amendment with adjustments, for development on Lot 1 of Parcel Map 32.072 located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), and a portion of 24-0030-DRB"

PROPERTY OWNER

Nate Wagner
Agent for Christ Lutheran Church of Goleta
6595 Covington Way
Goleta, CA 93117

APPLICANT/AGENT

Steve Welton
SEPPS Land Use Consulting
1625 State St., Ste. 1
Santa Barbara, CA 93101

JURISDICTION

The City is the lead agency for the project under the California Environmental Quality Act (CEQA). The Planning Commission will be the final decision-maker for all the project components, unless appealed pursuant to Goleta Municipal Code (GMC), Title 17, Chapter 17.52.120, Appeals. Action by the Planning Commission may be appealed to the City Council (GMC 17.52.120(A)(4)).

BACKGROUND:

The property at 6595 Covington Way currently includes facilities for Christ Lutheran Church (CLC) that were approved by the County of Santa Barbara in 1965 through a Conditional Use Permit (65-CP-52), which approved both the use and structural development in one permit. Further, Conditional Use Permits were the only permit type required in the applicable Santa Barbara County Zoning Ordinance #661 in 1965. While a Development Plan (DP) would be required today under the City's Title 17, development at CLC conforms to the uses and onsite development that was approved under 65-CP-52. In addition, other Land Use Permits were issued over the years to allow for minor additions to the various buildings, and signage at CLC.

On June 22, 2026, the Planning Commission commenced review of the Anthem Chapel Goleta (AC), in partnership with CLC (property owner). The request included adoption of a CEQA exemption and: (i) a Tentative Parcel Map (TPM) to subdivide the existing CLC site into two lots (32,072); (ii) one (1) Conditional Use Permit Amendment (CUPAM) (65-CP-52) to revise the boundary of the initial Conditional Use Permit (CUP) where CLC is located, (iii) one (1) Development Plan Amendment (DPAM) for the existing CLC building on new Lot 1 with adjustments for landscaping, parking, bicycle parking, and the rear setback, (iv) one Minor CUP to allow a community assembly use in the RS-8 zone district, (v) one new DP for the new AC Buildings and associated improvements with adjustments for building/structure height, and an Environmentally Sensitive Habitat Area (ESHA) buffer reduction, and (vi) Preliminary design review of the improvements proposed on Lot 1 and 2 (the Project).

These items were presented to the Planning Commission for action under two separate resolutions: one for the TPM and one for the CUPs and DPs. Given the size of the June 22, 2026 Planning Commission agenda packet, the hearing materials can be accessed here:

<https://goleta.legistar.com/LegislationDetail.aspx?ID=8057046&GUID=DE424E68-B7BD-450E-9D3A-2490CC6FC3B8>

Following deliberations, on a 2-1 vote the Planning Commission adopted Planning Commission Resolution No. 26 – 11 thereby approving Tentative Parcel Map 32,072. A majority of the Planning Commissioners in attendance and eligible to participate did not believe the findings to approve the CUPs and DPs for Anthem Chapel could be made and continued the matter to the August 10, 2026 Planning Commission Hearing for

consideration of a Resolution that included denial findings. The requested Resolution is provided as Attachment 1 to this staff report.

PROJECT LOCATION/LAND USE DESIGNATIONS

The project site is located at 6595 Covington Way and is identified as Assessor Parcel No. 077-160-022. The 3.423-acre site in question has a General Plan land use designation and zoning of Single-Family Residential (RS). Community Assembly uses are allowable in the RS zone with approval of a Minor CUP.

Figure 1 provides the location of the site and Figure 2 shows the current General Plan land use and zoning designations.

Figure 1: Project Location and Vicinity

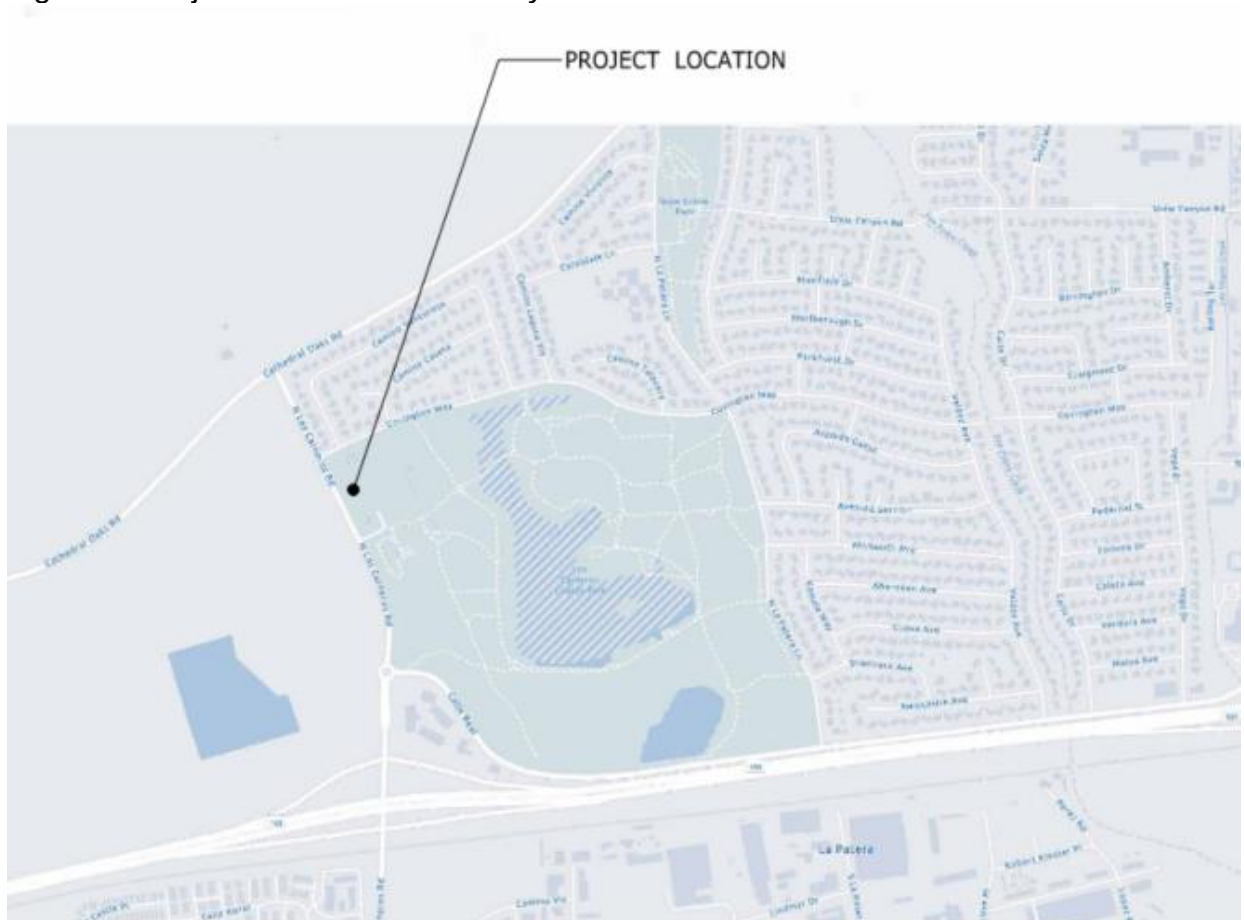
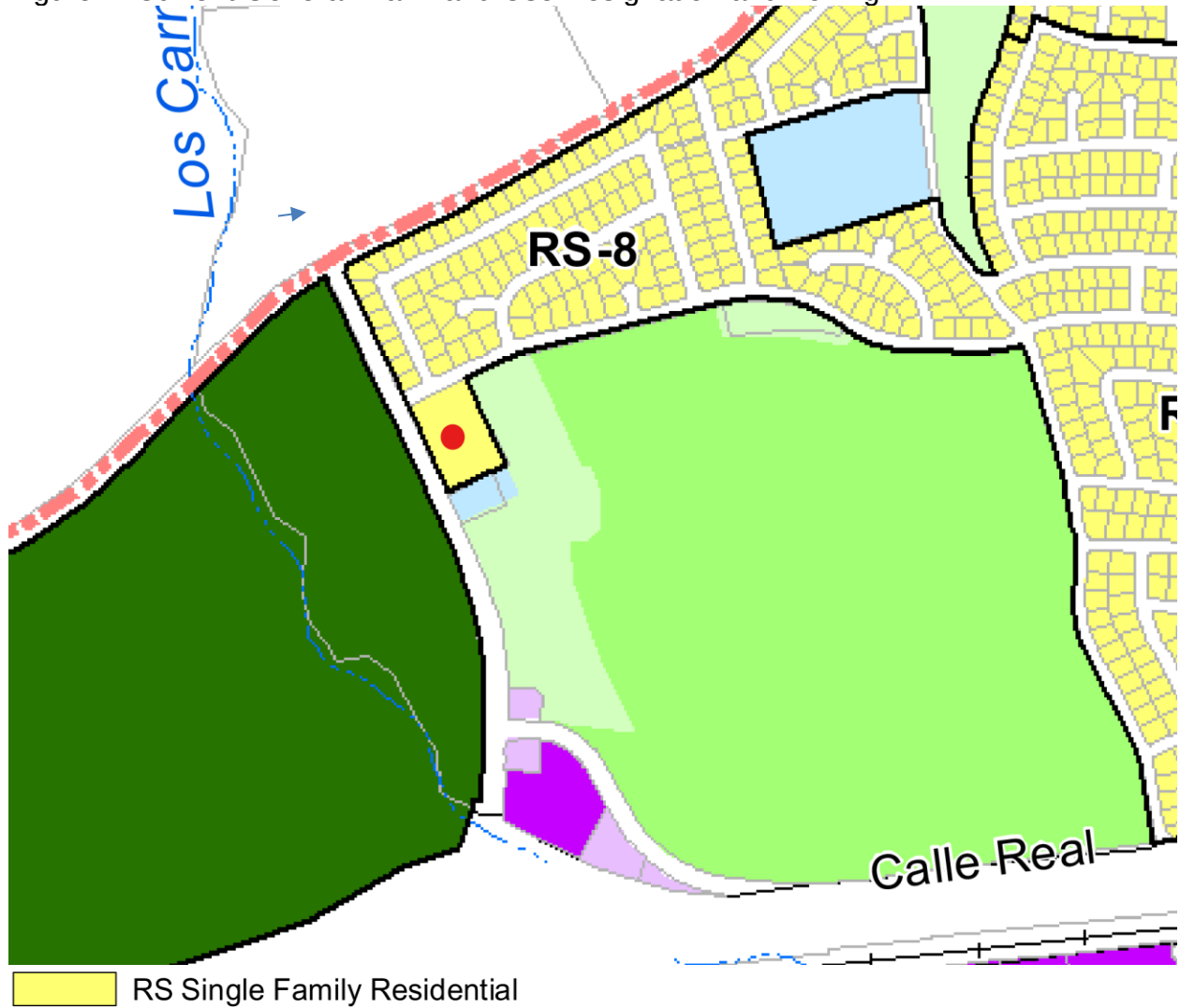


Figure 2: Current General Plan Land Use Designation and Zoning



PROJECT DESCRIPTION

The Project Description remains unchanged and is not restated in this report. The reader is directed to the June 22, 2026 agenda materials for the complete project description.

DISCUSSION

As requested by the Planning Commission, staff has prepared denial findings as outlined in Attachment 1 related to Anthem Chapel . The findings are based on the sentiments expressed by the Commissioners, who could not make the approval findings. These sentiments included:

- Concerns regarding the intensity of development
- Concerns with compatibility with the neighborhood in terms of size, scale, and height.
- Concerns with compatibility based on public safety, traffic, and insufficient parking
- Importance of maintaining habitat and buffer areas for Monarch butterflies.

Attachment 1 states the above reasons as the basis for the denial findings. As the Planning Commission approved Parcel Map 32,072 thereby creating a new lot for CLC campus, the associated CUP and DP for CLC needs to be adjusted to reflect the new boundaries. Attachment 3 is the approval resolution for the CUP and DP Amendment with the requested adjustments specific to CLC. The reasons for the approval of these applications remain the same as presented in the June 22, 2026 staff report and in the findings in Attachment 3. The Conditions of Approval reflect the Planning Commission's previous intent to not approve the EV bicycle modification.

Applicant's Response/Changes

In response to the Planning Commission's comments, the applicant has voluntarily prepared a Parking and Traffic Demand Management Plan (PTDMP) and conducted additional traffic counts in the area adjoining the site (ATE Memo, dated July 24, 2026). These documents are provided in Attachment 2.

Parking and Traffic Demand Management Plan.

In the PTDMP, Anthem notes that the Sunday attendance is across all services combined and that the sanctuary's capacity is sized for long-term programmatic flexibility, not as a near-term attendance target. Further, the plan notes that there are 117 parking spaces provided on-site to serve the daycare/preschool and accessory uses. The Plan proposes to have Parking Monitors on site during all Sunday services to direct incoming and outgoing traffic, guide vehicles to open spaces, and maintain orderly ingress/egress at the Los Carneros access points.

Further, the plan proposes to use a ride-matching app (e.g., ChurchTeams, HigherRide) to promote coordinated carpooling among congregants and to advise on alternative transportation methods (e.g., mass transit, bicycle). The Church will provide regular guidance in weekly bulletins and congregation app notifications directing all attendees to use the on-site lot. The services will be staggered rather than run back-to-back, so that arriving and departing congregations do not overlap. A minimum of 45 minutes will be provided between the conclusion of services and the next service.

Further, a phone line and/or email address will be published for neighbors to report parking or traffic concerns, with a commitment to respond within 48 hours, and on-site directional signage will be installed to encourage on-site parking. The PTDMP also proposes a one-year post occupancy review, on-going monitoring, and in the event of on-going parking spill over into the neighborhood, the use of offsite parking arrangements and other measures, as outlined.

Public Works staff have reviewed the draft Plan and finds the plan acceptable based on its framework and the common parking management measures proposed.

July 24, 2026 Traffic Memo

The below information is excerpted from the July 24, 2026 traffic memo (the excerpted material is shown in *italics*). The portion of Los Carneros Road near the Project site is designed to accommodate 14,500 daily trips, about 4,400 weekday trips occur on this segment of Los Carneros, and about 2,500 trips occur on Sundays. The results of the counts are summarized in Table 1. Further, Table 2 denotes the roadway operations with and without the project, and Table 3 shares anticipated intersection and driveway Level of Service for the Project.

Traffic counts were conducted on Los Carneros Road north of Calle Real to compare weekday and Sunday average daily and peak hour volumes.

Table 1
Traffic Counts Comparison - Los Carneros Road North of Calle Real

Date	Day	ADT	AM Peak Hour Trips (a)	PM Peak Hour Trips (b)
July 14, 2026	Tuesday	4,410	345	478
July 12, 2026	Sunday	2,500	225	243
Sunday Difference		- 43.3%	- 34.8%	- 49.2%

(a) Tuesday AM peak hour was between 8:00 AM-9:00 AM and PM peak hour was between 5:00 PM-6:00 PM.

(b) Sunday AM peak hour was between 11:00 AM-12:00 PM and PM peak hour was between 12:00 PM-1:00 PM.

The data presented in Table 1 show that the average daily traffic (ADT) volumes on Los Carneros Road measured in this period were 43% lower on Sunday compared to weekday. The table also show that the peak hour volumes on Sunday were 35% to 49% lower than the weekday volumes.

The operation of Los Carneros Road was evaluated using the City's roadway policy standards for weekday and Sunday conditions assuming the forecasted Existing + Project volumes. Table 2 presents the Existing and Existing + Project ADT volumes, the City's

Acceptable Capacity thresholds, and the levels of service (LOS) for the study area roadway.

Table 2
Existing + Project Roadway Operations

Day	Existing ADT	Existing + Project ADT	Acceptable Capacity	LOS
Tuesday	4,410	4,649	14,300	LOS A
Sunday	2,500	2,924	14,300	LOS A

The data presented in Table 2 show that the Existing + Project ADT volumes forecast for the segment of Los Carneros Road north of Calle Real would remain well below the City's Acceptable Capacity of 14,300 ADT on weekdays and Sundays. Additionally, the Existing + Project ADT forecast for Sunday are 37% lower than the Existing + Project ADT on weekdays.

Levels of service were calculated for the two Project driveways on Los Carneros Road and the Los Carneros Road/Calle Real intersection for weekday and Sunday peak hour periods. Table 3 summarizes the results of the analysis.

Table 3
Intersection and Driveway Levels of Service

Intersection	Existing + Project			Consistent?
	Weekday AM Delay / LOS	Weekday PM Delay / LOS	Sunday Peak Delay/LOS	
Los Carneros/Calle Real	6.1 Sec./LOS A	8.1 Sec./LOS A	5.8 Sec./LOS A	Yes
Los Carneros Road/Northern Driveway	10.3 Sec./LOS B	10.4 Sec./LOS B	10.3 Sec./LOS B	Yes
Los Carneros Road/Southern Driveway	10.7 Sec./LOS B	10.6 Sec./LOS B	10.6 Sec./LOS B	Yes

The data presented in Table 3 indicate that the Project driveways on Los Carneros Road and the Los Carneros Road/Calle Real intersection would operate in the LOS A-B range with Existing + Project traffic volumes on both weekdays and Sundays, which is consistent with the City's standards.

Public Works staff has reviewed the traffic memo and has found that, while the counts were collected in the summer, they appear to be consistent with counts previously collected along the roadway segment. Further, the counts are acceptable for use in the weekend analysis. The traffic memo indicates that existing weekend volumes are significantly lower compared to weekday volumes.

Approval Resolution

In case the majority of the Planning Commissioners determine that the concerns shared at the June 22, 2026 Planning Commission hearing have been addressed satisfactorily by the Applicant, staff have provided an approval Resolution as Attachment 3 for consideration. It is fundamentally the same Resolution from the June 22, 2026 Planning Commission hearing, with updates to the introductory recitals and the Factual Findings in Section 1 based on the new information provided by the applicant. Further, condition Numbers 1 in Exhibit D and E of Attachment 3 have been modified to reflect the amendments.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the Project denial has been found to be exempt from CEQA under 15270(a) of the CEQA Guidelines and a Notice of Exemption is proposed, included as Exhibit A to Attachment 1.

The City of Goleta is acting as the Lead Agency for this project. On June 22, 2026, the Project was presented to the Planning Commission as the decision-maker. CEQA does not apply to projects that a public agency rejects or disapproves. Therefore, the pending action for denial by the Planning Commission, if passed, is statutorily exempt from CEQA pursuant to §15270(a) of the CEQA Guidelines.

PUBLIC NOTICE

The Planning Commission continued this item date certain to August 10, 2026. As such, no additional notice was required to be given for this meeting.

OPTIONS

If the Planning Commission takes other than the recommended actions, possible options include:

1. Continue for additional information and review;
2. Adopt the Resolution and accept the Notice of Exemption originally provided approving the project; or
3. Direct staff to prepare revised findings, as required, and continue the item to a date certain for action consistent with PC direction.

LEGAL REVIEW BY: Winnie Cai, Assistant City Attorney

APPROVED BY: Peter, Imhof, PER Director

ATTACHMENTS:

1. A Resolution of the Planning Commission of the City of Goleta, California, denying the proposed Project and Adopting the Notice of Exemption for the Development located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, AND 24-0030-DRB

Exhibit A – Notice of Exemption

2. Applicants' Supplemental Parking and Traffic materials
3. A Resolution of the Planning Commission of the City of Goleta, approving a Conditional Use Permit Amendment, Development Plan Amendment with adjustments, for development on Lot 1 of Parcel Map 32.072 located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), and a portion of 24-0030-DRB

Exhibit A – Portions of Architectural Plans that Apply to CLC

Exhibit B – General Plan Consistency Analysis

Exhibit C – Zoning Consistency Analysis

Exhibit D – CLC DPAM/CUP AM Conditions of Approval

4. Staff's Presentation
5. Applicant's Presentation

Attachment 1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, DENYING THE PROPOSED PROJECT FOR ANTHEM CHAPEL AND ADOPTING THE NOTICE OF EXEMPTION FOR THE DEVELOPMENT LOCATED ON LOT 2 OF PARCEL MAP 32,072 AT 6595 COVINGTON WAY; APN 077-160-022; CASE NOS., 24-0005-CUP, 24-0009-DP, AND A PORTION OF 24-0030-DRB

RESOLUTION 26 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, DENYING THE PROPOSED PROJECT FOR ANTHEM CHAPEL AND ADOPTING THE NOTICE OF EXEMPTION FOR THE DEVELOPMENT LOCATED ON LOT 2 OF PARCEL MAP 32,072 AT 6595 COVINGTON WAY; APN 077-160-022; CASE NOS. 24-0005-CUP, 24-0009-DP, AND 24-0030-DRB

WHEREAS the property is located at 6595 Covington Way in the Inland area of the City of Goleta and has a Single-Unit Residential (RS) General Plan/Coastal Land Use Plan Land Use and Zoning designation; and

WHEREAS the property is owned by Christ Lutheran Church of Goleta, which has authorized Nate Wagner to be their agent; and

WHEREAS, on August 21, 2024, Steve Welton of SEPPS Land Use Consulting on behalf of Anthem Chapel applied for one (1) Minor Conditional Use Permit to allow a community assembly use in the RS-8 zone district (24-0005-CUP) for Anthem Chapel); one (1) new Development Plan for the new Anthem Chapel Building and associated improvements with adjustments for building/structure height, and an Environmentally Sensitive Habitat Area (ESHA) buffer reduction (24-0009-DP); and Preliminary design approval for the improvements proposed on Lots 1 and 2. These applications were deemed complete on April 10, 2025 (Project); and

WHEREAS, on May 26, 2026, the Design Review Board conducted Preliminary Design Review and recommended Preliminary Design approval; and

WHEREAS, on June 22, 2026, the Planning Commission commenced review of the Project and held a duly noticed public hearing on the merits of the Project including the environmental determination, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on June 22, 2026, the Planning Commission approved a lot split, or Parcel Map 32,072, so that CLC and the proposed Anthem Chapel could exist on two separate parcels (hereinafter referred to as the “CLC Parcel” and “Anthem Parcel” as more particularly described in Planning Commission Resolution No. 26 – 11; and

WHEREAS, at the same meeting, the Planning Commission continued its review of the proposed Conditional Use Permits and Development Plans with

adjustments for the CLC Parcel and Anthem Parcel to a date specific, the August 10, 2026 Planning Commission Hearing, with direction for staff to return with denial findings; and

WHEREAS the Planning Commission considered the entire administrative record, including staff reports, Notice of Exemption and oral and written testimony from interested persons;

NOW THEREFORE BE IT RESOLVED BY THE GOLETA PLANNING COMMISSION:

SECTION 1. Factual Findings. The Planning Commission finds as follows:

- A. The property consists of 3.423 total gross acres and includes the existing Christ Lutheran Church sanctuary, parking lot, and accessory structures.
- B. The Planning Commission approved the subdivision of land to Lots 1 and 2 of Parcel Map 32,072 (24-0002-SUB) on June 22, 2026. Lot 1 is the CLC Parcel and Lot 2 is the Anthem Parcel.
- C. On Lot 1 of Parcel Map 32,072, no changes are proposed to the existing CLC sanctuary/community assembly buildings.
- D. On Lot 2 of Parcel Map 32,072, development for the Anthem Chapel facility is proposed to include the construction of: 1) a 6,512-square foot sanctuary/community assembly building; 2) a 2-story, 13,554-square foot education building to support day care and preschool; 3) exterior patios, play yards and passive recreation areas and a habitat restoration area; 4) 117-space parking lot, including 5 accessible (ADA) parking spaces, 6 Electric Vehicle (EV) parking spaces and 25 EV-ready spaces; 5) new landscaping around the perimeter of the new parcel, and within the proposed parking lot. The Anthem Chapel facility also proposes adjustments to: 1) building/structure height from the required 25 feet to 27 feet 8 inches for a portion of the education building; 2) maximum height of architectural projections for a standalone cross from 30 feet to 33 feet 10 inches; and 3) the 100-foot buffer for the Monarch Butterfly Environmentally Sensitive Habitat Area (ESHA) to 50-ft. buffer reduction.
- E. The property has adequate ingress and egress from Covington Way and Los Carneros Road that meets Fire Department requirements.

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F. The factual findings in this Section and in the Recitals are based upon substantial evidence found within the entirety of the administrative record.

SECTION 2. Environmental Assessment Findings. The Planning Commission finds as follows:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, this resolution is exempt from CEQA under 15270(a) of the CEQA Guidelines and a Notice of Exemption is proposed, included as Exhibit A to this resolution.

The City of Goleta is acting as the Lead Agency for this project. On June 22, 2026, the Project was presented to the Planning Commission as the decision-maker. CEQA does not apply to projects that a public agency rejects or disapproves. Therefore, the pending action for denial by the Planning Commission, if passed, is statutorily exempt from CEQA pursuant to §15270(a) of the CEQA Guidelines.

SECTION 3. Preliminary Design Review Level Findings

The Planning Commission cannot make the following findings pursuant to Section 17.58.080 of the Goleta Municipal Code to grant Preliminary Design Approval:

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

The Planning Commission cannot make this finding due to concerns regarding the intensity of the Project and its compatibility with the neighborhood. Specifically, the concerns include that the buildings are too large in size and scale and that the education building is too tall compared to other non-residential buildings in the area. The Planning Commission does not support the related requests for building/structure height adjustments. There are also concerns about the proposed use not being compatible with the neighborhood due to public safety, traffic, and insufficiency of parking. Specifically, heavily trafficked functions and assemblies could cause congestion on Los Carneros Road, which is a two-lane road, which would pose an increased risk to pedestrians and residents, as well as hinder emergency response personnel to the surrounding area.

Further, the insufficiency of parking could cause parking for larger functions to spill into the surrounding neighborhoods negatively impacting the surrounding residents and residential character of the community.

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

The Planning Commission cannot make the finding that the Project is consistent with other design standards adopted by the City Council due to the Project's proximity to the Monarch Butterfly Environmental Sensitive Habitat ESHA. The City Council adopted development standards for projects that could impact an ESHA to be "redesigned, reduced in size, or relocated as at to avoid the impact" to an ESHA (17.30.050(A)).

The Monarch Butterfly ESHA has a buffer of 100 ft. in which development is prohibited. The request to reduce the buffer from 100 ft. to 50 ft. is to accommodate outdoor space for the preschool, daycare, and church social gathering space. The daily assembly activity within the 100-foot buffer undermines one of the purposes of the buffer, which is to limit human intrusion, thus posing a risk to the biological integrity and preservation of the Monarch Butterfly ESHA. Accordingly, the Planning Commission does not find reducing the Monarch Butterfly ESHA buffer from 100 ft. to 50 ft. to be consistent with the adopted design standards for Monarch Butterfly protection.

SECTION 4. Development Plan Findings for the Anthem Church with Adjustments to Development Standards

The Planning Commission cannot make the following findings pursuant to Section 17.59.030 of the Goleta Municipal Code to grant the Development Plan:

A. The Project as proposed is consistent with the General Plan

The Planning Commission cannot make this finding due to the inconsistency with several General Plan policies as follows:

- i. LU 1.7 which directs that new development is to adhere to high environmental standards and preserve environmental resources such as ESHA.

- ii. LU 2.1 which directs that building intensities in residential neighborhoods need to be consistent with the density, intensity, and scale of existing development to reinforce the character of well-established neighborhoods.
- iii. CE 1.6(b) which states that purpose of an ESHA buffer is to prevent the degradation of the ecological functions provided by the habitat area.
- iv. CE 1.6(d) which states that only certain uses are allowed with ESHA buffer areas and only when no feasible, less environmentally damaging alternatives exist. These uses include: 1) public road crossing, 2) utility lines; 3) resource restoration and enhancement projects; 4) nature education; 5) biological research; and 6) Public Works projects.
- v. CE 1.7 which directs that new development shall be designed to avoid impacts to ESHAs.
- vi. CE 1.8 which directs that new development adjacent to an ESHA shall minimize impacts to habitat values or sensitive species to the maximum extent feasible, and the buffer must be of a sufficient size to ensure the biological integrity and preservation of the ESHA it is designed to protect.
- vii. CE 4.4 which directs that no development shall be allowed with Monarch Butterfly ESHAs or ESHA buffer unless otherwise allowed.
- viii. CE 4.5 which directs that Monarch Butterfly ESHA buffer must be at least 100 feet unless otherwise allowed.

The reasons for not finding consistency are outlined in Findings A and K of Section 3, and Findings B and C of Section 4. As proposed, the buildings are too large in size and scale compared to the surrounding neighborhood and the height of the education building exceeds that of other non-residential buildings in the area. The proposed use is incompatible with the neighborhood due to public safety, traffic, and insufficiency of parking impacts.

Further, the Project's request to reduce the buffer from 100 ft. to 50 ft. is to accommodate outdoor space for the preschool, daycare, and church social gathering space does not meet the General Plan policies. The daily assembly activity within the 100-foot buffer undermines one of the purposes of the buffer, which is to limit human intrusion, thus posing a risk to the biological integrity and preservation of the Monarch Butterfly ESHA. Accordingly, the Planning Commission does not find reducing the Monarch Butterfly ESHA buffer from 100 ft. to 50 ft. to be consistent with the adopted design standards for Monarch Butterfly protection. For these reason, the Planning Commission determines that the Project is inconsistent with the General Plan.

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- B. *The site for the project is adequate in size, shape, location and physical characteristics to accommodate the intensity, except as it relates to the minimum allowed dwelling unit density for the site, of development proposed.*

The Planning Commission cannot make this finding due to the intensity of the Project and its compatibility with the neighborhood. The Project would add more than 20,000 square feet to the structural coverage of the site, as well as an 117-space parking lot. As proposed, the buildings are too large in size and scale, compared to the surrounding neighborhood and the height of the education building exceeds that of other non-residential buildings in the area. Taken together, the Planning Commission does not support the related requests for building/structure height adjustments. The proposed use is incompatible with the neighborhood due to public safety, traffic, and insufficiency of parking impacts. Heavily trafficked functions could cause congestion on Los Carneros Road, which is a two-lane road, which would pose an increased risk to pedestrians and residents, as well as hinder emergency response personnel to the surrounding area. The insufficiency of parking could cause parking for larger functions to spill into the surrounding neighborhoods, making the site inadequate to accommodate the proposed intensity.

- C. *Any significant environmental impacts are mitigated to the maximum extent feasible.*

The Planning Commission cannot make the findings that the Project sufficiently mitigates significant environmental impacts to the maximum extent feasible due to the Project's development within the 100-foot buffer of the Monarch Butterfly Environmentally Sensitive Habitat (ESHA). The City Council adopted development standards for projects that could impact an ESHA to be "redesigned, reduced in size, or relocated so as to avoid the impact or reduce the impact" to an ESHA (17.30.050 (A)). These standards are independent of CEQA.

The Monarch Butterfly ESHA has a buffer of 100 feet in which development is prohibited. The request to reduce the buffer from 100 ft. to 50 ft. is to accommodate outdoor space for the preschool daycare and church social gathering space. While the Project will not have structural development within the 100-foot buffer, the daily assembly activity within the 100 foot buffer undermines one of the purposes of the buffer, which is to limit human intrusion, thus posing a risk to the biological integrity and preservation of

the Monarch Butterfly ESHA. Accordingly, the Planning Commission finds the Project has not sufficiently mitigated this significant environmental impact.

The Planning Commission cannot make the following findings pursuant to Section 17.59.040 of the Goleta Municipal Code to grant Adjustments to Development Standards:

- D. The adjustment is justified and consistent with the intent of applicable General Plan policies.*

The Planning Commission cannot support the requested Adjustments to Development Standards for the reasons described in findings A and K of Section 3 and findings A, B, and C of Section 4, above.

SECTION 5. Conditional Use Permit Findings for Anthem Church

The Planning Commission cannot make the following findings pursuant to Section 17.57.050 of the Goleta Municipal Code grant the requested Conditional Use Permit:

- A. The use as proposed is consistent with the General Plan.*

The Planning Commission cannot make this finding for the reason described in Finding A of Section 4 above.

- B. The use will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.*

The proposed use will not be more injurious to the health and safety of the surrounding neighborhood due to noise, dust, smoke or vibration than from uses allowed in the district. However, the proposed use may affect the general welfare of the neighborhood based on the reasons outlined in Findings A and K of Section 3 and Findings A, B, and C of Section 4.

SECTION 6. Monarch Butterfly ESHA Buffer Reduction

The Planning Commission cannot make the following findings pursuant to Section 17.30.180(C)(2) of the Goleta Municipal Code to grant the proposed Monarch Butterfly ESHA Buffer Reduction:

- A. *The required buffer may be reduced to 50 feet only in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as long narrow windrows.*

The Planning Commission cannot support the requested reduction to the Monarch Butterfly ESHA Buffer as described in finding K of Section 3 and findings A and C of Section 4 above.

SECTION 7. Actions. The Planning Commission takes the following action on the Anthem Parcel:

- A. Adopt the proposed Notice of Exemption that utilizes Section 15270 (a) and direct staff to have the NOE filed within five (5) business days.
- B. Deny the Development Plan, Conditional Use Permit, and Anthem's portion of the Preliminary Design approval and all requested adjustments and setback reductions based on the findings provided in Sections 2-6 above as it relates to the Anthem Parcel. These actions rely upon the adoption of the Notice of Exemption included as Exhibit A to this resolution.

SECTION 8. Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9. Limitations. The Planning Commission analysis and evaluation of the Project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 10. Summaries of Information. All summaries of information in the findings, which precedes this section, are based on the substantial evidence in

the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 11. This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 12. The City Clerk is directed to mail a copy of this Resolution to Nate Wagner, agent on behalf of Christ Lutheran Church of Goleta and Anthem Chapel and, to any other person requesting a copy.

SECTION 13. This Resolution will become effective immediately after adoption.

SECTION 1. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2026.

ANNE MILLER
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 26- ____ was duly adopted by
the Planning Commission of the City of Goleta at a regular meeting held on the
____ day of _____, 2026 by the following roll call vote of the Planning
Commission:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

Attachments:
Exhibit A – Notice of Exemption

Planning Commission Resolution No. 26- ____

Attachment 1, Exhibit A

Notice of Exemption

NOTICE OF EXEMPTION (NOE)

To: ☒ Office of Land Use & Climate Innovation
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

Anthem Chapel development; Case Numbers; 24-0030-DRB; 24-0009-DP, & 24-0005-CUP

Project Applicant:

Property Owner: Christ Lutheran Church of Goleta (CLC)
Applicant: Nate Wagner, representing both Christ Lutheran and Anthem Churches
Agent for Applicant: Steve Welton, Susanne Elledge Planning and Permitting Services (SEPPS)

Project Location (Addresses and APN):

Lot 2 of Parcel 32,072, 6595 Covington Way, Goleta CA, 93117, County of Santa Barbara, APN: 077-160-022

Description of Nature, Purpose, and Beneficiaries of Project:

The project site is identified as APN 077-160-022, located at 6595 Covington Way in the City of Goleta, Santa Barbara County.

The General Plan/Local Coastal Plan Land Use designation and zoning for the site is (RS) Single Family Residential and (RS-8) Single Family Residential 8000 SF minimum lot size, respectively. The site is located in the Inland area of the City.

The purpose of the applications is to facilitate the construction of a new separate church facility. New building construction will occur on the area located south of the existing Christ Lutheran Church (CLC), east of Los Carneros Road, west from Lake Los Carneros Open Space, and north from the Goleta Valley Historical Society Parking Lot/Fire Station 12.

The beneficiaries of the project are Christ Lutheran Church and Anthem Church.

NOTICE OF EXEMPTION (NOE)

Name of Public Agency Approving the Project:

City of Goleta

Name of Person or Agency Carrying Out the Project:

Christ Lutheran Church of Goleta and Anthem Church Goleta. Attention: Nate Wagner

Exempt Status:

X Statutory Exemption: *Projects Which are Disapproved, State CEQA Guidelines §15270(a)*

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the Project denial has been found to be exempt from CEQA under 15270(a) of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, the Planning Commission denial of the project is statutorily exempt from CEQA pursuant to §15270(a) of the CEQA Guidelines.

City of Goleta Contact Person and Telephone Number:

Brian Hiefield, Senior Planner, (805) 961-7552

Lisa Prasse, AICP

Current Planning Manager

Date

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

Attachment 2

Applicant's Response Materials

Memo

To: Steve Welton, SEPPS
From: Scott Schell & Glenn Manaois, ATE
cc: Anthem Chapel
Date: July 24, 2026
Re: Anthem Chapel Project

ATE 24009M01

The Anthem Chapel Project was reviewed by the City of Goleta Planning Commission and questions were raised regarding the need for a traffic analysis on a Sunday when the church would be most active. To address the Commission's questions, new traffic counts were conducted on a weekday and a Sunday in July 2026. The following memo compares the weekday and Sunday traffic count data and provides an evaluation of the Project's consistency with the City's Transportation Element standards for both periods.

TRAFFIC COUNT DATA

Traffic counts were conducted on Los Carneros Road north of Calle Real to compare weekday and Sunday average daily and peak hour volumes. The results of the counts are summarized in Table 1.

Table 1
Traffic Counts Comparison - Los Carneros Road North of Calle Real

Date	Day	ADT	AM Peak Hour Trips (a)	PM Peak Hour Trips (b)
July 14, 2026	Tuesday	4,410	345	478
July 12, 2026	Sunday	2,500	225	243
Sunday Difference		- 43.3%	- 34.8%	- 49.2%

(a) Tuesday AM peak hour was between 8:00 AM-9:00 AM and PM peak hour was between 5:00 PM-6:00 PM.

(b) Sunday AM peak hour was between 11:00 AM-12:00 PM and PM peak hour was between 12:00 PM-1:00 PM.

The data presented in Table 1 show that the average daily traffic (ADT) volumes on Los Carneros Road measured in this period were 43% lower on Sunday compared to weekday. The table also show that the peak hour volumes on Sunday were 35% to 49% lower than the weekday volumes.

ROADWAY OPERATIONS

The operation of Los Carneros Road was evaluated using the City's roadway policy standards for weekday and Sunday conditions assuming the forecasted Existing + Project volumes. Table 2 presents the Existing and Existing + Project ADT volumes, the City's Acceptable Capacity thresholds, and the levels of service (LOS) for the study area roadway.

Table 2
Existing + Project Roadway Operations

Day	Existing ADT	Existing + Project ADT	Acceptable Capacity	LOS
Tuesday	4,410	4,649	14,300	LOS A
Sunday	2,500	2,924	14,300	LOS A

The data presented in Table 2 show that the Existing + Project ADT volumes forecast for the segment of Los Carneros Road north of Calle Real would remain well below the City's Acceptable Capacity of 14,300 ADT on weekdays and Sundays. Additionally, the Existing + Project ADT forecast for Sunday are 37% lower than the Existing + Project ADT on weekdays.

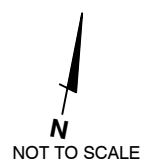
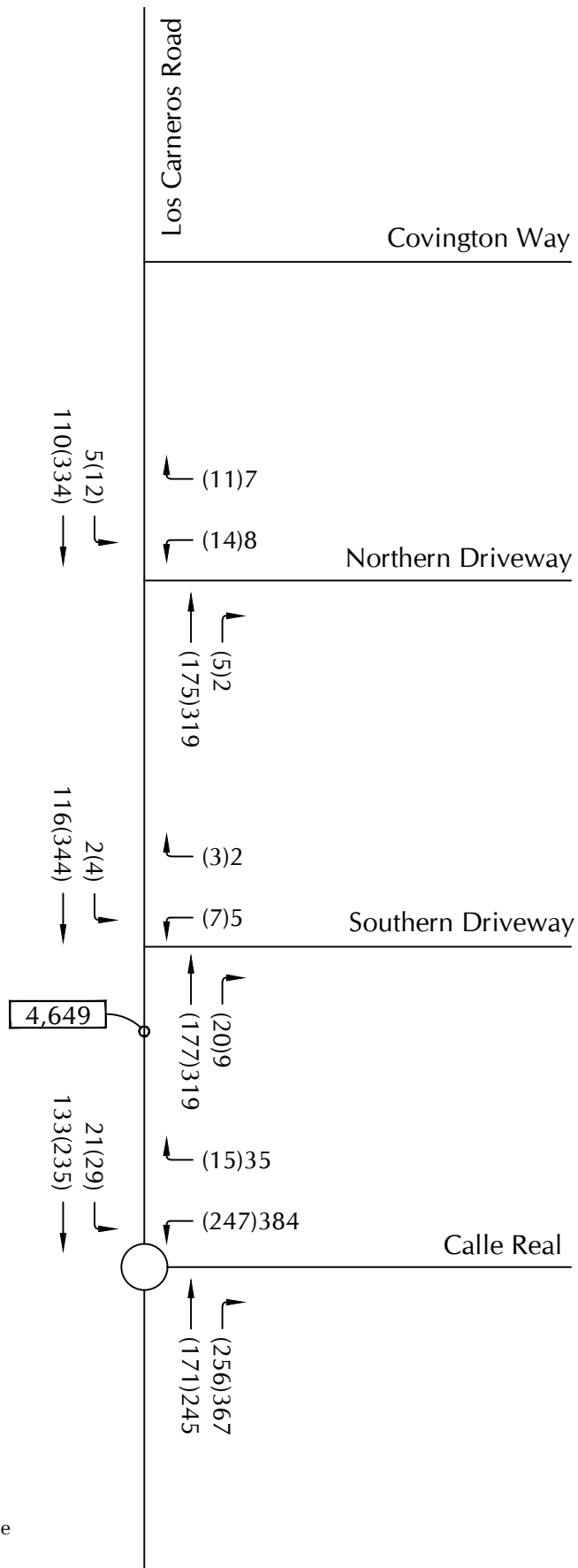
INTERSECTION AND DRIVEWAY OPERATIONS

Levels of service were calculated for the two Project driveways on Los Carneros Road and the Los Carneros Road/Calle Real intersection for weekday and Sunday peak hour periods. Table 3 summarizes the results of the analysis.

Table 3
Intersection and Driveway Levels of Service

Intersection	Existing + Project			Consistent?
	Weekday AM Delay / LOS	Weekday PM Delay / LOS	Sunday Peak Delay/LOS	
Los Carneros/Calle Real	6.1 Sec./LOS A	8.1 Sec./LOS A	5.8 Sec./LOS A	Yes
Los Carneros Road/Northern Driveway	10.3 Sec./LOS B	10.4 Sec./LOS B	10.3 Sec./LOS B	Yes
Los Carneros Road/Southern Driveway	10.7 Sec./LOS B	10.6 Sec./LOS B	10.6 Sec./LOS B	Yes

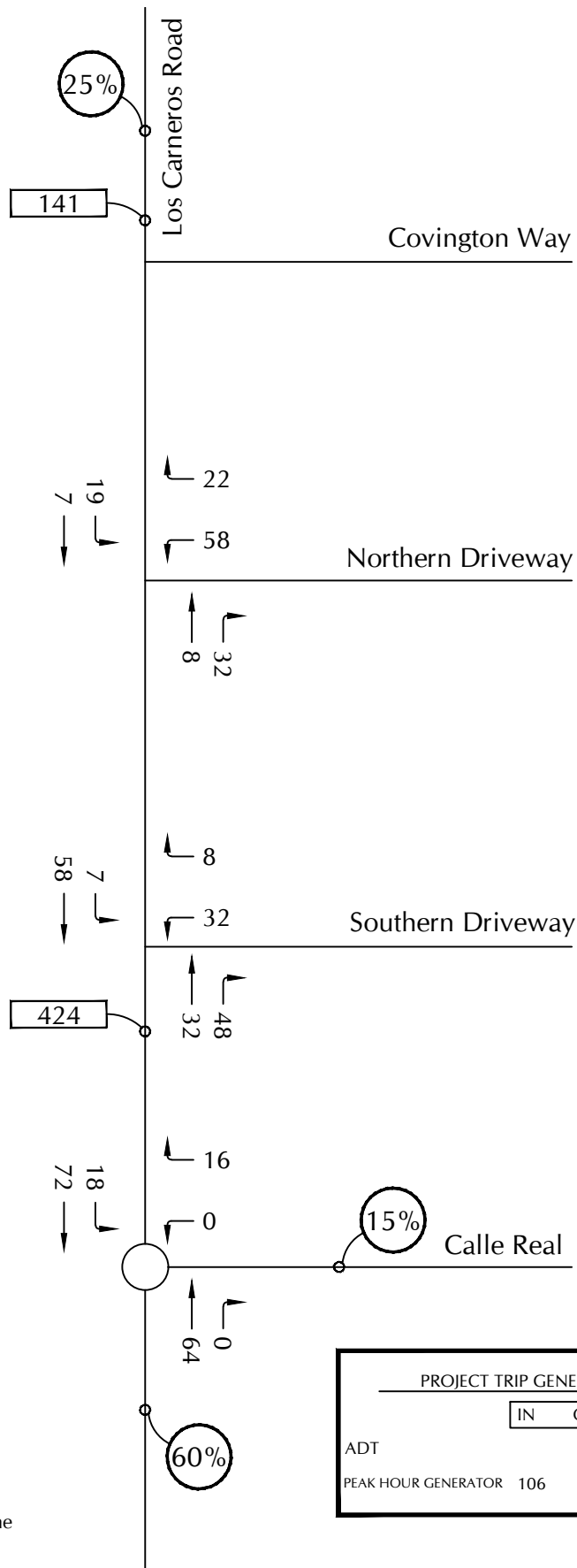
The data presented in Table 3 indicate that the Project driveways on Los Carneros Road and the Los Carneros Road/Calle Real intersection would operate in the LOS A-B range with Existing + Project traffic volumes on both weekdays and Sundays, which is consistent with the City's standards.



ASSOCIATED
TRANSPORTATION
ENGINEERS

DRIVEWAY EXISTING + PROJECT TRAFFIC VOLUMES - WEEKDAY

FIGURE 1



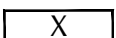
LEGEND



- Distribution Percentage

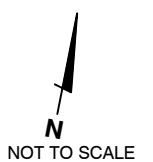


- Peak Hour Volume



- Average Daily Traffic Volume

PROJECT TRIP GENERATION			
	IN	OUT	TOTAL
ADT			565
PEAK HOUR GENERATOR	106	120	226

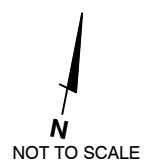
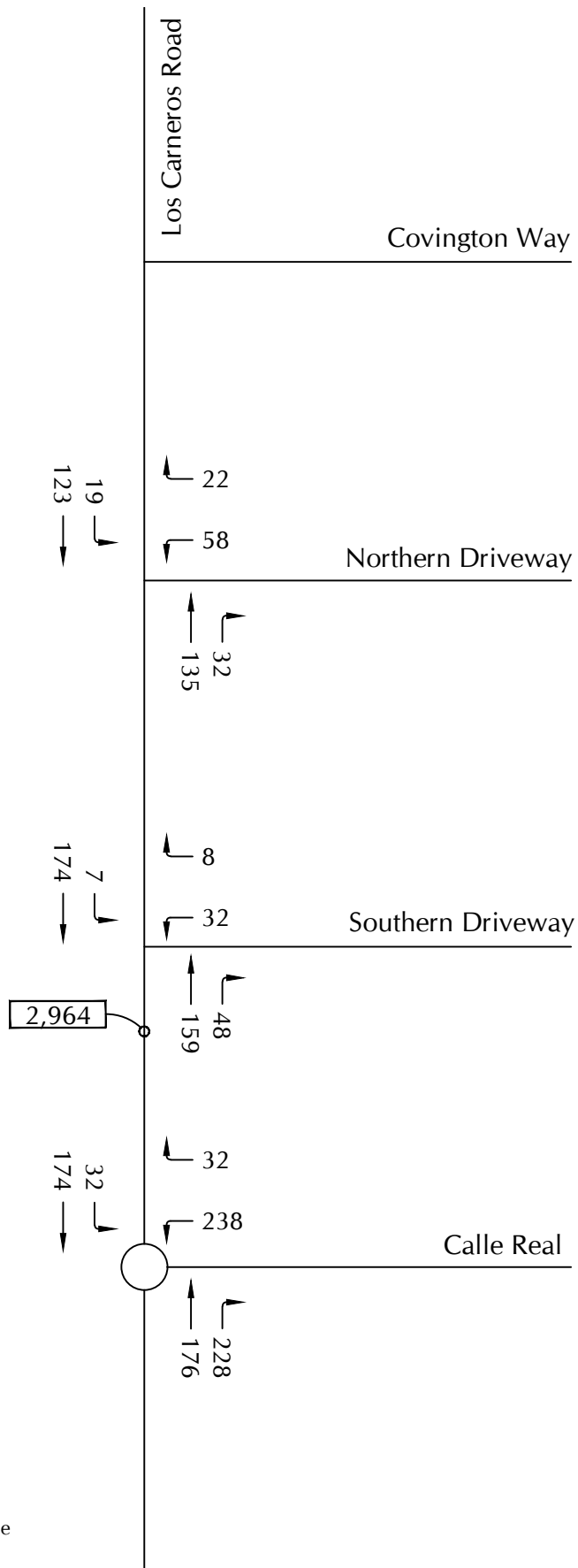


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PROJECT ADDED TRAFFIC VOLUMES - SUNDAY

FIGURE 2

DATE#24009



ASSOCIATED
TRANSPORTATION
ENGINEERS

DRIVEWAY EXISTING + PROJECT TRAFFIC VOLUMES - SUNDAY

FIGURE 3

Associated Transportation Engineers #24009
Trip Generation Worksheet

ANTHEM CHAPEL PROJECT - WEEKDAY

Use	Size	Pass-By Factor (c)	ADT		AM PEAK HOUR						PM PEAK HOUR					
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
PROPOSED																
Church (a)	6,570 SF	1.00	6.78	45	0.37	2	62%	1	38%	1	0.43	3	41%	1	59%	2
Day Care Center (b)	55 Students	0.85	3.79	177	0.79	37	53%	20	47%	17	0.79	37	47%	17	53%	20
Pre-School (b)	55 Students	0.85	3.79	177	0.79	37	53%	20	47%	17	-	0	-	0	-	0
Totals				399		76		41		35		40		18		22

(a) Trip generation based on ITE rates for Church (ITE #560). ADT, AM peak hour, and PM peak hour based on average rate.

(b) Trip generation based on ITE rates for Day Care Center (ITE #565). ADT, AM peak hour, and PM peak hour based on average rate. Pre-School closes at 1:00 PM, therefore no PM peak hour trips are assumed.

(c) ITE assumes a Pass-By of 44% for Day Care Center. The analysis conservatively assumes 15% Pass-By for the Day Care Center and Pre-School, therefore a 0.85 factor was applied.

Associated Transportation Engineers #24009
Trip Generation Worksheet

ANTHEM CHAPEL PROJECT - SUNDAY

Use	Size	ADT		PEAK HOUR					
		Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips
PROPOSED									
Church (a)	6,570 SF	-	565	34.40	226	47%	106	53%	120
Day Care Center (b)	55 Students	-	0	-	0	-	0	-	0
Pre-School (b)	55 Students	-	0	-	0	-	0	-	0
Totals			565		226		106		120

(a) Trip generation based on ITE rates for Church (ITE #560). Peak hour based on fitted curve rates. ADT is 2.5 times peak hour traffic to account for 3 services.

(b) Day care center and pre-school are closed on Sunday. Therefore, no peak hour trips are assumed.

Type of report: Midblock Count - Volume Data

LOCATION: Los Carneros Rd S of Fire Station and N of Calle Real										QC JOB #: 17703403	
SPECIFIC LOCATION:										DIRECTION: NB	
CITY/STATE: Goleta, CA										DATE: Jul 14 2026 - Jul 14 2026	
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile	
		14 Jul 26				Hourly Traffic			Hourly Traffic		
12:00 AM		4				4			4		
01:00 AM		2				2			2		
02:00 AM		2				2			2		
03:00 AM		3				3			3		
04:00 AM		0				0			0		
05:00 AM		24				24			24		
06:00 AM		43				43			43		
07:00 AM		60				60			60		
08:00 AM		116				116			116		
09:00 AM		117				117			117		
10:00 AM		136				136			136		
11:00 AM		217				217			217		
12:00 PM		198				198			198		
01:00 PM		99				99			99		
02:00 PM		124				124			124		
03:00 PM		179				179			179		
04:00 PM		236				236			236		
05:00 PM		368				368			368		
06:00 PM		193				193			193		
07:00 PM		94				94			94		
08:00 PM		62				62			62		
09:00 PM		54				54			54		
10:00 PM		20				20			20		
11:00 PM		11				11			11		
Day Total		2362				2362			2362		
% Weekday Average		100%									
% Week Average		100%				100%					
AM Peak Volume		11:00 AM 217				11:00 AM 217			11:00 AM 217		
PM Peak Volume		5:00 PM 368				5:00 PM 368			5:00 PM 368		
Comments:											

Report generated on 7/16/2026 12:35 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Midblock Count - Volume Data

LOCATION: Los Carneros Rd S of Fire Station and N of Calle Real										QC JOB #: 17703403	
SPECIFIC LOCATION:										DIRECTION: SB	
CITY/STATE: Goleta, CA										DATE: Jul 14 2026 - Jul 14 2026	
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile	
		14 Jul 26				Hourly Traffic			Hourly Traffic		
12:00 AM		1				1			1		
01:00 AM		3				3			3		
02:00 AM		1				1			1		
03:00 AM		1				1			1		
04:00 AM		7				7			7		
05:00 AM		22				22			22		
06:00 AM		61				61			61		
07:00 AM		123				123			123		
08:00 AM		229				229			229		
09:00 AM		166				166			166		
10:00 AM		103				103			103		
11:00 AM		106				106			106		
12:00 PM		106				106			106		
01:00 PM		133				133			133		
02:00 PM		120				120			120		
03:00 PM		120				120			120		
04:00 PM		133				133			133		
05:00 PM		110				110			110		
06:00 PM		107				107			107		
07:00 PM		164				164			164		
08:00 PM		173				173			173		
09:00 PM		34				34			34		
10:00 PM		14				14			14		
11:00 PM		10				10			10		
Day Total	2047					2047			2047		
% Weekday Average	100%										
% Week Average	100%					100%					
AM Peak Volume	8:00 AM 229					8:00 AM 229			8:00 AM 229		
PM Peak Volume	8:00 PM 173					8:00 PM 173			8:00 PM 173		
Comments:											

Report generated on 7/16/2026 12:35 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Midblock Count - Volume Data

LOCATION: Los Carneros Rd S of Fire Station and N of Calle Real										QC JOB #: 17703403	
SPECIFIC LOCATION:										DIRECTION: NB, SB	
CITY/STATE: Goleta, CA										DATE: Jul 14 2026 - Jul 14 2026	
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile	
		14 Jul 26				Hourly Traffic			Hourly Traffic		
12:00 AM		5				5			5		
01:00 AM		5				5			5		
02:00 AM		3				3			3		
03:00 AM		4				4			4		
04:00 AM		7				7			7		
05:00 AM		46				46			46		
06:00 AM		104				104			104		
07:00 AM		183				183			183		
08:00 AM		345				345			345		
09:00 AM		283				283			283		
10:00 AM		239				239			239		
11:00 AM		323				323			323		
12:00 PM		304				304			304		
01:00 PM		232				232			232		
02:00 PM		244				244			244		
03:00 PM		299				299			299		
04:00 PM		369				369			369		
05:00 PM		478				478			478		
06:00 PM		300				300			300		
07:00 PM		258				258			258		
08:00 PM		235				235			235		
09:00 PM		88				88			88		
10:00 PM		34				34			34		
11:00 PM		21				21			21		
Day Total		4409				4409			4409		
% Weekday Average		100%									
% Week Average		100%				100%					
AM Peak Volume		8:00 AM 345				8:00 AM 345			8:00 AM 345		
PM Peak Volume		5:00 PM 478				5:00 PM 478			5:00 PM 478		
Comments:											

Report generated on 7/16/2026 12:35 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Midblock Count - Volume Data

LOCATION: Los Carneros Rd S of Fire Station and N of Calle Real							QC JOB #: 17703401			
SPECIFIC LOCATION:							DIRECTION: NB			
CITY/STATE: Goleta, CA							DATE: Jul 12 2026 - Jul 12 2026			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun 12 Jul 26	Average Week Hourly Traffic	Average Week Profile
12:00 AM								7	7	
01:00 AM								4	4	
02:00 AM								1	1	
03:00 AM								2	2	
04:00 AM								2	2	
05:00 AM								3	3	
06:00 AM								9	9	
07:00 AM								24	24	
08:00 AM								40	40	
09:00 AM								81	81	
10:00 AM								73	73	
11:00 AM								108	108	
12:00 PM								127	127	
01:00 PM								108	108	
02:00 PM	126	126								
03:00 PM	109	109								
04:00 PM	126	126								
05:00 PM	91	91								
06:00 PM	89	89								
07:00 PM	58	58								
08:00 PM	47	47								
09:00 PM	36	36								
10:00 PM	29	29								
11:00 PM	15	15								
Day Total								1315	1315	
% Weekday Average										
% Week Average						0%		100%		
AM Peak Volume								11:00 AM 108	11:00 AM 108	
PM Peak Volume								12:00 PM 127	12:00 PM 127	
Comments:										

Report generated on 7/16/2026 12:35 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Midblock Count - Volume Data

LOCATION: Los Carneros Rd S of Fire Station and N of Calle Real							QC JOB #: 17703401			
SPECIFIC LOCATION:							DIRECTION: SB			
CITY/STATE: Goleta, CA							DATE: Jul 12 2026 - Jul 12 2026			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun 12 Jul 26	Average Week Hourly Traffic	Average Week Profile
12:00 AM								6	6	
01:00 AM								4	4	
02:00 AM								2	2	
03:00 AM								2	2	
04:00 AM								1	1	
05:00 AM								7	7	
06:00 AM								15	15	
07:00 AM								30	30	
08:00 AM								51	51	
09:00 AM								76	76	
10:00 AM								102	102	
11:00 AM								117	117	
12:00 PM								116	116	
01:00 PM								84	84	
02:00 PM								96	96	
03:00 PM								87	87	
04:00 PM								90	90	
05:00 PM								88	88	
06:00 PM								75	75	
07:00 PM								53	53	
08:00 PM								36	36	
09:00 PM								20	20	
10:00 PM								22	22	
11:00 PM								8	8	
Day Total								1188	1188	
% Weekday Average										
% Week Average						0%		100%		
AM Peak Volume								11:00 AM 117	11:00 AM 117	
PM Peak Volume								12:00 PM 116	12:00 PM 116	
Comments:										

Report generated on 7/16/2026 12:35 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

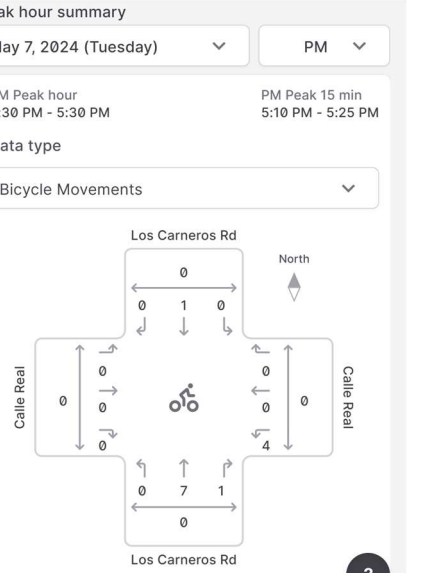
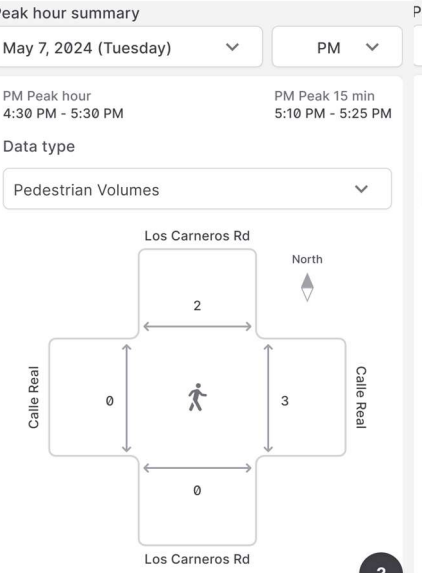
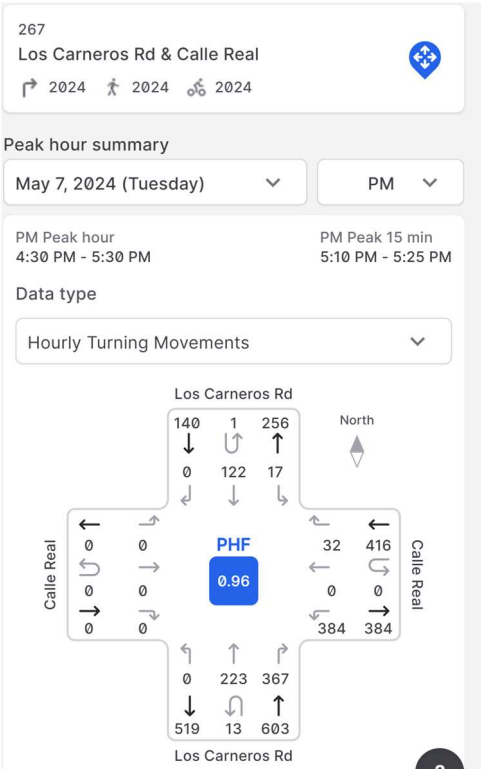
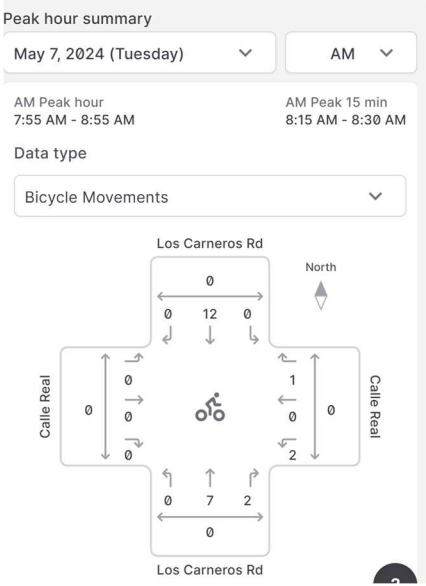
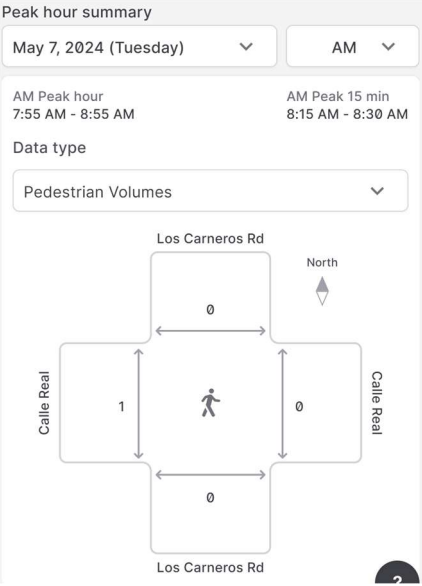
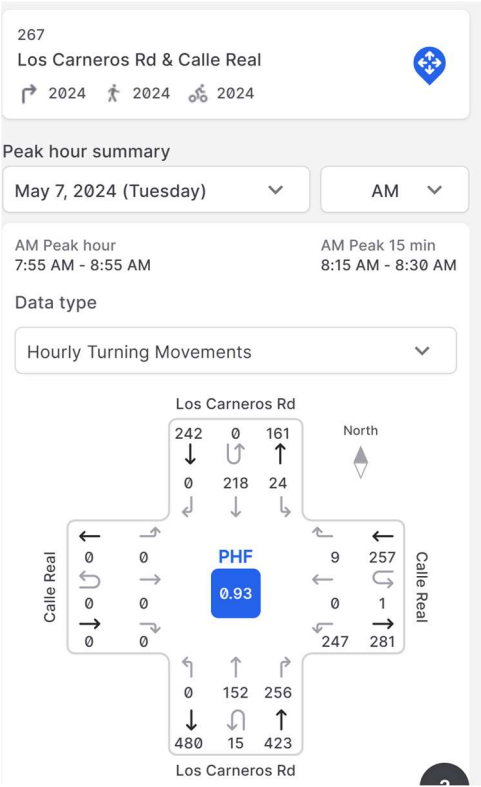
Type of report: Midblock Count - Volume Data

LOCATION: Los Carneros Rd S of Fire Station and N of Calle Real							QC JOB #: 17703401			
SPECIFIC LOCATION:							DIRECTION: NB, SB			
CITY/STATE: Goleta, CA							DATE: Jul 12 2026 - Jul 12 2026			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun 12 Jul 26	Average Week Hourly Traffic	Average Week Profile
12:00 AM								13	13	
01:00 AM								8	8	
02:00 AM								3	3	
03:00 AM								4	4	
04:00 AM								3	3	
05:00 AM								10	10	
06:00 AM								24	24	
07:00 AM								54	54	
08:00 AM								91	91	
09:00 AM								157	157	
10:00 AM								175	175	
11:00 AM								225	225	
12:00 PM								243	243	
01:00 PM								192	192	
02:00 PM								222	222	
03:00 PM								196	196	
04:00 PM								216	216	
05:00 PM								179	179	
06:00 PM								164	164	
07:00 PM								111	111	
08:00 PM								83	83	
09:00 PM								56	56	
10:00 PM								51	51	
11:00 PM								23	23	
Day Total								2503	2503	
% Weekday Average										
% Week Average						0%		100%		
AM Peak Volume								11:00 AM 225	11:00 AM 225	
PM Peak Volume								12:00 PM 243	12:00 PM 243	
Comments:										

Report generated on 7/16/2026 12:35 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

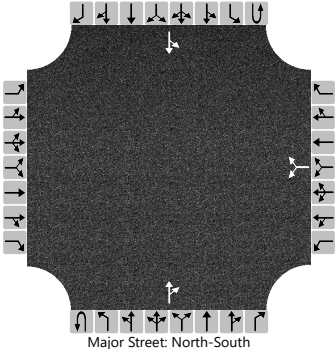
Los Carneros Rd/Calle Real



HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	SAS	Intersection	LOS CARNEROS ROAD/NORTHERN DRIVEWAY
Agency/Co.	ATE	Jurisdiction	GOLETA
Date Performed	7/23/2026	East/West Street	NORTHERN DRIVEWAY
Analysis Year	2026	North/South Street	LOS CARNEROS ROAD
Time Analyzed	SUNDAY PEAK HOUR	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	EX+PROJ		

Lanes



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						58		22			135	32		19	123	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

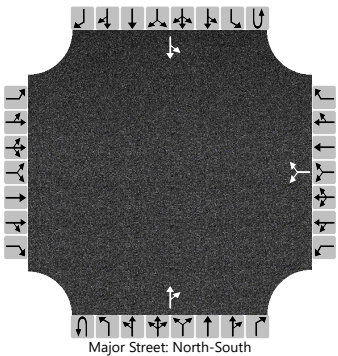
Critical and Follow-up Headways																
Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)							87							21		
Capacity, c (veh/h)							695							1388		
v/c Ratio							0.13							0.01		
95% Queue Length, Q ₉₅ (veh)							0.4							0.0		
95% Queue Length, Q ₉₅ (ft)							10.2							0.0		
Control Delay (s/veh)							10.9							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)					10.9								1.1			
Approach LOS					B								A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	SAS	Intersection	LOS CARNEROS ROAD/SOUTHERN DRIVEWAY
Agency/Co.	ATE	Jurisdiction	GOLETA
Date Performed	07/23/2026	East/West Street	SOUTHERN DRIVEWAY
Analysis Year	2026	North/South Street	LOS CARNEROS ROAD
Time Analyzed	SUNDAY PEAK HOUR	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	EX+PROJ		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						32		8			159	48		7	174	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

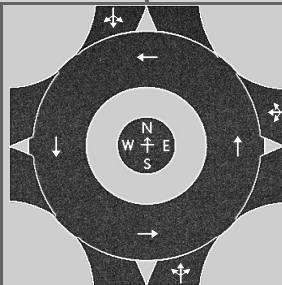
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						43								8		
Capacity, c (veh/h)						634								1338		
v/c Ratio						0.07								0.01		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
95% Queue Length, Q ₉₅ (ft)						5.1								0.0		
Control Delay (s/veh)						11.1								7.7	0.0	
Level of Service (LOS)						B								A	A	
Approach Delay (s/veh)					11.1								0.3			
Approach LOS					B								A			

HCS Roundabouts Report

General Information

Analyst	GOM
Agency or Co.	ATE
Date Performed	7/23/2026
Analysis Year	2026
Time Analyzed	MIDDAY SUNDAY
Project Description	EXISTING+PROJECT



Site Information

Intersection	LOS CARNEROS ROAD/CALL...
E/W Street Name	CALLE REAL
N/S Street Name	LOS CARNEROS ROAD
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.92
Jurisdiction	CITY OF GOLETA

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LTR				LTR				LTR	
Volume (V), veh/h					0	238	0	32	0	0	176	228	0	32	174	0
Percent Heavy Vehicles, %					3	3	3	3	3	3	3	3	3	3	3	3
Flow Rate (V _{PCE}), pc/h					0	266	0	36	0	0	197	255	0	36	195	0
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					302			452			231	
Entry Volume, veh/h					293			439			224	
Circulating Flow (v_c), pc/h	497			197			36			266		
Exiting Flow (v_{ex}), pc/h	291			0			233			461		
Capacity (C_{pcg}), pc/h					1129			1330			1052	
Capacity (c), veh/h					1096			1291			1021	
v/c Ratio (x)					0.27			0.34			0.22	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					5.8			5.9			5.6	
Lane LOS					A			A			A	
95% Queue Length, Q ₉₅ (veh)					1.1			1.5			0.8	
95% Queue Length, Q ₉₅ (ft)					28.2			38.4			20.5	
Approach Delay, s/veh LOS				5.8		A	5.9		A	5.6		A
Intersection Delay, s/veh LOS	5.8						A					

ANTHEM CHAPEL

DRAFT Parking & Traffic Demand Management (PTDM) Plan

6595 Covington Way

This Parking & Traffic Demand Management (PTDM) Plan was developed in response to concerns raised by the Goleta Planning Commission at the June 22, 2026 hearing on the Anthem Chapel Conditional Use Permit and Development Plan (Case Nos. 24-0002-SUB et al.). The Commission's principal concerns were (1) the absence of Sunday-specific traffic data, and (2) the potential for parking spillover and possible compatibility concerns. This Plan addresses the second concern with proactive, monitorable measures. A companion weekend traffic study (Associated Transportation Engineers) addresses the first.

1. Context: Attendance & Service Structure

Sunday attendance is across all services combined. The sanctuary's capacity is sized for long-term programmatic flexibility, not as a near-term attendance target. The multiple-service structure exists specifically to expand the amount of available parking.

2. General Parking Information

- **Primary Parking:** On-site parking is provided in the 117-space lot serving the sanctuary, daycare/preschool, and accessory uses.
- **Designated Spaces:** Congregants, staff, and visitors will be directed to designated spaces.
- **Accessible & Reserved Spaces:** ADA-compliant spaces and any reserved carpool/rideshare spaces (see Section 2) will be located nearest the building entrances to encourage use.
- **Parking Monitors:** Parking monitors/attendants trained by a traffic engineer or similar will be on-site during all Sunday services to direct incoming and outgoing traffic, guide vehicles to open spaces, and maintain orderly ingress/egress at the Los Carneros access points.

3. Trip Reduction & Transportation Demand Management

- **Ride-sharing & carpooling:** A ride-matching app (e.g., ChurchTeams, HigherRide) will be promoted to coordinate carpooling among congregants and to advise on alternative transportation methods (e.g., mass transit, bicycle).
- **Monthly newsletter messaging:** The Church will provide regular guidance in weekly bulletins and congregation app notifications directing all attendees to use the on-site lot.
- **Staggered service start times:** Services will be staggered rather than run back-to-back, so that arriving and departing congregations do not overlap. A minimum of 45 minutes will be provided between the conclusion of services and the next service.

- **Dedicated complaint line:** A phone line and/or email address will be published for neighbors to report parking or traffic concerns, with a commitment to respond within 48 hours.
- **Signage:** On-site directional signage will be installed to encourage on-site parking.

4. Coordination with Adjacent Uses

The project site has a long-standing informal relationship with the adjacent Stow House and Goleta Train Museum, which have historically used the Anthem/Christ Lutheran lot as reserve parking for some of its events. Anthem will continue to coordinate in good faith with these entities and the City on a shared understanding of event scheduling to help avoid cumulative parking impacts in the surrounding neighborhood. This is a coordination commitment, not a binding shared-parking agreement.

5. Monitoring, Reporting & Adaptive Management

One-Year Post-Occupancy Review

The applicant will return one year after occupancy clearance with a documented report on parking and traffic performance against the measures in this Plan. If observed conditions show that demand regularly exceeds the lot capacity and/or that illegal parking associated with the congregation is regularly occurring, the applicant will implement one or more of the reserve measures identified in Section 6, in coordination with the Planning Director.

Ongoing Monitoring

- A City-approved consultant will observe parking and traffic during Sunday services at least once per month during the first year and prepare the annual report
- Complaint-line activity to Anthem will be logged and summarized as part of the one-year report.

6. Additional Measures

If, in the judgment of the Director of Planning, a persistent issue remains with parking or congestion related to the church despite application of the above and any other implemented measures, the Director may direct the applicant to implement one or more of the following:

- **Additional Services.** Make one or more additional Sunday services available, but not more than allowed under the CUP.
- **Offsite Parking.** Arrange for an offsite location for overflow parking. For example, a partnership with La Patera School, GVHJS or Islamic Center with shuttle service. When the lot is near full, monitors will direct attendees to offsite parking locations (e.g., La Patera, Goleta Valley Junior High) where they will be shuttled to the church.

- **Permit Parking:** To the extent such a program is offered by the City, coordinate with Public Works to assign “Resident only” permit signage for designated times (e.g., Sundays or Weekends) and streets, as identified by Planning
- **Shared Parking.** Direct Anthem to make a good faith effort to negotiate with the City of Goleta to make its lot available for City Events in Stow Park on identified non-Sunday dates in exchange for use of the City’s Stow House’s lot on at least a similar number of Sundays. This additional parking could be leveraged for days when Anthem expects a larger attendance (e.g. Christmas).

Attachment 3

A Resolution of the Planning Commission of the City of Goleta, California, approving a Conditional Use Permit Amendment, Development Plan Amendment with adjustments, located at 6595 Covington Way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM) and a portion of 24-0030-DRB

RESOLUTION 26 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AMENDMENT, DEVELOPMENT PLAN AMENDMENT, AND PRELIMINARY DESIGN APPROVAL Lot 1 OF PARCEL MAP 32,072 FOR DEVELOPMENT LOCATED AT 6595 COVINGTON WAY; APN 077-160-022; CASE NOS. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0030 -DRB

WHEREAS the property is located at 6595 Covington Way in the Inland area of the City of Goleta and has a Single-Unit Residential (RS) General Plan/Coastal Land Use Plan Land Use and Zoning designation; and

WHEREAS the property is owned by Christ Lutheran Church of Goleta, which has authorized Lars Linton to be their agent; and

WHEREAS, on August 21, 2024, Steve Welton of SEPPS Land Use Consulting on behalf of Christ Lutheran Church of Goleta and Anthem Chapel applied for one (1) Conditional Use Permit Amendment (CUP) (65-CP-52) to revise the boundary of the initial CUP where Christ Lutheran Church (CLC) is located (24-0004-CUP(AM)); one (1) as-is Development Plan for the existing CLC building on new Parcel 1 with adjustments for landscaping, parking, bicycle parking, and the rear setback (24-0010-DP(AM)); and Preliminary design approval for the improvements proposed on Lot 1 of Parcel Map 32,072. These applications were deemed complete on April 10, 2025 (Project); and

WHEREAS it has been determined that the Project meets the criteria for use of a Categorical Exemption, specifically Section 15332 of CEQA Guidelines, and a Notice of Exemption is recommended for adoption. The NOE has been available for public review since May 21, 2026, when the Design Review Board Agenda was posted; and

WHEREAS, on May 26, 2026, the Design Review Board conducted Preliminary Design Review and recommended Preliminary Design approval; and

WHEREAS, on June 22, 2026, the Planning Commission commenced review of the Project and held a duly noticed public hearing on the merits of the Project including the environmental determination, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on June 22, 2026, the Planning Commission approved Parcel Map 32,072 as outlined by Planning Commission Resolution No. 26 - 11; and

WHEREAS, at the same meeting, the Planning Commission continued its review of the proposed Conditional Use Permit and Development Plan Amendment with adjustments for CLC to a date specific, the August 10, 2026 Planning Commission Hearing; and

WHEREAS, the Planning Commission considered the entire administrative record, including staff reports, Notice of Exemption and oral and written testimony from interested persons;

NOW THEREFORE BE IT RESOLVED BY THE GOLETA PLANNING COMMISSION:

SECTION 1. Factual Findings. The Planning Commission finds as follows:

- A. The property consists of 3.423 total gross acres and includes the existing Christ Lutheran Church sanctuary, parking lot, and accessory structures which is on Lot 1 of Parcel 32.072. Exhibit B to this Resolution contains the Project General Plan Consistency Analysis.
- B. The Project includes development improvements to Lots 1 of Parcel Map 32,072 (24-0002-SUB).
- C. On Lot 1, no changes are proposed to the existing CLC sanctuary/community assembly buildings. However, seven additional trees are proposed in the parking lot area. Adjustments include a request to provide less than a combination of 50% shading for the Heat Island Effect, reducing to 22%; a request for relief to not provide charging for one required electric bicycle parking space; a request to have the existing modular classroom extend 5 feet into the rear setback abutting new Lot 2 (Anthem); a request for relief from the requirement for a separate loading space; a request for a reduction to the number of parking spaces from 43 to 41; and a request for fewer than 1 tree/4 parking spaces, reducing the total required from 11 to 10.
- D. The property has adequate ingress and egress from Covington Way that meets Fire Department requirements.
- E. The factual findings in this Section and in the Recitals are based upon substantial evidence found within the entirety of the administrative record.

Planning Commission Resolution No. 26- ____

SECTION 2. Environmental Assessment Findings. The Planning Commission finds as follows:

Resolution No 26-11 includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. 26-11 is incorporated herein by reference.

SECTION 3. Common Findings

The Planning Commission makes the following findings pursuant to Section 17.52.070 of the Goleta Municipal Code regarding the Common Findings:

- A. *There are adequate infrastructure and public services available to serve the proposed development including water and sewer service, existing or planned transportation facilities, fire and pole protection, schools, parks, and legal access to the lot.*

There are adequate public services to serve the property. The Goleta Water District, Goleta West Sanitary District, and Santa Barbara County Fire Department have all reviewed the Project and provided preliminary service letters verifying that services are available. Further, the parcel has legal access to Covington Way and the adjacent roadways have sufficient capacity to accommodate the anticipated amount of traffic to be generated by this Project which are parking lot changes and setback adjustment on Lot 1 of Parcel Map 32.072

- B. *The proposed project conforms to the applicable regulations of this Title and zoning violation enforcement on the subject premise has been resolved as permitted by law.*

As demonstrated in the Zoning Consistency Analysis, which is attached to this Resolution as Exhibit C, the Project conforms to the applicable regulations of the Goleta Municipal Code upon approval of the requested adjustments described in the Development Plan Findings sections below. Further, there are no active code compliance cases on the Project site.

- C. *The proposed development is located on a legally created lot.*

The subject lot was created by Tract Map 10,347, as recorded in Book 73, pages 1-12 of the County of Santa Barbara Subdivision Maps. The parcel was approved for development with a conditional use permit by the County

of Santa Barbara in 1965, which included a review for parcel validity. The project also includes a Parcel Map which will be recorded and will result in two (2) legal parcels.

- D. *The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.*

Resolution No 26-11 includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. 26-11 is incorporated herein by reference.

SECTION 4. Preliminary Design Review Level Findings

The Planning Commission makes the following findings pursuant to Section 17.58.080 of the Goleta Municipal Code to grant Preliminary Design Approval:

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

The proposed site improvements for Christ Lutheran Church site continue to demonstrate a harmonious relationship internal to the Christ Lutheran Church campus as no changes to the buildings are planned. Further, the proposed parking lot changes are compatible with the neighborhood and add additional trees to an existing parking lot.

- B. *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 proposed site improvements for Christ Lutheran Church will not affect the site layout, orientation of the existing facilities, circulation.

- C. *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 site improvements for Christ Lutheran Church site continue to demonstrate a harmonious relationship with adjoining development as no changes to the buildings are planned.

- D. *There is harmony of material, color, and composition on all sides of structures.*

The proposed site improvements for Christ Lutheran Church site continue to demonstrate a harmonious relationship internal to the Christ Lutheran Church campus as no changes to the buildings are planned.

- E. *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 additional outdoor mechanical or electrical equipment is planned to be added as part of the proposed site improvements for Christ Lutheran Church site.

- F. *The site grading is minimized, and the finished topography will be appropriate for the site.*

No grading is needed to implement the proposed site improvements (new trees) for Christ Lutheran Church site.

- G. *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.*

Landscaping on Lot 1 (Christ Lutheran Church) will enhance the aesthetic of and reduce the heat island effect from the existing parking lot. No important views will be impaired or blocked by the proposed shrubs and trees. The landscape improvements will also serve to improve the built environment. The landscaping will contribute to the overall Project aesthetics and are not in conflict with the adjacent development and uses at the Stow House and Lake Los Carneros Park. The proposed landscape improvements will further enhance the visual character of this portion of the City by enhancing the landscaping around an existing parking lot.

- H. *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 proposed site improvements (new trees) for Christ Lutheran Church site will improve the visual aesthetic of the existing parking lot, especially as viewed from Covington Way. The new trees will also help provide shade for the parking lot and to pedestrians as they circulate through the site.

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

No additional lighting is planned to be added as part of the proposed site improvements for Christ Lutheran Church site.

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

No changes to the existing architecture are planned as part of the proposed site improvements for Christ Lutheran Church site.

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

The Project is not subject to any additional design standards adopted by the City Council. Therefore, the Project is consistent with this finding.

SECTION 5. Development Plan Amendment for Christ Lutheran Church with Adjustments to Development Standards

The Planning Commission makes the following findings pursuant to the Goleta Municipal Code Section 17.52.100 (C) for Amendments to Prior Approvals:

- A. *The findings for the original approval can still be made.*

The proposed Project on Lot 1 is limited to minor changes to the existing parking lot, and landscaping, reflective of the new parcel boundaries. A review of the policies in the General Plan indicates that the Project is consistent with the intent and development standards contained in the General Plan, subject to Planning Commission approval of the requested adjustments. Therefore, the findings from the original approval can still be made.

- B. *The environmental impacts related to the proposed changes are substantially the same or less than those identified for the previous approval.*

Resolution No. ____ includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. ____ is incorporated herein by reference.

The Planning Commission makes the following finding pursuant to the Goleta Municipal Code Section 17.59.040 for Adjustments to Development Standards:

- C. *The adjustment is justified and consistent with the intent of the applicable General Plan policies.*

The proposed four adjustments are justified as the CLC campus was established in 1965 and met the requirements at that time. Further, no new physical development is occurring at the CLC campus and the primary change occurring is that the acreage of the site is being reduced. The first adjustment request related to the existing modular classroom building which is not being moved. Its current location will result in the classroom building now being located approximately five feet within the 25' rear setback that would be created by the proposed lot split. The location of this structure within the new Lot 1 rear setback will not be detrimental to either use, nor to the surrounding neighborhood, and would facilitate better spacing of uses on Lot 1. The second adjustment relates to the number of current parking spaces needed at CLC based on the current Title 17 requirements. Based on current standards 43 parking spaces would be required but 41 spaces are existing. The existing parking lot is adequate for historical usage of the community assembly uses currently and anticipated to continue to occur on Lot 1 and no changes are proposed. At the time of the approval for the original CUP (65-CP-52), the County used a parking rate of 1 space/100 sq. ft. of assembly space, producing a requirement of only 18 spaces. However, CLC provided 41 at the time.

Due to the existing design of the parking lot, CLC is unable to meet current Title 17 parking lot development standards regarding parking lot landscaping, bike parking, and loading zone requirements. The requested adjustment to not provide these elements is based on the fact that no additional development is occurring at the CLC site and that the adjustments are warranted based on pre-existing conditions. Further, the Project proposes seven additional trees in the parking lot area to help with

aesthetics, especially as viewed from Covington Way, and to provide shade for the parking lot and pedestrians as they circulate through the site. Therefore, the requested adjustments are consistent with the intent of applicable General Plan policies and to Title 17 standards.

SECTION 6. Conditional Use Permit Amendment for Christ Lutheran Church

The Planning Commission makes the following findings pursuant to the Goleta Municipal Code Section 17.52.100 (C) for Amendments to Prior Approvals:

- A. The findings for the original approval can still be made.*

The proposed Project on Lot 1 for CLC is limited to minor changes to the existing parking lot, and landscaping, reflective of the new parcel boundaries. No changes to existing church operations are proposed. A review of the policies in the General Plan indicates that the Project is consistent with the intent and development standards contained in the General Plan, subject to Planning Commission approval of the requested adjustments discussed in Section 7 above. Therefore, the findings from the original approval can still be made.

- B. The environmental impacts related to the proposed changes are substantially the same or less than those identified for the previous approval.*

Resolution No 26-11 includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. 26-11 is incorporated herein by reference.

SECTION 7. Actions. The Planning Commission takes the following action:

- A. Approve Development Plan Amendment, Conditional Use Permit Amendment, and Preliminary Design with request adjustments as shown in Exhibit A based on the findings contained in Sections 1-6 above, the General Plan Consistency Analysis (Exhibit B), the Zoning Consistency Analysis (Exhibit C), and subject to conditions of approval provided as Exhibits D to this Resolution. These actions rely upon the adoption of the Notice of Exemption as adopted as part of Planning Commission Resolution No. 26-11.

SECTION 8. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9. *Limitations.* The Planning Commission analysis and evaluation of the Project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 10. *Summaries of Information.* All summaries of information in the findings, which precedes this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 11. This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 12. The City Clerk is directed to mail a copy of this Resolution to Nate Wagner, agent on behalf of Christ Lutheran Church of Goleta and Anthem Chapel and, to any other person requesting a copy.

SECTION 13. This Resolution will become effective immediately after adoption.

SECTION 14. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2026.

Planning Commission Resolution No. 26- ____

ANNE MILLER
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 26- ____ was duly adopted by
the Planning Commission of the City of Goleta at a regular meeting held on the
____ day of _____, 2026 by the following roll call vote of the Planning
Commission:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

Attachments:

Exhibit A – CLC Plans

Exhibit B – General Plan Consistency Analysis

Exhibit C – Zoning Consistency Analysis

Exhibit D – CLC DPAM/CUPAM Conditions of Approval

Planning Commission Resolution No. 26- ____

Attachment 3, Exhibit A

Portions of the Architectural Plans that Apply to CLC

Anthem Chapel

Goleta, CA



VICINITY MAP



Additional Parking Statistics

Accessible Parking = 8 (5 min. for parking lots between 101-150 spaces)
Van Parking = 1 (1 min. for 5 accessible parking spaces)
RV Parking = 6 (1 min. for parking lots between 101-150 spaces)
RV Ready = 28 (25 min. for parking lots between 101-150 spaces)
Accessible Driv. 1 Standard, 9 Ave (1 standard and 1 ave min. for facilities with 5-25 EVCS)
(California Calculation used for each vehicle parking; more stringent than Goleta ZD and takes precedence)
Short Term Bicycle Parking = 12 (1.1 * 117 = 11.7)
Short Term Bicycle Charging = 3 (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
110, Cole Canyon Drive #102
Santa Barbara, CA 93103
J. Michael Holliday F.A.S.A.
PH: 805.965.7777
michael@dmha.com

CODE COMPLIANCE

Permitting Jurisdiction:
City of Goleta
135 Clementia 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
Weekend/Arts				
Bay Care Center	35 Students	1 Space/10 Student	4 Spaces	
		1 Loading Space/10 Students	12 Spaces	
Pre-School	35 Students	1 Space/10 Student	4 Spaces	
		1 Loading Space/10 Students	12 Spaces	
Church Admin	1,194 SF Office	1 Space/300 SF	4 Spaces	
Vehicle Total			28 Spaces	
Weekend/Arts				
Assembly Area	5,042 SF	1 Space/250 SF	20 Spaces	

(All separate calculations completed for weekends and weekends.)

PROJECT SCOPE

- Project Scope Includes:
- Proposed lot split of AN 07-140-022 into 2 new parcels, (E) buildings and (E) parking that makes up the Anthem Lutheran Church complex to remain on new 0.881 acre parcel.
 - On (N) 2,342 acre parcel, project proposed (N) church building, (N) parking lot, and associated site development.
 - (N) 117 car parking lot, 1 accessible (1 Van), 6 Electrical Vehicle charging spots (2 accessible, 1 van accessible), (N) driveway, parking lot lighting, and loading zone.
 - (N) Site work and grading for Tier IV Stormwater Management Plan, (N) Retention areas, drainage culverts, and site walls.
 - (N) Landscaping across (N) parcel, required trees for parking lot shading and screening, Rehabilitation of area of site within 50' buffer with native plantings to support mapped Research Hauling Site.
 - (N) Fences and play areas behind building, fencing, and site walkways.
 - 2nd Floor:
a. Church sanctuary, stage, green room, audio and video control rooms
b. Main church "sanctuary", reception area, cafe and small support kitchen
c. Daycare and preschool
d. Kid's worship areas
e. Fellowship hall
f. Restrooms and storage
 - 2nd Floor:
a. Consultation laboratory
b. Kid's and teenagers worship areas
c. Office and conference room
d. Restrooms and storage

FLOOR AREA (CITY OF GOLETA)

FIRST FLOOR	7,661 SF
SANCTUARY BUILDING	6,512 SF
SECOND FLOOR	6,341 SF
	2,004 SF

*City of Goleta Area calculated per Zoning Ordinance 17.03.070

FLOOR AREA (GROSS)

FIRST FLOOR	7,661 SF
SECOND FLOOR	6,341 SF
SANCTUARY BUILDING	6,756 SF
	2,087 SF

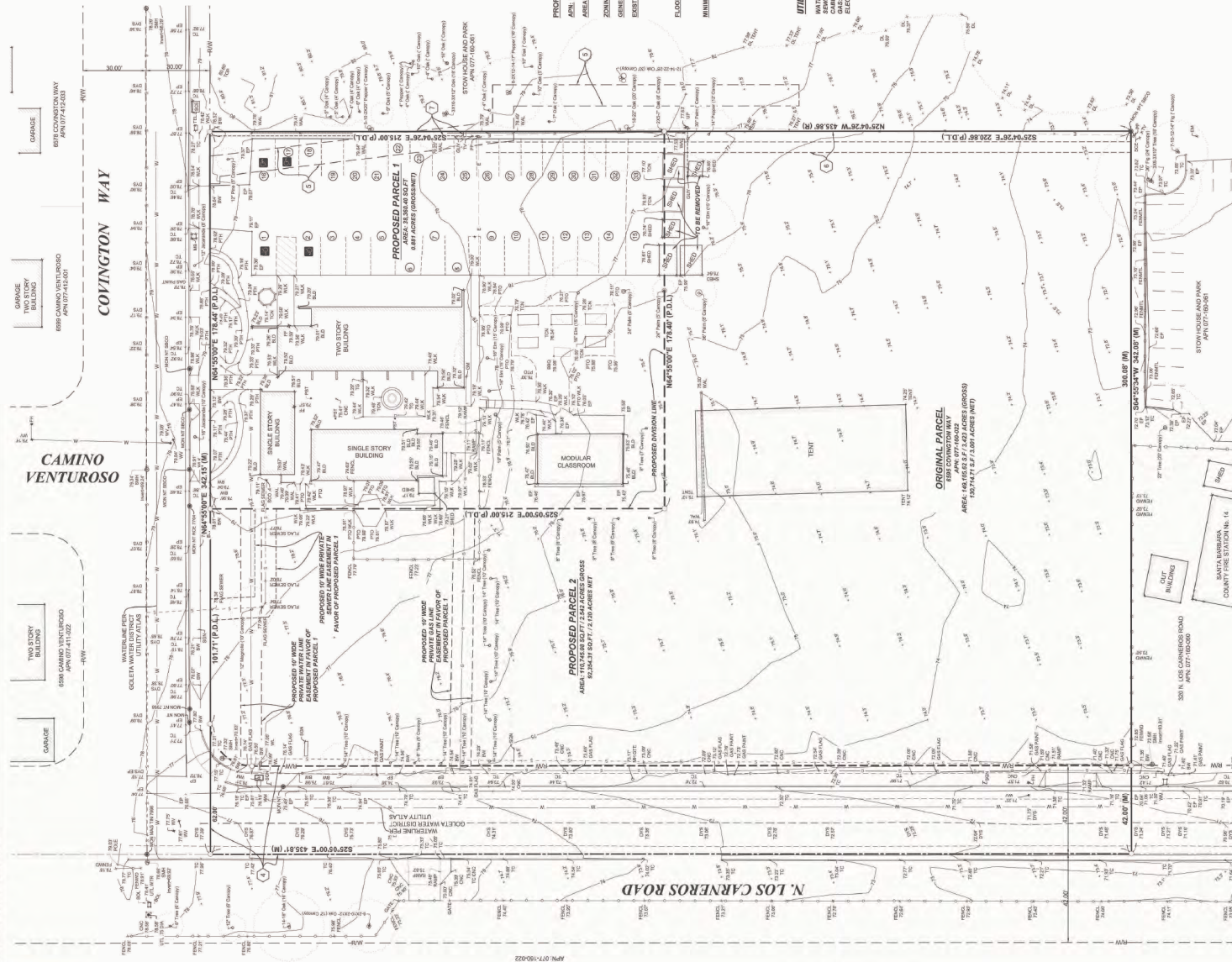
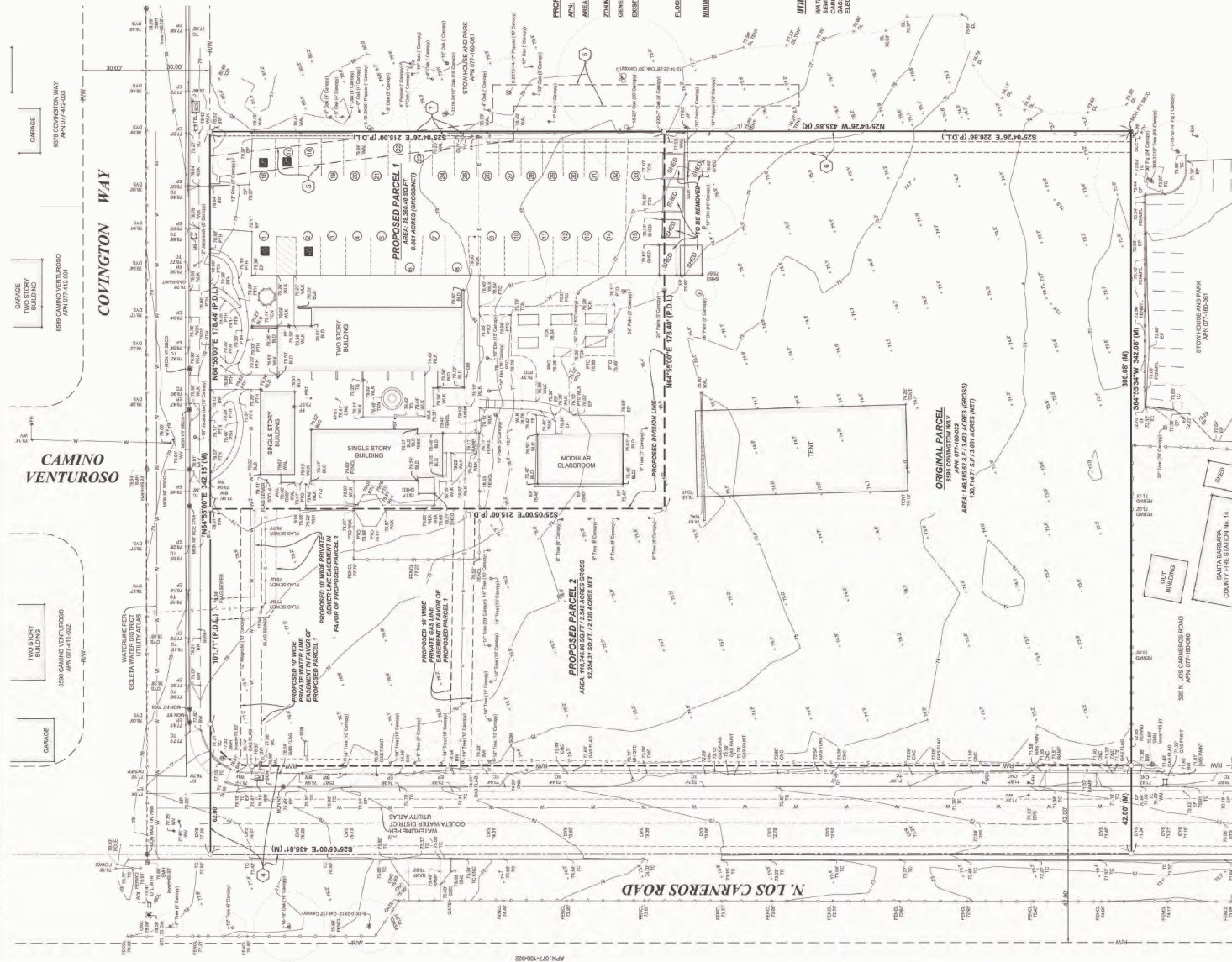
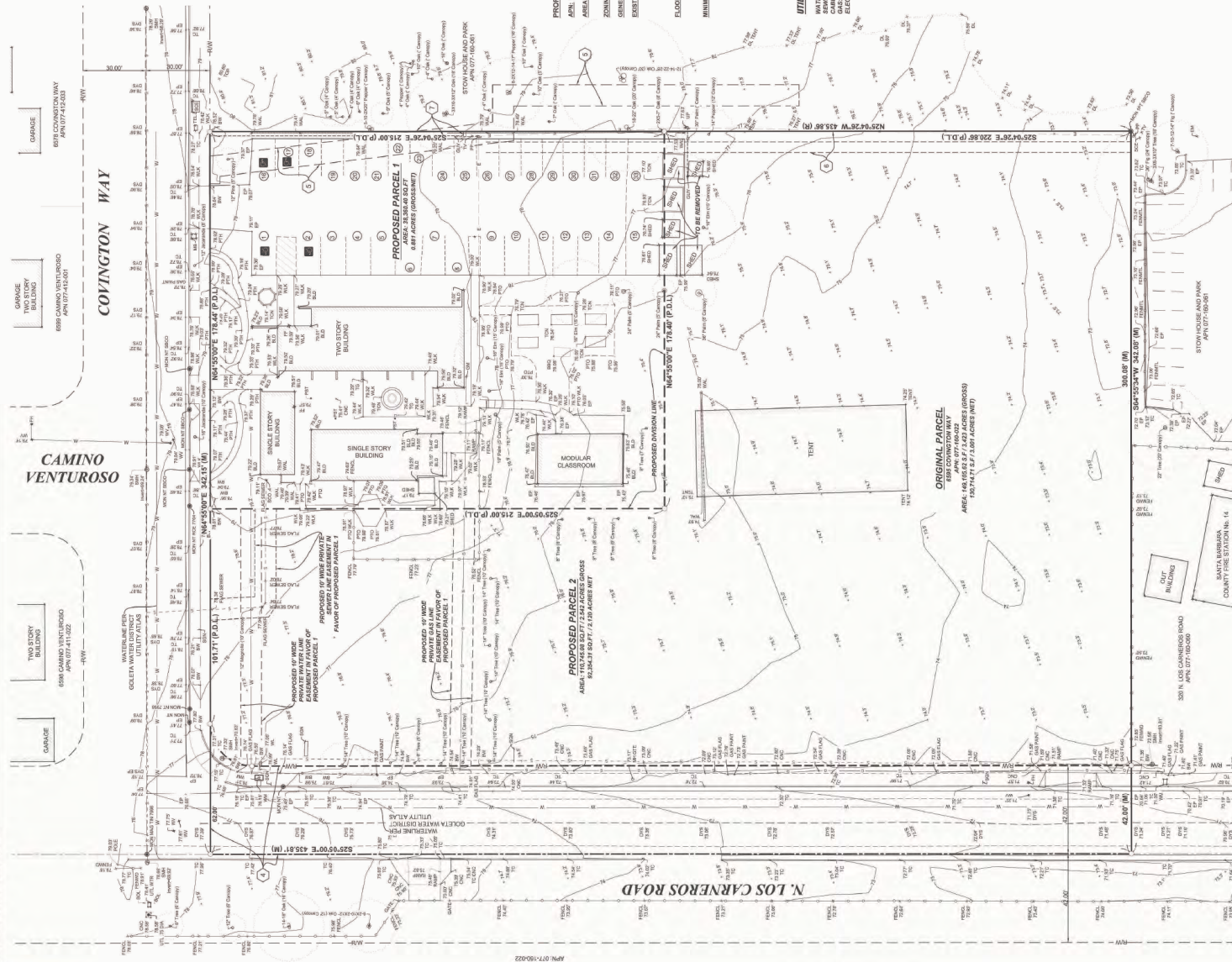
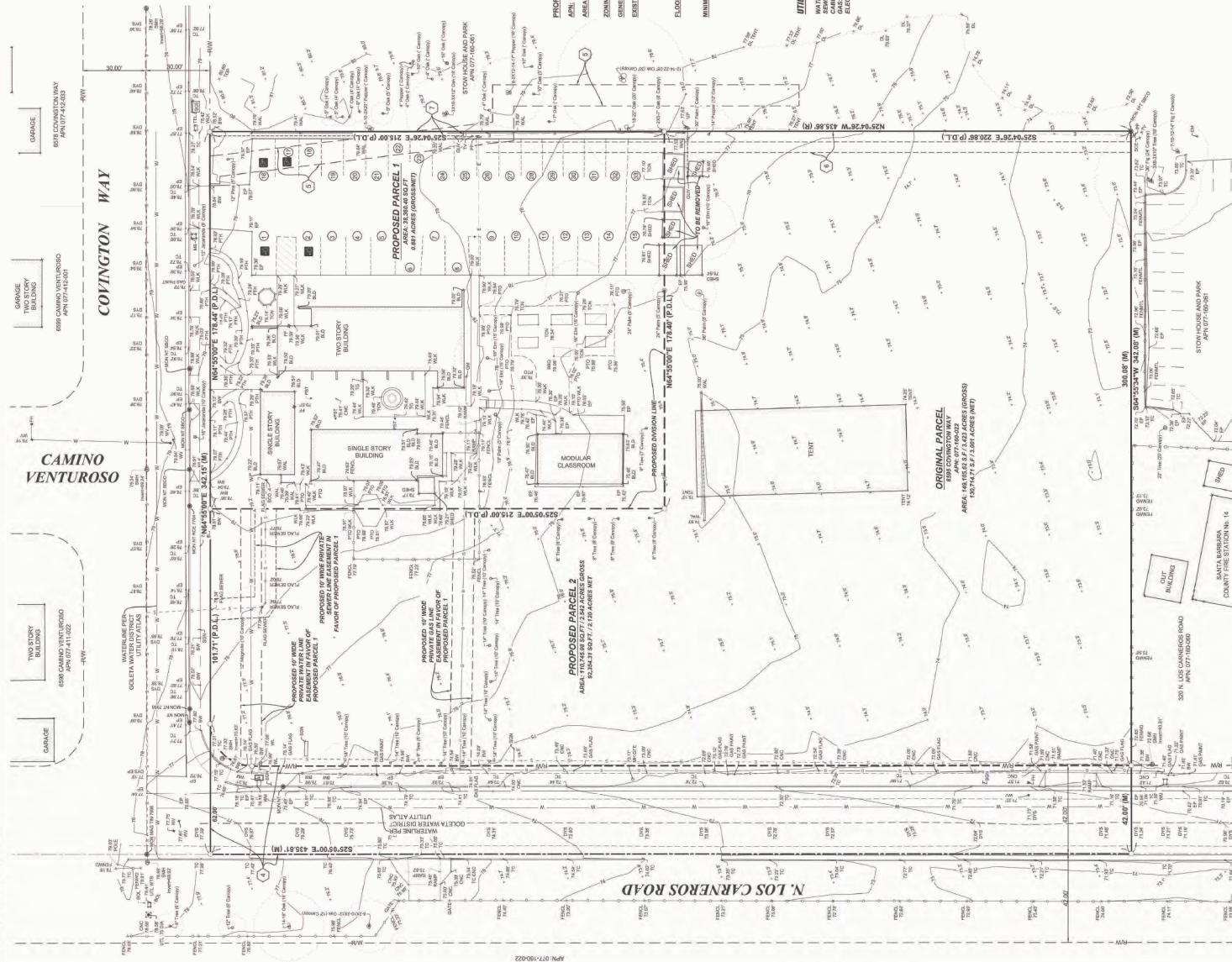
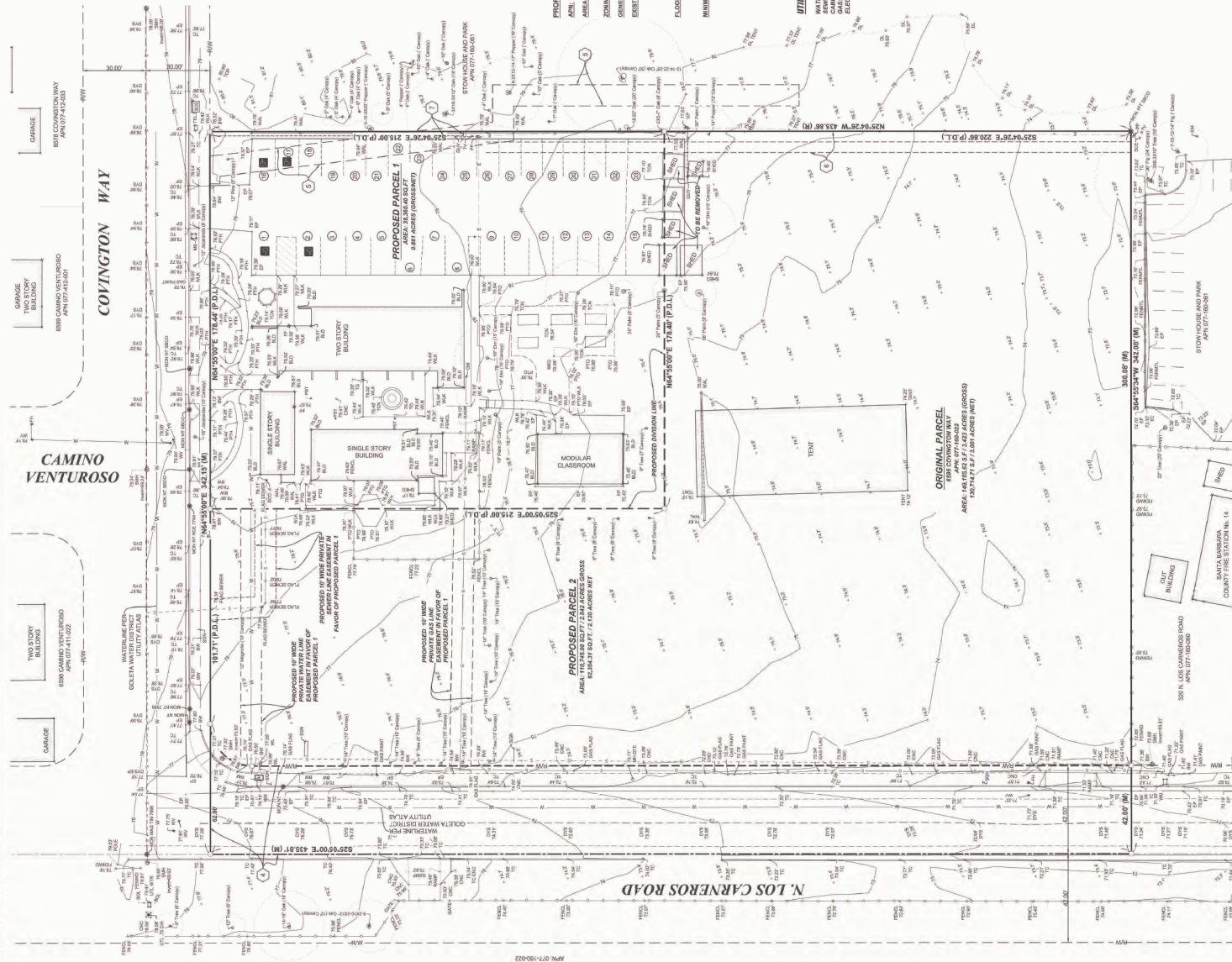
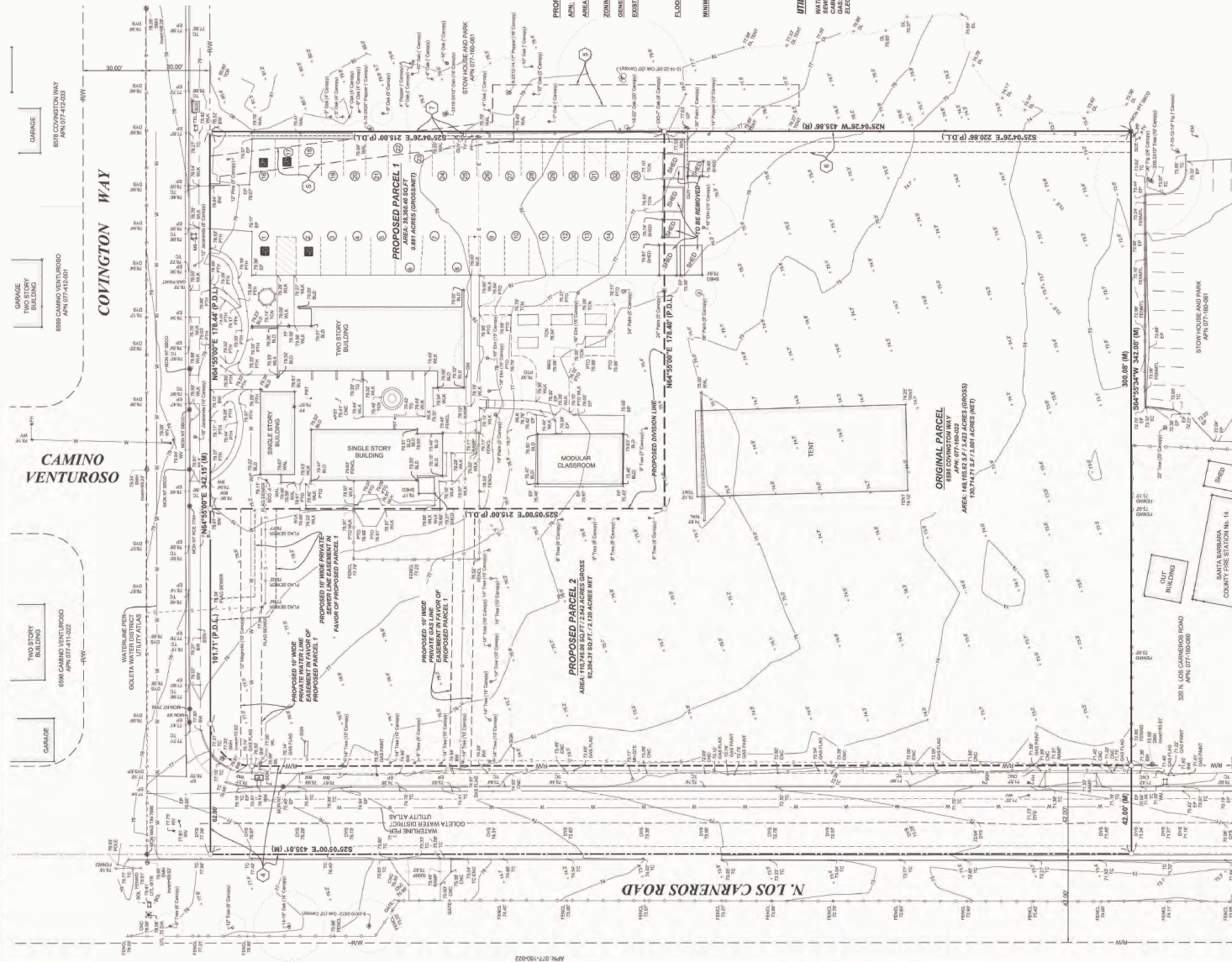
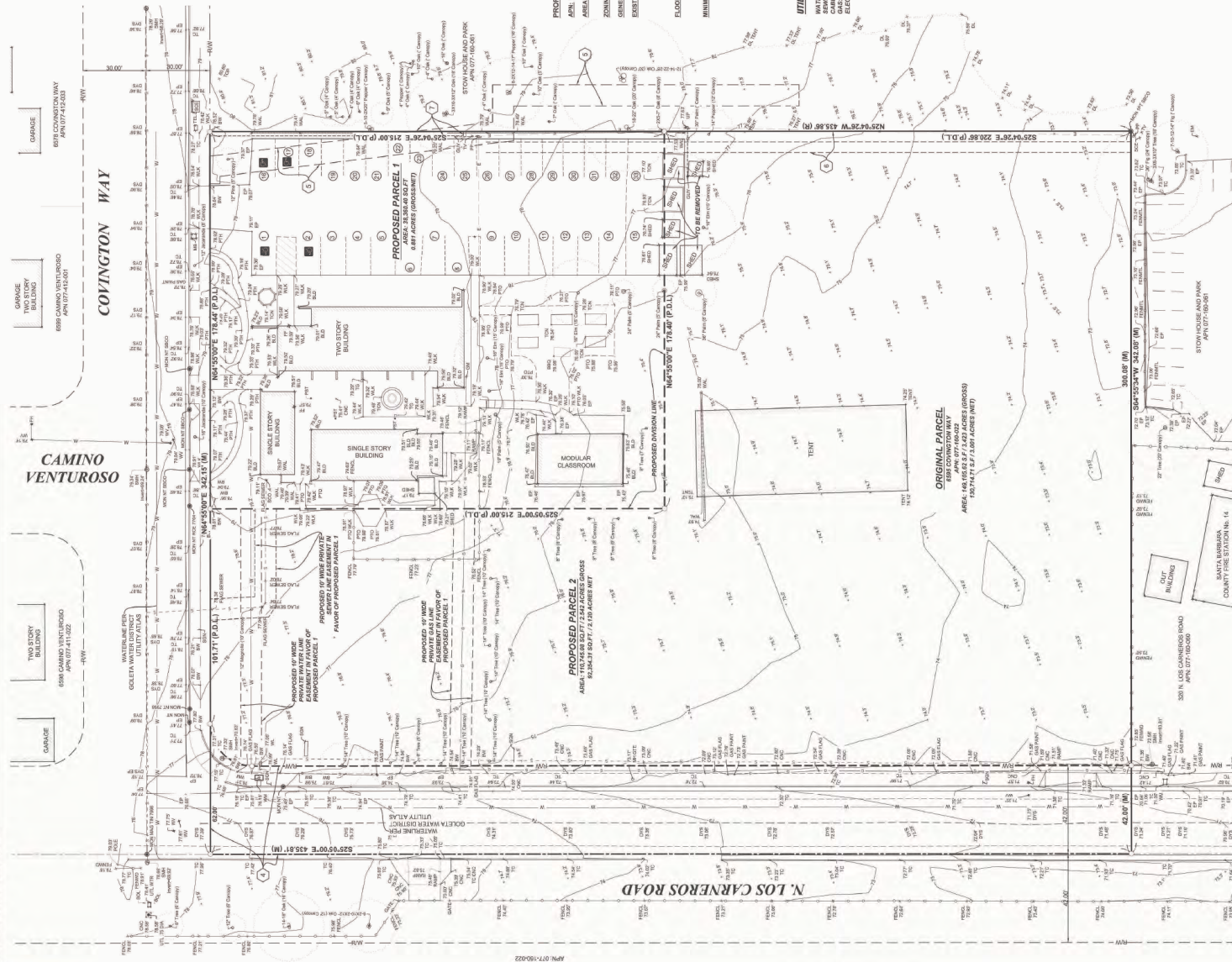
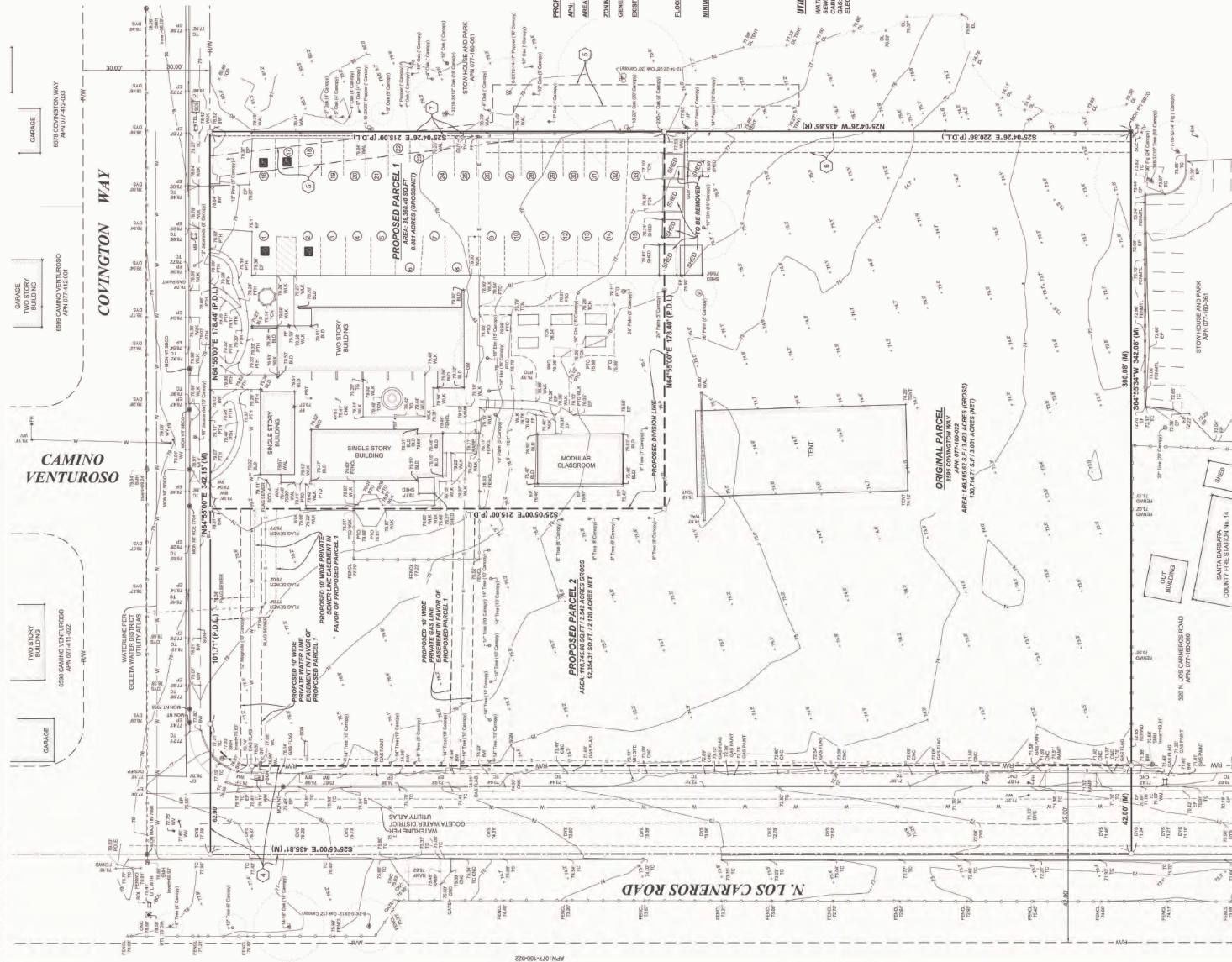
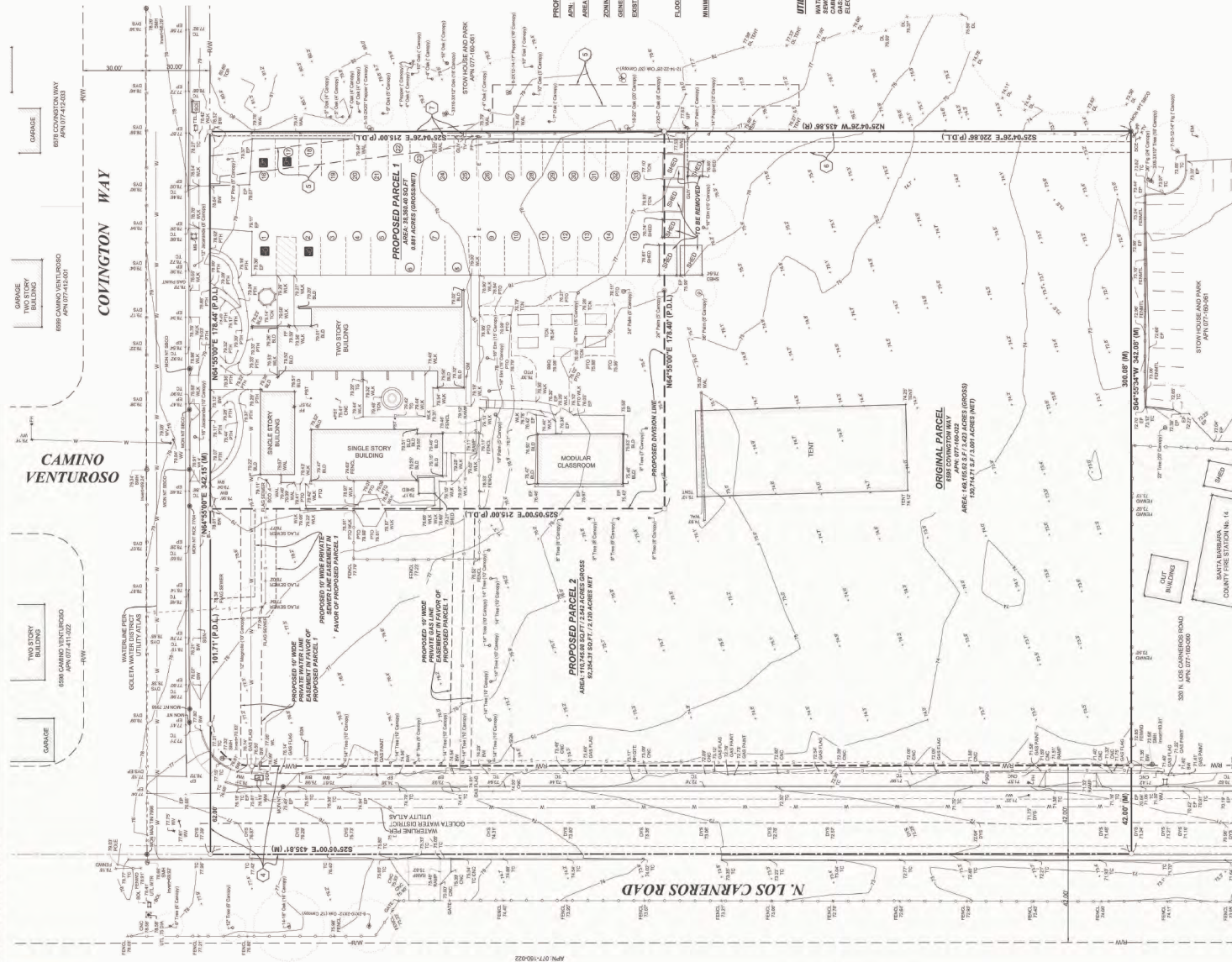
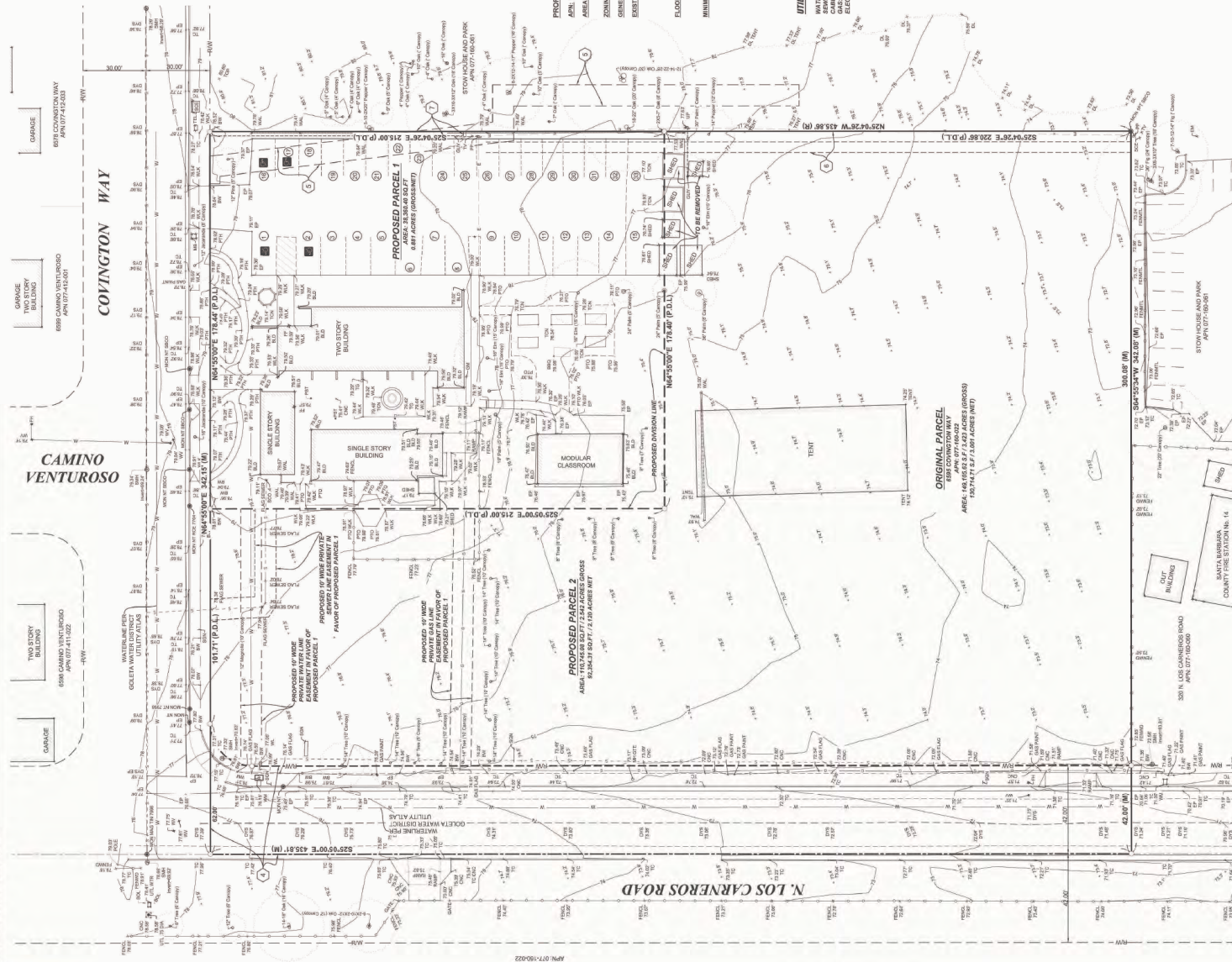
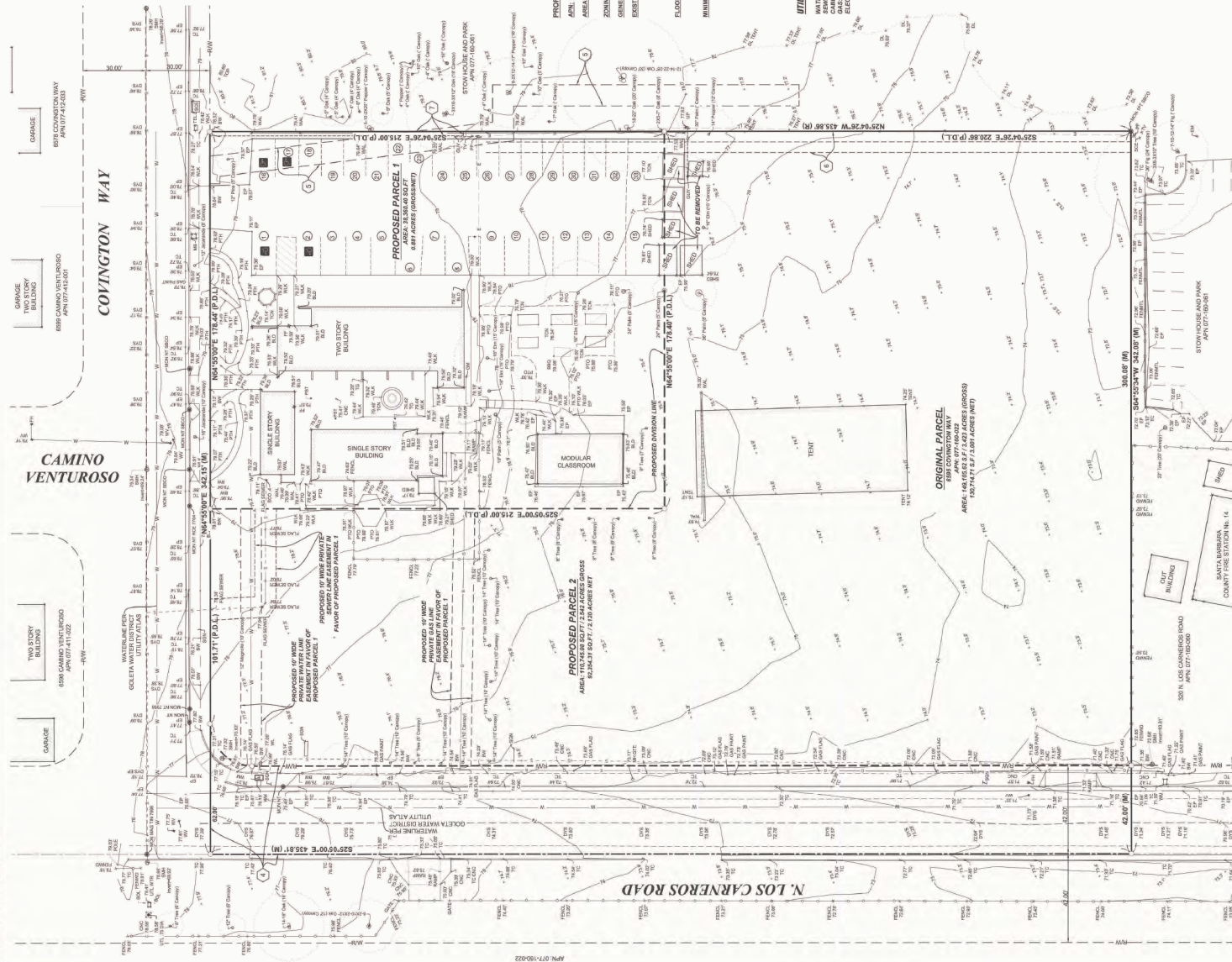
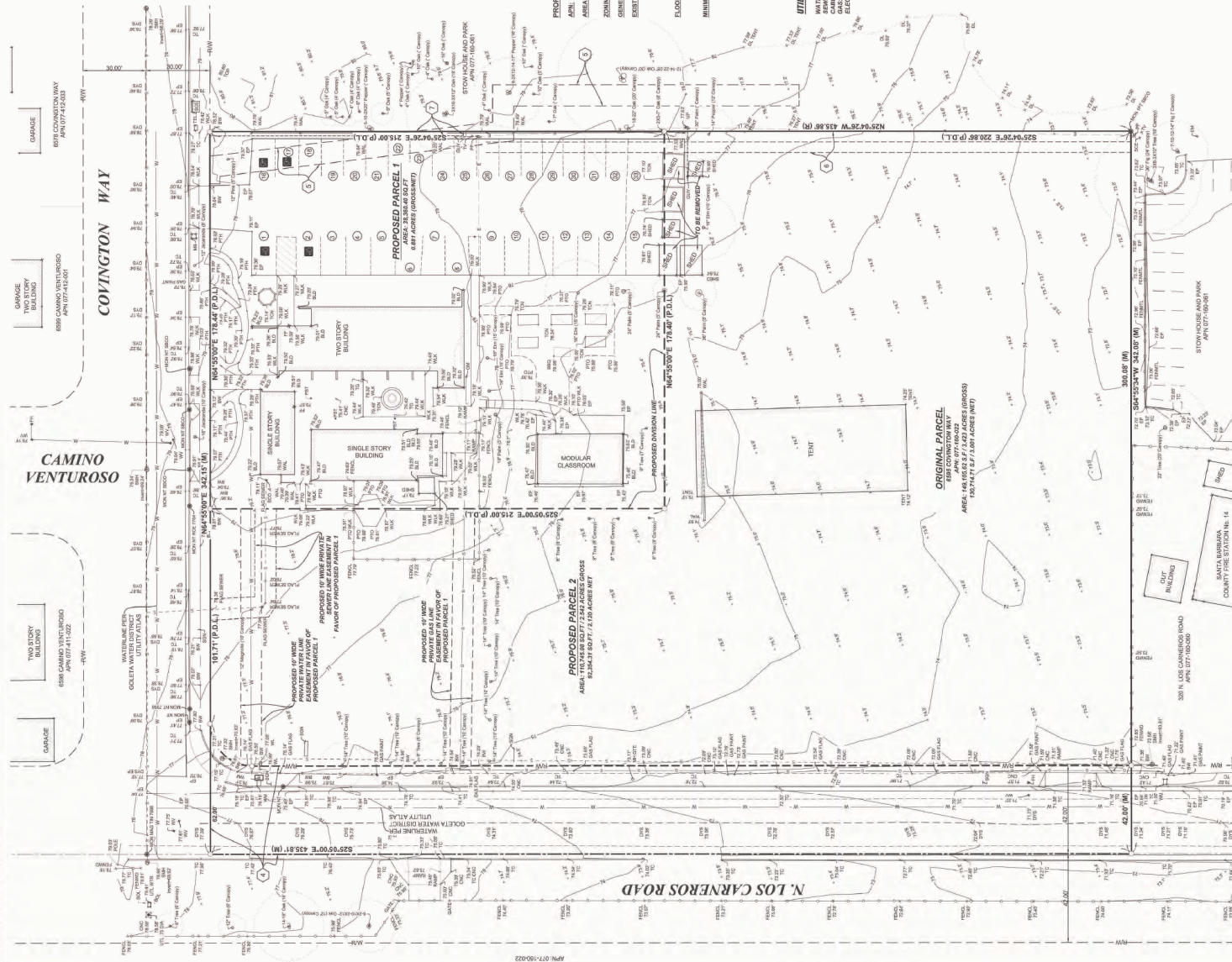
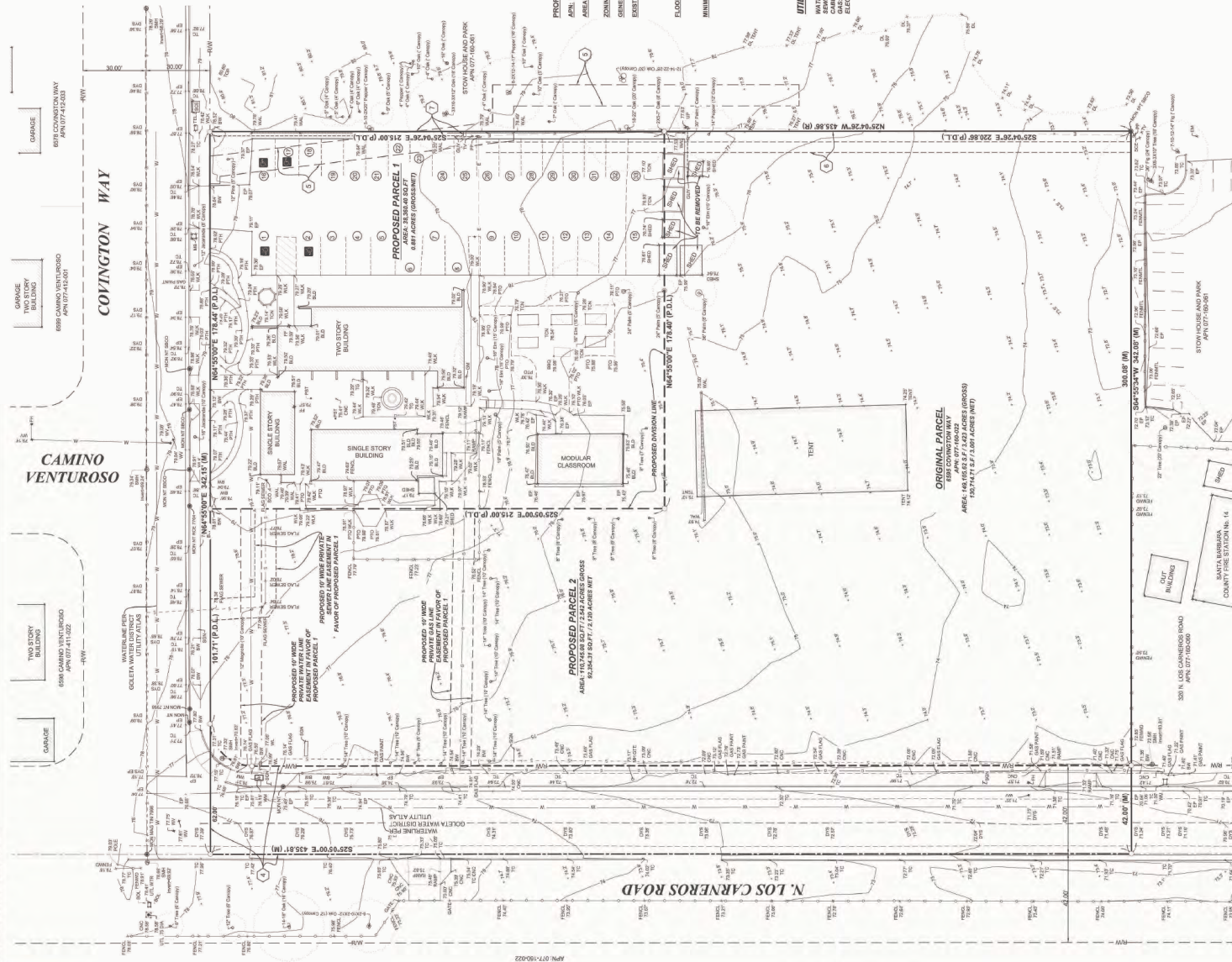
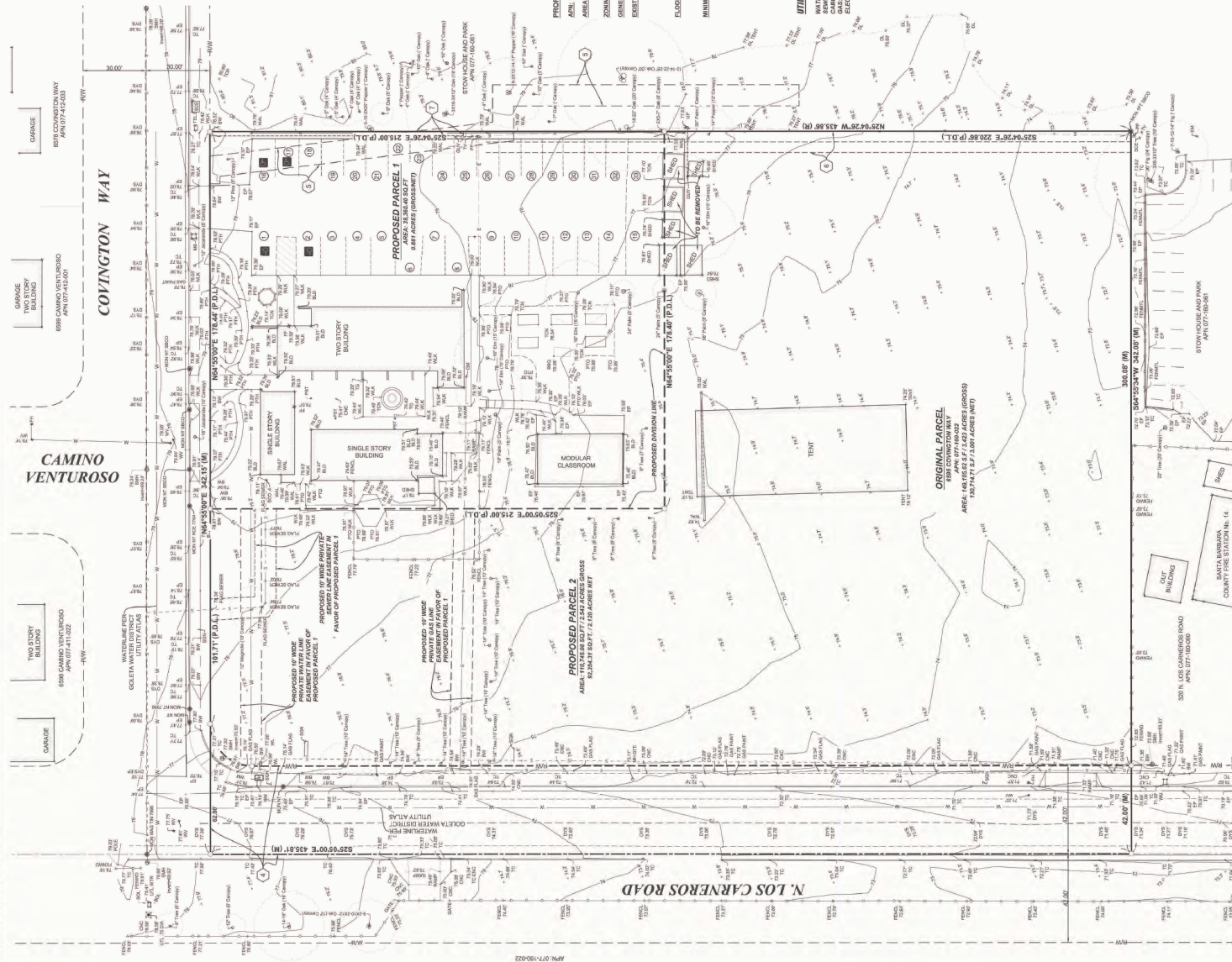
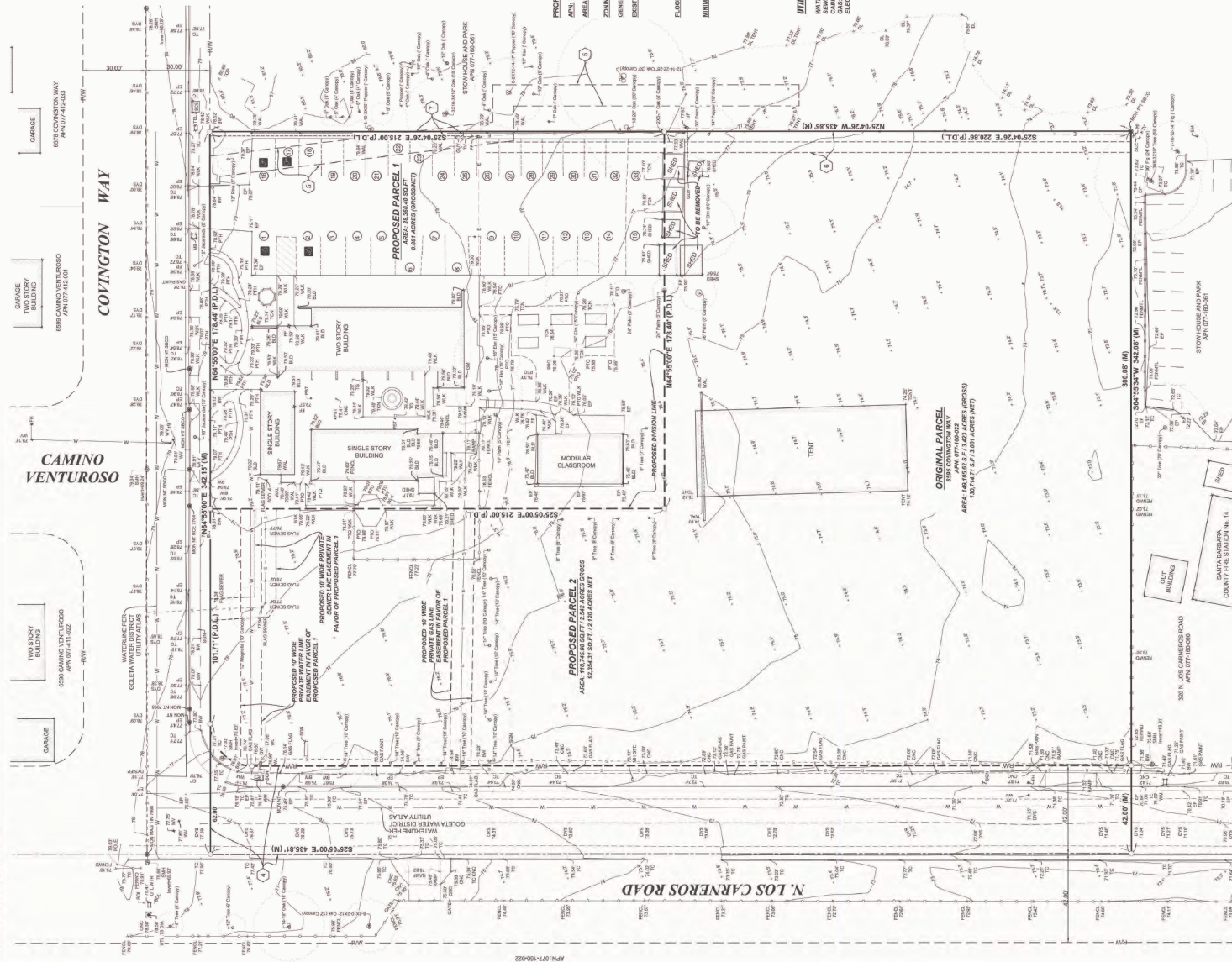
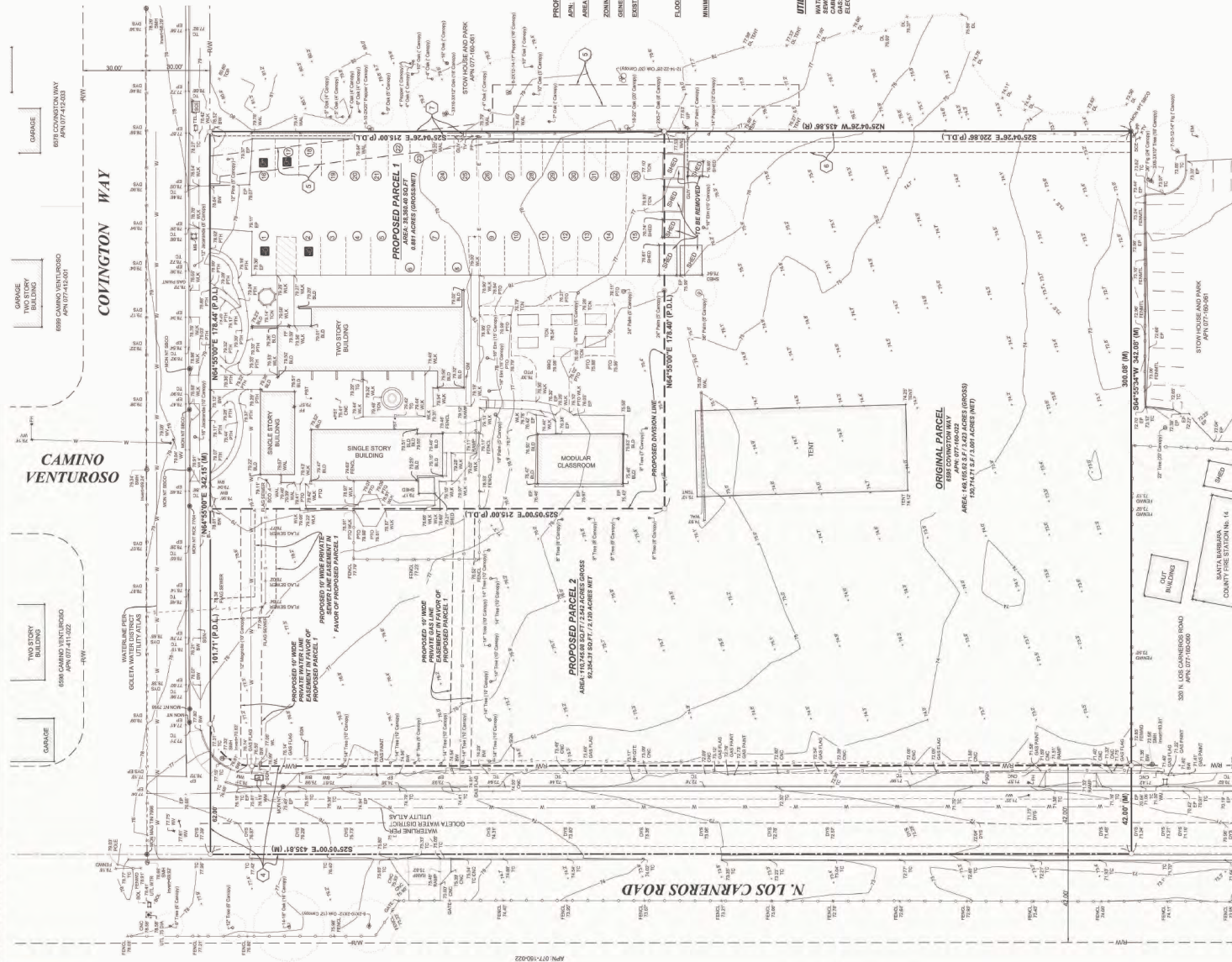
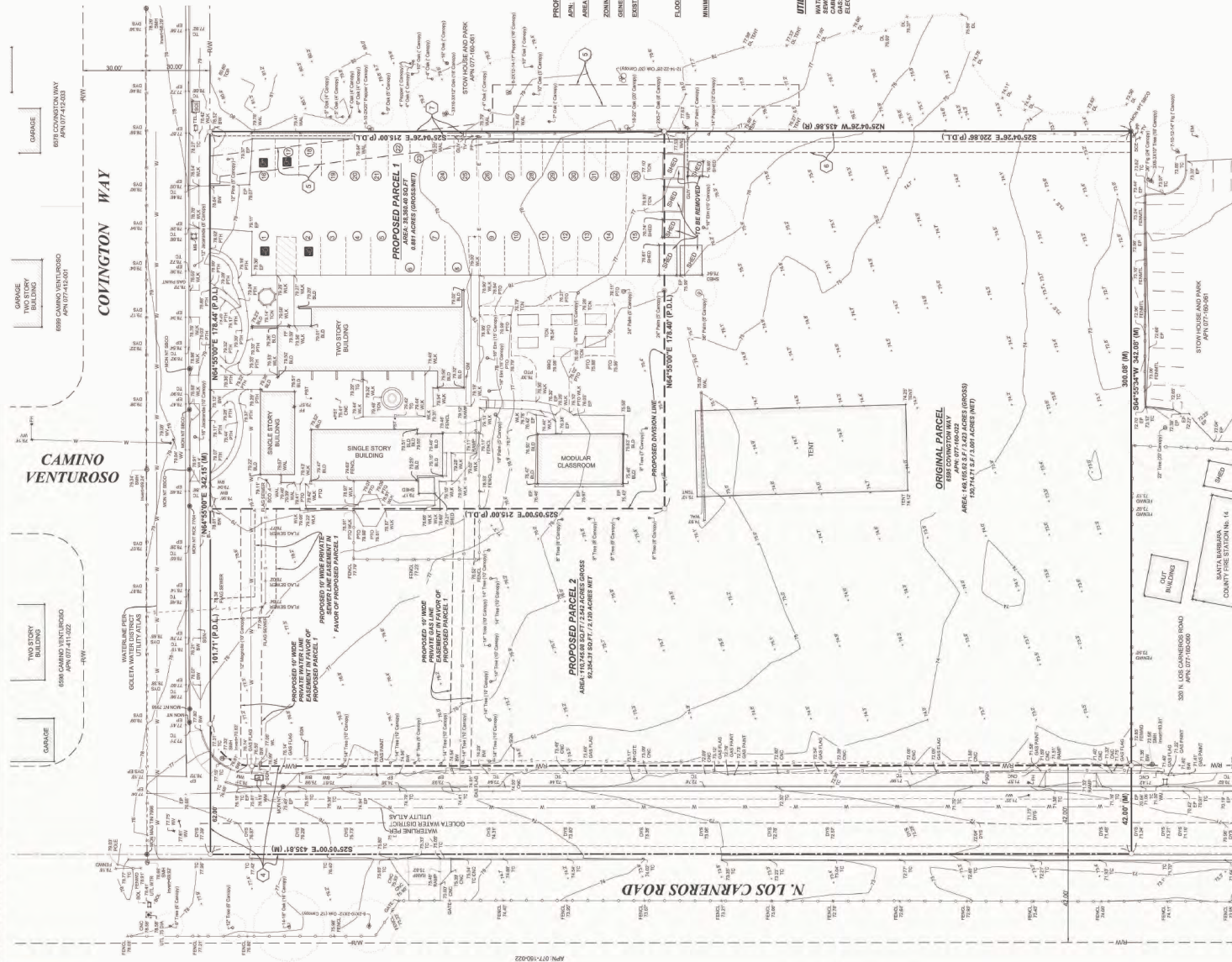
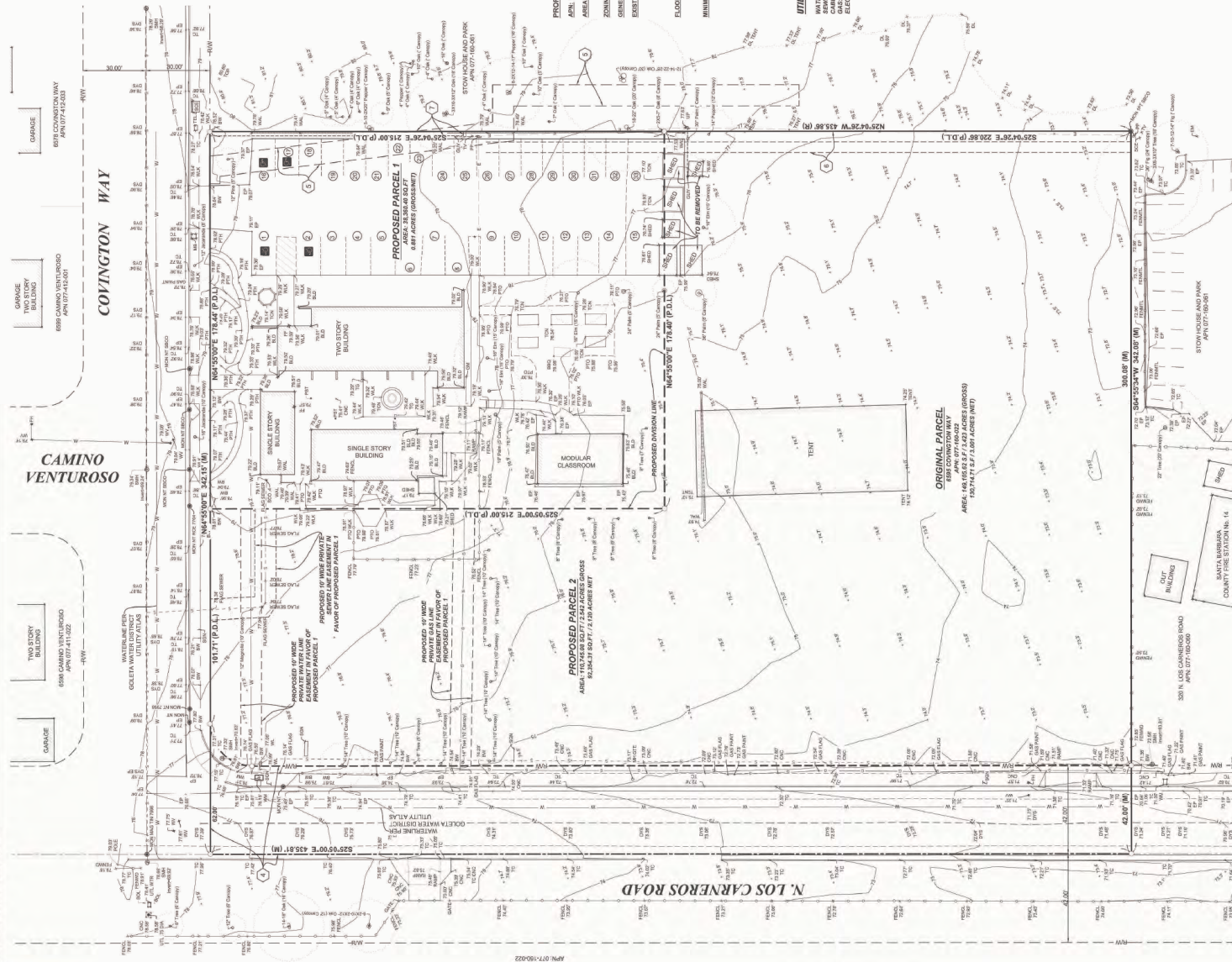
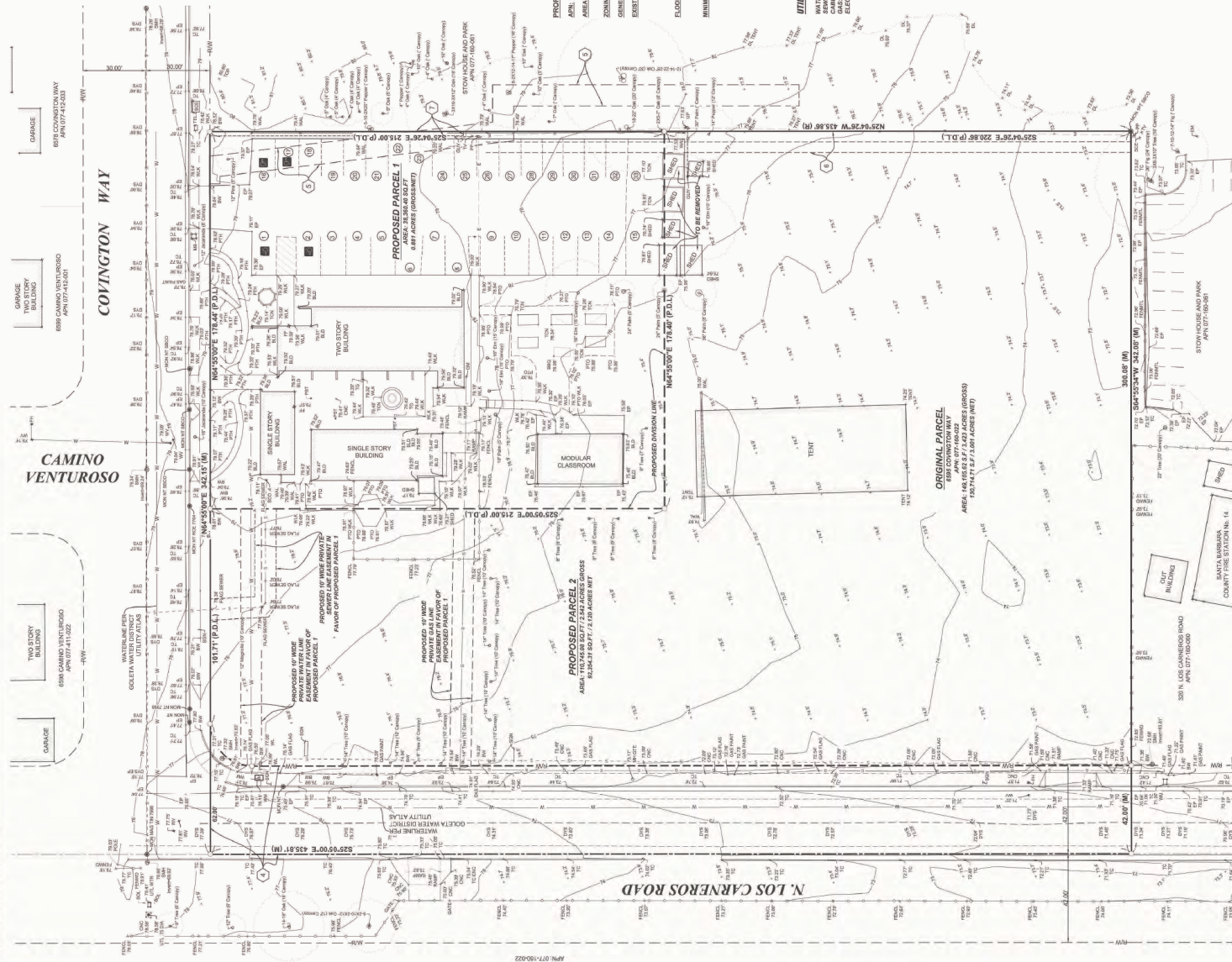
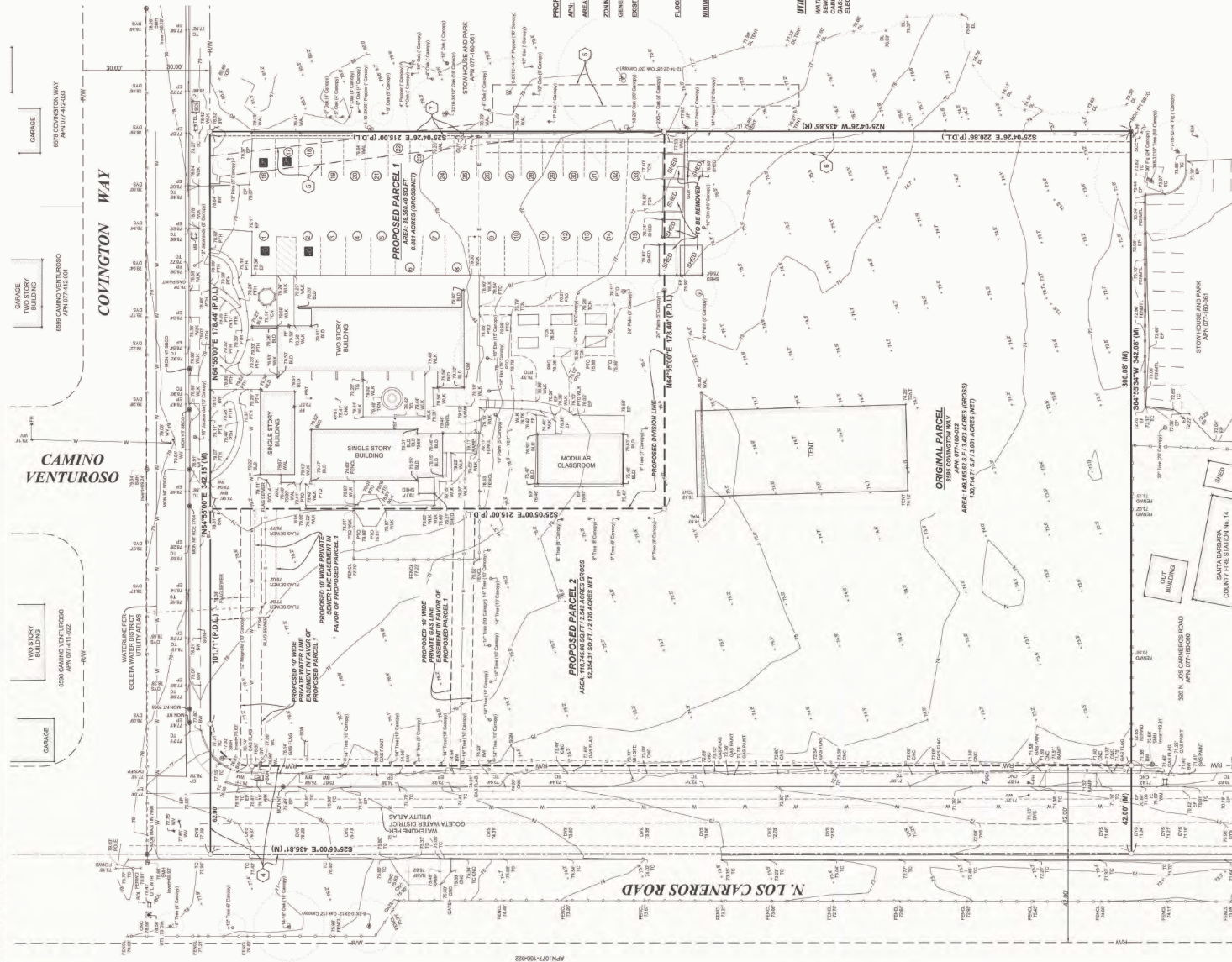
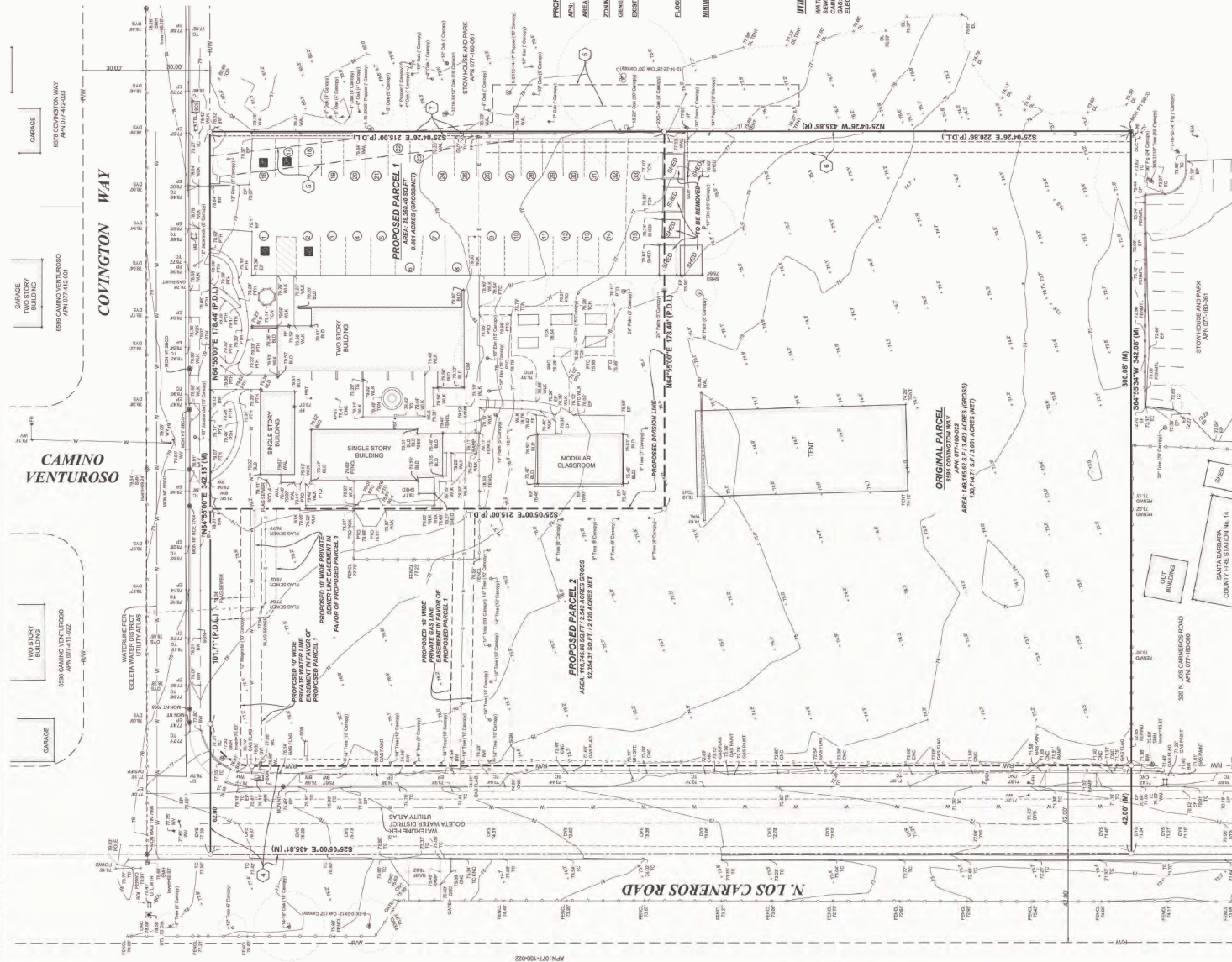
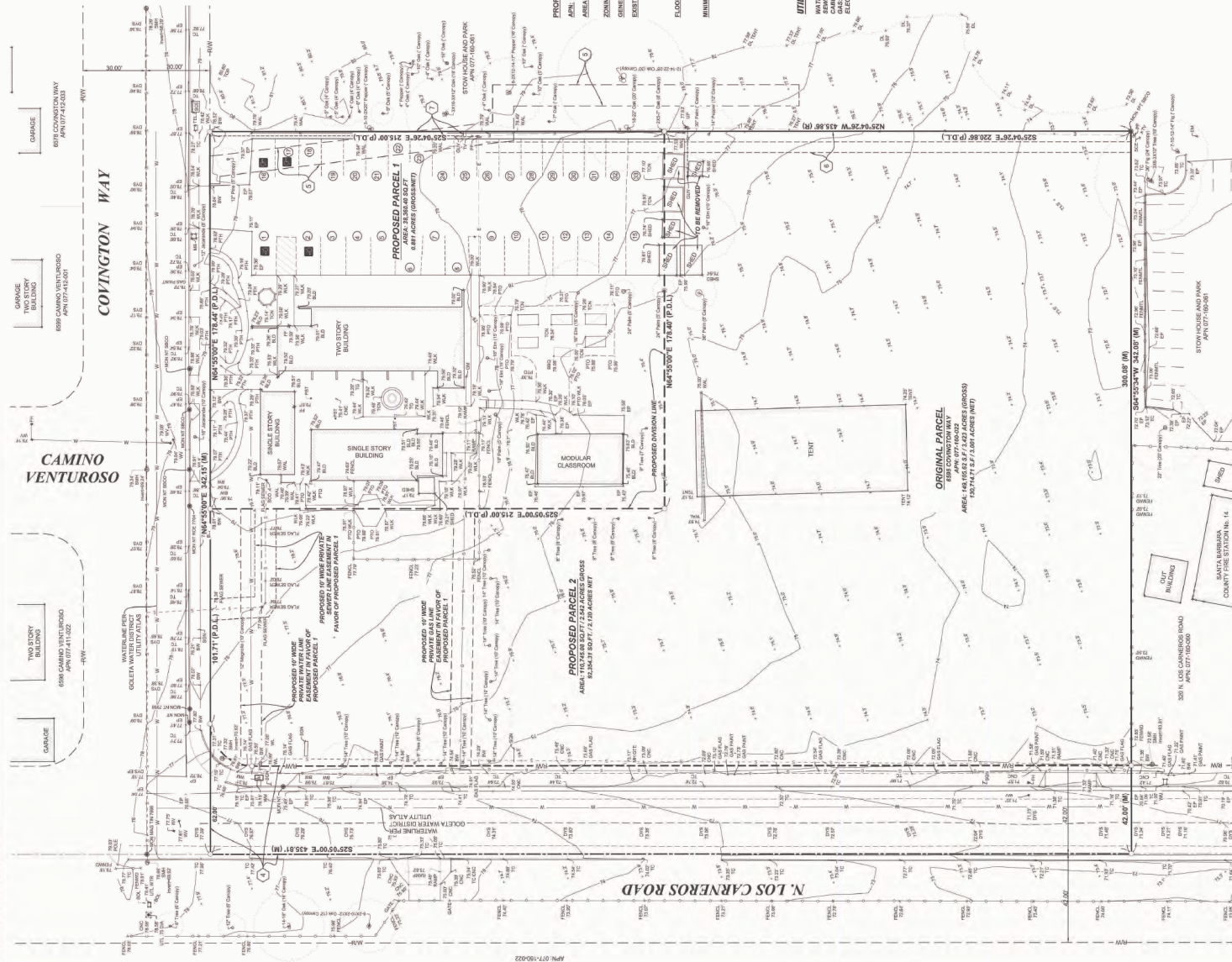
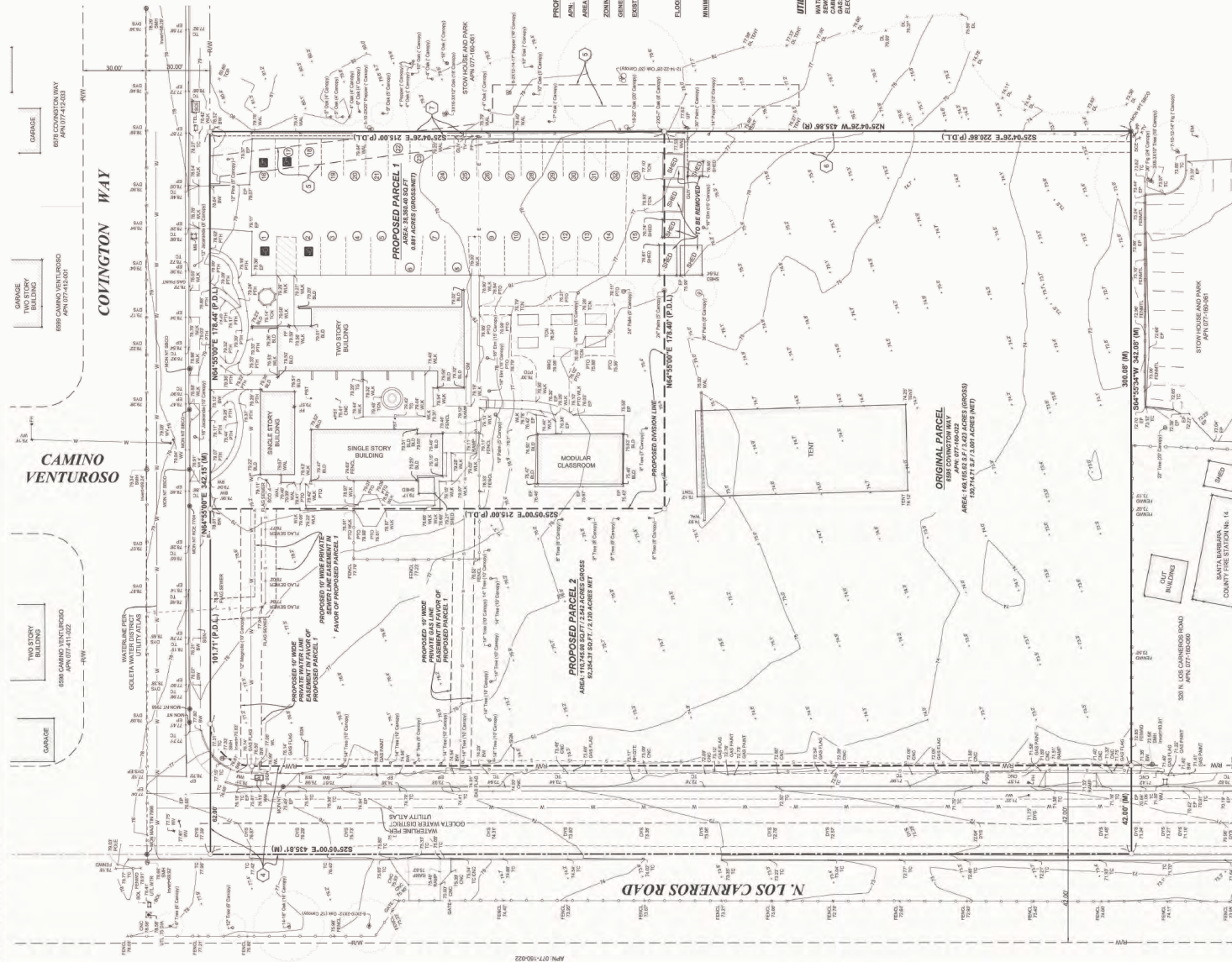
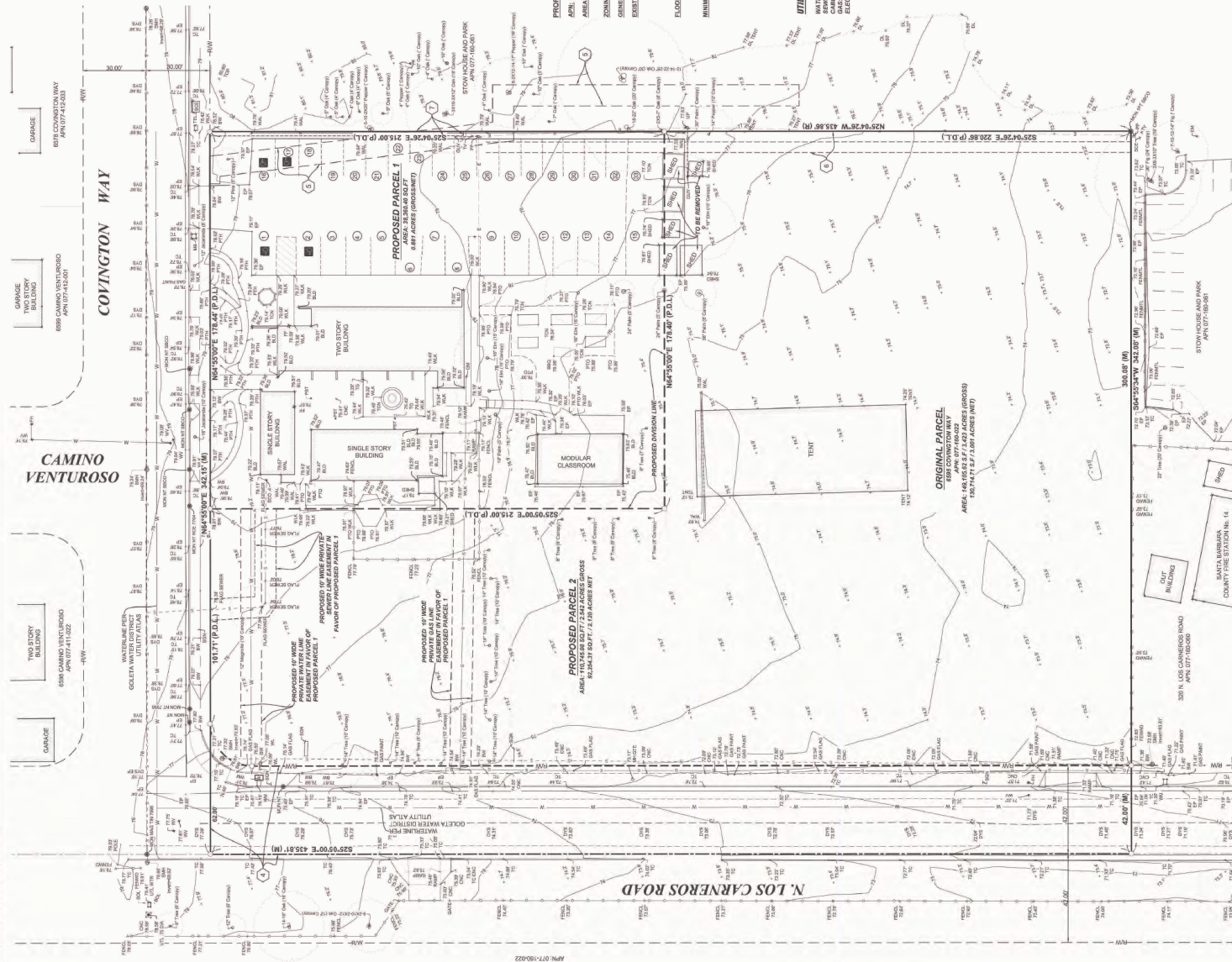
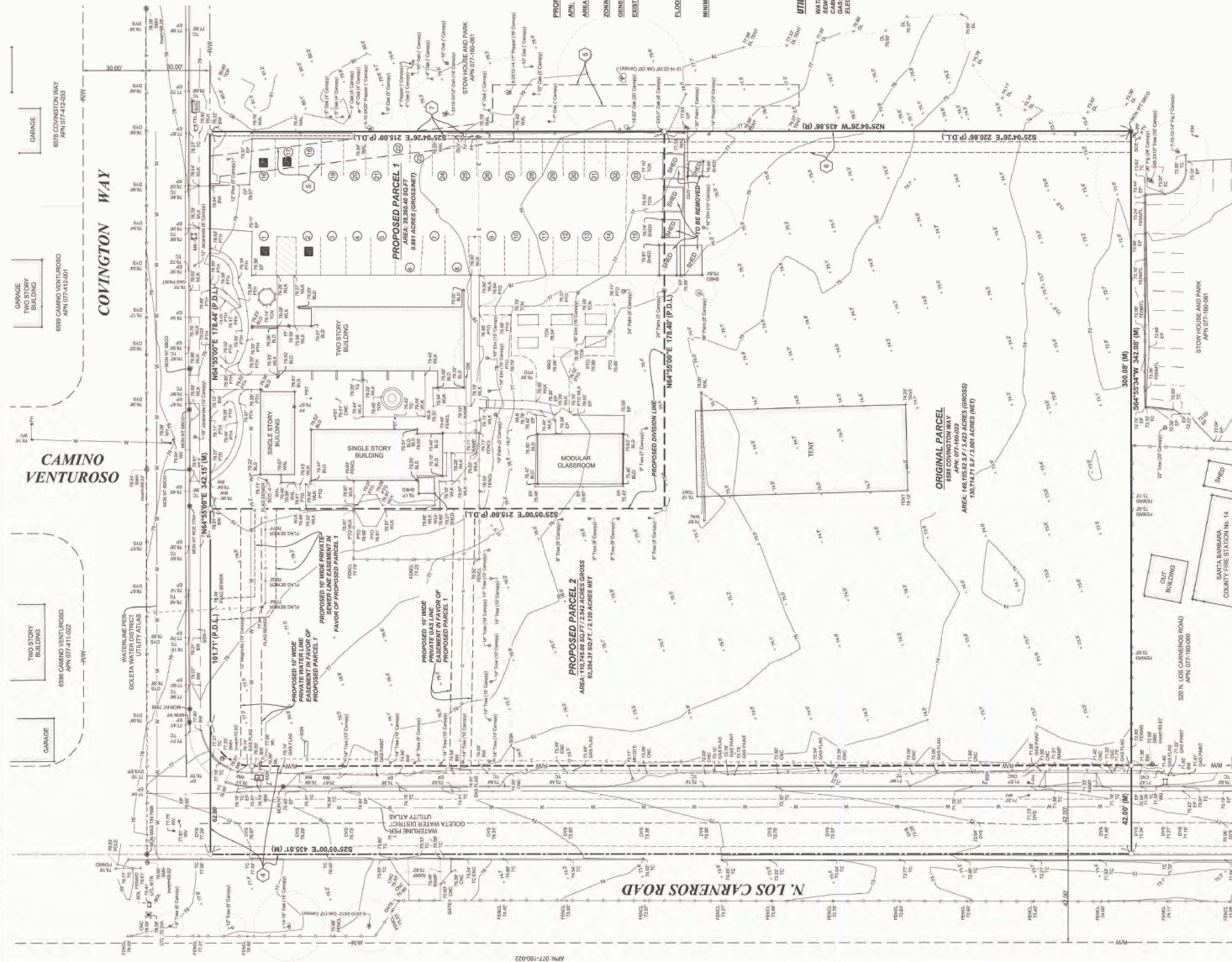
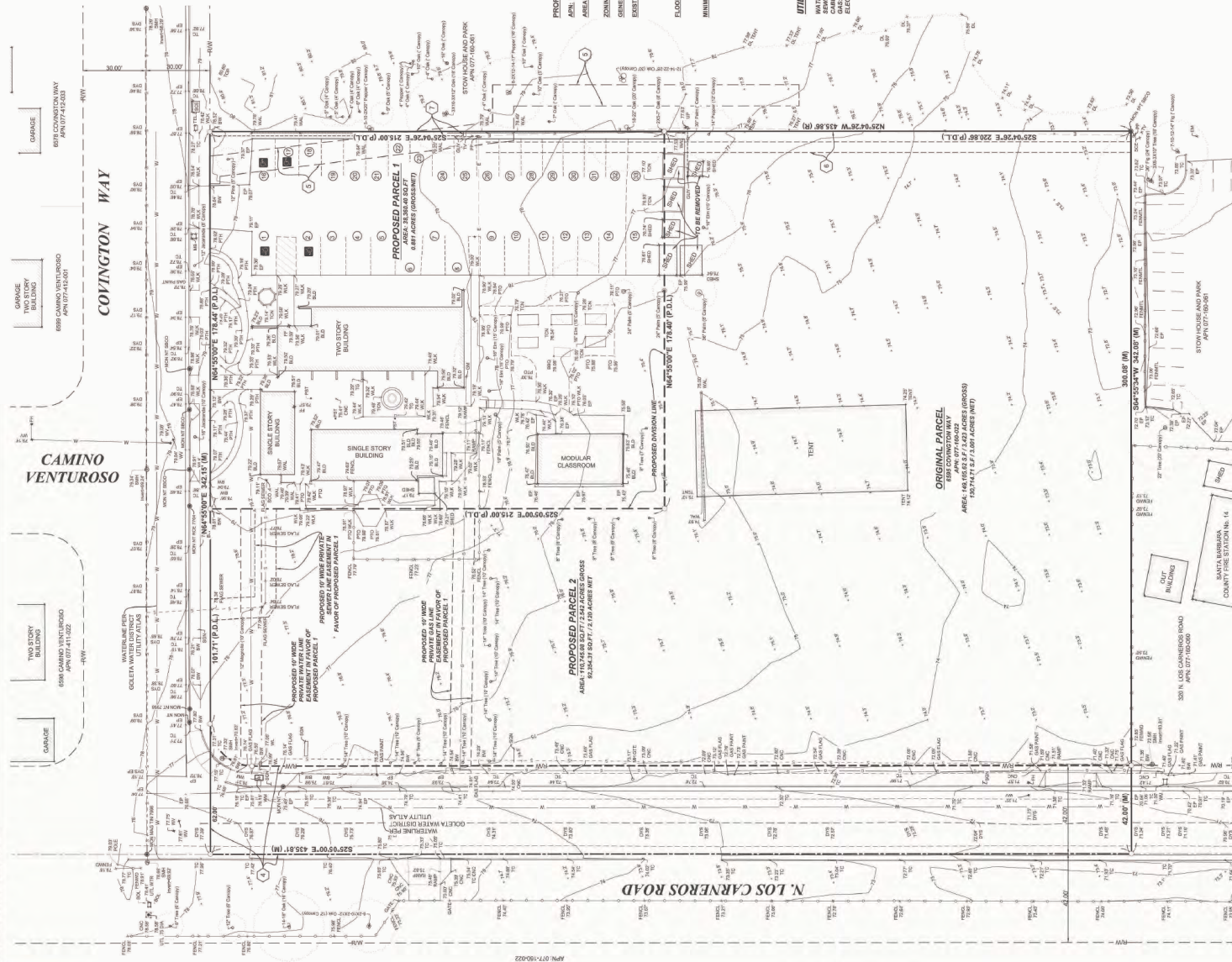
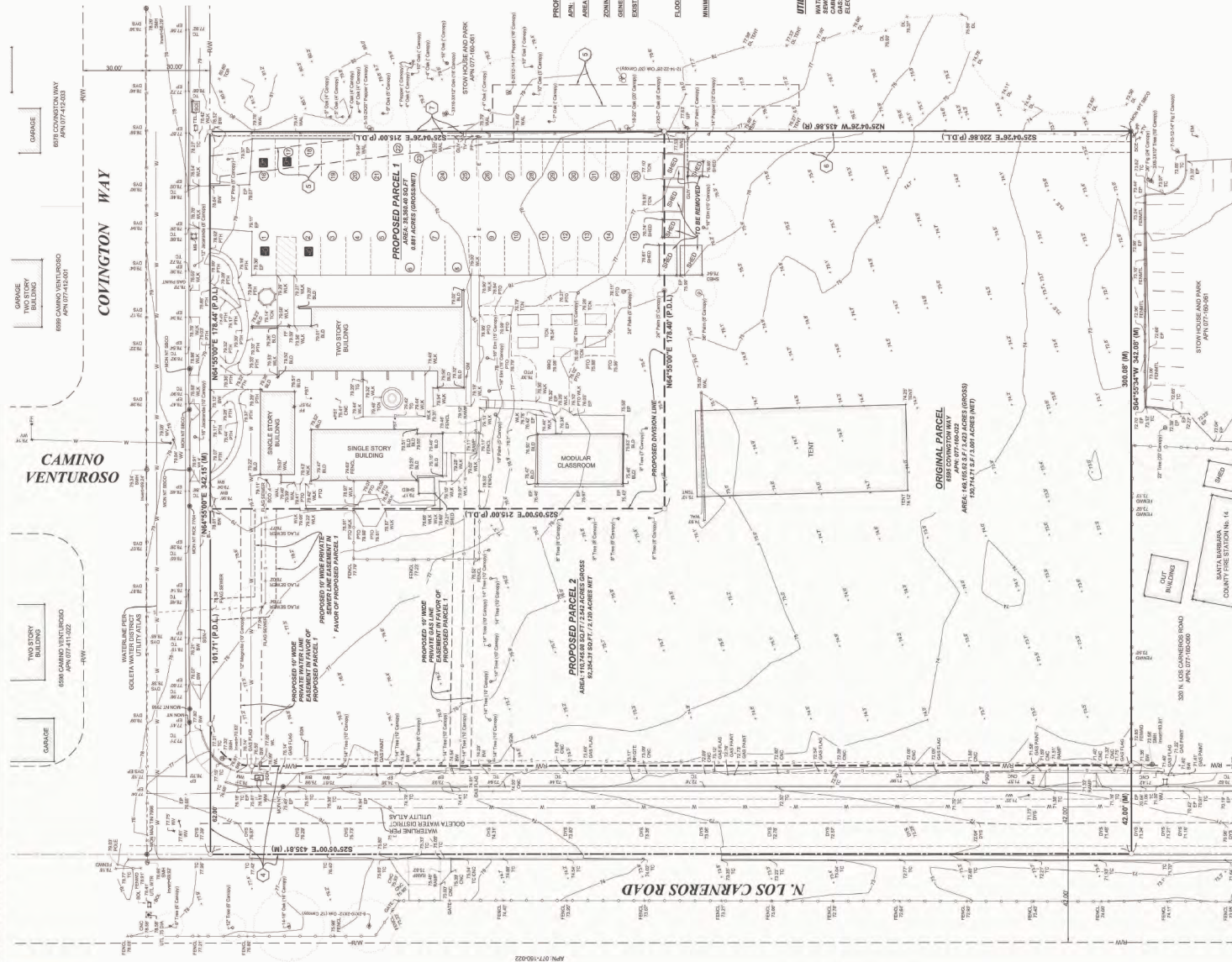
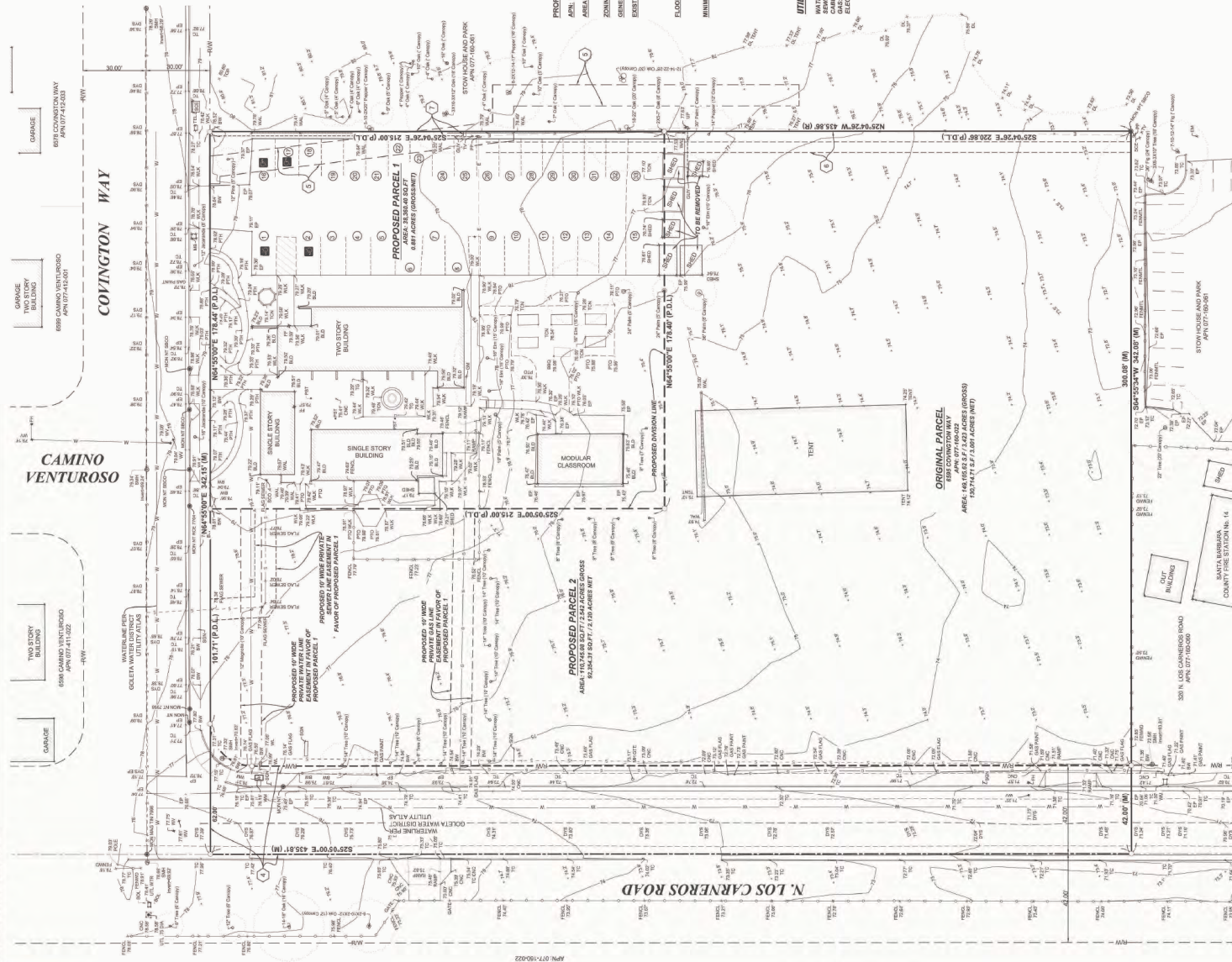
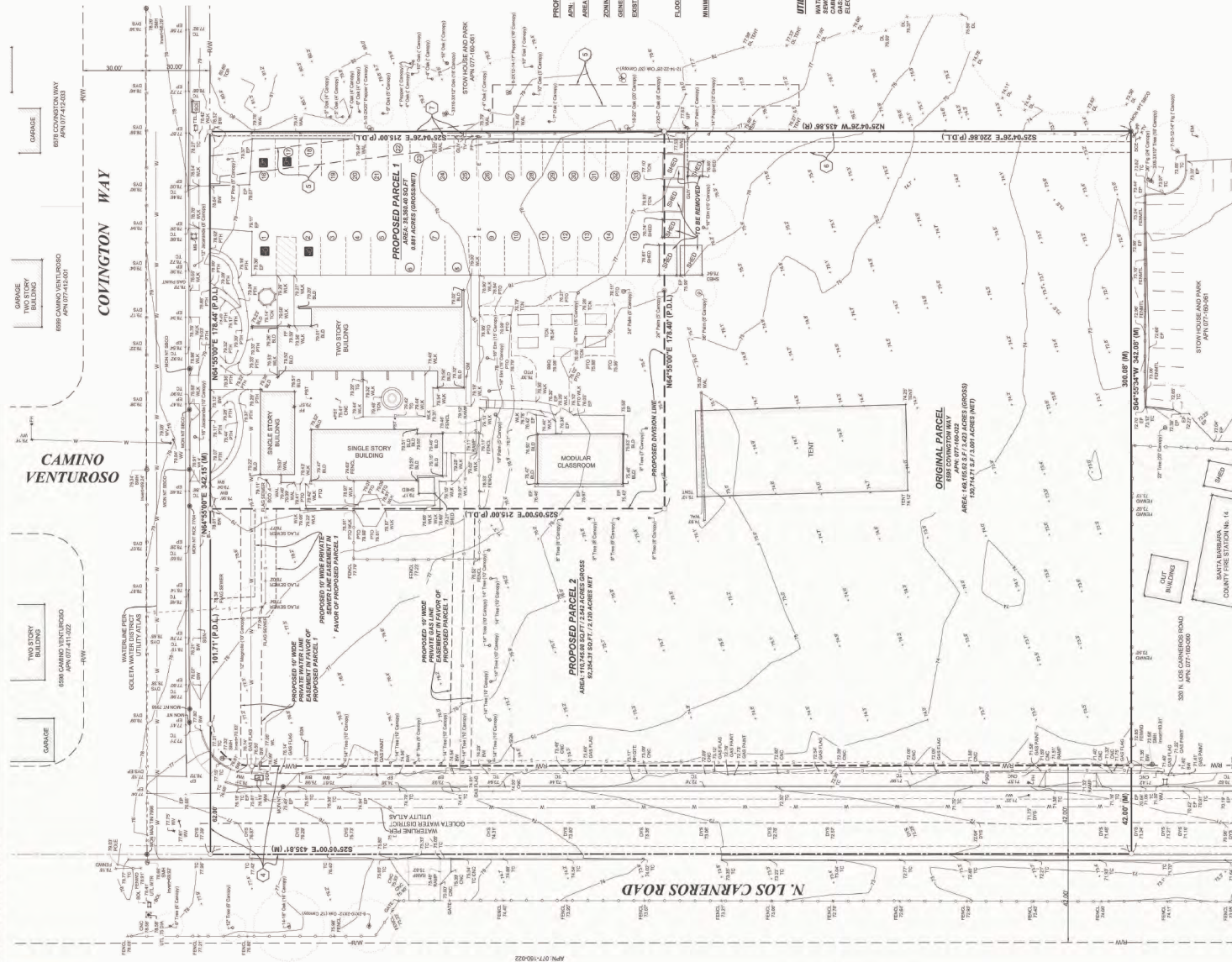
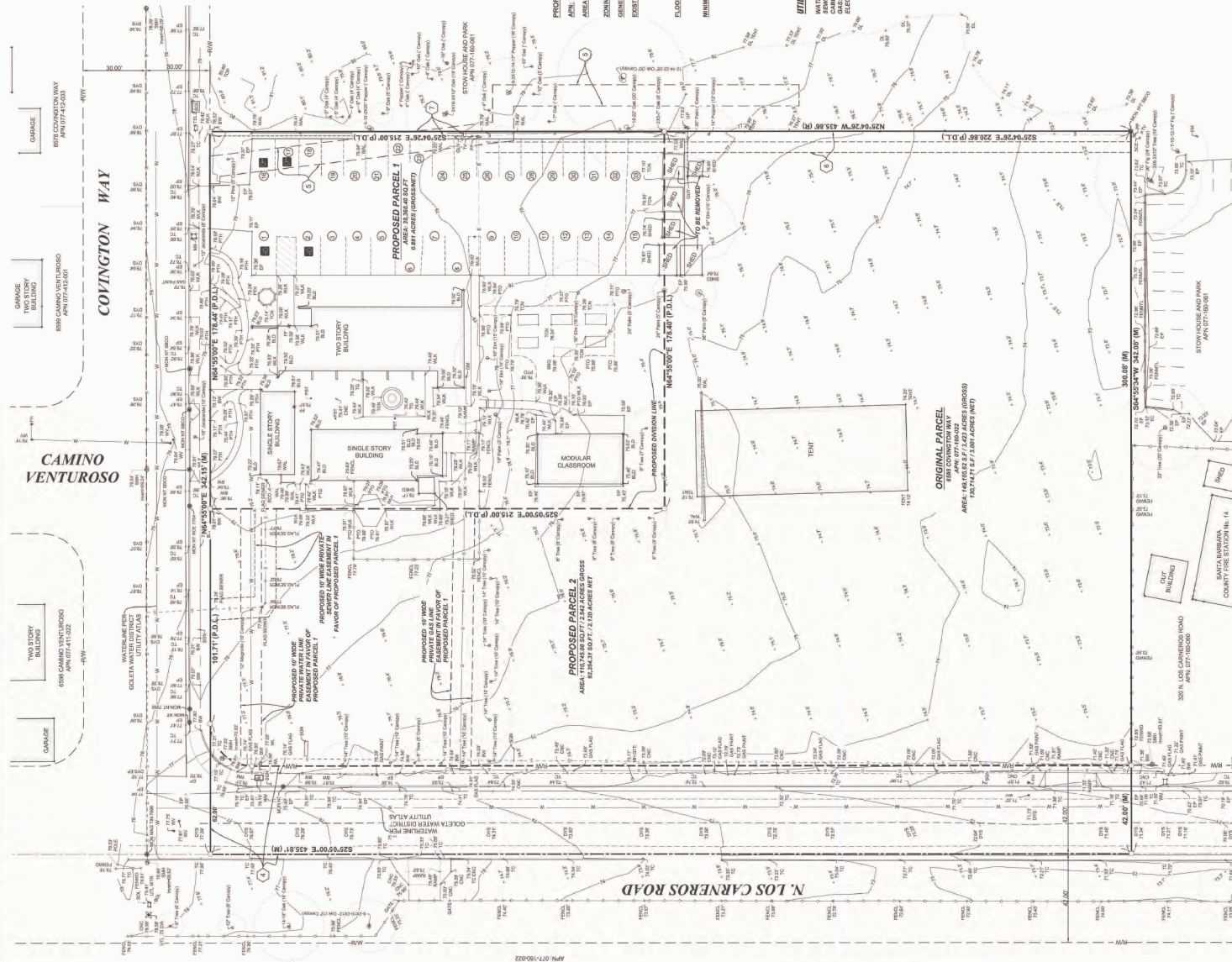
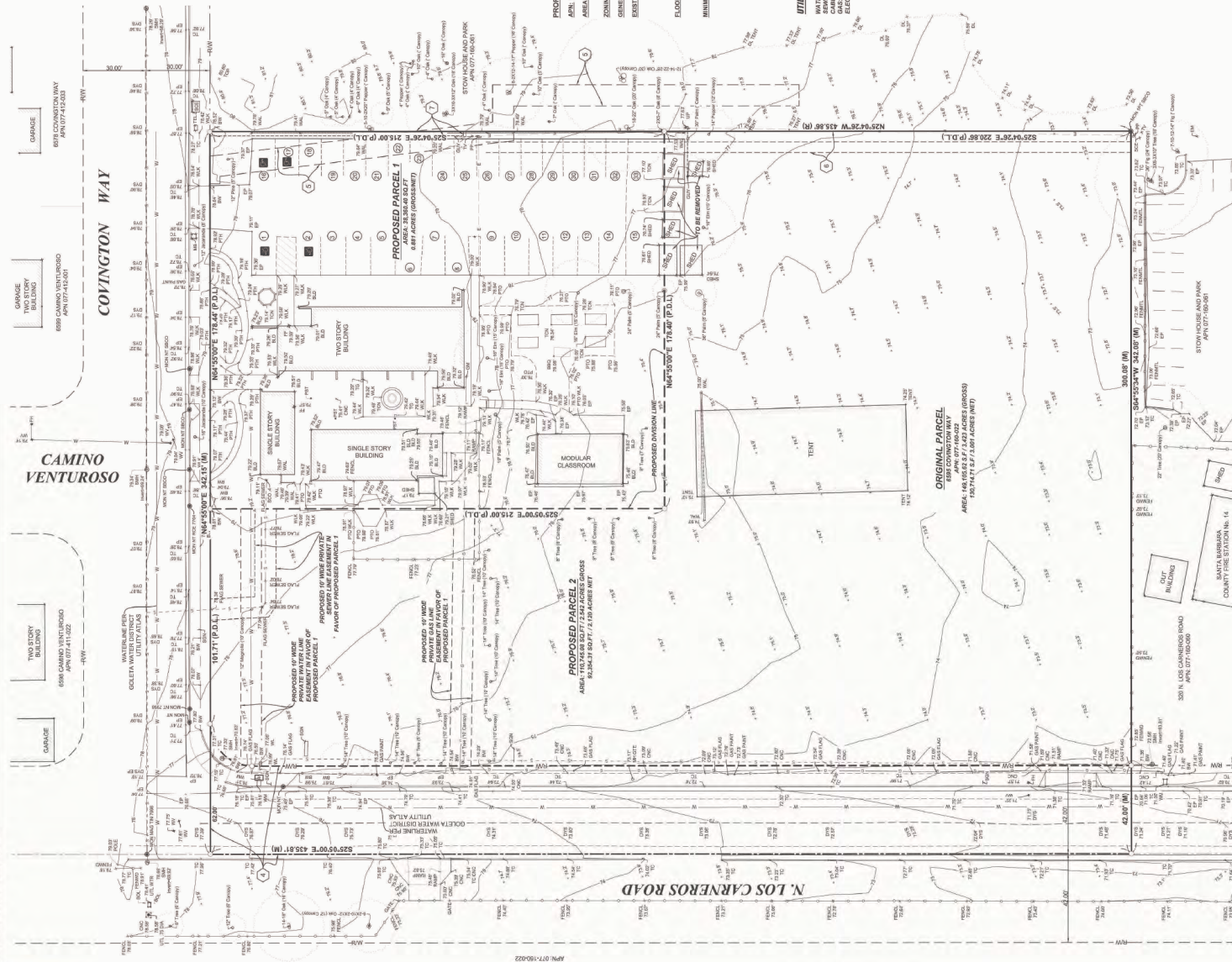
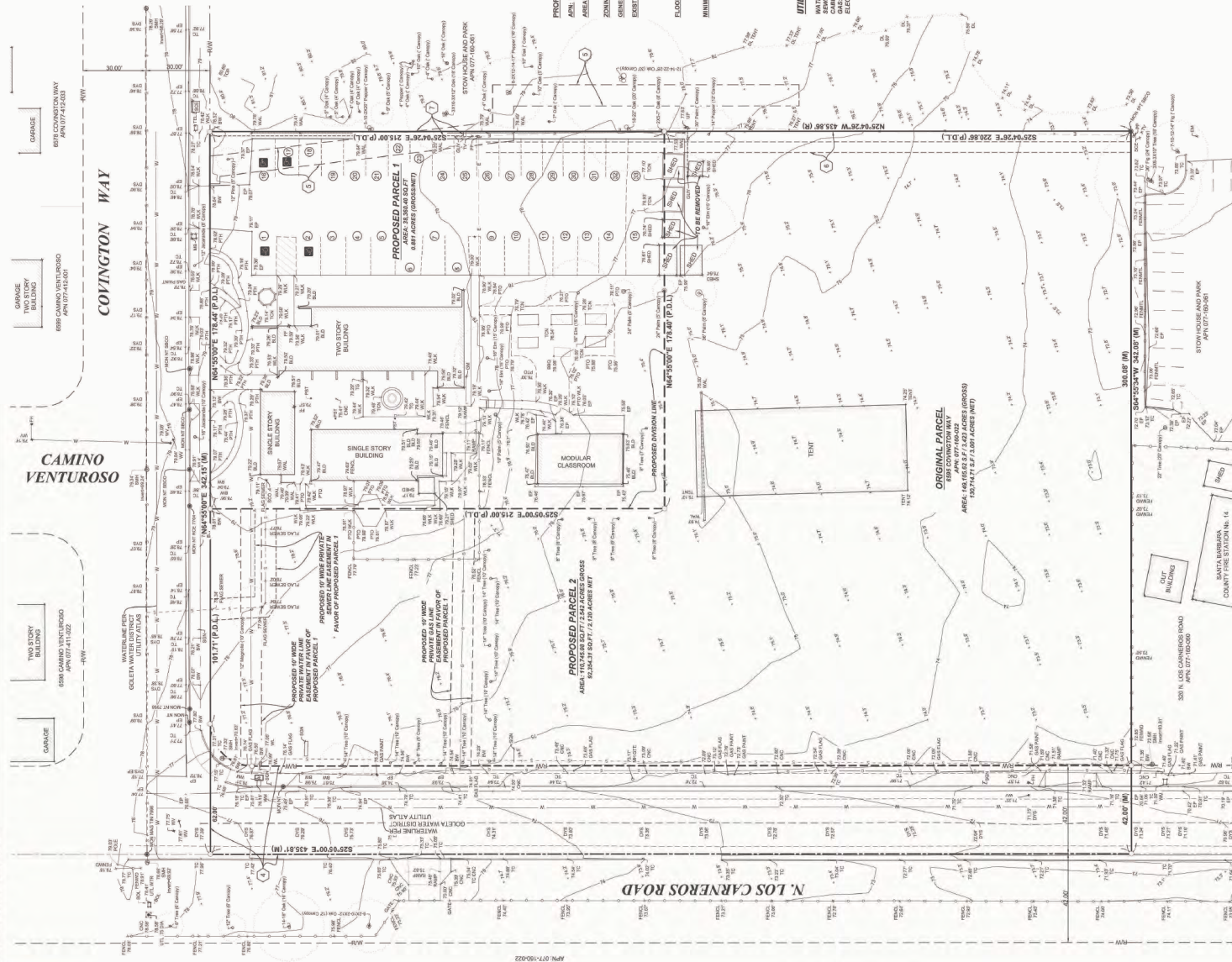
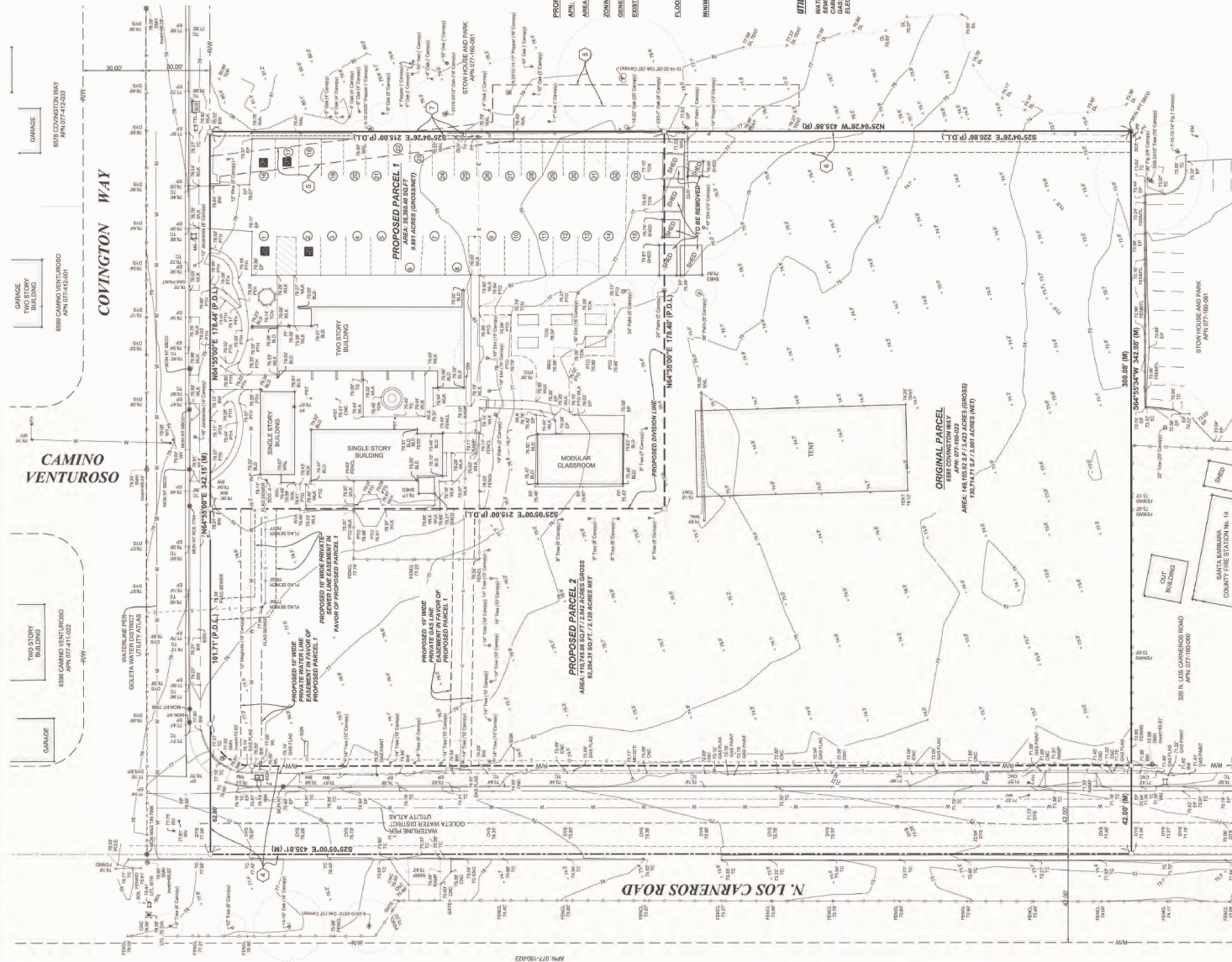
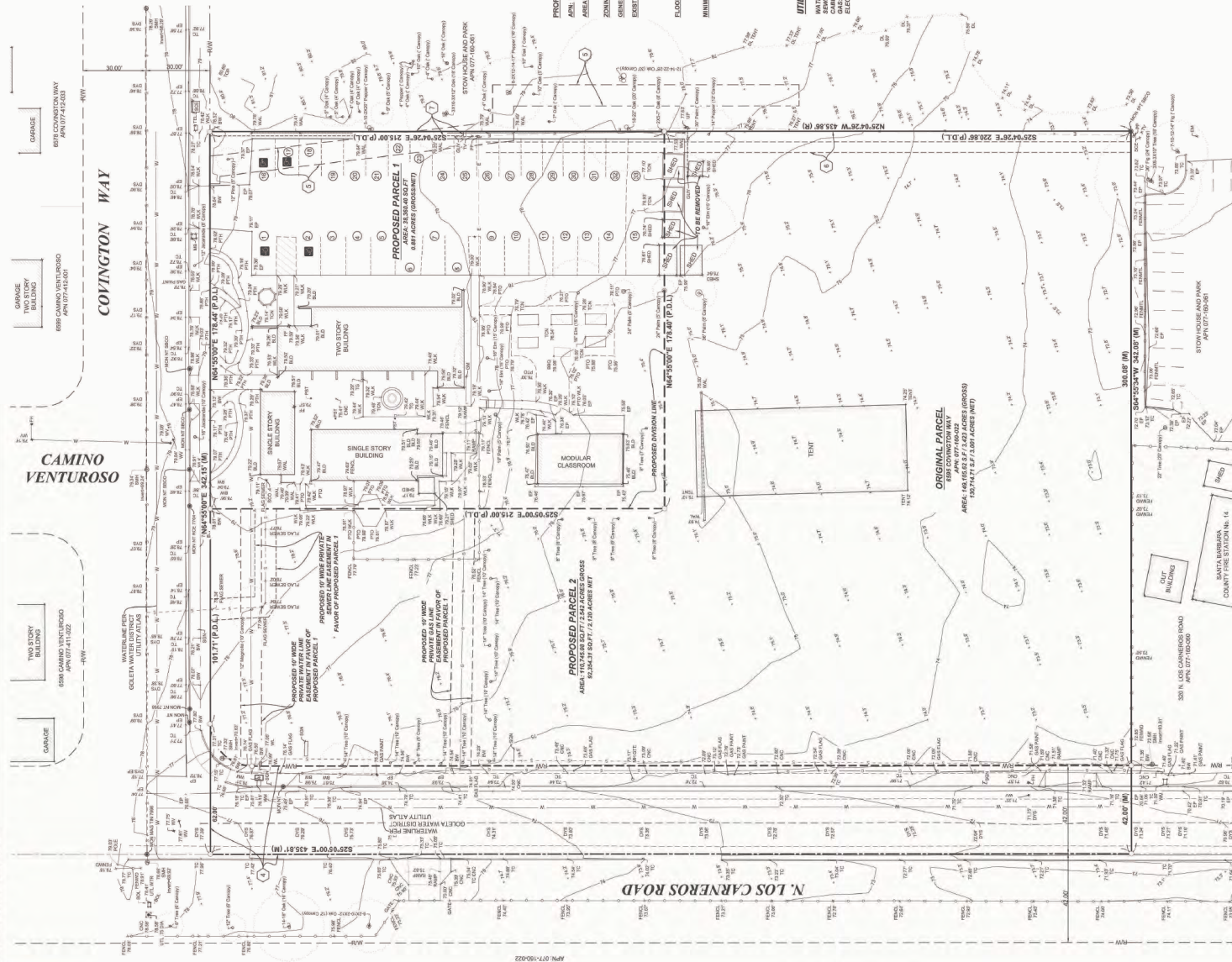
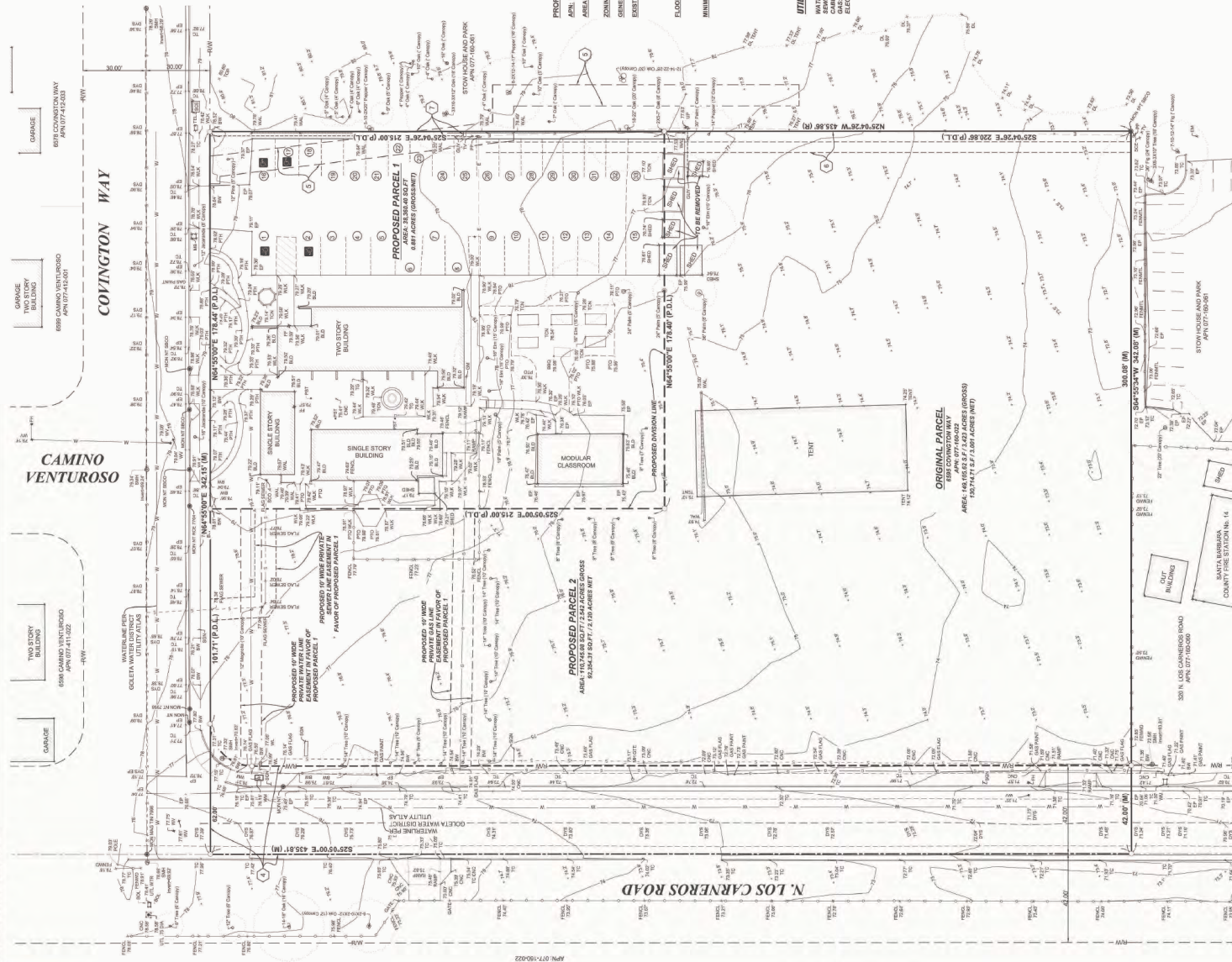
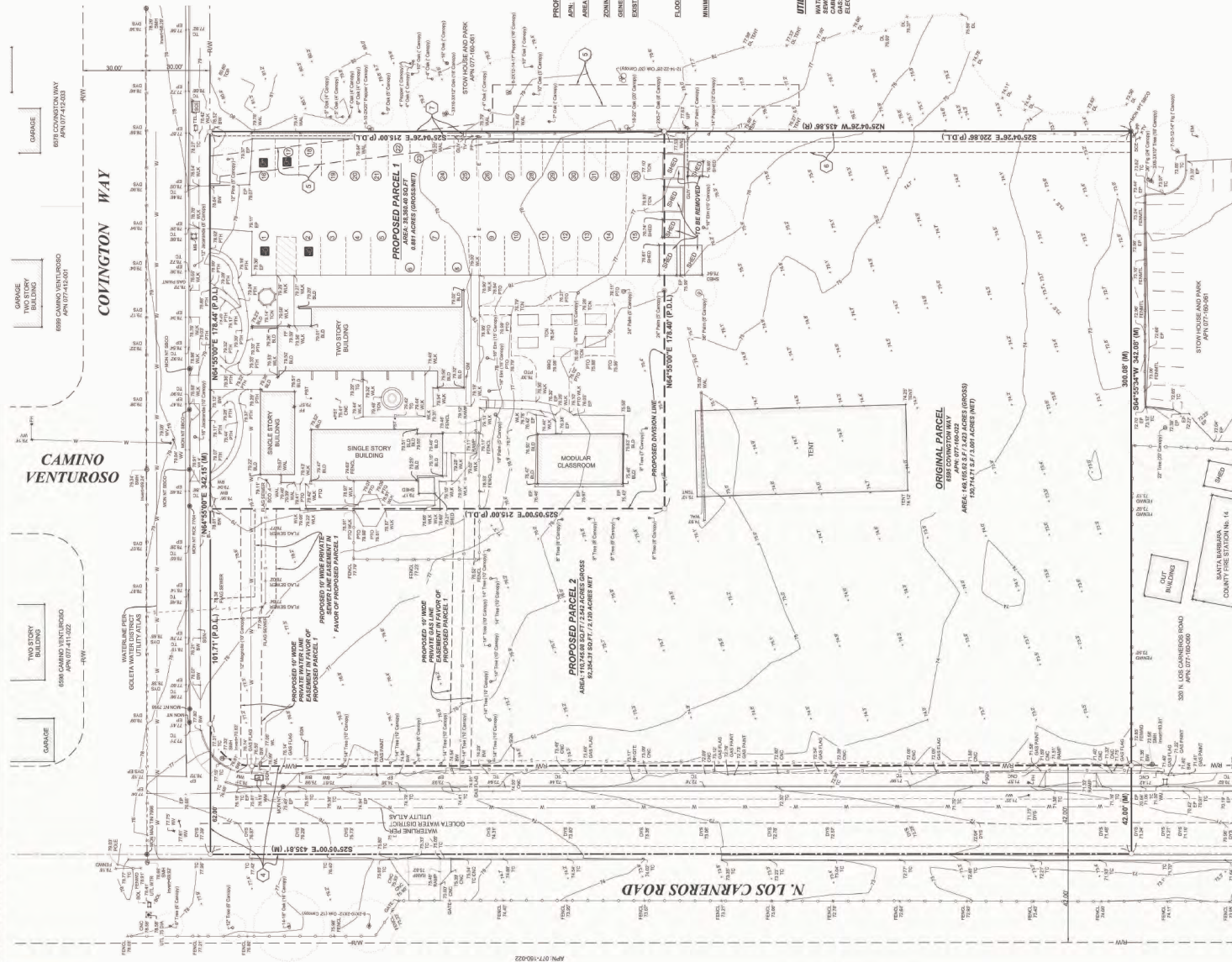
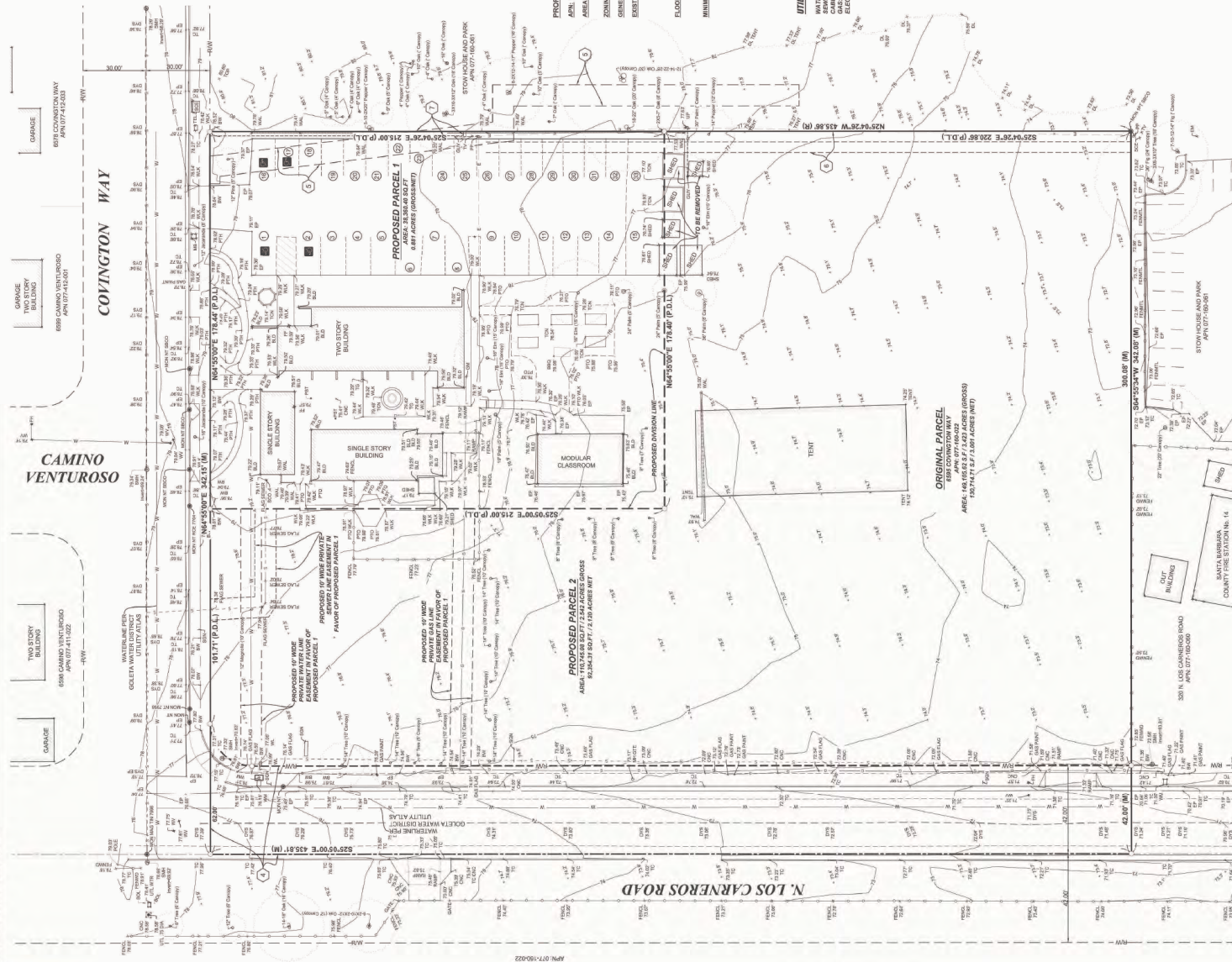
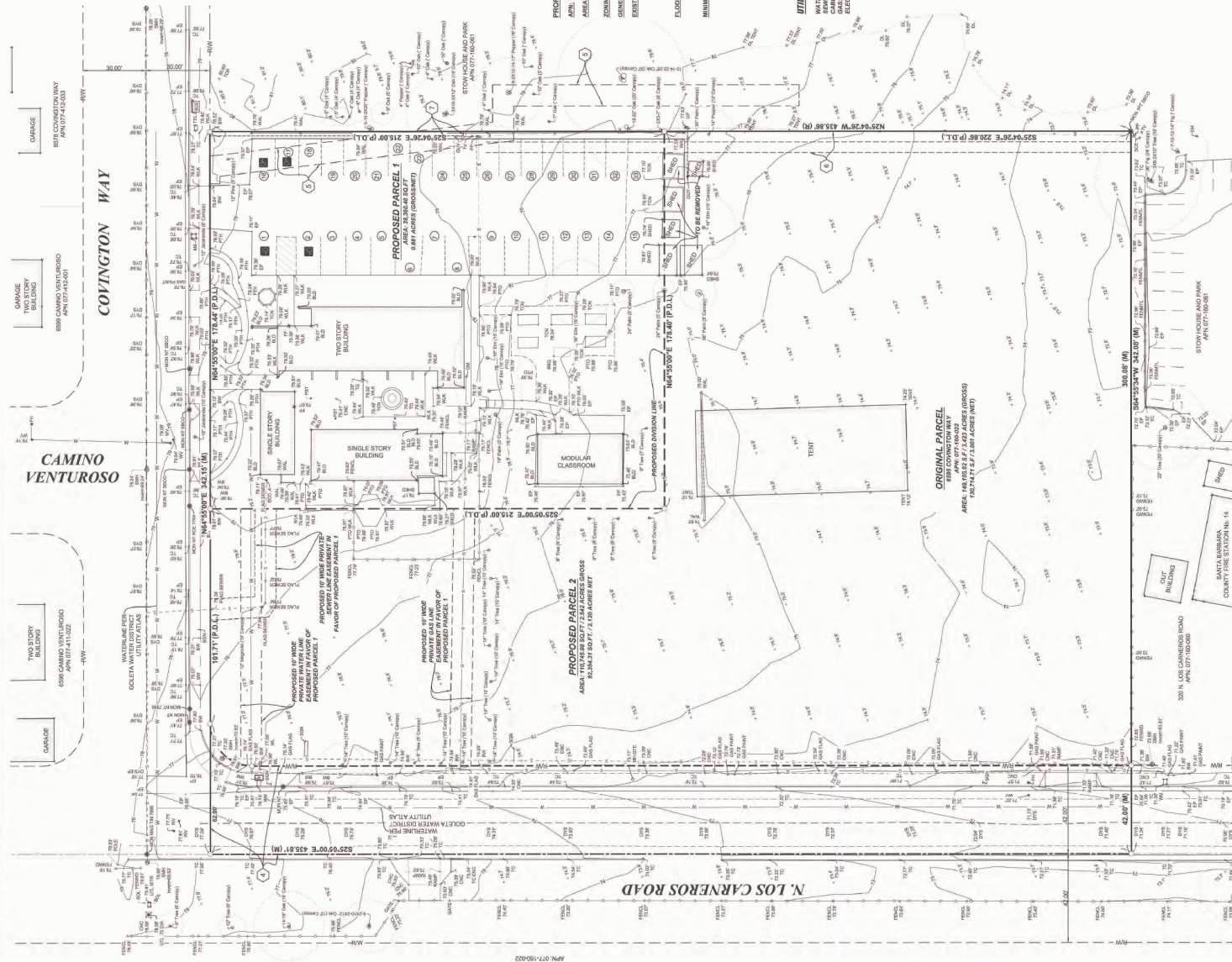
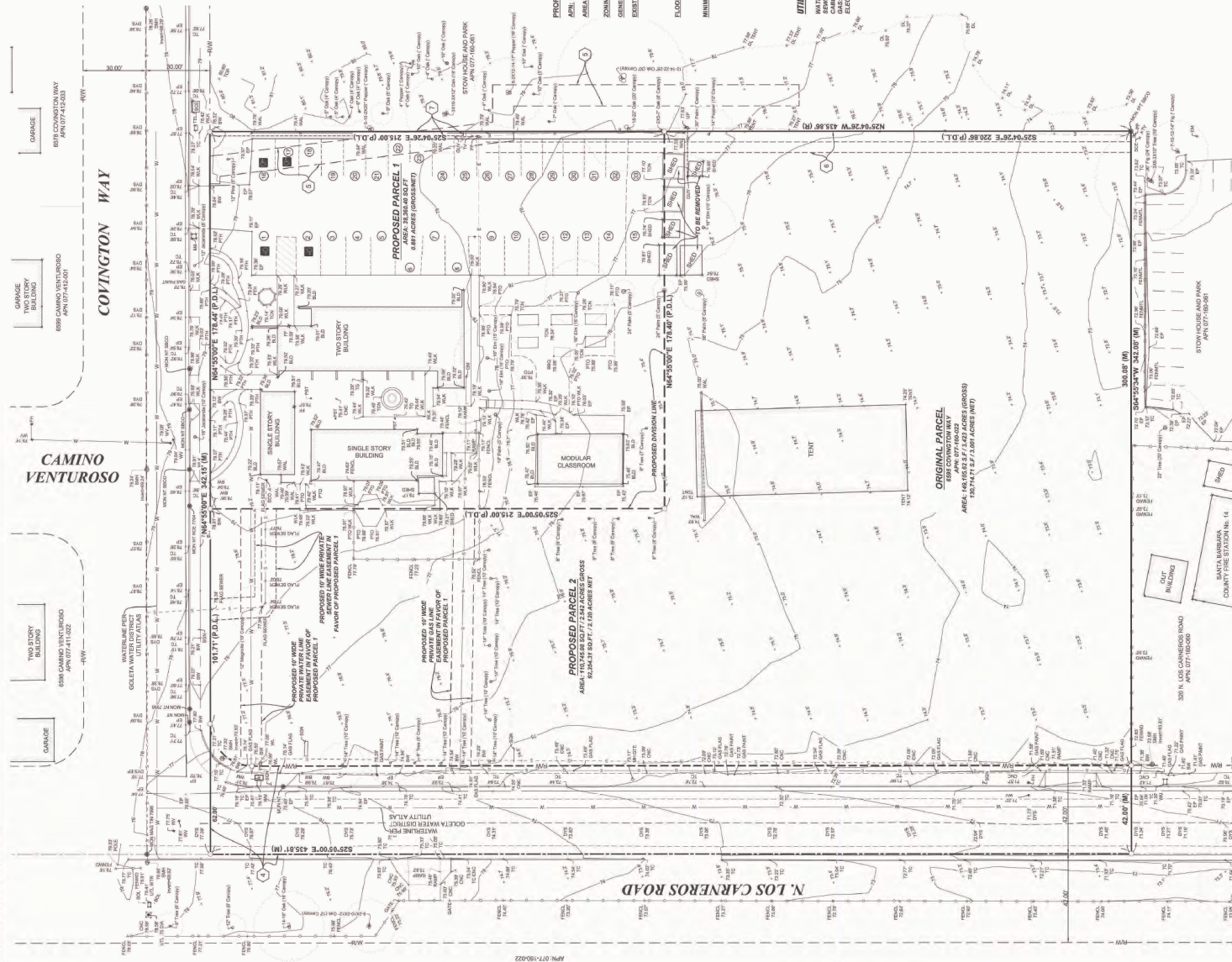
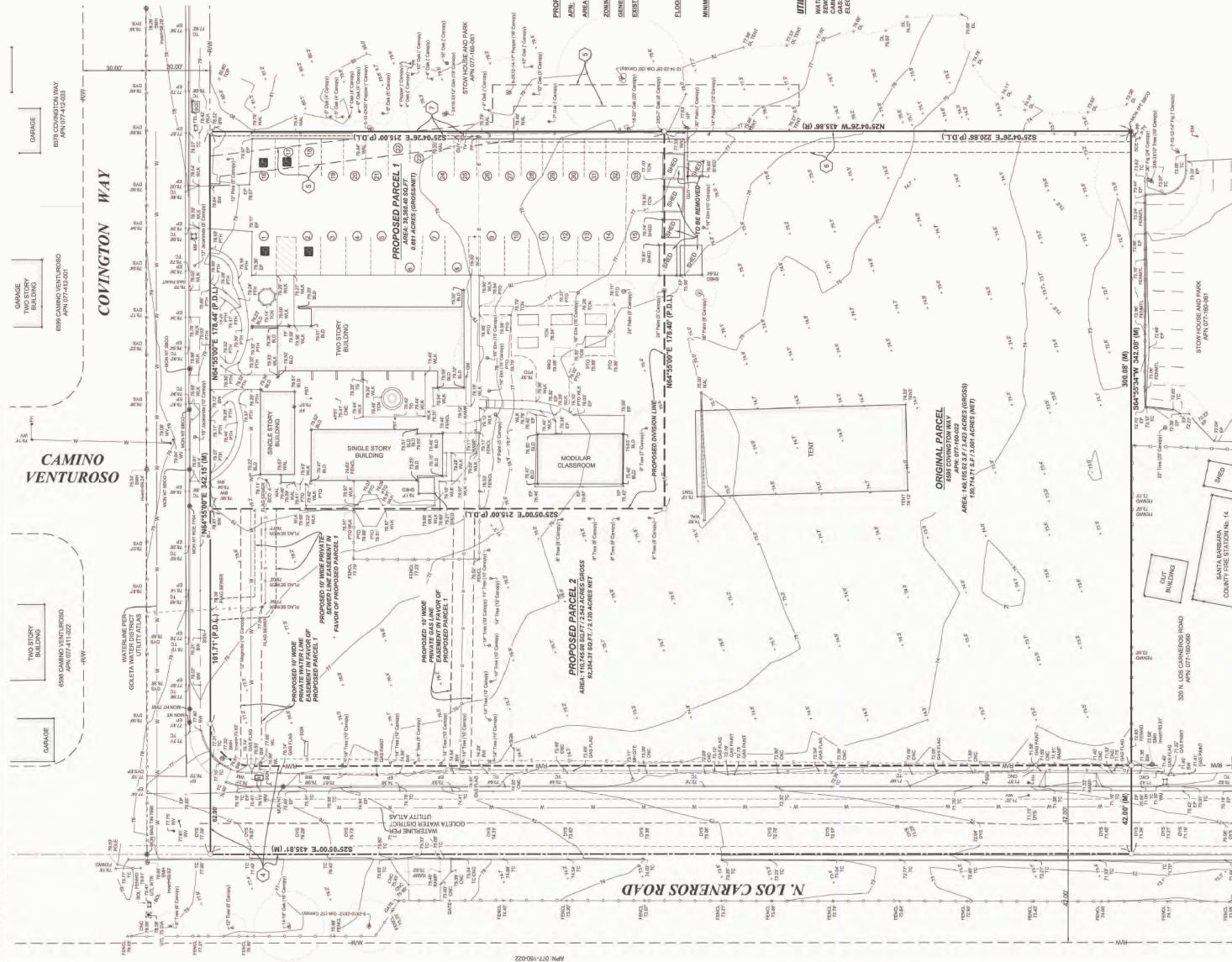
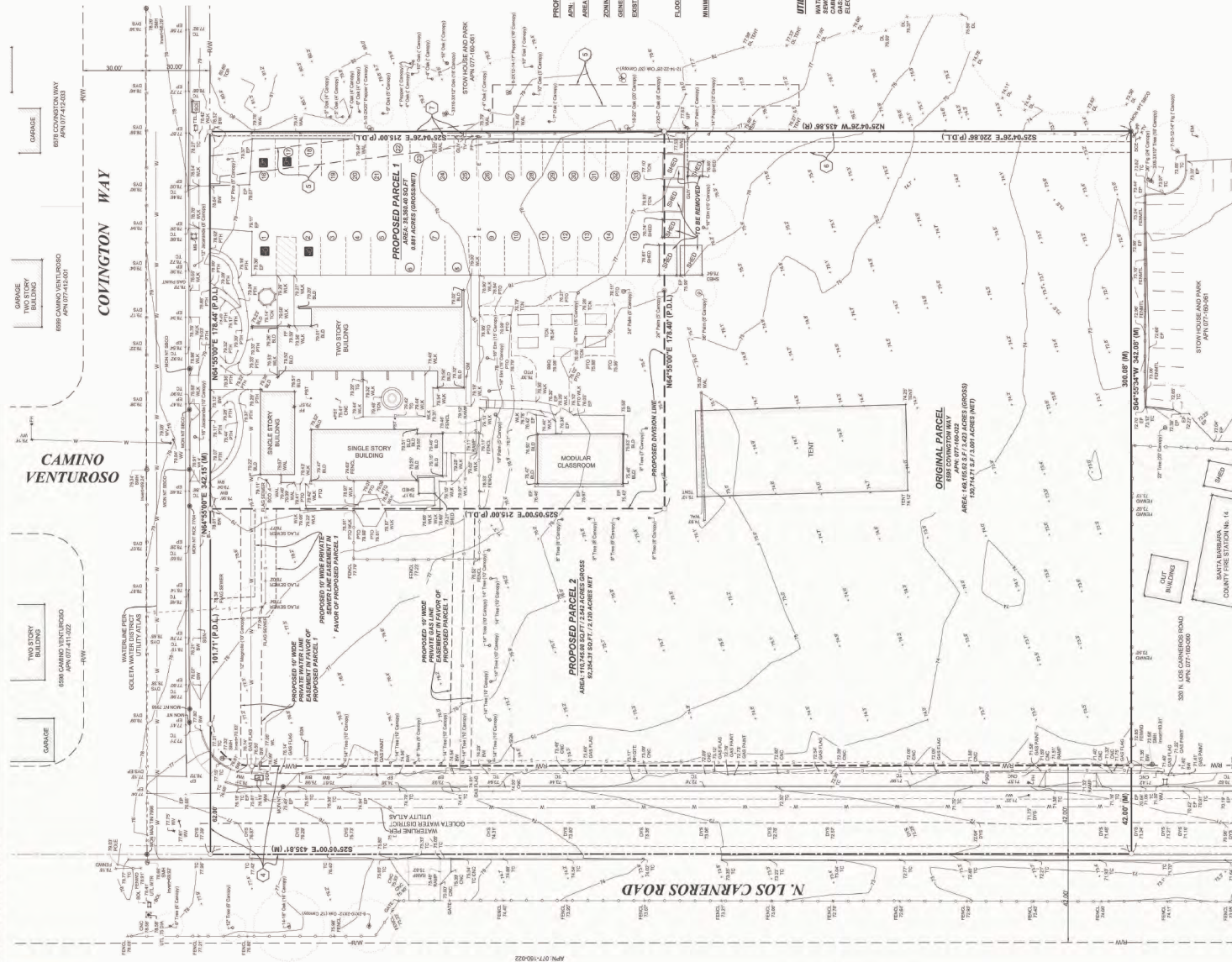
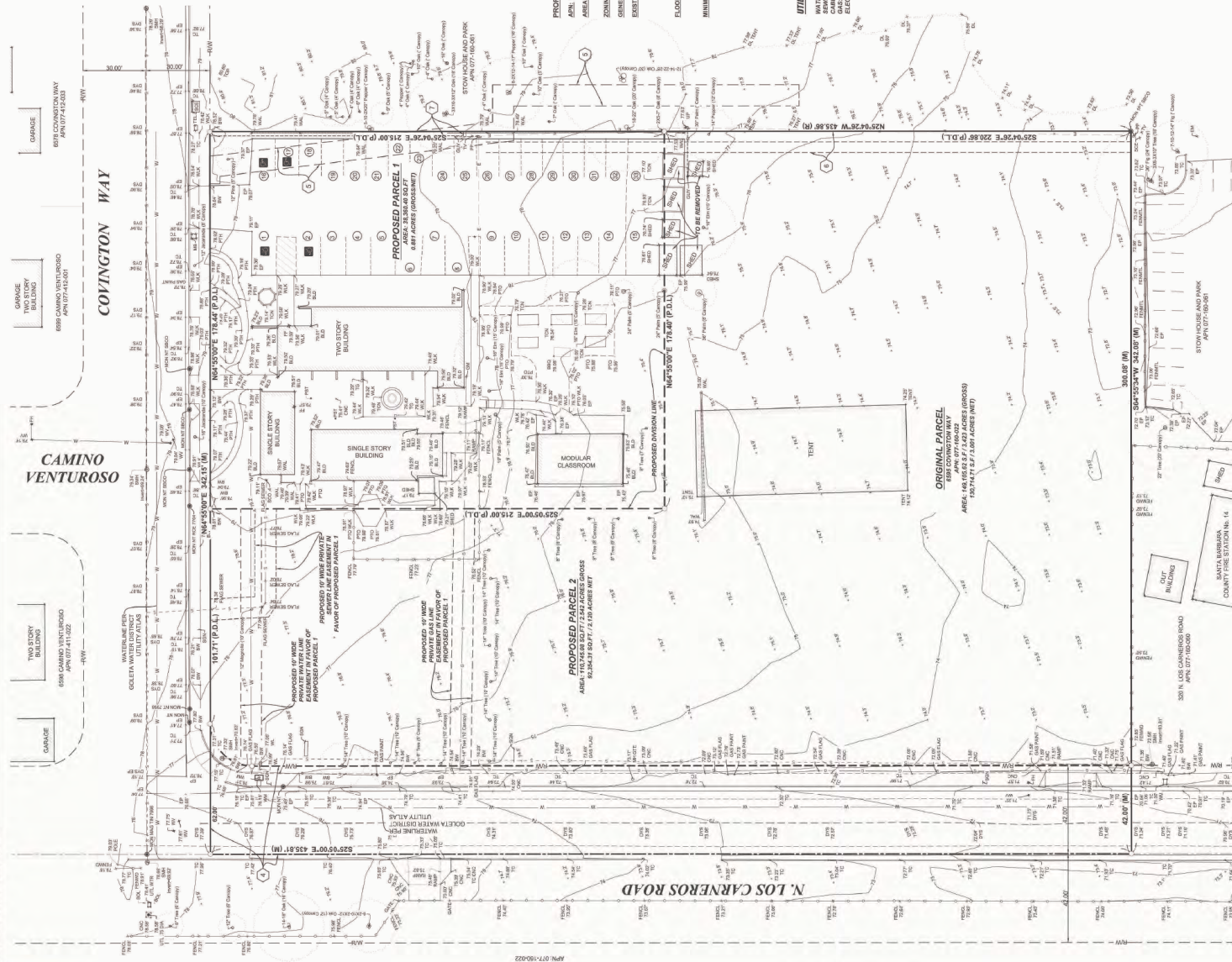
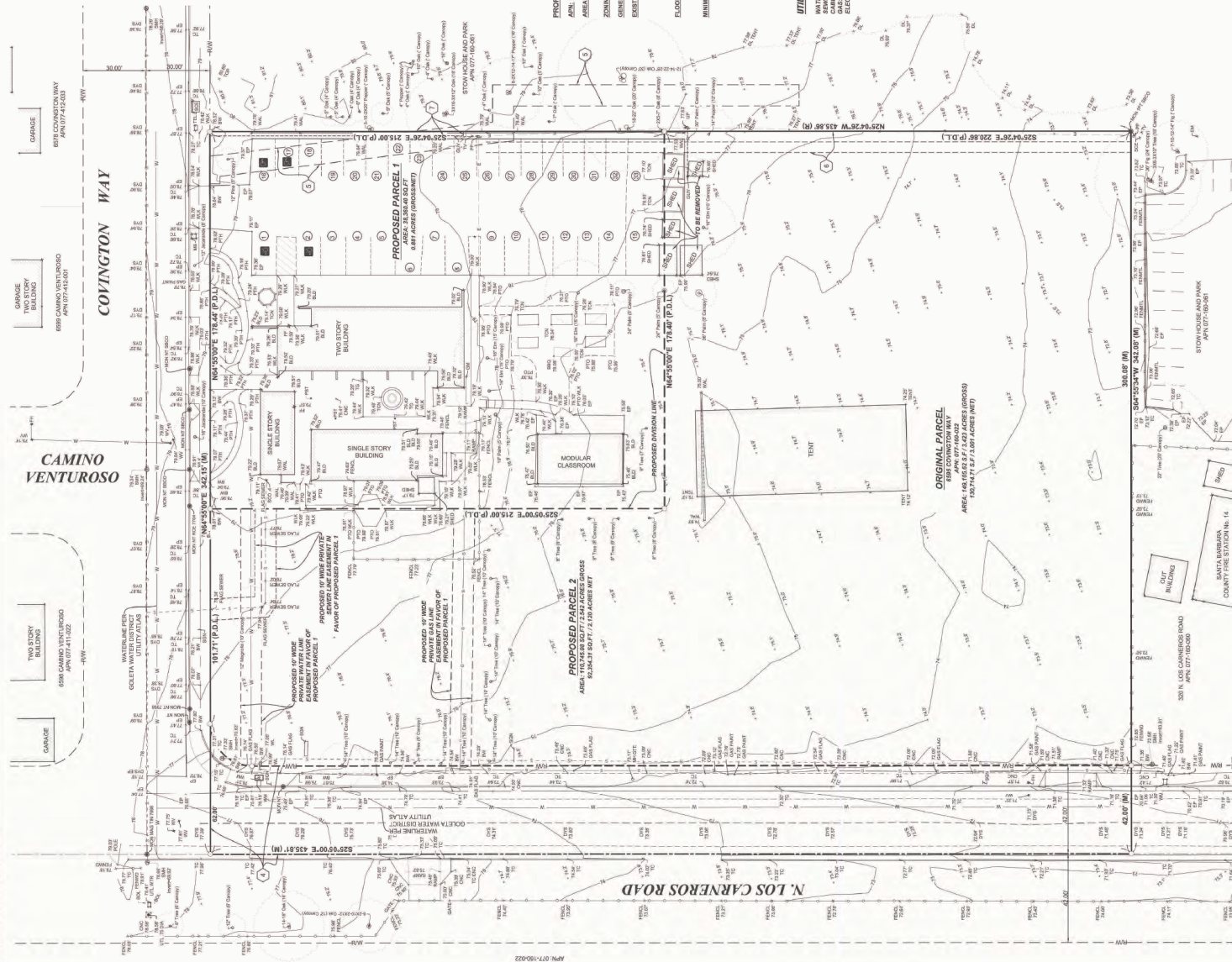
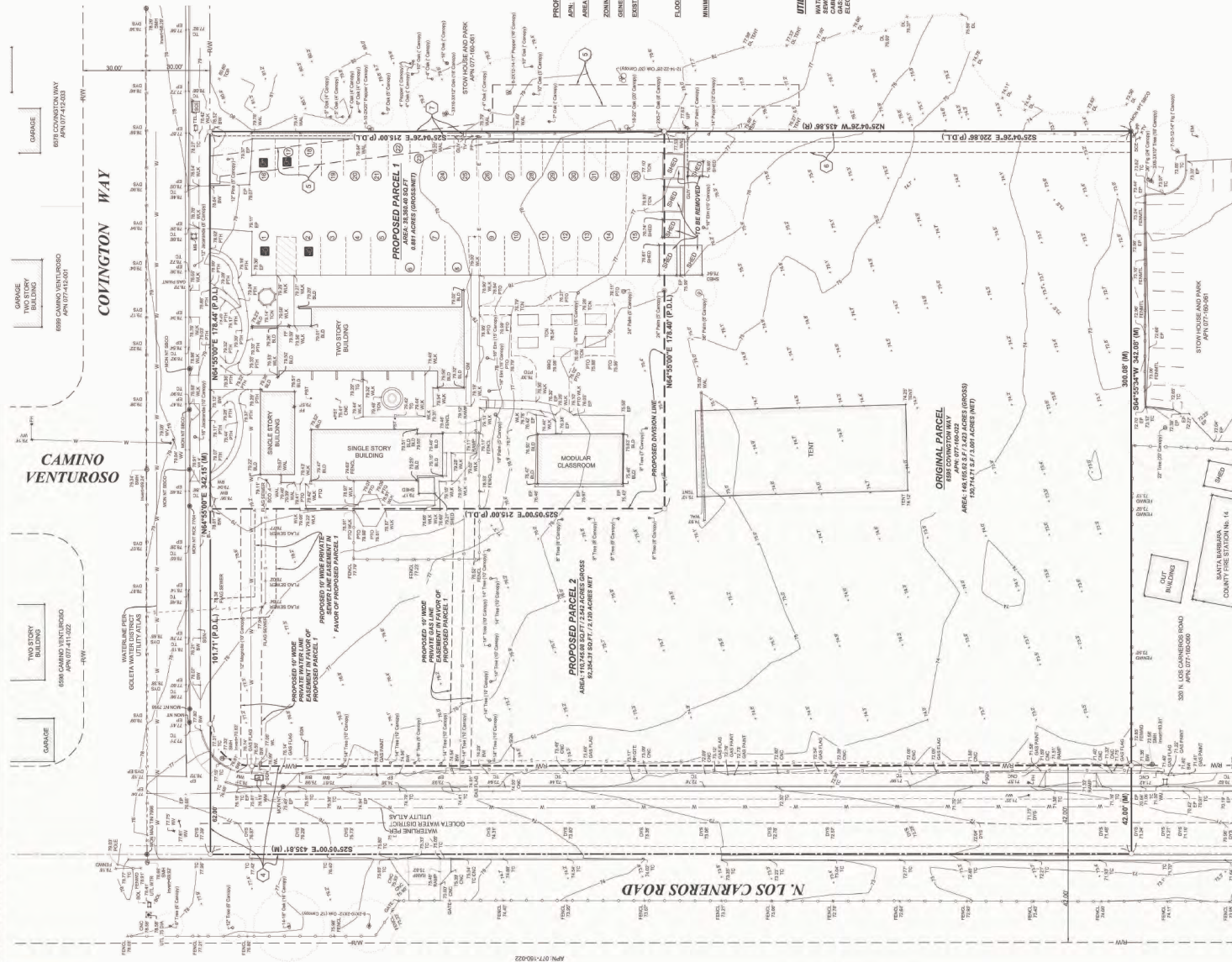
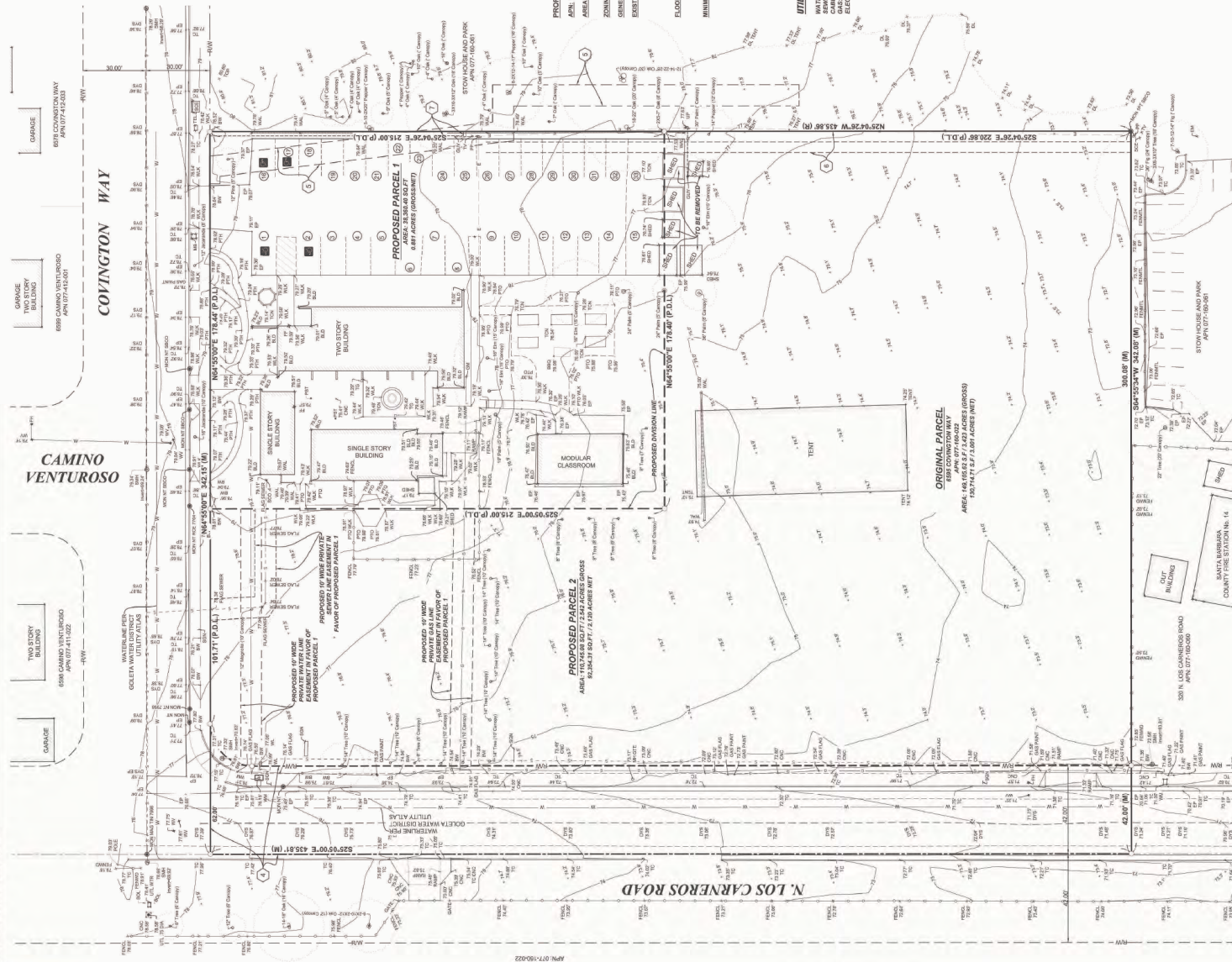
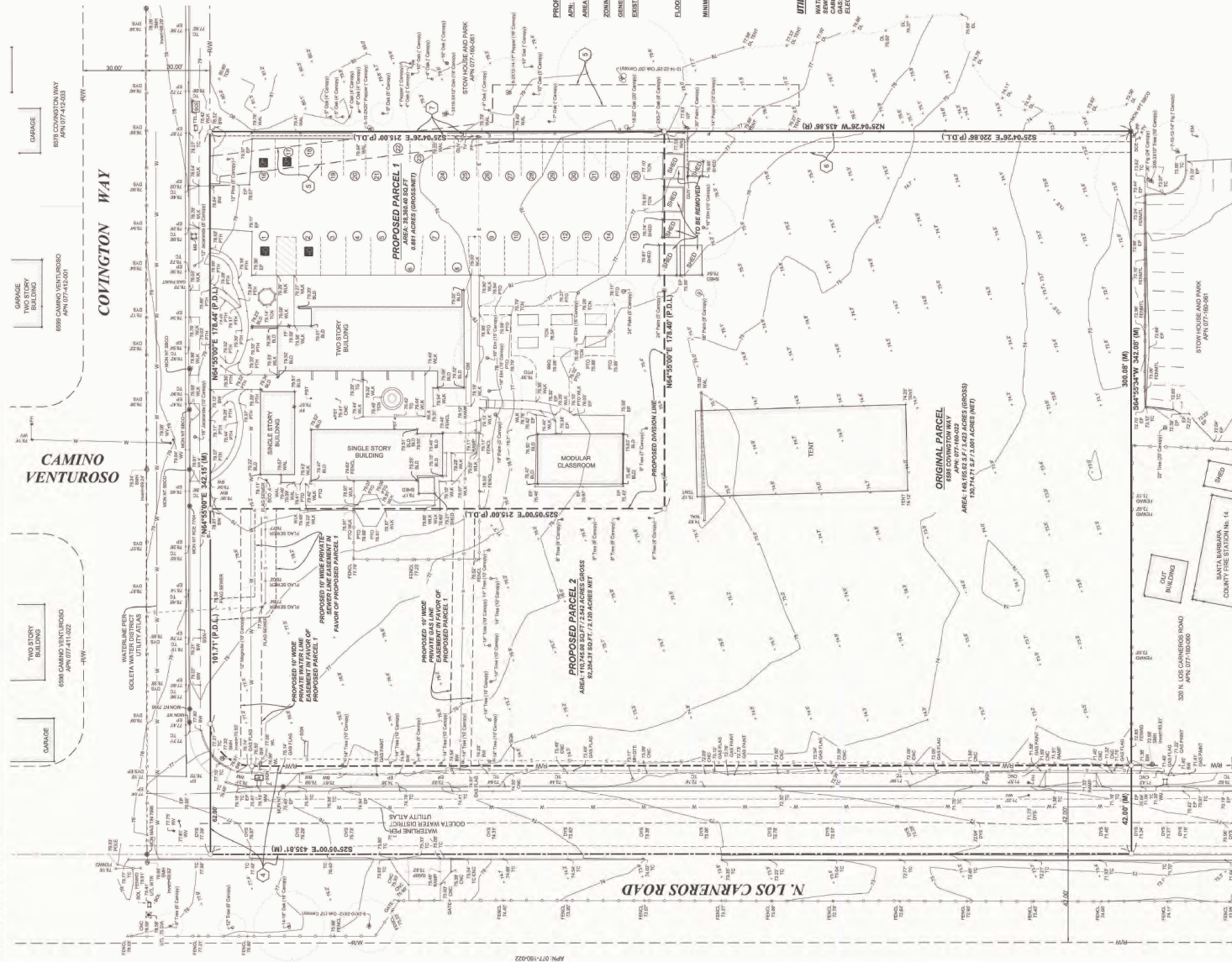
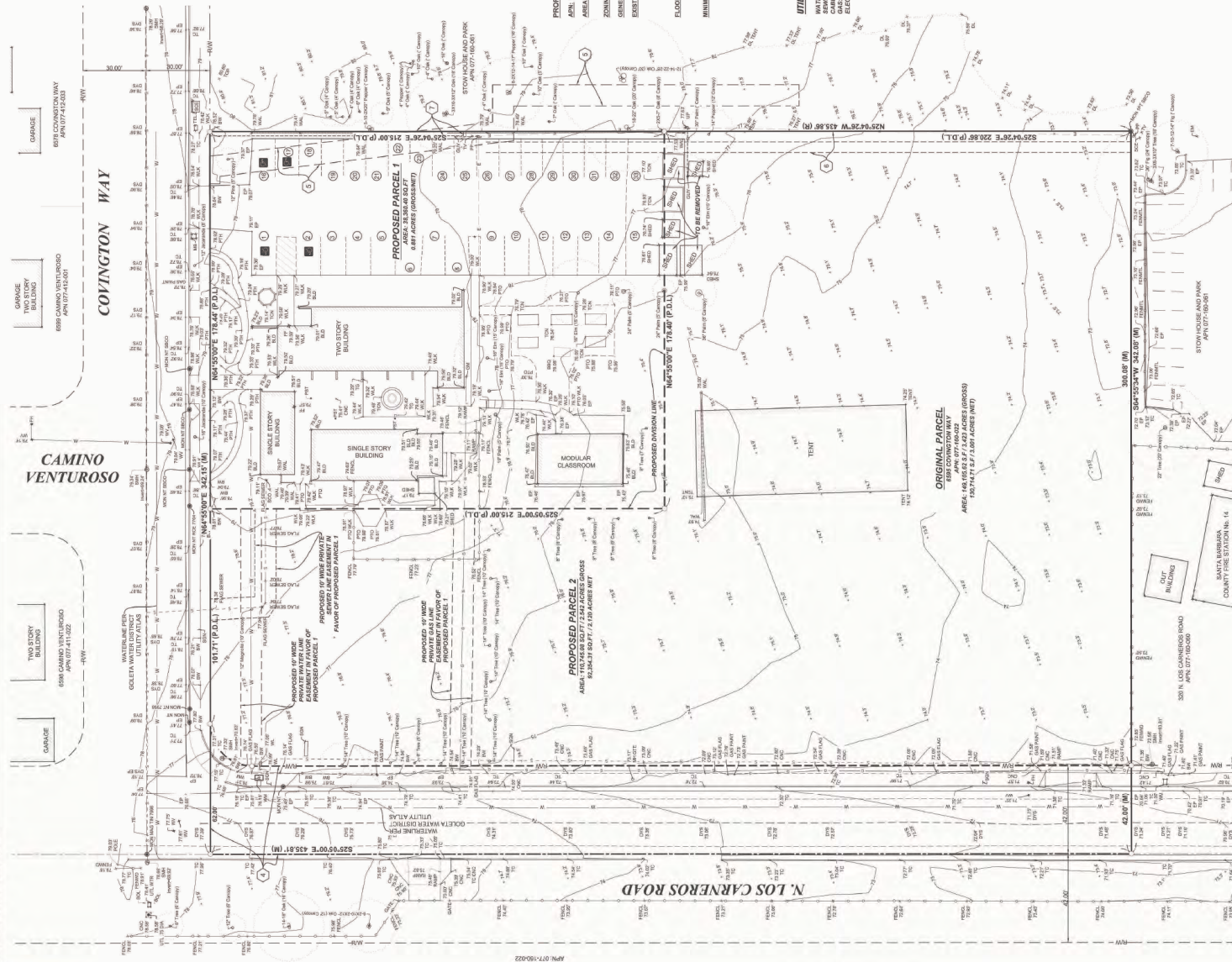
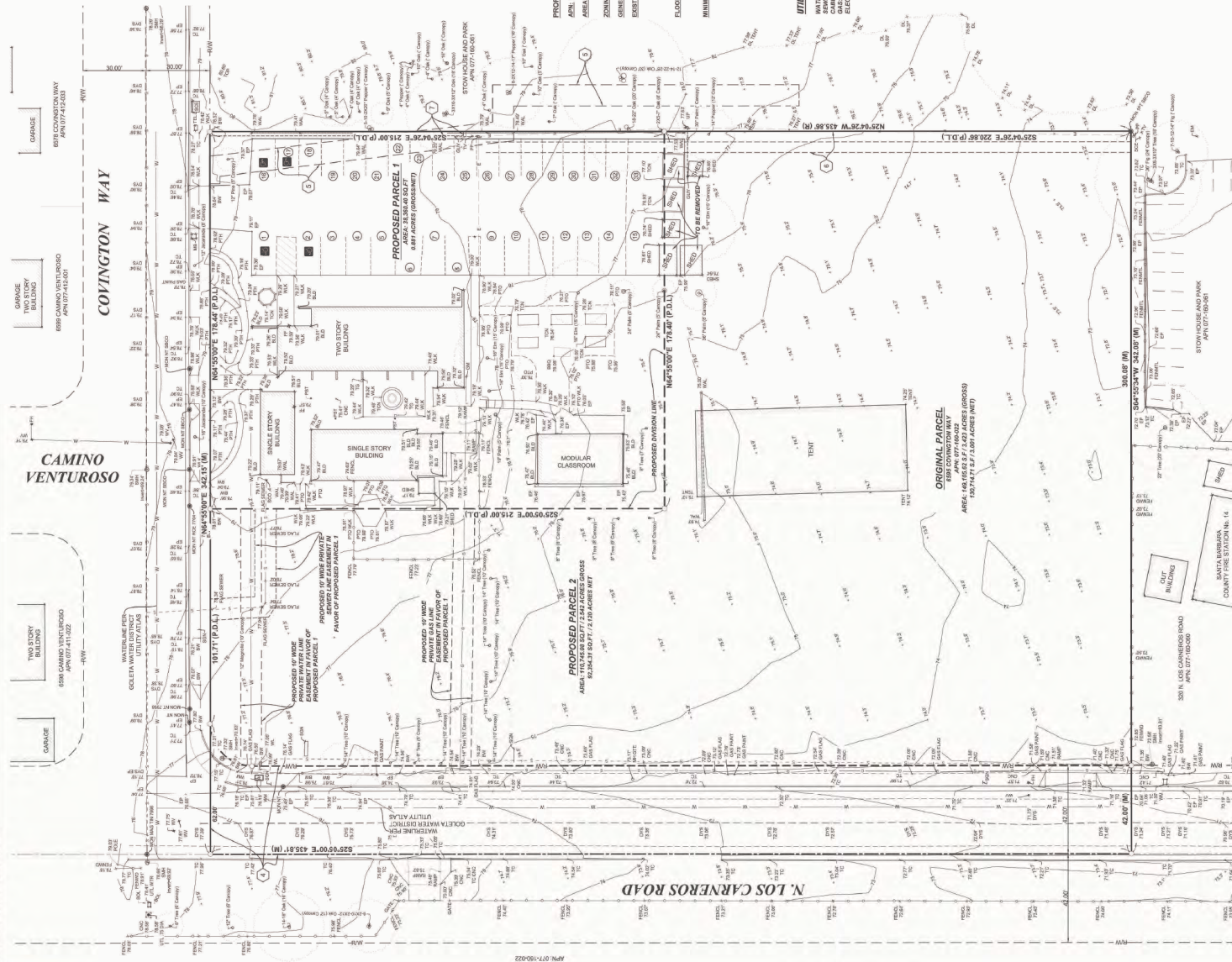
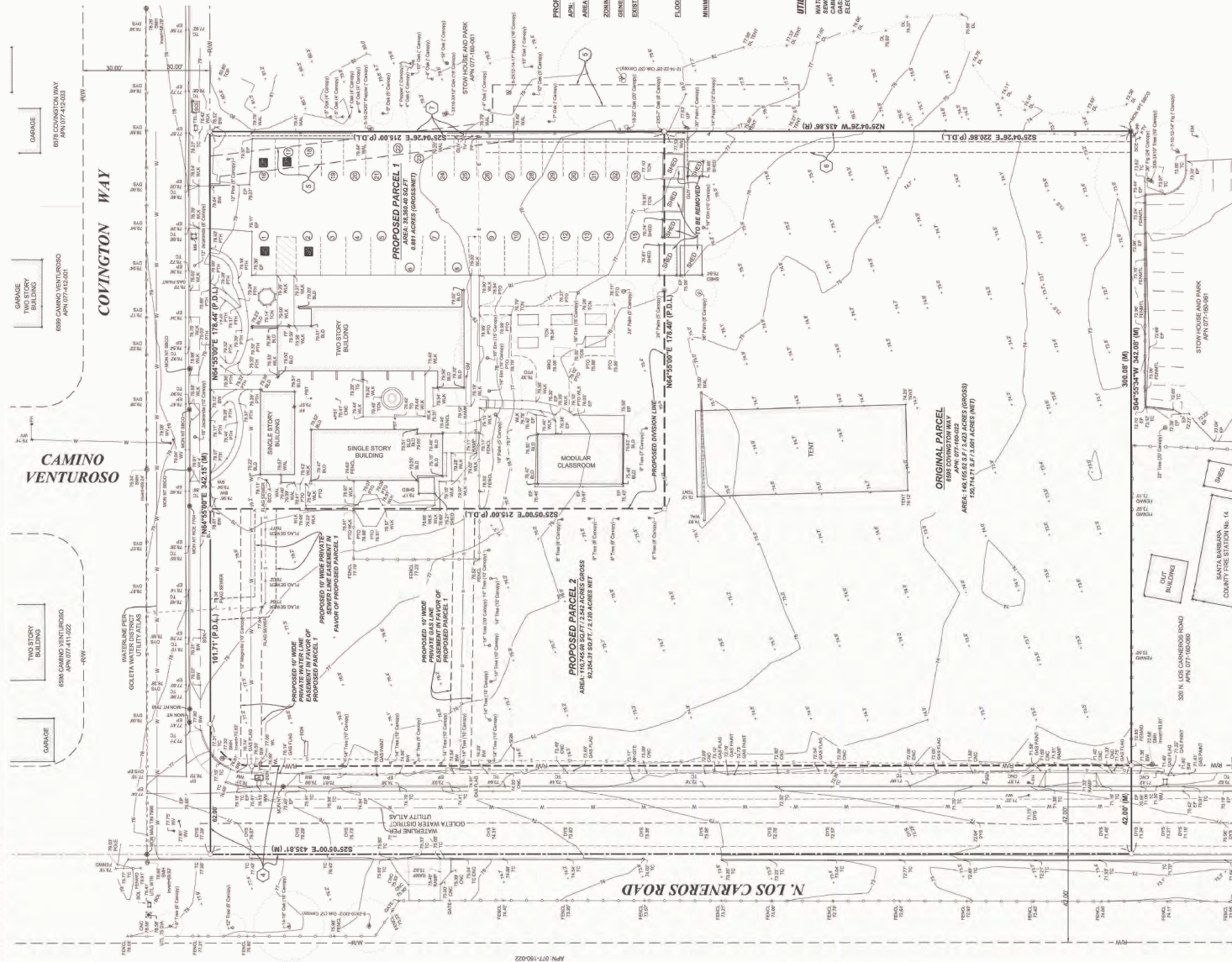
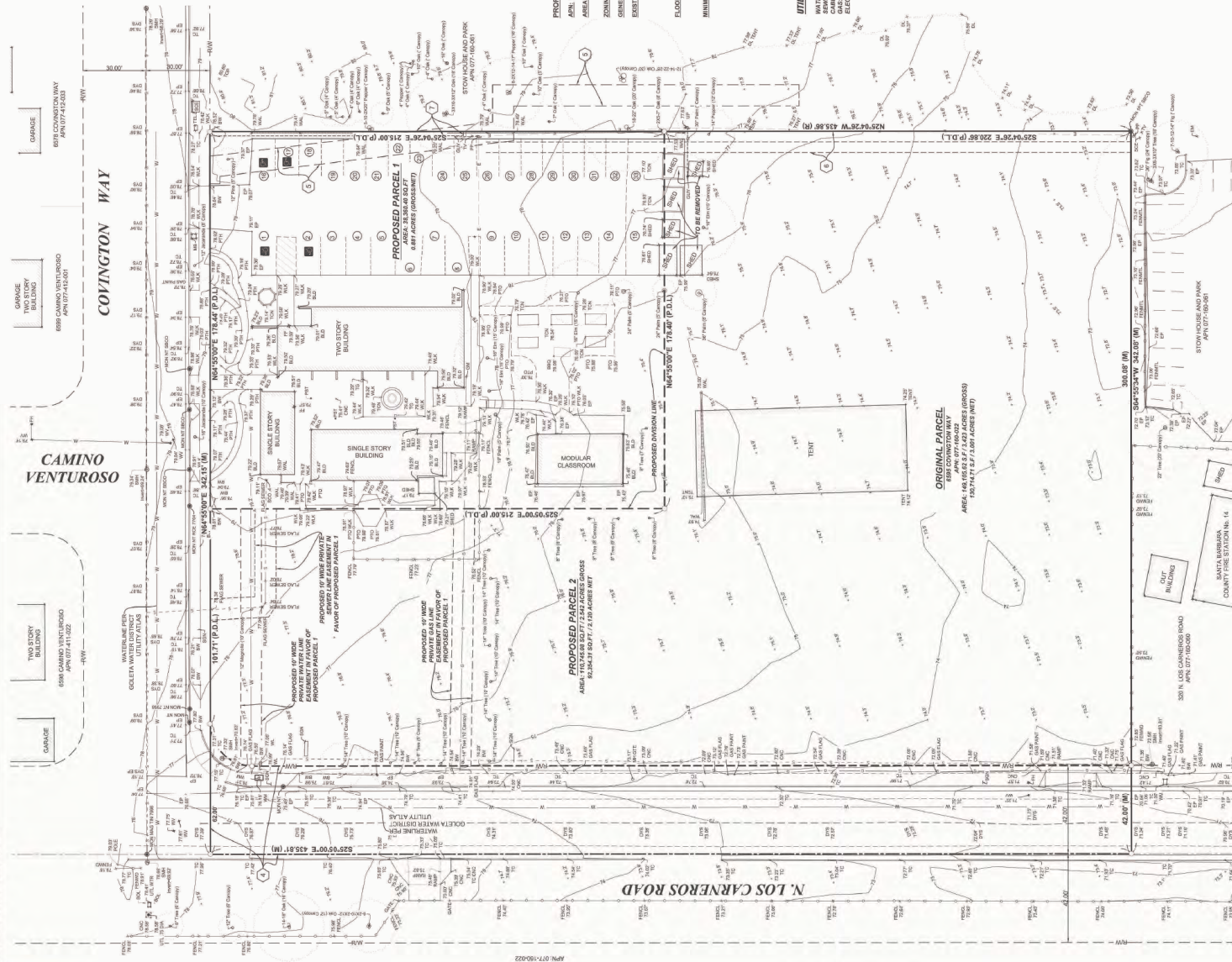
LANDSCAPE ARCHITECT:
Arcadia Studio Landscape Architecture
203 East Cole Street
Santa Barbara, CA 93101
Katie Grubb, ASLA
PH: 805.962.9050
kgrubb@arcadiastudio.com

PROJECT INFORMATION

Owner: Anthem Chapel Goleta	
A.P.N.#	Original Parcel 07-140-022, Proposed Parcel TBD
Zoning designation	RS-4 / Single Family
General plan designation	Single Family
Proposed use	Church sanctuary, classrooms, offices and nursery Sanctuary: 1,194 S.F. (8.6%) Nursery: 1,034 S.F. (8.6%) Classrooms: 7,246 S.F. (54.2%) Offices: 1,222 S.F. (9.4%) Total: 22,298
High fire	No
Fire sprinklers required	Yes
Flood hazard	Zone X (Minimal Flood Hazard)
Construction type	1-B
Occupancy group	A-3/BE
Lot size	Original Parcel 140,105 S.F. (3.243 ACRES) Proposed CLC Parcel: 38,360 S.F. (0.881 ACRES) Proposed Project Parcel: 1,194,745 S.F. (27.242 ACRES) Note: All lot widths exceed 100', therefore all interior side setbacks are to be the maximum 10'
Required setbacks	Front = 20' Rear Yard = 20' 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'
Sealing	Curb: 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 lot = 71 Required = 110 Proposed = 117

SHEET INDEX

GENERAL	ARCHITECTURAL
GS01 COVER SHEET	AS01 CONCEPT FIRST FLOOR PLAN
GS02 SITE PHOTOS	AS02 CONCEPT SECOND FLOOR PLAN
GS03 CONCEPT ROOF PLAN	AS03 CONCEPT ROOF PLAN
GS04 HEIGHT LIMIT EXHIBIT	AS04 HEIGHT LIMIT EXHIBIT
GS05 CONCEPT BUILDING ELEVATION WEST	AS05 CONCEPT BUILDING ELEVATION WEST
GS06 CONCEPT BUILDING ELEVATION NORTH	AS06 CONCEPT BUILDING ELEVATION NORTH
GS07 CONCEPT BUILDING ELEVATION EAST	AS07 CONCEPT BUILDING ELEVATION EAST
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PRELIMINARY SITE IMPROVEMENT PLANS

ANTHEM CHAPEL GOLETA

APN 077-160-022

GOLETA, CALIFORNIA

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASIN DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
L OR CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
D	DEAD END
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FM	FIRE HYDRANT
L OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
L OR PI	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCR	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GROUND
RSJ	ROUGH SURFACE JOINT
RW	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DRAIN
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
WTH	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
WV	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		EXISTING PAVEMENT
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCHMARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		
FLOWLINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	WM	WM
FIRE HYDRANT	FM	FM
THRUST BLOCK	TB	TB
FITTING		
STREET LIGHT		

ESTIMATED EARTHWORK QUANTITIES:

CUT:	4,490	CUBIC YARDS
FILL:	890	CUBIC YARDS
NET:	3,600	CUBIC YARDS (EXPORT)

NOTE: LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. SHRINKAGE, CONSOLIDATION, AND SUBSIDENCE FACTORS HAVE BEEN ESTIMATED TO BE 5% PER GEOTECHNICAL REPORT AND HAVE BEEN INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED PAVEMENT SUBGRADES. OVERALL EARTHWORK SHALL VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.



VICINITY MAP
NCT TO SCALE

BENCHMARK:

VERTICAL DATUM IS NAVD88 PER STATION ASCN 8 PER RECORD OF SURVEY BOOK 170 PAGES 63-65.
HORIZONTAL BASIS OF COORDINATES IS NAD83 (1991.35 EPOCH) PER STATIONS ASCN 8 AND ASCN 9 PER RECORD OF SURVEY BOOK 170 PAGES 63-65
ELEVATION = 12.12'
CAUTION: CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (WATERS CARDENAS LAND SURVEYING, LLP) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY WATERS CARDENAS LAND SURVEYING, LLP IN JUNE 2024 FROM FIELD SURVEY CONDUCTED IN DECEMBER 2023.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

SHEET INDEX	
SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	EX-1 EXISTING SITE CONDITIONS
3	C-1 PRELIMINARY GRADING & DRAINAGE PLAN
4	C-2 PRELIMINARY GRADING & DRAINAGE PLAN
5	C-3 PRELIMINARY GRADING & DRAINAGE PLAN
6	U-1 UTILITY PLAN
7	CD-1 SITE SECTIONS
8	CD-2 SITE SECTIONS
9	CD-3 CONSTRUCTION DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

Flowers & Associates, Inc.
115 W. Carson Peridale Street
Santa Barbara, CA 93101
Tel: (805) 965-1224
Fax: (805) 965-1224
PREPARED BY: DATE: 1/20/2026

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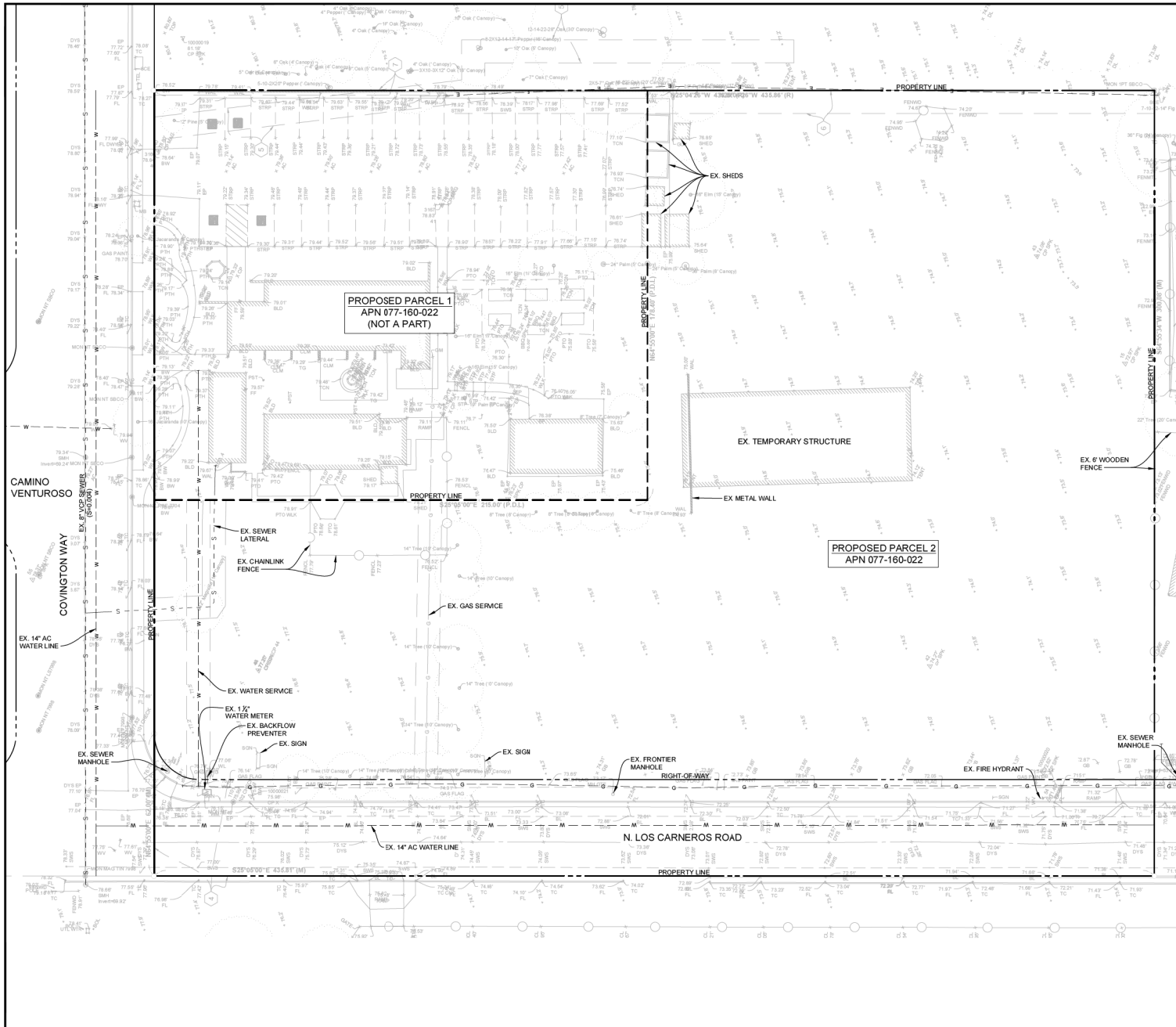
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SITE INFORMATION

PARCEL NUMBER: APN 077-160-022
ADDRESS: 6595 COVINGTON WAY
GOLETA, CA 93117
ZONING: RS-17 SINGLE FAMILY
LOT AREA: 3.001 ACRES (NET)
PROPOSED LAND USE: CHURCH/SANCTUARY, CLASSROOMS, OFFICES, AND NURSERY

UTILITY PROVIDERS

SANITARY SEWER
GOLETA WEST SANITARY
GOLETA WATER DISTRICT

WATER
SOUTHERN CALIFORNIA GAS COMPANY

GAS
SOUTHERN CALIFORNIA GAS COMPANY

ELECTRIC
SOUTHERN CALIFORNIA GAS COMPANY

CABLE
FRONTIER COMMUNICATIONS

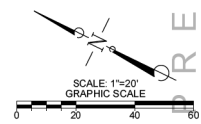
TELEPHONE

GENERAL NOTES

- A. EXISTING BOUNDARY, EASEMENT, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY WATERS CARDENAS LAND SURVEYING, PROJECT NUMBER 25-1546.
- THE TOPOGRAPHIC SURVEY WAS CAPTURED PER FIELD SURVEYS CONDUCTED IN JUNE 2024 AND SUPPLEMENTAL FIELD SURVEY FOR EXISTING UTILITIES.
- THE VERTICAL DATUM FOR THIS MAP IS NAVD 88 PER STATION 8 PER RECORD OF SURVEY BOOK 170 PAGES 63-65. ELEVATION = 12.12 FEET.
- THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, NAD83(1993) 35 EPOCH PER STATIONS ASCN 8 AND ASCN 9 PER RECORD OF SURVEY BOOK 170 PAGES 63-65.
- B. SEE TENTATIVE PARCEL MAP FOR EXISTING EASEMENT INFORMATION.
- C. EXISTING UTILITY INFORMATION SHOWN PER RECEIVED CITY OF GOLETA UTILITY GIS MAPPING, SITE AS-BUILT PLANS, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.
- EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS.

LEGEND

---	PARCEL BOUNDARY
---	RIGHT OF WAY LINE
---	EXISTING EASEMENT
---	ROAD CENTERLINE
---	EXISTING GAS LINE
---	EXISTING SEWER LINE
---	EXISTING COMM. CONDUIT
---	EXISTING ELECTRICAL CONDUIT
---	EXISTING WATER LINE



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/20/2026

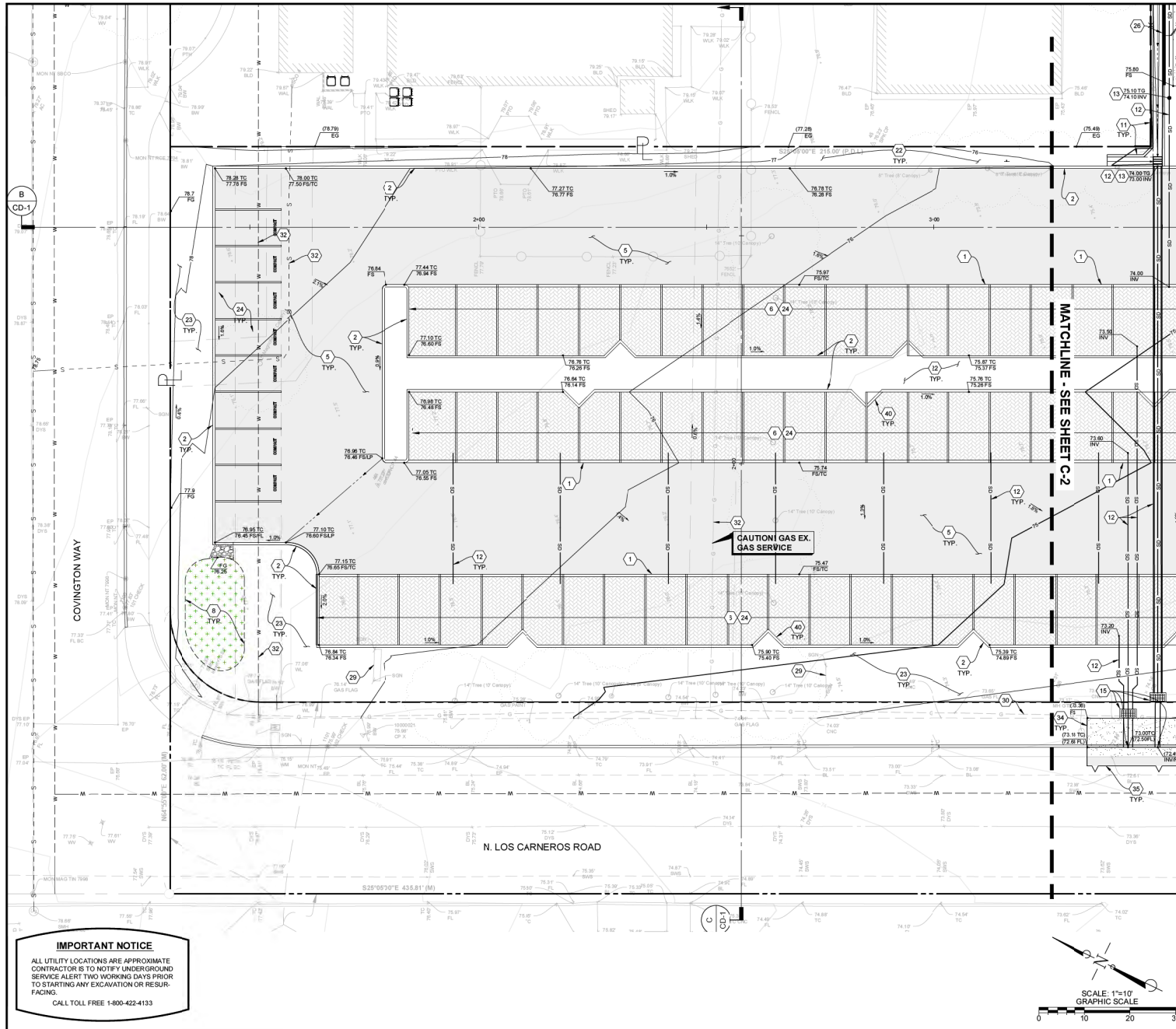
EXISTING CONDITIONS

PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

EX-1

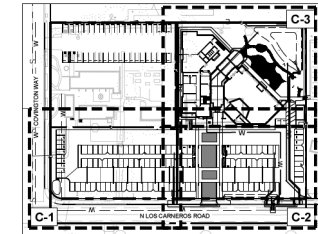
JANUARY 20, 2026
SHT: 2 OF 9
W.O. 2027

Flowers & Associates, Inc.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Tel: 805.963.2024
Fax: 805.963.2024
BY: [Signature] DATE: [Blank]



IMPORTANT NOTICE
ALL UTILITY LOCATIONS ARE APPROXIMATE
CONTRACTOR IS TO NOTIFY UNDERGROUND
SERVICE ALERT TWO WORKING DAYS PRIOR
TO STARTING ANY EXCAVATION OR RESUR-
FACING.
CALL TOLL FREE 1-800-422-4133

- GENERAL CONSTRUCTION NOTES:**
- SEE KEY MAP BELOW FOR SHEET ORIENTATIONS.
 - SEE SHEET U-1 FOR THE PRELIMINARY UTILITY PLAN FOR THE PROPOSED WATER, FIRE WATER, SEWER, AND STORM DRAIN LINES AND COMPONENTS.
 - SEE SHEET CD-1 AND CD-2 FOR SITE CROSS-SECTIONS.
 - SEE SHEET CD-3 FOR PRELIMINARY CONSTRUCTION DETAILS.
 - SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
 - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR ALL SETBACKS (BUILDINGS AND SHA).
 - SEE LANDSCAPE ARCHITECT'S PLAN FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
 - SEE ARCHITECT'S SITE PLAN FOR STRIPPING AND SITE DIMENSIONS FOR LOT 1 (C.O.) AND LOT 2 (THIS PROJECT).
 - EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARED OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR TO POT-HOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
 - SLOPE INDICATION ON PLAN ARE APPROXIMATE AND PROVIDED FOR REFERENCE. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON PROPOSED SPOT ELEVATIONS SHOWN.
- SPECIFIC CONSTRUCTION NOTES:**
- PROPOSED 6" CONCRETE CURB.
 - PROPOSED 6" CONCRETE CURB.
 - PROPOSED 2' LONG 6" CONCRETE CURB TAPER TO 0".
 - PROPOSED REINFORCED CONCRETE HARDSCAPE. ELEVATIONS PER PLAN.
 - PROPOSED ASPHALT PAVEMENT.
 - PROPOSED PERMEABLE PAVEMENT TRAFFIC-RATED SECTION.
 - PROPOSED PERMEABLE PAVEMENT DRIVEWAY WITH 6" CONCRETE CURB BORDERS PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED DETENTION BASIN WITH LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED BORE HOLE EXTENSION FACILITY.
 - PROPOSED 6" WIDE, 1' TALL RETAINING CURB.
 - PROPOSED 2' WIDE, 1' DEEP CONCRETE V-DITCH.
 - PROPOSED STORM DRAIN PIPE.
 - PROPOSED STORM DRAIN CATCH BASIN.
 - PROPOSED STORM DRAIN CHANNEL DRAIN.
 - PROPOSED STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND CURB OUTLET(S) PER PLAN.
 - PROPOSED SEWER IMPROVEMENTS.
 - PROPOSED WATER UTILITY IMPROVEMENTS.
 - PROPOSED FIRE HYDRANT.
 - PROPOSED 6" THICK, 25' WIDE CONCRETE COMMERCIAL DRIVEWAY PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 4-010, 4-040 (PLAN C), AND 4-060.
 - PROPOSED FEATURE SIGN PER ARCHITECT'S PLAN.
 - PROPOSED BUILDING PER ARCHITECT'S PLANS.
 - PROPOSED LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED AT-GRADE PLANTER PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED PARKING LOT (STALL DIMENSIONS, STALL COUNT, WHEEL STOPS, AND USES) PER ARCHITECT'S PLAN.
 - PROPOSED FENCING WITH ACCESS GATES PER LANDSCAPE ARCHITECT'S PLAN.
 - PROPOSED 6' HIGH (ABOVE GROUND) PHOTO II SCREEN WALL WITH VARIABLE RETAINING (2-3) WALL PER PLAN BY OTHERS.
 - PROPOSED TRASH ENCLOSURE WITH SCREEN WALLS, STEM WALL, AND GATES PER ARCHITECT'S PLANS.
 - PROPOSED GRAVEL GATHERING AREA AND PATHWAY PER LANDSCAPE ARCHITECT'S PLANS.
 - EXISTING SIGN TO BE RELOCATED PER COORDINATION WITH EX. OWNERS.
 - EXISTING WALL TO BE REMOVED.
 - EXISTING FIRE HYDRANT TO BE RELOCATED.
 - PROTECT IN PLACE EXISTING UTILITY.
 - PROPOSED 5' STARS COUNT PER PLAN.
 - PROPOSED REPLACEMENT 5' WIDE PUBLIC SIDEWALK (PLAN A) WITH SCORING, PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 5-010 AND 5-040.
 - PROPOSED 2' WIDE SAWCUT OF EXISTING PAVEMENT OR HARDSCAPE. CUT FULL DEPTH TO PROVIDE A SMOOTH, CLEAN JOIN LOCATION.
 - PROPOSED ACCESSIBLE PARKING WITH SLOPES AT 2% OR LESS IN ALL DIRECTIONS.
 - PROPOSED SUNKEN SEATING AREAS PER LANDSCAPE ARCHITECT'S PLANS.
 - ELECTRICAL TRANSFORMER CONCRETE PAD PER PLANS BY OTHERS.
 - PROPOSED CURB CUT WITH ROCK RIP RAP.
 - PROPOSED 6" CURB TREE WELLS PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED INLAY PAVEMENT PAVING PER LANDSCAPE ARCHITECT'S PLANS.



REVISIONS	
NO.	DESCRIPTION
1	DATE: 01/20/2025

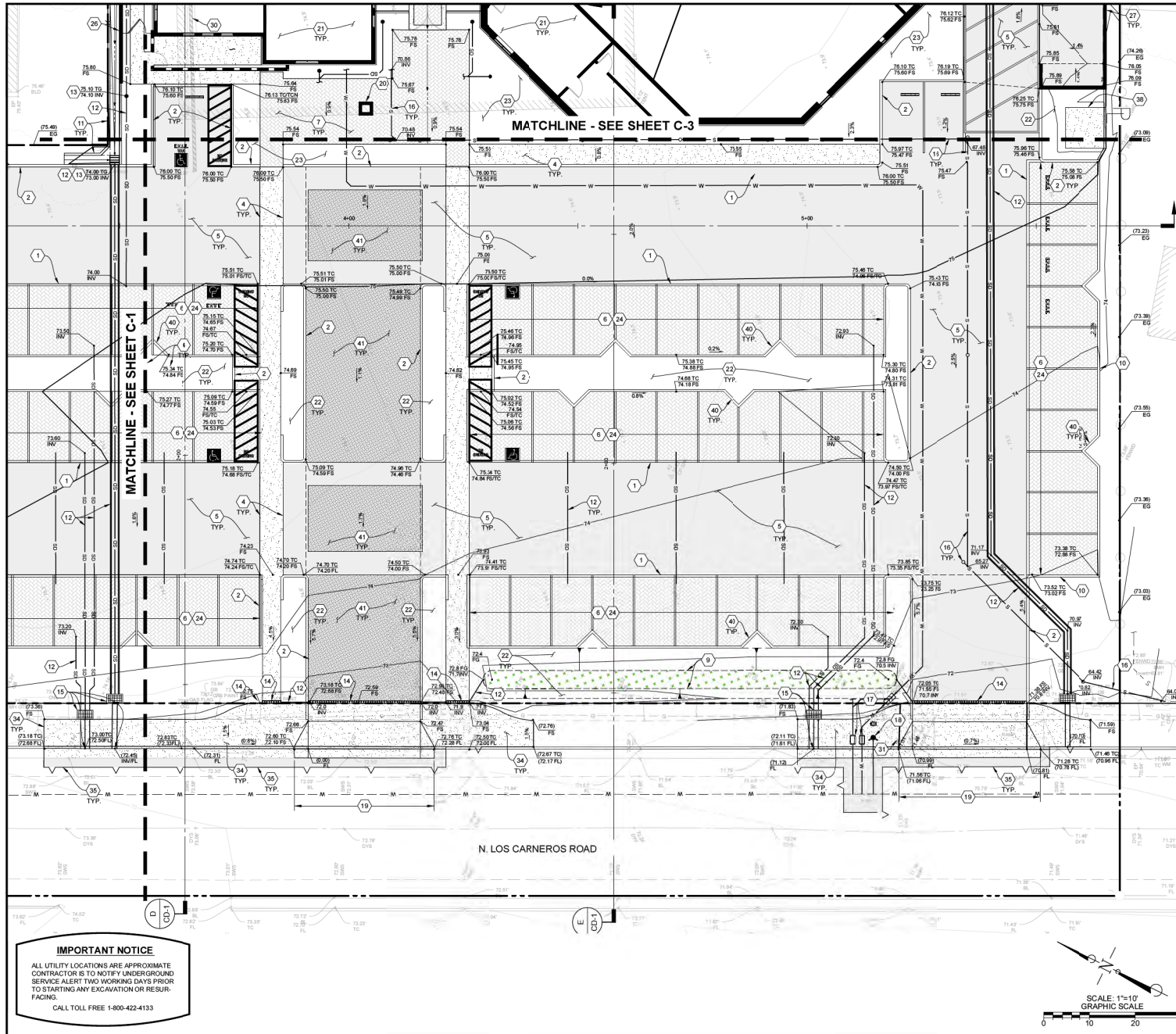
PRELIMINARY

Flowers & Associates, Inc.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Tel: (805) 966-2424
Fax: (805) 966-2424

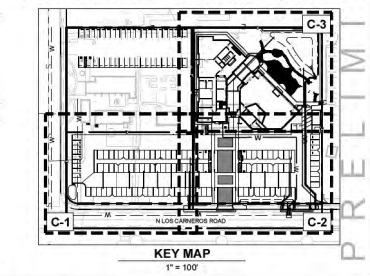
PRELIMINARY ANTHEM CHAPEL & DRAINAGE PLAN
5595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

C-1

JANUARY 20, 2025
SHT: 3 OF 9
W.O. 22027



- GENERAL CONSTRUCTION NOTES:**
- SEE KEY MAP BELOW FOR SHEET ORIENTATIONS.
 - SEE SHEET U-1 FOR THE PRELIMINARY UTILITY PLAN FOR THE PROPOSED WATER, FIRE WATER, SEWER, AND STORM DRAIN LINES AND COMPONENTS.
 - SEE SHEET CD-1 AND CD-2 FOR SITE CROSS-SECTIONS.
 - SEE SHEET CD-3 FOR PRELIMINARY CONSTRUCTION DETAILS.
 - SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
 - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR ALL SETBACKS, BUILDINGS AND EXHAUST.
 - SEE LANDSCAPE ARCHITECT'S PLAN FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
 - SEE ARCHITECT'S SITE PLAN FOR STRIPPING AND SITE PLAN DIMENSIONS FOR LOT 1 (LO-1) AND LOT 2 (THIS PROJECT).
 - EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARED OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE, AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL UTILITY WORKS SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
 - SLOPE INDICATION ON PLAN ARE APPROXIMATE AND PROVIDED FOR REFERENCE. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON PROPOSED SPOT ELEVATIONS SHOWN.
- SPECIFIC CONSTRUCTION NOTES:**
- PROPOSED 6" CONCRETE CURB.
 - PROPOSED 8" CONCRETE CURB.
 - PROPOSED 2' LONG 8" CONCRETE CURB TAPER TO 6".
 - PROPOSED REINFORCED CONCRETE HARDSCAPE. ELEVATIONS PER PLAN.
 - PROPOSED ASPHALT PAVEMENT.
 - PROPOSED PERMEABLE PAVEMENT TRAFFIC-RATED SECTION.
 - PROPOSED PERMEABLE PAVEMENT TO MATCHWAY WITH 6" CONCRETE CURB BORDERS PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED DETENTION BASIN WITH LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED BIORETENTION FACILITY.
 - PROPOSED 6" WIDE, 1' TALL RETAINING CURB.
 - PROPOSED 2' WIDE, 1' DEEP CONCRETE V-DITCH.
 - PROPOSED STORM DRAIN PIPE.
 - PROPOSED STORM DRAIN CATCH BASIN.
 - PROPOSED STORM DRAIN CHANNEL DRAIN.
 - PROPOSED STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND CURB OUTLET(S) PER PLAN.
 - PROPOSED SEWER IMPROVEMENTS.
 - PROPOSED WATER UTILITY IMPROVEMENTS.
 - PROPOSED FIRE HYDRANT.
 - PROPOSED 8" THICK, 26" WIDE CONCRETE COMMERCIAL DRIVEWAY PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 4-010, 4-040 (PLAN C), AND 4-050.
 - PROPOSED FEATURE SIGN PER ARCHITECT'S PLAN.
 - PROPOSED BUILDING PER ARCHITECT'S PLANS.
 - PROPOSED LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED AT-GRADE PLANTER PER LANDSCAPE ARCHITECT'S PLANS.
 - PROPOSED PARKING LOT (STALL DIMENSIONS, STALL COUNT, WHEEL STOPS, AND LINES) ADA, ELECTRICAL CONNECTIVITY, ETC.) PER ARCHITECT'S PLAN.
 - PROPOSED FENCING WITH ACCESS GATES PER LANDSCAPE ARCHITECT'S PLAN.
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IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLAN

6505 COVINGTON WAY
CITY OF GOLETA, CALIFORNIA

Flowers & Associates, Inc.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Tel: (805) 963-2274
Fax: (805) 963-2274

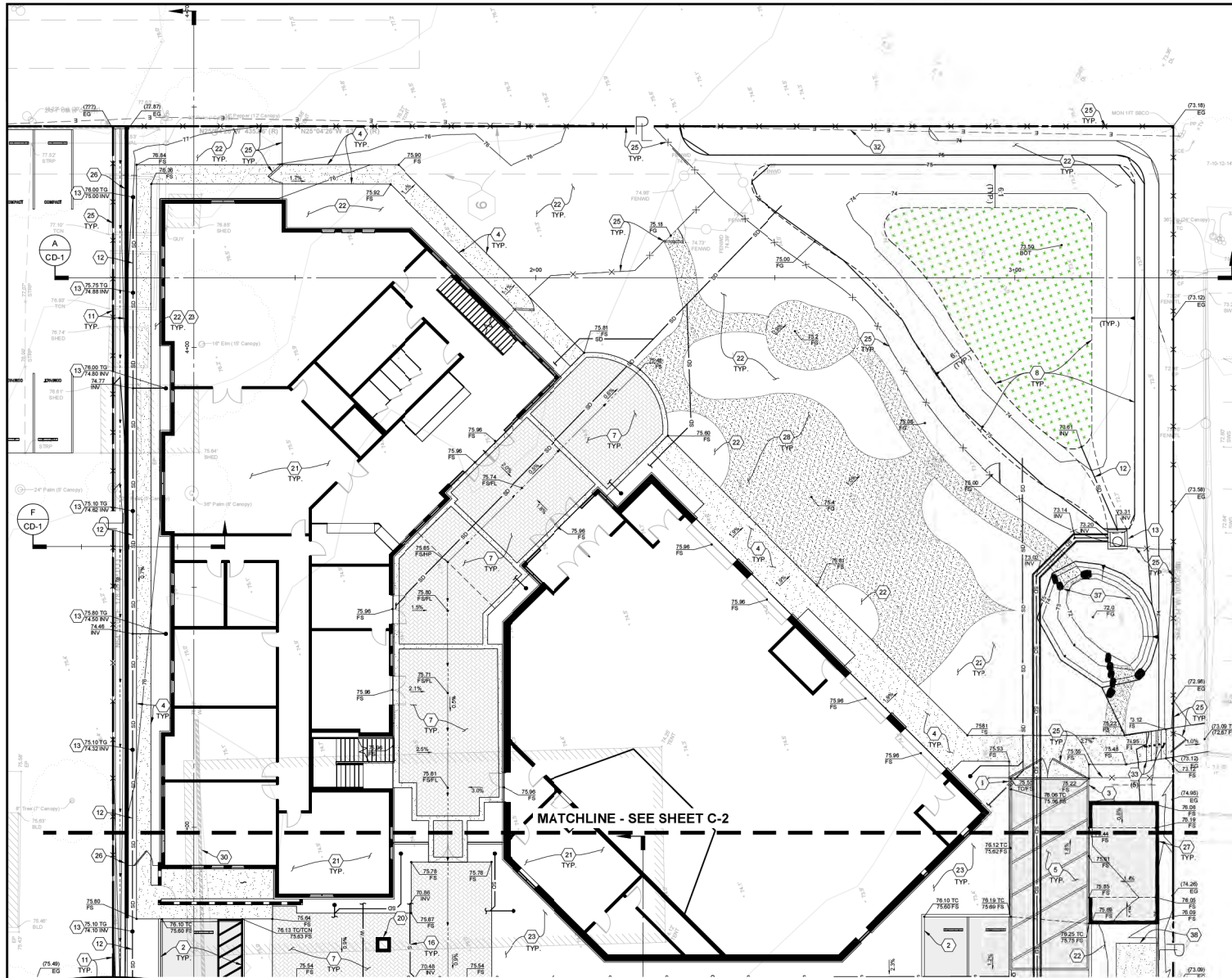
DATE: 01/20/2026
BY: JMT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DATE UPDATED	

C-2

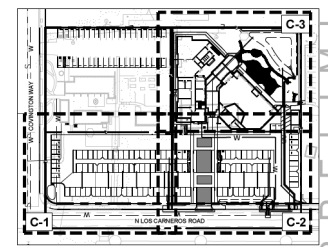
JANUARY 20, 2026
SHT. 4 OF 9
W.O. 22027



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 - B. SEE SHEET U-1 FOR THE PRELIMINARY UTILITY PLAN FOR THE PROPOSED WATER, FIRE WATER, SEWER, AND STORM DRAIN LINES AND COMPONENTS.
 - C. SEE SHEET CD-1 AND CD-2 FOR SITE CROSS-SECTIONS.
 - D. SEE SHEET CD-3 FOR PRELIMINARY CONSTRUCTION DETAILS.
 - E. SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
 - F. REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS PLANS FOR ALL SETBACKS (BUILDINGS AND ESHA).
 - G. SEE LANDSCAPE ARCHITECTS PLAN FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
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 - 10. PROPOSED 6" WIDE, 1' TALL RETAINING CURB.
 - 11. PROPOSED 2' WIDE, 1' DEEP CONCRETE V-DITCH.
 - 12. PROPOSED STORM DRAIN PIPE.
 - 13. PROPOSED STORM DRAIN CATCH BASIN.
 - 14. PROPOSED STORM DRAIN CHANNEL DRAIN.
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PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLAN
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

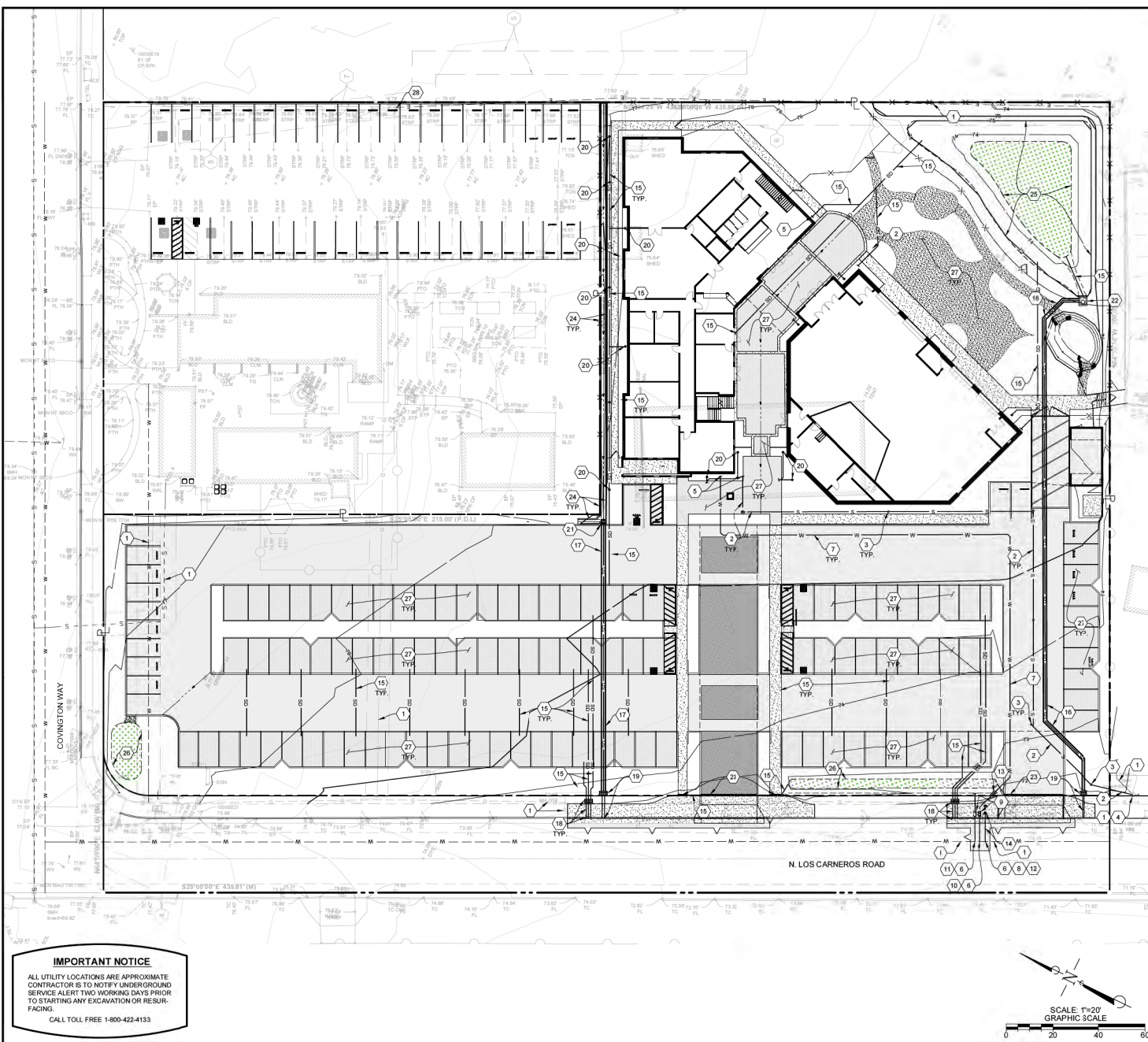
PRELIMINARY

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Tel: (805) 963-2244
Fax: (805) 963-2245

DATE: 2/20/2020
BY: [Signature]
CHECKED: [Signature]
DATE: 2/20/2020

NO.	DESCRIPTION	DATE	APPROVED
1	PRELIMINARY	2/20/2020	[Signature]

C-3
JANUARY 20, 2020
SHT: 5 OF 9
W.O. 22027



IMPORTANT NOTICE
ALL UTILITY LOCATIONS ARE APPROXIMATE
CONTRACTOR IS TO NOTIFY UNDERGROUND
SERVICE ALERT TWO WORKING DAYS PRIOR
TO STARTING ANY EXCAVATION OR RESUR-
FACING.
CALL TOLL FREE 1-800-422-4133

- GENERAL CONSTRUCTION NOTES:**
- A. SEE SHEET RD-1 FOR REFERENCE AGENCY STANDARD DETAILS.
 - B. SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
 - C. SEE SHEETS C-1, C-2, AND C-3 FOR GRADED STORM DRAIN ELEMENTS AND INVERT, SLOPE, AND TOP OF GRATE ELEVATIONS.
 - D. FIRE SINKER SYSTEM (LINE AND COMPONENTS) SHALL BE CONSTRUCTED PER SEPARATE PERMIT.
 - E. DRY UTILITY CONNECTIONS AND COMPONENTS SHALL BE PREPARED BY OTHERS.
 - F. REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS PLANS FOR ALL SETBACKS (BUILDING AND ESHA).
 - G. NO WORK SHALL TAKE PLACE WITHIN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT FROM THE CITY OF GOLETA.
 - H. SEE TENTATIVE PARCEL MAP FOR EXISTING AND PROPOSED EASEMENT INFORMATION.
 - I. EXISTING UTILITY INFORMATION SHOWN PER CITY OF GOLETA UTILITY GIS ATLAS MAPPING/SITE AS-BUILT PLANS. UTILITY COMPANY MARKUP. ATLAS INFORMATION PROVIDED BY GOLETA WATER DISTRICT AND GOLETA WEST SANITARY DISTRICT, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.
 - J. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARE OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
 - K. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - L. ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
 - M. ALL TRENCHING, BEDDING, AND BACKFILL IN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 2-010, 2-020, 2-040, AND 2-090, WITH TRENCH PAVING SECTION TO MATCH EXISTING STREET PAVING SECTION.
 - N. ALL BACKFLOW PREVENTERS SHALL BE LEAD FREE AND CONFORM TO SPECIFICATIONS AND STANDARDS ESTABLISHED BY THE IBC FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES PER SBIC CHAPTER 14.21.000 (b). BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED BACKFLOW INSTALLER.
 - O. UPON INSTALLATION, THE BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER AND COMPLETED SUCCESSFUL REPORT SHALL BE SUBMITTED TO THE CITY.
 - P. ANY FIRE LINE THAT IS OPENED TO ATMOSPHERE MUST PASS A BAC-T TEST AND COMPLETE DISINFECTION, SAMPLING, FLUSHING AND PRESSURE TESTING PER GOLETA WATER DISTRICT STANDARD DETAIL 2-02.
 - Q. ALL UTILITY CONDUCTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE, LIKELY POINT OF CONNECTION PER PLAN.
 - R. ONLY SEWER WASTE SHALL BE DISCHARGED TO THE GOLETA WEST SANITARY DISTRICT SEWER SYSTEM AT NO TIME SHALL STORM DRAINS, ROOF DRAINS, IRRIGATION, ETC. BE CONNECTED TO ANY NEW OR EXISTING SEWER LATERALS OR MAINS.
 - S. FABRICATED WYES, TEES, OR SADDLES FOR SEWER LATERAL CONNECTIONS TO MAIN LINE ARE REQUIRED TO AND SHALL HAVE A MINIMUM DISTANCE OF 24" BETWEEN SERVICES.
 - T. IN PAVED AREAS OF LOW PIPE COVERAGE, STORM DRAIN PIPES SHALL BE ENCASED IN CONCRETE OF VARIABLE DEPTH (FROM BELOW GRAVEL LAYER TO SPRINGLINE OF PIPE).

- SPECIFIC CONSTRUCTION NOTES:**
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)
- 1. PROTECT IN PLACE EXISTING UTILITY.
 - 2. PROPOSED 4" SDR 35 PVC SEWER LATERAL AT 2% MINIMUM SLOPE PER GOLETA WEST SANITARY DISTRICT (GWSD) STANDARD DETAIL 4.2 IN TRENCH PER GWSD STANDARD DETAIL 4.12.
 - 3. PROPOSED SEWER CLEANOUT APPROX. EVERY 100 LINEAR FEET PER GWSD STANDARD DETAIL 4.5.
 - 4. PROPOSED CONNECTION INTO EXISTING GWSD MANHOLE UTILIZING EXISTING PAN CONFIGURATION. PIPE CONNECTION TO MANHOLE PER GWSD SPECIFICATIONS.
 - 5. PROPOSED BUILDING POINT OF CONNECTION. CONFIRM WITH ARCHITECT AND PLUMBING CONSULTANT PRIOR TO CONSTRUCTION.
 - 6. PROPOSED CONNECTION TO (E) GWSD 14" ACP WATER MAIN.
 - 7. PROPOSED 2" WATER SERVICE WITH TRENCHING PER GWSD STANDARD DETAIL 2-03.
 - 8. PROPOSED FIRE WATER CUT-IN CONNECTION PER GWSD STANDARD DETAIL 2-05.
 - 9. PROPOSED DOMESTIC AND IRRIGATION METER MANHOLE PER GWSD STANDARD DETAILS 3-04 WITH METER BOX CONSTRUCTION PER DTL 3-05.
 - 10. PROPOSED DOMESTIC WATER SERVICE CONNECTION WITH SADDLE PER GWSD STANDARD DETAILS 3-01 AND 3-03.
 - 11. PROPOSED IRRIGATION WATER SERVICE CONNECTION WITH SADDLE PER GWSD STANDARD DETAILS 3-01 AND 3-02.
 - 12. PROPOSED 6" FIRE SERVICE WITH THRUST BLOCK AND ISOLATION VALVE PER GWSD STANDARD DETAILS 3-01 AND 3-02.
 - 13. PROPOSED BACKFLOW ASSEMBLY PER GWSD STANDARD DETAILS 3-12.
 - 14. PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE CAN AND THRUST BLOCK PER GWSD STANDARD DETAILS 4-01, 3-07, AND 3-09.
 - 15. PROPOSED 6" HOPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
 - 16. PROPOSED 15" HOPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
 - 17. PROPOSED 18" HOPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
 - 18. PROPOSED ROUND STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND 4" HIGH BY 24" WIDE RECTANGULAR CURB OUTLET PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-060.
 - 19. PROPOSED RECTANGULAR STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND 4" HIGH BY 24" WIDE RECTANGULAR CURB OUTLET PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-060.
 - 20. PROPOSED 8" DIAMETER CATCH BASIN.
 - 21. PROPOSED 24"x24" CATCH BASIN.
 - 22. PROPOSED TYPE A DROP INLET WITH 3 WINDOWS PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-050.
 - 23. PROPOSED 6" WIDE STORM DRAIN CHANNEL DRAIN.
 - 24. PROPOSED 2' WIDE, 1' DEEP CONCRETE V-DITCH WITH 0.5% MINIMUM SLOPE.
 - 25. PROPOSED DETENTION BASIN.
 - 26. PROPOSED BIOTRETENTION BASIN.
 - 27. PROPOSED PERMEABLE PAVEMENT STORMWATER TREATMENT AREA.
 - 28. PROPOSED POINT OF CONNECTION FOR ELECTRICAL - PLANS BY OTHERS.

PRELIMINARY - NOT FOR CONSTRUCTION

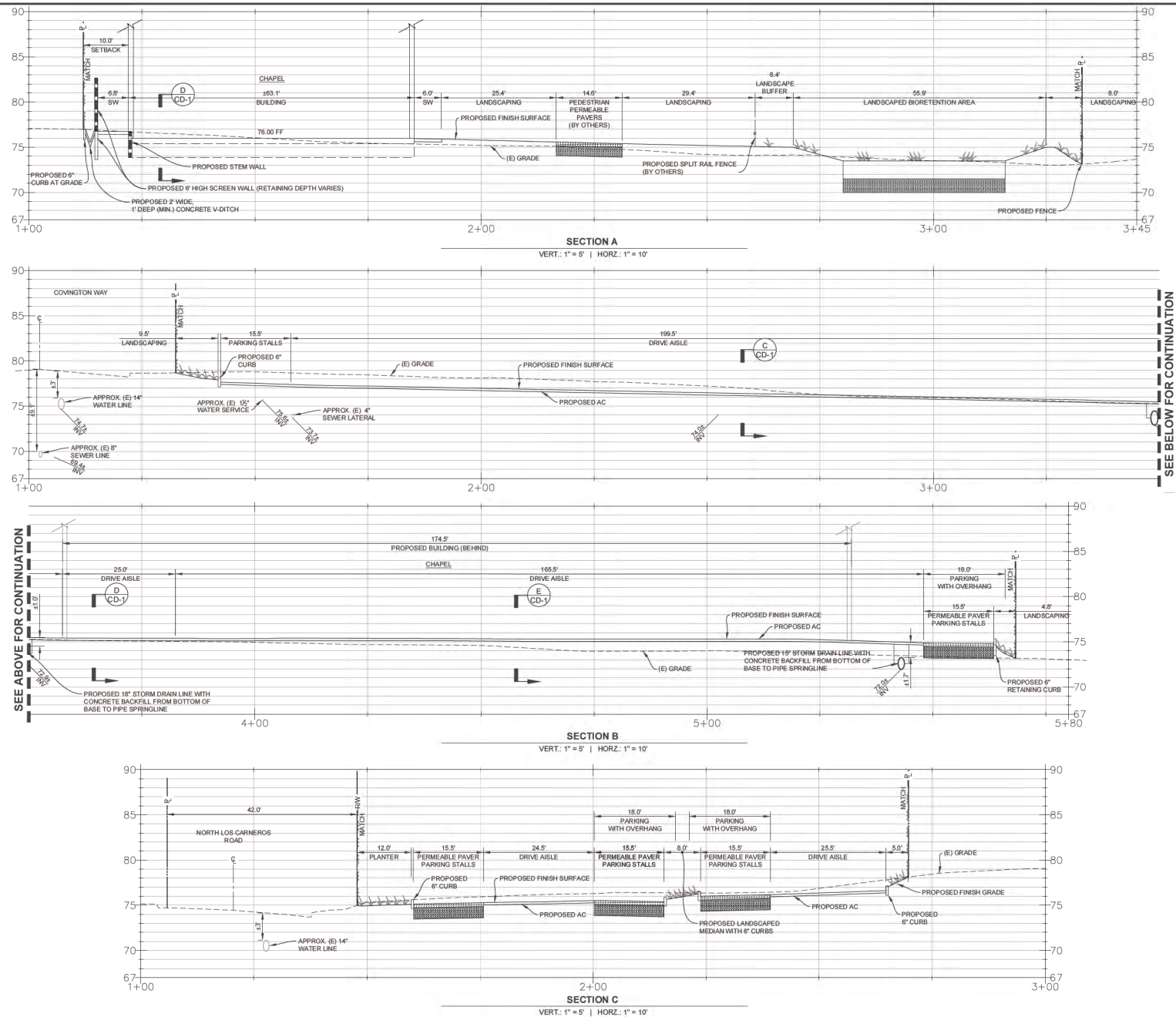
UTILITY PLAN
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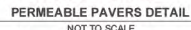
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JANUARY 20, 2026
SHT. 6 OF 9
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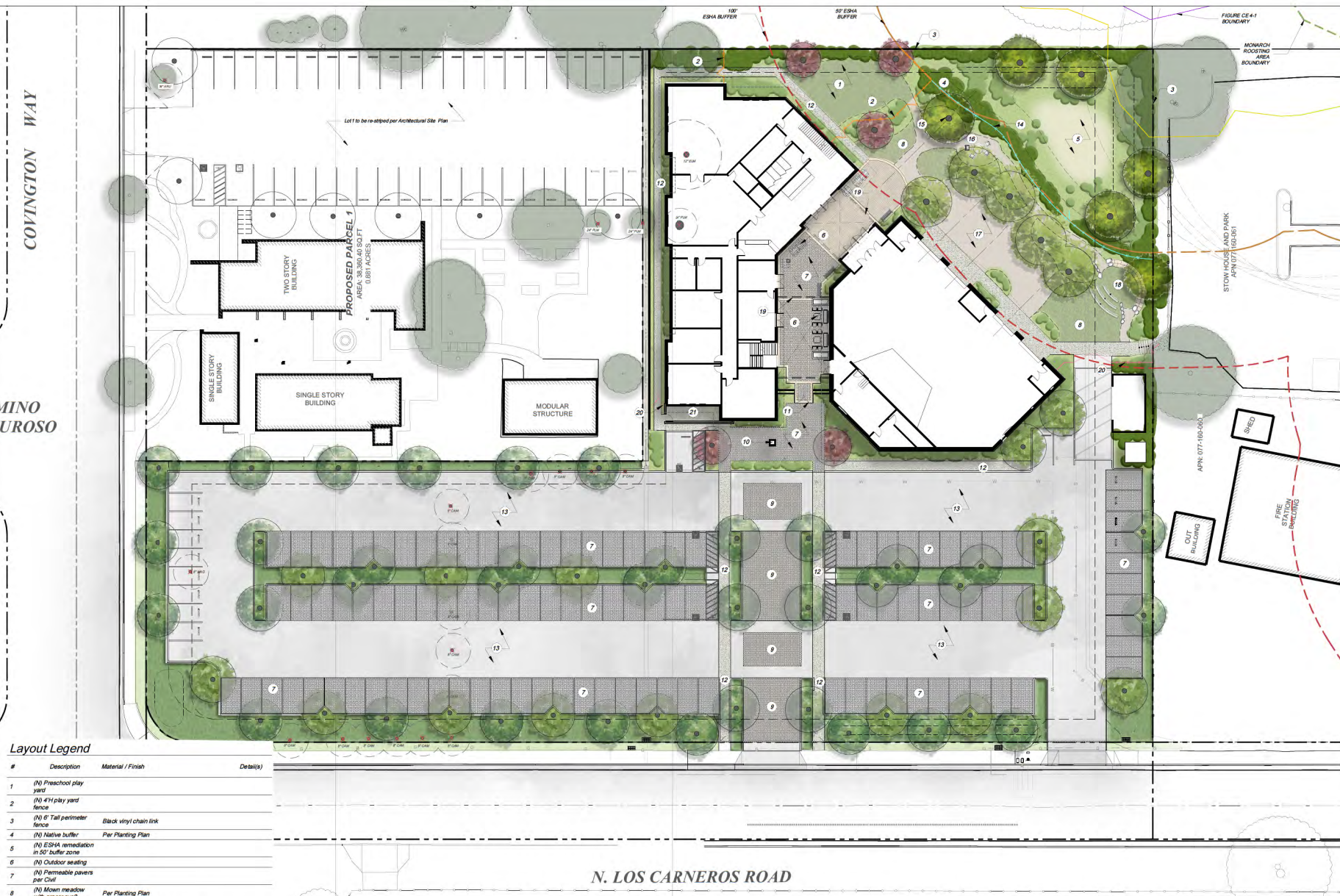
Flowers & Associates, Inc.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Tel: 805.963.2624
Fax: 805.963.2624

DATE: 01/20/26
BY: JMT FOR CONSTRUCTION

REVISIONS	DESCRIPTION	DATE
NO	NO	NO



[illegible]



Layout Legend

#	Description	Material / Finish	Detail(s)
1	(N) Preschool play yard		
2	(N) 4'H play yard fence		
3	(N) 6' Tall 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) Permeable pavers per Civil		
8	(N) Mown meadow with grasspave2	Per Planting Plan	
9	(N) Angelica pavers, vehicular, impervious	Holland 50mm 6"x12". Basketweave pattern. Section per Civil Engineer. Color sample to be approved by Landscape Architect	1/LC-2
10	(N) Cross	Per Architect	
11	(N) Iron gate		
12	(N) Concrete walk	Top coat no 5 natural color concrete. Sample to be approved by Landscape Architect	2/LC-2
13	(N) Asphalt	Solar reflective index greater than 29	3/LC-2
14	(N) 4'H Split rail fence		
15	(N) Foal point tree		
16	(N) Small seating area	Gravel paving	
17	(N) Gathering space	Gravel paving, grasspave2, and steel header	
18	(N) Sunken seating area	Stone bench, concrete steps in mown meadow	
19	(N) Overhead shade cover		
20	(N) 8' tall fence &	Black vinyl chain link	

TREES TO BE REMOVED

SYMBOL	CODE	SPECIES	QTY.
	MAG	<i>Magnolia grandiflora</i>	1
	ELM	<i>Ulmus parvifolia</i>	1
	CAM	<i>Chamaenerium camphora</i>	15
	PLM	<i>Phoenix canariensis</i>	1
	Lot 1:		
	ARU	<i>Ascaris heterophylla</i>	1
	PLM	<i>Phoenix canariensis</i>	2

FENCING LEGEND

STABLE	HEIGHT	MATERIAL
	6'	Black vinyl chain link
	4'	Wood, split rail fence
	4'	Black vinyl chain link



Scale:

NOT FOR
CONSTRUCTION

.....
Issue

70

LOT 2 HYDROZONE LEGEND

1	ZONE 1: Low water use - drip
2	ZONE 2: Med water use - spray
3	ZONE 3: Low water use - drip
4	ZONE 4: Low water use - spray
5	ZONE 5: Low water use - drip
6	ZONE 6: Med water use - drip
7	ZONE 7: Low water use - drip
8	ZONE 8: Low water use - Tree drip
9	ZONE 9: Low water use - drip

LOT 1 HYDROZONE LEGEND

9	ZONE 9: Low water use - drip
10	ZONE 10: Low water use - Tree drip

Project information:

Total Landscape Area: 24,497' at 100%
 Total Low Water Use Area: 17,331' at 71%
 Total Medium Water Use Area: 7,166' at 29%
 Project type: Commercial
 Water Supply: Santa Clara Water District
 Contact information: Arcadia Studio
 202 East Coast Street, Santa Barbara, CA 93101
 805-962-9055 x 28; kgrubbs@arcadiastudio.com

I agree to comply with the requirements of the Water Conservation in Landscaping ordinance and submit a complete Landscape Documentation Package.

I am familiar with the requirements for landscape and irrigation as contained in AB 1881. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.

Applicant Signature: *Josephine Marie Grubb*

Date: 06/11/2024

I HAVE COMPLIED WITH THE CRITERIA IN MMWFO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Josephine Marie Grubb

Irrigation Notes:

- See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
- Point of connection is at the appropriate location shown on plan.
- Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" minimum) for ease of access. Label low water use and high water use on side for Landscape Architect's reference. BECCO, according to manufacturer's instructions.
- Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
- Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
- All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow movement of the pipe in the sleeve. All pipe runs in sleeves must be sleeved with no bends or angles. Sleeves for reciprocating irrigation lines shall be sleeved to match the pipe.
- Emitters shall be located on grade and staked a maximum of 6" (vertical) from the center of the plant, or at edge of bedrock, whichever is greater.
- Install flush and valves at the ends of all 1" polyethylene tubing in round valve boxes with gate ball.
- Install irrigation lines at the following minimum depths:
 - Schedule 40 and class 215 PVC mainline: 18" minimum cover
 - Schedule 40 PVC lateral line: 12" minimum cover
 - 1" polyethylene pipe using: 12" minimum cover
 - 1" polyethylene micro-sprinkler: 12" minimum cover
- Install all gate ball valves as near to edge of planting areas, to avoid conflict with large plants.
 - Emitters: 18" (0.6 emitters/2' assigned to each 1' gate plant)
 - 2000-6 emitters/2' assigned to each 1' gate plant
 - 2000-6 emitters/3' assigned to each 1' gate plant
 - 2000-6 emitters/2' assigned to each 1' gate plant
- Punch emitter into polyethylene tubing. Attach micro-drip to emitter. Attach bag cap to open end of micro-drip. Bring micro-drip to edge of bedrock. Store end of micro-drip with plastic bag cap manufactured for the purpose.
- In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
- In vicinity of existing trees, use discretion to locate lateral lines and mainline as necessary to avoid root damage. Under complex of existing trees, micro-drip using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut root larger than 2" in diameter in diameter, unless approved by the Landscape Architect.
- Verify location of all landscape perimeter (L) master control valves (L) controller in the field. Verify point of connection with Landscape Architect prior to installation.
- Adjust all (L) spray and bubble heads to prevent water contact with built elements.
- Adjust all (L) spray to minimize overspray onto paved areas.

- Install check valves at the low end of all irrigation lines to prevent low head drainage.
- Recycled water - there is no access to recycled water on this property.
- Irrigation system:

- The automatic irrigation controller uses either evapotranspiration or soil moisture sensor data for irrigation scheduling of all irrigation systems.
- The irrigation system is designed to ensure that the dynamic pressure at any emission device is within the manufacturer's recommended pressure range for optimal performance.
- The specified class containers/emitter sensors (e.g., weather, wind, etc.) that support or alter irrigation operation during undesirable weather conditions will be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation will be modified during windy or freezing weather or during rain.
- Manual shut-off valves (such as gate valves, ball valves, or butterfly valves) is designed, as close as possible to the point of connection of the water supply.
- A backflow prevention device is specified to protect the water supply from contamination by the irrigation system.
- High flow sensors that detect and report high flow conditions created by system damage or malfunction are specified.
- The irrigation system is designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows into non-irrigated areas, such as adjacent property, non-irrigated lawns, terraces, walkways, or structures.
- Relevant information from the soil management plan, such as soil type and infiltration rates was used when designing irrigation systems.
- The design of the irrigation system will conform to the hydrozones of the landscape design plan.
- Each valve in the irrigation system will conform to the hydrozones of the landscape design plan, and plant materials will be installed in accordance with the hydrozone.
- Relevant heads and other emission devices are selected based on what is appropriate for the plant type within that hydrozone.
- Where feasible, trees are placed on separate valves from shrubs, groundcovers, and turf.
- The irrigation system is designed and will be installed to make, at a minimum, the irrigation efficiency criteria as described in Section 6 of the application supplement, regarding the Maximum Applied Water Allowance.
- The project applicant will require that the final water use report shall water operating elements on the water supply system in water - emissions may impact the effectiveness of the irrigation system.
- In the vicinity of existing trees, the use of the water use report is used to minimize water infiltration into the soil zone.
- Relevant heads and other emission devices will have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- Sprinkler heads and other emission devices will be installed in accordance with the manufacturer's recommendations.
- Relevant heads and other emission devices will be used on all rates that are adjacent to high traffic areas and are so subject to damage.
- Check valves or airlocks valves are specified for all irrigation sprinkler heads where low point drainage could occur.
- Network or irregularly shaped areas, including turf, less than eight feet (width) in any direction will be irrigated with subsurface irrigation or low volume irrigation systems.
- Overhead irrigation will not be installed within 20 feet of any non-permeable surface.
- Slopes greater than 25 percent will not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour.
- A dedicated landscape water meter will be specified.
- All irrigation emission devices will meet the criteria as set forth in MMWFO Section 402.716 (TM) and will be installed and operated according to manufacturer's instructions/recommendations.
- Pressure regulation devices are required. Emitter pressure is below or exceeds the recommended pressure of the manufacturer's irrigation devices.
- A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

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 →		Lot 2 Anthem Church								
Project Location →		Goleta, CA								
Site Type →		Commercial		Allowed ETAF:		0.45				
Annual Eto (inches/yr) →		48.2								
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sq ft)	ETAF x Area	Estimated Total Water Use (gal/yr)			
Regular Landscape Areas										
1	0.2	Low	Drip	0.85	0.2	3,447	851	25,432		
2	0.7	High	Overhead Sprink	0.75	0.9	1,386	1,275	34,100		
3	0.2	Low	Drip	0.85	0.2	2,311	571	11,062		
4	0.2	Low	Drip	0.85	0.2	2,596	641	15,115		
5	0.2	Low	Drip	0.85	0.2	1,557	384	11,488		
6	0.4	Mod./Ave.	Drip	0.85	0.5	4,385	2,165	64,712		
7	0.3	Low	Drip	0.85	0.4	4,902	3,197	36,526		
8	0.3	Low	Drip	0.85	0.4	944	350	16,448		
9	0.3	Low	Drip	0.85	0.4	812	305	11,187		
SUBTOTAL →					26,320	9,835	293,967			
Special Landscape Areas										
1	0	0	0	0	0	0	0	0		
SUBTOTAL →					0	0	0			
					Estimated Total Water Use (ETWU) →		293,967			
					Maximum Allowed Water Allowance (MAWA) →		355,986			

ETAF Calculations			
Regular Landscape Areas	Total ETAF x Area	5,835	
	Total Area	26,320	
	Average ETAF	0.37	
All Landscape Areas	Total ETAF x Area	5,835	
	Total Area	26,320	
	Site-wide ETAF	0.37	

Notes:
 *Calculator developed to meet code effective 06/01/2024

*Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

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		DTF / CLC							
Project Location		Goleta, CA							
Site Type		Commercial Mixed ETAF:							
Annual Eto (inches/yr)		48.1							
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sq ft)	ETAF x Area	Estimated Total Water Use (gal/yr)		
Regular Landscape Areas									
1	0.2	Low	Drip	0.85	0.2	1,917	451	11,451	
2	0.2	Low	Drip	0.85	0.2	36	31	576	
SUBTOTAL					2,053	474	12,027		
Special Landscape Areas									
1	0	0	0	0	0	0	0		
SUBTOTAL					0	0	0		
					Estimated Total Water Use (ETWU)		12,027		
					Maximum Allowed Water Allowance (MAWA)		37,014		
ETAF Calculations									
Regular Landscape Areas		474							
Total ETAF x Area		2,053							
Total Area		2,053							
Average ETAF		0.24							
Notes:									
					*Calculation developed to meet code effective 30-Jan-24				

ETAF Calculations			
Regular Landscape Areas	Total ETAF x Area	474	
	Total Area	2,053	
	Average ETAF	0.24	
All Landscape Areas	Total ETAF x Area	474	
	Total Area	2,053	
	Site-wide ETAF	0.24	

Notes:
 *Calculator developed to meet code effective 06/01/2024

*Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance



202 East Coast Street
 Santa Barbara, CA 93101
 Tel: 805.962.9055
 Fax: 805.962.9058
 arcadiastudio.com



Revisions

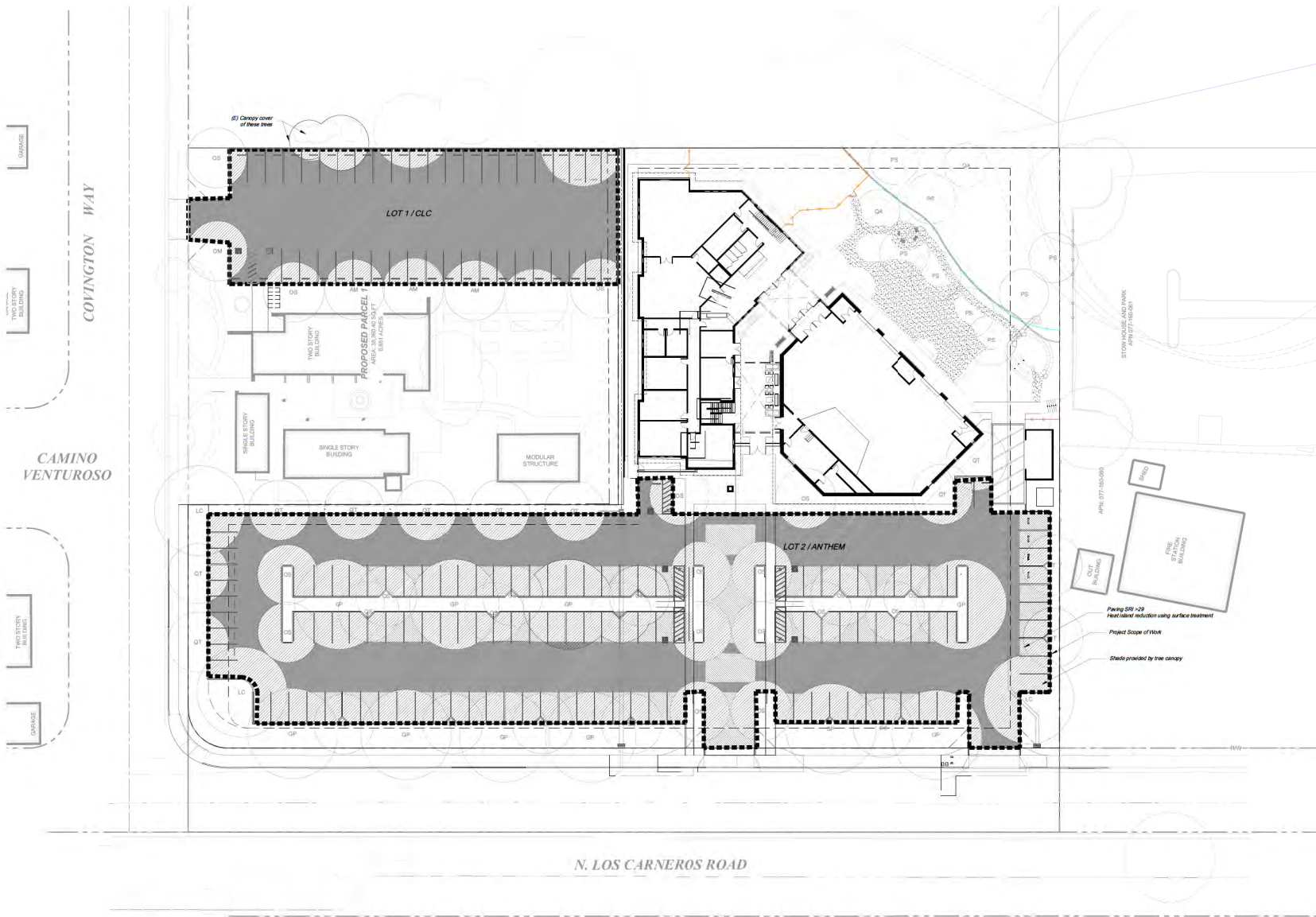
ANTHEM CHAPEL GOLETA
 6595 Covington Way
 Goleta, CA
 93117

IRRIGATION PLAN

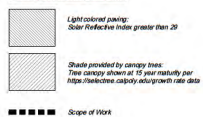
Issue
 Date: 01/20/2024 Job Number: 24-005
 Drawn by: SGN/MSK Checked by: KSG
 Sheet: - of -

LI-1

NOT FOR CONSTRUCTION



Parking Lot Shading Legend:



Parking Lot Shading (LOT 2 /ANTHEM):

NEW Parking Lot area:
41,380 square feet (heavy outline on plan)

Shade provided by canopy trees:
21,353 square feet

Heat Island Effect Mitigated by light colored paving
of Solar Reflective Index of greater than 29 excluding area of tree shading:
3,520 square feet of light colored paving

Total shaded area (Shade & light colored paving): 24,873 sf

50% Shading requirement of 41,380 square foot parking lot is met by a combination of tree canopy shading and light colored paving.
See Civil Engineering plans for light colored paving specification.

PLANT SCHEDULE LOT 2

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
GP	<i>Geijera parviflora</i>	Australian Willow	24"box		10
LC	<i>Loxostemon confertus</i>	Brisbane Box	30" Box		3
OS	<i>Olea europaea 'Swan Hill'</i>	Swan Hill Fruitless Olive	24"box		25
PS	<i>Platanus racemosa</i>	California Sycamore Multi-Trunk	30" Box		8
QA	<i>Quercus agrifolia</i>	Coast Live Oak	24"box		2
QT	<i>Quercus tormentella</i>	Island Oak	30" Box		11

Parking Lot Shading (LOT 1 /CLC):

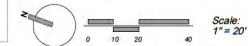
EXISTING Re-Striped Parking Lot area:
13,530 square feet (heavy outline on plan)

Shade provided by canopy trees
2,000 square feet (22%)

Planter Area:
1,917 square feet (14%)

PLANT SCHEDULE LOT 1

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
OM	(E) <i>Olea europaea</i>	(E) Olive Multi-Trunk	Existing to Remain	
AM	<i>Arbutus x 'Marina'</i>	Marine Strawberry Tree Standard	24"box	
OS	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Fruitless Olive	24"box	



NOT FOR CONSTRUCTION

Issue

DRB 01.06.2025	
Date 01.20.2026	Job Number 24.005
Drawn By SNS/KOK	Checked by KG
Sheet -	of -

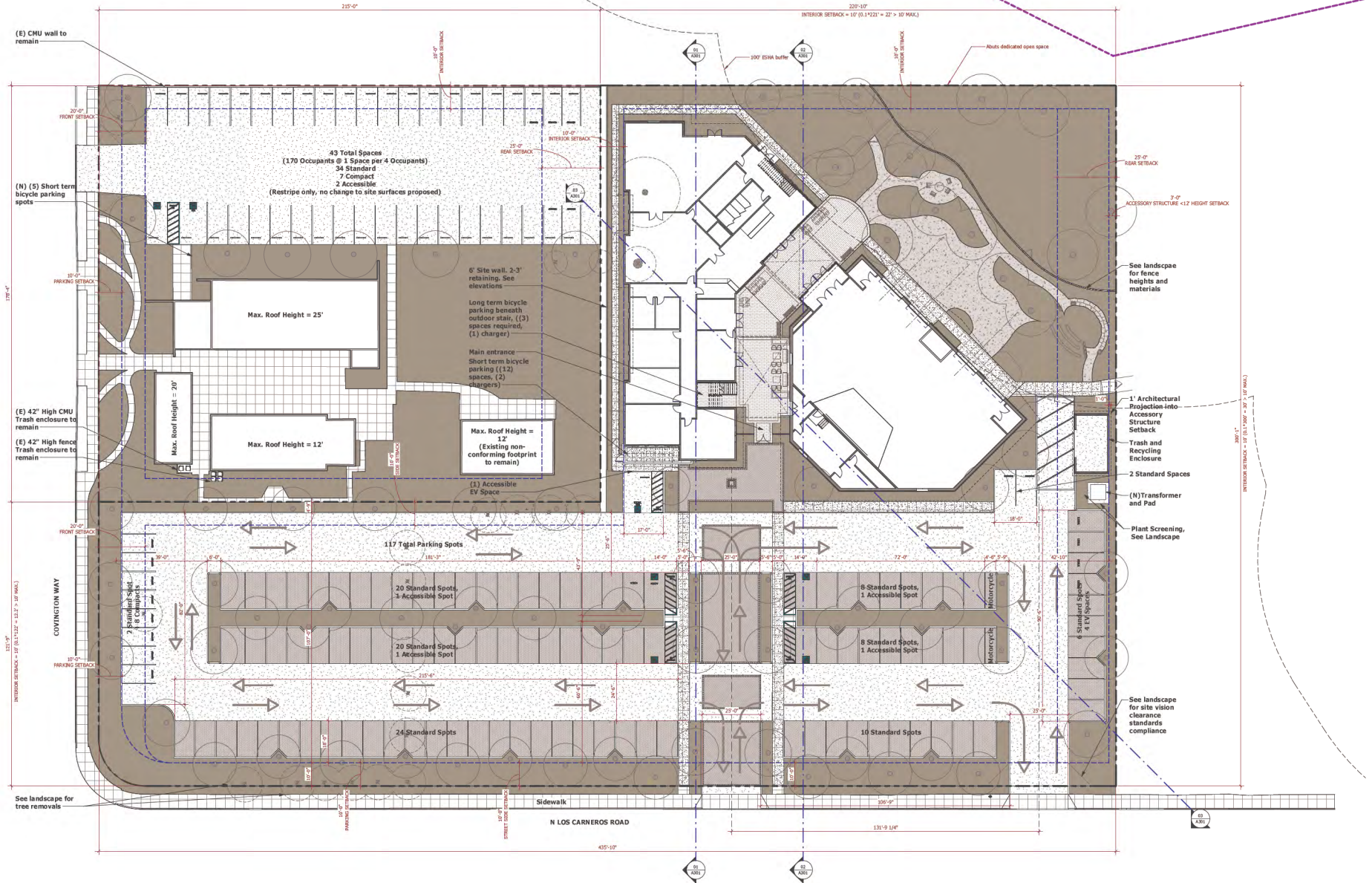
LP-2

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 (Habitable + Non-Habitable): 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.

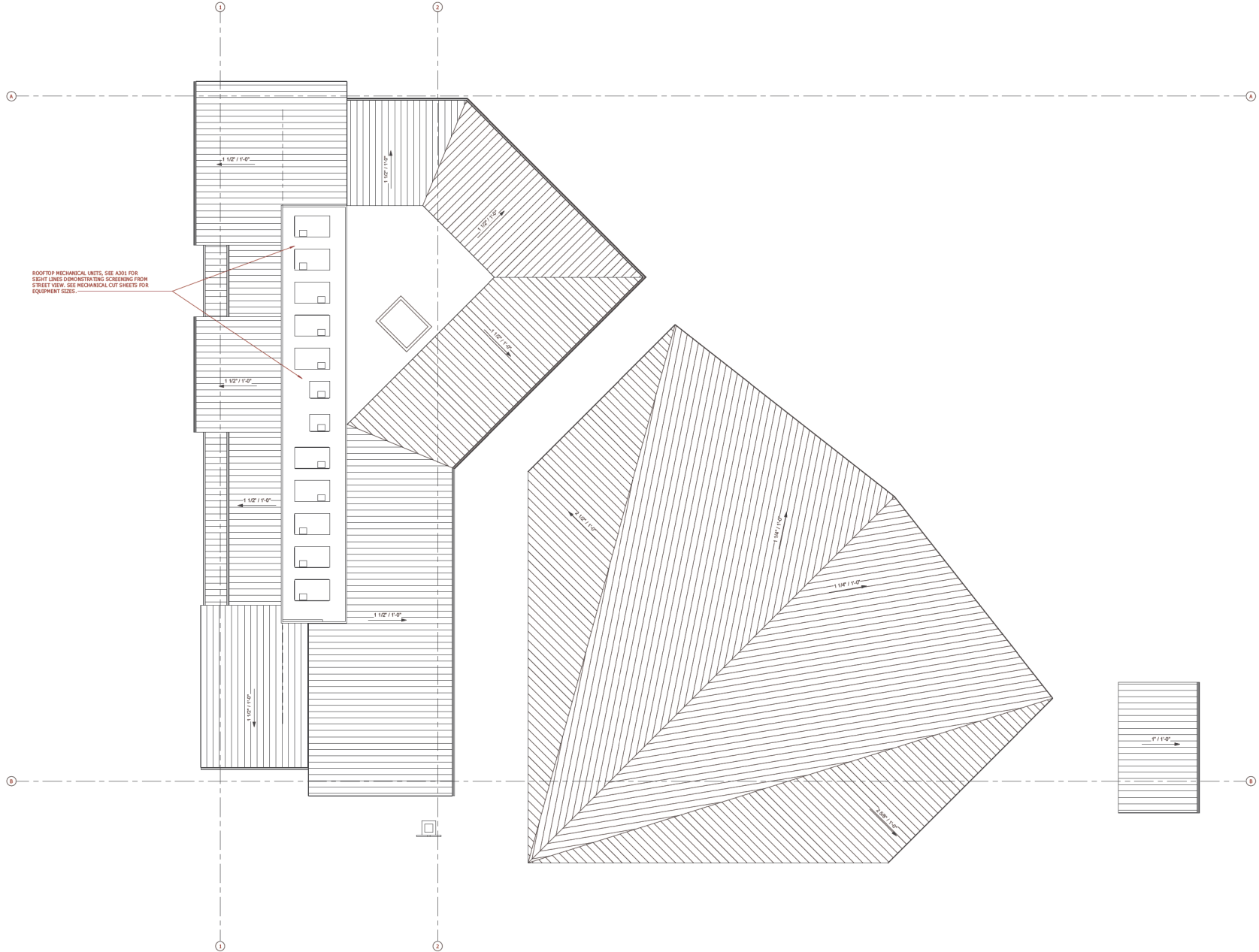
FIGURE CE 4-1
BOUNDARY





Anthem Chapel Goleta
CONCEPT FIRST FLOOR PLAN
01/20/2020



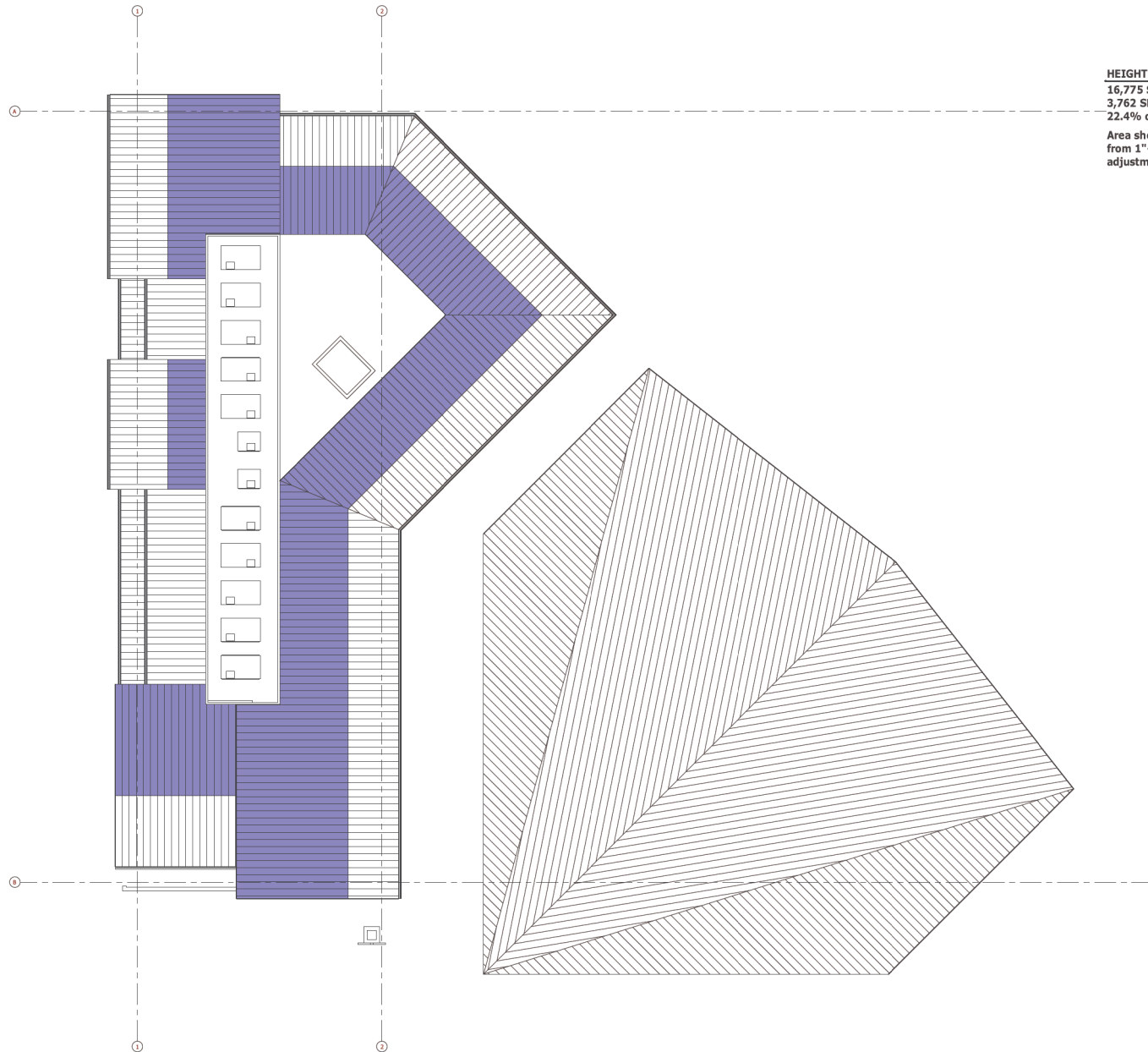


ROOFTOP MECHANICAL UNITS, SEE A101 FOR
SPLIT LINES DEMONSTRATING SCREENING FROM
STREET VIEW. SEE MECHANICAL CUT SHEETS FOR
EQUIPMENT SIZES.

Anthem Chapel Goleta
CONCEPT ROOF PLAN
01/20/2026

1/8" = 1'-0"

A103



HEIGHT LIMIT CALCULATIONS

16,775 SF Roof

3,762 SF of Roof Area Above Height Limit (Purple)
22.4% of Roof Above Height Limit

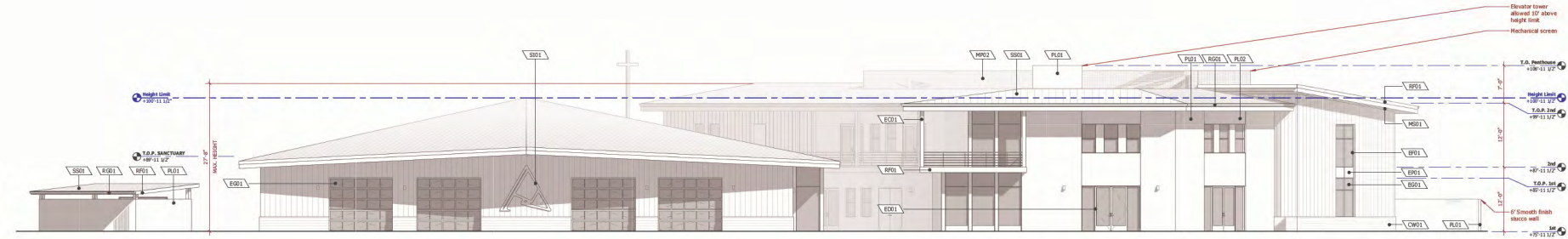
Area shown in purple exceeds the height limit from 1"-32", project proposes height limit adjustment of 32" to allow for these roof areas.

3/28/2016 4:12:14 PM Autodesk GeoC/CASAS Covington Road/21C382 - 4395 Covington Road - 0488 Subarea 3 - Option 2.rvt

EXTERIOR MATERIAL SCHEDULE				
Description	Mark	Color	Manufacturer	Comments
Board Formed Concrete	CW01	Muddy Gray	Sherrin Williams	Concrete Solid Stain
Exterior Columns	EC01	Match Storefront Frames	By Contractor	Anodized Aluminum
Exterior Storefront Door	ED01	Flumpey Charcoal	Arcadia	Anodized Aluminum
Exterior Storefront Frame	EF01	Flumpey Charcoal	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Exterior Storefront Solid Panel	SP01	Flumpey Charcoal	Arcadia	Anodized Aluminum
Exterior Sconce	LP02	Match Storefront Frames	Per Lighting Designer	See Lighting Plans for specification
Metal Cross	NC01	Match Storefront Frames/Roof	Custom	
Decorative Fence	MF01	Per Landscape Architect	By Contractor	See Landscape Plans
Metal Panel Siding	MS01	Beau White	HBCI	PW-220
Mechanical Screen	MP02	Anodized Aluminum	Amico	Anodized Aluminum, Perforated
Hand Scaff	HS01	Light Pt	Longboard	Tongue and Groove
Smooth Travert Stucco	PL01	X-M Sandstone	La Habra	Santa Barbara Finish
Smooth Travert Stucco	PL02	X-414 Palladium	La Habra	Santa Barbara Finish
Panel	HP01	Charcoal Gray	HBCI	By Roof Manufacturer
Roof Gutter	RG01	Charcoal Gray	HBCI	By Roof Manufacturer
Custom Signage	SI01	Match Storefront and Cross	Custom	(Under Separate Permit)
Standing Seam Metal Roofing	SR01	Charcoal Gray	HBCI	Superlok



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



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

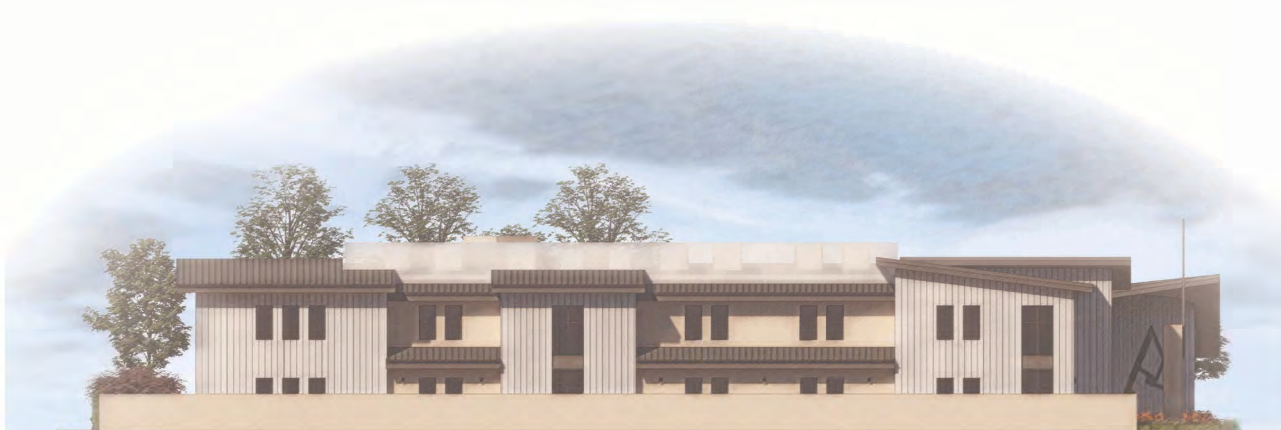
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Anthem Chapel Goleta
01/20/2026 10:11:17 AM
01/20/2026 10:11:17 AM



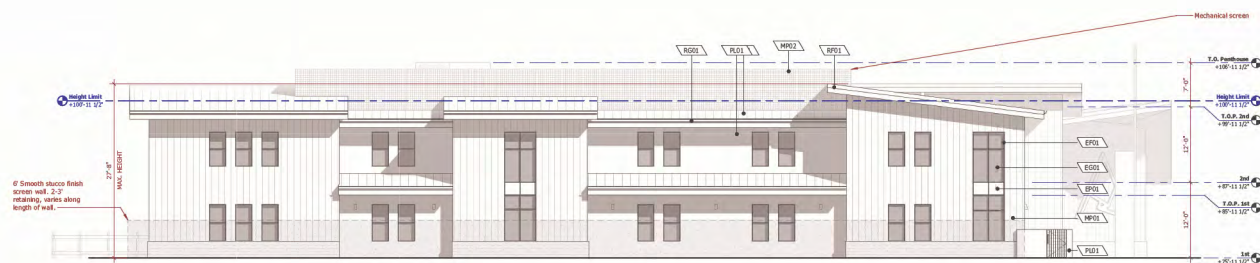
Anthem Chapel Goleta
CONCEPT BUILDING ELEVATION SOUTHEAST
01/20/2026

1/8" = 1'-0"
A202

EXTERIOR MATERIAL SCHEDULE				
Description	Material	Color	Manufacturer	Comments
Base Formed Concrete	CW60	Medium Gray	Shawmut-Walker	Concrete Solid Colors
Exterior Staircase Framing	EP01	Black	Fluorocarbon	Aluminum Anodized
Exterior Stair Handrail	ED01	Fluorocarbon	Arconia	Anodized Aluminum
Exterior Staircase Frame	EP01	Fluorocarbon	Arconia	Anodized Aluminum
Exterior Window Frame	EP01	Fluorocarbon	Waco	Waco, W.L. Low Reflectivity
Exterior Staircase Solid Panel	EP01	Fluorocarbon	Arconia	Anodized Aluminum
Lighting Source	L202	Match Staircase Frame	Lighting	See Lighting Plans for specification
Metal Case	NC01	Fluorocarbon	Custom	See Lighting Plans
Decorative Frame	MF01	Fluorocarbon	By Contractor	See Landscaping Plans
Exterior Window Siding	NP01	Base White	MECI	PW-120
Exterior Window Frame	NP01	Fluorocarbon	Aluminum	Anodized Perfluorinated
Metal Sill	MS01	Light Gray	Longboard	Tongue and Groove
Smooth Textured Stucco	PL01	R-10 Sandstone	La Habra	Santa Barbara Patch
Smooth Textured Stucco	PL01	EG-10 Sandstone	La Habra	Santa Barbara Patch
Base Finish	XF01	Charcoal Gray	MECI	By Roof Manufacturer
Roof Finish	XF01	Charcoal Gray	MECI	By Roof Manufacturer
Custom Signage	S101	Match Staircase Frame	NCB1	Under Significance (Permit)
Standing Seam Metal Roofing	SS01	Charcoal Gray	MECI	Superdeck



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



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

1/8" = 1'-0"

A204



SIGHT LINE C **03**
3/32" = 1'-0"



SIGHT LINE B **02**
3/32" = 1'-0"



SIGHT LINE A **01**
3/32" = 1'-0"











SITE CONTEXT RENDERING - LOS CARNEROS
NOT TO SCALE 01

DMHA 10/1/2024 10:11 AM
Anthem Chapel Goleta
01/20/2026





SITE CONTEXT RENDERING - CORNER (TREES HIDDEN)
NOT TO SCALE **01**



SITE CONTEXT RENDERING - COVINGTON
NOT TO SCALE

01

DMHA 11.11.2020 11:11 AM
Anthem Chapel Goleta
01/20/2026



Anthem Chapel Goleta
SITE CONTEXT RENDERING
01/20/2026

1/8" = 1'-0"

A913



PROPOSED ESHA BUFFER IMPROVEMENTS
NOT TO SCALE 03

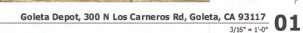


EXISTING SITE CONDITIONS
NOT TO SCALE 02



PROPOSED ESHA BUFFER LANDSCAPE KEY PLAN
NOT TO SCALE 01

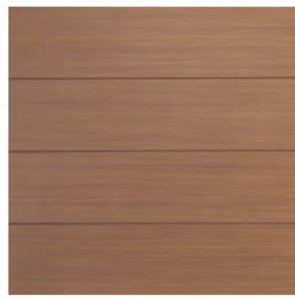
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Black

Bega Exterior Light Fixtures
Black (See Lighting Plans for Fixtures)

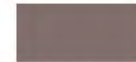


Longboard Tongue and Groove Soffit
Light Fir



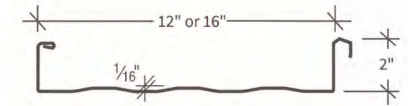
X-86 SANDSTONE
Base 200

La Habra Traditional
X-86 Sandstone



CHARCOAL GRAY

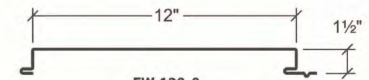
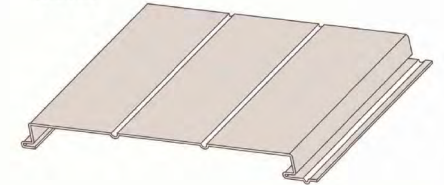
SUPERLOK®



MBCI Superlok Standing Seam Metal Roofing
Charcoal Gray (Includes gutters + fascia)

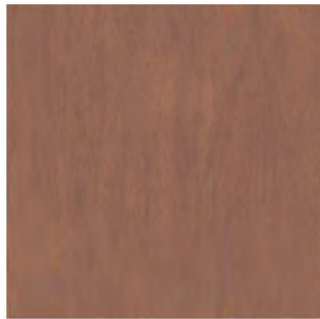


BONE WHITE

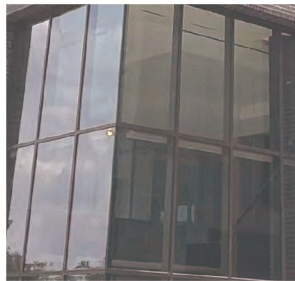


FW-120-0

MBCI FW-120-0 Metal Siding
Bone White



Exterior Top Rails/Deck
Sherwin Williams Riverwood

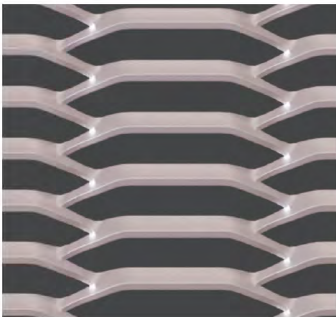


Vitro Architectural Glass
Optigray

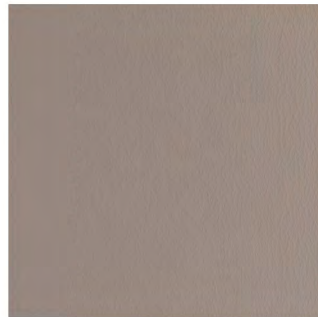


X-434 FALLBROOK
Base 200

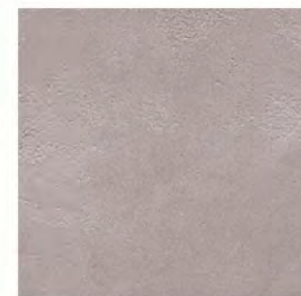
La Habra Traditional
X-434 Fallbrook



Amico Mechanical Screen
Anodized Aluminum

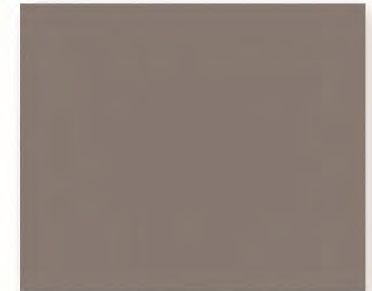


Board Formed Concrete Wall Base
Sherwin Williams Muddy Gray



SANTA BARBARA

La Habra Stucco
Santa Barbara Finish



Charcoal
E 399B159 C 439Z5629M

Arcadia AFG451DT Storefront Frames/Doors
Fluorpon Charcoal

Project:
ANTHEM CHAPEL
6100 STOW CYN RD.
GOLETA, CA
93117

Sheet Title:
EXTERIOR LIGHTING

Light Fixtures

Scale: 1/16" = 1'	Sheet:
Date: 08/29/24	LT-1.0
Drawn: CS	

